TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, February 10, 2014
Special Field Meetings (time and place as listed herein)
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL ASCC FIELD MEETING*

4:00 p.m. 302 Portola Road, The Priory School (Convene at Benedictine Square) Continued *preliminary* review of evolving plans for additions and improvements to both Benedictine and Church Squares as authorized by the Priory's current CUP master plan. (ASCC review to continue at Regular Meeting)

7:30 PM - REGULAR AGENDA*

1. Call to Order:

2. Roll Call: Breen, Clark, Harrell, Koch, Ross

3. Oral Communications:

   Persons wishing to address the Commission on any subject, not on the agenda, may do so now. Please note, however, the Commission is not able to undertake extended discussion or action tonight on items not on the agenda.

4. Old Business:

   a. Continued Architectural Review for New Residence and Site Development Permit X9H-665, 7 Veronica Place, Waissar

   b. Continued Preliminary Review for Conformity with CUP X7D-30 and Site Development Permit X9H-668: New building at Benedictine Square and Proposed Changes to Benedictine and Church Squares, 302 Portola, The Priory School

5. New Business:

   a. Review for Conformity with Portola Valley Ranch PUD X7D-74 – Ranch Design Committee Proposed Revisions to Solar Panel Design Guidelines

6. Commission and Staff Reports:

7. Approval of Minutes: January 27, 2014

8. Adjournment:

*****For more information on the projects to be considered by the ASCC at the Special Field and Regular meetings, as well as the scope of reviews and actions tentatively anticipated, please contact Carol Borck in the Planning Department at Portola Valley Town Hall, 650-851-1700 ex. 211. Further, the

start times for other than the first Special Field meeting are tentative and dependent on the actual time needed for the preceding Special Field meeting.

PROPERTY OWNER ATTENDANCE. The ASCC strongly encourages a property owner whose application is being heard by the ASCC to attend the ASCC meeting. Often issues arise that only property owners can responsibly address. In such cases, if the property owner is not present it may be necessary to delay action until the property owner can meet with the ASCC.

WRITTEN MATERIALS. Any writing or documents provided to a majority of the Town Council or Commissions regarding any item on this agenda will be made available for public inspection at Town Hall located 765 Portola Road, Portola Valley, CA during normal business hours.

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Assistant Planner at 650-851-1700, extension 211. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge a proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing(s) described later in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing(s).

This Notice is Posted in Compliance with the Government Code of the State of California.

Date: February 7, 2014

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: February 7, 2014

RE: Agenda for February 10, 2014 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, February 10, 2014. The meeting will convene at 4:00 p.m. at The Priory School, 302 Portola Road. Specifically, ASCC members will meet at the Benedictine Square in the central plaza of the campus for continued *preliminary* review of evolving plans for additions and improvements to both Benedictine and Church Squares as authorized by the Priory's current CUP master plan. This request is discussed under ***agenda item 4b***. The ASCC initiated review of the conceptual plans for this project at the 12/9/13 ASCC meeting.

The following comments are offered on the items listed on the February 10, 2014 ASCC agenda.

4a. CONTINUED ARCHITECTURAL REVIEW FOR NEW RESIDENCE AND SITE DEVELOPMENT PERMIT X9H-665, 7 VERONICA PLACE, *WAISSAR*

Assistant Planner Carol Borck has been responsible for review and coordination of processing of this project for the town and has prepared the following report. She will be presenting the revised plans and report at the February 10th ASCC meeting.

On January 13, 2014, the ASCC conducted a preliminary review of this proposal for residential development of the vacant 5.82-acre Woodside Priory subdivision property. The staff report prepared for the January 13th meeting is attached and the minutes are enclosed.

Overall, preliminary comments were positive relative to the site plan and proposed design. A number of comments and concerns were expressed by immediate neighbors on Hillbrook Drive regarding potential visual impacts from vehicle headlights, and commissioners visited the properties at 91 and 85 Hillbrook to better understand these potential impacts. Commissioners offered comments concerning the proposed

landscape screening, supporting the use of live oaks and encouraging some adjustments to the plan to help mitigate potential headlight spill while maintaining the overall natural oak savanna of the site. Additionally, the ASCC directed the applicant and project team to meet with the other property owners of the subdivision lots to discuss the designs in progress so that any potential adjustments can be made in coordination with each individual site plan.

In response to these comments, the following enclosed revised plans and transmittal letter, dated January 21, 2014, have been submitted for ASCC approval:

Civil Plans, BKF Engineers, 1/21/14:
Sheet C2.1, Grading Plan
Sheet C3.1, Utility Plan

Landscape Plans, Lutsko Associates, 1/21/14:
Sheet L2.1, Materials Plan and Lighting Diagram
Sheet L2.2, Impervious Surface Diagram
Sheet L5.1, Planting Diagram
Sheet L6.1, Irrigation Diagram

Architectural Plans, Feldman Architecture, 1/21/14:
Sheet G0.00, Cover Sheet
Sheet A1.00, Site Plan
Sheet A1.01, Enlarged Site Plan (with exterior lighting)
Sheet A2.01, Main House Plan
Sheet A3.01, Exterior Elevations

Transmittal letter from Feldman Architecture, response to ASCC and neighbor comments from 1/13/14

Also attached is an email received 1/21/14 from Mr. Dick Foley of 75 Hillbrook Drive discussing the potential view impacts from his property. Mr. Foley is concerned about the positioning of the main residence and its disruption of views to the ridge beyond. A photo taken by Mr. Foley from his property is also attached showing the project story poles and view line towards Windy Hill. It is noted that views to the hillsides are predominantly unobstructed, and the proposed house heights and design are in keeping with PUD provisions. Sheet A3.01 indicates that the main living space roof height is at elevation 642.66. The highest elevation of Lot 2 beyond the project site is approximately 642, and therefore the residence would not dramatically stand out above the highest contours of this area of the subdivision. In response to Mr. Foley's concerns, the project team considered options for lowering the building further into the ground or lowering the main living space roof and both options were determined undesirable in the design scheme. If ASCC commissioners would like to view the project site from Mr. Foley's property, staff can coordinate this with Mr. Foley or commissioners may contact him directly via email or phone as indicated on his attached email to the Town.

The following plans that were considered at the 1/13 meeting are not included with the enclosed revised plan set, but are still part of the applications before the ASCC for action. These plans are available at town hall and will be at the 2/10 meeting for reference as needed:

Survey Plans:
Sheet SU-0, Reference Subdivision Plan
Sheet SU-1, Topographic Survey, BGT Land Surveying, 2/13

Architectural Plans, Feldman Architecture, 12/10/13:
Sheet G0.01, Build-It-Green Checklist for New Residence
Sheet G0.02, Build-It-Green Checklist for Guest House
Sheet A2.00, Garage Plan
Sheet A2.02, Roof Plan
Sheet A2.03, Guest House Plan
Sheet A3.00, Exterior Elevations
Sheet A3.02, Guest House Exterior Elevations
Sheet A4.01, Building Sections

The materials listed below are also still part of the application. Unless noted, however, these materials are not included with this report, but are available at town hall and will be available for reference as needed at the 1/27 meeting:

- Outdoor Water Use Efficiency Checklist, 10/30/13
- Cut sheets for the proposed exterior and landscape lighting received 10/30/13 and 12/10/13 (attached)
- Colors and materials board, received 10/30/13, (will be available at the 2/10/14 meeting)
- Colors and materials boards, received 1/13/14 (will be available at 2/10/14 meeting)
- Letter from BKF Engineers concerning drainage design and wetland preservation, 11/25/13
- Letter from Feldman Architecture responding to staff preliminary comments, 12/10/13

The following comments discuss how the revised plans address preliminary review input:

1. **Overview of plan revisions and how they respond to preliminary review comments**. The plan changes are described in the 1/21/14 letter from the project architect. The revisions include modifications to the landscape screening plan, elimination of the "possible future pool," and modifications to the exterior lighting plans. As noted in the letter, the project team has conducted outreach to the neighbors to the east on Hillbrook Drive and to the north at 35 Antonio Court regarding visual screening concerns and made planting plan modifications to address those concerns. Additionally, the applicant is working with the owners of subdivision lots 1 and 2 to develop a legal document for use in design approval under the Woodside Priory subdivision CC&Rs requirements.

2. **Revised landscape plans**. The landscape plans have been modified to respond to neighbor concerns regarding potential visual impacts of vehicle headlights entering the site and views of the auto court and bedrooms while maintaining the visual character of the existing oak savanna. A total of 18 15-gallon live oaks, which is three more than originally proposed, are proposed to be irregularly spaced around the house and guest house so as to blend with the site and obscure views to the structures and driveway. The 15-gallon size was selected in response to

Conservation Committee and ASCC commissioner comments that smaller specimens typically grow faster than larger boxed trees. Neighbors to the east and north have expressed concerns that the smaller trees will not produce effective screening, and the ASCC will need to consider this with the revised plans. Additionally, the project team has included a proposed condition that is noted on the planting plan, Sheet L5.1, calling for field placement of the proposed oaks with the neighbors and a designated ASCC member. The location of the proposed trees would be staked and shrub planting boundaries flagged upon substantial completion of the buildings and hardscape. Neighbors would be notified at least two weeks prior to the staking, and a date for the site visit would be coordinated with neighbors and planning staff. Staff suggests that a construction schedule be submitted by the general contractor prior to building permit issuance that includes the timing of the screen planting field placement meeting.

3. **Revised lighting plans**. While additional exterior sconce fixtures have been added for bedrooms one and two as shown on Sheet A1.01, the exterior lighting plan is still incomplete in regards to the building code requirement for one light at each door that exits to grade. As noted in the 1/13/14 staff report, additional exterior lights will be required at the patios off of the den, kitchen, and dining areas and for the guest house patio. Proposed landscape lighting Sheet L2.1 has been updated to include a notation that all exterior light fixtures shall be manually switched. The number of proposed pathlights remains unchanged. A final, detailed exterior lighting plan and switching plan will need to be submitted with the building permit.

4. **Possible new pool eliminated from the project.** The applicant has decided to not propose a pool at this time. The site, landscape, and civil plans have been revised to omit the pool. The elimination of the pool does not affect proposed grading quantities.

5. **Construction staging/access and tree protection plans**. As noted in the project architect's response letter, the staging plan will be developed with the general contractor once selected. This, and the tree protection plan, will be required to be reviewed and approved prior to building permit issuance.

6. **Site Development Committee project review status and recommendations**. The January 13, 2014 staff report summarized the input from all committee members who, in general, found the project conditionally acceptable. Any action to approve the site development permit should require conformity to the conditions of the site development permit committee members.

Conclusion/Action:

Prior to completing action on the architectural review and site development permit, the ASCC should consider the above comments and any new information presented at the February 10, 2014 ASCC meeting.

The following conditions are recommended if the ASCC find it can act to approve the project:

1. Compliance with conditions set forth in the December 17, 2013 memo from the Public Works Director.

2. Compliance with conditions set forth in the November 19, 2013 letter from the Town Geologist (Cotton, Shires, and Associates).

3. Compliance with conditions set forth in the November 14, 2013 memo from Woodside Fire Protection District.

4. A final detailed construction staging/access and tree protection plan shall be submitted and approved by Town staff prior to building permit issuance.

5. A construction schedule shall be submitted by the general contractor prior to building permit issuance to the satisfaction of planning staff that includes timing for the field placement of screen planting in coordination with neighbors and a designated ASCC member.

6. A final, detailed exterior lighting plan and switching plan shall be submitted with the building permit to the satisfaction of planning staff.

4b. CONTINUED PRELIMINARY CONSIDERATION OF ARCHITECTURAL PLAN CONCEPTS FOR IMPROVEMENTS TO BENEDICTINE AND CHURCH SQUARES, REVIEW FOR CONFORMITY WITH THE MASTER PLAN PROVISIONS OF CUP X7D-30, AND REVIEW OF SITE DEVELOPMENT PERMIT X9H-668, 302 PORTOLA ROAD, *THE PRIORY SCHOOL*

The ASCC initiated review of these proposals at site and evening meetings on December 9, 2013. Based on input from that meeting and from town staff the project design team has been working on plan design refinements that are to be presented in detail at a special site meeting. This meeting, as noted at the head of this memorandum, will take place at the Priory on Monday, February 10th at 4:00 p.m. This is still considered a preliminary review of the project.

The enclosed February 6, 2014 staff report from Deputy Town Planner Kristiansson provides background and CUP context data to assist the ASCC in the 2/10 review and also evaluates the current plan versions relative to the designs, CUP conformity and other issues including the matters discussed at the December 9th ASCC meeting.

5a. REVIEW FOR CONFORMITY WITH PORTOLA VALLEY RANCH PUD X7D-74 -- RANCH DESIGN COMMITTEE PROPOSED REVISONS TO SOLAR PANEL DESIGN GUIDELINES

The Portola Valley Ranch Design Committee is requesting that the ASCC review and approve revisions to the Ranch Solar Panel design guidelines. The ASCC approved the current version of these guidelines in 2003 and since then they have been applied and implemented by the Ranch Design Committee and town staff.

The enclosed February 6, 2014 report from Deputy Town Planner Karen Kristiansson has been prepared to facilitate ASCC consideration of this request and includes versions of the current and proposed guidelines. Town staff had an opportunity to review an earlier draft version of the revisions and offered comments on them that were addressed with the final proposal that is now before the ASCC for approval.

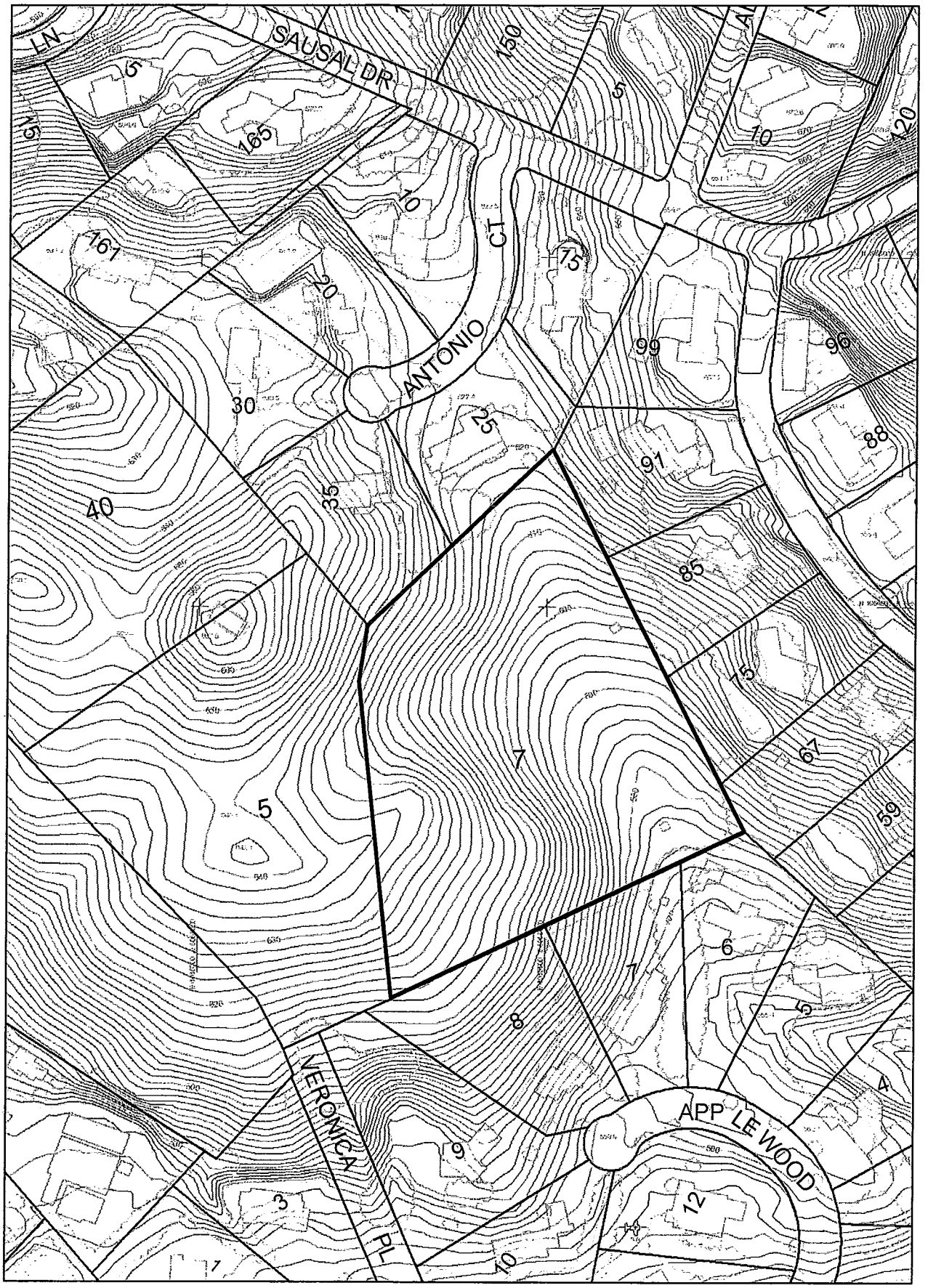
6. COMMISSION AND STAFF REPORTS

Staff will report on agenda items anticipated for the February and March 2014 ASCC meetings.

TCV

encl.
attach.
cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Deputy Town Planner Kristiansson
Assistant Planner Borck
Applicants

ARCHITECTURAL REVIEW FOR NEW RESIDENCE AND SITE DEVELOPMENT PERMIT X9H-665, 7 VERONICA PLACE, *WAISSAR*



Vicinity Map

Scale: 1" = 200 feet

New Residence, Waissar

7 Veronica Pl

January 2014

FELDMAN ARCHITECTURE

1005 Sansome St, Ste 240
San Francisco, CA 94111

p 415 252 1441
f 415 252 1442

January 21, 2014

Caroline Arpa
Feldman Architecture
1005 Sansome St. Ste 240
San Francisco, CA 94111
p 415 252 1441 x 24
carpa@feldmanarchitecture.com

RECEIVED
JAN 22 2014

SUBJECT: ASCC & Neighbor Comments dated 01.13.14 & Responses/Drawing Revisions

PROJECT DATA:

Owners:	Linda and Mark Waissar
Project Address:	7 Veronica Place, Portola Valley, 94028
Meeting Location(s):	7 Veronica Place and Historic Schoolhouse (PV Town Center)
ASCC Attendees:	Tom Vlasik (*TV*) Deputy Town Planner for the Town of Portola Valley
	Carol Borck (*CB*) Assistant Planner for the Town of Portola Valley
	Karen Kristiansson (*KK*) Deputy Town Planner for the Town of Portola Valley
	Jeff Clark (*JC*) Commissioner for the Town of Portola Valley
	Danna Breen (*DB*) Commissioner for the Town of Portola Valley
	Megan Koch (*MK*) Commissioner for the Town of Portola Valley
	Laura Jerrard (*LJ*) Landscape Architect at Lutsko Associate Landscape (*LAL*)
	Nikos Papadopoulos (*NP*) Landscape Architect at Lutsko Associate Landscape (*LAL*)
	Jonathan Feldman (*JF*) Architect and Owner of Feldman Architecture (*FA*)
	Caroline Arpa (*CA*) Project Architect at Feldman Architecture (*FA*)
	Linda Waissar (*LW*) Client

Responses from the Jan. 13th 2014 ASCC Site Meeting & Prelim Review

ASCC Planners and Commissioner Comments:

1. Various Planners and Commissioners noted that a neighbor outreach is required. *ACTION: (FA) has distributed the ASCC package (dated 12.10.13) and renderings (dated 01.13.14) to the neighbors who left their contact information at the ASCC Schoolhouse meeting on 01.13.14. (FA) has also distributed revised ASCC drawings (dated 01.16.14) that addressed the neighbors' concerns by providing addition trees and an opportunity for the neighbors to review the proposed tree locations and size before the landscape in planted (see below). Our clients, Mark and Linda Waissar, are working on getting a legal document prepared for the neighbors on lot #1 and lot#2 in order to meet the required majority design approval by the Architectural Control Committee established in the Woodside*

Priory CCR's. The following changes have been made to address the desire for additional screening from the neighbors to the east and the north:

Revised Sheet: L5.1

- *3 trees have been added to the plans to provide additional screening and dispel a bunched affect*
- *The X that designated trees as potential removals from plans have been removed*
- *The size of proposed Quercus agrifolia (15 gallon) has been incorporated into the planting schedule*
- *The following section has been added to the notes: "An opportunity for neighbor review and comment on project screening will be provided prior to landscape installation. Upon substantial completion of building and exterior hardscape and prior to planting installation the location of proposed trees will be staked; boundaries of shrub planting will be flagged. The design team will hold a site visit to review screening with the neighbors and a representative from the ASCC. Neighbors will be notified via email or telephone a minimum of two weeks prior to the staking. If individual neighbors are unable to attend the group site meeting, the design team will make a reasonable attempt to schedule an alternate meeting. Where possible proposed plantings will be increased in size and relocated in response to neighbor comment."*

2. Decision should be made about including the pool in this ASCC submittal. (*TV*) noted that if the ASCC approves the pool, the approval shall last 2 years. (*TV*) noted that if we are unsure that the pool shall be included in this submittal we need to remove it from our drawing set. If included, we need to make sure all the proposed pool lighting shall be noted in the ASCC drawings (location, quantity and lighting specs.)
ACTION: The pool shall not be included in the ASCC resubmittal due to projected scheduled delays and additional costs associated with this addition. (FA), (LAL) and BKF (civil engineers) have removed the pool from their drawings. The following drawings have been revised to reflect this change:

Revised Sheets:

C2.1, C3.1, L2.1, L2.2, L5.1, L6.1, A1.00, A1.01, A2.01

3. Danna Breen (*DB*) wants us to maintain the "Savana Prairie" character of the site even though we need to add more trees and relocate proposed trees to provide screening for the neighbors to the northeast and screening of the car headlights for the neighbors to the east. (*DB*) requested not to cluster the trees.
ACTION: (LAL) will take this into account when revising the landscape plan to address the neighbors' concerns for the ASCC drawing resubmittal. Please see our response to item number (1).

4. Megan Koch (*MK*) noted that exterior lighting should not be on automatic 'on' but should be switched instead.

ACTION: As noted on sheet A1.01 the exterior architectural lights shall be manually controlled. (LAL) will note that all exterior landscape lights shall be manually switched.

Revised Sheet: L2.1

The following section has been added to the General Notes: "All exterior light fixtures are to be manually switched."

5. (*MK*) asked if there will be any architectural light outside the (2) northeast bedrooms.
ACTION: (FA) added (2) sconces between the (2) glass sliding doors between bedroom 1 & bedroom 2 at the Main House. The sconce spec. shall be the same as noted on sheet A1.01.

Revised Sheets: A1.01 & A3.01

6. (*MK*) noted that she loved our material pallet (architectural and landscape).

7. (*MK*) noted that we need to coordinate the construction staging with the contractor as the site is visible to all the neighbors and we need to keep the site ordered, clean and avoid creating traffic congestion on and around the site.
ACTION: (FA) will coordinate with the selected contractor the construction staging to maintain a clean and ordered construction site during construction.

8. Jeff Clark (*JC*) suggested we stake the location of the trees on the site before the landscape is planted so that the neighbors can evaluate if the proposed location of the trees shall provide enough screening to the north and block the car headlights for the east neighbors. Adjustment to the tree locations will be finalized prior to the landscape being planted per the comments made by the neighbors.
ACTION: (LAL) will add and adjust placement of trees on the north and east facades for the ASCC drawing resubmittal to provide more shielding. (LAL) will modify the landscape drawings to note a provision for tree staking to occur before the landscape is planted so that the neighbors can evaluate if enough shielding shall be provided on the north and east facades. See response to item #1.

9. (*JC*) noted to address Dick Foley's concerns about the project interfering with his views from his home.
ACTION: (FA) has sent Dick Foley the original and revised ASCC submittal set for his review. (FA) and (LAL) have evaluated the photos from his property and have explained to Mr. Foley that the proposed MH & GH shall not be obstructing his views of the Windy Hill ridge line because the proposed structures are depressed into the immediate hillside.

10. (JC) noted that the large west retaining wall adjacent to the garage felt too large. (JC) suggested stepping the wall in order for it to be less dramatic.
ACTION: (FA), (LAL) and (LW) agree that keeping the wall as proposed is preferred. (DB) noted that she did not see a problem with the concrete wall and that she liked it as proposed.

11. (JC) noted that the south eucalyptus tree needs to be maintained.
ACTION: Since the eucalyptus tree does not completely reside within the property lines of 7 Veronica Place, the client will consider if they are responsible for maintaining this tree. Coordination may be required between neighbors for the maintenance of this tree.

12. (JC) noted if the client would be interested in doing all the roofs as green roofs.
ACTION: (FA) has considered this but due to cost it is only possible to have a green roof over the garage and the medium sized gray gravel over TPO for the other roofs at the Main House and Guest House. (FA) feels like the medium sized grey gravel will blend well with the natural character of the site and the proposed building material pallet.

13. (JC) noted the building height exceeds the height restrictions by 8" – 12" over the allowed 18'-0" above existing grade.
ACTION: (TV) noted that though the building height exceeds the 18'-0" limit from existing grade, the ASCC has the power to allow this proposed height as long as the building fits in accordance with the other PUD requirements, which (TV) noted does. The ASCC did not require (FA) to reduce the building height per (JC)'s comment. To note once structural is involved the building height may be lowered.

14. (TV) wants us to selectively screen the north and east facades to address the neighbors' concerns but noted that the ASCC prefers the open grass area over clusters of shrubs and trees.
ACTION: (LAL) will take this into account when adjusting the landscape plan to provide enough shielding for the neighbors to the north and to the east. Please refer to the item #1 response.

Neighbor Comments:

15. Neighbors to the east are concerned about car lights being seen from their homes as cars approach the autocourt and garage.
ACTION: (LAL) and (FA) to review the path of the car headlights as they approach the autocourt and rearrange the proposed (trees) to block the path of the car lights to the east neighbors. As discussed at our ASCC Schoolhouse meeting (FA) and (LAL) will plan on having the neighbors review a staking of the proposed tree locations prior to the landscape being planted to evaluate if enough screening is being provided to block the car head lights and make adjustments at that time. Please see response to item #1.

16. Neighbors to the northeast are concerned that not enough screening is being provided to shield the new home from their view.
ACTION: (LAL) to add trees along the north façade to provide shielding from the neighbors to the northeast in the revised ASCC drawing set. Please see response to item #1.

17. Neighbor to the east noted that the shacks in the open easement should be made safe to prevent any accidents from anyone wandering into the shacks.
ACTION: Linda Waissar and Mark Waissar to assess the condition of the shacks in the open easement and make reparations as they find necessary and within their own timeframe.

18. Neighbor in lot #2 noted that the design needs to be approved by both him and the owners of lot #1 per the CCR requirements.
ACTION: Our clients, Mark and Linda Waissar, are working on getting a legal document prepared for the neighbors on lot #1 and lot#2 that will be used as a form of design approval that is required by the Architectural Control Committee, as noted in the Woodside Priory CCR's. The original ASCC drawing submittal/renderings, the revised ASCC drawings and (FA) CAD drawings have been distributed to the neighbors. Lot #1 has given an email approval of the design and Lot #2 is working with his own architects, Young and Borlick, to review the proposed design. Formal approval is pending until the legal document is complete by Mark and Linda's lawyer and signed by the neighbors on Lot #1 and Lot #2.

The above notes constitute the understanding by Feldman Architecture of this meeting content. Please advise this office of any error or omission.

Prepared by: Caroline Arpa

Carol Borck

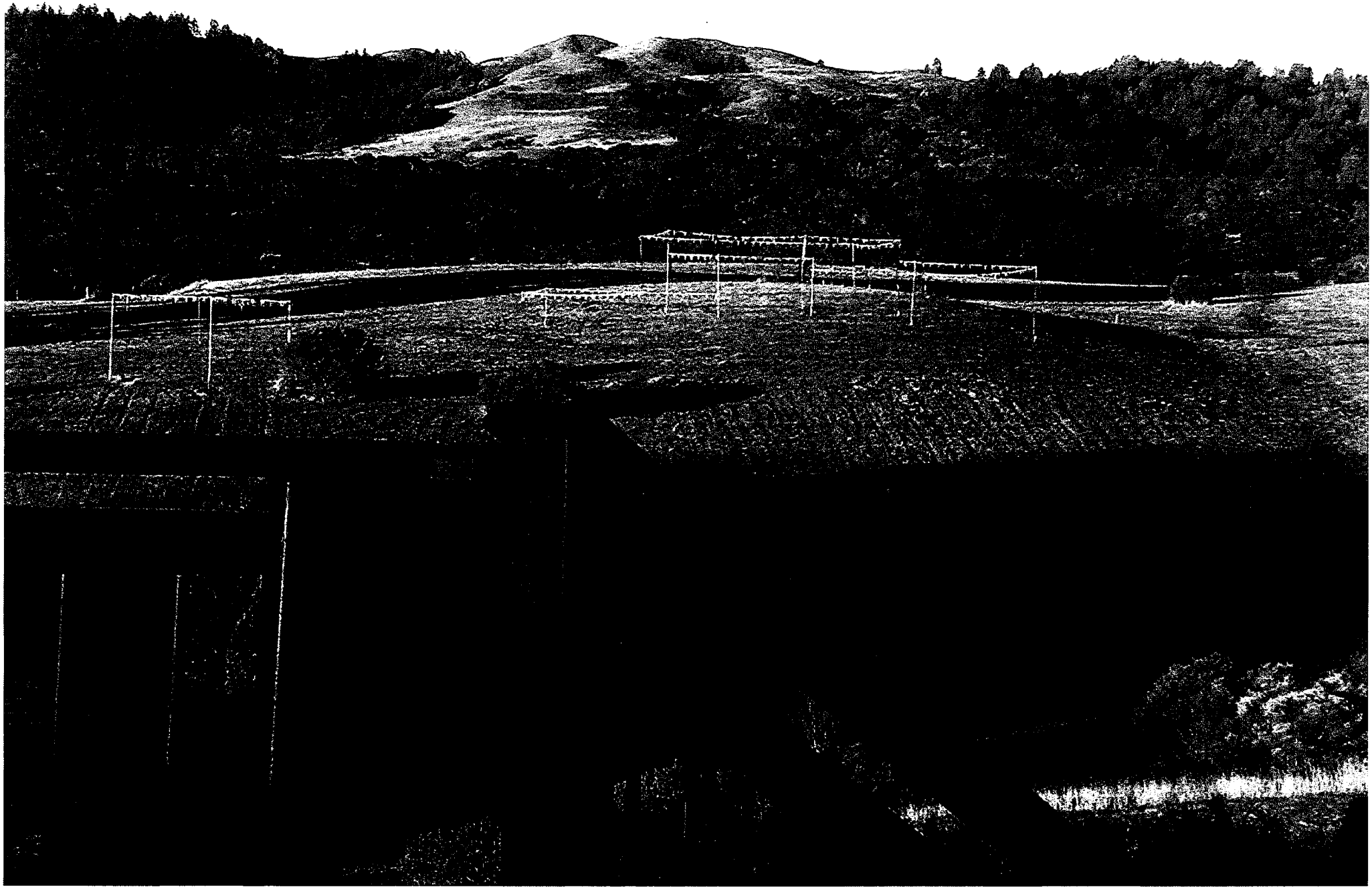
From: Dick Foley <DFoley@ewingfoley.com>
Sent: Tuesday, January 21, 2014 9:54 PM
To: Carol Borck
Cc: Dick Foley
Subject: 7 Veronica Place

Carol,
As I related to you this evening, I would appreciate the Architectural Review Board's considered review of my request to preserve the unobstructed view of the beautiful mountain ridge which we currently enjoy. For the past 34 years, I have been privileged to have lived in this Shangri-La, known to most as Portola Valley. I love every aspect of our wonderful community, not the least of which are the breathtaking views of our natural surroundings. It is in this spirit that I am attempting to preserve our current view. I had hoped that members of the Board would visit our home to see first hand why I am requesting that the Main House site be slightly adjusted to preserve our unobstructed view of the beautiful ridge that is a backdrop to this project. If this is still a possibly, I would welcome them to do so.
Respectfully,

Dick Foley
75 Hillbrook Dr.
Portola Valley

Sent from my iPad
Dick Foley
650-400-6898

VIEW FROM 75 HILLBROOK



PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE AND SITE DEVELOPMENT PERMIT X9H-665, 7 VERONICA PLACE, WAISSAR

This is a preliminary review of a proposal for residential development of the vacant 5.82-acre Woodside Priory subdivision property. The parcel was created with the 1999 approval of the three-lot Priory subdivision, town file X6D-180. Parcel development is regulated under the specific provisions set forth in the "Woodside Priory" Planned Unit Development Statement, approved concurrently with the subdivision, and modified through June 2000.

The project proposes construction of a single-story residence with attached 3-car garage, a detached guest unit, driveway and auto court area and outdoor use spaces. The plans also note a "future pool" for which details have not been provided. The proposed residence and garage would have a floor area of 3,968 sf, which is 56.2% of the total allowed floor area for the parcel. The proposed guest house would have a floor area of 662 sf, bringing the total proposed floor area for the site to 4,630 sf, or 65.6% of the total floor area allowed for the site. Further, no basement areas are proposed with this project.

The plans call for 990 cubic yards of grading counted pursuant to site development ordinance standards. The proposed grading is to develop the driveway, parking court, landscape areas, and portions of the building pads. Of this, 820 cubic yards would be cut and 170 cubic yards fill. The scope of grading therefore requires a site development permit from the ASCC.

The project is shown on the following enclosed plans:

Civil Plans, BKF Engineers, 12/10/13:
Sheet C2.1, Grading Plan
Sheet C3.1, Utility Plan

Landscape Plans, Lutsko Associates, 12/10/13:
Sheet L2.1, Materials Plan and Lighting Diagram
Sheet L2.2, Impervious Surface Diagram
Sheet L5.1, Planting Diagram
Sheet L6.1, Irrigation Diagram

Survey Plans:
Sheet SU-0, Reference Subdivision Plan
Sheet SU-1, Topographic Survey, BGT Land Surveying, 2/13

Architectural Plans, Feldman Architecture, 12/10/13:
Sheet G0.00, Cover Sheet
Sheet G0.01, Build-It-Green Checklist for New Residence
Sheet G0.02, Build-It-Green Checklist for Guest House
Sheet A1.00, Site Plan
Sheet A1.01, Enlarged Site Plan (with exterior lighting)
Sheet A2.00, Garage Plan
Sheet A2.01, Main House Plan
Sheet A2.02, Roof Plan
Sheet A2.03, Guest House Plan
Sheet A3.00, Exterior Elevations
Sheet A3.01, Exterior Elevations
Sheet A3.02, Guest House Exterior Elevations

Sheet A4.01, Building Sections

In support of the plans, the applicant has provided the following materials that are attached unless otherwise noted:

- Outdoor Water Use Efficiency Checklist, 10/30/13
- Cut sheets for the proposed exterior and landscape lighting received 10/30/13 and 12/10/13
- Colors and materials board, received 10/30/13, (to be presented at the 1/13/14 meeting and discussed below)
- Letter from BKF Engineers concerning drainage design and wetland preservation, 11/25/13
- Letter from Feldman Architecture responding to staff preliminary comments, 12/10/13

The preliminary review is to begin with a site meeting that is scheduled to take place at 4:00 p.m. on Monday, January 13th. Story poles have been installed to facilitate the field evaluation. Following the preliminary review, project consideration should be continued to the next regular ASCC meeting to take place on January 27, 2013.

The following comments are offered to assist in the preliminary review of the request.

Background/existing conditions, project description, and grading. The 5.82-acre parcel, identified as Lot 3, is one of three lots created with the Woodside Priory subdivision in 1999. Currently, all lots remain undeveloped, although Lot 1 received ASCC approval for a new residence on September 26, 2011. Staff understands that Lot 1 has been sold, and the current owners are in the process of preparing a new ASCC submittal for property development.

The attached vicinity map provides an overview of site and area conditions. The property is accessed from Nathhorst Avenue by way of the Veronica Place extension and an access easement over Lot 2. The driveway was installed to the site's primary building envelope boundary with the required subdivision improvements. Sheet SU-0 shows the subdivision Plan of Development that identifies the parcel's topography, primary and secondary building envelopes, and open space easement. These building envelopes, along with the attached PUD "Zoning and Development Standards" and "Architectural and Site Development Criteria" set the framework for parcel development and, in particular, state what can be located in the primary and secondary building envelope areas.

The site is characterized by open, grass-covered slopes, reaching their highest elevations in the western portion of the primary building envelope. Properties with the most immediate views to the site are those located on upper Hillbrook Drive, opposite of the parcel's open space easement, and those at the end of Antonio Court. Clumps of younger oak trees shown on the topographic survey, Sheet SU-1, were planted with the required subdivision improvements at the corners of the primary building envelope. Other oaks and vegetation on the parcel are primarily located downslope in the secondary building envelope and open space easement. Under the PUD, the open space easement serves to protect the wetland and natural drainage swale through the property, and no structures are permitted in the easement area.

The proposed residence would be located in the northwest area of the primary building envelope where elevations are highest. The cut for the house pad would be as deep as approximately four feet for the master wing. The pad for the proposed attached garage would be cut down as much as eight feet. The total volume of cut for the project is 1,390 cubic yards. Of this, 570 cubic yards of cut for building pads would not count under the site development ordinance, while 15 cubic yards of fill for these pads does count. Total volume of site grading, that includes the driveway and landscape areas and does count under the site development ordinance, is 990 cubic yards.

Grading for the 12-foot wide driveway involves re-contouring of the slope to provide a more accessible approach to the garage. The cut for the hammerhead/parking court at the garage would be as deep as approximately seven feet. The "hammerhead" is needed to meet fire district emergency access standards.

A retaining wall with maximum height of approximately 10.5 feet constructed at the western side of the auto court would help cut the improvements into the site and maintain a low profile and also support the existing slope above the court. The wall would extend approximately three feet above finished grade on the west side. The plans do not specify railing for this wall and, if building code requires a railing, then a detail will need to be provided. Alternatively, a design with some steps in the wall might be considered to lower the apparent height and allow for some planting between wall sections. This could be explored during discussion at the site meeting. In any case, the approach to cutting development into the site is a positive response to site and area conditions.

Proposed site drainage is presented on Sheet C2.1 and includes an on-site stormwater detention system as required under the PUD to mitigate runoff from new impervious surfaces. A number of swales with adjacent low site walls are to be constructed around the building site, directing water to area drains and energy dissapators. A letter from the project civil engineer is attached describing how the design measures will limit impacts to the existing wetland located within the open space easement. This plan has been reviewed and conditionally approved by the Public Works Director as noted below. As shown on Sheet C3.1, the project would connect to the sanitary sewer that was installed with the subdivision improvements.

All structures and site improvements are to be located completely within the primary building envelope. The total proposed floor area for all structures would be 4,630 sf, or 65.6% of the total 7,059 sf floor area allowed for the site. No fencing is proposed, and the only significant retaining wall is the parking court wall noted above. The project does propose three other very low retaining walls with maximum height of approximately 2.5 feet that serve to guide sheet flow to the drainage swales. The proposal to grade the house pad and garage down and into the slope is supported by PUD objectives of providing a design that is responsive to site slope and terrain. Overall, the approach to site development appears appropriate and consistent with town and PUD guidelines.

Site Development Committee review. To date, written comments have been received from the town geologist (attached report dated 11/19/13), Fire Marshal (attached report dated 11/14/13), public works director (attached report dated 12/17/13), and the conservation committee (attached report dated 11/30/13).

There is a 15-foot trail easement on the northern end of the property, and no comments have been received from the trails committee. The conservation committee expressed concern over the amount of proposed impervious surface area and the need for keeping the existing, uncultivated hillside area undisturbed to prevent further growth of invasive plants. The committee also noted the importance of minimizing building heights and lightspill from the proposed clerestory windows.

The public works director has provided standard conditions for site development permit approval. The town geologist, in review of the proposed plans, recommends approval of the site development permit. The Fire Marshal's review includes all standard conditions concerning fire code and driveway requirements.

While the above reviews do not raise significant issues, the ASCC should carefully consider the proposed glazing and building design. There will, however, need to be a balance between a low profile contemporary design with some larger window areas to enhance indoor/outdoor relationships common to living in town, with the scope of screen landscaping which the ASCC typically seeks to minimize. This is an open site and the main issues primarily revolve around building colors and materials as well as the scope of exterior lighting.

Compliance with floor area (FA), impervious surface area (IS), height and yard setback limits. The total proposed floor area, including the detached guest unit, is 4,630 sf and well under the 7,059 sf FA limit for the property. The proposed floor area of the main house with the attached garage is 3,968 sf and also well under the 6,000 sf 85% floor area limit. The proposed guest house would have a floor area of 662 sf and conforms to town second unit regulations (attached).

Sheet L2.2 indicates the total proposed impervious surface (IS) area is 6,580 sf and well under the 12,729 sf IS limit. The bulk of the site IS area is for the driveway, fire truck hammerhead, and required parking. The landscape plans show all proposed impervious surfaces and samples will be available at the site meeting.

The PUD calls for single story development which limits the building height to 18 feet and the maximum building height to 24 feet. These limits can be exceeded if approved by the ASCC, in which case, the maximum heights of 28 and 34 feet would be permitted by ordinance. The proposed maximum height of the residence is 21-feet 8-inches and complies with the PUD. However, the proposed building height on Sheet A3.01 is approximately 19 feet and will need to be approved by the ASCC, although given the overall design approach this is viewed as a minor issue. The guest house fully conforms to the single-story height requirements as shown on Sheet A3.02 and has a maximum height of just over 14 feet.

The site plan, Sheet A1.00, demonstrates that the proposal conforms to required PUD setbacks with all structures being located within the primary building envelope. The development is also well-removed from existing structures on the neighboring Applewood Lane properties.

Project design and exterior materials. The architectural style of the proposed house is of a modern, contemporary design with flat roofs that would be surfaced with crushed gravel

over the living areas and a green roof proposed over the garage. Clerestory windows are proposed for the south, west, and east elevations of the residence and significant areas of glazing are proposed on the west elevation off the dining and living room areas. The guest house also proposes extensive glazing for the south and north elevations. The ASCC should consider potential lightspill from these areas, but again, with the house design, such window areas should be expected and are consistent with a design that embraces the more native site and area conditions.

Exterior materials include dark gray horizontal T&G wood siding and gray "Silversmoke" integral colored concrete. Windows and doors are proposed to be black gray powder coated metal, and trellising would be a warm stained redwood. Proposed hardscape surfaces are noted on Sheet L2.1 and range from gray "Silversmoke" to tan "Sandstone" and "Outback." However, samples of the proposed "Sandstone" and "Outback" materials have not yet been provided.

The proposed finish treatments for the house, guest house, and site include:

- Horizontal T&G siding in dark gray wood (LRV 10)
- Integrated "Silversmoke" color concrete for walls, curbs, and siding (LRV 30)
- Windows/doors/fascia/garage doors in black gray powder coated metal (LRV 10)
- Warm stained redwood for interior of trellising
- Crushed gravel roofing
- Chip seal paved driveway in warm gray to tan
- Concrete paving, steps, pavers, and seat wall in "Silversmoke" gray to tan "Sandstone" or "Outback"

As mentioned above, samples will need to be submitted for proposed tan hardscape surfaces. Additionally, roof gravel and any railing that will be required for the parking court retaining wall or green roof need to be specified.

While the proposed colors and materials appear to conform to town guidelines, staff suggests a warmer color palette be considered that will allow the structures to blend more harmoniously into the natural landscape of this exposed, rolling hillside site. Our primary concern is that the darker gray colors could call more attention to the buildings in a manner not consistent with the design objectives of the PUD.

Landscaping and fencing. There are no fences or gates proposed with the project. The conceptual planting plan is presented on Sheet L5.1. In general, the planting schedule is in conformance with town and PUD planting guidelines. The proposed plantings will be located close to structures and include a mix of low-growing natives and low-water using species. Areas disturbed by grading will be re-seeded with the town-recommended native seed mix and will not be irrigated. Of some concern are the 15 coast live oaks proposed to screen the new structures. While the PUD does support screening of structures, it also requires careful selection and placement of plant species to preserve the visual character of the subdivision lands. Consideration should be given to both reducing the massing of evergreen oaks around the building site and including some deciduous oaks to provide visual variation.

Exterior lighting. The proposed house and guest house wall lights are shown on the enlarged site plan, Sheet A1.01 and A2.03 respectively, and cut sheets for the fixtures are attached. These plans are incomplete in regards to the building code requirement for one light at each door that exits to grade. Additional exterior lighting will therefore need to be proposed for the home's bedrooms one and two, as well as the patios off of the den, kitchen, and dining areas and for the guest house patio. The proposed sconce fixture is copper, accommodates a 20-watt bulb, directs light downward and conforms to Town lighting guidelines.

Landscape lighting is shown on Sheet L2.1 and includes 2-inch diameter "mini-bollard" style pathlights to be located along the steps between the house and guest house (cut sheets attached). The fixture conforms to Town lighting guidelines, will have a bronze finish, diffused glass, a capped top, and accommodates an 8-watt LED bulb. Nine of these pathlights are proposed along the steps leading from the house down to the guest house, and consideration should be given to reducing this number by one or two lights.

The adjustable 8-watt LED Staff Star lights with black finish (fixture cut sheet is attached) proposed for the fire pit patio meet town guidelines and are appropriate for the location.

"Sustainability" aspects of project. The Build It Green checklists are noted on Sheet G0.01 and G0.02, and the total targeted BIG points for the proposed residence and guest house are 126 and 127 respectively. As you are aware, the Town's Green Building Ordinance is in flux, and as of January 1, 2014, the Town began enforcing the CalGreen 2013 code. Staff will be working with the Town Council in March to determine if a new green building ordinance should be developed.

The ASCC should conduct the 1/13/14 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect make any plan adjustments or clarifications that members conclude are needed before the ASCC considers final action on the application. Project review should then be continued to the regular January 27th ASCC meeting.

- Fish and Wildlife is requiring that a biologist be present when work is done near Jones Gulch.
- Invasives will be managed within the restoration area, including ivy. This will require on-going efforts.
- The planting plan includes deliberate over-planting because some die-off is expected. The proposed success criterion is a 70% survival rate at the end of five years.
- Stumps were not removed, and bays and also redwoods are likely to re-sprout.
- No trees are proposed for removal as part of this project, although some may be proposed when the applicant comes back with a master plan for the entire property. For example, there are some redwood trees that have been topped and are not growing well now, and there are also some large Monterey pines that are in poor condition.
- The proposed plants have been sourced, so no substitutions are expected.
- The applicant expects that it will take approximately 2-3 weeks to complete the planting. If the planting plan is approved, the planting can begin as soon as the appeals period is over.

At approximately 2:50 p.m., the meeting at 5050 Alpine Road was concluded. Breen advised that the special afternoon site meeting would continue at 7 Veronica Place at 4:00 p.m. and thanked those present for their participation in the meeting at 5050 Alpine Road.

Note: *ASCC members carpooled back to the parking lot at the Portola Valley town center and then temporarily adjourned the special field meeting advising that they would reassemble at 4:00 p.m. at 7 Veronica Place.*

Preliminary Architectural Review for New Residence with Detached Guest House, and Related Site Improvements, and Site Development Permit X9H-665, 7 Veronica Place, Waissar

Chair Breen reconvened the special field meeting at 4:00 p.m. at 7 Veronica Place.

Roll Call:

ASCC: Breen, Clark, Koch
ASCC absent: Ross
Town Council Liaison: Craig Hughes
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson, Assistant Planner Borck

Others present relative to the proposal for 7 Veronica Place*:
Linda Waissar, applicant
Caroline Arpa, project architect
Jonathan Feldman, project architect
Laura Jerrard, project landscape architect
Nikos Papadopoulos, project landscape architect
Judith Murphy, Conservation Committee

Jim and Ellen Lussier, 91 Hillbrook
Tom and Lydia Moran, 85 Hillbrook
Brian Melton, 40 Antonio
Rene LaCerte/Joyce Chung, 35 Antonio
Daniel Abrams, 5 Veronica

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*Others may have been present during the course of the site meeting but did not formally identify themselves for the record.

Borck presented the January 13, 2014 staff report on this preliminary review of the proposed new residence and proposed site improvements. As part of the report, she stated that the house complies with the PUD for the property except that the plans show a height about one foot taller than what is normally allowed. She clarified that the ASCC could permit the proposed added height within PUD allowances. Borck also reported that the proposed house uses approximately 65% of the floor area that is allowed on the site.

ASCC members considered the staff report and the following plans:

Civil Plans, BKF Engineers, 12/10/13:
Sheet C2.1, Grading Plan
Sheet C3.1, Utility Plan

Landscape Plans, Lutsko Associates, 12/10/13:
Sheet L2.1, Materials Plan and Lighting Diagram
Sheet L2.2, Impervious Surface Diagram
Sheet L5.1, Planting Diagram
Sheet L6.1, Irrigation Diagram

Survey Plans:
Sheet SU-0, Reference Subdivision Plan
Sheet SU-1, Topographic Survey, BGT Land Surveying, 2/13

Architectural Plans, Feldman Architecture, 12/10/13:
Sheet G0.00, Cover Sheet
Sheet G0.01, Build-It-Green Checklist for New Residence
Sheet G0.02, Build-It-Green Checklist for Guest House
Sheet A1.00, Site Plan
Sheet A1.01, Enlarged Site Plan (with exterior lighting)
Sheet A2.00, Garage Plan
Sheet A2.01, Main House Plan
Sheet A2.02, Roof Plan
Sheet A2.03, Guest House Plan
Sheet A3.00, Exterior Elevations
Sheet A3.01, Exterior Elevations
Sheet A3.02, Guest House Exterior Elevations
Sheet A4.01, Building Sections

Also available for reference were the following materials submitted in support of the proposed plans:

- Outdoor Water Use Efficiency Checklist, 10/30/13
- Cut sheets for the proposed exterior and landscape lighting received 10/30/13 and 12/10/13

- Colors and materials board, received 10/30/13, (to be presented at the 1/13/14 meeting and discussed below)
- Letter from BKF Engineers concerning drainage design and wetland preservation, 12/25/13
- Letter from Feldman Architecture responding to staff preliminary comments, 12/10/13

Caroline Arpa, Jonathan Feldman, and Laura Jerrard presented the project proposal to the ASCC. They provided the background to the design and building layout strategy that seeks to keep the buildings "tucked" or graded into the site to the extent possible while allowing for the capturing of views to the west. They also explained the following:

- The house is not located on the highest portion of the building envelope but is pulled back and down to reduce visual presence.
- One impetus for the design was the applicant's desire for the main entry to be in the rear of the house so that upon entry, the western views would draw one's focus.
- The patio/fire pit activity area is proposed to be located in the front of the house to take advantage of the western views and coordinate with the active living area of the home.

The project team presented color renderings to assist with site visualization as well as additional material samples for the site hardscape and roof.

Ms. Arpa explained the driveway route into the site and how the parking court will have vegetated areas and chipseal paving to assist it in blending into the site. **Mr. Lussier and Mr. Moran** raised concern over potential visual impacts from arriving vehicles and headlight spill towards their properties. The project team offered that the proposed guest house and proposed oak trees and other plantings would serve to help mitigate this, and they also indicated that the landscaping plan could be adjusted to enhance the screening. They added, however, that they did not want to include a dense wall of trees, since that could change the character of the site. **Mr. LaCerte and Ms. Chung** requested some additional screening trees be considered for the bedroom wing, which is in their line of view. It was also noted by the design team that the existing valley oaks would be preserved.

Vlasic noted that the vehicle access point into the site was set as part of the PUD for the three Priory lots. He also revised the basic subdivision and PUD provisions advising that the approach to design, including low house profile, cutting development into the site, and preservation of the general vegetative character of the parcel were consistent with the objectives set forth in the PUD statement.

The design team clarified that the proposed low retaining walls were to be landscape features serving to define the various landscape areas and to help organize how the house and other proposed project elements blend into the site. They stressed that the walls were not intended to be a strong visual architectural feature. When asked by a Hillbrook neighbor if the wall proposed to be located in the rear yard could be lowered, the project team confirmed that was possible.

ASCC commissioners requested clarification and further details on the proposed bollard pathlight fixture and also confirmed that the proposed exterior wall fixture was a sconce downlight. The Commission also received confirmation that no fences were proposed as part of this project.

Concerning the roof design, the project team explained that the current proposal was still preliminary and that the proposed 19' height was the "worst case scenario" and that actual height was more likely to be at least 4 inches under 19 feet. It was confirmed that the flat roofs would be constructed with a TPO layer topped by gravel to blend into the site.

The project team also discussed the design of the patio, fire pit, and possible future pool. It was explained that the applicant is still deciding whether or not a pool should be included as part of the proposal and, if included, it would be located at grade between two landscape retaining walls in the front yard area west of the house. **Mr. Abrams** did raise some concerns with the close proximity of these activity areas with his property. He also stated that the owners of the three Priory subdivision lots should meet to discuss their current design plans and thoughts, and the ASCC encouraged this effort.

Ms. Murphy noted that she was impressed with the development proposal and the intent of the landscaping design to maintain and work with the oak savanna setting. She expressed hope that the other Priory lot owners would show this same sensitivity.

Chair Breen asked if any of the neighbors present would like commissioners to visit their properties to appreciate the views back to the project site. Commissioners then went to 91 and 85 Hillbrook Drive to view the potential driveway and vehicle headlight impacts towards the properties. Ms. Jerrard suggested that the proposed live oaks and some additional appropriate plantings would help to screen the cars while maintaining a natural feel to the screening.

After the site discussions, ASCC members agreed that they would offer comments on the proposal at the regular evening ASCC meeting. Members thanked the applicants and neighbors for participation in the site meeting. Thereafter, project consideration was continued to the regular evening ASCC meeting.

Adjournment

The special site meeting was adjourned at 5:15 p.m.

Koch seconded the motion, and it was approved 3-0.

Keenan thanked the ASCC for the approval and stated that the unauthorized vegetation removal was honestly not intended by the owner, and it was very unfortunate that it had occurred.

Preliminary Architectural Review for New Residence with Detached Guest House, and Related Site Improvements, and Site Development Permit X9H-665, 7 Veronica Place, Waissar

Borck presented the January 13, 2014 staff report on this preliminary review of the new residence and proposed site improvements. She reviewed the events of the afternoon site meeting and the comments offered at that meeting. (Refer to above site meeting minutes that include a listing of project plans and application materials.)

Linda Waissar, applicant, Caroline Arpa and Jonathan Feldman, project architects, and Laura Jerrard, project landscape architect, were present to discuss the project with ASCC members. Ms. Arpa stated that the site meeting was productive and that the proposed design coordinates with the site conditions and the PUD provisions for the property. Ms. Jerrard offered that she will make plan refinements to address the screen planting concerns of the site neighbors.

Clark asked for clarification on the pool proposal, indicating that, if the pool was being proposed as part of the review, the ASCC would be able to provide comments concerning lighting or other issues. Mr. Feldman indicated the pool proposal is still uncertain and Vlasic offered some direction based on the two-year ASCC approval period and process. Mr. Feldman said that they would have a definite decision on the pool by the time the project returns to the ASCC for action.

In response to Koch, Ms. Jerrard presented the proposed bollard pathlight and wall sconce details. It was clarified that additional sconce lights will be added to the lighting plan to meet building code for all doors exiting to grade.

Public comments were then requested.

Mr. Tom Moran, 85 Hillbrook Drive, inquired about the brightness of the proposed pathlights, and the project team clarified that the light would only be directed downward to the path and that the proposed fixtures were 8 watt LED fixtures.

Mr. Dick Foley, 75 Hillbrook Drive, expressed his concerns over the potential loss of views from his Hillbrook property to the hills within the subdivision and Priory lands. He suggested that the proposed structure be moved and the roof line lowered.

Mr. Rene LaCerte, 35 Antonio Court, inquired about the request to exceed the 18' single story height limit under the PUD and what the expected ASCC review process timeline was. Vlasic clarified the requirements of the PUD and that the ASCC did have the authority to approve heights above 18'. The project team indicated they wanted to move forward with the proposal at the 1/27/14 ASCC meeting. Mr. LaCerte clarified that he preferred there be enough time for the neighbors of the property to meet with the applicants and design team to discuss the project and share their concerns.

Mr. Dan Abrams, 5 Veronica Place, stated his concerns for privacy and screening between his property and the project site given the proposed house location. He also expressed his desire for the neighbors to have the opportunity to meet with the applicants prior to formal ASCC action.

Ms. Karen King, 8 Applewood Lane, stated that she would like to know the proposed staging and access plan for the project.

ASCC members considered the staff report, comments from the applicant, and public input. Koch suggested that the number of proposed path lights could be reduced and said that the lights should not be on timers. She said that it would be important to review the construction staging plan.

Clark commented that a condition of ASCC approval could be to view the site conditions after grading of the driveway in order to strategically place the proposed screening trees for control of vehicle light spill. He encouraged continued communication between the neighbors and offered that commissioners could individually visit Mr. Foley's property if he desired to arrange that through planning staff. In regards to the auto court retaining wall, he wondered if the project team might consider proposing two walls stepped up the slope to break up the visual mass of the single taller wall. Clark also asked for direction on the ASCC review of the proposed 19' building height, and Vlasic provided the section of the PUD that grants the ASCC authority to grant the approval. Vlasic offered that this was not a matter of variance or the project needing the single story 5% floor area bonus, and that ultimately, the direction of the PUD is that the proposal be in harmony with the site conditions. Clark also urged that the applicant decide whether they will be proposing a pool with the new development.

Overall, Commissioners were supportive of the project and agreed it was responsive to maintaining the integrity of the existing oak savanna condition. Screening using live oaks in strategic locations was seen as an appropriate solution for mitigating potential off-site impacts from vehicle headlights entering the site. The project team was directed to continue communications with neighbors and make refinements to the proposed plans.

Project consideration was continued to the regular January 27, 2014 meeting. Vlasic noted that the item could be continued to a later date if the project team needed more time.

Architectural Review for Additions and Remodeling and Pool Remodel, 315 Grove Drive, Feldman

Borck presented the January 13, 2014 staff report on this proposal for a 692 sf residential addition with remodeling to the existing pool. She noted that the project includes a 91% concentration of floor area in the main house and that the ASCC would need to make the findings for floor area concentration to approve the project.

ASCC members considered the staff report and the following project plans prepared by John Richards, Architect, and dated November 7, 2013, unless otherwise noted:

Sheet: A1.01, Existing and Proposed Site Plans, dated 1/08/14
Sheet: A1.02, Existing and Proposed Floor Plans
Sheet: A2.01, Existing and Proposed Exterior Elevations

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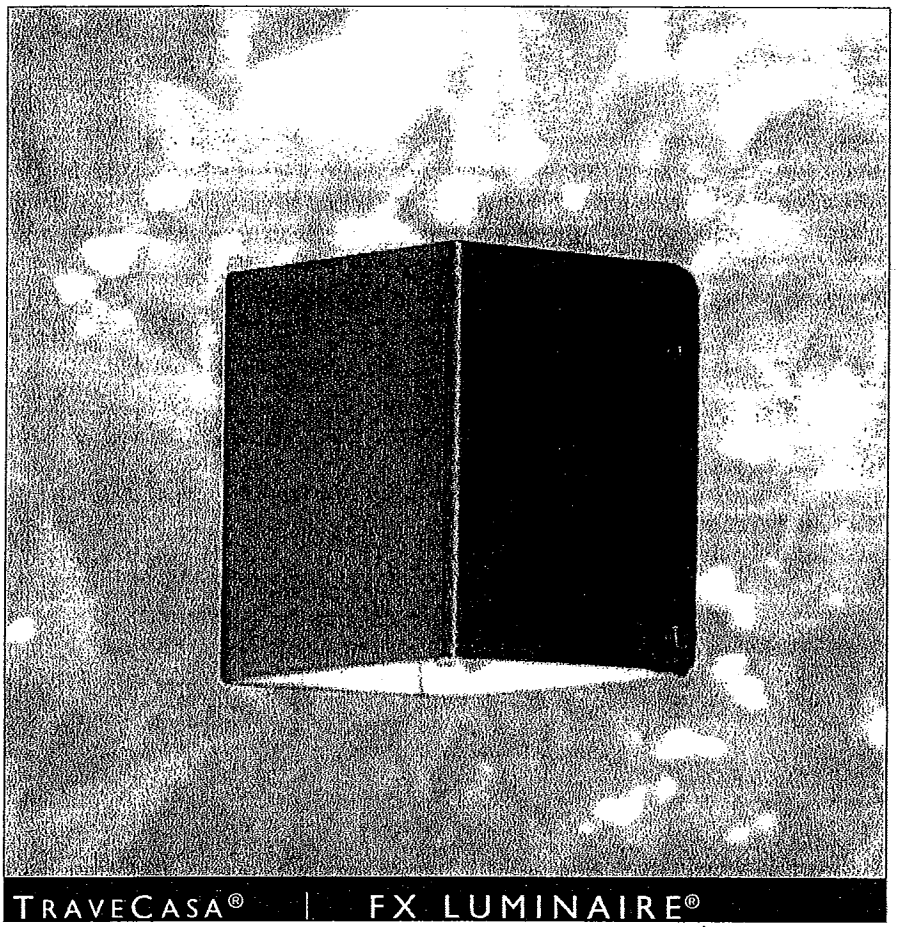
TC-20

DOWNLIGHTING



TRAVECASA® | FX LUMINAIRE®

TIME TESTED, FLEXIBLE AND DURABLE

The TraveCasa® is at home in fine landscape architectural structures such as arbors, trellises or dining pavilions.

This fixture is designed to surface mount onto beams or posts. The halogen lamp is adjustable to allow maximum forward projection making this unique model well suited for illuminating steps or color pots from adjacent structures.

Milled from very heavy gauge, solid copper with stainless hardware, this luminaire will enhance any fine lighting project. The false bottom internal plate obscures wirenut connection for a clean finish.

The white powder coated unit looks great in a small modern trellis design - the copper TC works well in craftsman style structures.

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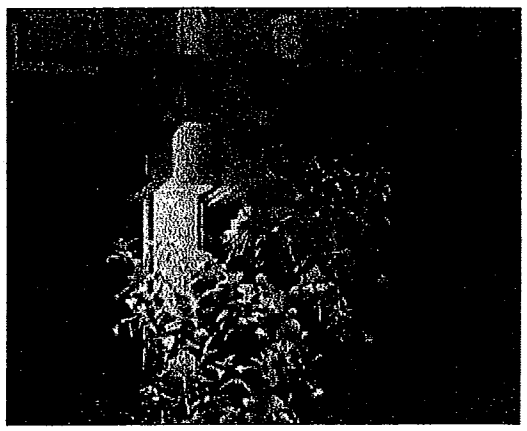
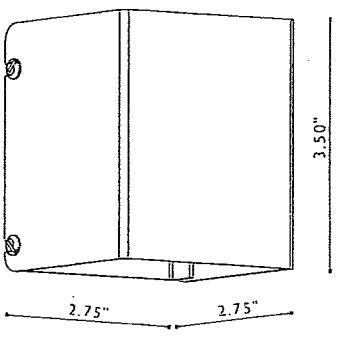


BLENDS IN EFFORTLESSLY

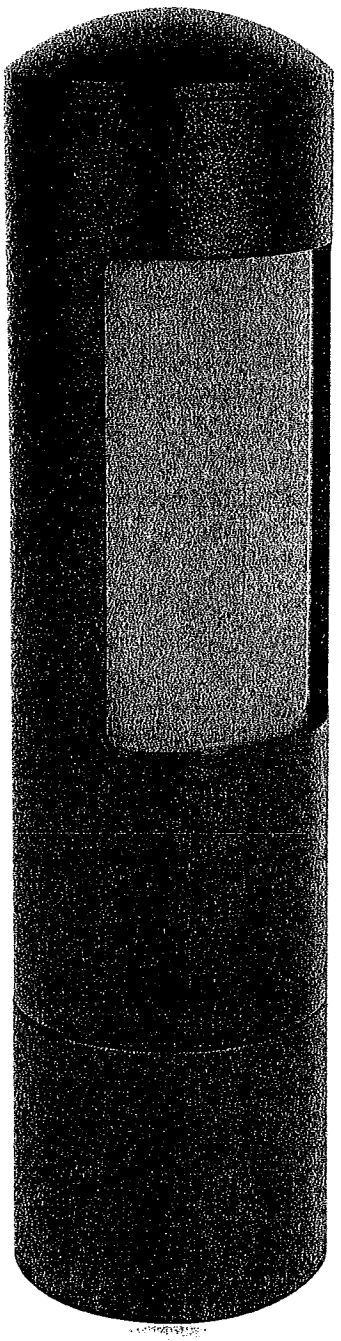
The key to successful outdoor lighting is to incorporate the equipment into the structures or garden without introducing a conflicting design element. The TC's simple geometric form allows it to disappear into any fine trellis or arbor

The copper will patina naturally over time and can be accelerated with solution spray. For patina formulas visit our website at www.FXL.com/patina.

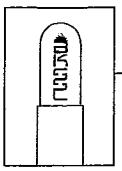
Note: This fixture is designed for downlighting only.



ARCHITECTURAL ACCENTS



FINISH WILL
BE BRONZE



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GLOW STAR™

PROJECT:	Waissar Residence
TYPE:	Glowstar R1
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

	GL	LED	e22	A9	BLP	R1	18	pp18			
Example:	- GL	- LED	- e22	- A9	- BZW	- J	- 12	- PP12	- T	- ART	

Material

Blank - Aluminum **B** - Brass *(Style 'E' Only)* **S** - Stainless Steel *(Style 'E' Only)*

Series

GL - Glow Star™ Pathlight

Source

LED - 'e' Technology with Integral Driver

LED Type

e36 - 8WLED/2.7K **e24** - 8WLED/Red **e26** - 8WLED/Blue
e22 - 8WLED/3K **e25** - 8WLED/Green **e27** - 8WLED/Amber
e23 - 8WLED/4K

Adjust-e-Lume® Output Intensity** *(Choose factory setting)*

A9 (Standard), **A8, A7, A6, A5, A4, A3, A2, A1**

***Please see Adjust-e-Lume® photometry to determine desired intensity.*

Finish

Aluminum & Brass Finishes

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finishes

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finishes

Machined	MAC
Polished	POL
Brushed	BRU *Interior use only.*

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Style

E*, G, J, K, L, N1, P1, R1

**Also available in Brass and Stainless Steel*

Base (Specify in inches)

2 - 2" with female Pipe Thread Base *(Standard)*
6 - 6" with Anchor Base
12 - 12" with Anchor Base
18 - 18" with Anchor Base
24 - 24" with Anchor Base

Mounting Options

For 2" Base Models:
PP12B - 12" Power Pipe™ Stake Mounting with B Cap
PP18B - 18" Power Pipe™ Stake Mounting with B Cap

For 6-24" Base Models:
PP12 - 12" Power Pipe™ Stake Mounting
PP18 - 18" Power Pipe™ Stake Mounting

SF - Stability Flange *(for use with Power Pipe™)*

Transformer Options

Blank - Less Transformer
T - Integral TRe20 Electronic Transformer *(105-300 VAC. 50/60 Hz. Non-Dimming)*

Options

ART - Laser Engraved Graphics *(Available on style 'G' only. Requires vector based graphics file by others.)*

DRIVER DATA

Input Volts	InRush Current	Operation Ambient Temperature
12VAC/DC 50/60Hz	<1A (non-dimmed)	-10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e24	Red (627nm)	7.9	~
e25	Green (530nm)	8.4	~
e26	Blue (470nm)	8.4	~
e27	Amber (590nm)	7.9	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
8-21-13	SUB000941

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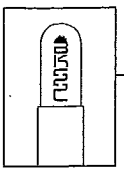


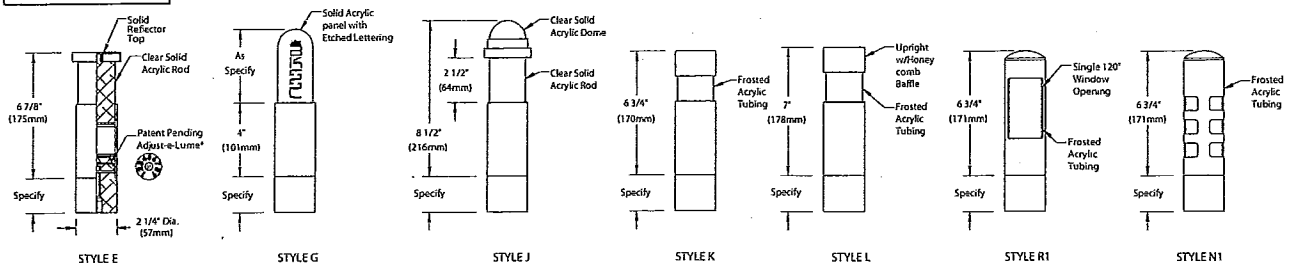
BKSSL SOLID STATE LIGHTING

the power of with adjust-e-lume® TECHNOLOGY

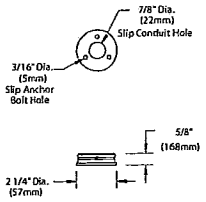
GLOW STAR™

PROJECT:	Waissar Residence
TYPE:	Glowstar R1

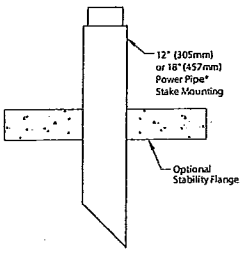
STYLE



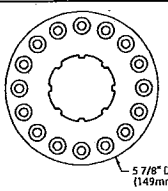
ANCHOR BASE

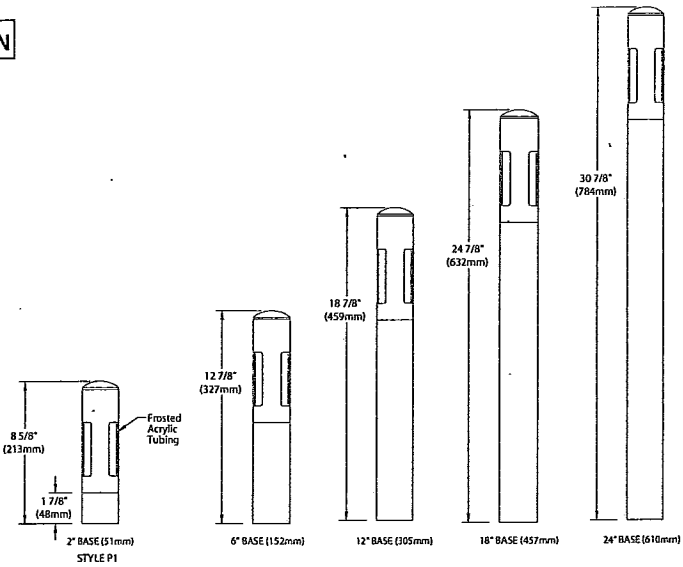


POWER PIPE™ MOUNTING OPTION



OPTIONAL STABILITY FLANGE





All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Style
Fully machined housing provides wide assortment of visual effects. Style 'E', 'G', and 'J' feature solid clear acrylic rod. Style 'J' additionally features solid acrylic dome for uplight. Specify panel height (4", 6", or 9") and artwork for Style 'G' (vector based artwork by others). Style 'K', 'L', 'N1', 'P1' and 'R1' feature frosted Pyrex® lens. Style 'L' additionally features uplight component with honeycomb baffle to reduce visual brightness.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6). Style 'E' optic is additionally available in Brass (Type 360) or Stainless Steel (Type 316).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.

BKSSL™
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A. Conforms to Safety Std. C22.2 No. 250.13-12.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Installation
2" Base features ½" female pipe thread for mounting (hardware by others).

6-24" Bases feature machined anchor base with 7/8" dia. slip conduit hole and (3) 3/16" dia. anchor bolt holes (hardware by others). Available in standard increments to facilitate fixture elevation above grade. Optional 12" or 18" Power Pipe™ for direct burial into soil or concrete. Power Pipe™ additionally features optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability.

Transformer
For use with 12VAC BKSSL remote transformer. Also available with optional integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1598 and UL Subject 8750. Certified to CAN/CSA Standard C22.2 No. 250. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

Intertek MADE IN THE USA lighting facts RoHS

*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.
*Pyrex is a registered trademark of Corning Incorporated.

adjust-e-lume® TECHNOLOGY

Photometry for use with e36 **2.7K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	3.1	5.0	6.3	7.6	8.9	9.2	9.3	9.3
16'	3.8	4.9	7.9	9.9	11.9	13.9	14.3	14.6	14.6
12'	6.7	8.6	14.0	17.6	21.2	24.7	25.5	25.9	25.9
8'	15.1	19.4	31.4	39.7	47.6	55.5	57.3	58.3	58.3
4'	60.4	77.7	125.8	158.6	190.4	222.1	229.2	233.0	233.2

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.3	4.3	5.3	5.9	6.1	6.3	6.3
16'	2.6	3.3	5.2	6.7	8.2	9.3	9.6	9.8	9.9
12'	4.5	5.8	9.3	12.0	14.7	16.5	17.0	17.5	17.5
8'	10.2	13.0	20.9	26.9	33.0	37.0	38.3	39.4	39.4
4'	40.9	52.1	83.4	107.8	131.9	148.1	153.1	157.5	157.8

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.9	1.3	2.0	2.5	3.1	3.4	3.6	3.6	3.6
16'	1.5	2.0	3.1	3.9	4.8	5.4	5.6	5.6	5.7
12'	2.6	3.6	5.5	6.9	8.6	9.5	9.9	9.9	10.1
8'	5.9	8.0	12.3	15.5	19.3	21.5	22.2	22.4	22.6
4'	23.6	32.1	49.3	62.2	77.1	85.8	88.9	89.5	90.5

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.6	0.9	1.1	1.4	1.6	1.6	1.7	1.7
16'	0.7	0.9	1.4	1.8	2.1	2.5	2.6	2.6	2.6
12'	1.2	1.6	2.5	3.2	3.8	4.4	4.6	4.7	4.7
8'	2.7	3.7	5.6	7.2	8.6	10.0	10.3	10.5	10.6
4'	10.9	14.8	22.3	28.6	34.3	39.9	41.1	42.2	42.3

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING
40429 Brickyard Drive • Madera, California 93636 • 559.438.5800
www.bklighting.com • www.adjust-e-lume.com • www.bkssl.com

adjust-e-lume® TECHNOLOGY

Photometry for use with e22 **3K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	2.9	4.9	6.1	7.3	8.8	9.1	9.3	9.3
16'	3.8	4.6	7.6	9.6	11.4	13.8	14.3	14.5	14.6
12'	6.7	8.2	13.5	17.0	20.3	24.5	25.4	25.7	25.9
8'	15.1	18.4	30.3	38.2	45.8	55.2	57.0	57.9	58.2
4'	60.3	73.6	121.3	152.8	183.1	220.9	228.2	231.6	232.8

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.1	4.1	4.9	6.0	6.1	6.2	6.3
16'	2.5	3.3	4.9	6.4	7.6	9.3	9.6	9.8	9.9
12'	4.5	5.9	8.7	11.4	13.5	16.6	17.0	17.3	17.5
8'	10.2	13.2	19.5	25.6	30.5	37.3	38.3	39.0	39.4
4'	40.6	52.7	78.1	102.3	121.9	149.1	153.1	156.0	157.8

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.0	1.2	1.9	2.4	2.9	3.4	3.5	3.6	3.7
16'	1.5	1.8	2.9	3.8	4.6	5.3	5.4	5.7	5.8
12'	2.6	3.3	5.2	6.7	8.1	9.5	9.6	10.1	10.2
8'	6.0	7.4	11.8	15.0	18.3	21.3	21.6	22.8	23.0
4'	23.8	29.5	47.0	60.2	73.3	85.1	86.4	91.2	92.2

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.5	0.9	1.1	1.3	1.6	1.7	1.7	1.7
16'	0.7	0.8	1.4	1.7	2.0	2.4	2.6	2.7	2.7
12'	1.2	1.5	2.5	3.0	3.5	4.3	4.7	4.7	4.7
8'	2.8	3.4	5.5	6.7	7.9	9.8	10.5	10.7	10.7
4'	11.1	13.4	22.2	26.8	31.7	39.0	41.9	42.6	42.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

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adjust-e-lume® TECHNOLOGY

Photometry for use with e23 **4K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.7	3.7	5.5	6.9	8.5	10.1	10.4	10.6	10.6
16'	4.3	5.7	8.7	10.8	13.3	15.7	16.2	16.5	16.5
12'	7.6	10.2	15.4	19.2	23.6	27.9	28.8	29.3	29.4
8'	17.1	23.0	34.7	43.2	53.0	62.8	64.8	66.0	66.1
4'	68.6	91.9	138.6	172.9	212.1	251.3	259.2	263.8	264.3

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.9	2.4	3.7	4.8	6.0	6.8	7.1	7.1	7.1
16'	2.9	3.7	5.9	7.4	9.4	10.6	11.0	11.1	11.2
12'	5.2	6.6	10.4	13.2	16.7	18.9	19.6	19.8	19.8
8'	11.8	14.9	23.4	29.7	37.6	42.5	44.1	44.6	44.6
4'	47.0	59.6	93.6	118.9	150.3	170.1	176.3	178.3	178.6

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.1	1.4	2.2	2.8	3.3	3.8	4.0	4.1	4.1
16'	1.7	2.1	3.4	4.3	5.1	5.9	6.3	6.4	6.4
12'	3.0	3.8	6.1	7.7	9.1	10.5	11.2	11.3	11.4
8'	6.7	8.5	13.8	17.3	20.5	23.7	25.2	25.4	25.6
4'	26.9	34.2	55.0	69.3	81.9	94.7	100.6	101.6	102.4

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.5	0.6	1.0	1.2	1.4	1.7	1.8	1.8	1.8
16'	0.8	1.0	1.5	1.8	2.2	2.7	2.8	2.8	2.9
12'	1.3	1.8	2.7	3.3	3.9	4.7	4.9	5.0	5.1
8'	3.0	4.0	6.0	7.3	8.8	10.7	11.1	11.3	11.4
4'	12.0	15.9	23.9	29.3	35.1	42.6	44.4	45.1	45.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

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STYLE C
STAFF STAR™ SF 8 WATT

RECEIVED
DEC 10 2013
TOWN OF PORTOLA VALLEY

OPTICS

Narrow Spot

Spot

Medium Flood

Wide Flood

Rectilinear

CCT

3K 4K

R A G B

MATERIAL

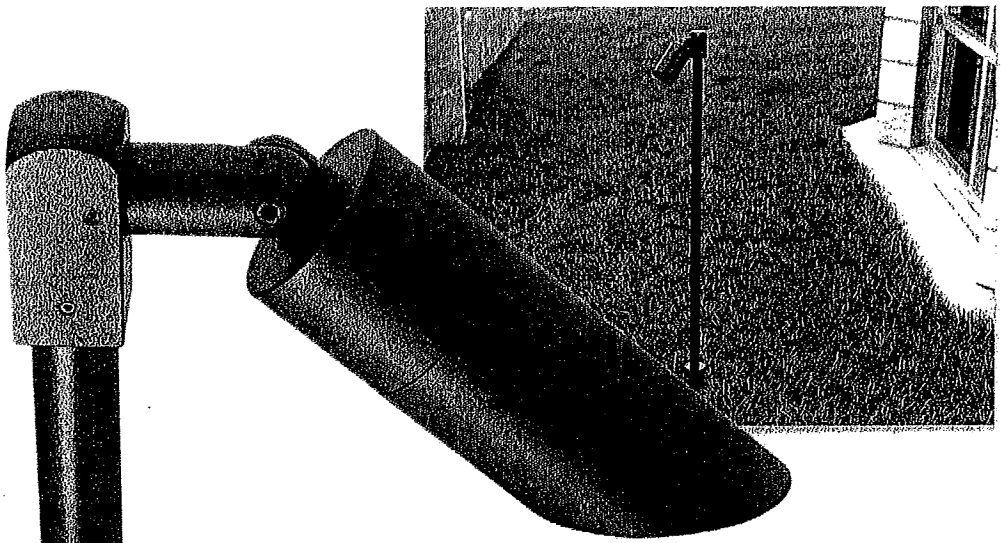
ALU

VOLTAGE

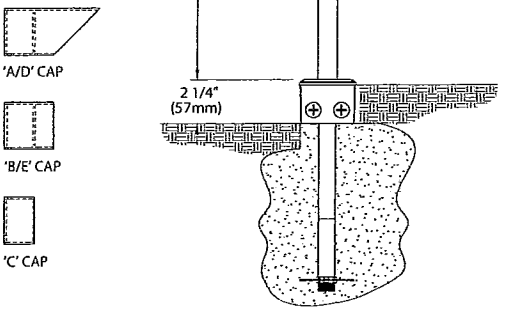
12V

120-277V

BKSSL™ technology with dynamic 'e' technology is integrated into path lighting in our Staff Style™ Style C. Sleek, simple lines compliment this fully adjustable fixture. Machined from aluminum and stainless steel components and available in three distinct cap styles for maximum design flexibility. Mounting heights are configurable to 72 inches. Keyword SF-C



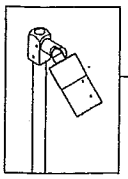
Shown with 'A' Cap in Black Wrinkle (BLW) finish



'A/D' CAP

'B/E' CAP

'C' CAP



BK SSL SOLID STATE LIGHTING

the power of with adjust-e-lume® TECHNOLOGY

STAFF STAR™ STYLE C

PROJECT:	Waissar Residence
TYPE:	Staff Star Style C
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

SF	LED	e22	WFL	A9	BLP	12	11	A	24	C	PP18B

Example: SF - LED - e22 - MFL - A5 - SAP - 12 - 11 - C - 36 - C -

Series

SF - Staff Star™ Pathlight

Source

LED - 'e' Technology with Integral Driver

LED Type

e36 - 8WLED/2.7K
e22 - 8WLED/3K
e23 - 8WLED/4K
e24 - 8WLED/Red
e25 - 8WLED/Green
e26 - 8WLED/Blue
e27 - 8WLED/Amber

Optics*

NSP - Narrow Spot (Red Indicator)
SP - Spot (Green Indicator)
MFL - Medium Flood (Yellow Indicator)
WFL - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity** *(Choose factory setting)*

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

***Please see Adjust-e-Lume® photometry to determine desired intensity.*

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CAP	Clear Anodized Powder	OCP	Old Copper
AMG	Sierra Mountain Granite	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	TXF	Textured Forest
BCM	Black Chrome	HUG	Hunter Green	WCP	Weathered Copper
BGE	Beige	MDS	Mojave Desert Sandstone	WIR	Weathered Iron
BPP	Brown Patina Powder	NBP	Natural Brass Powder	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type

12 - Soft Focus Lens
13 - Rectilinear Lens

Shielding

11 - Honeycomb Baffle

Cap Style

A - 45° B - 90° C - Flush D - 45° without Weep Hole E - 90° without Weep Hole

Stem Length

(Specify in inches)
24", 30", 36", 42", 48", *54",*60",*66", or *72"
** For use with Standard Anchor Base Only*

Style

C - Straight Mount

Options

Blank - Anchor Base *(Standard, for use with remote transformer)*
PP18B - 18" Power Pipe™ stake with 'B' Cap *(for use with remote transformer)*
PP-TRe20 - Power Pipe™ "T" option with 18" stake and TRe20 Electronic Transformer** *(105-300 VAC. 50/60 Hz. Non-Dimming)*
***For use with up to 48" maximum stem length*
SF - Stability Flange *(for use with Power Pipe™)*

DRIVER DATA

Input Volts	InRush Current	Operation Ambient Temperature
12VAC/DC 50/60Hz	<1A (non-dimmed)	-10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e24	Red (627nm)	7.9	~
e25	Green (530nm)	8.4	~
e26	Blue (470nm)	8.4	~
e27	Amber (590nm)	7.9	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
8-21-13	SUB001000

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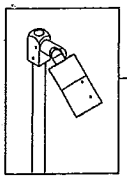


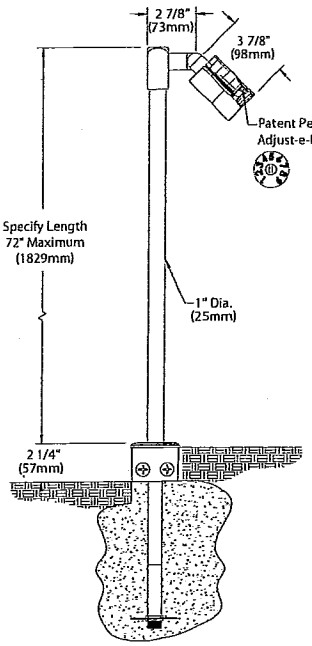
BKSSL SOLID STATE LIGHTING

the power of with adjust-e-lume® TECHNOLOGY

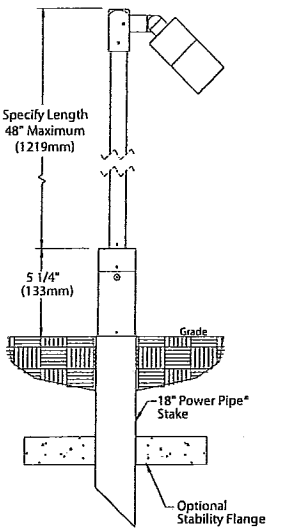
STAFF STAR™ STYLE C

PROJECT:	Waissar Residence
TYPE:	Staff Star Style C

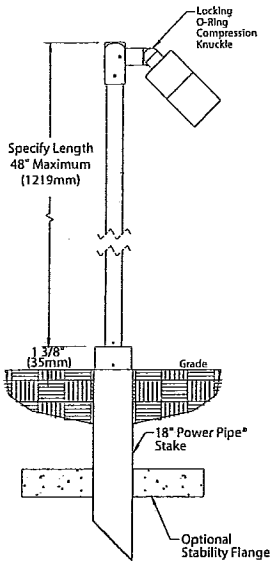
ANCHOR BASE



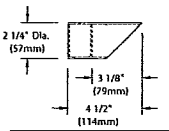
POWER PIPE 'T' (Mounting Option)



POWER PIPE™ (Mounting Option)



"A/D" CAP



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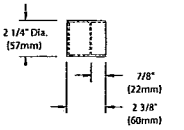
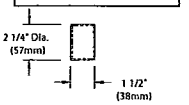
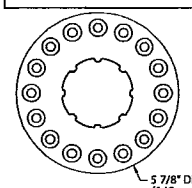


"C" CAP



STABILITY FLANGE (optional)



All dimens

Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Style
'C' Style provides straight profile with machined adapter for 90° transition from fixture to stem.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates (1) lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem
Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 72" maximum overall (with Anchor Base) and 48" maximum overall (with Power Pipe™).

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL™
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A. Conforms to Safety Std. C22.2 No. 250.13-12.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Installation
Available for installation in three distinct mounting conditions:

Anchor Base (Standard)
Cast aluminum junction box with pass-through cover. 10" galvanized anchor stem for installation into soil or concrete. For use with 12VAC BKSSL remote transformer.

Power Pipe™ (Optional)
Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2-1/4" dia. cap for fixture mounting. Stainless steel hardware. Optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability. For use with 12VAC BKSSL remote transformer.

Power Pipe™ with Transformer Housing (Optional)
Additionally features integral transformer housing fully machined from copper-free aluminum. High temperature, silicone 'O' Ring provides water-tight seal. Integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

Intertek · MADE IN THE USA · lighting facts · RoHS

®Teflon is a registered trademark of DuPont Corporation.
®Energy Star is a registered trademark of the United States Environmental Protection Agency.

adjust-e-lume® TECHNOLOGY

Photometry for use with e36 **2.7K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	3.1	5.0	6.3	7.6	8.9	9.2	9.3	9.3
16'	3.8	4.9	7.9	9.9	11.9	13.9	14.3	14.6	14.6
12'	6.7	8.6	14.0	17.6	21.2	24.7	25.5	25.9	25.9
8'	15.1	19.4	31.4	39.7	47.6	55.5	57.3	58.3	58.3
4'	60.4	77.7	125.8	158.6	190.4	222.1	229.2	233.0	233.2

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.3	4.3	5.3	5.9	6.1	6.3	6.3
16'	2.6	3.3	5.2	6.7	8.2	9.3	9.6	9.8	9.9
12'	4.5	5.8	9.3	12.0	14.7	16.5	17.0	17.5	17.5
8'	10.2	13.0	20.9	26.9	33.0	37.0	38.3	39.4	39.4
4'	40.9	52.1	83.4	107.8	131.9	148.1	153.1	157.5	157.8

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.9	1.3	2.0	2.5	3.1	3.4	3.6	3.6	3.6
16'	1.5	2.0	3.1	3.9	4.8	5.4	5.6	5.6	5.7
12'	2.6	3.6	5.5	6.9	8.6	9.5	9.9	9.9	10.1
8'	5.9	8.0	12.3	15.5	19.3	21.5	22.2	22.4	22.6
4'	23.6	32.1	49.3	62.2	77.1	85.8	88.9	89.5	90.5

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.6	0.9	1.1	1.4	1.6	1.6	1.7	1.7
16'	0.7	0.9	1.4	1.8	2.1	2.5	2.6	2.6	2.6
12'	1.2	1.6	2.5	3.2	3.8	4.4	4.6	4.7	4.7
8'	2.7	3.7	5.6	7.2	8.6	10.0	10.3	10.5	10.6
4'	10.9	14.8	22.3	28.6	34.3	39.9	41.1	42.2	42.3

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING

40429 Brickyard Drive • Madera, California 93636 • 559.438.5800
www.bklighting.com • www.adjust-e-lume.com • www.bkssl.com

adjust-e-lume® TECHNOLOGY

Photometry for use with e22 **3K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	2.9	4.9	6.1	7.3	8.8	9.1	9.3	9.3
16'	3.8	4.6	7.6	9.6	11.4	13.8	14.3	14.5	14.6
12'	6.7	8.2	13.5	17.0	20.3	24.5	25.4	25.7	25.9
8'	15.1	18.4	30.3	38.2	45.8	55.2	57.0	57.9	58.2
4'	60.3	73.6	121.3	152.8	183.1	220.9	228.2	231.6	232.8

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.1	4.1	4.9	6.0	6.1	6.2	6.3
16'	2.5	3.3	4.9	6.4	7.6	9.3	9.6	9.8	9.9
12'	4.5	5.9	8.7	11.4	13.5	16.6	17.0	17.3	17.5
8'	10.2	13.2	19.5	25.6	30.5	37.3	38.3	39.0	39.4
4'	40.6	52.7	78.1	102.3	121.9	149.1	153.1	156.0	157.8

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.0	1.2	1.9	2.4	2.9	3.4	3.5	3.6	3.7
16'	1.5	1.8	2.9	3.8	4.6	5.3	5.4	5.7	5.8
12'	2.6	3.3	5.2	6.7	8.1	9.5	9.6	10.1	10.2
8'	6.0	7.4	11.8	15.0	18.3	21.3	21.6	22.8	23.0
4'	23.8	29.5	47.0	60.2	73.3	85.1	86.4	91.2	92.2

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.5	0.9	1.1	1.3	1.6	1.7	1.7	1.7
16'	0.7	0.8	1.4	1.7	2.0	2.4	2.6	2.7	2.7
12'	1.2	1.5	2.5	3.0	3.5	4.3	4.7	4.7	4.7
8'	2.8	3.4	5.5	6.7	7.9	9.8	10.5	10.7	10.7
4'	11.1	13.4	22.2	26.8	31.7	39.0	41.9	42.6	42.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

adjust-e-lume® TECHNOLOGY

Photometry for use with e23 4K

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.7	3.7	5.5	6.9	8.5	10.1	10.4	10.6	10.6
16'	4.3	5.7	8.7	10.8	13.3	15.7	16.2	16.5	16.5
12'	7.6	10.2	15.4	19.2	23.6	27.9	28.8	29.3	29.4
8'	17.1	23.0	34.7	43.2	53.0	62.8	64.8	66.0	66.1
4'	68.6	91.9	138.6	172.9	212.1	251.3	259.2	263.8	264.3

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.9	2.4	3.7	4.8	6.0	6.8	7.1	7.1	7.1
16'	2.9	3.7	5.9	7.4	9.4	10.6	11.0	11.1	11.2
12'	5.2	6.6	10.4	13.2	16.7	18.9	19.6	19.8	19.8
8'	11.8	14.9	23.4	29.7	37.6	42.5	44.1	44.6	44.6
4'	47.0	59.6	93.6	118.9	150.3	170.1	176.3	178.3	178.6

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.1	1.4	2.2	2.8	3.3	3.8	4.0	4.1	4.1
16'	1.7	2.1	3.4	4.3	5.1	5.9	6.3	6.4	6.4
12'	3.0	3.8	6.1	7.7	9.1	10.5	11.2	11.3	11.4
8'	6.7	8.5	13.8	17.3	20.5	23.7	25.2	25.4	25.6
4'	26.9	34.2	55.0	69.3	81.9	94.7	100.6	101.6	102.4

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.5	0.6	1.0	1.2	1.4	1.7	1.8	1.8	1.8
16'	0.8	1.0	1.5	1.8	2.2	2.7	2.8	2.8	2.9
12'	1.3	1.8	2.7	3.3	3.9	4.7	4.9	5.0	5.1
8'	3.0	4.0	6.0	7.3	8.8	10.7	11.1	11.3	11.4
4'	12.0	15.9	23.9	29.3	35.1	42.6	44.4	45.1	45.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

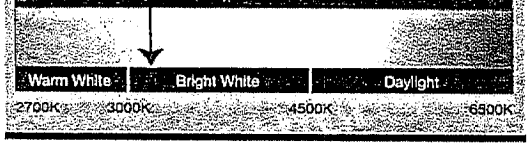
Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Staff Star™ - Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	253
Watts	8.2
Lumens per Watt (Efficacy)	30
Color Accuracy Color Rendering Index (CRI)	83
Light Color Correlated Color Temperature (CCT)	3182 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

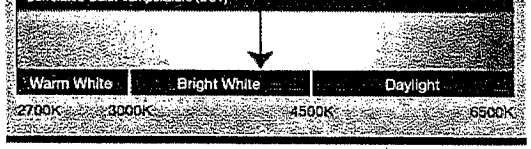
Registration Number: GCXV-TGM4ZK
Model Number: SF-LED-e22-SP-12-C
Type: Outdoor path/step/rail light

Staff Star™ - Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	354
Watts	8.1
Lumens per Watt (Efficacy)	43
Color Accuracy Color Rendering Index (CRI)	68
Light Color Correlated Color Temperature (CCT)	4080 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

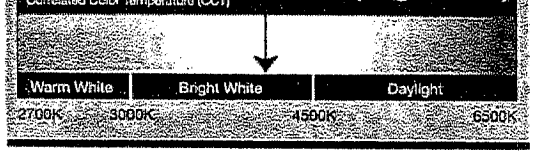
Registration Number: GCXV-4FTJW3
Model Number: SF-LED-e23-SP-12-C
Type: Outdoor path/step/rail light

Staff Star™ - Narrow Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	365
Watts	8.2
Lumens per Watt (Efficacy)	44
Color Accuracy Color Rendering Index (CRI)	68
Light Color Correlated Color Temperature (CCT)	4102 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

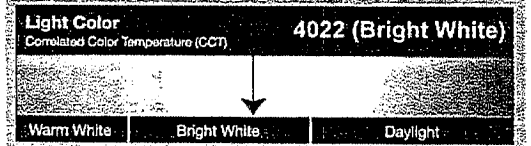
Registration Number: GCXV-C53SDL
Model Number: SF-LED-e23-NSP-12-C
Type: Outdoor path/step/rail light

Staff Star™ - Med. Flood - Rectilinear

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	299
Watts	8.5
Lumens per Watt (Efficacy)	35
Color Accuracy Color Rendering Index (CRI)	66
Light Color Correlated Color Temperature (CCT)	4022 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

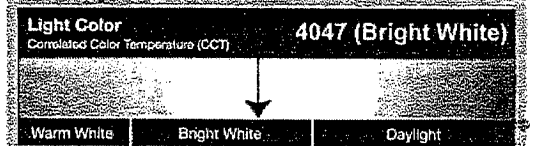
Registration Number: GCXV-DAPDHH
Model Number: SF-LED-e23-MFL-13-C
Type: Outdoor path/step/rail light

Staff Star™ - Med. Flood

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	346
Watts	8.2
Lumens per Watt (Efficacy)	42
Color Accuracy Color Rendering Index (CRI)	68
Light Color Correlated Color Temperature (CCT)	4047 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

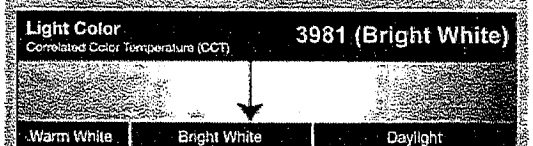
Registration Number: GCXV-Z6GFTG
Model Number: SF-LED-e23-MFL-12-C
Type: Outdoor path/step/rail light

Staff Star™ - W. Flood

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	345
Watts	8.3
Lumens per Watt (Efficacy)	41
Color Accuracy Color Rendering Index (CRI)	67
Light Color Correlated Color Temperature (CCT)	3981 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-4WBH4Y
Model Number: SF-LED-e23-WFL-12-C
Type: Outdoor path/step/rail light

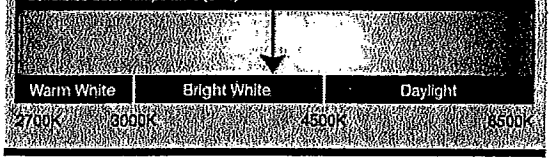
LED lighting facts®

A Program of the U.S. DOE

Mini Micro™ Path Light - Flood

Light Output (Lumens)	111
Watts	2.96
Lumens per Watt (Efficacy)	37
Color Accuracy Color Rendering Index (CRI)	68

Light Color
Correlated Color Temperature (CCT) 4090 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide.*

Registration Number: GCXV-N27GMV (3/19/2012)
Model Number: SF-MM-LED-e11-FL-12-C
Type: Outdoor path/step/rail light

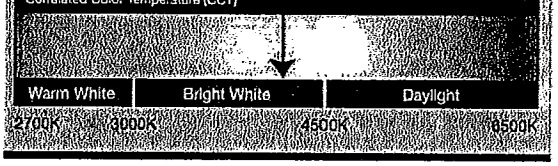
LED lighting facts®

A Program of the U.S. DOE

Mini Micro™ Path Light - Spot Rectilinear

Light Output (Lumens)	98
Watts	3.01
Lumens per Watt (Efficacy)	32
Color Accuracy Color Rendering Index (CRI)	69

Light Color
Correlated Color Temperature (CCT) 4169 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide.*

Registration Number: GCXV-MPMRRL (3/19/2012)
Model Number: SF-MM-LED-e11-SP-13-C
Type: Outdoor path/step/rail light

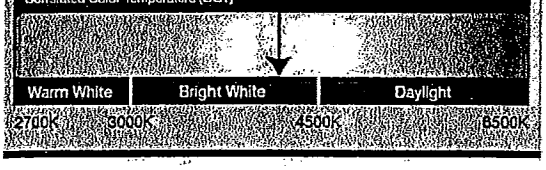
LED lighting facts®

A Program of the U.S. DOE

Mini Micro™ Path Light - Spot

Light Output (Lumens)	109
Watts	3.01
Lumens per Watt (Efficacy)	36
Color Accuracy Color Rendering Index (CRI)	69

Light Color
Correlated Color Temperature (CCT) 4180 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide.*

Registration Number: GCXV-WLP3RY (3/19/2012)
Model Number: SF-MM-LED-e11-SP-12-C
Type: Outdoor path/step/rail light

ABBREVIATIONS

AB.	ANCHOR BOLT	JAN.	JANITOR
A.F.F.	ABOVE FINISHED FLOOR	JH.	JOIST HANGER
AGGR.	AGGREGATE	JNT.	JOINT
ALUM.	ALUMINUM	JST.	JOIST
ALT.	ALTERNATE		
ANOD.	ANODIZED	KIT.	KITCHEN/LAB
APPROX.	APPROXIMATE		
ARCH.	ARCHITECTURAL	LAB.	LABORATORY
		LAM.	LAMINATE
BD.	BOARD	LAV	LAVATORY
BLDG.	BUILDING	LT	LIGHT
BLK.	BLOCK		
BLK'G	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BOT.	BOTTOM	MEMB.	MEMBRANE
BTWN.	BETWEEN	MFR.	MANUFACTURER
B.U.R.	BUILT UP ROOFING	MIN.	MINIMUM
B.W.	BOTH WAYS	MISC	MISCELLANEOUS
		M.O.	MASONRY OPENING
C.J.	CONTROL JOINT	MTL.	METAL
CLG.	CEILING	MUL.	MULLION
CLKG.	CAULKING		
CLR.	CLEAR	N	NORTH
C.M.U.	CONCRETE MASONRY UNIT	(N)	NEW
COL.	COLUMN	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	NO.	NUMBER
CONN.	CONNECTION	NOM.	NOMINAL
CONSTR.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS		
C.T.	CERAMIC TILE	O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
DEG.	DEGREE	OH.	OVERHEAD
DET/DTL.	DETAIL	OPNG.	OPENING
D.F.	DRINKING FOUNTAIN	OPP.	OPPOSITE
DIAG.	DIAGONAL		
DIA.	DIAMETER	PCT.	PRE-CAST
DN.	DOWN	P.L.	PROPERTY LINE
DS.	DOWNSPOUT	P.LAM.	PLASTIC LAMINATE
DWG.	DRAWING	PLAS.	PLASTER
		PLYWD.	PLYWOOD
E.	EAST	PR.	PAIR
(E)	EXISTING		
EA.	EACH	Q.T.	QUARRY TILE
E.J.	EXPANSION JOINT		
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	R.	RISER
		(R)	REMODELED
EL.	ELEVATION	R.D.	ROOF DRAIN
ELEC.	ELECTRICAL	RE:	REFER TO
ELEV.	ELEVATOR	REFR.	REFRIGERATOR
EMER.	EMERGENCY	REINF.	REINFORCED
ENCL.	ENCLOSURE	REQ'D.	REQUIRED
EQ.	EQUAL	RM.	ROOM
EQUIP.	EQUIPMENT	R.O.	ROUGH OPENING
EXT.	Exterior	RWL	RAINWATER LEADER
F.A.	FIRE ALARM	S.	SOUTH
F.D.	FLOOR DRAIN	S.C.	SOLID CORE
F.D.C.	FIRE DEPARTMENT CONNECTION	SCHED	SCHEDULE
		SECT.	SECTION
FDN/FND	FOUNDATION	S.F.	SQUARE FOOT
F.E.	FIRE EXTINGUISHER	SHT.	SHEET
F.E.C.	FIRE EXTINGUISHER CABINET	SIM.	SIMILAR
F.F.	FINISH FLOOR	S.L.D.	SEE LANDSCAPE DWG.
F.F.E.	FINISH FLOOR ELEVATION	SPEC.	SPECIFICATION
F.H.C.	FIRE HOSE CABINET	SQ.	SQUARE
FIN.	FINISH	S.S.	STAINLESS STEEL
FL.	FLOW LINE	S.S.D.	SEE STRUCT. DWG.
FLR.	FLOOR	STAGG	STAGGERED
FLUOR.	FLUORESCENT	STD.	STANDARD
F.O.B.	FACE OF BRICK	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STRUC.	STRUCTURAL
F.S.	FULL SIZE	SUSP.	SUSPENDED
FT.	FOOT OR FEET		
FTG.	FOOTING	TR	TREAD
FURR.	FURRING	T&B	TOP AND BOTTOM
		TER.	TERRAZO
GA.	GAUGE	T&G	TONGUE AND GROOVE
GALV.	GALVANIZED	THK.	THICK
G.C.	GENERAL CONTRACTOR	T/	TOP OF.
GL.	GLASS	TYP.	TYPICAL
GLB.	GLUE LAM BEAM		
GR.	GRADE	UON	UNLESS OTHERWISE NOTED
GYP.	GYPSUM		
GYP BD.	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GSM	GALVANIZED SHEET METAL	VER	VERIFY
		V.I.F.	VERIFY IN FIELD
HB.	HOSE BIB	VERT.	VERTICAL
H.C.	HOLLOW CORE		
H/C.	HANDICAPPED	W.	WEST
HDWD	HARDWOOD	W/	WITH
HDWE	HARDWARE	W.C.	WATER CLOSET
H.M.	HOLLOW METAL	WD.	WOOD
HR.	HOUR	W/O	WITHOUT
HT.	HEIGHT		
HVAC	HEATING VENTILATION AIR CONDITIONING	&	AND
		∠	ANGLE
HW	HOT WATER	@	AT
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION		
INT.	INTERIOR		

ARCHITECTURAL SYMBOLS

- Name (000.00') 00' - 0 0/0" — LEVEL NAME + ELEVATION
- SECTION TAG
- ELEVATION TAG
- DETAIL CALLOUT
- SPOT ELEVATION
- WINDOW TAG
- DOOR TAG
- NORTH ARROW
- 12 / 3 — SLOPE DESIGNATION
- REVISION
- CENTERLINE
- PROPERTY LINE
- PARTITION TAG
- CEILING HEIGHT
- FINISH TAG

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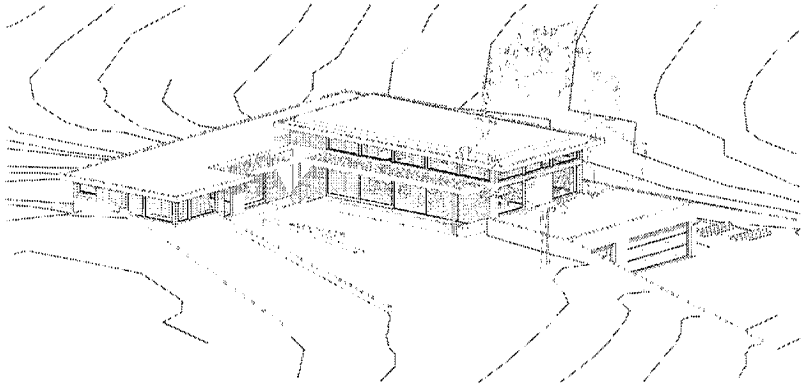
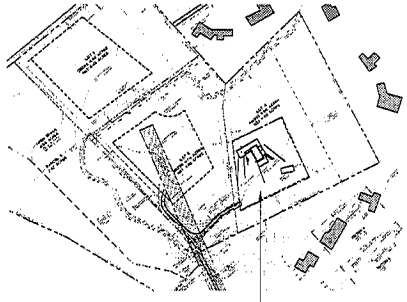
PERSPECTIVE DRAWINGS

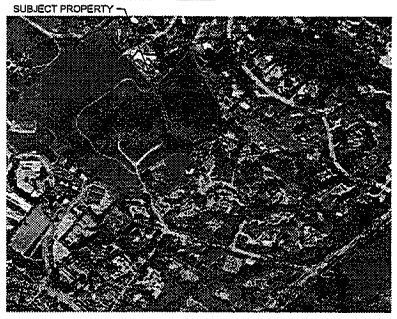


SOUTHWEST PERSPECTIVE

VICINITY MAP: WOODSIDE PRIORY



AERIAL PHOTO



APPLICABLE CODES

THIS PROJECT SHALL COPMPLY WITH THE FOLLOWING CODES:

2010 CA RESIDENTIAL CODE
2010 CA BUILDING CODE
2010 CA MECHANICAL CODE
2010 CA ELECTRICAL CODE
2010 CA PLUMBING CODE
2010 CALIFORNIA ENERGY CODE (TITLE-24)
2010 CA FIRE CODE (WUI)
WOODSIDE PRIORY PUD REQUIRMENTS
WOODSIDE FIRE PROTECTION DISTRICT ORDINANCE NO.8
BUILD-IT GREEN SINGLE FAMILY NEW HOME V4.2

PROJECT DIRECTORY

ARCHITECT
FELDMAN ARCHITECTURE
1005 SANSOME ST, STE 240
SAN FRANCISCO, CA 94111
PHONE: 415 252 1441 EXT.24
EMAIL: CARPA@FELDMANARCH.COM

OWNER
LINDA & MARK WAISSAR
901 SISKIYOU DRIVE
MENLO PARK, CA 94025
PHONE: 650-996-6433
EMAIL: LWAISSAR@GMAIL.COM

LANDSCAPE ARCHITECT
RON LUTSKO & ASSOCIATES
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SAN FRANCISCO, CA 94111
PHONE: 415-9202800
EMAIL: LAURA@LUTSKOASSOCIATES.COM

CIVIL ENGINEER
DALE LEDA
BFK ENGINEERS
255 SHORELINE DRIVE STE 200
REDWOOD CITY, CA 94065
PHONE: 650-482-6457
EMAIL: DLEDA@BFK.COM

STRUCTURAL ENGINEER
TBD

GEOTECHNICAL ENGINEER
JOHN STILLMAN
MURRAY ENGINEERS
935 FREMONT AVENUE
LOS ALTOS, CA 94024
PHONE: 650-559-9980
EMAIL: JOHN@MURRAYENGINEERS.COM

DRAWING INDEX

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE FOLLOWING:
CONSTRUCTION OF A NEW, ONE-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED THREE CAR GARAGE AND A SEPERATE GUEST HOUSE.

PROJECT INFO

ADDRESS: 7 VERONICA PLACE, PORTOLA VALLEY, CA, 94028
PARCEL #: 079-220-030
PARCEL AREA: 5.62 ACRES

OCCUPANCY: R3
CONSTRUCTION TYPE:V-B
ZONING: TITLE 18 (TOWN OF PORTOLA VALLEY ZONING ORDINANCE)

SETBACKS:
NORTH: 100'-0"
SOUTH: 70'-0"
WEST: 20'-0"
EAST: 150'-0"

PARKING:
REQUIRED: 2 COVERED SPACES (MAIN HOUSE)
2 UNCOVERED (2 BEDROOM 2ND UNIT)
PROPOSED: 3 COVERED SPACES
2 UNCOVERED GUEST SPACES

BUILDING HEIGHT PER SINGLE STORY LIMIT:
ALLOWED: 18'-0" ABV EXISTING GRADE
24'-0" ABV LOWEST FINISH GRADE @ BLDG FOOTPRINT
PROPOSED: 21'-6" ABV LOWEST FINISH GRADE @ BLDG FOOTPRINT

	ALLOWED SF	PROPOSED SF
FLOOR AREA:		
GARAGE		833
MAIN HOUSE		3,135
TOTAL	8,000 (85%AMFA)	3,968
GUEST HOUSE	750	602

JAN 22 2014

FELDMAN ARCHITECTURE
1005 Sansome St, Ste 240
San Francisco, CA 94111
p 415 252 1441
f 415 252 1442

LICENSED ARCHITECT — JONATHAN FELDMAN — C-28459 — 11/30/2015 RENEWAL DATE — STATE OF CALIFORNIA

PROJECT NAME
7 VERONICA PLACE

JOB NO. 13-002
PROJECT ADDRESS
7 VERONICA PLACE
PORTOLA VALLEY, CA 94028
APN# 079-220-030

CLIENT NAME
LINDA & MARK WAISSAR

CURRENT RELEASE DATE:
14.01.21

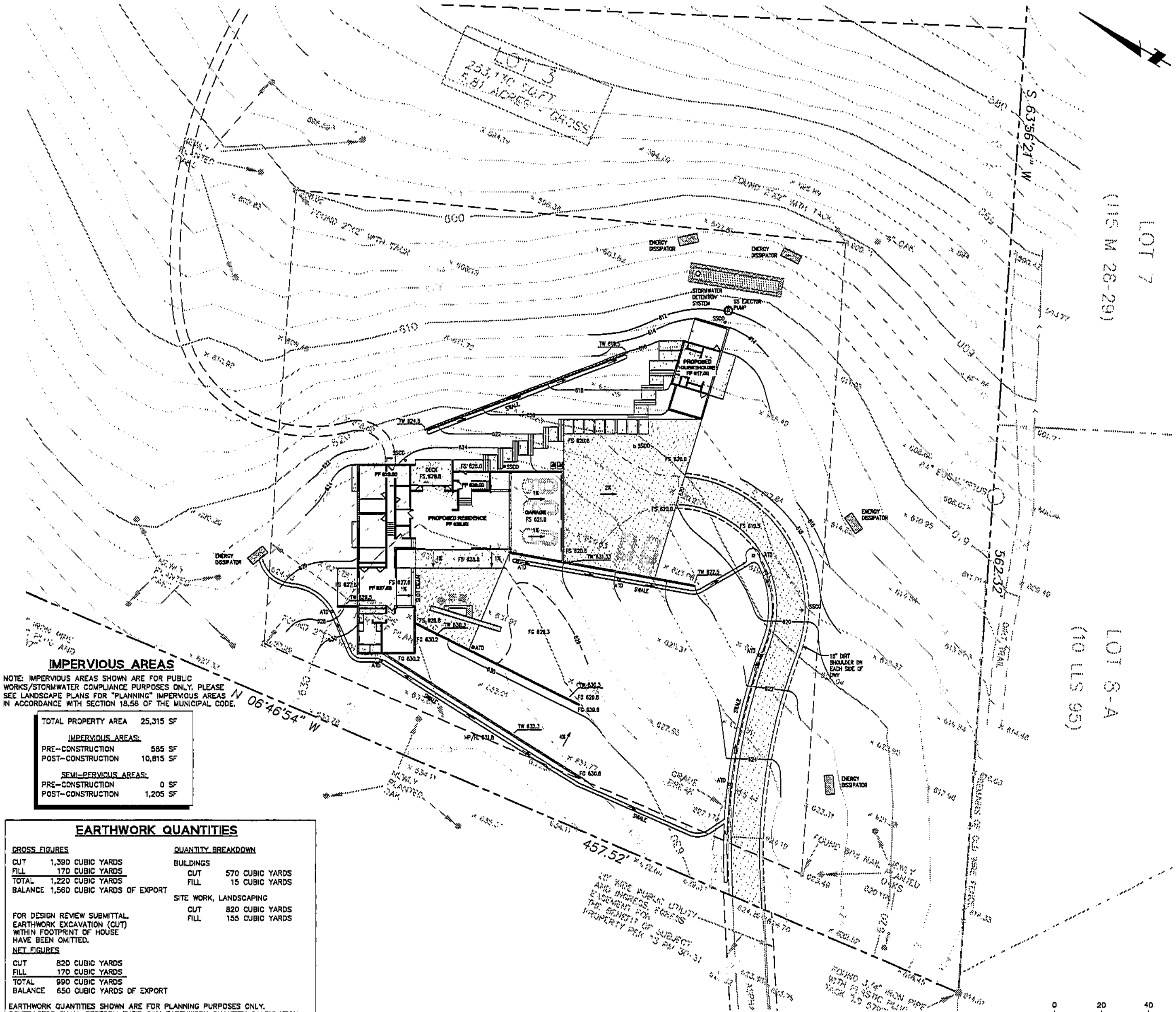
CURRENT RELEASE SET:
ASCC REVISIONS

PREVIOUS RELEASE

ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.08
ASCC REVISIONS	13.12.10

SHEET TITLE
PROJECT INFO

G0.00



ABBREVIATIONS:

AB	AGGREGATE BASE	GR	GRATE ELEVATION
AC	ASPHALT CONCRETE	GV	GATE VALVE
AD	AREA DRAIN	HP	HIGH POINT
ATD	ATRIUM DRAIN	INV	INVERT ELEVATION
BFPD	BACK FLOW PREVENTION DEVICE	JT	JOINT TRENCH
BSTD	BRICKSLOT TRENCH DRAIN	JP	JOINT POLE
BW	BOTTOM OF WALL ELEVATION	LD	LANDSCAPE DRAIN
CB	CATCH BASIN	LF	LINEAR FEET
CL	CENTER LINE	LP	LOW POINT
CS	CRAWL SPACE ELEVATION	(N)	NEW
CIP	CAST IRON PIPE	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PKG	PARKING
DD	DECK DRAIN	POC	POINT OF CONNECTION
DDCV	DOUBLE DETECTOR CHECK VALVE	RET	RETAINING WALL
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
DS	ROOF DOWN SPOUT	S	SLOPE
DW	DOMESTIC WATER LINE	SAP	SEE ARCHITECTURAL PLANS
DWL	DRYWELL CATCH BASIN	SBD	STORM SUB DRAIN
DWY	DRIVEWAY	SBDCO	STORM SUB DRAIN CLEANOUT
(E)	EXISTING	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEANOUT
ELEC	ELECTRICAL	SGR	SEE GEOTECHNICAL REPORT
EM	ELECTRICAL METER	SICB	SIDE INLET CATCH BASIN
EP	EDGE OF PAVEMENT	SLP	SEE LANDSCAPE PLANS
FC	FACE OF CURB ELEVATION	SPP	SEE PLUMBING PLANS
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FF	FINISHED FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GROUND ELEVATION	SSP	SEE STRUCTURAL PLANS
FL	FLOW LINE ELEVATION	TW	TOP OF WALL ELEVATION
FM	FORCE MAIN LINE	TYP	TYPICAL
FS	FINISHED SURFACE ELEVATION	USD	UNDERSLAB DRAIN
FP	FINISHED PAVEMENT ELEVATION	VD	PIPE VERTICAL DROP
FW	FIRE WATER LINE	W	DOMESTIC WATER LINE
GB	GRADE BREAK	WM	WATER METER
GM	GAS METER		

HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

CHIPSEAL PAVING — WALKWAY CONCRETE — CRUSHED STONE MULCH

LEGEND:

EXISTING	PROPOSED	
		BOUNDARY
6" SS	6" SS	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2" FM	FORCE MAIN
10" FW	10" FW	FIRE SERVICE
2" W	2" W	DOMESTIC WATER SERVICE
IRR	2" IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRIC
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
X	X	FENCE
		CLEAN OUT TO GRADE
		FOUND MONUMENT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		SPLASH BLOCK
	2 / C5.1	DETAIL NUMBER / SHEET LOCATION

IMPERVIOUS AREAS

NOTE: IMPERVIOUS AREAS SHOWN ARE FOR PUBLIC WORKS/STORMWATER COMPLIANCE PURPOSES ONLY. PLEASE SEE LANDSCAPE PLANS FOR "PLANNING" IMPERVIOUS AREAS IN ACCORDANCE WITH SECTION 18.56 OF THE MUNICIPAL CODE.

TOTAL PROPERTY AREA	25,315 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	585 SF
POST-CONSTRUCTION	10,815 SF
SEMI-PERVIOUS AREAS:	
PRE-CONSTRUCTION	0 SF
POST-CONSTRUCTION	1,205 SF

EARTHWORK QUANTITIES

GROSS FIGURES

CUT	1,390 CUBIC YARDS
FILL	170 CUBIC YARDS
TOTAL	1,220 CUBIC YARDS
BALANCE	1,560 CUBIC YARDS OF EXPORT

FOR DESIGN REVIEW SUBMITTAL, EARTHWORK EXCAVATION (CUT) WITHIN FOOTPRINT OF HOUSE HAVE BEEN OMITTED.

NET FIGURES

CUT	820 CUBIC YARDS
FILL	170 CUBIC YARDS
TOTAL	990 CUBIC YARDS
BALANCE	650 CUBIC YARDS OF EXPORT

QUANTITY BREAKDOWN

BUILDINGS

CUT	570 CUBIC YARDS
FILL	15 CUBIC YARDS

SITE WORK, LANDSCAPING

CUT	820 CUBIC YARDS
FILL	155 CUBIC YARDS

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

BKF
ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DR. SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

© BKF ENGINEERS

GRADING PLAN
WAISSAR RESIDENCE
7 VERONICA PLACE

PORTOLA VALLEY — SAN MATEO COUNTY — CALIFORNIA

REVIEW ONLY – NOT FOR CONSTRUCTION

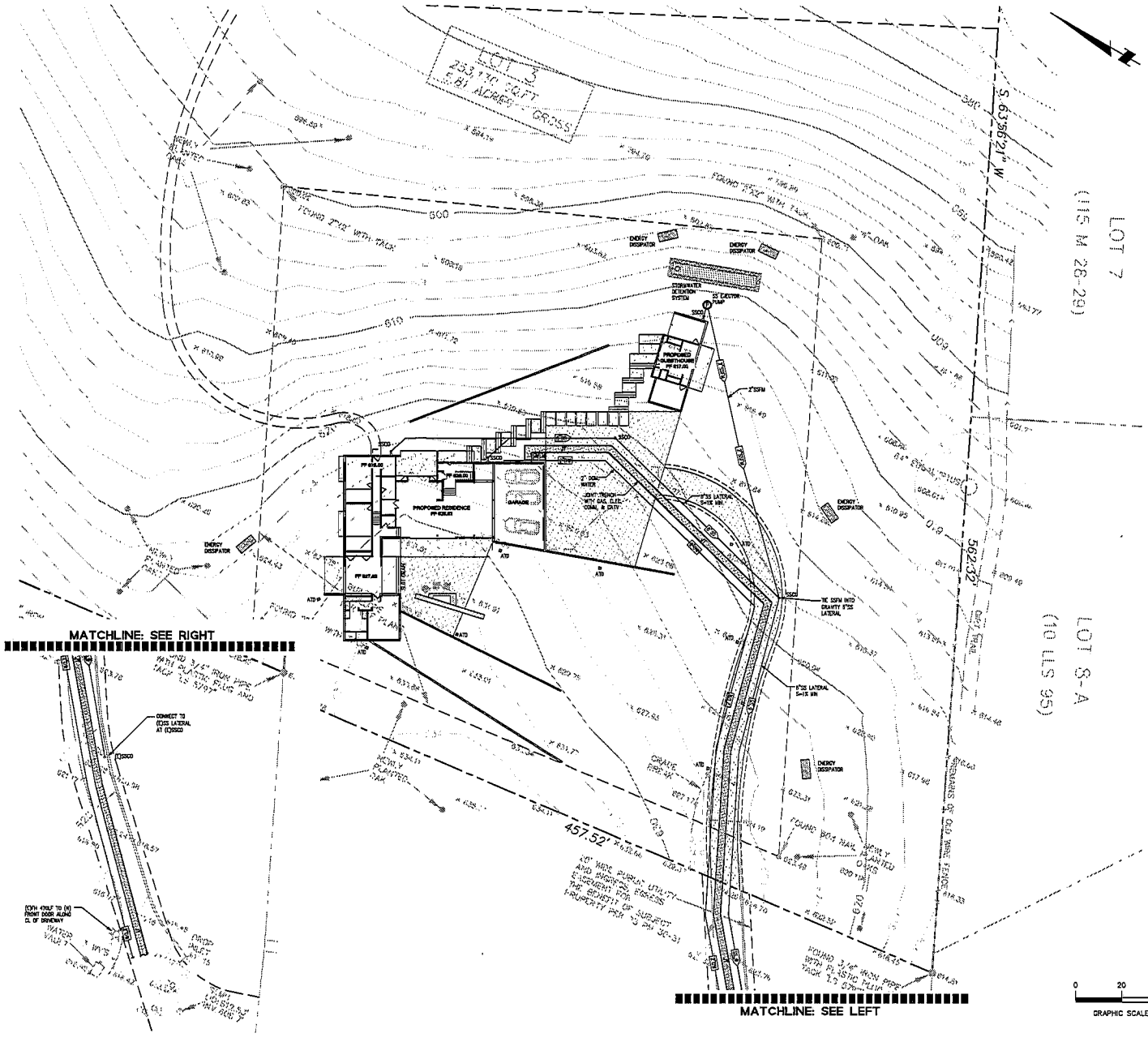
No.	Revisions	Date
	ASCC SUBMITTAL	12.10.13
	ASCC RESUBMITTAL	01.21.14

Date: 10/30/2013
Scale: 1" = 20'
Design: D.L.
Drawn: D.L.
Approved: RH
Job No: 20130154

Drawing Number: C2.1 OF

DRAWING NAME: C:\Temp\AcPublish_5672\vesheets.dwg
PLOT DATE: 01-15-14 PLOTTED BY: ledo

© BKF ENGINEERS



STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ANY DRAINS AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
9. INSTALL UNDER SLAB DRAINAGE SYSTEM PER THE GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM.

SANITARY SEWER NOTES:

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
2. PRIVATE SANITARY SEWER SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER TOWN STANDARDS.
3. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM PRESSURE TEST ON (E) SEWER LATERAL AND SHALL PERFORM ANY NEEDED REPAIRS. EXTEND (N) OR (E) SEWER LINE AS SHOWN ON THE PLANS SLOPED AT 2% MINIMUM. INSTALL CLEANOUT AT FACE OF BUILDING AND AT PROPERTY LINE.

WATER SYSTEM NOTES:

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
9. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
10. INSTALL TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

CALL BEFORE YOU DIG 1-800-227-2600

BKF
255 SHORELINE DR. SUITE 200
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ENGINEERS | SURVEYORS | PLANNERS

UTILITY PLAN
WAISSAR RESIDENCE
7 VERONICA PLACE
SAN MATEO COUNTY
CALIFORNIA
PORTOLA VALLEY

REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date
	ASCC SUBMITTAL	12.10.13
	ASCC RESUBMITTAL	01.21.14

Date: 10/30/2013
Scale: 1" = 20'
Design: DJL
Drawn: DJL
Approved: RH
Job No: 20130184

Drawing Number:
C3.1
OF

DRAWING NAME: C:\Temp\AcePublish_5672\vrashsts.dwg
PLOT DATE: 01-15-14 PLOTTED BY: leda

MATERIALS AND FINISHES SCHEDULE:

843 sf — 1. Stabilized Crushed Stone Paving:
Crushed aggregate with stabilizer, 3/8" Nursery Crush supplied by Morgan's Home and Garden, 2555 E 18th Street, Antioch, CA 94509-7207, (925) 755-7600, www.morganshomeandgarden.com. For 'Stabilizer' contact: Stabilizer Solutions Inc. PH: 800.336.2468, 1522 N. 35th St., Phoenix, AZ.

4,904 sf — 2. Chip Seal Paving:
Chip Seal top dressed with 3/8" Nursery Crush aggregate over 1/4" similarly colored crushed stone layer over base rock. Apply top layer in two lifts and embed the lower lift with the 1/4" crushed stone layer.

340 sf — 3. Crushed Stone Mulch:
3/8" Nursery Crush aggregate, no fines or stabilizer.

378 sf — 4. Concrete Pavers:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Sandstone; finish to be light sandblast. Provide mock-up to LA and client for review and approval.

1,134 sf — 5. Concrete Deck Paving and Adjacent Steps:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Silversmoke; finish to be light sandblast; joints to be saw-cut. Provide mock-up to LA and client for review and approval.

164 sf — 6. Concrete Steps:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Sandstone; finish to be light sandblast. Provide mock-up to LA and client for review and approval.

7. Concrete Walls:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Silversmoke; finish to be smooth on all vertical faces and polished on the top. 90 degree crisp joint on all corners and edges. Provide mock-up to LA and client for review and approval.

8. Concrete Seat Wall :
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Silversmoke; finish to be medium sandblast on all vertical faces and polished on the top. 1/8" MAX radius on all corners and edges. Provide mock-up to LA and client for review and approval.

9. Concrete Base for Gas Fire Pit:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Outback; finish to be smooth on all vertical faces; top finish to be seeded with Nursery Crush aggregate and then ground. 1/8" MAX radius on all corners and edges. Provide mock-up to LA and client for review and approval. Gas Burner per contractor; provide shop drawings for review by Landscape Architect.

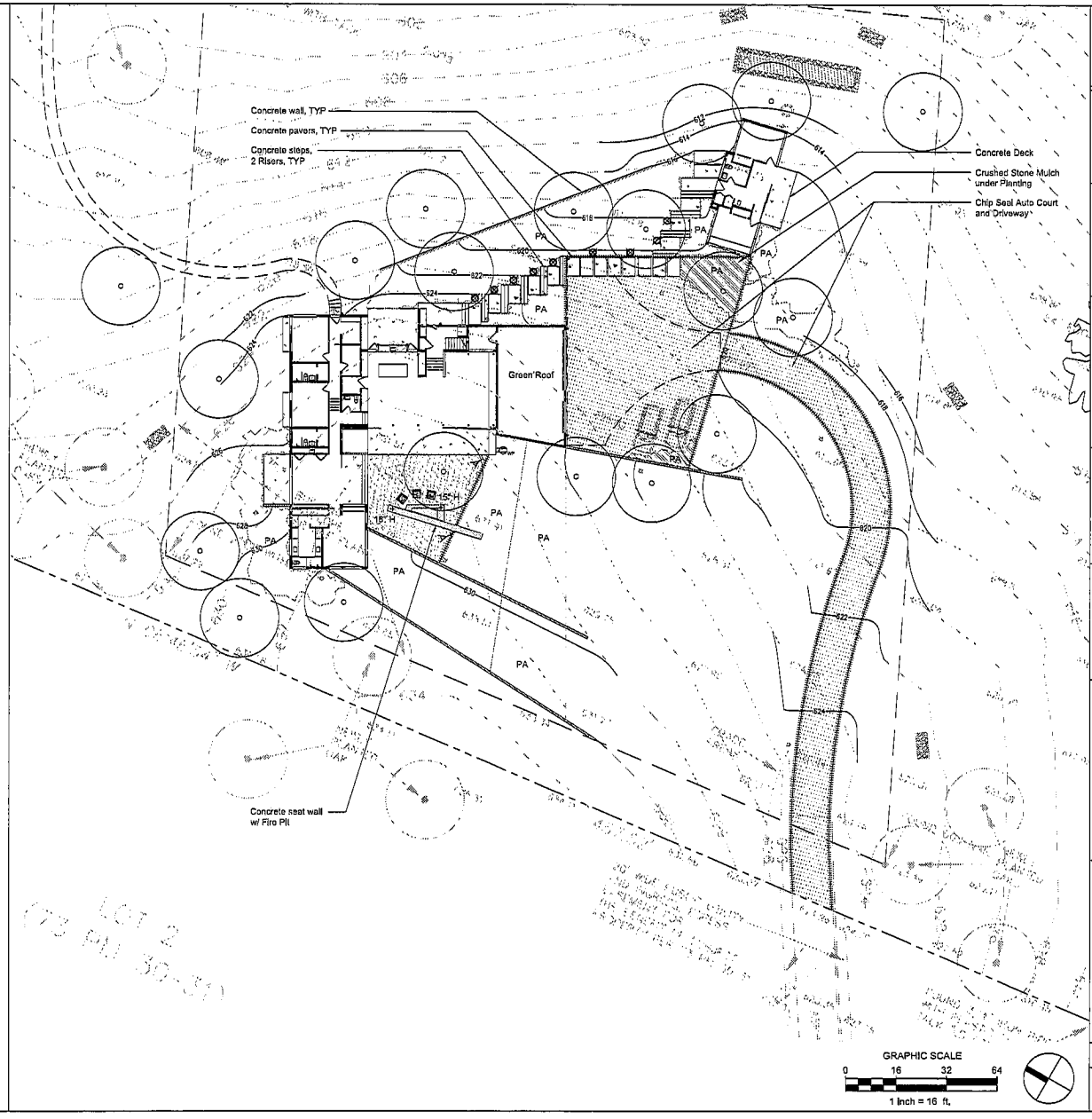
581 ft — 10. Steel Edging:
Ryerson Steel Landscape edging 1/4" x 5", w/ 15" stakes, color black. Supplied by Livermore supplier (925) 449-3486 or approved equivalent.

LIGHTING SCHEDULE:

Symbol	Qty.	Manufacturer	Model / Catalog #	Description	Lamp	Mounting
	2	B-K Lighting	Staff Star SS-LED-e22-WFL-A9-BLP-12-11-A-24-C-PP18B	Path Light	LED 8W	On Ground
	9	B-K Lighting	Glow Star GL-LED-e22-A9-BLP-R1-18-PP18	Path Light	LED 8W	On Ground
	1	TBD	TBD	Electrical Outlet	N/A	On Wall

GENERAL NOTES:

1. All Landscape Lighting to be shielded or downlit and shall not shine onto adjoining properties, street or sky.
2. All exterior light fixtures to be manually switched.
3. We have compiled with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Landscape and Irrigation Diagram.



LUTSKO ASSOCIATES
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Consultant:

Stamp:

Project Name:
Waissar Residence

7 Veronica Place
Portola Valley, CA

Sheet Title:
Materials Plan & Lighting Diagram

Submittal:	Date:
ASCC Submittal:	10-30-13

Revision:	Date:
ASCC Revisions	12-10-13
ASCC Revisions	01-21-14

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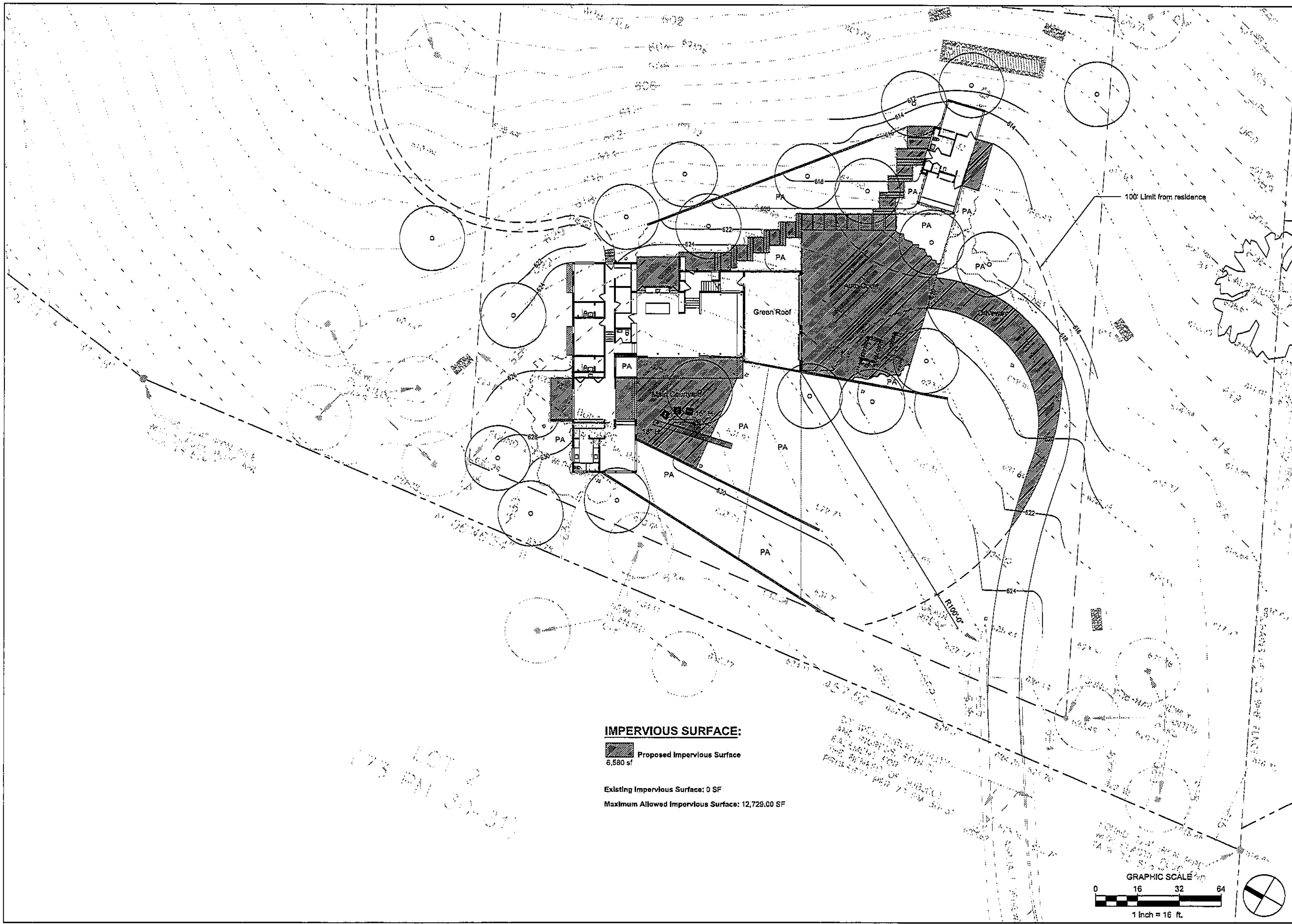
Scale: 1/16"= 1'-0"

Sheet: L2.1



LUTSKO ASSOCIATES landscape

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Consultant:

Stamp:

Project Name:

Waissar Residence

7 Veronica Place
Portola Valley, CA

Sheet Title:

Impervious Surface Diagram

Submittal:	Date:
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Revision:	Date:
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ASCC Revisions	01-21-14

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Scale: 1/16"= 1'-0"

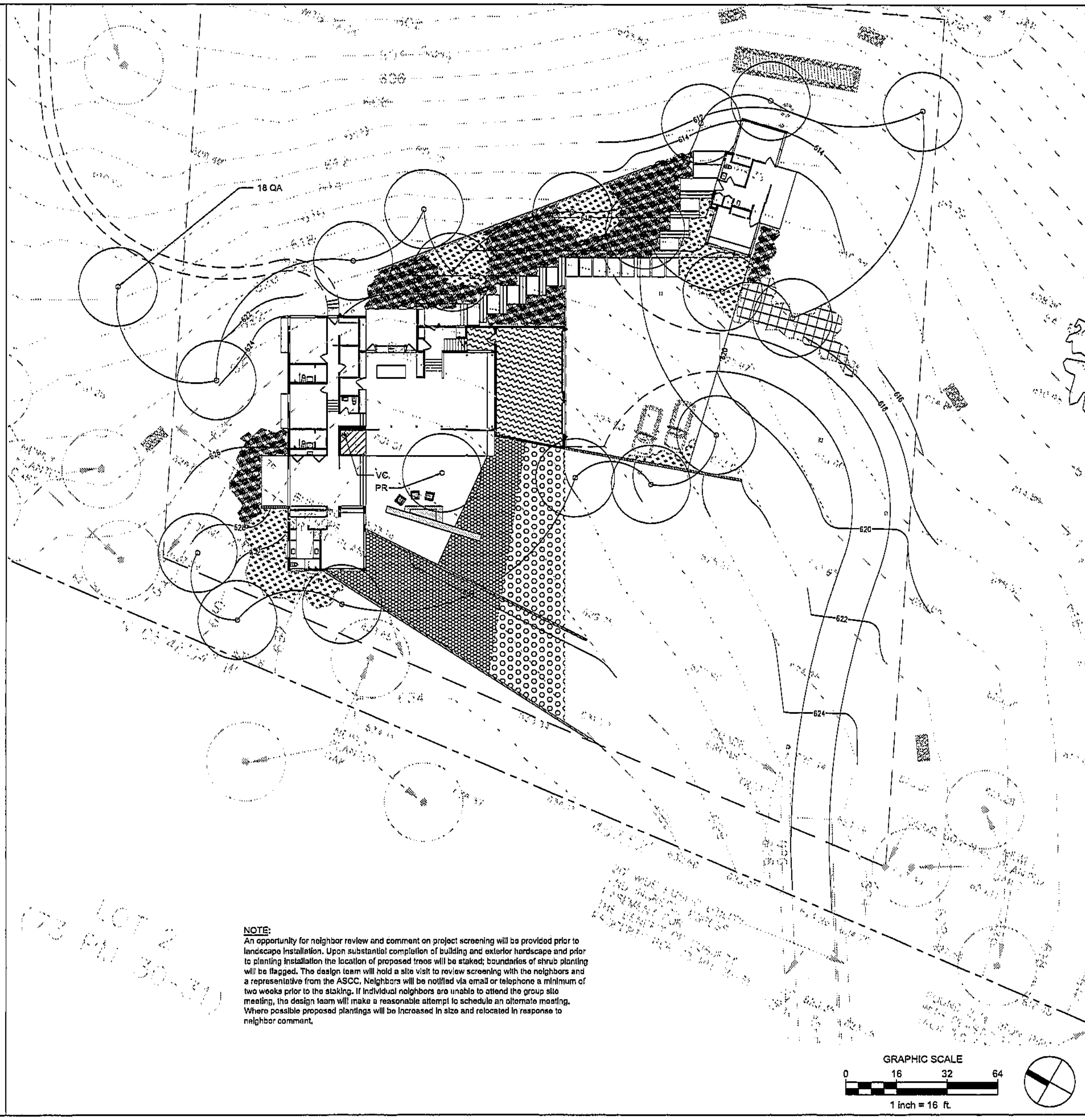
Sheet: L2.2

PRELIMINARY PLANTING SCHEDULE:

Symbol	Botanical Name	Common Name	Mix%	Size
	Screening Trees			
QA	*Quercus agrifolia*	Coast Live Oak	-	15 gal
	Court Yard Tree			
PR	*Platanus racemosa*	California Sycamore	-	
	Screening Shrubs			
425 sf	*Galvezia speciosa*	Island Snapdragon	-	
	Phlomis x 'Edward Bowles'	Jerusalem Sage	-	
	Rhamnus californica 'Eve Case'	Coffeeberry	-	
	California and Mediterranean Mix - Sun			
2,052 sf	*Achillea millefolium*	Yarrow	4%	
	Epilobium canum 'Calistoga'	California Fuchsia	4%	
	Festuca idahoensis	Idaho Fescue	30%	
	Muhlenbergia rigens	Deer Grass	5%	
	Nassella pulchra	Purple Needlegrass	45%	
	Phlomis x 'Edward Bowles'	Jerusalem Sage	4%	
	Salvia spathacea	Hummingbird Sage	4%	
	Sisyrinchium bellum	Blue-eyed Grass	4%	
	California and Mediterranean Mix - Shade			
1,358 sf	*Festuca californica*	California fescue	60%	
	Iris douglasiana	Douglas Iris	20%	
	Orthrosanthus chimboracensis	Dawn Flower	10%	
	Phlomis x 'Edward Bowles'	Jerusalem Sage	10%	
	Court Yard Mix A			
1,700 sf	*Achillea millefolium*	Yarrow	7.5%	
	Carex praegracilis	California Field Sedge	15%	
	Epilobium canum 'Calistoga'	California Fuchsia	7.5%	
	Festuca idahoensis	Idaho Fescue	25%	
	Lavandula stoechas	Spanish Lavender	10%%	
	Salvia spathacea	Hummingbird Sage	7.5%	
	Salvia 'Bee's Bliss'	Sage	10%%	
	Sisyrinchium bellum	Blue-eyed Grass	7.5%	
	Stachys byzantina	Lamb's Ear	10%	
	Court Yard Mix B			
1,494 sf	*Achillea millefolium*	Yarrow	10%	
	Epilobium canum 'Calistoga'	California Fuchsia	10%	
	Nassella pulchra	Purple Needlegrass	60%	
	Salvia spathacea	Hummingbird Sage	10%	
	Sisyrinchium bellum	Blue-eyed Grass	10%	
	Court Yard Planter Vine			
VC	*Vitis californica 'Roger's Red'*	Roger's California Grape	-	
	Court Yard Planter Understory			
60 sf	*Iris douglasiana*	Douglas Iris	40%	
	Satureja douglasii	Yerba Buena	60%	
	Green Roof			
845 sf	*Achillea millefolium*	Yarrow	15%	
	Armeria maritima	Sea Thrift	15%	
	Festuca glauca	Blue Fescue	15%	
	Festuca rubra	Red Fescue	15%	
	Fragaria chiloensis	Beach Strawberry	20%	
	Helictotrichon sempervirens	Blue Oat Grass	20%	

NOTES:
1. All areas impacted by construction outside the above named Planting Areas to be seeded with the following mix:
10 lbs/acre *Bromus carinatus* (native California Brome)
8 lbs/acre *Elymus glaucus* (Blue Wildrye)
8 lbs/acre *Hordeum californicum* (California Barley)
5 lbs/acre *Festuca idahoensis* (Idaho Fescue)
5 lbs/acre *Nassella pulchra* (Purple Needlegrass)
4 lbs/acre *Poa secunda* (native Pine Bluegrass)
Seeded areas will not be irrigated.

2. Mulch all perennial beds and shrub planting areas, sloped less than one rise in three horizontal units (1:3), with a two (2) inch thick top dressing of composted, nitrified fir bark (3/8 inch to the size of dust).
Mulch all perennial beds and shrub planting areas, sloped greater than one rise in three horizontal units (1:3), with a one (1) inch thick layer of finely chopped redwood bark, strand length not to exceed two (2) inches, and cover with a one (1) inch thick top dressing of composted, nitrified fir bark (three-eighths (3/8) inch to the size of dust).



NOTE:
An opportunity for neighbor review and comment on project screening will be provided prior to landscape installation. Upon substantial completion of building and exterior hardscape and prior to planting installation the location of proposed trees will be staked; boundaries of shrub planting will be flagged. The design team will hold a site visit to review screening with the neighbors and a representative from the ASCC. Neighbors will be notified via email or telephone a minimum of two weeks prior to the staking. If individual neighbors are unable to attend the group site meeting, the design team will make a reasonable attempt to schedule an alternate meeting. Where possible proposed plantings will be increased in size and relocated in response to neighbor comment.

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Project Name:
Waissar Residence
7 Veronica Place
Portola Valley, CA

Sheet Title:
Planting Diagram

Submittal:	Date:
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ASCC Revisions	01-21-14

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Scale: 1/16"= 1'-0"

Sheet: L5.1

IRRIGATION HYDROZONES:

		Hydrozone Area (HA)	Plant Factor (PF)	PF x HA
1	Screening Trees: VERY LOW WATER USE, TREE BUBBLERS	375 sf	0.15	56
2	Court Yard Tree: MEDIUM WATER USE, TREE BUBBLERS	25 sf	0.50	13
3	Screening Shrubs: LOW WATER USE, DRIP	425 sf	0.30	128
4	California and Mediterranean Mix: LOW WATER USE, DRIP OR LOW SPRAY	1,425 sf	0.20	285
5	California and Mediterranean Mix: LOW WATER USE, TEMP. IRRIGATION (LOW SPRAY)	1,985 sf		
6	Court Yard Mix A: LOW WATER USE, DRIP OR LOW SPRAY	1,700 sf	0.30	510
7	Court Yard Mix B: LOW WATER USE, TEMP. IRRIGATION (LOW SPRAY)	1,494 sf		
8	Court Yard Planter: LOW WATER USE, DRIP	60 sf	0.30	18
9	Green Roof: LOW WATER USE, DRIP	845 sf	0.30	254
10	Seeded Area: NO IRRIGATION	TBD		

Total Permanently Irrigated Area: 4,855 sf — Sum: 1,263
Total Temporarily Irrigated Area: 3,479 sf

WATER CALCULATIONS:

Maximum Applied Water Allowance:

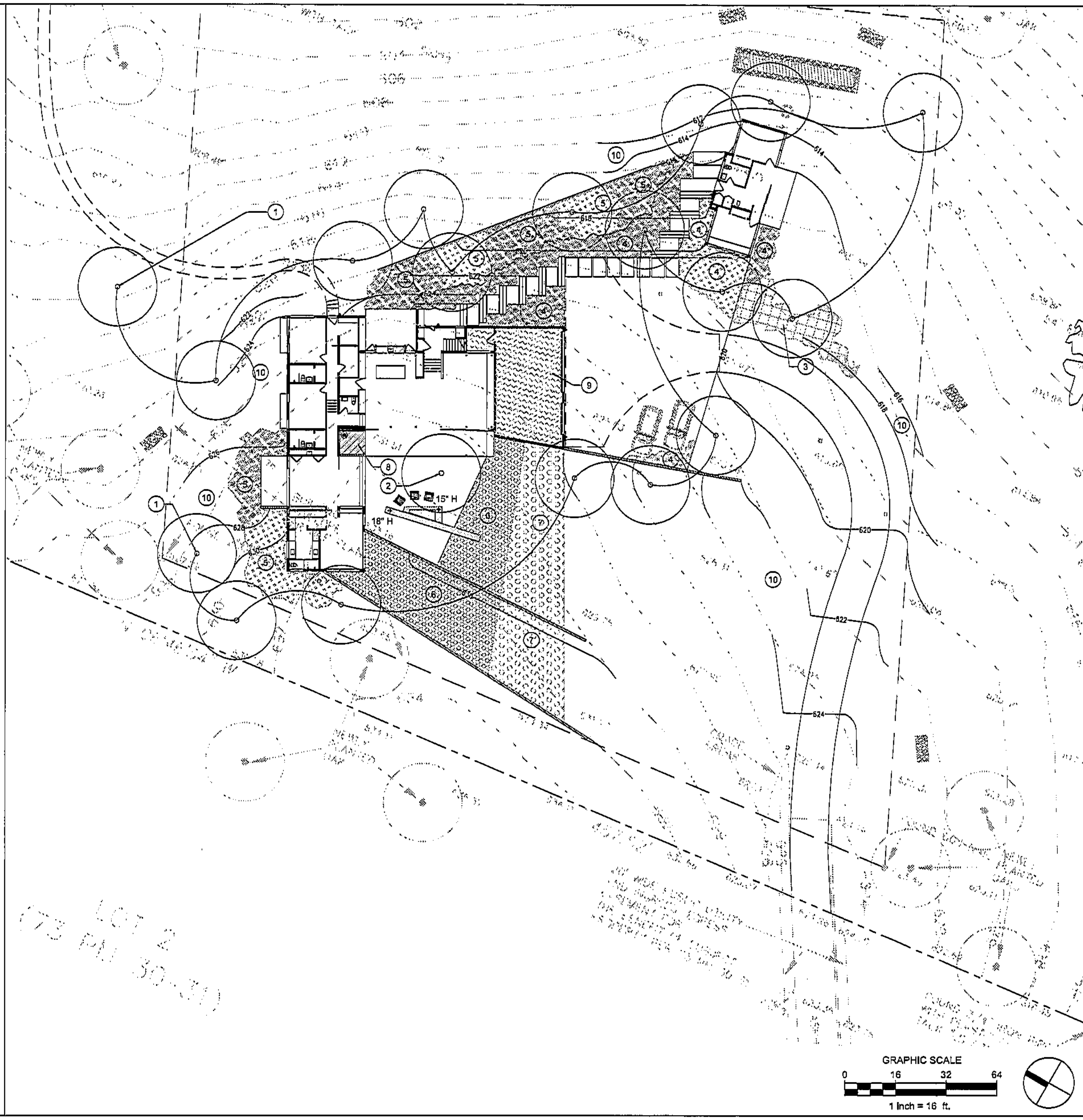
MAWA = (ETo) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]
= (39.4) x (0.62) x [(0.7 x 4,855)+(0.3 x 0)]
= 83,025.36 Gallons

Estimated Total Water Use:

ETWU = (ETo) x (0.62) x [(PF x HA/IE) + SLA]
= (39.4) x (0.62) x [(1,263/0.71) + 0]
= 43,461 Gallons

IRRIGATION DIAGRAM NOTES:

1. This diagram is to show design intent only, it is not intended to replace an complete irrigation plan construction document and is therefore not for construction purposes. Zones of differing water needs are indicated, exact water requirements to be determined.
2. Contractor shall design and install the irrigation system and prepare a full, detailed as-built plan of the system for the Owner.
3. Contractor is responsible for coordination with other Contractors as required.
4. Contractor shall be responsible for ensuring that all work is in accordance with all applicable codes and that all necessary permits are obtained.
5. Contractor shall verify available pressure, and review the following with the Landscape Architect or Owner: point of connection, backflow preventer, master shut off valve, entire irrigation system pressure regulator, controller location, power source and other information pertinent to the installation of the irrigation system.
6. Contractor lay out piping to minimize disturbance under existing trees. No trenching shall occur within tree driplines. If a condition arises where trenching within tree driplines is necessary, consult Landscape Architect or Owner before proceeding.
7. Materials should be Rainbird or products of an equivalent quality.
8. Wire shall be #14 minimum, U.L. Approved for direct burial.
9. All pressure lines and lateral lines shall be minimum Schedule 40.
10. Select nozzles to fit area being irrigated and to minimize overspray. Use adjustable arc nozzles in areas smaller than 90 degree angle.
11. 100% head to head overlap is required for all spray areas.
12. Locate remote control valves in shrub areas out of sight and adjacent to edges wherever possible. Review locations of valves with Landscape Architect or Owner prior to installation. Valve box covers to be black.
13. Install check valves on all low heads as required to prevent low head drainage.
14. Controller shall be multi programmable with repeat start times and capable of a minimum 28 day cycle.
15. Install stub outs for future expansion as noted on these plans and as directed by Owner or Landscape Architect.
16. Contractor shall provide sleeves under walls and paving areas as needed for irrigation, electrical, and drainage lines. Provide at least two (2) 4" Schedule 40 PVC sleeves at each location.
17. Contractor to provide Owner with warranties and operating instructions for all equipment, with a diagram coordinating numbers with site irrigation zones, and instruct Owner in controller operation.
18. Provide hose bibbs as directed by the Landscape Architect or Owner. Hose bibb to be standard brass fixture mounted 12" above adjacent finish grade staked in place with 3/4 " galvanized pipe attached with radiator clamps. Drive stake a minimum of 3' into ground.
19. Landscape Architect to review all irrigation layout prior to installation.
20. No spray to hit any tree trunks, especially Oaks.



LUTSKO ASSOCIATES
landscape

Consultant:

Stamp:

Project Name:
Waissar Residence

7 Veronica Place
Portola Valley, CA

Sheet Title:
Irrigation Diagram

Submittal:	Date:
ASCC Submittal:	10-30-13

Revision:	Date:
ASCC Revisions	12-10-13
ASCC Revisions	01-21-14

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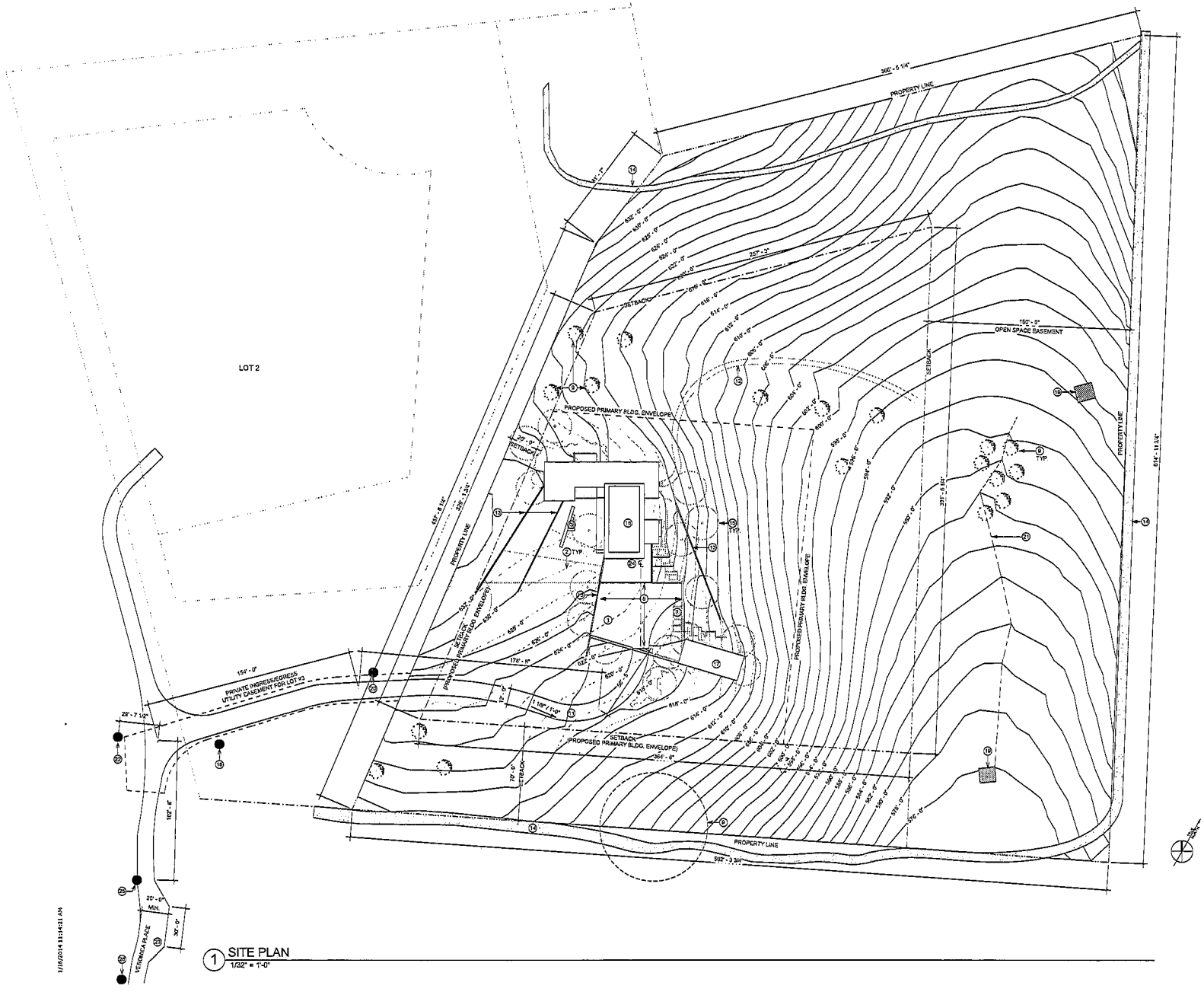
Scale: 1/16"= 1'-0"

Sheet: L6.1



1 SITE PLAN
1/32" = 1'-0"

0' 16' 32' 64'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PRIMARY BUILDING ENVELOPE

SHEET NOTES

1. ANY LANDSCAPING IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNER
2. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

KEYED NOTES

1. (E) GUEST PARKING SPACES, S.L.D.
2. (E) TOPO LINE AT GRADED AREA, SHOWN DASHED; SEE CIVIL & LANDSCAPE DWGS
3. GAS FIREPIT, S.L.D.
4. NOT USED
5. NOT USED
6. NOT USED
7. ENTRY PATHWAY & STEPS, S.L.D.
8. HAMMERHEAD FIRETRUCK TURNAROUND, S.L.D.
9. (E) TREE TO REMAIN, APPROXIMATE CANOPY
10. NOT USED
11. (N) DRIVEWAY
12. (N) NATURAL TRAIL, S.L.D.
13. (N) RETAINING WALL, S.L.D.
14. PUBLIC TRAIL
15. NEW TREE, S.L.D.
16. SANITARY SEWER LATERAL, APPROXIMATE LOCATION
17. GUEST HOUSE
18. MAIN HOUSE
19. (E) SHED TO REMAIN
20. WATER SERVICE, APPROXIMATE LOCATION
21. APPROXIMATE LOCATION OF CENTERLINE OF (E) DRAINAGE SWALE
22. FIRE HYDRANT, PROPOSED LOCATION
23. (E) FIRE TRUCK TURNOUT
24. GREEN ROOF OVER GARAGE
25. PROPOSED STORM WATER DRAINAGE SYSTEM
26. WATER MAIN, APPROXIMATE LOCATION

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LICENSED ARCHITECT
JONATHAN FELDMAN
C-28459
11/30/2015
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
7 VERONICA PLACE

JOB NO. 13-002
PROJECT ADDRESS
7 VERONICA PLACE
PORTOLA VALLEY, CA 94028
APN# 079-220-030

CLIENT NAME
LINDA & MARK WAISSAR

CURRENT RELEASE DATE:
14.01.21

CURRENT RELEASE SET:
ASCC REVISIONS

PREVIOUS RELEASE

ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.08
ASCC REVISIONS	13.12.10

SHEET TITLE
SITE PLAN

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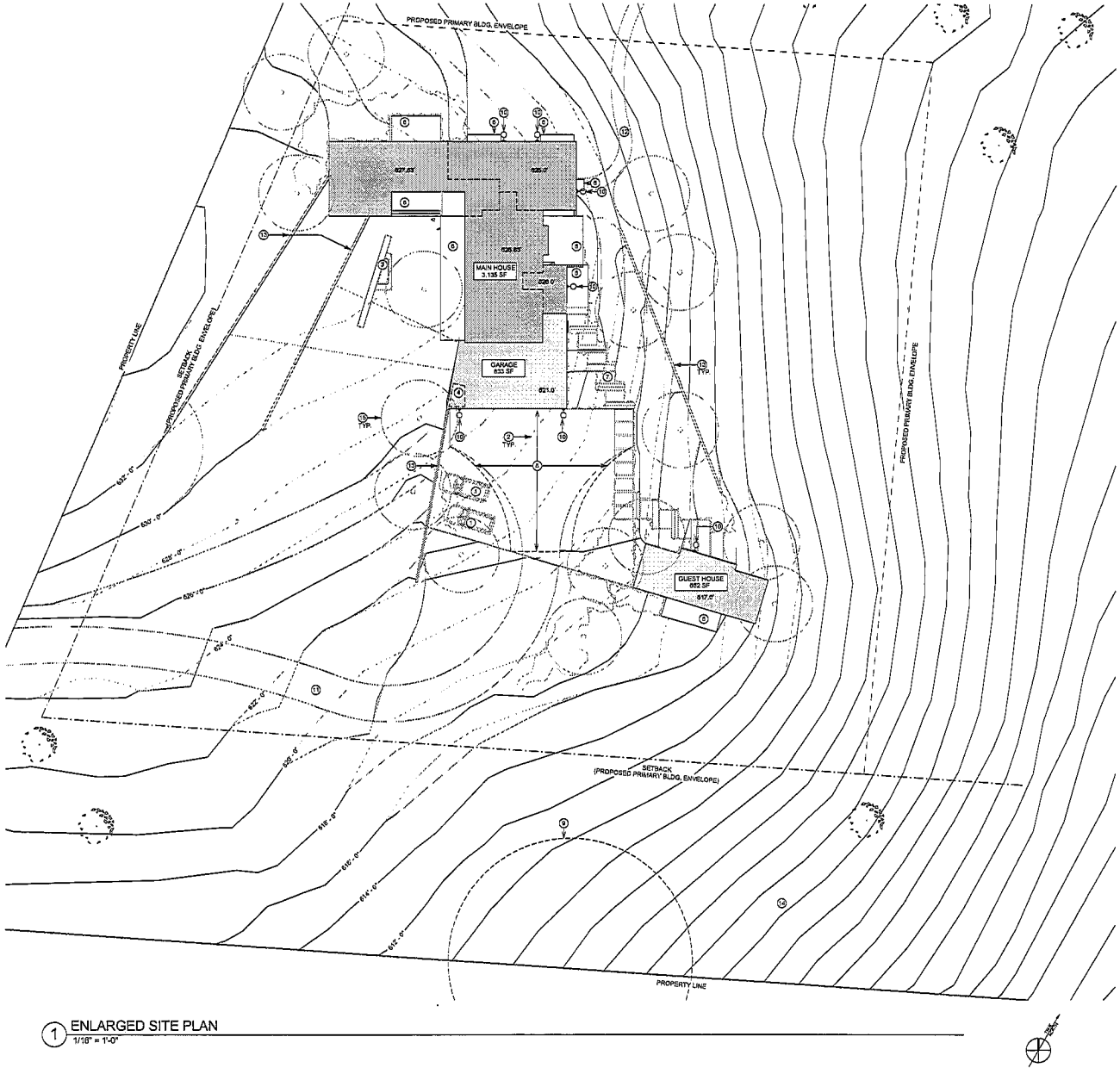

1 ENLARGED SITE PLAN
1/16" = 1'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PRIMARY BUILDING ENVELOPE
- LEVEL CHANGE

SHEET NOTES

1. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

SQUARE FOOTAGE

	ALLOWED SF	PROPOSED SF
GARAGE		833
MAIN HOUSE		3,135
TOTAL	6,000 (85%AMFA)	3,968
GUEST HOUSE	750	662

KEYED NOTES

1. (E) GUEST PARKING SPACES, S.L.D.
2. (E) TOPO LINE AT GRADED AREA, SHOWN DASHED; SEE CIVIL & LANDSCAPE DRAWINGS
3. GAS FIREPIT, S.L.D.
4. INTERIOR TRASH/RECYCLING AREA, SHOWN DASHED
5. NOT USED
6. PATIOS, S.L.D.
7. ENTRY PATHWAY & STEPS, S.L.D.
8. HAMMERHEAD FIRETRUCK TURNAROUND, S.L.D.
9. (E) TREE TO REMAIN, APPROXIMATE CANOPY
10. EXTERIOR SCONCE
11. (N) DRIVEWAY
12. (N) NATURAL TRAIL, S.L.D.
13. (N) RETAINING WALL, S.L.D.
14. PUBLIC TRAIL
15. NEW TREE, S.L.D.

EXTERIOR LIGHTING

NOTE: ALL EXTERIOR LIGHTING SHALL BE MANUALLY CONTROLLED. THE SOURCE OF LIGHT SHALL NOT BE VISIBLE OFF-SITE UNLESS IT IS NONREFLECTED INCADESCENT BULB THAT IS EITHER LESS THAN 25 WATTS IF CLEAR OR LESS THAN 75 WATTS & DIFUSED OR FROSTED.

(5) 20 WATT DOWNLIGHTS w/ METALIC FINISH, SHOWN IN PLAN

0' 8' 16' 32'

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LICENSED ARCHITECT
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LINDA & MARK WAISSAR

CURRENT RELEASE DATE:
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PREVIOUS RELEASE

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PRELIMINARY PRICING SET	13.11.08
ASCC REVISIONS	13.12.10

SHEET TITLE
ENLARGED SITE PLAN

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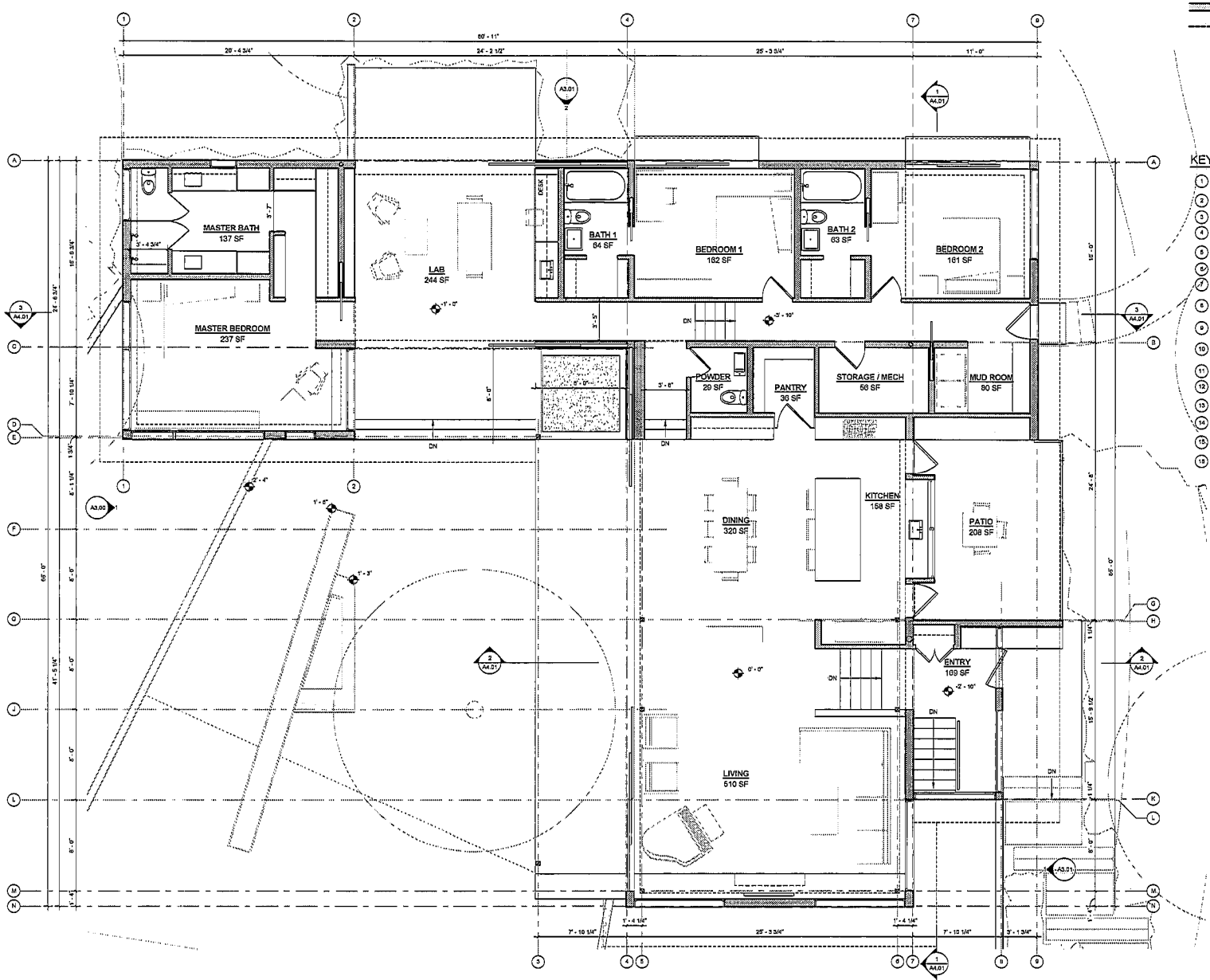


1 MAIN HOUSE PLAN
1/4" = 1'-0"

LEGEND

- WALL
- 1-HR RATED ASSEMBLY

KEYED NOTES

1. LOW RETAINING WALLS, S.L.D.
2. GAS FIREPIT, S.L.D.
3. GAS BBQ
4. INACCESSIBLE GREEN ROOF OVER GARAGE
5. LOW WALL (42" AFF)
6. PLANTER
7. EXTERIOR SCONCE, SEE SITE PLAN FOR SPEC.
8. CONCRETE PATIO w/ INTEGRAL COLOR, S.L.D.
9. ROOF OVERHANG ABOVE, SHOWN DASHED
10. TEMPERED GLASS GUARDRAIL @ 42" ABOVE F.F.
11. BUILT-IN BENCH
12. LOW GAS FIREPLACE
13. RETRACTABLE TV
14. STRUCTURAL STEEL COLUMN; DARK GREY POWDER COATED FINISH
15. SOFFIT ABOVE, SHOWN DASHED
16. LANDSCAPE PAVERS & STEPS, S.L.D.

FELDMAN ARCHITECTURE
1005 Sansome St, Ste 240
San Francisco, CA 94111
p 415 252 1441
f 415 252 1442

LICENSED ARCHITECT
JONATHAN FELDMAN
C-28459
11/30/2015
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
7 VERONICA PLACE

JOB NO. 13-002
PROJECT ADDRESS
7 VERONICA PLACE
PORTOLA VALLEY, CA 94028
APN# 079-220-030

CLIENT NAME
LINDA & MARK WAISSAR

CURRENT RELEASE DATE:
14.01.21

CURRENT RELEASE SET:
ASCC REVISIONS

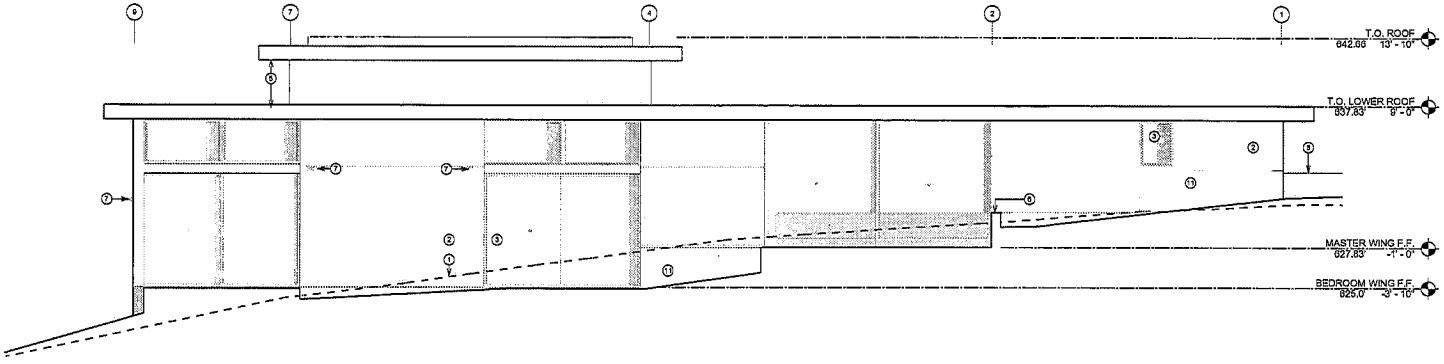
PREVIOUS RELEASE

ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.08
ASCC REVISIONS	13.12.10

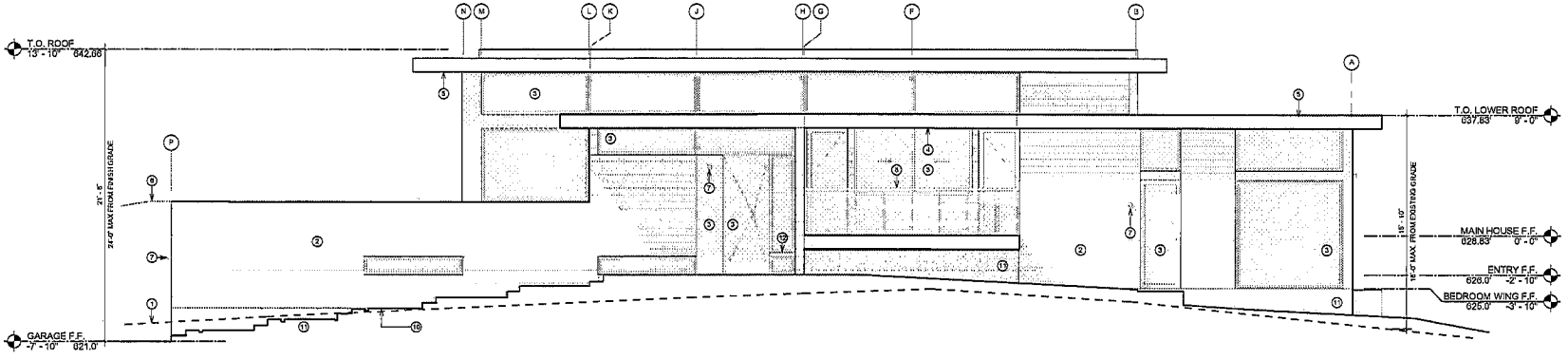
SHEET TITLE
MAIN HOUSE PLAN

A2.01

1/15/2014 11:14:39 AM



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

KEYED NOTES

1. LINE OF (E) GRADE, SHOWN DASHED
2. HORIZ. 1x6 T&G DARK WOOD EXT. SIDING IN COMPLIANCE w/ WUI REQUIREMNTS
3. BLACK GREY POWDER COATED METAL-CLAD DOORS, WINDOWS & PANELS
4. BLACK GREY POWDER COATED MTL. FRAME w/ WARM STAINED REDWOOD INT. TRELLIS
5. BLACK GREY POWDER COATED METAL FACIA
6. CONCRETE SITE WALLS, S.L.D.
7. EXTERIOR SCONCE w/ DARK GREY FINISH, SEE SITE PLAN FOR SPEC.
8. TEMPERED GLASS GUARDRAIL @ 42" ABOVE F.F.
9. NOT USED
10. LANDSCAPE STAIRS & PAVERS, SEE LANDSCAPE DRAWINGS
11. INTEGRAL COLORED STRUCTURAL CONCRETE, EXPOSED
12. BENCH

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PREVIOUS RELEASE

ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.08
ASCC REVISIONS	13.12.10

SHEET TITLE
EXTERIOR ELEVATIONS

A3.01

1/15/2014 11:14:55 AM

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Karen Kristiansson, Deputy Town Planner

DATE: February 6, 2013

RE: Preliminary review for conformity with CUP X7D-30 and for Site Development Permit X9H-668: New building at Benedictine Square and proposed changes to Benedictine and Church Squares

At the December 9, 2014 ASCC meeting, the ASCC visited the Priory School and was able to view and respond to a number of preliminary design concepts (the staff report and minutes from that meeting are attached). Since December, the conceptual plans have been more developed, and are now being presented to the ASCC for further preliminary review and reaction. Additional information needed for formal ASCC action on this project, such as a grading plan, is being developed by the project team. Eventually, the ASCC will need to find the project in conformity with the provisions of the Priory CUP, and approval of a site development permit will also likely be needed.

The proposed project involves removing three buildings now located in Benedictine Square and constructing approximately 9,700 square feet in three structures that share a connected roof. The three buildings to be removed include one that will be demolished and two that would be relocated to provide temporary classroom space during construction. The new structures will include a faculty lounge building and two classroom buildings that provide 10 new classrooms. One of the classroom buildings, located at the north side of Benedictine Square, will be a two story structure, and the faculty lounge will have an upstairs lounge on the back portion of the building. The classroom building in front of the Student Center is a single-story structure.

The proposed project also includes replacing or modifying the paving, landscaping and lighting in both Benedictine Square and Church Square. Some changes are also proposed to the exterior lighting and finishes of the existing classroom buildings at Benedictine and Church Squares. In response to comments at the December 9 ASCC field meeting, the plans now also include changes to the finishes on the Student Center, and a new deck is proposed to replace the existing patio to the west of the Student Center.

The revised plans for this project are attached, and the plan sheets are listed below. These are dated 1/24/2014 and were submitted by Goring and Straja Architects together with the following consultants: Michael O'Leary (Landscape), Integral Group (Mechanical/ Plumbing/ Electrical), BKF Engineers (Civil), and Thornton Tomasetti (Structural).

- Sheet G0.1, Project Summary, General Notes & Drawing Index

- Sheet A1.0, Existing Site Plan
- Sheet A1.1, Proposed Site Plan
- Sheet A2.1, First Floor Plan
- Sheet A2.2, Second Floor Plan
- Sheet A2.3, Roof Plan
- Sheet A3.1, Exterior Elevations
- Sheet A3.2, Exterior Elevations
- Sheet A3.3, Building Sections
- Sheet A3.4, Building Sections
- Sheet A4.1, Benedictine Classrooms Improvement
- Sheet A4.2, Church Square and Student Center Improvement
- Sheet A8.1, Wall Section
- Sheet C1.0, Existing Conditions & Sheet Keymap
- Sheet C2.0, Benedictine Square Civil Improvement Plan
- Sheet C3.0, Benedictine Square Stormwater Control Plan
- Sheet C3.1, Church Square Stormwater Control Plan
- Sheet L0.1, Tree Removal Plan, Benedictine Square
- Sheet L0.2, Tree Removal Plan, Church Square
- Sheet L1.1, Landscape Site Plan
- Sheet L2.1, Landscape Plan – Benedictine Square
- Sheet L2.2, Landscape Plan – Church Square
- Sheet L3.1, Landscape Site Section
- Sheet L4.1, Landscape Materials

In support of this proposal, the applicant has provided the following materials, all received or dated January 24, 2014 and attached unless otherwise noted:

- Project Summary from Goring & Straja Architects
- Outdoor water use efficiency checklist
- Cut sheets for proposed exterior lighting
- LEED 2009 Checklist for Schools, New Construction and Major Renovation
- Pre-Construction Tree Inventory and Certified Arborist's Report, from The Tree Specialist, Don Araki, dated January 23, 2014
- Colors and materials boards (not attached; to be presented at the February 10 meeting and discussed below)

The continuing preliminary review will begin with a 4:00pm site meeting at Benedictine Square on Monday, February 10, 2014. Story poles have been installed for the site meeting, and all trees that are proposed to be removed will be flagged prior to the site meeting. The ASCC will continue discussion of the project at its regular evening meeting on February 10. Following this preliminary review, project consideration should be continued to the next regularly scheduled ASCC meeting on February 24, 2014. This will permit time for further plan refinement, development of grading data, and also response to input received at Monday's meetings.

The following comments are offered to assist the ASCC in its review of the proposed project.

1. **Existing Conditions and Project Description.** Benedictine Square is bounded by hillside to the north and east, with the Student Center overlooking the Square from the northeast. To the south, there are existing single-story classroom buildings parallel to the entry road, and to the west is a slope leading down to Founder's Hall

and the new Performing Arts Center. To the northwest and at the same grade as Benedictine Square is the campus Chapel. There are currently two portable classroom buildings as well as one larger classroom structure within this area.

With this project, the school would remove the portable buildings and the classroom building between the Student Center and the Chapel and construct new classroom buildings along the north and east perimeters of the Square. The new buildings would include about 9,700 square feet in 10 classrooms, a faculty lounge, and related space such as bathrooms and storage. This would open up the interior of the Square to provide more of a plaza-like space for student gathering and enhance circulation through the center part of the campus consistent with objectives of the approved master plan.

As part of the project, the plaza area would be renovated, with planters, benches, vegetation, and new pavers and lighting. A "snack shack" would be relocated to the plaza and picnic tables added nearby. The plaza also includes outdoor classroom areas that are connected to each of the ground floor classrooms with sliding doors. Church Square, while smaller, would include many of the same features and finishes as Benedictine Square.

The existing classrooms adjacent to Benedictine and Church Squares would be refinished and the lighting fixtures replaced. In addition, the west face of the Student Center would be altered by painting the columns and rafters brown instead of the current black and white colors. A new deck is also proposed to the west of the Student Center overlooking Benedictine Square, to replace the existing patio. The deck would be connected to the Square with two stairways.

2. **Compliance with Approved Master Plan.** As was discussed in the staff report for the December 9, 2013 ASCC meeting, the locations for the buildings appear to be generally consistent with what is more conceptually shown on the master plan.

   The Master Plan includes floor area and impervious surface limits for the campus, and the project team will need to demonstrate compliance with these limits. As was stated in the December 9, 2014 staff report, there are separate floor area limits for scholastic, residential and athletic uses on the campus. The proposed new building would be a scholastic building, and the project team has been asked to provide calculations to the satisfaction of staff verifying that the proposed project is within the authorized floor area and impervious surface limits. We have some concerns, including how the pervious pavers are accounted for in the calculations, that have been shared with the project design team. Initial calculations are provided on Sheet A1.1, but these do not take into account the projects that have been approved and built at the Priory since the master plan was approved.

   Staff has also requested information about parking on the campus. The approved Master Plan provided for a certain amount of development and an appropriate amount of parking to serve that development. Since the Master Plan was approved in 2005, a number of changes have been made to the campus. To find that the proposed project is fully in conformity with the Master Plan, it needs to be verified that the parking being provided is sufficient to serve the development that has occurred and is now proposed for the campus.

3. **Site Development Permit and Storm Drainage.** The project team is developing grading plans and calculations for the project for the ASCC to consider at its next meeting. As soon as the required application materials for the site development permit are received, they will be distributed to the Site Development Committee for their review so that the ASCC can consider any comments before taking action on this project.

   Based on preliminary calculations, the project will likely have more than 100 cubic yards of cut and fill, but less than 1,000 cubic yards under the provisions of the site development ordinance. As a result, the ASCC will be the body to act on the site development permit. The ASCC should note that additional cut will be needed to notch the north building back into the hill and to remove the current paving for Benedictine and Church Squares, but that cut is not counted for purposes of the site development ordinance. The project team has been asked to account for this cut, however, so that any necessary off-haul or storage can be considered relative to the construction staging plan and the impacts of the project.

   The project team will also provide a storm drainage report demonstrating the project's compliance with the approved storm drainage master plan for the Priory. Based on conversations with the project's civil engineer, the project is expected to have less runoff than is produced under existing conditions because of the use of pervious pavers in both Benedictine and Church Squares. As a result, the project is expected to reduce impacts on the approved storm drainage system.

4. **Project design, building heights, and exterior materials.** The project design is very similar to the conceptual drawings that the ASCC saw last December, with contemporary buildings that include both single story and two-story elements. Although the two-story portion of the building as shown in the January 24, 2014 plan set has been determined by staff to slightly exceed the Town's height limit, the project team is aware of this problem and has been able to modify the building design to lower the building height and bring it into compliance. The modified design does not include any changes to windows, doors, or finishes from what is shown in the plan set, and the roof form also appears very similar to that in the January 24 plan set.

   The roof form has been modified from what was previously shown and now has a cut-out between the teachers' lounge and the building in front of the Student Center. As a result, the skylights are smaller and the apparent massing of the roof has been reduced. Solar panels are still anticipated on much of the south-facing roofs.

   The dominant material is a wood siding, which will be either clear heart redwood or western red cedar depending on the availability of Forest Stewardship Council certified lumber of these types. As was discussed in December, movable walls would be painted a dusky greyish blue as an accent. In places, the underside of the roof extensions would be stained in three shades of blue, similar to the approach taken with green stains under the roof extensions at the Town Center. Door and window frames would have a black finish, and the railings would be hot dipped galvanized steel. The roof would be a standing seam metal roof that appears to have a matte finish and has a Solar Reflectance Index of 29. All of these materials comply with the Town's 40% and 50% reflectivity limits.

The project does, however, include awnings in six locations, and the fabric sample provided for those awnings is a fairly bright white. Some, but not all, of the awnings are marked on the plans at this point. For reference, awnings are proposed for the following places:

- Sheet A3.1, on the south elevation, over the three windows shown on the left side of the elevation drawing;
- Sheet A3.1, on the east elevation, over the two separate windows on the building shown on the right side of the elevation drawing;
- Sheet A3.2, on the west elevation, over the two separate windows on the upper floor of the building shown on the left side of the elevation drawing;
- Sheet A3.2, on the west elevation, over the window farthest to the right on the building shown on the right side of the elevation drawing;

We understand that awnings may also be added for the upper portion of the Student Center, but those plans have not yet been finalized. The project team will bring samples of other possible awning fabrics and colors to the February 10 ASCC meeting.

The materials for the Benedictine and Church Squares are shown on the bottom of Sheet L4.1, Landscape Materials. These include wood furnishings and planters, board-formed concrete planters, and precast concrete pavers. The pavers are described as permeable, and a gravel base will be used for the pavers to provide additional stormwater retention.

Benedictine Square appears to be designed as a largely level plaza, with raised planter areas and an elevated area to the west of the existing classroom buildings. This area would be the site of a relocated snack shack and some picnic tables.

5. **Proposed changes to existing classroom buildings and the Student Center.** Sheet A4.1 shows the changes that are proposed for the existing classroom buildings adjacent to Benedictine Square. These include sandblasting and staining the wood siding of the buildings, the roof rafters, and the underside of the roof. The materials board shows the blue stain for the undersides of the roof but does not show a stain for the buildings themselves; this will need to be provided. Every other column on the north sides of the existing classroom buildings would be removed, and a steel header would be installed. New skylights would also be added to the covered hallway between the buildings, and a new trellis is proposed as an entry feature.

   The existing classroom buildings around Church Square would also be somewhat refurbished as shown on Sheet A4.2. While the wall finish would not change, the roof overhang and rafters would be refinished as described above for Benedictine Square. At both Squares, the lighting on the existing classrooms next to the plaza would be replaced with fixtures that match those proposed for the new buildings.

   As was suggested at the December 9 field meeting, the project team has included improvements to the Student Center with the project plans. These are shown on Sheet A4.2 and consist of painting the columns, rafters and railings on the west face of the Student Center brown, instead of their existing black and white colors, and also adding a new deck that would overlook Benedictine Square. The deck would replace the existing concrete patio in this location and would be slightly larger than the patio. The project team is working to finalize the plans for the deck and

particularly its size and height. The deck size and location shown on the plans has been staked at the site and can be viewed by the ASCC at the February 10 field meeting.

6. **Proposed landscaping plan.** As shown on the Tree Removal Plans on Sheet L0.1 and L0.2, and set forth in the January 23 arborist's report, there are 28 trees proposed to be removed, as well as six trees that are proposed to be relocated. None of these are significant trees as defined by the Town. Several large pine or fir trees are located near the temporary location shown on Sheet A1.0 for Portable Building A, and the project team will need to clarify whether any of these will also need to be removed. If not, tree protection measures will be needed for these trees.

   The proposed plant palette for the project includes several native trees and plants as well as a number of non-natives, none of which is listed on the Town's list of plants to avoid. The landscape plans show the proposed tree locations but do not show locations for the plants. While some more ornamental plantings may be reasonable within the planters in the plaza area, these would be less appropriate if planted on the surrounding more naturally vegetated slopes. Information on the proposed locations of the various plants is therefore needed, and the project team has been asked for that information. In addition, the project team should clarify what will be used the areas marked for "turf" on the landscape plan.

7. **Proposed lighting plan.** The proposed lighting plan, as shown on Sheet A1.2, includes lighting for the new buildings, both Benedictine and Church Squares, and the existing buildings adjacent to the Squares. Existing fixtures in these areas would be removed and replaced in order to provide for a consistent and cohesive lighting arrangement.

   All of the proposed fixtures are downlights, and the lighting designs as shown on Sheet A1.2 and the provided cut sheets are generally consistent with the Town's standards. The project team has been asked to provide information about the brightness that is being proposed, as some fixtures are described with a range of illumination.

   The lighting plan also includes downlights or directional downlights in trees in Benedictine and Church Squares. Seven of these include a "micro down light" which would hang down from a branch, in addition to two or three "direction down lights" which are described as "tree mounted." Other trees simply have the "direction down lights" associated with them. Lighting in trees is not consistent with the Town's design guidelines and particularly the concept that lighting for decorative purposes should be avoided, including lighting around or within landscaped areas. These lights should therefore be removed and replaced with path or wall lights, especially the hanging "micro down lights."

   The ASCC will also want to consider the level of lighting. Because this is a school rather than a private residence, a higher level of lighting may be appropriate to ensure safety. The proposed wall sconces would be downlights only and would clearly be an improvement over the larger square fixtures that are currently in place on the eaves of the existing classroom buildings. Depending on the brightness of the fixtures, the level of lighting may be appropriate, but more information will be needed.

In order to better judge the lighting, the ASCC may want to request that the lighting plan be shown relative to a more detailed site plan, such as perhaps a grayed out version of the landscape site plan. That would allow the ASCC to see the light locations in relation to doors, planters, retaining walls, staircases and similar features. This would also help to ensure that the lighting plan is complete. Currently, for example, Sheet A1.2 does not show the proposed new pathway from the new buildings to the north end of the deck behind the Student Center, which raises the question of whether some path or step lighting will be needed in that location.

8. **Sustainability aspects of the project.** The applicant has submitted a LEED 2009 project checklist for the project, showing that the project as currently designed would receive 62 points, which is consistent with LEED Gold certification. In addition, the Project Summary provided by the project architect indicates that the project is targeting Net Zero energy performance. As of January 1, 2014, the Town is enforcing the CalGreen 2014 code requirements while examining options for its green building reach code. This project therefore meets or exceeds the Town's green building requirements.

   The outdoor water efficiency checklist appears to show compliance with the Town's ordinance. In addition, a water budget for the project has been prepared for the project by a professional. The water budget shows that the estimated total water use is less than the maximum applied water allowance. One item that should be clarified is that the checklist indicates that there are 37,627 square feet of turf irrigated area in the project. Turf is defined in the Town's ordinance as "a ground cover surface of mowed grass." The landscape plans show "turf" on two 250 sf areas. The project team should therefore clarify whether there are additional turf areas or whether the number on the checklist is incorrect.

9. **CEQA Compliance**. If the ASCC finds that the project is consistent with the approved 2005 Master Plan, the Mitigated Negative Declaration that was approved for the Master Plan will apply to this project. As a result, the project will be required to comply with all relevant mitigation measures from that Mitigated Negative Declaration. The Mitigation Monitoring and Reporting Plan for the Master Plan, which lists all mitigation measures is attached. In particular, compliance with the following measures would be required for this project:

   - AQ-1 (manage the site in compliance with BAAQMD guidelines for dust control)
   - AQ-2 (survey buildings to be demolished for asbestos)
   - CR-2 (halt work if prehistoric traces are found during ground-disturbing activities)
   - GEO-1 (geotechnical report required for new building)
   - GEO-2 (erosion control measures required)
   - HAZ-1 (inspect buildings to be demolished for lead-based paint)
   - HWQ-1 (if more than 1 acre of ground disturbance, develop a Storm Water Pollution Prevention Plan [SWPPP])
   - NOI-1 (prepare a plan for construction staging, traffic and parking)

The ASCC should conduct the February 10, 2014 preliminary review, including the site visit, and offer any comments, reactions and directions to the project team and applicant concerning any modifications or clarifications that members conclude are needed, in addition to those noted in this staff report, before the ASCC considers final action on the

application. Project review should then be continued to the regular February 24th ASCC meeting.

Attachments: December 9, 2013 staff report and minutes
Plan Sheets and supporting materials as listed above
Mitigation Monitoring and Reporting Plan for the Approved Priory Master Plan

~~The plans considered in July of 2012 will be available for reference at Monday's ASCC meeting.~~

~~**Condition 4.** Screen landscaping as called for in this condition as clarified at the evening ASCC meeting is shown in the Partial Site Plan box on plan Sheet A-1. As noted in the ASCC 7/23 meeting minutes, the placement of the three, 24-inch box multi-stem live oaks will be field set, and agreement for their maintenance will be needed to the satisfaction of staff prior to actual release of the building permits.~~

~~Prior to completing action on this building permit review, ASCC members should consider the above comments and any new information presented at the December 9, 2013 ASCC meeting.~~

~~4b. FOLLOW-UP ARCHITECTURAL AND SITE DEVELOPMENT PERMIT REVIEW FOR CONFORMITY WITH CUP X7D-30, DETAILED PLANS FOR TRACK AND FIELD IMPROVEMENTS, *302 PORTOLA ROAD, THE PRIORY SCHOOL*~~

~~In May, the town council, after considering an appeal of the planning commission's approval of the Priory's CUP amendment request for track and field improvements with artificial turf, approved the CUP amendment with a prohibition on use of artificial turf. The approval requires that detailed improvement plans be presented to the ASCC for final review and approval for conformity with the amended CUP before any construction is formally authorized.~~

~~These detailed plans have now been presented to the town for review and approval so that the track and field project can begin after the current winter season. The enclosed December 5, 2013 staff report prepared by Deputy Town Planner Kristiansson evaluates the detailed plans against the provisions of the approved CUP and offers recommendations for ASCC consideration and action. As noted at the head of this report, a site meeting has been scheduled for 3:00 p.m. on December 9th to facilitate ASCC review and action on the detailed project plans. After the site meeting, i.e., at the regular evening December 9th meeting, the ASCC should, if possible, complete plan review and approval, with any conditions determined necessary.~~

4c. PRELIMINARY CONSIDERATION OF ARCHITECTURAL PLAN CONCEPTS FOR IMPROVEMENTS TO BENEDICTINE AND CHURCH SQUARES, REVIEW FOR CONFORMITY WITH THE MASTER PLAN PROVSIONS OF CUP X7D-30, 302 PORTOLA ROAD, THE PRIORY SCHOOL

The Priory School's master CUP as authorized in 2005 and amended earlier this year includes provisions for classroom and other building additions within and around both the Benedictine and Church Square areas of the campus. Staff has been in discussions with Priory staff and the school's architectural team as plans for the additions to these areas have evolved. One design approach was fairly well developed earlier this fall, and plans for it were submitted to the town to begin the formal ASCC review process for consistency with the approved master plan. This approach, however, has been reconsidered by the school and a modified approach is now being

pursued by a new architectural team under the direction of Jim Goring, who was also involved with the town's town center project.

The Priory has requested the opportunity to share the new approach concepts with the ASCC at the December 9th meeting. This is to include a visit to both Benedictine and Church Squares as part of the Priory 12/9 afternoon site meeting as noted at the head of this report. This will allow the project design team to share their concept plans with ASCC members and to obtain initial reactions that will aid them in developing final architectural plans for the project.

The enclosed December 5, 3013 staff report from Deputy Town Planner Kristiansson provides background and CUP context data to assist the ASCC in the 12/9 preliminary review. No action is called for at this time and, from a practical perspective, Monday's meeting will be an information sharing time where the Priory and its design team, the ASCC, staff and other interested parties can share perspectives on the school's evolving plans.

5a. ~~ARCHITECTURAL REVIEW OF PLANS FOR PROPOSED REPLACEMENT OF SECONDARY DRIVEWAY ENTRY GATE AND FENCING, 330 GOLDEN HILLS DRIVE, *TRI-STATE CAPITAL, LLC-WICK*~~

~~This request is for ASCC approval of plans for replacing an existing secondary access driveway gate and adjacent fencing with a new gate and fencing to facilitate access to the main garage at the subject 4.7-acre Oak Hills subdivision property. The property location is shown on the attached vicinity map. This is a fairly straight-forward request that removes the last section of black iron picket gate and fencing associated with the parcel that has been undergoing modifications to be more in line with current town guidelines since the ASCC approved removal of perimeter redwoods trees in 2010.~~

~~The proposed replacement gate, with modified driveway access, and replacement fencing are described in the attached November 13, 2013 letter from project landscape architect Thomas Klope. The proposed new gate and fencing plan is attached. It was also prepared by Thomas Klope Associates and is dated November 13, 2013. As noted in the November 13th project description letter, the proposed plans have been reviewed and approved by the Oak Hills homeowners association.~~

~~The following additional comments are offered to assist the ASCC review and act on the project.~~

1. ~~**Background and project description**. In 2010, the ASCC considered and approved plans for removal of over 280 redwood trees that then virtually surrounded most this Oak Hills subdivision property. As part of the 2010 action and plan approval, the applicant received permission to replace existing metal picket fencing along the property's Golden Hills street frontage with horse style post and rail fencing and also to install a driveway gate serving the main, formal entrance off of Golden Hills Drive. The new replacement fencing has been installed and extends along a portion of the southeastern parcel boundary that is common with a private access drive that serves the subject site and the four parcels immediately east of~~

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Karen Kristiansson, Deputy Town Planner

DATE: December 5, 2013

RE: Preliminary review for conformity with CUP X7D-30: New building at Benedictine Square and proposed changes to Benedictine and Church Squares

As is explained in the December 5, 2013 ASCC Agenda Memo from Town Planner Tom Vlasic, the Priory School has been working on plans for new buildings at Benedictine Square for a number of months. A set of plans was submitted to the Town and was originally scheduled for preliminary review at the December 9 ASCC meeting, but the school decided to change both the plans and the architectural team. The new architectural team asked to present some preliminary design concepts to the ASCC at the December 9 meeting to receive initial reactions.

Based on the limited information provided by the new architectural team, the proposed project would involve demolition of one permanent and two temporary buildings now in Benedictine Square, and construction of approximately 9,000 sf of new classroom space in two buildings accommodating 11 classrooms, restrooms, an elevator, and associated service facilities. The proposed building to be located on the north side of Benedictine Square would have two stories, while the building proposed immediately in front of the student center would be one-story. In addition, the paving, landscaping and lighting in both Benedictine Square and Church Square would be modified. Existing buildings at Church Square may also be given new exterior finishes, but the massing of those buildings is not expected to change.

Preliminary conceptual plans site and floor plans are attached, and the plan sheets are listed below. These were prepared by Goring and Straja Architects and are dated 12/4/2013.

- Sheet A0.3, Site Scope
- Sheet A2.1, First Floor Plan
- Sheet A2.2, Second Floor Plan

The architectural team will present these plans, as well as more information that we understand is being developed for the meeting on Monday.

In reacting to these conceptual plans, the ASCC will need to consider conformity with the Town's zoning ordinance and Design Guidelines as it does for all projects, and will also need to look for consistency with the approved Conditional Use Permit X7D-30, including the approved Priory Master Plan. Some initial comments on the proposed project in terms of these guiding documents are provided below.

1. **Considerations regarding Zoning Ordinance Regulations and the Design Guidelines.** More detailed plans and information, including elevations and landscaping plans, will be needed to assess full conformity with the Town's zoning regulations and design guidelines. However, based on discussions with Priory representatives to date, we do not anticipate any significant issues. One key consideration will be whether the proposed building design includes any features that could create glare, lighting or other visual impacts on nearby properties, including those across Portola Road. This can be considered once building elevations are available. Hopefully, the architectural team will present at least rough elevation concepts for discussion at Monday's meeting.

2. **Consistency with the Conditional Use Permit and the Priory Master Plan.** The approved master plan shows demolition of the three buildings in Benedictine Square and construction of a new building with offices and classrooms located around the existing Student Center. An enlargement of the approved master plan diagram showing both Benedictine Square (located near letter E and labelled as "Benedictine Square") and Church Square (located at letter G) is attached. The proposed new classroom buildings are located very close to where they are shown on the master plan, although pulled a little further out from the hill and the Student Center. In addition, one wing has been moved west so that it is located along the north side of Benedictine Square instead of wrapping around the Student Center. Overall, the location for the buildings appears to be generally consistent with what is shown on the master plan.

   The Master Plan includes floor area and impervious surface limits for the campus, and the project will need to comply with these limits. After the new track and field project is accounted for, the Master Plan would allow an additional 23,003 sf of impervious surface. There are separate floor area limits for scholastic, residential and athletic uses on the campus. The proposed new building would be a scholastic building, and the Master Plan would allow an additional 2,570 sf of scholastic floor area, in addition to the amount of floor area which would be available with the removal of the three existing buildings in Benedictine Square.

   Landscaping and lighting should also be consistent with the landscape and exterior lighting master plan approved for the Priory by the ASCC in 2005.

At this point, the plans are very conceptual in nature and the ASCC will be primarily receiving information from the project applicant and, as appropriate, providing initial reactions and guidance. More detailed information is expected to be presented at the meeting on December 9, and the fully developed plans will likely be brought back to the ASCC in early 2014 for review. The project architect has advised that they hope to move the plans ahead fairly rapidly in the next few months so that project construction can proceed in 2014.

Attachments: Enlargement of Approved Priory Master Plan Diagram
Conceptual Plan Sheets A0.3, A2.1, & A2.2

~~should be considered for the area in order to provide screening between the trail and the road, although any such planting should not look landscaped or artificial.~~

~~At the Gambetta House, ASCC members confirmed that the olive trees should be removed and discussed how far the post and rail fence would extend, agreeing that it should extend until approximately even with the end of the track. Tim Molak said that the Priory would be coming back in the future with a plan for the Gambetta House, and he requested that the vegetation along the road south of the house, including the large eucalyptus tree, be considered at that time.~~

~~The applicant's team then explained the re-location of the sewer line and discussed the grading that was proposed for the back portion of the berm. The ASCC suggested that if there is any additional dirt available from the project, it could be placed behind the Gambetta House near the berm to fill in and soften the contours. Carter Warr also clarified that at the east end of the berm, the redwood trees would generally be removed and the pines would stay because of their locations.~~

~~The ASCC concluded their consideration of the track and field project and then proceeded to Benedictine Square to receive a report from school representatives about the plans for the Square and for Church Square (see following minutes).~~

Preliminary Consideration of Architectural Plan Concepts for improvements to Benedictine and Church Squares, Review for Conformity with the master plan provisions of CUP X7D-30, 302 Portola Road, The Priory School

Kristiansson presented the December 5, 2013 staff report on this proposal and stressed that the plans provided to date are very preliminary and that the main considerations at this point for the ASCC were consistency with the approved Priory Master Plan as well as consistency with the Town's zoning standards and design guidelines.

Jim Goring, Benedictine and Church Square project architect, then presented a model showing the proposed buildings as well as draft elevations. Features he mentioned included: an olive grove in the square, a fire truck turnaround, sliding glass doors from five classrooms to private teaching gardens, photovoltaic panels on the roof, wood horizontal siding, and a metal standing seam roof. He explained that with the photovoltaic panels, the intent was for the new buildings to be net-zero energy, although it was not certain this could be achieved. Tim Molak added that this is one phase of work to implement the approved master plan, and the school hoped to be able to start construction during the summer of 2014 and finish it during the following school year.

ASCC members discussed the project. In response to questions, Jim Goring stated that following:

- The only skylights at this point are the ones shown on the model between the two buildings;
- The new buildings total about 9,000 sf;
- About 2,000 sf of photovoltaic panels are planned;
- The roof ridge of the two-story portion of the proposed building is at about the same height as the second floor of the student center.

After considering the presentation, ASCC members preliminarily agreed that the project should harmonize with the surrounding buildings on the campus and that painting the white trim on the student center a darker color would be helpful for this part of campus. Tim Molak agreed that this could be done. ASCC members also discussed the landscaping for the area between the student center and the proposed new buildings and suggested that attention be paid to this area. Jim Goring said that there would be a new path and that the dying vegetation would be removed and replaced.

Adjournment

There being no further business, the field meeting was adjourned at 4:10 p.m.

~~for any reason, ASCC review and approval shall be required for the final color of the track.~~

~~6. If the project includes any excess fill, the fill may be distributed on the rear portion of the Gambetta property near the existing location of the berm to soften the contours in that area.~~

~~7. Occupancy sensors shall be required for the lights in the shed.~~

~~8. The fence shall extend to a point approximately parallel to the end of the track.~~

~~Ross seconded the motion, and the ASCC approved it, 5-0. It was understood that final plans would be adjusted and a detailed project schedule provided to the satisfaction of planning staff incorporating the above stated conditions and those others set forth in the staff report.~~

Preliminary Consideration of Architectural Plan Concepts for improvements to Benedictine and Church Squares, Review for Conformity with the master plan provisions of CUP X7D-30, 302 Portola Road, The Priory School

Kristiansson presented the December 5, 2013 staff report. She stated that the architect had presented a model and elevations at the afternoon field meeting, and that the architect apparently has some additional renderings for the ASCC's consideration this evening. She commented on the questions that were raised at the afternoon field meeting (see above field meeting minutes) including the visibility of the project from across Portola Road, how the buildings would fit in with the other buildings on the campus, and the potential to paint the white trim on the Student Center a darker color to help it blend in. Kristiansson pointed out that the project included some changes to Church Square, although those had not been discussed at the field meeting. She also stated that the review tonight is entirely preliminary and that more formal and complete plans would come back to the ASCC for review and action once they are fully developed. Finally, she added that construction staging would be important for this project, including how the project would fit with the work for the track and field, where the existing Benedictine Square "temporary" buildings would be located during and after construction, and whether any additional temporary buildings would be needed.

Jim Goring, project architect, stated that they are hoping to submit the full package of plans for ASCC review in January, and they are aiming to start construction this summer. He then showed a number of slides, starting with a review of the site constraints and moving into renderings and other depictions of the proposed project. He stated that there would be a path across the hill and that the plaza in front of the Student Center would be widened by installing a retaining wall. It was noted that sliding walls on the classrooms are planned and these would be an opportunity to introduce some playful color. In terms of materials, the buildings would have wood siding or a wood-like substance, a standing seam metal roof, a heavy timber roof deck, and painted metal windows.

Tim Molak added information about Church Square. He said that the Square is intended to be a gathering area for grades 6-8, and the plan is to reconfigure the area to include some covered space. All work would be inside the square and would therefore not be very visible from off site.

Chair Breen requested public comments, but none were offered.

The ASCC discussed the project. Commissioners generally supported the direction of the project vision and provided the following comments in particular:

- The space between the Student Center and the planned buildings needs to be carefully considered and designed, including the retaining walls.
- The three lightwell elements could be refined.
- More information should be provided on the final materials and designs for the columns and for the railings. The material for the railings could tie into the roofing materials.
- The pines next to the Student Center could possibly be removed to provided increased benefits from the new landscaping. Toyons may be good choices for plant materials.
- The roof treatment should be worked on and refined.
- The square is a very formal rectangle, and an asymmetrical shape may fit better.
- Repainting the lighter elements and features of the Student Center would be helpful.

Kristiansson advised that the project would likely not be ready for further ASCC consideration until at least the second ASCC meeting in January.

~~**Architectural Review of plans for proposed replacement of secondary driveway entry gate and fencing, 330 Golden Hills Drive, Tri-State Capital, LLC-Wick**~~

~~Vlasic presented the December 5, 2013 staff report on this request for ASCC approval of plans for replacing an existing secondary access driveway gate and adjacent fencing with a new gate and fencing to facilitate access to the main garage at the subject 4.7-acre Oak Hills subdivision property. He discussed background to the project and also noted that the Oak Hills Homeowners Association has approved the proposal as explained in the application materials.~~

~~The ASCC considered the staff report and the following application materials:~~

- ~~Project description as set forth in the the November 13, 2013 letter from project landscape architect Thomas Klope.~~
- ~~Proposed new gate and fencing plan prepared by Thomas Klope Associates, dated November 13, 2013.~~

~~Applicants Mr. and Mrs. Wick and project landscape architect Thomas Klope were present to discuss the proposal with ASCC members.~~

~~Public comments were requested, but none were offered.~~

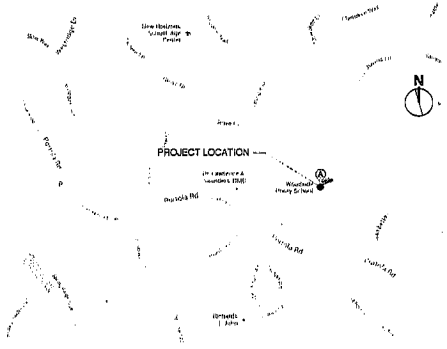
~~ASCC members found the plans generally acceptable. Breen noted, however, her concerns over plantings installed along the subject property's Golden Hills Drive frontage. She asked staff to review this with the public works director and for action to be taken relative to any unauthorized plantings. She did not, however, see this matter as a condition relative to any action on the subject gate proposal.~~

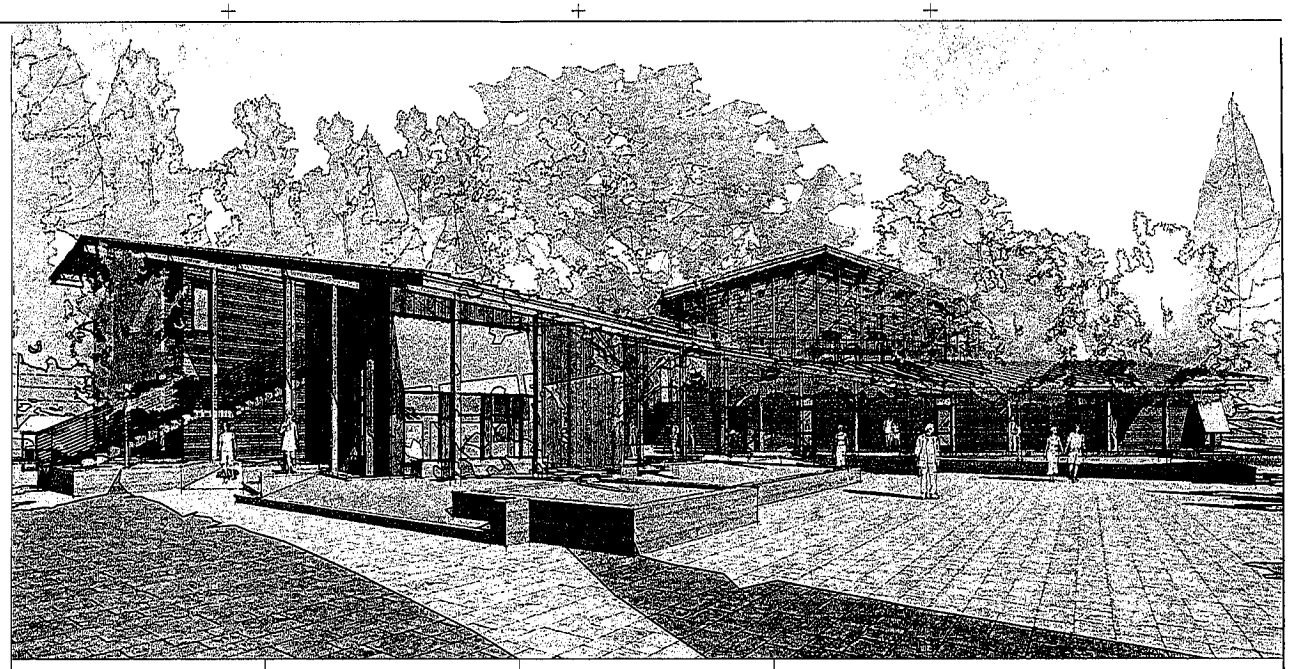
~~Following brief discussion, Ross moved, seconded buy Hughes and passed 5-0 approval of the proposed gate plan subject to the following condition: *the location and design for the gate key pad shall be specified with building permit plans to the satisfaction of planning staff.*~~

ABBREVIATIONS

AB	ANCHOR BOLT	KIT	KITCHEN
AC	ASPHALT CONCRETE	KPL	KICK PLATE
ACT	ACOUSTICAL CEILING TILE		
ACST	ACOUSTIC	LAM GL	LAMINATED GLASS
ADDL	ADDITIONAL	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR	LINO	LINOLEUM
AFG	ABOVE FINISHED GRADE	LT	LIGHT
ALUM	ALUMINUM		
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECT	MC	MEDICINE CABINET
AV	AUDIO VISUAL	MECH	MECHANICAL
		MEMB	MEMBRANE
BB	BASEBOARD	MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BOT	BOTTOM	MTL	METAL
B PL	BASE PLATE		
BTWN	BETWEEN	N	NORTH
		(N)	NEW
CAB	CABINET	NIC	NOT IN CONTRACT
CER	CERAMIC	NOM	NOMINAL
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CL	CENTER LINE		
CLG	CEILING	OV	OVER
CLR	CLEAR	OC	ON CENTER
CNTR	COUNTER	OD	OUTSIDE DIAMETER
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CPT	CARPET		
CTR	CENTER	PERF	PERFORATED
		PL	PROPERTY LINE
DET	DETAIL	PLAS	PLASTER
DEMO	DEMOLITION	PLAM	PLASTIC LAMINATE
DF	DRINKING FOUNTAIN	PLBG	PLUMBING
DIM	DIMENSION	PLYWD	PLYWOOD
DOUG FIR	DOUGLAS FIR	PR	PAIR
DG	DECOMPOSED GRANITE	PT	PRESSURE TREATED
DN	DOWN	PTD	PAPER TOWEL DISPENSER
DWG	DRAWING	PV	PHOTOVOLTAIC
DS	DOWNSPOUT		
		R	RISER; RADIUS
E	EAST	RCP	REFLECTED CEILING PLAN
(E) EXIST	EXISTING	REQD	REQUIRED
EA	EACH	REF	REFRIGERATOR
ECU	EVAPORATIVE COOLING UNIT	RM	ROOM
EJ	EXPANSION JOINT	RO	ROUGH OPENING
EL	ELEVATION	RWL	RAIN WATER LEADER
ELEC	ELECTRICAL		
EQ	EQUAL	S	SOUTH
EW	EACH WAY	SC	SOLID CORE
EXP	EXPANSION	SCD	SEE CIVIL DRAWINGS
EXT	EXTERIOR	SD	SMOKE DETECTOR/ SOAP DISPENSER
		SED	SEE ELECTRICAL DRAWINGS
FE	FIRE EXTINGUISHER	SF	SQUARE FOOT (FEET)
FF EL	FINISH FLOOR ELEVATION	SG	SAFETY GLAZING
FD	FLOOR DRAIN	SHT	SHEET
FIN	FINISH	SIM	SIMILAR
FIN FLR	FINISH FLOOR	SLD	SEE LANDSCAPE DRAWINGS
FIXT	FIXTURE	SMD	SEE MECHANICAL DRAWINGS
FLASH	FLASHING	SPD	SEE PLUMBING DRAWINGS
FLUOR	FLUORESCENT	SPVD	SEE PHOTOVOLTAIC DRAWINGS
FDTN	FOUNDATION	SSD	SEE STRUCTURAL DRAWINGS
FO	FACE OF	SST	STAINLESS STEEL
FOC	FACE OF CONCRETE	STD	STANDARD
FOF	FACE OF FINISH	STL	STEEL
FOS	FACE OF STUD	STRUCT	STRUCTURAL
FLR	FLOOR	SYMM	SYMMETRICAL
FPL	FIREPLACE		
FRP	FIBERGLASS REINFORCED PLASTIC	T	TREAD
FT	FOOT OR FEET	TB	TOWEL BAR
FTG	FOOTING	TEL	TELEPHONE
FURG	FURRING	THRU	THROUGH
		TO	TOP OF
GA	GAUGE	TPD	TOILET PAPER DISPENSER
GALV	GALVANIZED	TS	TUBE STEEL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TYP	TYPICAL
GL	GLASS	T&G	TONGUE & GROOVE
GLU LAM	GLUED LAMINATED LUMBER	TV	TELEVISION
GSM	GALVANIZED SHEET METAL		
GYP BD	GYPSUM BOARD	UBC	UNIFORM BUILDING CODE
		UON	UNLESS OTHERWISE NOTED
HB	HOSE BIBB	UR	URINAL
HCWD	HOLLOW CORE WOOD DOOR	UTIL	UTILITY
HDR	HEADER		
HDW	HARDWARE	VAR	VARIES
HDWD	HARDWOOD	VERT	VERTICAL
HM	HOLLOW METAL	VG	VERTICAL GRAIN
HORIZ	HORIZONTAL	VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER	W	WEST
INSUL	INSULATION	W/	WITH
INT	INTERIOR	WC	WATER CLOSET
JAN CLO	JANITOR CLOSET	WO	WHERE OCCURS
J-BOX	JUNCTION BOX	W/O	WITHOUT
JT	JOINT	WD	WOOD
		WDW	WINDOW
		WH	WATER HEATER
		WP	WATERPROOFING
		WWM	WELDED WIRE MESH

LOCATION MAP





DRAWING SYMBOLS ON ARCHITECTURAL DRAWINGS

- INTERIOR ELEVATION ELEVATION LETTER SHEET NUMBER
- ELEVATION DRAWING NUMBER SHEET NUMBER
- SECTION DRAWING NUMBER SHEET NUMBER
- DETAIL DRAWING NUMBER SHEET NUMBER
- REVISION
- CENTER LINE
- PROPERTY LINE
- ELEVATION MARKER
- ROOM NUMBER
- WINDOW NUMBER: BUILDING LOCATION AS INDICATED ABOVE
- DOOR NUMBER
- LOUVER NUMBER: BUILDING LOCATION AS INDICATED ABOVE
- +34" COUNTER HEIGHT ON FLOOR PLAN
- +8'-0" CEILING HEIGHT OF FLAT CEILINGS ON RCP
- INDICATION OF SLOPE
- PARTITION TYPE: SEE 11/A9.01

MATERIAL KEY

- WOOD BLOCKING OR SHIM
- WOOD CONTINUOUS FRAMING
- FINISH WOOD TRIM & FASCIA
- PLYWOOD
- GYPSUM BOARD
- CONCRETE
- STEEL/ALUMINUM
- INSULATION
- RIGID INSULATION
- FLASHING
- BUILDING PAPER
- WATERPROOF MEMBRANE
- SEALANT & BACKING ROD
- TILE OR CARPET
- SOIL
- GRAVEL

PROJECT INFORMATION

Project Address:
Woodside Priory School
302 Portola Rd.
Portola Valley, CA 94028

Occupancy:
Group E

Construction Type:
Type V-B

Fire Sprinklers:
To be fully sprinklered

Proposed Enclosed Area:
9,325 SF

Project Description:
Woodside Priory School Phase 2 projects includes:
- New one and two story buildings of high school classrooms and faculty lounge to be constructed on Benedictine Square. Existing buildings to be demolished or relocated elsewhere on campus.
- Approximately 3 acres of site improvements on Benedictine Square and Church Square, which includes open space with permeable paving, new site lighting, relocate existing site utilities, fire hydrant, as well as site demolition.
- Exterior improvement of the existing buildings: Student Center, Benedictine classroom buildings and Church Square classroom building, includes painting and re-staining surfaces, new exterior lighting, as well as new skylights at Benedictine classroom buildings.

APPLICABLE CODES

Codes which apply to this project include, but not limited to the following (including all additions, changes and interpretations adopted by the enforcing agency)

- 2013 California Building Standards administrative code (Part 1, Title 24, CCR).
- 2013 California Building Code, volumes 1, 2 and 3 (Part 2, Title 24, CCR) (1997 Uniform building code with 2001 California amendments)
- 2013 California Electrical Code (Part 3, Title 24, CCR) (2002 National electrical code with 2001 California amendments)
- 2013 California Plumbing Code (Part 5, Title 24, CCR) (2000 IAPMO uniform plumbing code with 2001 California amendments)
- 2013 California Fire Code (Part 9, Title 24, CCR) (1999 Uniform fire code with 2001 California amendments)
- 2013 California Referenced Standards Code (Part 12, Title 24, CCR)
- Town of Portola Valley ordinance No. 2009-377 & Wildland Urban Interface (WUI) Checklist as applicable

DRAWING LIST

ASCC SUBMITTAL

G0.1	Project Summmary, General Notes & Drawing Index

ARCHITECTURAL

A1.0	Existing Site Plan
A1.1	Proposed Site Plan
A1.2	Proposed Site Lighting
A2.1	First Floor Plan
A2.2	Second Floor Plan
A2.3	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Building Sections
A3.4	Building Sections
A4.1	(E) Benedictine Classrooms Improvement
A4.2	Church Square & Student Center Improvement
A9.1	Wall Section

CIVIL

C1.0	Existing Conditions & Sheet Keymap
C2.0	Benedictine Square Civil Improvement Plan
C2.1	Church Square Civil Improvement Plan
C3.0	Benedictine Square Stormwater Control Plan
C3.1	Church Square Stormwater Control Plan

LANDSCAPE

L0.1	Tree Removal Plan - Benedictine Square
L0.2	Tree Removal Plan- Church Square
L1.1	Landscape Site Plan
L2.1	Landscape Plan - Benedictine Square
L2.2	Landscape Plan - Church Square
L3.1	Landscape Site Section
L4.1	Landscape Materials

RECEIVED
JAN 24 2014

GORING&STRAJA ARCHITECTS

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Berkeley, CA 94710
510 / 848-0895
FAX 510 / 848-0897

Project:

PHASE 2

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94028

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Berkeley, CA 94703
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MECHANICAL/PLUMBING/ELECTRICAL
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Oakland, CA 94612
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STRUCTURAL
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San Francisco, CA 94105
TEL: 415.908.3707

No.	Date	Issue

Issue Note:

ASCC SUBMITTAL

01/24/2014

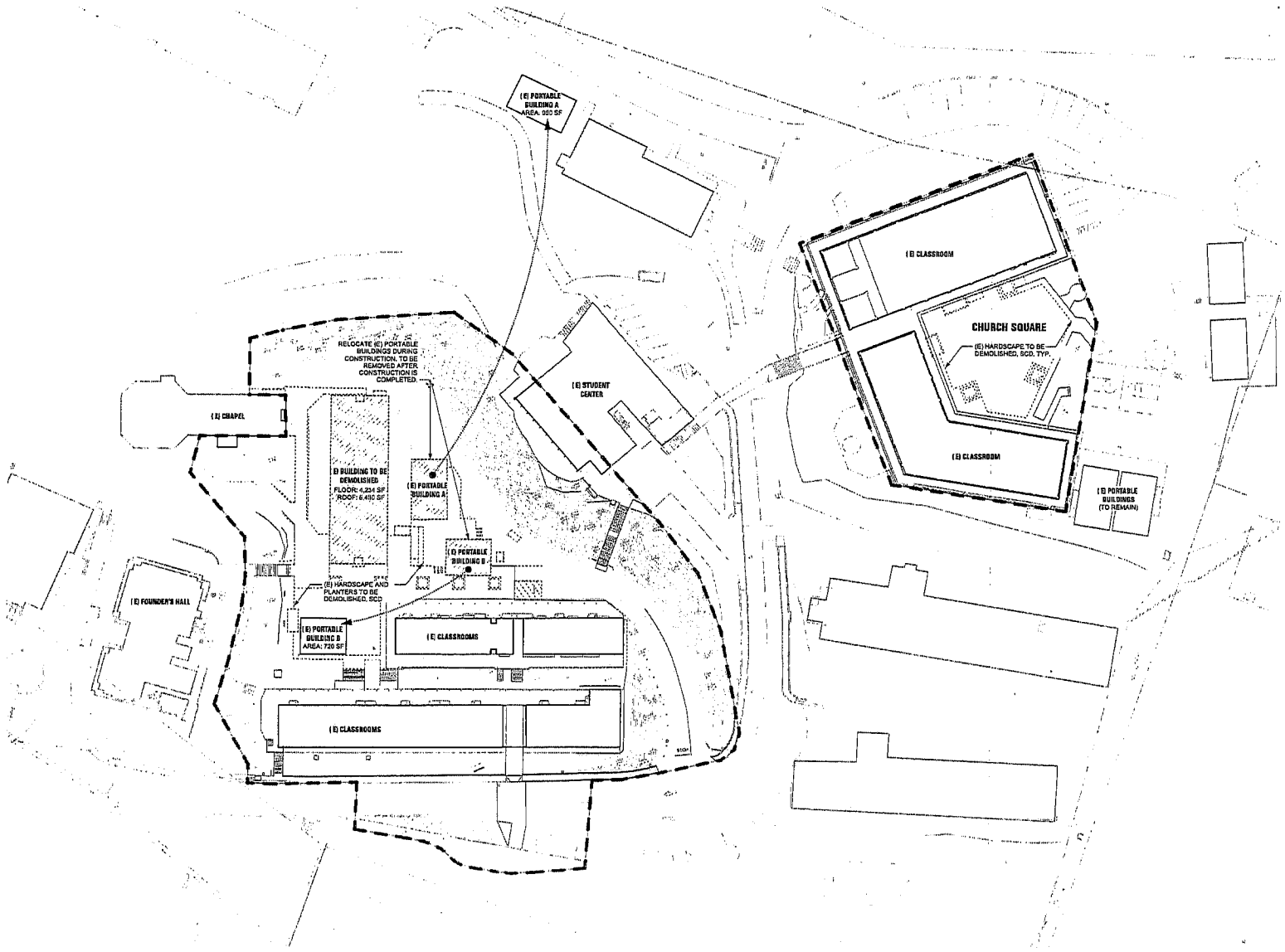
Project ID: Priory
Drawn By: TK
Review By: JG
Plot Date: 01/24/14

Sheet Title:

PROJECT SUMMARY GENERAL NOTES & DRAWING INDEX

Sheet No.:

G0.1



1 EXISTING SITE PLAN
Scale: 1" = 30 ft

GORING&STRAJA ARCHITECTS
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Project:

PHASE 2A

WOODSIDE PRIORY SCHOOL
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No.	Date	Issue

Issue Note:

ASCC SUBMITTAL

01/24/14

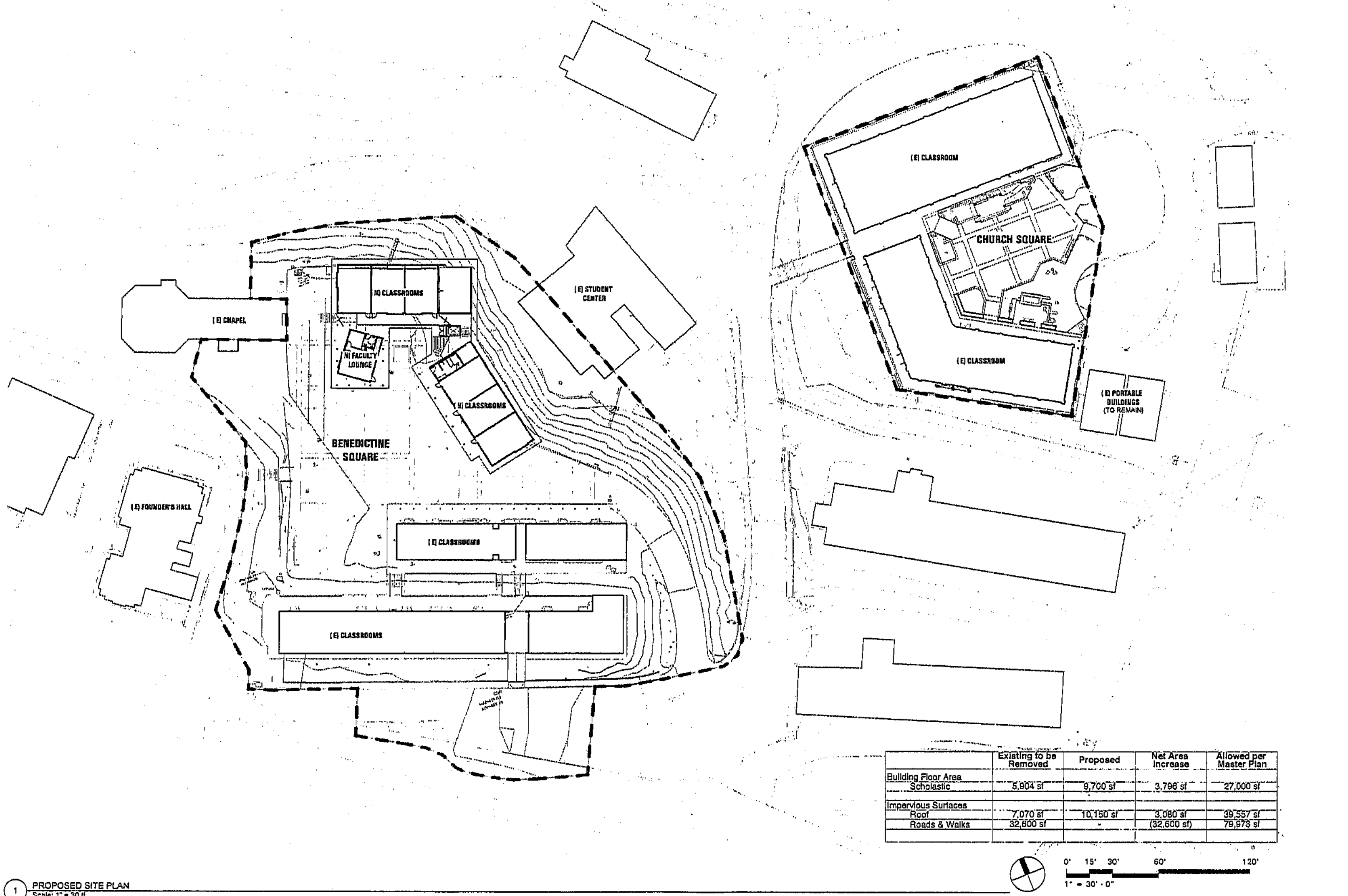
Project ID:	Priory
Drawn By:	TK
Review By:	JG
Plot Date:	01/24/14

Sheet Title:

EXISTING SITE PLAN

Sheet No.:

A1.0



	Existing to be Removed	Proposed	Net Area Increase	Allowed per Master Plan
Building Floor Area				
Scholastic	5,904 sf	9,700 sf	3,796 sf	27,000 sf
Impervious Surfaces				
Roof	7,070 sf	10,150 sf	3,080 sf	39,557 sf
Roads & Walks	32,600 sf	-	(32,600 sf)	79,973 sf

1 PROPOSED SITE PLAN
Scale: 1" = 30 ft

GURIDG & STRAJA ARCHITECTS
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Project:

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No. Date Issue

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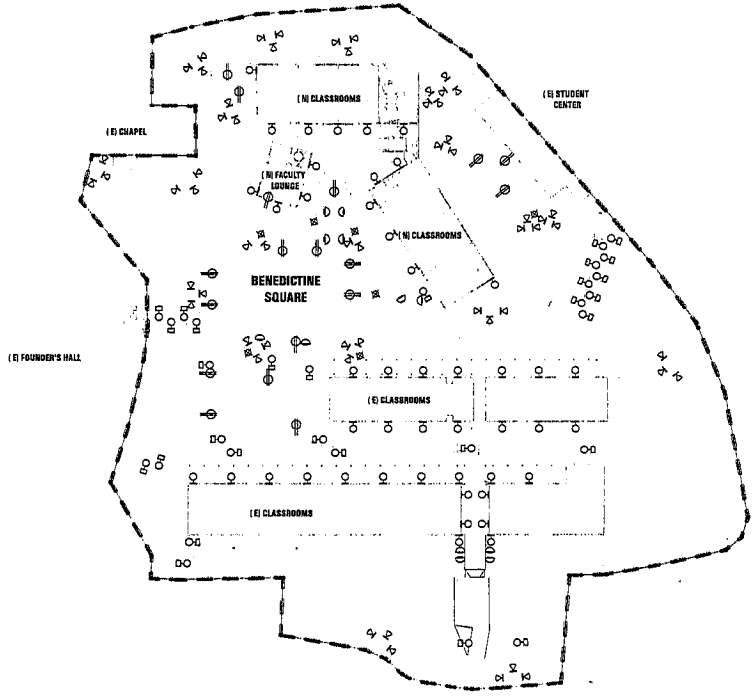
ASCC SUBMITTAL
01/24/14

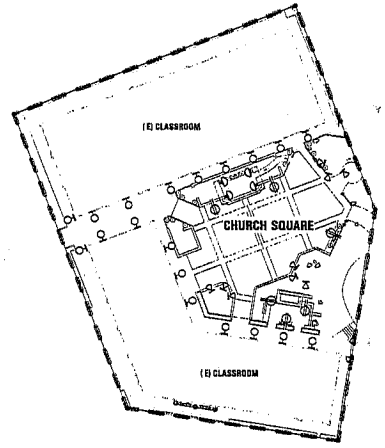
Project ID: Priory
Drawn By: TK
Review By: JG
Plot Date: 01/24/14

Sheet Title:
PROPOSED SITE PLAN

Sheet No:
A1.1

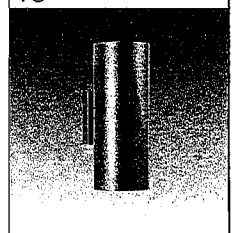


1 PROPOSED SITE LIGHTING
Scale: 1" = 30 ft



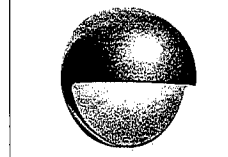
0' 15' 30' 60' 120'
1" = 30' - 0"

WALL SCONCE



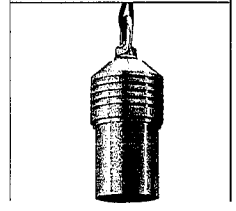
BOLLARD - PATH LIGHT

WALL LIGHT



DIRECTIONAL DOWNLIGHT

DOWNLIGHT



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No.	Date	Issue

Issue Note:

ASCC SUBMITTAL

01/24/14

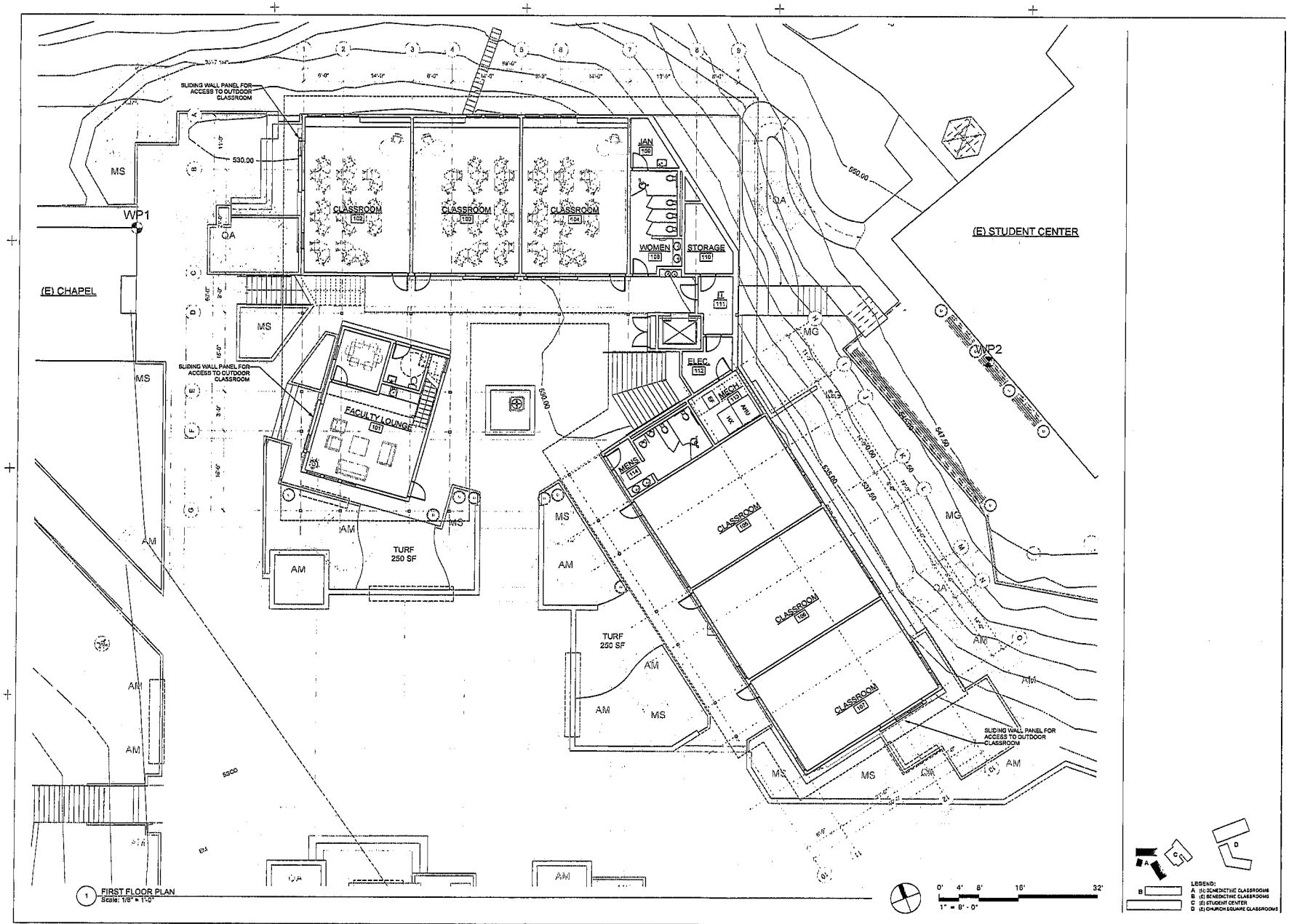
Project ID: Priory
Drawn By:
Review By:
Plot Date: 01/24/14

Sheet Title:

PROPOSED SITE LIGHTING

Sheet No.:

A12



1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

GOULD EVANS ARCHITECTS
729 Heinz Avenue, Suite 1
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FAX 510 / 848-0897

Project:

PHASE 2

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
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TEL: 650.482.6335

STRUCTURAL
Thornton Tomasetti
135 Main Street, Suite 850
San Francisco, CA 94105
TEL: 415.906.3757

No.	Date	Issue

Issue Note:

ASCC SUBMITTAL

01/24/2014

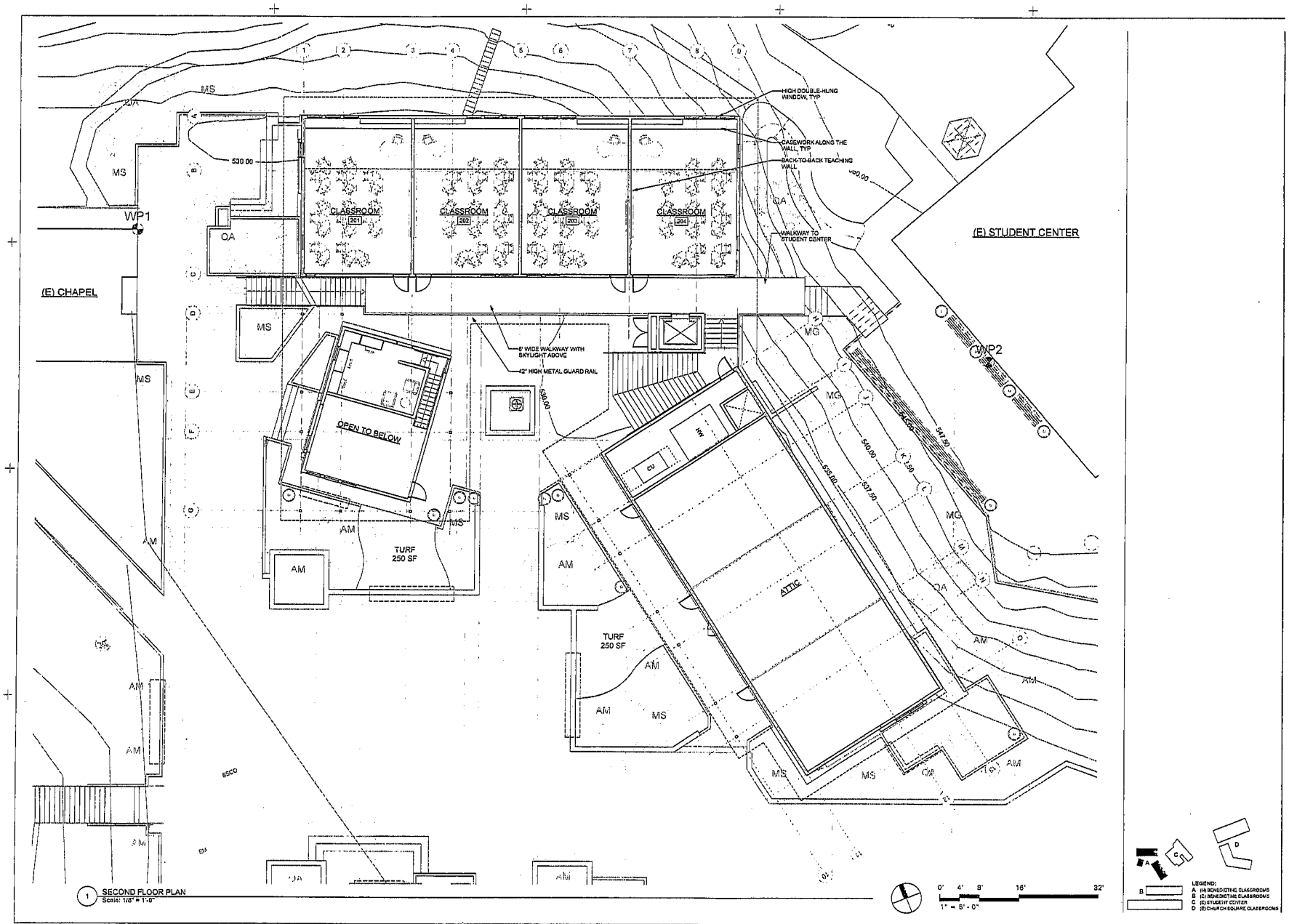
Project ID:	WPS
Drawn By:	PH
Review By:	JG
Plot Date:	01/24/2014

Sheet Title:

FIRST FLOOR PLAN

Sheet No:

A2.1



1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

0' 4' 8' 16' 32'
1" = 8' - 0"

LEGEND:
A (H) BENEDICTINE CLASSROOMS
B (E) BENEDICTINE CLASSROOMS
C (E) STUDENT CENTER
D (E) CHURCH SQUARE CLASSROOMS

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PHASE 2
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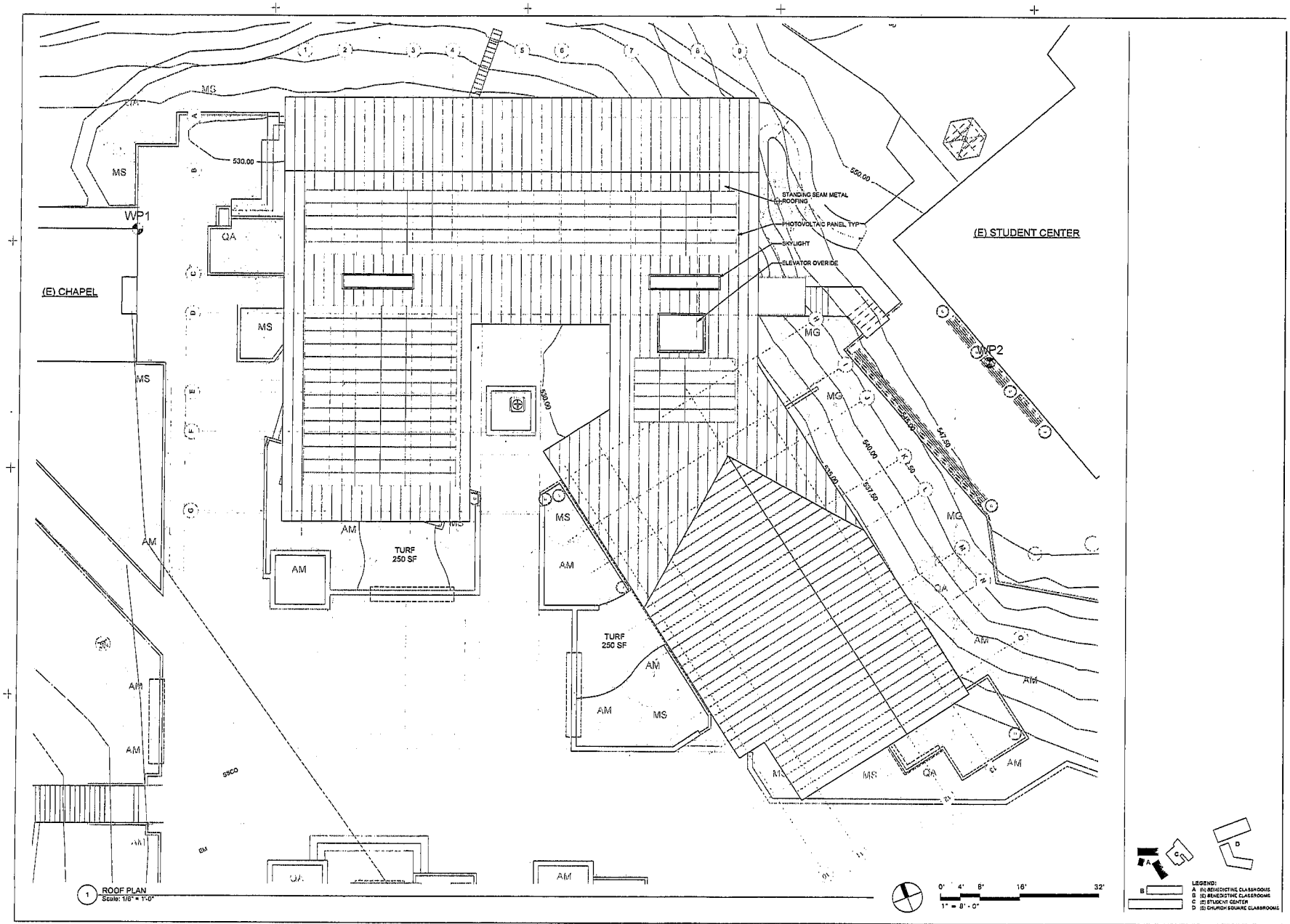
No. Date Issue

Issue Note:
ASCC SUBMITTAL
01/24/2014

Project ID: WPS
Drawn By: PH
Review By: JG
Plot Date: 01/24/2014

Sheet Title:
SECOND FLOOR PLAN

Sheet No:
A2.2



1 ROOF PLAN
Scale: 1/8" = 1'-0"

CORIN TARAJA ARCHITECTS
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PHASE 2

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No.	Date	Issue

Issue Note:

ASCC SUBMITTAL

01/24/2014

Project No: WPS
Drawn By: TK
Review By: JG
Plot Date: 01/24/2014

Sheet Title:

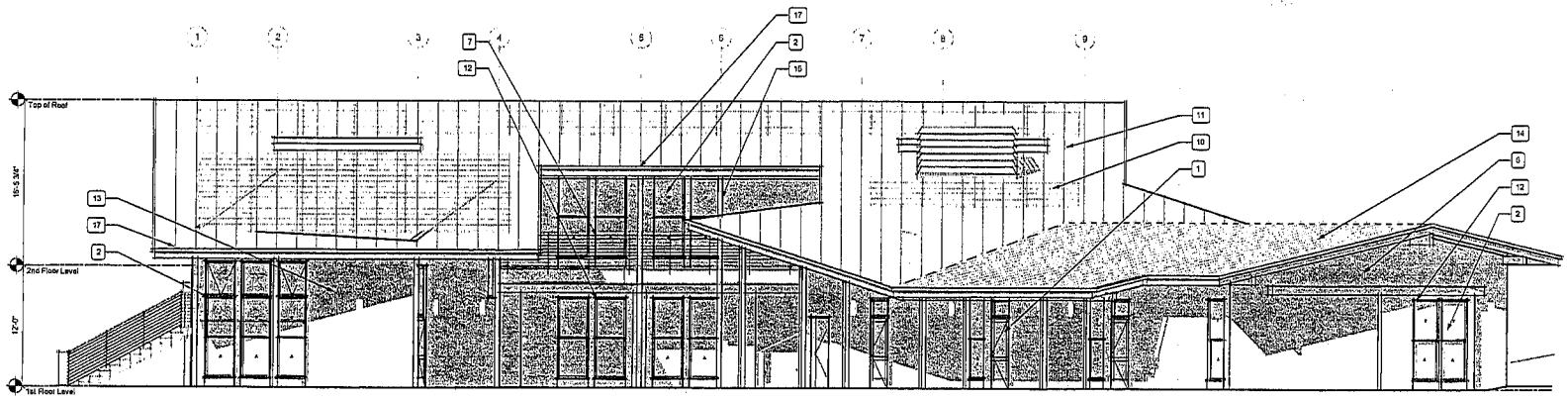
ROOF PLAN

Sheet No.:

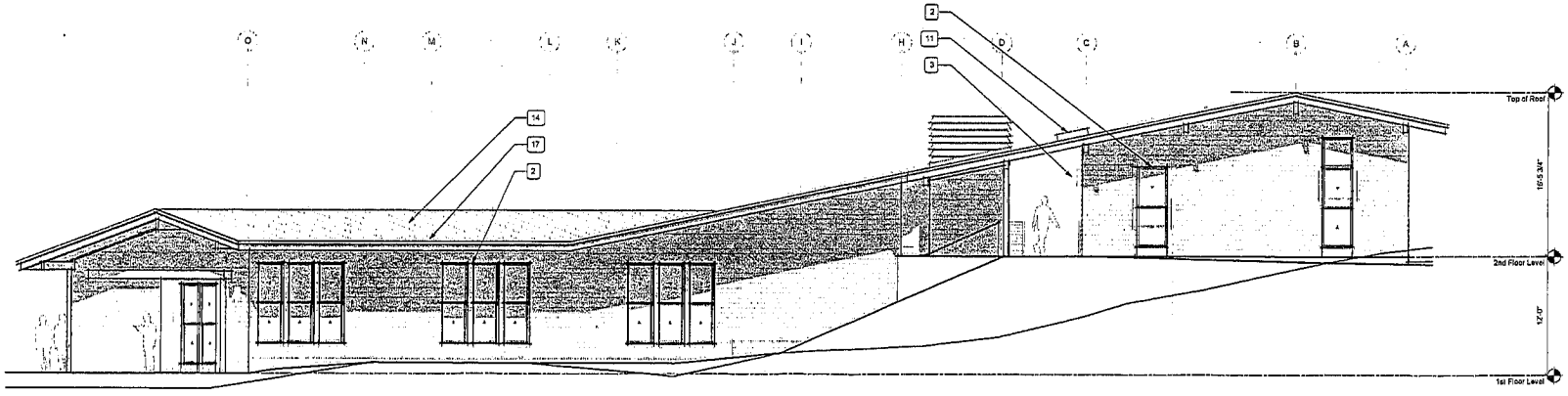
A2.5

SHEET NOTES

1.	ALUM GLASS DOOR W/ TRANSOM	7.	STL AND CABLE RAILING	13.	SALVAGED VERTICAL WOOD SIDING FROM (E) MONASTERY
2.	ALUM RECESSED NAIL-ON WINDOW	8.	METAL DOOR	14.	STANDING SEAM METAL ROOFING COOL ROOF COLOR, SRI >29
3.	EXTERIOR LIGHTING	9.	STL HANDRAIL	15.	STEEL AND WOOD COLUMN
4.	FIBER COMPOSITE DECKING	10.	PHOTOVOLTAIC PANEL	16.	SUSPENDED LAY-IN CEILING
5.	HEAVY TIMBER FRAMING	11.	SKYLIGHT	17.	ZINC GUTTER & RWL SYSTEM
6.	HORIZONTAL LAPPED WOOD SIDING	12.	SLIDING MOVABLE WALL W/ WINDOW ON OVERHEAD TRACK		



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 EAST ELEVATION
Scale: 3/16" = 1'-0"

BUILDINGARTS ARCHITECTS
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Project:

PHASE 2

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94128

Consultants:

No.	Date	Issue

Issue Note:

ASCC SUBMITTAL

01/24/2014

Project ID: WPS
Drawn By: PH
Review By: JG
Plot Date: 01/24/2014

Sheet Title:

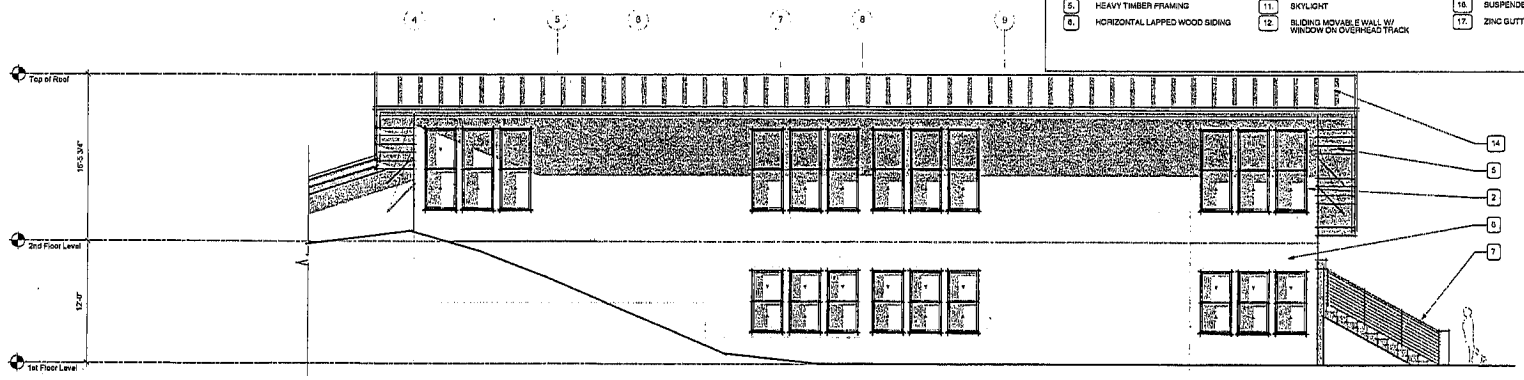
EXTERIOR ELEVATIONS

Sheet No:

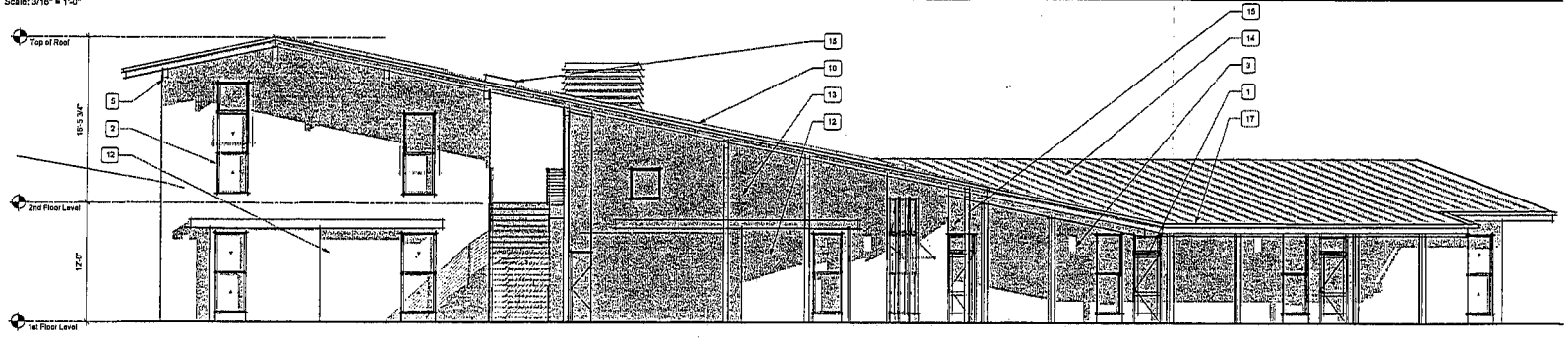
A5.1

SHEET NOTES

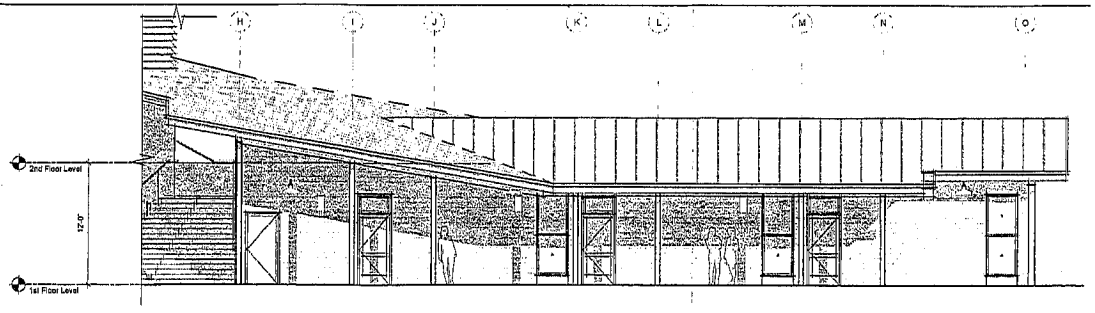
1.	ALUM GLASS DOOR W/ TRANSOM	7	STL AND CABLE RAILING	13	SALVAGED VERTICAL WOOD SIDING FROM (E) MONASTERY
2.	ALUM RECESSED NAIL-ON WINDOW	8	METAL DOOR	14	STANDING SEAM METAL ROOFING COOL ROOF COLOR, SRI >29
3	EXTERIOR LIGHTING	9	STL HANDRAIL	15	STEEL AND WOOD COLUMN
4.	FIBER COMPOSITE DECKING	10	PHOTOVOLTAIC PANEL	16.	SUSPENDED LAY-IN CEILING
5.	HEAVY TIMBER FRAMING	11.	SKYLIGHT	17.	ZINC GUTTER & RWL SYSTEM
6.	HORIZONTAL LAPPED WOOD SIDING	12	SLIDING MOVABLE WALL W/ WINDOW ON OVERHEAD TRACK		



1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"



3 WEST ELEVATION 2
Scale: 3/16" = 1'-0"

GORDON BRAJA ARCHITECTS
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Berkeley, CA 94710
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FAX 510 / 548-0997

Project:

PHASE 2
WOODSIDE PRIORY SCHOOL
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Consultants:

No.	Date	Issue

Issue Note:
ASCC SUBMITTAL
01/24/2014

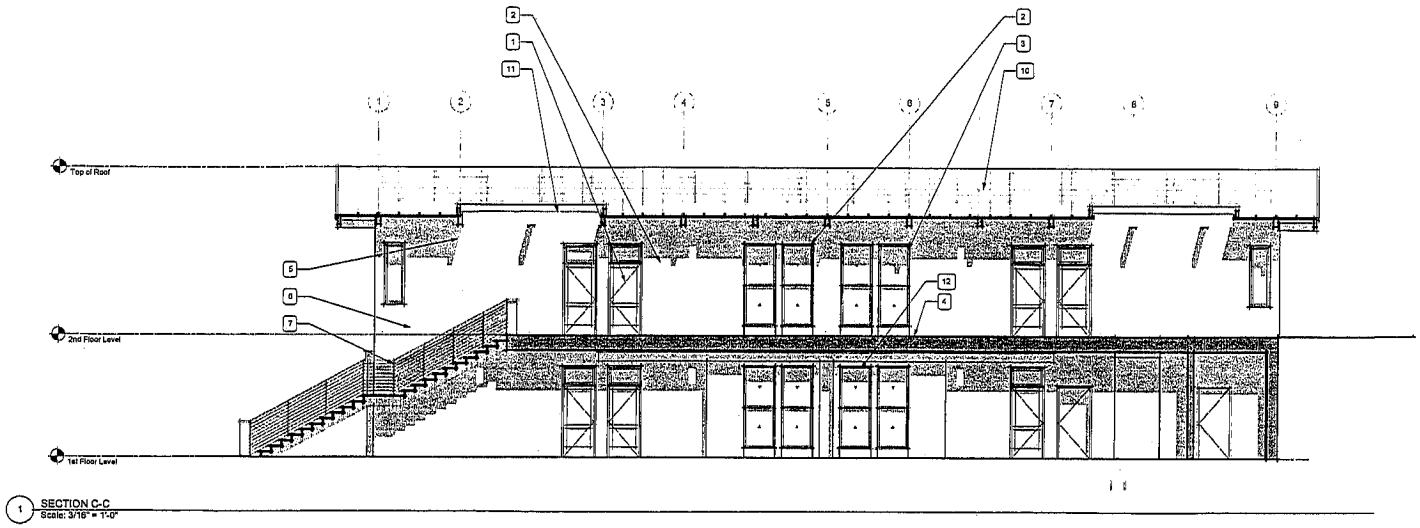
Project ID: WPS
Drawn By: PH
Review By: JG
Plot Date: 01/24/2014

Sheet Title:
EXTERIOR ELEVATIONS

Sheet No:
A5.2

SHEET NOTES

1.	ALUM GLASS DOOR W/ TRANSOM	7.	STL AND CABLE RAILING	13.	SALVAGED VERTICAL WOOD SIDING FROM (E) MONASTERY
2.	ALUM RECESSED NAIL-ON WINDOW	8.	METAL DOOR	14.	STANDING SEAM METAL ROOFING COOL ROOF COLOR, SRI >29
3.	EXTERIOR LIGHTING	9.	STL HANDRAIL	15.	STEEL AND WOOD COLUMN
4.	FIBER COMPOSITE DECKING	10.	PHOTOVOLTAIC PANEL	16.	SUSPENDED LAY-IN CEILING
5.	HEAVY TIMBER FRAMING	11.	SKYLIGHT	17.	ZINC GUTTER & RWL SYSTEM
6.	HORIZONTAL LAPPED WOOD SIDING	12.	SLIDING MOVABLE WALL W/ WINDOW ON OVERHEAD TRACK		



1 SECTION C-C
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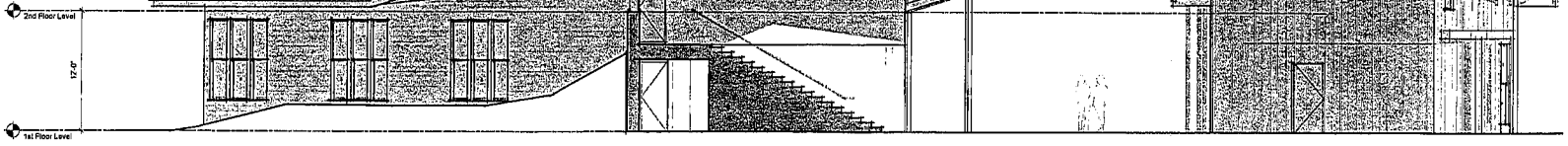

2 SECTION D-D
Scale: 3/16" = 1'-0"

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Project:

PHASE 2
WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94128

Consultants:

No.	Date	Issue

Issue Note:
ASCC SUBMITTAL
01/24/2014

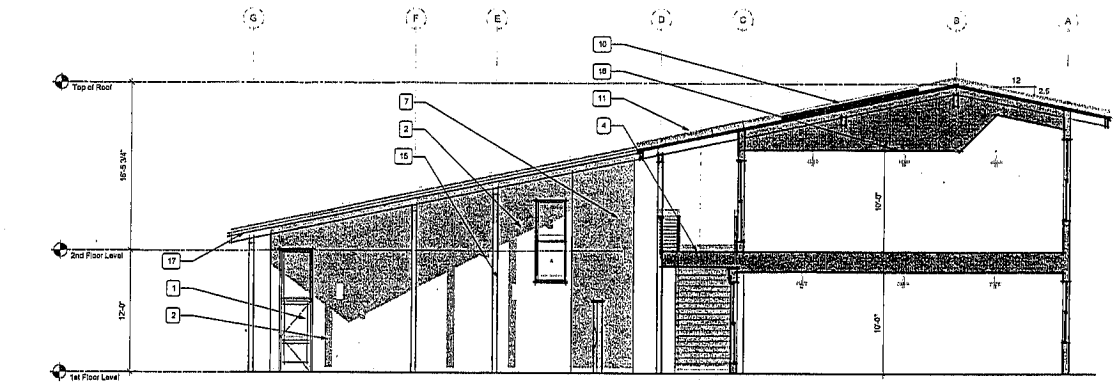
Project ID: WPS
Drawn By: PH
Review By: JG
Plot Date: 01/24/2014

Sheet Title:
BUILDING SECTIONS

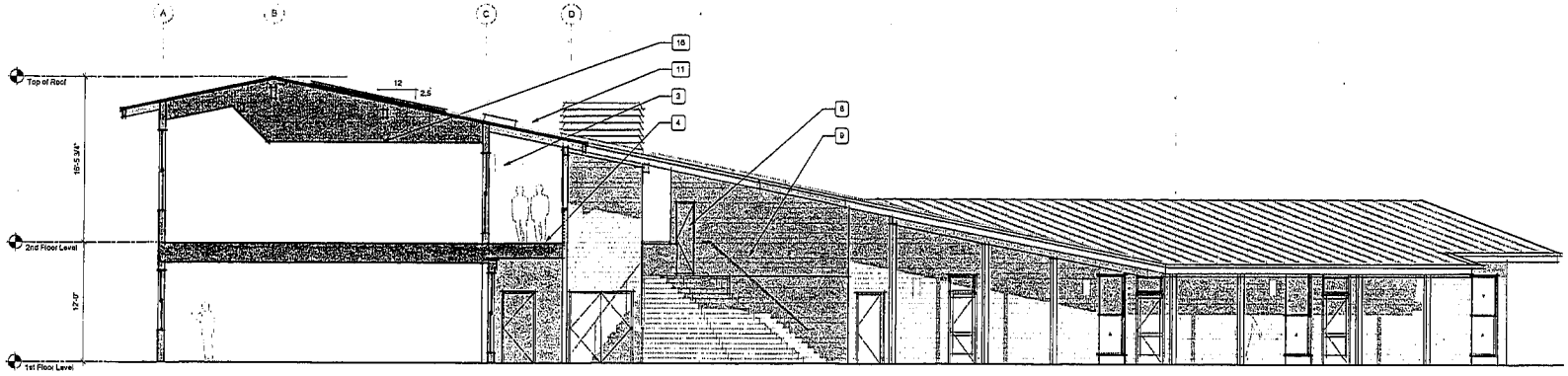
Sheet No:
A3.4

SHEET NOTES

1.	ALUM GLASS DOOR W/ TRANSOM	7.	STL AND CABLE RAILING	13.	SALVAGED VERTICAL WOOD SIDING FROM (E) MONASTERY
2.	ALUM RECESSED NAIL-ON WINDOW	8.	METAL DOOR	14.	STANDING SEAM METAL ROOFING COOL ROOF COLOR, SRI >29
3.	EXTERIOR LIGHTING	9.	STL HANDRAIL	15.	STEEL AND WOOD COLUMN
4.	FIBER COMPOSITE DECKING	10.	PHOTOVOLTAIC PANEL	16.	SUSPENDED LAY-IN CEILING
5.	HEAVY TIMBER FRAMING	11.	SKYLIGHT	17.	ZINC GUTTER & RWL SYSTEM
6.	HORIZONTAL LAPPED WOOD SIDING	12.	SLIDING MOVABLE WALL W/ WINDOW ON OVERHEAD TRACK		



1 SECTION A-A
Scale: 3/16" = 1'-0"



2 SECTION B-B
Scale: 3/16" = 1'-0"

GORING & STRAJA ARCHITECTS
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Project:

PHASE 2

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94128

Consultants:

No.	Date	Issue

Issue Note:

ASCC SUBMITTAL

01/24/2014

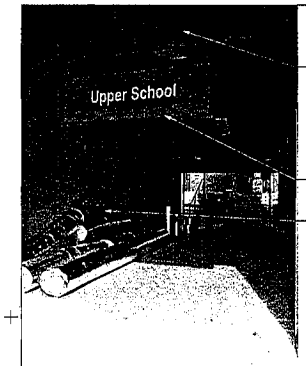
Project No:	WPS
Drawn By:	PH
Review By:	JG
Plot Date:	01/24/2014

Sheet Title:

BUILDING SECTIONS

Sheet No:

A3.5

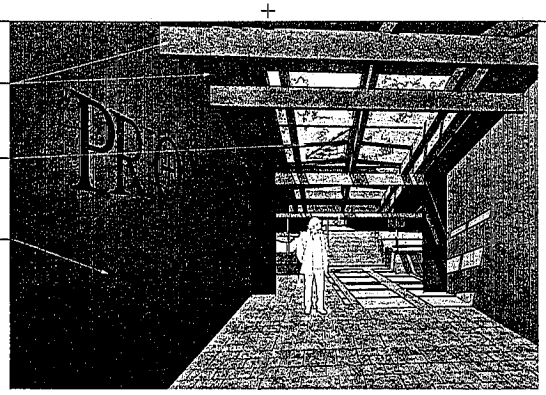


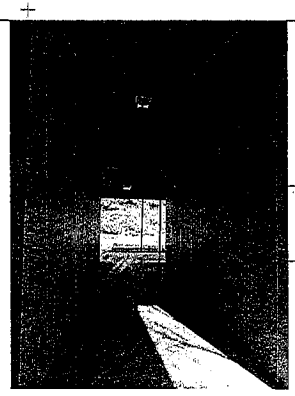
SAND-BLAST AND STAIN (E) BEAM AND UNDERSIDE OF (E) WOOD DECKING

(N) SKYLIGHT

REMOVE (E) SIGN

SAND-BLAST AND STAIN (E) VERTICAL WOOD SIDING

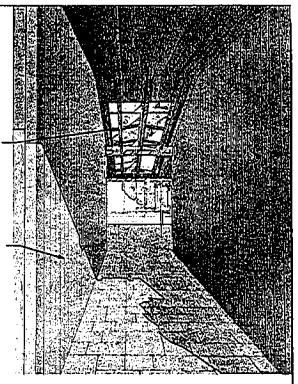


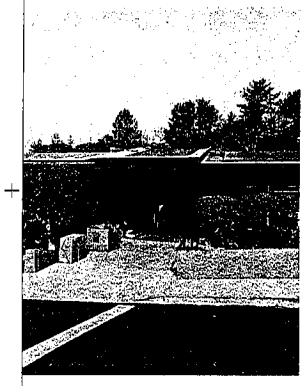


(N) SKYLIGHT

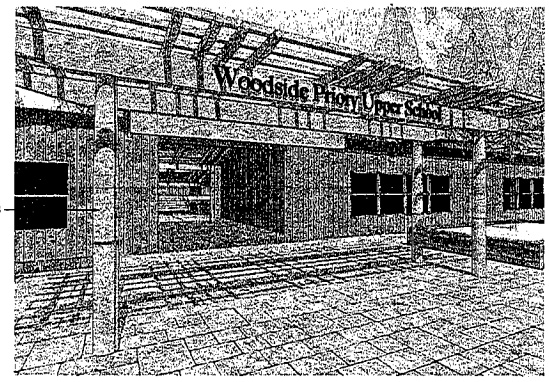
REMOVE (E) EXPOSED CONDUITS AND (E) EXTERIOR FIXTURE, TYP

SAND-BLAST AND STAIN (E) VERTICAL WOOD SIDING



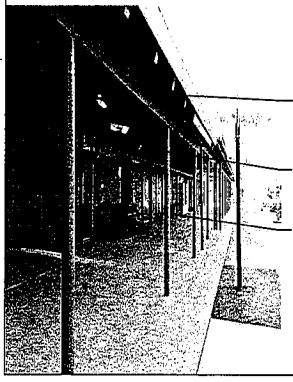


(N) ENTRY TRELLIS



SCOPE OF WORK:

- CONSTRUCT ENTRY TRELLIS
- INSTALL TWO (2) SKYLIGHTS OVER PASSTHROUGH HALLWAY
- REMOVE EVERY OTHER (E) COLUMNS ON NORTH WALKWAY
- REMOVE (E) EXPOSED CONDUITS AND (E) OVERHEAD AND WALL FIXTURES
- INSTALL (N) EXTERIOR LIGHTING
- SAND-BLAST AND STAIN (E) RAFTER TAIL AND THE UNDERSIDE OF (E) WOOD DECKING
- SAND-BLAST AND STAIN (E) VERTICAL WOOD SIDING ALONG PASSTHROUGH HALLWAY

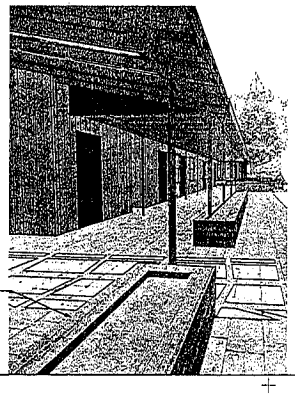


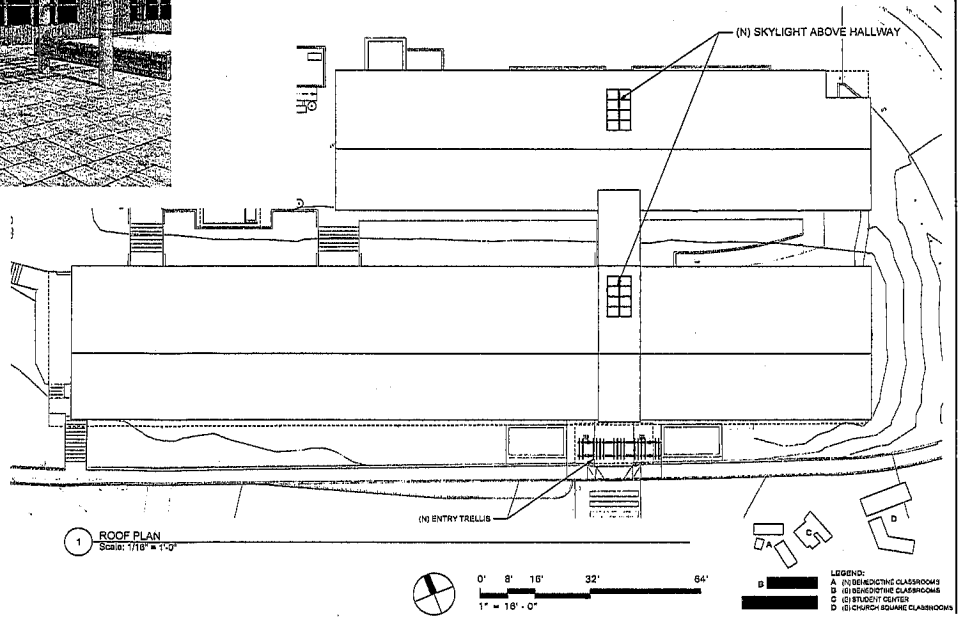
SAND-BLAST AND STAIN (E) RAFTER TAILS AND (E) WOOD DECKING, TYP

REMOVE (E) EXPOSED CONDUITS AND (E) EXTERIOR FIXTURE, TYP

REMOVE EVERY OTHER (E) COLUMN AND INSTALL STEEL HEADER

(N) PLANTER BOX





1 ROOF PLAN
Scale: 1/16" = 1'-0"

0' 8' 16' 32' 64'
1" = 16' - 0"

LEGEND:
A (N) BENEDICTINE CLASSROOMS
B (E) BENEDICTINE CLASSROOMS
C (E) STUDENT CENTER
D (E) CHURCH SQUARE CLASSROOMS

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Project:

PHASE 2

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No.	Date	Issue

Issue Note:

ASCC SUBMITTAL

01/24/2014

Project ID: WPS
Drawn By: TK
Review By: JG
Plot Date: 01/24/2014

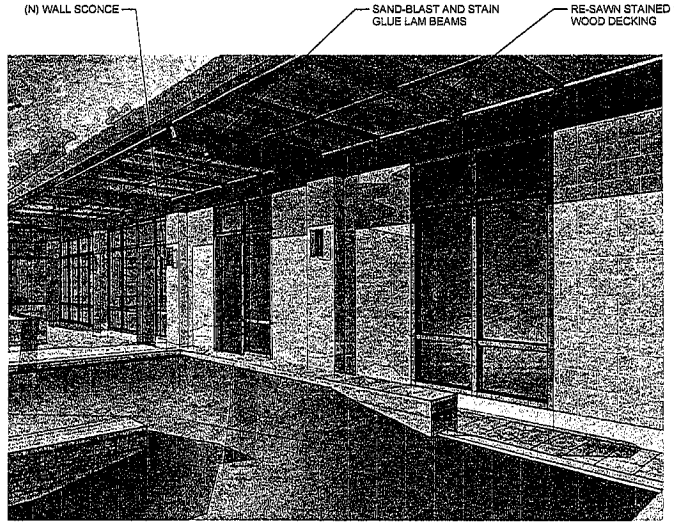
Sheet Title:

(E) BENEDICTINE CLASSROOMS IMPROVEMENT

Sheet No.:

A4.1

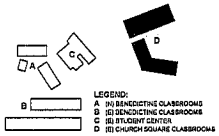
A EXISTING



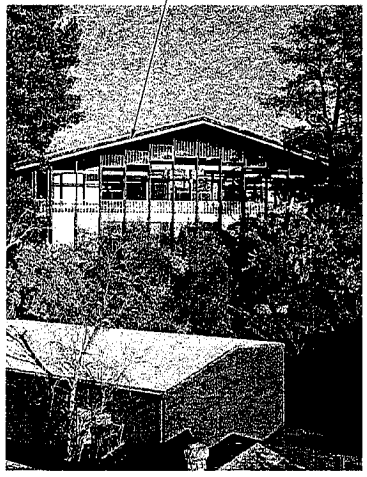
B PROPOSED

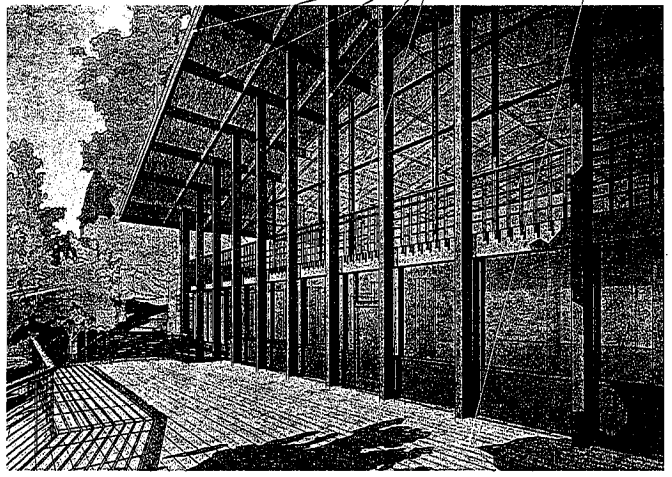
1 CHURCH SQUARE IMPROVEMENTS

SCOPE OF WORK:
- REMOVE ALL OVERHEAD & WALL LIGHT FIXTURES
- REMOVE ALL EXPOSED CONDUITS
- SANDBLAST AND STAIN GLUE LAM BEAMS
- APPLY RE-SAWN STAINED 1X6 WOOD DECKING TO UNDERSIDE OF (E) PLYWOOD
- INSTALL WALL SCONCES



A EXISTING

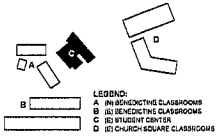




B PROPOSED

2 STUDENT CENTER IMPROVEMENTS

SCOPE OF WORK:
- PAINT (E) RAIL BROWN
- PAINT (E) COLUMNS BROWN
- PAINT (E) RAFTERS BROWN
- PAINT (E) ROOF RAKE BROWN
- (N) DECK, SEE 1/L2.1 FOR PLAN



GORINGSTRAJA ARCHITECTS

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PHASE 2
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Redwood City, CA 94065
TEL: 650.482.6335

STRUCTURAL
Thornton Tomasetti
139 Main Street, Suite 850
San Francisco, CA 94105
TEL: 415.568.3757

No. Date Issue

Issue Note:

ASCC MEETING

01/24/2014

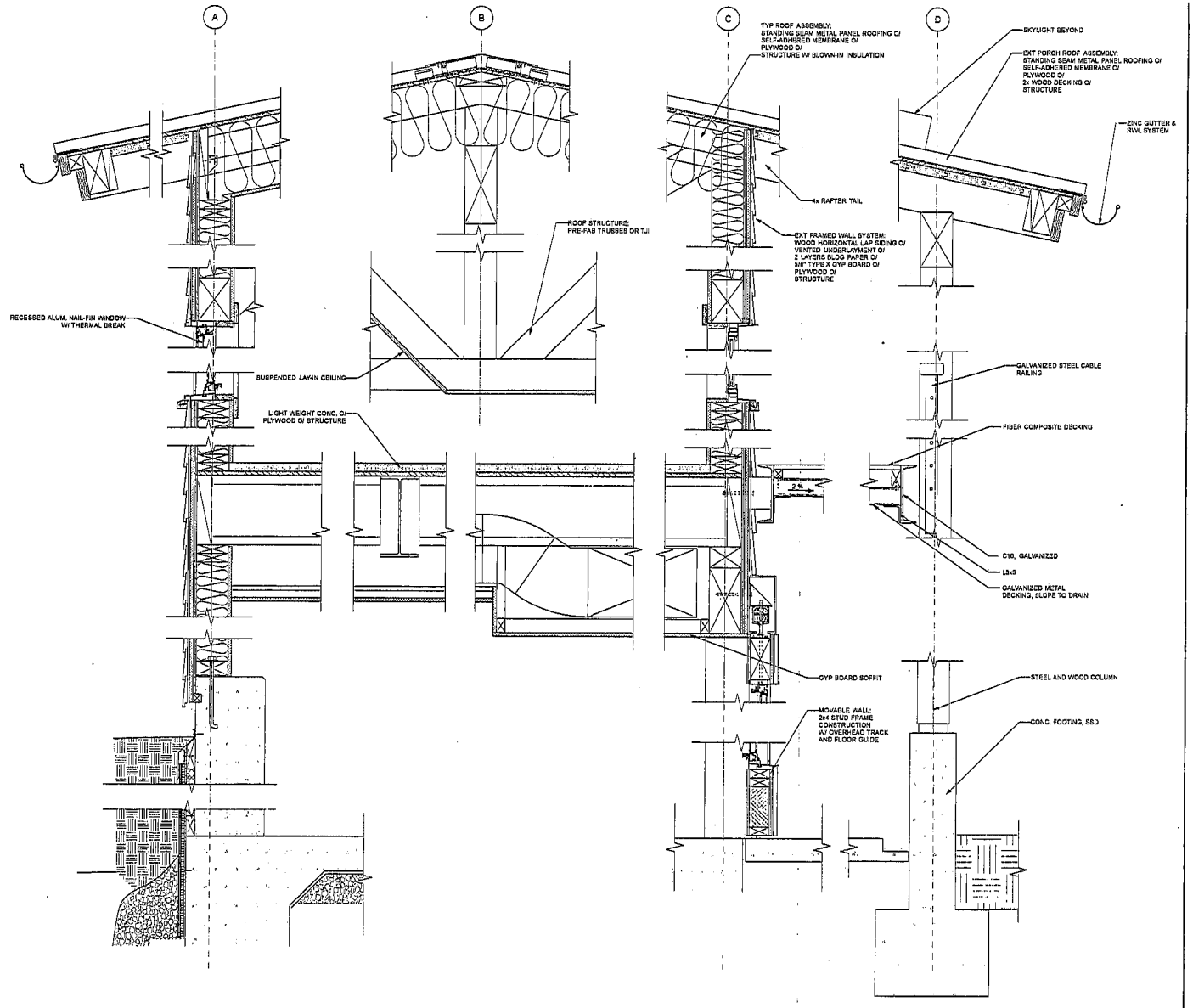
Project ID: WPS
Drawn By: PH
Review By: JG
Plot Date: 01/24/2014

Sheet Title:

CHURCH SQUARE/ STUDENT CENTER IMPROVEMENTS

Sheet No.:

A4.2



GOINING & STRAJA ARCHITECTS
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FAX 510 / 848-0597

Project:

PHASE 2

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94028

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No.	Date	Issue

Issue Note:

ASCC SUBMITTAL

01/24/2014

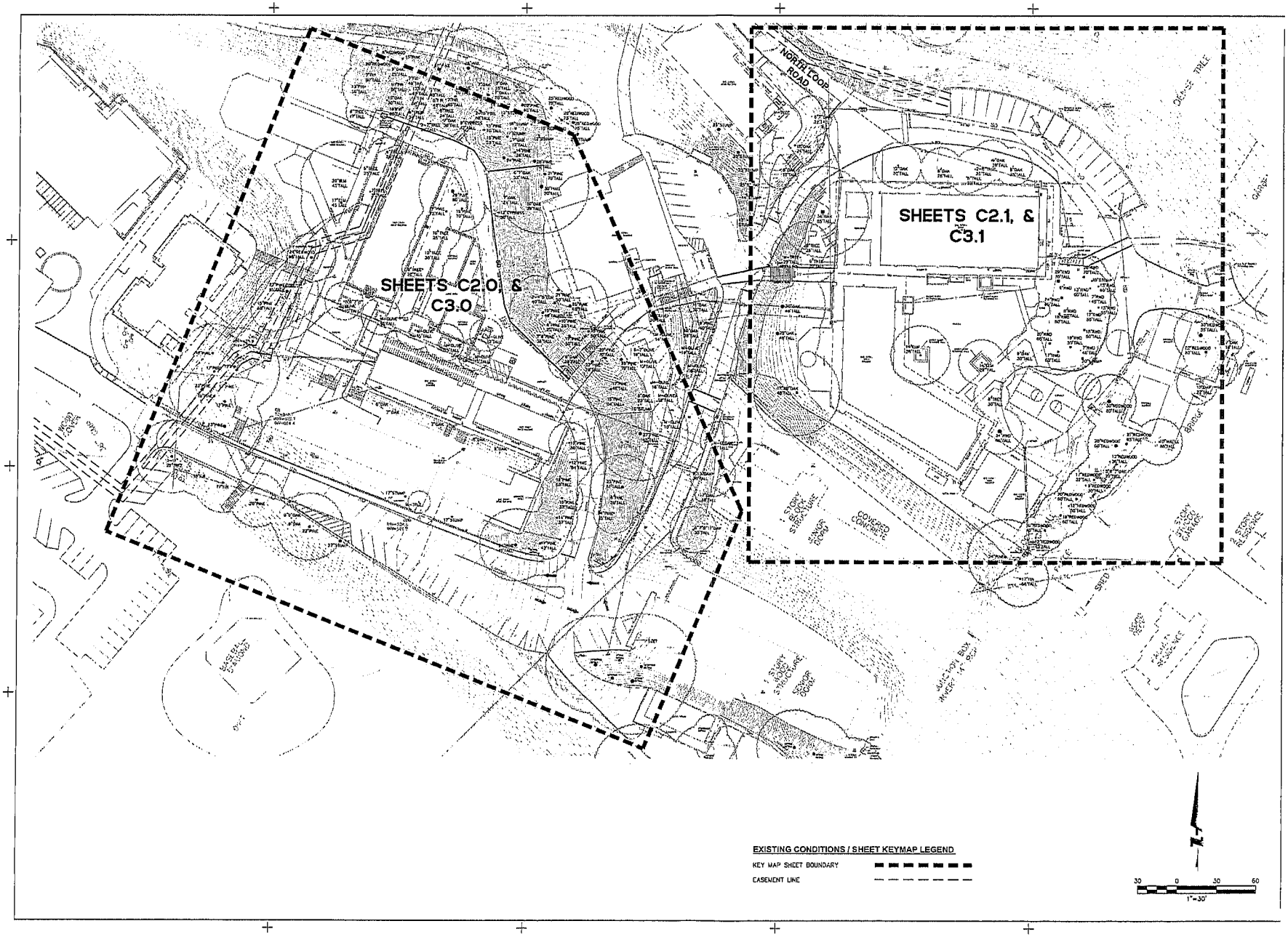
Project ID:	WPS
Drawn By:	TK
Review By:	JG
Plot Date:	01/24/14

Sheet Title:

WALL SECTIONS

Sheet No:

A8.1



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Project:

PHASE 2A

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94128

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No.	Date	Issue

Issue Date:

ASCC Submittal

Issue Date

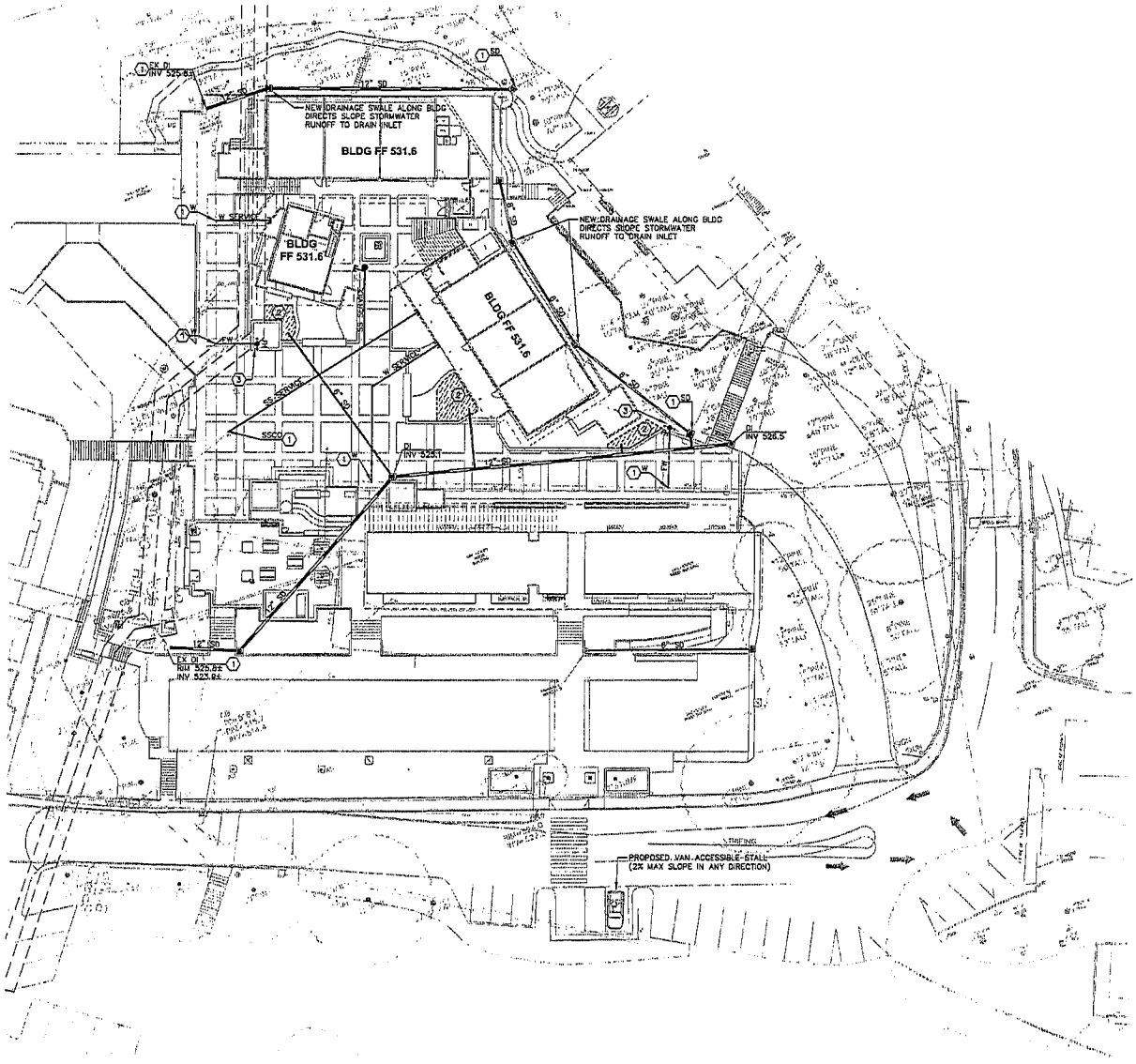
Project ID:	20137100-10
Drawn By:	JCJ
Review By:	BNT
Print Date:	01/24/13

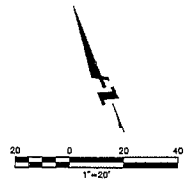
Sheet Title:

EXISTING CONDITIONS & SHEET KEYMAP

Sheet No.:

C1.0





BENEDICTINE SQUARE CIVIL IMPROVEMENT LEGEND

- EASEMENT LINE
- BIORETENTION AREA
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- MANHOLE
- CLEANOUT

BENEDICTINE SQUARE CIVIL IMPROVEMENT NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR BUILDING FACE, UNLESS OTHERWISE NOTED ON PLANS.
2. ALL PEDESTRIAN PLAZA AREAS, ACCESSIBLE PARKING STALLS, AND ACCESSIBLE LANDING AREAS SHALL SLOPE A MAXIMUM OF 2% IN ANY DIRECTION
3. ALL UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO FINISH GRADE

BENEDICTINE CIVIL IMPROVEMENT SYMBOLS

1. CONNECT TO EXISTING UTILITY
2. POTENTIAL BIORETENTION AREA
3. RELOCATED FIRE HYDRANT

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No.	Date	Issue

Issue Note:

ASCC Submittal

Issue Date

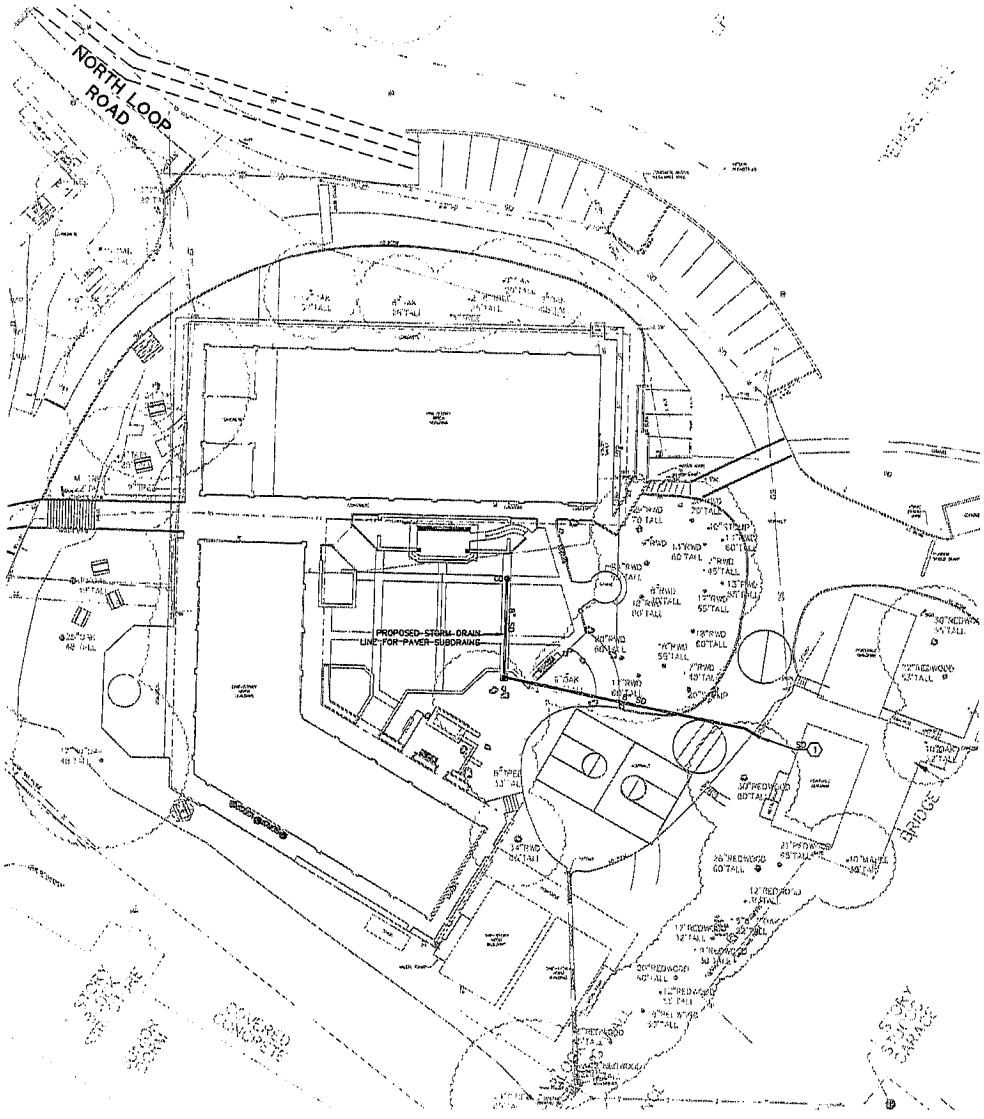
Project ID: 20127100.10
Drawn By: JCJ
Review By: DNR
Plot Date: 01/24/13

Sheet Title:

BENEDICTINE SQUARE CIVIL IMPROVEMENT PLAN

Sheet No.:

C2.0



N

20 0 20 40

1"=20'

CHURCH SQUARE CIVIL IMPROVEMENT LEGEND

- EASEMENT LINE
- BIORETENTION AREA
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- MANHOLE
- CLEANOUT

CHURCH SQUARE CIVIL IMPROVEMENT NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR BUILDING FACE, UNLESS OTHERWISE NOTED ON PLANS.
2. ALL PEDESTRIAN PLAZA AREAS, ACCESSIBLE PARKING STALLS, AND ACCESSIBLE LANDING AREAS SHALL SLOPE A MAXIMUM OF 2% IN ANY DIRECTION
3. ALL UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO FINISH GRADE

CURCH CIVIL IMPROVEMENT SYMBOLS

(1) CONNECT TO EXISTING UTILITY

(2) POTENTIAL BIORETENTION AREA

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No. Date Issue

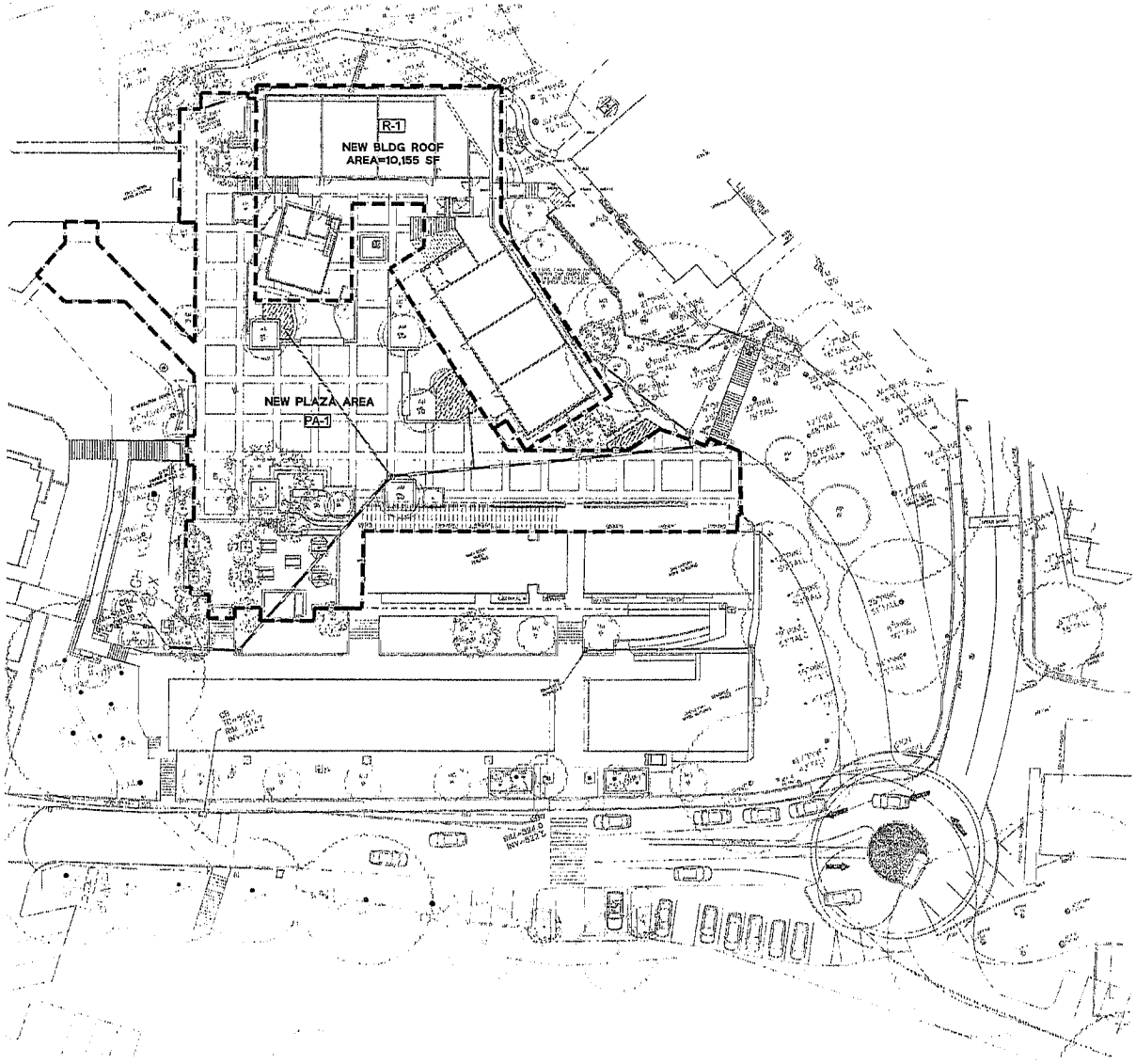
Issue Status:
ASCC Submittal

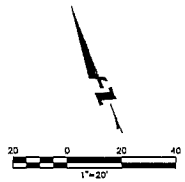
Issue Date

Project #: 20137100-10
Drawn by: JCJ
Review By: BNR
Plot Date: 01/24/13

Sheet Title:
CHURCH SQUARE
CIVIL IMPROVEMENT PLAN

Sheet No.:
C2.1





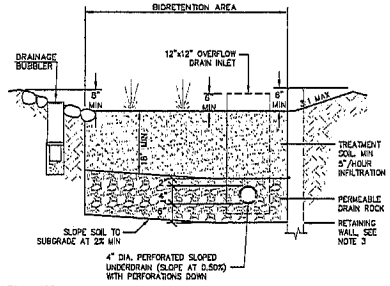
BENEDICTINE SQUARE STORMWATER CONTROL LEGEND

- DRAINAGE AREA BOUNDARY
- BIORETENTION AREA
- R-1 DRAINAGE AREA DESIGNATION

BENEDICTINE SQUARE STORMWATER MANAGEMENT TABLE

DRAINAGE AREA	DRAINAGE AREA (SF)	BMP TYPE	REQUIRED BMP AREA (SF)	POTENTIAL BMP AREA (SF)
NEW BLDG ROOF	10,155	BIORETENTION AREA	406	420
NEW PLAZA	15,496	PERMEABLE PAVERS [1]	N/A, SELF TREATING	N/A, SELF TREATING

NOTES: 1) REQUIRED BIORETENTION AREA SIZING CALCULATED AS 4% OF TIED DRAINAGE AREA
2) PERMEABLE PAVERS ACT AS A SELF TREATING AREA. NO ADDITIONAL STORMWATER TREATMENT IS REQUIRED.



DETAIL NOTES:
1. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
2. TREATMENT SOIL TO BE UNCOMPACTED AT FINAL CONDITION. KEEP HEAVY EQUIPMENT OUT OF TREATMENT AREAS.
3. STRUCTURAL BIORETENTION RETAINING WALL WITH FOOTING OR CROSS-BRACING REQUIRED AT ALL LOCATIONS WHERE BIORETENTION BASINS ARE LESS THAN 3' FROM CURB OR WALL.

BIORETENTION AREA DETAIL
NTS

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No.	Date	Issue

Issue Note:
ASCC Submittal

Issue Date

Project #: 20137100.10
Drawn By: JCJ
Review By: BNR
Plot Date: 01/24/13

Sheet Title:
BENEDICTINE SQUARE STORMWATER CONTROL PLAN

Sheet No.:
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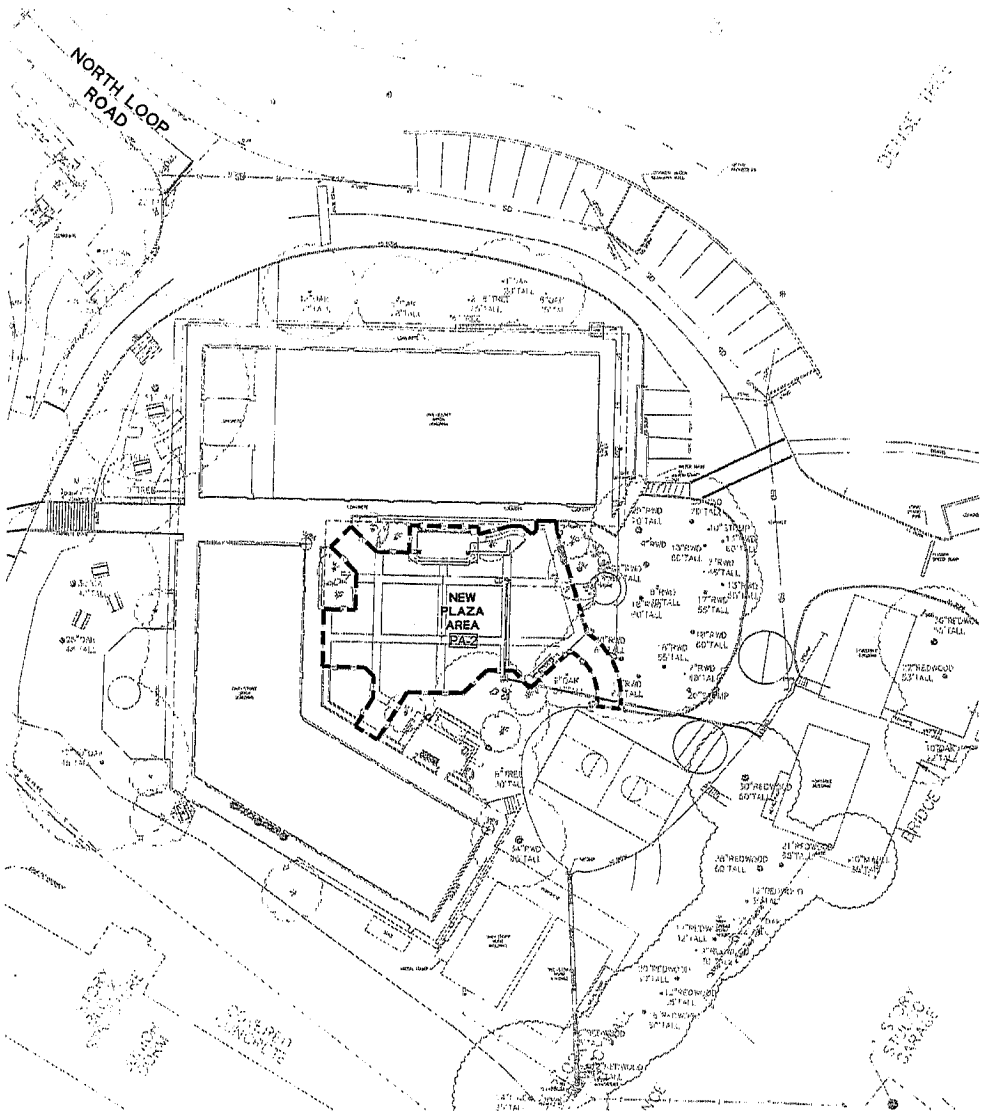

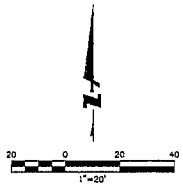

CHURCH SQUARE STORMWATER MANAGEMENT TABLE

DRAINAGE AREA	DRAINAGE AREA (SF)	DMP TYPE	REQUIRED BMP AREA (SF)	PROVIDED BMP AREA (SF)
NEW PLAZA	5,015	PERMEABLE PAVERS	N/A, SELF TREATING	N/A, SELF TREATING

NOTES: 1) PERMEABLE PAVERS ACT AS A SELF TREATING AREA, NO ADDITIONAL STORMWATER TREATMENT IS REQUIRED.

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No. Date Issue

Issue Date:

ASCC Submittal

Issue Date

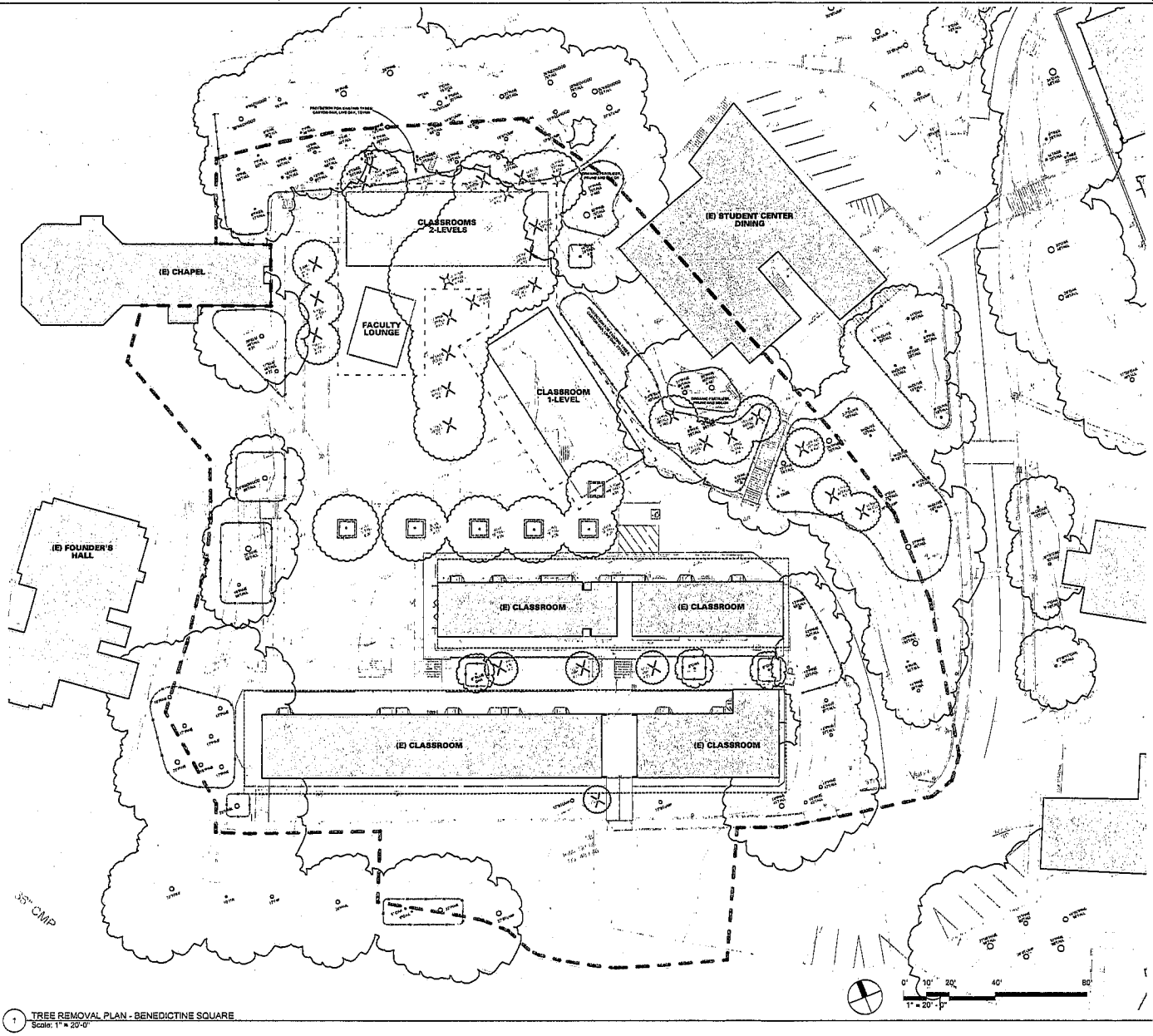
Project ID: 20137100-10
Drawn By: JCJ
Review By: BNR
Print Date: 01/24/13

Sheet Title:

CHURCH SQUARE
STORMWATER
CONTROL PLAN

Sheet No.:

C5.1



1 TREE REMOVAL PLAN - BENEDICTINE SQUARE
Scale: 1" = 20'-0"

TREE REMOVAL LEGEND:

- Existing tree to be remain with Tree Protection throughout Construction
- Existing tree to be relocated
- Existing tree to be removed
- Tree Protection Zone (TPZ) Fencing

TREE PROTECTION NOTES:

I - Protective tree fencing for all categories of Protected Trees
Fenced enclosures shall be erected around trees to be protected. This will achieve three primary goals, (1) to keep crowns and branching structure clear from contact by equipment, materials, and activities; (2) to preserve roots and soil condition in an intact and non-compacted state and;(3) to identify the Tree Protection Zone in which no soil disturbance is permitted and activities are restricted, unless otherwise approved by the Landscape Architect.

All trees to be preserved shall be protected with four to six foot high fences. Tree fences shall be erected before demolition, grading, or construction begins and remain until final inspection of the project. The "Warning" sign shall be prominently displayed on each protective fence. The sign shall be a minimum of 8.5 inches x 11 inches and clearly state the following: TREE PROTECTION ZONE.

All work within the Tree Protection Zone requires approval of the Landscape Architect and/or designated Arborist.

A) Type I Tree Protection Fence is for trees to be preserved throughout the duration of the project. The fences shall enclose the entire area under the canopy drip line or Tree Protection Zone, if specified by the Landscape Architect fencing must be located on paving or concrete that will not be demolished, an appropriate grade level concrete base may support the posts.

B) Type II Tree Protection Fence is for trees situated in small planting areas, where only the planting area is enclosed with the required 4' height protective wire fencing. The walkways and traffic areas are left open to the public.

C) Type III Tree Protection Fence is for trees in small tree wells, building site planters or sidewalk planters. Trees shall be wrapped with 2 inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats that are bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging branches. Major scaffold limbs may also require plastic fencing as directed by the Landscape Architect or Arborist.

No storage of material, topsoil, vehicles, or equipment shall be permitted within the fenced area throughout the entire duration of the construction project.

A) Activities prohibited within the Tree Protection Zone include:
1) Parking vehicles or equipment, storage of building materials, refuse, or excavated soils, or dumping poisonous material on or around trees and roots. Poisonous materials include, but are not limited to paint, petroleum products, concrete, stucco mix, dirty water or any material that may be harmful to tree health
2) The use of tree trunks as a backstop, winch support, anchorage, as a temporary power pole, signpost or other similar function.
3) Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches, or other miscellaneous excavations without prior approval of the DRP Arborist
4) Soil disturbance or grade change
5) Drainage changes

B) Activities permitted or required within the Tree Protective Zone include:
1) Mulch: During construction, wood chips may be spread within the Tree Protection Zone to a four to six inch depth, leaving the trunk clear of mulch. This will aid in inadvertent soil compaction and moisture loss. Mulch shall be 2-inch unpainted, untreated shredded wood or approved material.
2) Root Buffer: When areas under the tree canopy cannot be fenced, a temporary buffer is required and shall cover the root zone and remain in place at the specified thickness until the final grading stage. The protective buffer shall consist of shredded wood chips spread over the roots at a minimum of 6-inches in depth (keeping the trunk clear of chips), and layered by 3/4-inch quarry gravel to stabilize the 3/4- inch plywood sheets laid on top. Steel plates can also be used.
3) Irrigation, Aeration, fertilization, Mycorrhizae treatments or other beneficial practices that have been specifically approved for use within the Tree Protection Zone.

C) Erosion Control during Wet Weather: If a tree is adjacent to or in the immediate proximity to a grade slope of 8% (23 degrees) or more, approved erosion control or silt barriers shall be installed outside the Tree Protection Zone to prevent siltation and/or erosion within the zone.

II - Tree Pruning, Removal or relocation Prior to construction
Various trees may need to be pruned away from structures or proposed construction activity. Construction or contractor personnel shall not attempt pruning. Only personnel approved by the Landscape Architect and/or designated Arborist can perform pruning operations. Removal of trees adjacent to trees that are to remain requires a great amount of finesse. Only personnel approved by the Landscape Architect and/or designated Arborist shall engage in tree removal. Removal of trees that extend into branches or roots of protected trees shall not be attempted by the demolition or construction crew, or by grading or other heavy equipment. Before removing tree stumps, the project manager shall determine if roots are entangled with trees that are to remain. If so, those stumps shall have their roots severed before extracting them.

[TREE PROTECTION NOTES CONT. ON SHEET L0.2]

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No.	Date	Issue

Issue Note:
SCHEMATIC DESIGN
01/24/14

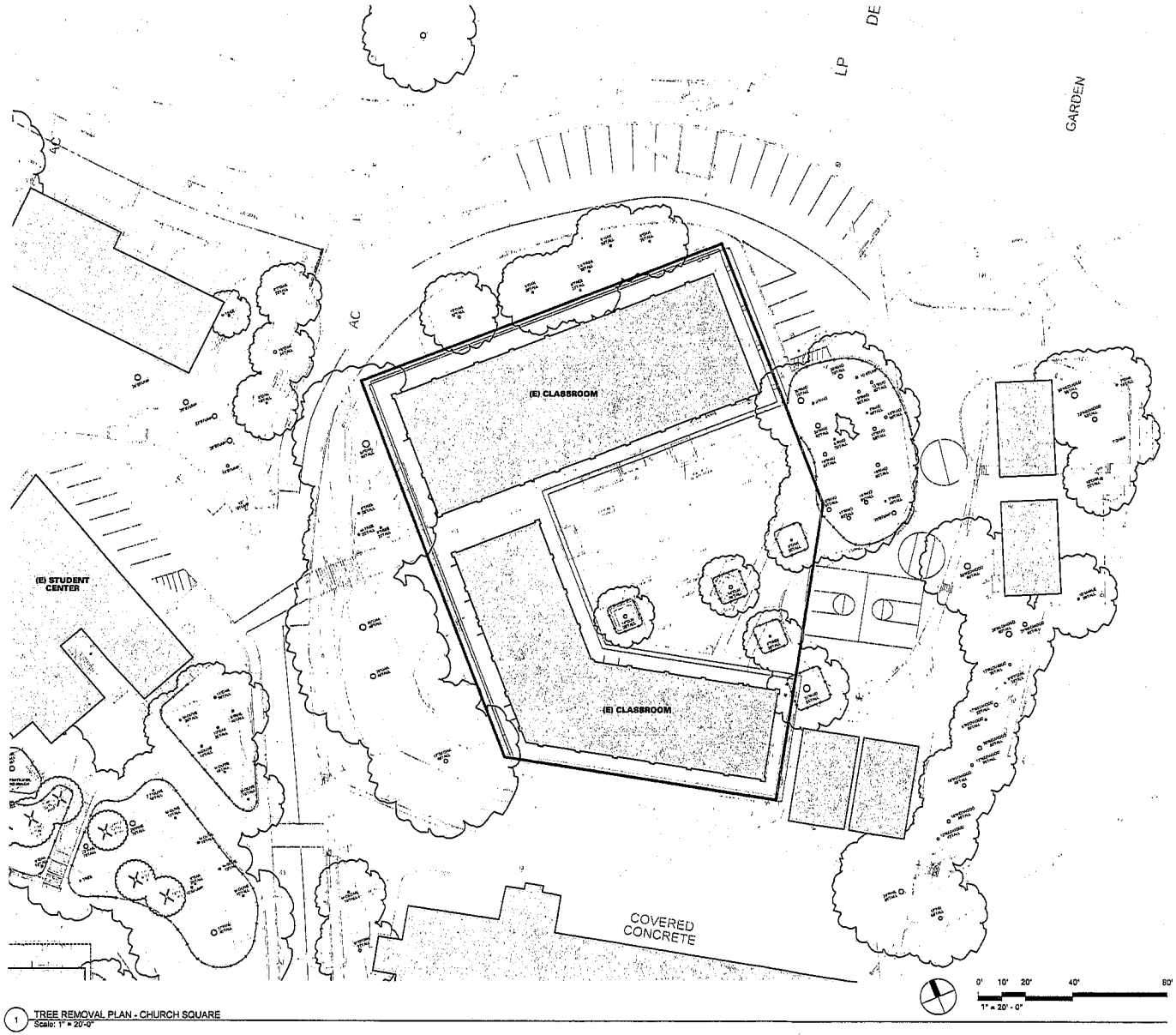
Project ID:	Priory
Drawn By:	KO
Review By:	MJO
Plot Date:	01/24/14

Sheet Title:

TREE REMOVAL PLAN BENEDICTINE SQUARE

Sheet No.:

L0.1



1 TREE REMOVAL PLAN - CHURCH SQUARE
Scale: 1" = 20'-0"

TREE REMOVAL LEGEND:

- Existing tree to be remain with Tree Protection throughout Construction
- Existing tree to be relocated
- Existing tree to be removed
- Tree Protection Zone (TPZ) Fencing

TREE PROTECTION NOTES:

[TREE PROTECTION NOTES CONT. FROM SHEET L0.1]

III - Soil Compaction
Soil compaction is the largest single factor responsible for the decline of trees on construction sites. The degree of compaction depends on several factors: amount and type of pressure applied, presence and depth of surface organic litter, soil texture and structure, and soil moisture level. The greatest increase in soil density occurs during the first few equipment passes over the soil, which underscores the importance of implementing protective measures before the project begins and equipment arrives at the site. To dispense traffic weight mulch and temporarily root buffers can be used.

The following techniques can lessen compaction: vertical mulching, soil fracturing, core venting, and radial trenching. Do not compact soil to higher density than needed: to 95% Proctor density (moisture - density) in improved areas for asphalt or concrete pavements, and not to exceed 85% in unimproved open landscape areas that use water jet compaction.

IV - Grading Limitations within the Tree Protection Zone
Lowering the grade around trees can have an immediate and long-term effect on trees. Typically, most roots are within the top 3 feet of soil, and most of the fine roots active in water and nutrient absorption are in the top 12 inches.

A) Grade changes within the Tree Protection Zone are not permitted.

B) Grade changes outside the Tree Protection Zone shall not significantly alter drainage.

C) Grade changes under specifically approved circumstances shall not allow than 6 inches of fill soil or allow more than 4 inches of existing soil to be removed from natural grade, unless mitigated.

D) Grade fills over 6 inches or impervious overlay shall incorporate an approved permanent aeration system, permeable material, or other approved mitigation.

E) Grade cuts exceeding 4 inches shall incorporate retaining walls or an appropriate transition equivalent.

V - Tree Maintenance During Construction
Providing adequate maintenance can mitigate stressful changes that occur to a tree's environment during construction. To remain vigorous the tree needs to maintain stored carbohydrates and preserve the effectiveness of its growth regulators. It is recommended that the following is provided:

A) Irrigation: Providing supplemental irrigation for trees under water stress may be the single most important treatment. Irrigation should be designed to wet the soil within the
Tree Protection Zone to the depth of the root zone and to replace that water once it is depleted. Light, frequent irrigation should be avoided. Create a six inch berm around the trees at the edge of the Tree Protection Zone and fill with no more than six inches of mulch. Fill the basin with water. Irrigation should wet the top two to three feet of soil to replicate similar volumes and normal seasonal distribution.

B) Soil Compaction Mitigation: To prevent negligent encroachment into the Tree Protection Zone, trees to be preserved during construction must have the specified type of protection fences in place at all times. Removal of fences, even temporarily, toallow deliveries or equipment access is not allowed unless approved by the DRP Arborist and a root buffer is installed. The root buffer components: mulch, gravel and plywood, must be maintained continually to assure its effectiveness against soil compaction.

C) Dust Control: During periods of extended drought, wind or grading, trunks, limbs and foliage should be sprayed with water to remove accumulated construction dust.

VI - Damage to Trees
A) Reporting Injury to Trees: Any damage or injury to trees shall be reported as soon as possible to the Project Manager or Construction Supervisor, and always to the Landscape Architect and/or designated Arborist so that they will be aware of an injured tree in order to monitor its recovery or progress. Injuries to roots and branches must be repaired immediately by qualified tree care professional.

B) Contractor Subject to Penalties: If a tree designated to remain is removed or irreversibly damaged as determined by both the Landscape Architect and designated Arborist, a contractor may be required to install a replacement tree matching in size, quality and variety, using an contractor designated by the Landscape Architect and/or designated Arborist. If an acceptable replacement tree is not available, the contractor may be required to pay damages to the Owner for the value of the damaged tree in accordance with the guidelines set forth in the Guide for Plant Appraisal, 9th Edition, using the Trunk Formula Method.

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No.	Date	Issue

Issue Note:
SCHEMATIC DESIGN
01/24/14

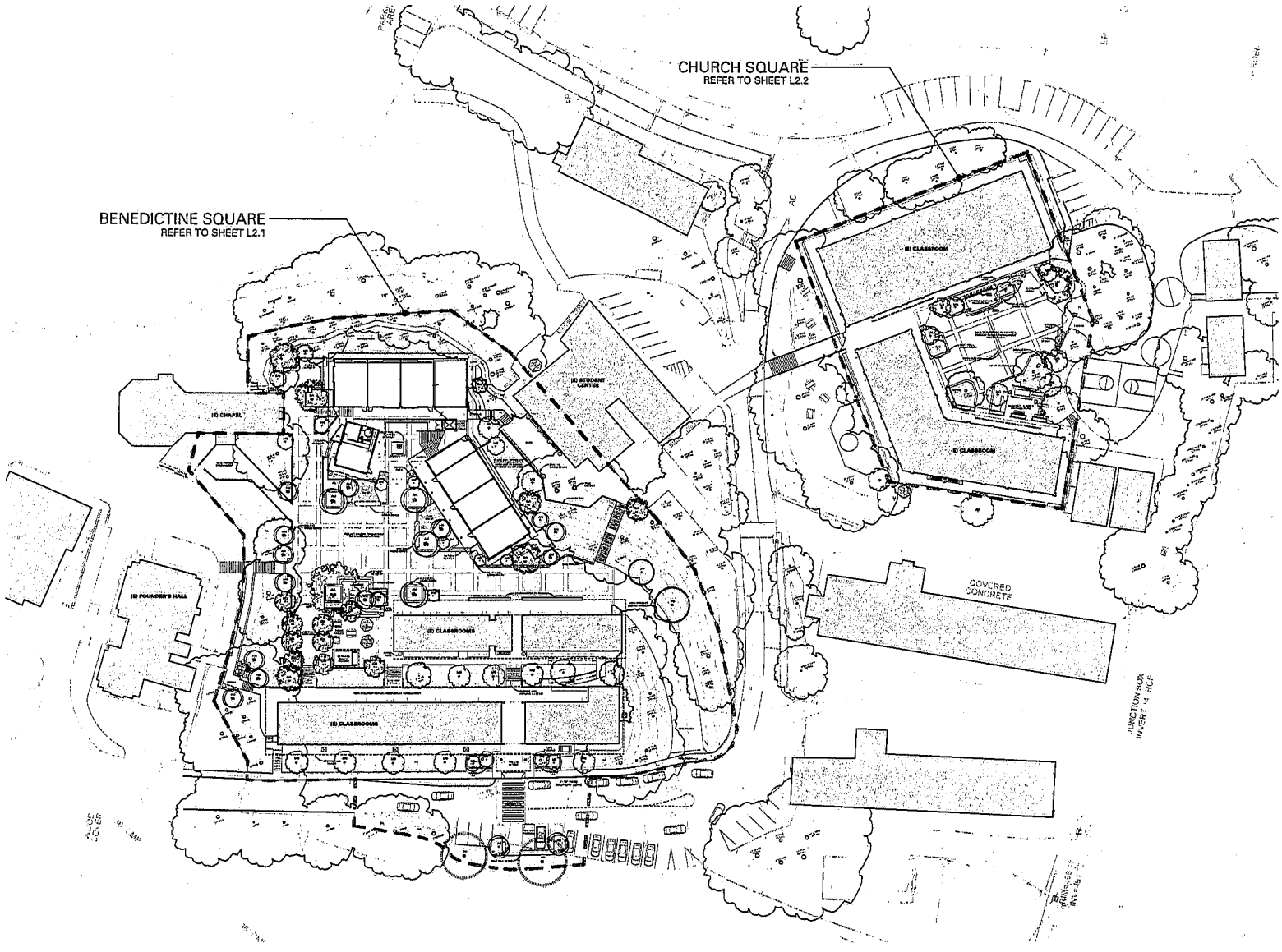
Project ID:	Priory
Drawn By:	KO
Review By:	MJO
Plot Date:	01/24/14

Sheet Title:

TREE REMOVAL PLAN CHURCH SQUARE

Sheet No.:

L0.2



1 LANDSCAPE SITE PLAN
Scale: 1" = 30 ft

GORING&STRAJA ARCHITECTS

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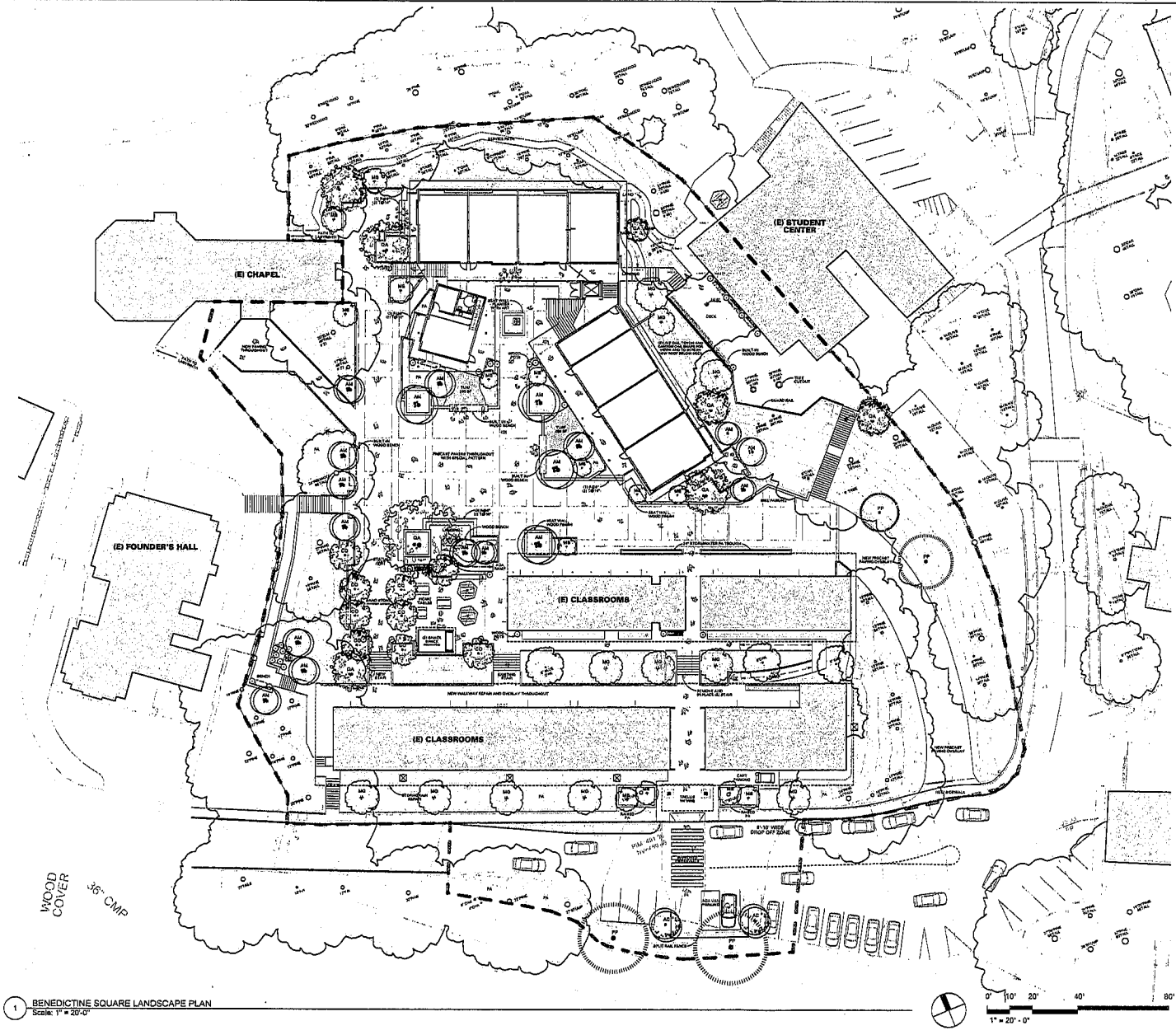
No.	Date	Issue

Issue Note:
SCHEMATIC DESIGN
01/24/14

Project No:	Priory
Drawn By:	KO
Review By:	MJO
Plot Date:	01/24/14

Sheet Title:
LANDSCAPE SITE PLAN

Sheet No:
L1.1



1 BENEDICTINE SQUARE LANDSCAPE PLAN
Scale: 1" = 20'-0"

TREE LEGEND

SYMBOL	PLANT NAME
AC	*Aesculus californica*
	California Buckeye
AM	*Arbutus marina*
	Marina Strawberry Tree
CO	*Cercis occidentalis*
	Western Redbud
MG	*Magnolia grandiflora 'Little Gem'*
	Little Gem Magnolia
MS	*Magnolia stellata*
	Star Magnolia
PG	*Picea glauca*
	White Spruce
PP	*Pinus pinea*
	Stone Pine
QA	*Quercus agrifolia*
	California Live Oak
UP	*Ulmus parvifolia*
	Chinese Evergreen Elm
SS	*Sequoia sempervirens*
	Redwood

PLANT LEGEND

SYMBOL	PLANT NAME
AD	*Arctostaphylos densiflora 'Howard McMinn'*
	Howard McMinn Manzanita
AU	*Arctostaphylos uva-ursi 'Point Reyes'*
	Point Reyes Manzanita
BM	*Buxus microphylla var.*
	Littleleaf Boxwood
CG	*Carex glauca*
	Blue Sedge
CGA	*Ceanothus gloriosus 'Anchor Bay'*
	Pt. Reyes Ceanothus
CP	*Cistus purpurea*
	Orchid Rock Rose
DV	*Dodonaea viscosa*
	Purple Hopseed Bush
FC	*Festuca californica*
	California Fescue
FR	*Festuca rubra*
	Red Fescue
JP	*Juncus patens*
	Rush
LS	*Lavendula stoechas*
	French Lavender
LJ	*Ligustrum japonicum 'Texanum'*
	Waxleaf Privet
LP	*Limonium perezii*
	Sea Lavender
LC	*Loropetalum chinense 'Atropurpurea'*
	Loropetalum
MC	*Myrtus communis 'Compacta'*
	Dwarf Myrtle
PT	*Pittosporum tobira 'Wheelers Dwarf'*
	Wheeler's Dwarf Japanese Mock Orange
RI	*Rhododendron indica 'Alaska'*
	Alaska Azalea
RO	*Rosemarinus officinalis 'Prostratus'*
	Trailing Rosemary
ST	*Stipa tenuissima*
	Mexican Feather Grass
WF	*Westringia fruticosa*
	Coast Rosemary

GORING&STRAJA ARCHITECTS

726 Heinz Avenue, Suite 1
Berkeley, CA 94710
510 / 848-0895
FAX 510 / 848-0897

Project:

PHASE 2A

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94128

Consultants:

LANDSCAPE ARCHITECT
Michael O'Leary + Associates
1912 McGee Avenue
Berkeley, CA 94703
TEL: 510.841.5689

MECHANICAL/PLUMBING/ELECTRICAL
Integral Group
427 13th Street
Oakland, CA 94612
TEL: 510.663.2070

CIVIL
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
TEL: 650.482.6035

STRUCTURAL
Thornton Tomasetti
135 Main Street, Suite 850
San Francisco, CA 94105
TEL: 415.869.3757

No.	Date	Issue

Issue Note:
SCHEMATIC DESIGN
01/24/14

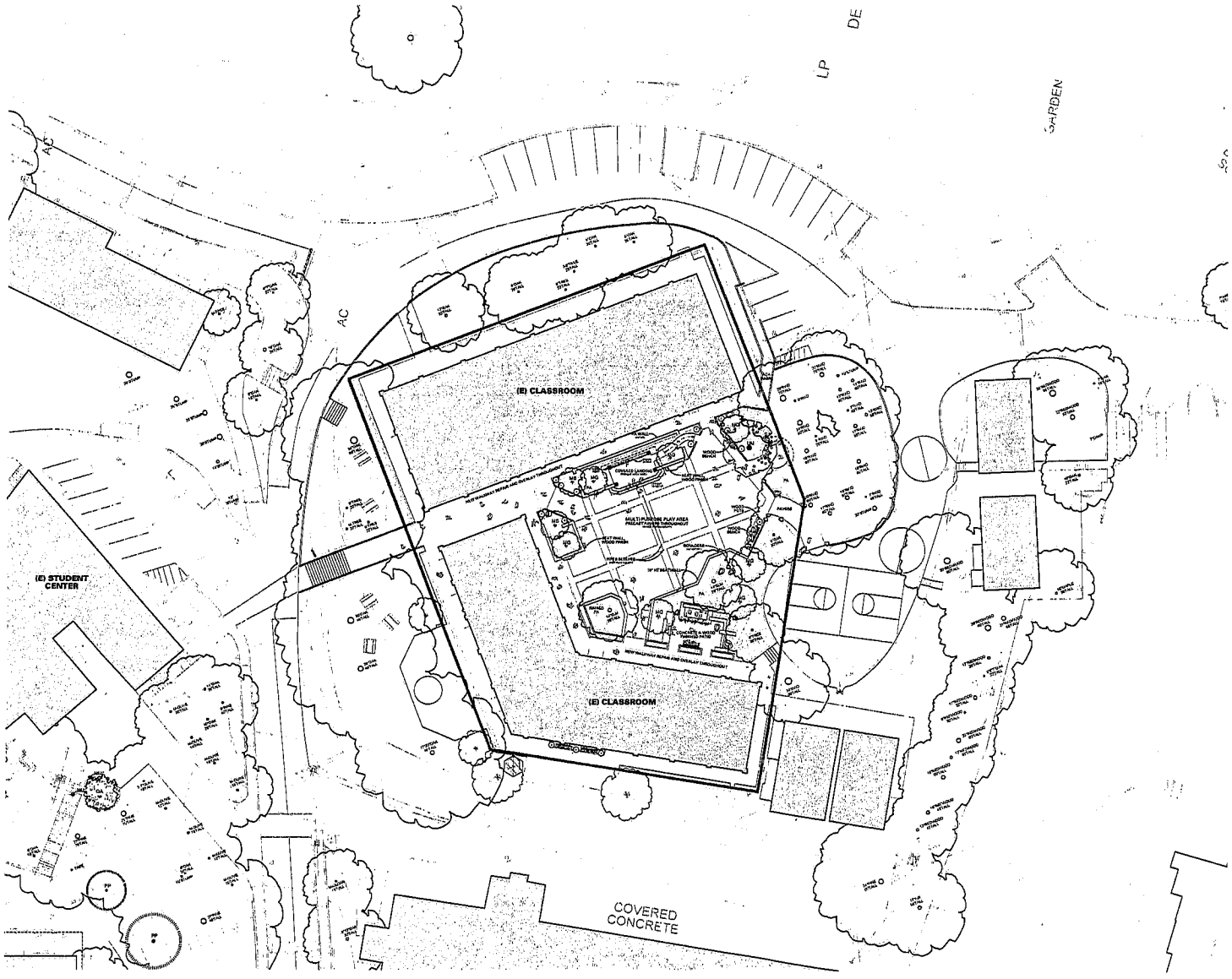
Project ID: Priory
Drawn By: KO
Review By: MJO
Plot Date: 01/24/14

Sheet Title:

LANDSCAPE PLAN
BENEDICTINE SQUARE

Sheet No.:

L2.1



1 CHURCH SQUARE LANDSCAPE PLAN
Scale: 1" = 20'-0"

0' 10' 20' 40' 80'
1" = 20' - 0"

TREE LEGEND

SYMBOL	PLANT NAME
AE	*Aesculus californica*
	California Buckeye
AM	*Arbutus marina*
	Marina Strawberry Tree
CO	*Cercis occidentalis*
	Western Redbud
MG	*Magnolia grandiflora 'Little Gem'*
	Little Gem Magnolia
MS	*Magnolia stellata*
	Star Magnolia
PG	*Picea glauca*
	White Spruce
PP	*Pinus pinea*
	Stone Pine
QA	*Quercus agrifolia*
	California Live Oak
UP	*Ulmus parvifolia*
	Chinese Evergreen Elm
SS	*Sequoia sempervirens*
	Redwood

PLANT LEGEND

SYMBOL	PLANT NAME
AD	*Arctostaphylos densiflora 'Howard McMinn'*
	Howard McMinn Manzanita
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	Purple Hopseed Bush
FC	*Festuca californica*
	California Fescue
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	Red Fescue
JP	*Juncus patens*
	Rush
LS	*Lavandula stoechas*
	French Lavender
LJ	*Ligustrum japonicum 'Texanum'*
	Waxleaf Privet
LP	*Limonium perezii*
	Sea Lavender
LC	*Loropetalum chinense 'Atropurpurea'*
	Loropetalum
MC	*Myrtus communis 'Compacta'*
	Dwarf Myrtle
PT	*Pittosporum tobira 'Wheelers Dwarf'*
	Wheeler's Dwarf Japanese Mock Orange
RI	*Rhododendron indica 'Alaska'*
	Alaska Azalea
RO	*Rosemarinus officinalis 'Prostratus'*
	Trailing Rosemary
ST	*Stipa tenuissima*
	Mexican Feather Grass
WF	*Westringia fruticosa*
	Coast Rosemary

GORING&STRAJA ARCHITECTS

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Project:

PHASE 2A
WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94128

Consultants:

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Michael O'Leary + Associates
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TEL: 415.903.3707

No.	Date	Issue

Issue Note:
SCHEMATIC DESIGN
01/24/14

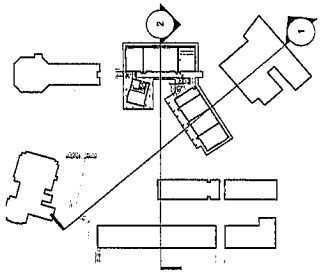
Project No:	Priory
Drawn By:	KD
Review By:	MJO
Plot Date:	01/24/14

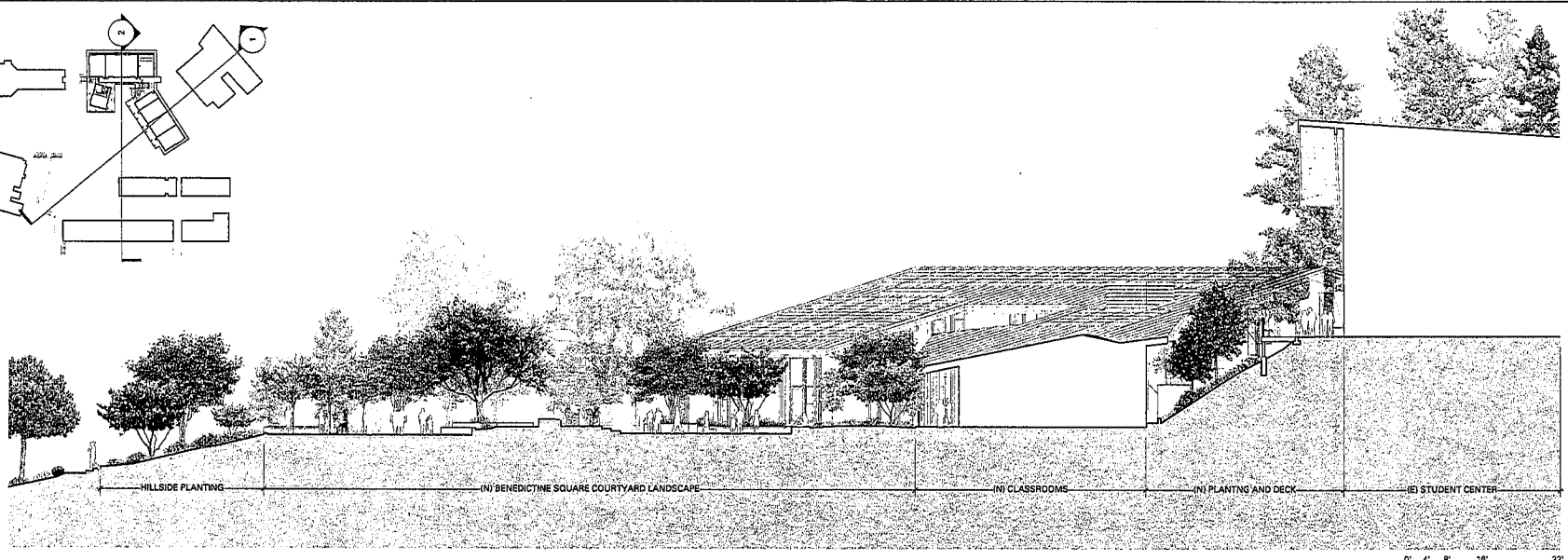
Sheet Title:

LANDSCAPE PLAN
CHURCH SQUARE

Sheet No:

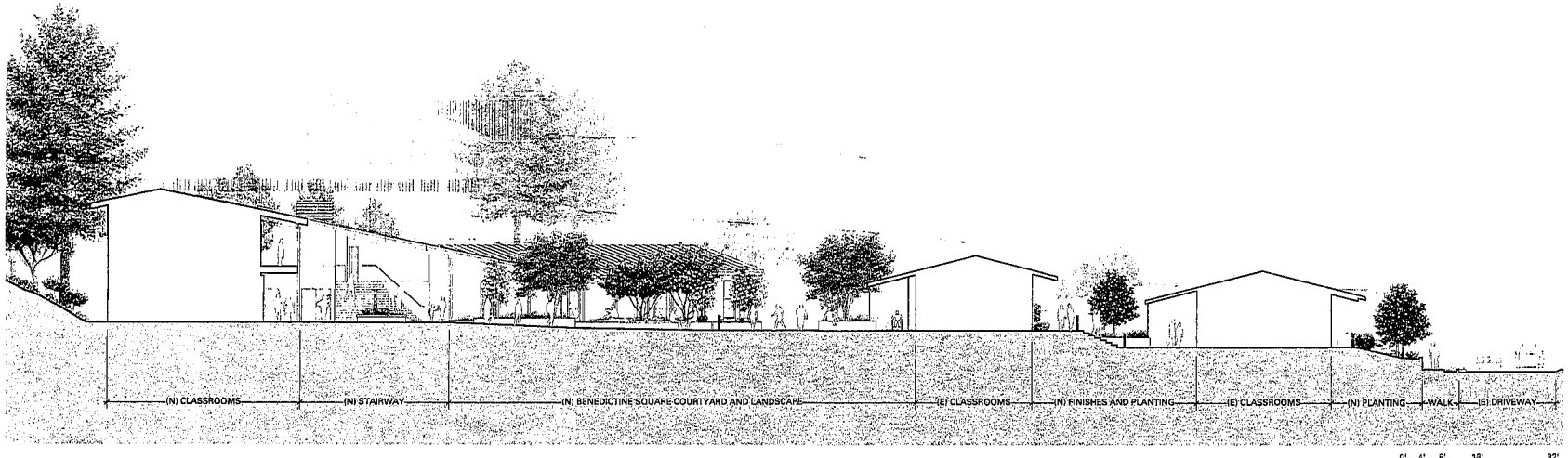
L2.2





1 SECTION A-A
Scale: 3/32" = 1'-0"

0' 4' 8' 16' 32'
3/32" = 1' - 0"



2 SECTION B-B
Scale: 3/32" = 1'-0"

0' 4' 8' 16' 32'
3/32" = 1' - 0"

GORINGSTRAJA ARCHITECTS

729 Heinz Avenue, Suite 1
Berkeley, CA 94710
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Project:

PHASE 2A

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94128

Consultants:

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San Francisco, CA 94105
TEL: 415.908.3797

No.	Date	Issue

Issue Note:
SCHEMATIC DESIGN
01/24/14

Project ID:	Priory
Drawn By:	KO
Review By:	MJO
Plot Date:	01/24/14

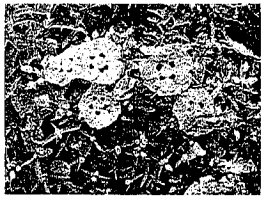
Sheet Title:

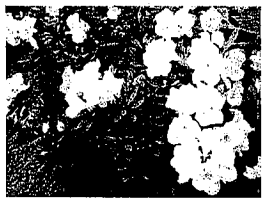
LANDSCAPE SITE SECTIONS

Sheet No.:

L3.1

FLOWERS / GROUNDCOVERS


Cistus *purpurea* - Orchid Rock Rose

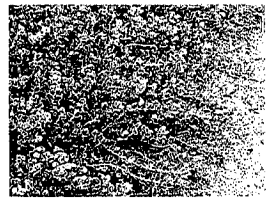

Rhododendrom *indica* 'Alaska' - Alaska Azalea


Myrtus *communis* 'Compacta' - Dwarf Myrtle

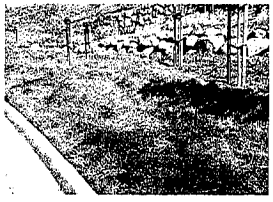

C. *gloriosus* 'Anchor Bay' - Pt. Reyes Ceanothus

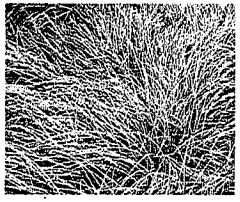

Lavendula *stoechas* - French Lavender

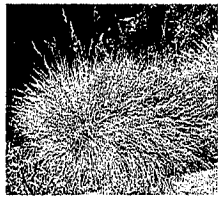

Limonium *perezii* - Sea Lavender

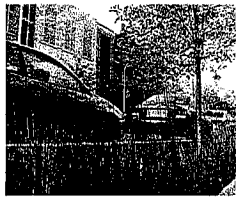

Arctostaphylos *uva-ursi* 'Point Reyes' - Pt. Reyes Manzanita

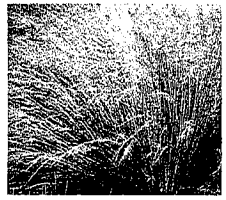
GRASSES


Fustuca *rubra* - Red Fescue

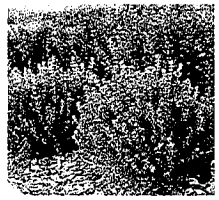

Carex *glauca* - Blue Sedge

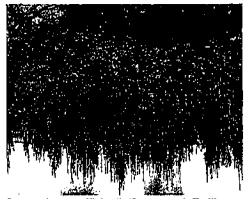

Festuca *californica* - California Fescue


Juncus *patens* - Rush


Stipa *tenuissima* - Mexican Feather Grass

BUSHES / SHRUBS


Westingia *fruticosa* - Coastal Rosemary


Rosmariunus *officinalis* 'Prostratus' - Trailing

BUSHES / SHRUBS


P. tobira 'Wheeler's Dwarf' - Japanese Mock Orange


Buxus *microphylla* - Littleleaf Boxwood


Loropetalum *chinense* 'Atrapurpurea' - Loropetalum (dk. purple)


A. *densiflora* 'Howard McMinn' - Howard McMinn Manzanita


Dodonaea *viscosa* - Purple

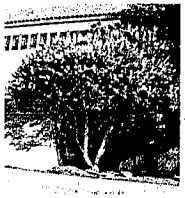

L. *jeponicum* 'Texanum' - Waxleaf Privet

TREES


Quercus *agrifolia* - Coast Live Oak


Arbutus *marina* - Marina Strawberry Tree

TREES


Aesculus *californica* - Ca Buckeye


Magnolia *stellata* - Star Magnolia


Magnolia *grandiflora* 'Little Gem' - Little Gem Magnolia


Picea *glauca* - White Spruce


Ulmus *parvifolia* - Chinese Evergreen Elm


Pinus *pinea* - Stone Pine


Sequoia *sempervirens* - Redwood

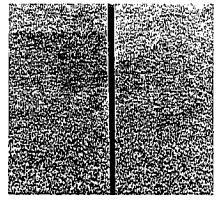
BUILT MATERIALS

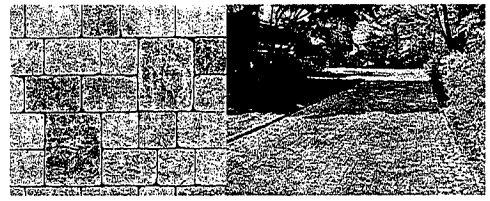

BOARD FORMED CONCRETE PLANTERS


WOOD FURNISHINGS


SPLIT RAIL FENCING


WOOD STAVE PLANTERS


REFINISHED CONCRETE PAVING


BASALITE PRECAST CONCRETE PAVERS - ITALIAN RENAISSANCE SERIES

729 Heinz Avenue, Suite 1
Berkeley, CA 94710
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FAX 510 / 848-0697

Project:

PHASE 2A

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94128

Consultants:

LANDSCAPE ARCHITECT
Michael O'Leary + Associates
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TEL: 650.482.6335

STRUCTURAL
Thornton Tomasetti
135 Main Street, Suite 850
San Francisco, CA 94105
TEL: 415.908.3757

No.	Date	Issue

Issue Notes:
SCHEMATIC DESIGN
01/24/14

Project ID:	Priory
Drawn By:	KO
Review By:	MJO
Plot Date:	01/24/14

Sheet Title:
LANDSCAPE MATERIALS

Sheet No.:
L4.1

Woodside Priory School - Classroom & site improvements phase II

Project Summary

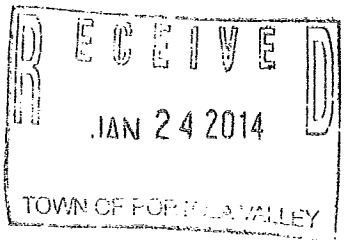
- **A new classroom building** comprising approximately 9,300 gsf, plus exterior covered unenclosed circulation. This structure will include mostly classrooms, with space for faculty lounge support and storage as well. The building will be rural in general massing and character with more contemporary detailing. In keeping with the tradition of building at the school, the exterior will be natural wood siding.

- **Disassembly and removal of the existing faculty office building**. Siding from this building will be salvaged, reconditioned, and re-used in the new structure for the faculty lounge wing. If feasible, additional material - notably the roof decking - will be salvaged and used for interior panelling in the same area.

- **Grid or Net Zero targeted for energy performance**. The design takes advantage of solar orientation for optimal window placement, and includes a high performance envelope, mechanical system and cool roof. The roof alignment allows for large area of PhotoVoltaic panels facing south south-west.

- **New landscaping for both Benedictine Square and Church Square school yards**. Existing paving and miscellaneous structures will be removed and/or relocated in both yards to make way for new more useable and more sustainable spaces. These will provide appropriate plantings to enhance the rural character of the school, gathering and sitting spaces of differing sizes to accommodate multiple uses, and new trees to provide shade and interest. Paving will mostly be permeable unit pavers of a color and tumbled texture to recall Decomposed Granite and long worn surfaces.

- **Cosmetic improvements to existing middle and upper school structures**. The existing classroom buildings will receive minor exterior improvements including removal of all exterior lighting, and installation of low/no glare wall sconces. Paint on wood roof framing will be removed and the existing structure and decking re-stained. The west student drop off entry of the upper school will receive a decorative trellis, and the passage through the buildings will gain two east facing skylights of clear glass.



729 Heinz Avenue, Suite 1, Berkeley, CA 94710
Telephone 510 848 9805 Facsimile 510 848 9807

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Signature _____ Date _____

RECEIVED
JAN 24 2014
TOWN OF PORTOLA VALLEY

Project Information

☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Institutional ☒ Irrigation only ☐ Industrial ☐ Other

Applicant Name (print): Contact Phone #:

Project Site Address:

Project Area (sq.ft. or acre): # of Units: # of Meters:

			Agency Review (Pass)	Agency Review (Fail)
For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.): 38,127	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☒ Tier 2 (> 2,500 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.): 37,627		☐	☐
	Non-Turf Irrigated Area (sq.ft.): 500		☐	☐
	Special Landscape Area (SLA) (sq.ft.): None		☐	☐
	Water Feature Surface Area (sq.ft.): None			
Landscape Parameter	**Requirements**	**Project Compliance**		
Turf	Less than 25% of the landscape area is turf	☒ Yes ☐ No, See Water Budget	☐	☐
	All turf areas are > 8 feet wide	☒ Yes	☐	☐
	All turf is planted on slopes < 25%	☒ Yes	☐	☐
Non-Turf	At least 80% of non-turf area is native or low water use plants	☒ Yes ☐ No, See Water Budget	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	☐	☐
Mulch	At least 2-inches of mulch on exposed soil surfaces	☒ Yes	☐	☐
Irrigation System Efficiency	70% ETo (100% ETo for SLAs)	☒ Yes	☐	☐
	No overspray or runoff	☒ Yes	☐	☐
Irrigation System Design	System efficiency > 70%	☒ Yes 35%	☐	☐
	Automatic, self-adjusting irrigation controllers	☐ No, not required for Tier 1 ☒ Yes	☐	☐
	Moisture sensor/rain sensor shutoffs	☒ Yes	☐	☐
	No sprayheads in < 8-ft wide area	☒ Yes	☐	☐
Irrigation Time	System only operates between 8 PM and 10 AM	☒ Yes	☐	☐
Metering	Separate irrigation meter	☐ No, not required because < 5,000 sq.ft. ☒ Yes	☐	☐
Swimming Pools / Spas	Cover highly recommended	☐ Yes ☒ No, not required	☐	☐
Water Features	Recirculating	☐ Yes	☐	☐
	Less than 10% of landscape area	☐ Yes	☐	☐
Documentation	Checklist	☐ Yes	☐	☐
	Landscape and Irrigation Design Plan	☐ Prepared by applicant ☒ Prepared by certified professional	☐	☐
	Water Budget (optional)	☐ Prepared by applicant ☒ Prepared by certified professional	☐	☐
Audit	Post-installation audit completed	☐ Completed by applicant ☐ Completed by certified professional	☐	☐

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Agency

Auditor:

Materials Received and Reviewed:

- ❑ Outdoor Water Use Efficiency Checklist
- ❑ Water Budget
- ❑ Landscape Plan
- ❑ Post-Installation Audit

Date Reviewed:

- ❑ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Material Distributed to Applicant

- ❑ Water Conservation in Landscaping Ordinance
- ❑ Outdoor Water Use Efficiency Checklist
- ❑ Water Budget Calculation Worksheets
- ❑ Plant List
- ❑ Other:

Measures Recommended to Applicant

- ❑ Drip irrigation
- ❑ Self-adjusting Irrigation Controller
- ❑ Plant palate
- ❑ Three (3) inches of mulch
- ❑ Soil amendment (e.g., compost)
- ❑ Grading
- ❑ Pool and/or spa cover
- ❑ Dedicated irrigation meter
- ❑ Other:

Comments:

Selected Definitions:

Tier 1	New construction and rehabilitated landscapes with irrigated landscape areas between 1,000 and 2,500 square feet requiring a building or landscape permit, plan check or design review, or new or expanded water service.
Tier 2	New construction and rehabilitated landscapes with irrigated landscape areas greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
ETo	Reference evapotranspiration means the quantity of water evaporated from a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of estimating water budgets so that regional differences in climate can be accommodated.
SLA	Special Landscaped Area. Includes edible plants, areas irrigated with recycled water, surface water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
Water Feature	A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied).

CITY OF
PORTOLA VALLEY
PRELIMINARY LANDSCAPE WATER USE STATEMENT

PROJECT NAME: WOODSIDE PRIORY SCHOOL
PROJECT ADDRESS: 302 PORTOLA ROAD

PREPARED BY: JANET LUEHRS (CID, CLIA #006435)
BROOKWATER INC., IRRIGATION CONSULTANTS
FIVE CROW CANYON COURT, SUITE 105
SAN RAMON, CA 94583
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE		
	MAWA = ETo x .62 x ((.7 x HA) + (.3 x SLA))		
	YEARLY ETo	42.8	
	CONVERSION FACTOR	0.62	
	ET ADJUSTMENT FACTOR	0.7	
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	38,127	SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0	SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**708,051**	**GALLONS PER YEAR**
	TOTAL ACRE FEET	2.17	ACRE FEET

CALCULATIONS:
42.8 x 0.62 x ((0.7 x 38,127) + (0.3 x 0)) = 708051.1792

PART TWO	ESTIMATED TOTAL WATER USE		
	*ETWU = ETo x .62 (((PF x HA) / IE)+SLA)		
	AVERAGE IRRIGATION EFFICIENCY	0.90	
	TOTAL PLANT FACTOR x HYDROZONE AREA (PF x HA) FROM TABLE	11,861	
	SPECIAL LANDSCAPE AREA	0	
	ESTIMATED TOTAL WATER USE	**349,633**	**GALLONS PER YEAR**
	TOTAL ACRE FEET	1.07	ACRE FEET
	PERCENT OF ETo	35%	

CALCULATIONS:
42.8 x 0.62 x ((11,861 / 0.90) + 0) = 349633.2864

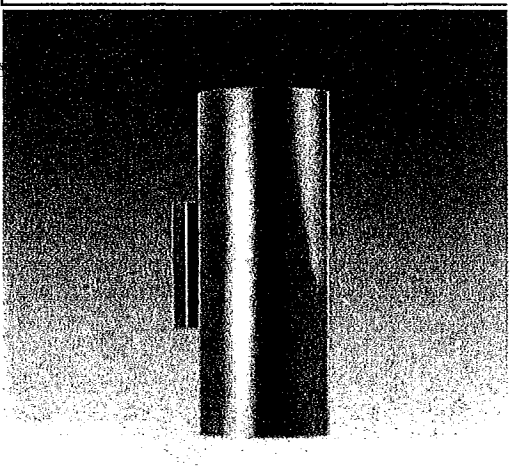
Rev: 2013/10/31

Wall Sconce (downlight only)

Order Code Example

OW2202 — BLU-P – LNW2000-30 (MVOLT) --- BRNZ - RBH

Model Number | Source | Finishes



Nominal Source Lumens

	Uplight	Optical Distribution	Downlight	Optical Distribution	Canopy and Housing	Accent Plates
No Accent Plate OW2200	None		None			
	LCW2000 LNW2000 LWW2000	30° 50°	LCW2000 LNW2000 LWW2000	30° 50°		
	AMB BLU GRN LNW550 RED	P (Pencil Beam)	AMB BLU GRN LNW550 RED	P (Pencil Beam)		
1 Square Accent OW2202	None		None			
	LCW2000 LNW2000 LWW2000	30° 50°	LCW2000 LNW2000 LWW2000	30° 50°	(Painted)	
	AMB BLU GRN LNW550 RED	P (Pencil Beam)	AMB BLU GRN LNW550 RED	P (Pencil Beam)		
1 Round Accent OW2204	None		None			(Painted)
	LCW2000 LNW2000 LWW2000	30° 50°	LCW2000 LNW2000 LWW2000	30° 50°		
	AMB BLU GRN LNW550 RED	P (Pencil Beam)	AMB BLU GRN LNW550 RED	P (Pencil Beam)		

W	8"	(203 mm)
H	18"	(457 mm)
D	10-5/8"	(270 mm)

Accessories - Order Separately (see Technical Reference Section for additional details)

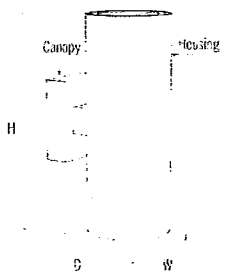
EMV	Remote emergency line voltage inverter	Can supply up to 100w for 90 minutes - can be used with multiple fixtures

Line Drawings

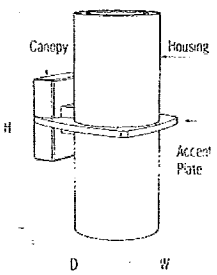
Depth is measured from wall to front of fixture

W = Width H = Height D = Depth

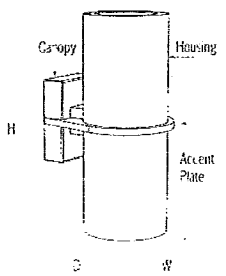
OW2200



OW2202



OW2204



Abbreviation Key

Source (Voltage)

Specify Voltage or MVOLT
MVOLT fixture accepts 120 through 277 input voltage

LCW	Cool White, 4000K, LED	(MVOLT)
LNW	Neutral White, 3500K, LED	(MVOLT)
LWW	Warm White, 3000K, LED	(MVOLT)
AMB	Amber LED	(MVOLT)
BLU	Blue LED	(MVOLT)
GRN	Green LED	(MVOLT)
RED	Red LED	(MVOLT)

Finishes (see inside back cover)

(Painted) Color Code Required - see color chart

3D Modeling

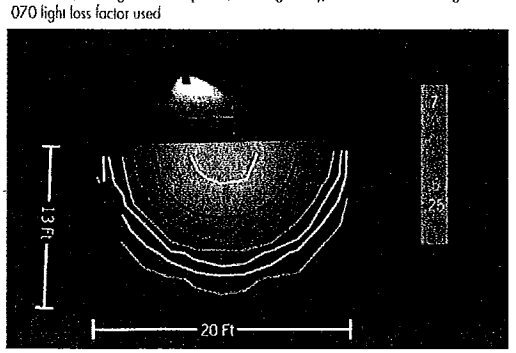
Complete BIM and Google Sketchup files for these models can be downloaded from www.visalighting.com

Nominal LED Source Wattage & CRI

	Color	CRI	Watts	Milliamps
LCW2000	4000K	75	38	700
LNW2000	3500K	80	38	700
LWW2000	3000K	80	38	700
AMB	Amber		12	700
BLU	Blue		12	700
GRN	Green		12	700
LNW550	3500K	85	12	700
RED	Red		13	700

Path of Egress

LNW2000, 50 degree beam spread, downlight only, mounted 16' above grade, 070 light loss factor used

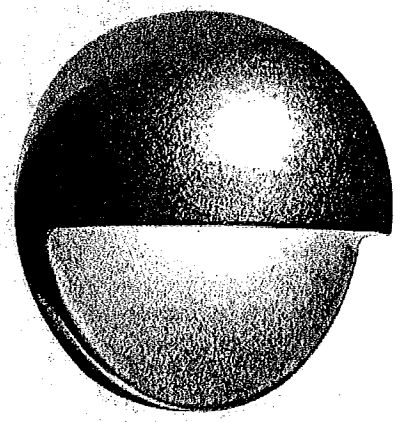


RECEIVED
JAN 24 2014

FX Luminaire

Step Light & Bollard Luminaire

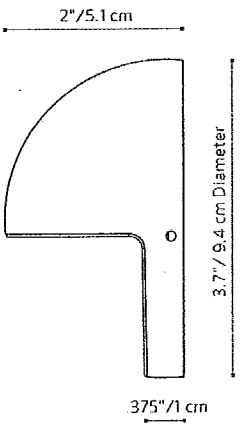
(set into 42" redwood post on one or more sides for path illumination)



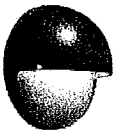
The MS comes to the FX LED line as an immediate favorite thanks to its close relative the MM. The MS takes all the great features of the MM and adds the energy efficiency and long life of LED. Changeable filters and available in Brass or Powdercoat allow you to add glow at night and during the day.

MS: Wall Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	25
MAX LUMENS:	52
CCT (Ra)	78.5



Learn more about FX Luminaire wall lights. Visit: fxl.com/products



MS: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

FIXTURE CODE	LAMP CODE	FINISH OPTIONS
1 MS	2 1 LED *(50,000 avg. life hours)*	3 XX

(see options to right)

The MS includes a 1LED board and your choice of finish and 10 ft. lead wire.

EXAMPLE: MS-1LED-BZ = MS - 1 LED - Bronze Metallic Finish

PHOTOMETRICS:

MS 1LED ILLUMINANCE AT A DISTANCE

	Center Beam FC	Beam Width	
1.7 ft	11.63 fc	1.9 ft	3.6 ft
3.3 ft	2.91 fc	3.8 ft	7.3 ft
5.0 ft	1.29 fc	5.8 ft	10.9 ft
6.7 ft	0.73 fc	7.7 ft	14.6 ft
8.3 ft	0.47 fc	9.6 ft	18.2 ft
10.0 ft	0.32 fc	11.5 ft	21.8 ft

Vertical Spread: 59.8° Horizontal Spread: 95.0°

Beam angle is calculated using LM-79 method for SSL Luminaires "Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum"

For information on ZD technology please refer to the Luxor page in the Lighting Control section.

METALS

- **AB** = Antique Bronze* (On Brass)
- **AT** = Antique Tumbled* (On Brass)
- **BS** = Natural Brass
- **NP** = Nickel Plate

POWDERCOAT

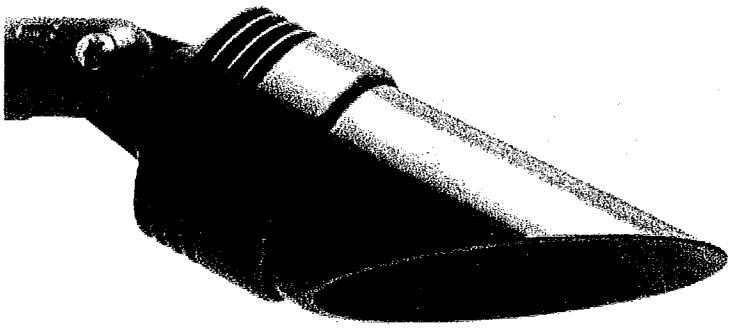
- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

** May require longer lead time*

All MS wall lights come standard with amber, and frosted filters

FX Luminaire

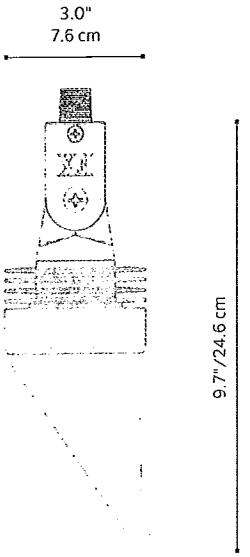
Tree mounted down light



The DE down light was built to help designers create appearance of natural light in complicated areas. It has an array of water protection features to ensure long life. It can handle up to a 9LED and is available in all powder coat colors as well as a wall mount option. It is also available with ZD technology to be compatible with the Luxor ZD Zoning and Dimming Controller.

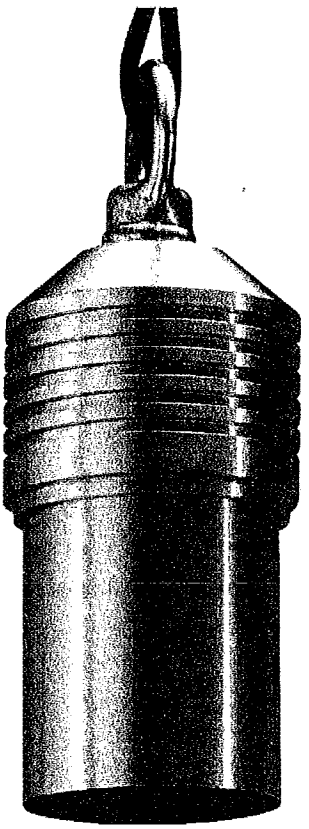
DE: Down Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	40 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	29.3	41.1	31.2	27.9
MAX LUMENS:	59	162	328	334
CRI (Ra)	81.2	79.2	79.4	80.2



Tree hung down light

LS-12



FOR VERY SMALL SCALE DOWN LIGHTING

When a moonlighting effect is desired, but the caliper of a tree is too small, specify the FX Luminaire LS. This micro down light actually hangs from the host tree by a cinch tie requiring no screws or permanent hardware. Use two or more fixtures for an even illumination.

A small brass hook is included for beam mounted applications. Milled from heavy copper and solid brass hardware, this luminaire incorporates a frosted glass lamp to soften beam spread edge. The LS can be hung 24" off ground level without overpowering the garden space below.

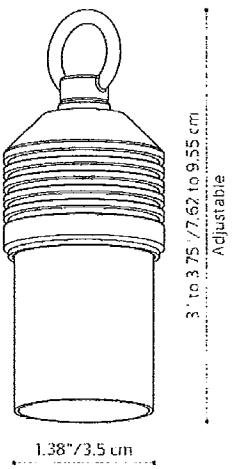
For larger scale plant material that requires a higher mounting height, specify the halogen VL.

Multiple Effects

Small-scale plants in focal planter areas can become the host for a micro-moon lighting effect. When combined with SI lights the LS creates a "reflected light" effect.

Compare FX copper luminaires with any other, and you will find a dramatic difference. We use the heaviest gauge materials in the industry for long-lasting performance.

Note: This fixture is designed for down lighting only.



LEED 2009 for Schools New Construction and Major Renovations

Project Checklist

Woodside Priory School Phase II
Jan 24, 2014

Sustainable Sites — Possible Points: 24

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
Y			Prereq 2	Environmental Site Assessment	
1			Credit 1	Site Selection	1
		4	Credit 2	Development Density and Community Connectivity	4
		1	Credit 3	Brownfield Redevelopment	1
4			Credit 4.1	Alternative Transportation—Public Transportation Access	4
		1	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
		1	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	2
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
	1		Credit 6.1	Stormwater Design—Quantity Control	1
	1		Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1
1			Credit 9	Site Master Plan	1
		1	Credit 10	Joint Use of Facilities	1

Water Efficiency — Possible Points: 11

Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
3	1		Credit 3	Water Use Reduction	2 to 4
		1	Credit 3	Process Water Use Reduction	1

Energy and Atmosphere — Possible Points: 33

Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	0
Y			Prereq 3	Fundamental Refrigerant Management	
8	6		Credit 1	Optimize Energy Performance	1 to 19
4	3		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	1
	2		Credit 5	Measurement and Verification	2
2			Credit 6	Green Power	2

Materials and Resources — Possible Points: 13

Y			Prereq 1	Storage and Collection of Recyclables	0
		2	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 2
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2

Materials and Resources, Continued

	1	1	Credit 3	Materials Reuse	1 to 2
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 19

Y			Prereq 1	Minimum Indoor Air Quality Performance	0
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	0
Y			Prereq 3	Minimum Acoustical Performance	
1			Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
4			Credit 4	Low-Emitting Materials	1 to 4
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1 to 3
1			Credit 8.2	Daylight and Views—Views	1
1			Credit 9	Enhanced Acoustical Performance	1
1			Credit 10	Mold Prevention	1

TOWN OF FOSTER CITY
JAN 24 2014

Innovation and Design Process — Possible Points: 6

			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1
1			Credit 3	The School as a Teaching Tool	1

Regional Priority Credits — Possible Points: 4

1			Credit 1.1	SSc1 Site Selection	1
1			Credit 1.2	SSc4.1 Public Transportation Access	1
1			Credit 1.3	WEc1 Water Efficient Landscaping	1
1			Credit 1.4	EAc2 On-site renewable energy	1

Total — Possible Points: 110

62	21	16	Total

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

The Tree Specialist

Don Araki

ISA Certified Arborist WE-6547A

(408) 209-1007

Pre-Construction Tree Inventory and Certified Arborist's Report

Prepared for:

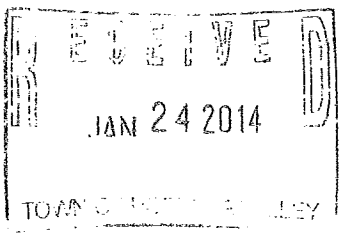
Michael Oleary

(510) 684-3721

Regarding Property Location:

302 Portola Valley Road
Portola Valley, CA 94028

January 23, 2014



CONTENTS

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1.0
AFFADAVIT

Don Araki of **The Tree Specialist** is an ISA Certified Arborist: WE- 6547A having authority to offer advice and suggestions accumulated from industry standards and working knowledge based on 20 years of experience in residential and commercial tree service. This report is respectfully submitted to Caroline Chen for the spectrum of work to be done at the location: 302 Portola Road, Portola Valley, CA

_____
Don Araki

_____
Date

2.0
EXECUTIVE SUMMARY

Please be advised that the City of Los Altos, CA has established a strict code of compliance regarding tree work in your area titled "Heritage Tree Ordinance". For more information you may access this three page text at.

www.**portolavalley**.net/Modules/ShowDocument.aspx?..

The Community Development Department's "Permit Submittal Requirements" advise the submittal of two (2) copies of the Arborist Report pertaining to heritage trees in the vicinity. You may also have access to these requirements at

www.**portolavalley**.net/Modules/ShowDocument.aspx?...

Since the design team has planned around this project's significant trees, the Heritage Trees can generally be preserved with the usual tree protection measures.

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3.0
TREE PRESERVATION PRECEPTS

{Books have been written on this topic – but if I had to choose three basic concepts to highlight:

Start early to preserve trees that are assets, but preserve whole trees (including roots, not merely trunks.

The owner(s) must have the entire team committed to preserving each tree everyday (from the designer to the project manager to the guys with the nail bags).

Minimize impacts, or the tree will require you to mitigate, lest you destroy its rootlets or its structure or its environment.}

4.0
SITE-SPECIFIC INFORMATION

Location: 302 Portola Rd, Portola Valley, CA 94028

4.1 Existing Conditions (Tree Inventory)

{Tree list spreadsheet)

Observation Definition Guidelines

Tree Numbering System: We have tree identifiers attached to the tree with assigned numbers from 1 -3.

Names: We utilize the common Sunset names whenever possible or scientific/botanical to minimize confusion. We may describe a tree using Sunset or McMinn's key when necessary.

DSH: Diameter at Standard Height: This measurement is the trunk diameter measured at the standard height defined by the jurisdiction in which the tree trunk grows. The industry standard is 54 inches above ground level, taken with a standard surveyor's diameter tape, recorded in inches (DBH: diameter at breast height). Exceptions to the 54" level are called out in several jurisdictions (to wit: San Mateo at 48"; Redwood City between 6" – 36"; San Jose at 24"). For multi-trunked trees, measurements were taken below the lowest branch swelling and/or individual stems at 54" inches, or an average depending on which height measurement is deemed to produce the best representative figure.

Crown Radius: The average radius measurement is shown in feet.

Ht (Height): Estimated distance foliage crown extends above grade, recorded in feet.

Vigor: Rigor for tree's growth and vitality as a blend of elements like leaf or bud size and color, twig growth (elongation), accumulation of deadwood, cavities, wound wood development, trunk expansion (growth "cracks"), etc.

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Structure: Structure rating for tree's architecture as a composite of factors like branch attachment, lean and balance, effects of prior breakage, crossing-tangled-twisted limbs, co-dominant trunks and/or branches, decay and cavities, anchorage (roots), etc.

Overall Condition: Percentage rating assessing the tree's overall vigor, recent growth, insects/diseases, and structural defects. Relative text rating included in the same cell as: Excellent, Good, Fair, Poor, Very Poor. This corresponds to the "Condition Percentage" factor in tree valuations per the Council or Tree and Landscape Appraisers (CTLA) system used by the International Society of Arboriculture. (CTLA, 1992) It combines foliage, branches, limbs, and trunk and root ratings into a composite condition score. This rating is used in the calculation of these trees' appraised value required by the City of Los Altos.

Suitability for Preservation: Considers tree's condition (vigor and structure), longevity/age, adaptability, and aesthetics. This rating takes into account any announced intentions of changes in area/lot use. Degrees: High, Moderate, Low, and Very Low.

High: Tree in great condition and any existing defects or stresses are minor or can be easily mitigated.

Moderate: Notable vigor and/or stability problems but which can be moderated with treatment and /or increased tree protection zone.

Low: Significant problems, including shorter life expectancy. Difficult to retain but has potential with a much larger tree protection zone.

Very Low: Substantial, existing problems, defects, stresses; unlikely to survive the impact of any project.

Age / Longevity: Rates tree's relative age: Young (long) / Semi- Mature / mature / Over-Mature.

Comment: Notes; most obvious defects, insects, diseases or unique characteristics.

The Tree Specialist / Don Araki (408) 209-1007 FAX (408) 971-4614
Office: 1198 Nevada Avenue, San Jose, CA 95125
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Reference Picture #1 (In Attachments)

Tree Description Table

Created by Scott Araki, Tree Specialist, Inc.

Table includes Tree Number (corresponding to Previous Page site plan), Species name, Diameter at Standard Height, Canopy height, Canopy Width, Suitability of Preservation Rating, and General Description of tree condition

Tree #	Species	D.B.H.	Canopy Height	Canopy Width	Preservation Suitability	Description
1 R	Monterey Pine	14"	10'	10'	Poor	Dead
2 R	Monterey Pine	10"	15'	8'	Poor	Dead
3	Monterey Pine	16"	50'	15'	Moderate	Poor
490 R	Monterey Pine	17"	30'	15'	Poor	Dead
488 R	Monterey Pine	20"	30'	10'	Poor	Dead
4 R	Monterey Pine	14"	60'	15'	Poor	Dead
5 R	Monterey Pine	11"	40'	6'	Poor	Poor
486	Monterey Pine	17"	20'	20'	Poor	Moderate
485	Monterey Pine	24"	40'	24'	Good	Good
487	Monterey Pine	23"	35'	15'	Good	Good
481	Monterey Pine	31"	55'	25'	Good	Good
6	Coastal Live Oak	8"	10'	15'	Good	Good
480 R	Monterey Pine	25"	65'	25'	Good	Moderate
479	Monterey Pine	30"	60'	30'	Good	Good
7 R	Ash	8"	10'	6'	Poor	Modertae
8 R	Ash	9"	15'	10'	Moderate	Moderate
9 R	Ash	9"	15'	10'	Moderate	Moderate
484	Canary Island Pine	16"	20'	6'	Good	Good
10	Canary Island Pine	15"	20'	8'	Good	Good
483	Canary Island Pine	27"	60'	20'	Poor	Good
11 R	Italian Cypress	10"	50'	3'	Poor	Poor
12	Coastal Live Oak	8"	15'	10'	Good	Good
13	Coastal Live Oak	9"	15'	10'	Good	Good
14 R	Monterey Pine	20"	30'	10'	Poor	Poor
15	Monterey Pine	12"	30'	12'	Moderate	Good
16 R	Monterey Pine	12"	40'	12'	Moderate	Poor
17	Pear	7"	18'	6'	Good	Good
18	Pear	6"	15'	5'	Good	Good
19	Pear	6"	15'	5'	Good	Good

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20	Deodar	13"	30'	10'	Moderate	Moderate
21	Deodar	11"	20'	6'	Moderate	Moderate
21.1	Chinese Elm	19"	20'	18'	Good	Good
22	Chinese Elm	19"	20'	18'	Good	Good
23	Ash	7"	10'	5'	Low	Good
24	Ash	6"	10'	5'	Low	Good
25	Ash	7"	10'	5'	Low	Good
26	Olive	12"	10'	8'	Good	Good
27	Olive	12"	10'	8'	Good	Good
28	Olive	12"	10'	8'	Good	Good
29	Olive	12"	10'	8'	Good	Good
30	Olive	12"	10'	8'	Good	Good
31	Olive	12"	10'	8'	Good	Good

D.B.H. - Diameter at Breast Height

4.3 Basic Tree Preservation Measures (TPMs)

The basic tree protection fencing is just the first step in tree preservation. Many additional tools and procedures come into play. Usually restriction of space and time curtail the use of the more esoteric ones, but those below are significant. Ideally, the owner or designer makes decisions well ahead of the project's start so that only trees which can realistically be preserved are retained.

Tree Protection Fence (TPF)

· Install fence ***BEFORE*** any other phase of the project begins.

· Keep ***fence in tact*** until ready for final landscaping.

· Use ***a continuous 6' foot high chain link fence with an allowed 2' foot opening to provide access for inspections***. The Posts = 8 ft. tall X 2" inch diameter galvanized posts driven 2 feet into the soil. Post Signs on the fence (8.5" X 11") warning of "penalty for working inside of fence or removal without written permission of Project or City Arborist (specific sign wording can be provided in memo form).

· Fence ***as much of the root zones as possible***, ideally 5' feet beyond the drip lines (branch tips) or including the entire TPZ. For this project's design constraints, the fence locations are pulled back to hardscape perimeters (with supplemental root zone protection described below).

· Prohibit ***all construction impact*** from disturbing the root zone area which can effect tree preservation.

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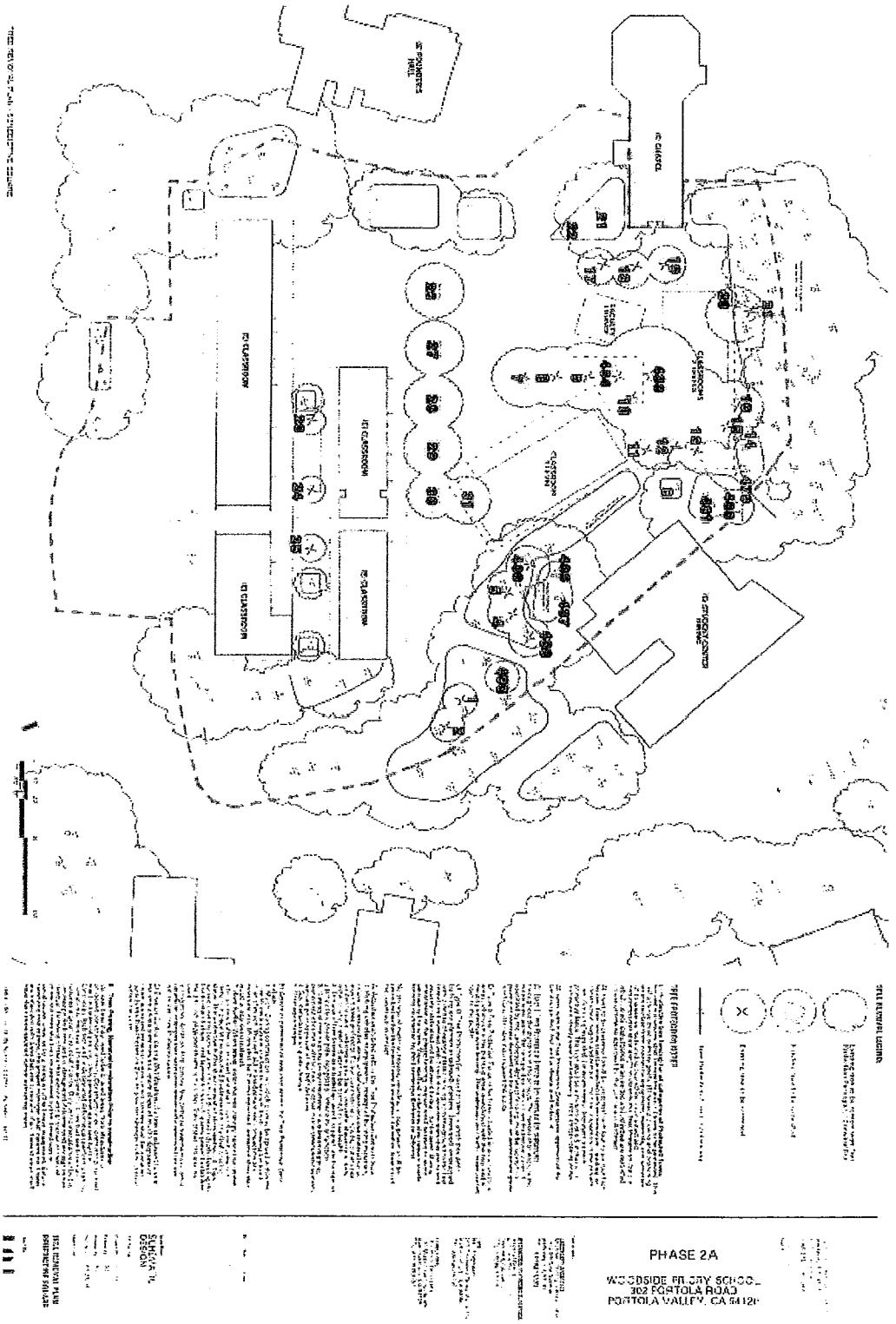
4.2 Site Plan of Existing Trees based on submitted property plan created by Michael Oleary



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·The "clinical" area of the trees are the trunk and the branch structures that we see above the ground, however to ensure the health of the tree and facilitate preservation we must also acknowledge and take into consideration the complex structures of the root system under the ground responsible for structural and nutritional health; therefore, ***should work be required within the TPZ the advice and guidance of a Project Arborist should be employed.***

SUPPLEMENTAL PROTECTION – MULCH – ROOT ZONE BUFFER

Wood chip mulch shall be applied over open room zones (beneath trees' drip lines) to a depth of 4-6 inches, tapering to soil level within the 9 inches nearest the tree trunk.

Wood chips from tree pruning operations are ideal – they make a mulch that provides exceptional benefits to all trees – modifying the soil environment to conserve moisture, promote beneficial soil microbes, buffer against weather (desiccating sun, drying winds, pounding raindrops, temperature extremes), cushion the soil structure from foot (or vehicle) traffic.

Provide this for all trees – even inside of TPFs.

Where this buffer is used when TPFs cannot be placed at a drip line, additional supplemental material(s) may be required. When pre-existing driveway asphalt, or similar durable surface can be maintained intact, that may suffice. Otherwise for those cases, arborist sign-off is required, but generally depends on the traffic load:

-foot traffic and wheelbarrows: sheets of 5/8-inch plywood tacked together.

-Small bobcat-type vehicles and "Fergie" – size tractors: increase chip depth to 9 inches with 1-inch plywood sheets.

-Occasional full-size vehicles (cars, pickups, service vans): 9-inches of chips.

-Cement trucks, haulers, loaded dump trucks, heavy duty delivery trucks ["construction site temporary access road"]: a layer of biaxial geogrid (e.g. Tensar BX1200, or equal) on top of existing grade, topped with 12 inches of chips with 1-inch trench plate, tack welded together to avoid slipping apart.

Removal of any existing driveway or parking lot asphalt from over root zone areas must be performed with care. The excavator/tractor/trucks must keep all tires/tracks on the existing asphalt, picking it up as it goes. Re-laying the paving surfacing is done in reverse path, again keeping all tires/tracks on the hard surface above any root zone.

ROOT-SENSITIVE DESIGN

Additional preservation suggestions and techniques to consider can include:

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-Pier and grade beam (on top of existing grade) to suspend construction above the roots.

-Trenchless technology to place utilities beneath roots without severing by trenching.

-Porous concrete, porous asphalt, open pavers can be used for some surfaces to let both air and water into root zones.

-Re-route the layout in a different location to avoid tree roots.

-Ramp over tree roots to avoid compacting their soil or severing them.

SUPPLEMENTAL WATERING AND FERTILIZING

Objective: To provide moisture to promote vigorous, healthy root growth.

Procedures:

Water application hints can be found in the ISA BMPs (Fertilization).

Generally, a basic rule is to provide a deep soaking once a month during the hottest months of the year. Start before construction commences. Continue for a year after project completion. Modify by on-site arborist observations, especially during the "dry season" or in "drought conditions".

One application of water can be made to be included with a fertilizer application By surface application or soil injected to a depth of 6-8 inches.

Rules of thumb:

-10-20 gallons of water per trunk diameter incher per month, applied evenly over the root zone.

-Applying one inch of water will wet a moderate clay soil to about a depth of 1 ft.

-Soil samples should be lab tested to determine nutrients lacking-lab fertilizer recommendations should be followed.

PRUNING

General: The care of trees is the obvious domain of tree care contractors. Any clearance pruning, removals, aesthetic trimming, removal of limbs, root pruning, stump grinding, and/or remedial repair must be performed by a tree care contractor with a current California Contractor's License – the appropriate classification is C61/D49, with workers being WC-ISA Certified Tree Workers supervised by an ISA Certified Arborist. This includes removal of trees and/or stumps with intertwining/overlapping branches or roots.

Routine: Typically trees would benefit from pruning near the end of a project, sometimes to improve the health and structure of some, but also to remove any deadwood, establishing a benchmark against which one can measure changes n the trees' status (e/g/, accumulation of new deadwood, hence decline).

Project-Critical: Of particular importance here may be a project clearance issues. Depending on the owner's decision about which trees to retain, crown cleaning, thinning

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and raising may be needed, especially structural pruning for the near at hand perimeter trees.

Standards: All tree work must comply with applicable tree-specific ANSI Standards and be performed within the guidelines of the ISA Best Management Practices – qualified tree care contractors will be thoroughly familiar with those published industry standards.

Typical pruning types to be used are described in the cited standards. Most of the trees would benefit from "cleaning" to remove deadwood and diseased or superfluous branches; plus, they can be improved structurally by "thinning" to reduce foliage branch end weights; many will require "raising" for project clearance.

Over-Pruning: Care must be taken to avoid over-pruning trees that one seriously wants to preserve. Not only does that ruin trees' structure, but it also removes so many food producing leaves that it stresses the trees (puts them on a diet), sometime irrecoverably.

Generally, one can prune 25% from a young, vigorously growing oak or redwood without resulting in a stress reaction. Mature trees usually show stress when 15% is pruned out. Over-mature specimens can readily show decline when even 5% of the live foliage is removed from an area of the foliage canopy.

Pruning Specifications: Objectives and procedures must be project-specific. As project details take shape, the Project Arborist can draft tree-specific pruning specs in line with those general guidelines, depending on the extent to which the project is designed to accommodate tree preservation.

Root Pruning: Any roots that must be severed must be cut cleanly (no shatter, rip, tear). A tree care contractor must root prune along any line, cut, or trench will disrupt roots larger that 1-inch in diameter. This root pruning is best scheduled prior to the installation contractor's work – this actually both speeds up the work for the contractor and cause less damage to the trees.

CUTS / FILLS

Cuts into the root zones must be minimized, per roots and root zones discussions above. Preview by Project or City Arborist required before commencing.

ROOT CROWN CHANGES / DISTURBANCES

Root crown: the base of a tree – where the trunk ends and scaffold roots flare off into the surrounding soil. No change or disturbance may occur in any root crown area and all materials inadvertently or intentionally accumulating there must be removed.

ATTACHMENTS

No construction apparatus shall be attached to any tree (braces, signs, slings, etc.).

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TRENCHES

Proactively avoid routing any trench under any tree's drip line (including utility, sewer, phone, cable, electric, drainage, irrigation, decorative lighting, pool supply, etc.).

In the unlikely event that a trench must cross a root system, the plan must be reviewed by the Project Arborist before that work can be done.

Consider alternatives – Tunnel with trenchless technology equipment? Hand dig? Trench straight toward a tree's trunk from both sides and then follow tunneling procedures for the short distance between (tree-specific distances recommendations can be made, based on an individual subject tree's size)?

When trenching across a root zone is necessary on-site monitoring by Project Arborist is required.

EQUIPMENT CLEANING

Establish a "Clean Out" site for such equipment as concrete trucks, cement forums, plastering apparatus, paint tools, etc. This must be located well away from any tree's root zone – or even any future planting areas.

All (sub) contractors must be on-notice that equipment must never be cleaned out over any tree's root zone – only within the designated "Clean Out" site.

STORAGE

No storage of gasoline, oil, or other chemicals over any tree's root zone.
No storage of any construction materials inside of any tree protection fence.

CHEMICAL SPILLS

Promptly confine and clean up any chemical spill over any root zone.

PARKING

No parking under tree canopies unless the root zones are protected. This will be precluded if they can be fenced at the drip lines. Even ore important is the root zone wood chip mulch.

Traffic causes irreparable harm to the soil structure and to the tree's roots due to the compaction.

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Root zone compaction under a traffic load can be reduced by thickening the root zone buffer – say, beefing up to 6-8 inches of wood chips. Alternative buffer surfaces might include (alone or in combination): crushed rock, plywood sheets, steel plate, etc.

And one still must be careful of clearances to avoid bark bruising, trunk scrapes and limb breakage.

PUBLICATION & NOTICE

A copy of these tree protection measures must be on site, available to all workers, so they will be on notice regarding the tree's requirements.

One effective method is to paste up these pages on a sheet (usually titled "Tree Preservation Plan, Sheet T-1", or equivalent) and be certain that it is included in every set of construction drawings issued.

LANDSCAPE PLAN

A well-though-out landscaping plan can be essential. It must take into account the status and longevity of this site's existing trees. Plan for the irrigation lines to be laid on top of existing grade, placed beneath the wood-chip-mulch layer. Expect no irrigation or water-loving plants within 10 feet of any mature tree's trunk.

MONITORING

Project Arborist inspections begin with a sign-off to confirm that initial tree protection measures are in place before commencement of any other part of the project.

The City of Los Altos requires periodic monitoring inspections by the Project Arborist verifying that the tree preservation measures continue to be effective, with monthly reports faxed to the owner and the City Arborist.

PENALTIES

All (sub) contractors and their personnel must understand that they are responsible for their actions around these trees.

Circumventing tree protection measures will most certainly cause the tree(s) additional stress. This can be calculated as a change in the tree's status and there are formulae for assessing damage dollar amounts (see CTLA, Council of Tree and Landscape Appraisers).

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Besides penalties derived from action on the City Ordinance, court have required contractors to pay penalties directly to the property owner suffering the damage/loss (diminution in tree value), sometimes assessed as double or triple if intentional action.

5.0
CERTIFICATION

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief and are made in good faith.

Thank you for the opportunity to be of service to you. Should you have any questions or concerns please feel free to contact me at any time of the day.

Respectfully submitted,

Don Araki

Don Araki
ISA Certified Arborist #WE-6547A
The Tree Specialist
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Woodside Priory
Revised Master Plan

Mitigation Monitoring and Reporting Plan

January 25, 2005

Town of Portola Valley

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
Impact: If vegetation is removed from the perimeter areas of campus or the new buildings are not landscaped in a similar style to the rest of campus, the visual character of the site may be negatively impacted. **Potentially Significant Impact**	**Mitigation Measure AES-1:** The Priory shall develop a document, to be approved by the Town of Portola Valley, similar to the Architectural Vocabulary approved with the original use permit, that defines the objectives and guidelines for future landscaping of the campus. The document shall prevent removal of screening vegetation on the perimeter areas of campus and include a plan to provide adequate replacement screening if removal becomes necessary. The document shall incorporate the Town's Design Guidelines, which recommend the use of native vegetation. The document shall also address the removal and replacement of trees anywhere on campus that qualify as significant under Town ordinance. **Less than Significant Impact After Mitigation**	Condition 5 of the Conditional Use Permit requires the Applicant to prepare a Landscaping Master Plan for review by the Conservation Committee and approval by the ASCC The Landscaping Master Plan shall incorporate this measure.	The Landscaping Master Plan shall be prepared by the Applicant and submitted to the Town for review by the Conservation Committee and approval by the ASCC prior to the issuance of building permits for any new building authorized by the Priory Revised Master Plan	Landscaping Master Plan as approved by the ASCC	Town Planner Initials _____ Date: _____
Impact: Construction activities, including "excavation, grading, demolition, vehicle travel on paved or unpaved surfaces, and vehicle and equipment exhaust," produce short-term dust and can temporarily cause substantial increases in localized concentrations of fine particulate matter. **Potentially Significant Impact**	**Mitigation Measure AQ-1:** Construction sites shall be managed according to Bay Area Air Quality Management District guidelines for dust control. The mitigation shall consist of: • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. • Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites. • Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets. **Less than Significant Impact After Mitigation**	Condition 32 of the Conditional Use Permit requires a Construction Management Plan to be approved by the ASCC. The Construction Management Plan shall include these measures.	The Construction Management Plan shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction projects authorized by the Priory Revised Master Plan	Construction Management Plan as approved by the ASCC	Town Planner Initials _____ Date: _____
Impact: If the structures that will be demolished contain asbestos, there is a potential for emission of harmful asbestos dust fibers during the demolition or renovation process. **Potentially Significant**	**Mitigation Measure AQ-2:** The Priory School shall provide the results of an asbestos survey prior to issuance of demolition permits. Demolition and disposal of any asbestos containing material would be completed in accordance with the procedures specified by Regulation 11, Rule 2 (Asbestos Demolition, Renovation and Manufacturing) of BAAQMD	Asbestos survey and testing by a qualified professional and lab. The Construction Management Plan shall incorporate measures to handle asbestos in accordance with BAAQMD regulations if the survey/testing determines it is necessary.	The Applicant shall supply an asbestos report to the Town prior to the issuance of permits for demolition. The Construction Management Plan shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction	1. Asbestos survey report 2. Construction Management Plan as approved by the ASCC	Town Planner 1. Initials _____ Date:_____ 2. Initials

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
Impact	regulations. **Less than Significant Impact After Mitigation**		projects authorized by the Priory Revised Master Plan		_____ Date:
Impact: Project construction and tree removal could cause the loss of active raptor nests or of young of the year. **Potentially Significant Impact**	**Mitigation Measure BIO-1:** To avoid impacts to breeding raptors, pre-construction surveys for raptors shall be conducted and avoidance measures shall be implemented if necessary. No project activities that could cause raptor nest abandonment should occur prior to the surveys. The nesting season for raptors in the Bay Area extends from January through August. A qualified biologist shall conduct the surveys no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (January through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). If any raptor nesting activity is discovered, the biologist shall contact the Department of Fish and Game to determine the extent of a construction-free buffer zone (typically 250 feet) to be established around the nest. No disturbance that could cause nest abandonment would be allowed within that buffer zone until the biologist has determined that all breeding activity has concluded for the season and young (if any) have fledged **Less than Significant Impact After Mitigation**	Condition 32 of the Conditional Use Permit requires a Construction Management Plan to be approved by the ASCC. The Construction Management Plan shall include these measures. The Applicant shall provide for a survey conducted by a qualified biologist and subsequent consultation with CDFG is necessary, and shall follow survey recommendations.	The Construction Management Plan shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction projects authorized by the Priory Revised Master Plan The Applicant shall arrange for these surveys two weeks prior to the start of each project that occurs January-April and less than 30 days prior to the start of each project during May-August.	1. Construction Management Plan as approved by the ASCC 2. Reports of raptor survey results	Town Planner 1. Initials _____ Date: _____ 2. Initials _____ Date: _____ Subsequent surveys: Initials _____ Date: _____ Initials _____ Date: _____ Initials _____ Date:
Impact: Approximately ten significant trees would need to be removed to make room for the construction proposed in the Master Plan. Based on a preliminary field survey, it is expected that the significant trees that would be removed include one Coast Redwood in Zone G; one Coast Redwood in Zone D; three Coast Redwoods, one Coast Live Oak, and one Douglas Fir from Zone C; and up to five Coast Redwoods from Zone F (See Figure 4 for location of Master Plan	**Mitigation Measure BIO-2:** The Priory's application for a site development permit shall include an inventory of significant trees that would need to be removed, and shall define protection measures for significant tress in close proximity to proposed construction. The document that defines the Priory's approach to landscaping, required by Mitigation Measure AES-1, shall include mitigation for replacing significant trees pursuant to the requirements of the site development ordinance. The replacement trees do not have to be of the same species as those removed, but they shall be chosen for their suitability to the environment where they would be located. Trees and all future landscaping materials shall be selected according to the Town of Portola Valley Design Guidelines, which includes a list of recommended native plant materials and a list	Condition 5 of the Conditional Use Permit requires the Applicant to prepare a Landscaping Master Plan. The Landscaping Master Plan shall incorporate this measure, including a tree survey showing which trees may be removed. Condition 32 of the Conditional Use Permit requires a Construction Management Plan to be approved by the ASCC. The Construction Management Plan shall include these measures. Condition 17 of the Conditional Use Permit requires that all feasible measures be taken to preserve existing trees Condition 30 of the Conditional Use	The Landscaping Master Plan shall be prepared by the Applicant and submitted to the Town for review by the Conservation Committee and approval by the ASCC prior to the issuance of building permits for any new building authorized by the Priory Revised Master Plan The Construction Management Plan shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction projects authorized by the Priory Revised Master Plan	1. Landscaping Master Plan as approved by the ASCC 2. Construction Management Plan as approved by the ASCC 3. Tree survey report	Town Planner 1. Initials _____ Date:_____ 2. Initials _____ Date: _____ 3.Initials _____ Date: _____

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
Zones). **Potentially Significant Impact**	of strongly discouraged plant materials. In addition to the foregoing measures, the proposed parking improvements to the south of the gym shall be modified to preserve the three Coast Redwood trees. Further, the final site plans for the performing arts center shall be adjusted to preserve the Coast Redwood. With this stipulation, a maximum of six significant trees would be impacted. **Less than Significant Impact After Mitigation**	Permit and Mitigation Measure LU-5 require that the PAC and gym designs be adjusted to limit grading and protect trees			
Impact: The proposed berm is near the oak and walnut trees, and its final placement could adversely affect the trees. **Potentially Significant Impact**	**Mitigation Measure BIO-3:** In order to prevent adverse impacts, it is recommended that the berm be sited outside of the dripline of the trees in final design. Further, the final design plan shall be based on the recommendations of a qualified arborist and shall be presented to the town Conservation Committee for recommendation during the normal site development permit review process. **Less than Significant Impact After Mitigation**	Condition 5 of the Conditional Use Permit requires the Applicant to prepare a Landscaping Master Plan. The Landscaping Master Plan shall incorporate this measure.	The Landscaping Master Plan shall be prepared by the Applicant and submitted to the Town for review by the Conservation Committee and approval by the ASCC prior to the issuance of building permits for any new building authorized by the Priory Revised Master Plan	Landscaping Master Plan as approved by the ASCC	Town Planner Initials _____ Date: _____
Impact: The Gambetta Gates, a locally unique architectural feature, may need to be altered in order to function to limit access at the 200 Portola Road entrance, but also allow for adequate emergency access. If the modifications are significant, current zoning standards could apply and the gates could be out of compliance. Complying with current standards could reduce the historical value of the Gambetta Gates. **Potentially Significant Impact**	**Mitigation Measure CR-1:** The fire marshal has determined that the Gambetta Gates need to be widened to have an opening of 20 feet required for emergency access. In order to protect the unique character of the gates, it has been determined that one of the gate pillars shall be dismantled and rebuilt to provide for the required 20 foot opening. Further, the existing metal gates would be modified to fit the larger opening while preserving their architectural character. Section 18.46.090 of the zoning ordinance allows for repairs to nonconforming structures when required by law or authorized by action on a conditional use permit. The town planner has determined that the modifications necessary to meet the requirements of the fire marshal are within the provisions of this section of the ordinance and that the gates may be widened at the current location in accord with the approach set forth above. This approach permits preservation of the resource with minimum change. (It is also important to note that the gates are not a recognized historical feature in the historic element of the general plan.) **Less than Significant Impact After Mitigation**	Condition 10 of the Conditional Use Permit requires that all structures conform to the requirements of the Fire Marshall Design review by Town Planner and Fire Marshall	Town review of plans at time of design review	Approved building plans	Town Planner Initials _____ Date: _____
Impact: Though unlikely,	**Mitigation Measure CR-2:** In the event that	Condition 32 of the Conditional Use	The Construction Management Plan	1. Construction Management	Town Planner

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
construction activities could disturb previously undetected cultural resources or gravesites. **Potentially Significant Impact**	prehistoric traces (human remains, artifacts, concentrations of shell, bone, rock or ash) are encountered during ground-disturbing activities, work within a fifty-meter radius of the find shall be halted, the Planning Department notified, and a qualified archaeologist retained to evaluate the find for determination of significance as defined by CEQA guidelines. The archaeologist shall submit a report, to the satisfaction of the Planning Department, that identifies any mitigation that the project applicant shall complete in order to mitigate archaeological impacts. Mitigation measures prescribed by that report shall be undertaken prior to resumption of construction activities. **Less than Significant Impact After Mitigation**	Permit requires a Construction Management Plan to be approved by the ASCC. The Construction Management Plan shall include this measure.	shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction projects authorized by the Priory Revised Master Plan	Plan as approved by the ASCC 2. Subsequent cultural resources report, if necessary	1. Initials _____ Date: _____ 2. Initials _____ Date: _____
Impact: Improperly designed buildings or roadways may not withstand a large magnitude earthquake in the Bay Area. **Potentially Significant Impact**	**Mitigation Measure GEO-1:** The Priory School shall retain a qualified geotechnical engineer to make recommendations on project building and grading plans to ensure that they are properly designed for seismic hazard. The geotechnical engineer shall also address bank stability and include provisions to correct any existing bank instability. Design and engineering of all new construction shall comply with specifications provided in a site-specific geotechnical engineering report, to be approved by the Town. **Less than Significant Impact After Mitigation**	Condition 29 of the Conditional Use Permit requires that soils and geologic reports be submitted in support of all new building and site development proposals authorized by the Revised Master Plan and as required by the Town Geologist.	The Applicant shall provide soils and geotechnical reports as part of the application for specific building projects under the Revised Master Plan	Soils and Geotechnical reports	Public Works Director Initials: _____ Date: _____
Impact: During the construction phase of the project, disturbed soils may be eroded. **Potentially Significant Impact**	**Mitigation Measure GEO-2:** Proper erosion control measures shall be taken which may include silt fencing, hay bales, or other appropriate measures. Final grading shall be done in a manner that minimizes erosion hazard, and bare slopes shall be vegetated. A description of erosion control measures shall be submitted along with the grading plan. **Less than Significant Impact After Mitigation**	Condition 29 of the Conditional Use Permit requires that soils and geologic reports be submitted in support of all new building and site development proposals authorized by the Revised Master Plan and as required by the Town Geologist. Such reports may recommend erosion control measures. Condition 32 of the Conditional Use Permit requires a Construction Management Plan to be approved by the ASCC. The Construction Management Plan shall include these measures. Item 32.g specifies that the plan shall include erosion and sediment control in conformity with the stormwater pollution control provisions of the town.	The Applicant shall provide soils and geotechnical reports as part of the application for specific building projects under the Revised Master Plan The Construction Management Plan shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction projects authorized by the Priory Revised Master Plan	1. Soils and Geotechnical reports 2. Construction Management Plan as approved by the ASCC	Public Works Director 1. initials: _____ Date: _____ 2. Initials: _____ Date: _____
Impact: If the structures that will be demolished contain lead-based paint, demolition of these structures would require	**Mitigation Measure HAZ-1:** The Priory School shall submit the results of an inspection for lead-based paint prior to issuance of demolition permits. If lead-based paint is found to be present, demolition and disposal of the material	Condition 32 of the Conditional Use Permit requires a Construction Management Plan to be approved by the ASCC. The Construction Management Plan shall include these measures.	The Construction Management Plan shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction projects authorized by the Priory	Construction Management Plan as approved by the ASCC	Town Planner Initials _____

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
handling and disposal of the lead-based paint, a hazardous material. **Potentially Significant Impact**	shall be completed in accordance with the Cal/OSHA Lead in Construction Standard (Title 8, California Code of Regulations, Section 1532.1) and California Department of Toxic Substances Control guidance on lead painted building debris. **Less than Significant Impact After Mitigation**		Revised Master Plan		Date: _____
Impact: If more than one acre of ground disturbance is required for the implementation of the Master Plan, the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) would be required by the RWQCB. **Potentially Significant Impact**	**Mitigation Measure HWQ-1:** If more than one acre of ground disturbance is required to implement the Master Plan, a qualified consultant shall develop a SWPPP to comply with state regulations regarding storm water pollution prevention requirements. The Plan shall incorporate Best Management Practices to prevent erosion and storm water pollution impacts. **Less than Significant Impact After Mitigation**	Condition 32 of the Conditional Use Permit requires a Construction Management Plan to be approved by the ASCC. The Construction Management Plan shall include these measures. Condition 32.g requires erosion and sediment control in conformity with the stormwater pollution control provisions of the town. Preparation of a SWPPP if the area of disturbance at any one time is one acre or more	The Construction Management Plan shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction projects authorized by the Priory Revised Master Plan. A SWPPP shall be provided by the Applicant prior to grading in instances where more than one acre of disturbance will occur at one time	1. Construction Management Plan as approved by the ASCC 2. Storm Water Pollution Prevention Plan	Public Works Director 1. Initials: _____ Date: _____ 2. Initials: _____ Date:
Impact: The increase in impervious surfaces from the proposed project may add to cumulative erosion, siltation, and flooding problems in Corte Madera Creek, and may result in an increase in storm water that could overwhelm the capacity of current storm water drainage systems. **Potentially Significant Impact**	**Mitigation Measure HWQ-2:** Prior to construction of any of the facilities proposed in the Master Plan, the Priory School shall pay for and install the on-site detention system recommended by the drainage and detention study, so that the drainage system will be in place before the increase in runoff occurs. The proposed storm drainage system would mitigate for the increase in runoff associated with the proposed construction. The improvements to the system would store runoff in the lower ball field (Kalman field) and drain the field prior to a storm event. Improvements consist of 335 feet of 12-inch diameter pipe and 189 feet of 15-inch diameter pipe underground around the north edges of Kalman field, and placement of a 572-foot berm around the north end of the field. The berm would graduate from 0 to 45 inches (3.75 feet) high, would have 3:1 sideslopes and a 1-foot wide crest, and would have a base width of about 24 feet. Final design of the berm proposed as part of this project shall show that the adjacent riding/bicycle/pedestrian path is not adversely impacted by grading or storm water flow from the north side of the berm. A site development permit will need to be processed for this work and approved pursuant to normal town review requirements. In addition to the above, the town public works director has determined that improvement plans	Condition 5 of the Conditional Use Permit requires the Applicant to prepare a Landscaping Master Plan. The Landscaping Master Plan shall incorporate the detention facility, which is to remain as a permeable surface. Storm drainage Master Plan	The Landscaping Master Plan shall be prepared by the Applicant and submitted to the Town for review by the Conservation Committee and approval by the ASCC prior to the issuance of building permits for any new building authorized by the Priory Revised Master Plan The Applicant shall provide a storm drain master plan for the campus prior to permit approval for any new construction authorized by the Revised Priory Master Plan.	1. Landscaping Master Plan as approved by the ASCC 2. Storm Drain Master Plan	Public Works Director 1. Initials: _____ Date: _____ 2. Initials: _____ Date:

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
	for the proposed development must be preceded by completion of a storm drainage master plan. This plan shall address the details of the improvements necessary to eliminate on-site flooding. The Public Works Director recommends the following condition: "The improvement plans for the proposed campus development must be preceded by completion of a storm drainage master plan. Drainage system improvements necessary to eliminate onsite flooding would be paid for and installed with any new development on campus." **Less than Significant Impact After Mitigation**				
Impact: Depending on the design, the new stretch of road proposed in the Master Plan to connect Gambetta Lane to the rest of the main campus road may result in increased flooding to the Rutherford property, which is adjacent to the Priory School, on the southeastern edge of the campus. **Potentially Significant Impact**	**Mitigation Measure HWQ-3:** Upon submission of grading and construction plans for this stretch of roadway, the road design shall include a gutter or similar system which directs storm water flow into the storm water detention system proposed for the project. **Less than Significant Impact After Mitigation**	Construction plans Storm Drain Master Plan	The Applicant shall provide a storm drain master plan for the campus prior to permit approval for any new construction authorized by the Revised Priory Master Plan. Construction plans submitted for this roadway extension shall show that storm water will be directed away from the Rutherford property	1. Storm Drain Master Plan 2. Approved construction plans	Public Works Director 1. Initials: _____ Date: _____ 2. Initials: _____ Date:
Impact: Possible localized flooding of the public pathway adjacent to the northeast side of the proposed berm on Kalman field. **Less than Significant Impact**	**Mitigation Measure HWQ-4:** In final design, provide for directing stormwater flow from the north side of the berm from the adjacent pathway to prevent pathway flooding caused by stormwater from the Priory drainage area. **Less than Significant Impact After Mitigation**	Site Development Permit	The Applicant shall provide design plans that prevent flooding of the adjacent pathway	Approved plans	Public Works Director Initials: _____ Date: _____
Impact: Future changes to the berm on Kalman field could compromise storm water management. **Potentially Significant Impact**	**Mitigation Measure HWQ-5:** It is recommended that a stormwater easement be placed on the berm and the portion of the field where water will pond, so that these features cannot be modified in the future without consideration of the potential impacts to flooding. The public works director recommends the following condition: "Any future development within Kalman Field (runoff storage area) that impacts the berm or reduces the runoff storage volume would require that the downstream pipe to Corte Madera Creek be replaced for greater capacity or that additional acceptable storage area be provided. The	Condition 25 of the Conditional Use Permit requires that a storm drainage easement shall be executed by the Priory before this use permit becomes effective	The Applicant shall execute a storm drainage easement with the Town prior to obtaining a use permit for the project	Executed easement	Town Attorney Initials: _____ Date: _____

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
	Town may also wish to consider the creation of a storm drainage easement over the berm and storage area." **Less than Significant Impact After Mitigation**				
Impact: The current student enrollment and size of the faculty are not in compliance with the existing Conditional Use Permit. In order to increase the enrollment and adjust the faculty size as proposed, the Priory School must show that it will continue to make its athletic facilities available to the community as required pursuant to the original permit authorization in 1969 **Potentially Significant Impact**	**Mitigation Measure LU-1:** As part of the proposed changes to the Master Plan and school use, the Priory School requests that the Planning Commission increase the permitted enrollment to 350 students and the faculty to 50 teachers. The School agrees to continue to allow use of the athletic fields by AYSO and CYSA soccer and Alpine Baseball and Softball leagues and is also agreeable to having community activities, such as Town meetings or gatherings, take place in the proposed performing arts center after a mutual agreement has been reached between the Priory School and the Town. This mitigation would be implemented through a "Joint Use Agreement Regarding Community Use of Priory Athletic Facilities" that would be to the satisfaction of the Planning Commission and Town Council. A separate agreement would be developed relative to any community use of the Performing Arts Center as a condition of the use permit. In order to minimize potential impacts any community uses of the facilities would be limited pursuant to the agreements to ensure the uses do not conflict with the Priory's uses, would take place at times when adequate parking is available on-site and when traffic conflicts would not be created. Further, the community uses shall be restricted so that parking and traffic is directed on campus, with particular efforts made to ensure there would be no parking on Georgia Lane or Portola Road and no access from Georgia Lane to any athletic facilities. Appendix D contains proposed provisions of the Joint Use Agreement. Further, the Priory will be responsible for fencing and signing to control parking and access from Georgi a Lane. Such fencing and signing shall be developed to the satisfaction of the planning commission, upon review and recommendation of the town ASCC, traffic committee and park and recreation committee. The fencing and signing shall be designed and installed within three months of the effective date of the conditional use permit amendment. Also see comments under LU-4 below. **Less than Significant Impact After Mitigation**	Joint Use Agreement Regarding Use of Recreational Facilities Condition 8 of the CUP Annual Reporting per Condition 9 of the CUP Possible Joint Use Agreement Regarding Use of the PAC, if such uses are approved by the Planning Commission	Applicant and Town execution of a Joint Use Agreement for Recreational Facilities Use prior to approval of the Revised Priory Master Plan Per Condition 9 of the CUP, the Applicant shall provide a report to the Town on the status of permit conditions and Master Plan implementation by the end of June each year and a statement as to the actual enrollment by the end of September each year. When appropriate, the Applicant and Town shall devise an agreement for Town use of the PAC for approval by the town Planning Commission.	1. Executed Joint Use Agreement Regarding Recreational Uses 2. Annual Reports 3. Executed Joint Use Agreement Regarding Use of the PAC, if required by the Planning Commission	1. Town Attorney Initials: Date: 2. Town Planner Initials _____ Date: Initials _____ Date: _____. Initials _____ Date: _____. Initials _____ Date: _____ 3. Town Attorney Initials: _____ Date: _____

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
Impact: Two faculty housing units included in the proposed Master Plan are not in compliance with a condition of the CUP that requires a 50-foot setback from the property line. At the closest point, the southern housing unit would be approximately 27 feet from the property line, and the adjacent carport would be approximately 15 feet from the property line. **Potentially Significant Impact**	**Mitigation Measure LU-2:** When the Priory School submits the application for a building permit for these faculty housing units, the construction plans shall be modified from the Master Plan proposal to comply with the 50-foot setback. Compliance with the 50-foot setback could be achieved by slightly reconfiguring the driveway and parking area for these housing units or by rotating the structures. Alternatively, a modified plan for the overall faculty housing area shall be developed to the satisfaction of the planning commission, upon recommendation of the ASCC, that ensures adherence to the 50-foot setback requirement. A variance form the 50 foot setback requirement is not deemed an appropriate mitigation. **Less than Significant Impact After Mitigation**	Construction plans Condition 28 of the Conditional Use Permit (All new buildings shall observe a 50 foot setback from property lines)	Applicant shall show required setbacks on site plans submitted for project approval	Approved plans	Town Planner Initials _____ Date: _____
Impact: Twelve (12) new faculty housing units are proposed. One existing below market rate (BMR) unit would be removed to accommodate the new units and it would be replaced as part of the new construction of faculty housing. Pursuant to the provisions of the housing element of the general plan new housing developments are to provide below market rate housing at a rate of 15% of the total number of units proposed. To satisfy this requirement, some of the new units should be designate for and restricted to BMR occupancy. **Less than significant.**	**Mitigation Measure LU-3:** Two of the 12 new faculty housing units shall be limited to BMR occupancy by deed restriction as is the one existing BMR unit that is to be replaced with the master plan. The two new BMR deed restricted units should be for low or very low income occupancy but the actual BMR occupancy level would be set at the time of unit construction based on the housing needs identified in the general plan at that time. All units shall be limited to faculty and staff occupancy and the Priory shall endeavor to have the non deed restricted units occupied in such a manner that would help achieve the BMR objectives of the town's housing element. The Priory should report to the town annually on the occupancy of the faculty housing units in terms of the BMR income limits set forth in the general plan. One new deed restricted unit shall be provided for each six units of new faculty housing and this BMR unit shall be available for occupancy with the completion of the other five faculty housing units. **Less than Significant Impact**	Condition 9.c. of the Conditional Use Permit Recorded deed	The Applicant shall provide a recorded deed to the Town showing the below market rate restriction prior to approval of the units	Recorded deed	Town Planner Initials _____ Date: _____
Impact: Complaints from neighbors on Georgia Lane about parking and drop-off/pick-up associated with the use of the playing field; recommendation from the traffic committee that	**Mitigation Measure LU-4:** The Priory shall implement specific measures to address parking and drop-off/pick-up concerns along Georgia Lane and Portola Road. These measures shall include the following: a. more explicit rules and a map for the field users with a clear statement that violations of access and parking restrictions	Joint Use Agreement (Condition 8 of the CUP) Condition 5 of the Conditional Use Permit requires the Applicant to prepare a Landscaping Master Plan. The Landscaping Master Plan shall	The Landscaping Master Plan shall be prepared by the Applicant and submitted to the Town for review by the Conservation Committee and approval by the ASCC prior to the issuance of building permits for any new building authorized by the Priory	1. Executed Joint Use Agreement 2. Approved Landscape Management Plan	Town Planner 1. Initials _____ Date: _____

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
school parking along Portola Road be prohibited. **Less than Significant Impact**	would jeopardize community use of Kalman field; b. additional fencing along the portion of Georgia Lane extending from the existing emergency access connection to the Priory to and along a portion of the unpaved section of Georgia Lane (i.e., to the existing berry covered fence); and, c. signs posted at access points and along the area of the new fencing asking that patrons not use Georgia Lane for field access or parking as a courtesy to the neighbors. Such provisions would be implemented as part of the proposed "Joint Use Agreement Regarding Community Use of Priory Athletic Facilities" and installation of fencing and signage by the Priory as identified in mitigation measure LU-1 above. Such measures are based on the town's approach to achieve voluntary compliance with restrictions that are for the overall community benefit. The success of the measures will, however, be evaluated by the planning commission within two years of the effective date of the use permit amendment. If additional efforts are determined needed, or further restrictions on community use of Kalman field found appropriate, the planning commission may, at that time, recommend changes to the proposed "Joint Use Agreement Regarding Community Use of Priory Athletic Facilities". Other options might also be considered such as a preferential parking district along Georgia Lane and Portola Road (a sample from Los Altos Hills is provided in Appendix C). Such an approach is, however, only identified as an indication of approaches used elsewhere. **Less than Significant Impact after Mitigation**	incorporate the proposed fencing and signs	Revised Master Plan		2. Initials _____ Date: _____
Impact: Construction of the proposed 15,000 square foot performing arts facility could impact the hillside to the north, and surrounding significant trees. Further, placement immediately adjacent to the hillside would impact space available for emergency access. **Potentially Significant Impact**	**Mitigation Measure LU-5:** The final design for the performing arts facility shall be modified to ensure that surrounding significant trees are protected, the hillside to the north is not cut into and that there is sufficient space around and to the north of the building to provide for emergency access requirements of the fire marshal. The final design of the building shall be to the satisfaction of the planning commission upon recommendation of the ASCC. It shall adhere to the 28 and 34 foot height limits of the zoning ordinance. Further, the design shall maintain a scale and mass that is in harmony with that of the adjacent Founders	Condition 30 of the Conditional Use Permit Grading and building plans	Applicant, at time of submittal of plans for the PAC for Town review	Approved plans	Town Planner Initials _____ Date: _____

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
	Hall. It is understood that this may require reducing the square footage of the proposed facility which could be accomplished with smaller spaces or moving some of the desired facility program (i.e., new performing arts classrooms) to a different location within the central, developed portion of the campus. **Less than Significant Impact**				
Impact: Construction noise over the ten-year construction period may impact sensitive receptors. **Potentially Significant Impact**	**Mitigation Measure NOI-1:** With the application for a site development permit, the Priory School shall prepare a plan for construction staging, traffic, and parking, to be approved by the Town. The plan must demonstrate that sensitive receptors will be protected from noise impacts. Construction activities shall be limited to the 8:00 AM to 5:30 PM period on weekdays as required by Town ordinance. Standard construction Best Management Practices that require mufflers for large vehicles and prohibit the use of loud radios by construction personnel at the site shall be used. **Less than Significant Impact After Mitigation**	Condition 32 of the Conditional Use Permit requires a Construction Management Plan to be approved by the ASCC. The Construction Management Plan shall include this measure. Condition 32.d of the CUP specifies that all construction shall occur within the construction hours limitations set forth in the Town's noise ordinance	The Construction Management Plan shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction projects authorized by the Priory Revised Master Plan	Construction Management Plan as approved by the ASCC	Town Planner Initials _____ Date: _____
Impact: As currently proposed, the Master Plan provides for adequate emergency access assuming implementation of mitigation measure CR-1 regarding the Gambetta Gates.. While the Fire Marshal has found the revised master plan design generally acceptable, the details of internal road widening and signage for emergency access still need to be worked out to the satisfaction of the Fire Marshal. **Potentially significant Impact**	**Mitigation Measure TRA-1:** The Master Plan shall be resubmitted for review by the Fire Marshal for evaluations of the details needed to ensure adequate emergency access. Such details include signage, gate controls, placement of bollards, etc. In addition, an emergency evacuation plan shall be prepared to allow for evacuation of the site if needed in an emergency. **Less than Significant Impact After Mitigation**	Fire Marshall review Condition 10 of the CUP (All existing and new authorized uses and structures shall at all times conform to the requirements of the Fire Marshal and the Health Officer) Emergency evacuation plan	Town and Fire Marshal review of approved Revised Master Plan prior to issuance of permits for construction of facilities authorized under the Master Plan Applicant provides Emergency Evacuation Plan prior to issuance of permits for construction of facilities authorized under the Master Plan	Town and Fire Marshal approval of 1. Revised Master Plan and 2. Emergency Evacuation Plan	Town Planner I1. initials _____ Date: _____ I2. initials _____ Date: _____

Note: See additional conditions of the Conditional Use Permit, attached

Impact/Effect	Mitigation Measure	Implementation	Responsibility and Timing	Reporting	Verification
Impact: Potential short-term conflicts with Ormandale School traffic on Georgia Lane during construction of the berm on Kalman Field **Less than Significant Impact**	**Mitigation Measure TRA-2:** In order to minimize traffic conflicts during construction of the berm on Kalman field, it is recommended that the construction traffic halt between 8 and 9 am and between 2:30 and 3:15 pm, unless it is one of the weeks with shortened days at the school (February and October), in which case the p.m. construction traffic should be halted between 12:15 and 12:45. Further, truck traffic shall be directed to the field from the Georgia Lane access point that currently provides an emergency road connection near the existing faculty housing units. The Truck traffic shall avoid the more narrow portion of Georgia Lane along the west side of Kalman Field. **Less than Significant Impact after Mitigation**	Condition 19 of the Conditional Use Permit Construction Management Plan for Kalman Field detention facility	Applicant to provide a construction management plan with the application for the detention facility on Kalman Field. This will be done prior to any other construction authorized by the Revised Priory Master Plan	Approved plans/construction management plan for Kalman Field	Public Works Director Initials: _____ Date: _____
Impact: Demolition, renovation, and construction waste from the proposed project is regulated by the Portola Valley Municipal Code. The project must include a Waste Management Plan (WMP) to comply with local regulations related to solid waste. **Potentially Significant Impact**	**Mitigation Measure USS-1:** The Woodside Priory School shall prepare a Waste Management Plan in accordance with Chapter 8.10 of the Municipal Code. According to Section 8.10.040 "Diversion requirements," specified percentages of the waste tonnage of Construction and Demolition Debris shall be diverted from the landfill based on the project type. For demolition, sixty percent of waste that includes concrete and asphalt, and fifteen percent of waste that does not include concrete and asphalt must be diverted from landfill. For construction and remodeling, sixty percent of waste must be diverted through recycling, reuse, and diversion programs. As specified in Section 8.10.050 "Information required before issuance of a permit," the Waste Management Plan shall include all of the following: "(1) the estimated volume or weight of project Construction and Demolition Debris, by material type, to be generated; (2) the maximum volume or weight of such materials that can feasibly be diverted via Reuse or Recycling; (3) the vendor that the Applicant proposes to use to haul the materials, the facility to which the materials will be hauled, and the facility's requirement for diversion of the materials; and (4) the estimated volume or weight of Construction and Demolition Debris that will be land filled." The proposed project shall comply with all aspects of the ordinance, which also include providing a deposit and administrative fee, following regulations for on-site practices, and reporting results. **Less than Significant Impact After Mitigation**	Condition 32 of the Conditional Use Permit requires a Construction Management Plan to be approved by the ASCC. The Construction Management Plan shall include a Waste Management Plan for construction debris	The Construction Management Plan shall be prepared by the Applicant and submitted to the Town prior to permit approval for specific construction projects authorized by the Priory Revised Master Plan.	Construction Management Plan as approved by the ASCC	Town Planner Initials _____ Date: _____

Note: See additional conditions of the Conditional Use Permit, attached

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Karen Kristiansson, Deputy Town Planner

DATE: February 6, 2014

RE: Review of Revised Solar Panel Guidelines for Portola Valley Ranch for Conformity with Conditional Use Permit X7D-74

The Portola Valley Ranch Design Committee has submitted a number of proposed changes to the Ranch's design guidelines for solar panels for ASCC review and approval. Although ASCC review of applications for solar panel installations is not generally required in town, the Ranch PUD requires ASCC approval for building permits. In 2003, at the request of the Ranch Design Committee, the ASCC approved solar panel guidelines for inclusion in the Portola Valley Ranch Guidelines. At the same time, the ASCC delegated review of solar panel applications to town staff. Staff reviews these applications and places much weight on the Ranch Design Committee's conclusions in terms of conformity with the guidelines. The solar panel guidelines that were approved in 2003 are attached.

The Design Committee started a process last summer to update the Ranch's solar panel guidelines. As is explained in the attached letter from the Committee dated January 28, 2014, this update is intended to provide additional guidance to homeowners as to what elements are required as part of the application and clarity as to the standards the Design Committee are using in its review. Town staff did have the opportunity to provide comments on an earlier draft of the revised guidelines, and the guidelines were revised to respond to those comments.

A version of the 2003 guidelines with the proposed changes shown in strikeout/underline format is attached, as well as a version showing only the proposed revised guidelines. Carol Grundfest and Olivier Pieron from the Design Committee are planning to attend the February 10 ASCC meeting to respond to any questions the ASCC may have.

The following comments are provided to assist the ASCC in their review of this proposal.

1. **Scope of guidelines.** The guidelines explain how homeowners can apply for approval of solar panels and how the Design Committee will assess the applications. The main consideration is the visual impacts of the proposed panels and their visibility from neighboring homes. Under state law, solar panels cannot be prohibited, but property owners can be required to take steps to minimize the aesthetic impacts of their panels. For example, the colors of the panels and associated supporting structure can be controlled, screening can be required, and

the angle of the panels can be minimized, as long as those changes still allow efficient use of the panels.

2. **Proposed changes.** The proposed changes to the solar panels guidelines provide more specific information than the 2003 guidelines, starting with the materials needed for an application. In addition, the revised guidelines set forth both specific requirements, such as a black color for the panels and racking system, and the intent of the guidelines, which is to ensure that the panels are designed and located to minimize their aesthetic impacts. Although the revised guidelines are more detailed, the overall approach and intent are similar to those of the 2003 guidelines.

3. **Conformity with CUP X7D-74.** The guidelines, and the proposed changes currently under consideration, are focused on reducing potential visual impacts from solar panels to the extent possible under state law. This is consistent with the intent of the PUD for the property to preserve the character of the land and "enhance the quality of the visual experience of the development." In addition, this approach is consistent with the Town's Design Guidelines, which call for structures to be sited in such a way as to "minimize adverse visual impacts when viewed from off the site" and "with respect to the natural environment and the surrounding residential area." As a result, it appears that the ASCC can find the proposed revised guidelines in conformity with CUP X7D-74.

As was noted earlier, the Town does not require design review for installation of solar panels in other parts of town. The Ranch guidelines, therefore, go much further to ensure aesthetic objectives, and the revisions appear appropriate as now drafted.

The ASCC should review the proposed guidelines, the comments offered above and any other information provided at the ASCC meeting. Based on this review, the ASCC may offer comments to the Ranch Design Committee for modifications or additions to the guidelines, or act to approve them subject to any changes or modifications the ASCC finds appropriate.

Attachments: 2003 Portola Valley Ranch solar panel guidelines
Letter from PVR Design Committee dated January 28, 2014
Strikeout/underline version of guidelines showing proposed changes
Proposed 2014 Portola Valley Ranch solar panel guidelines

Section 3.11 – PHOTOVOLTAIC AND SOLAR PANELS

Photovoltaic and Solar Panel/Collector Design Guidelines for Portola Valley Ranch
Approved by ASCC on August 25, 2003

Recent interest by individual homeowners and changes in the utility regulations has greatly increased the interest in the installation of photovoltaic and solar panels at Portola Valley Ranch. As this area of technology is rapidly changing the following criteria has been developed to acknowledge existing products available to the public and anticipate additional products coming to market. Review of all proposed photovoltaic and solar panel installations for new construction or retrofit of existing structures shall be based upon the following criteria.

3.11.1 – General Design Concept

The general overriding factor in consideration of installation and location of photovoltaic and solar panels shall be based upon the visual esthetics of the panel installation as viewed both on and off site by immediate surrounding neighbors and any other neighbors who have visual site lines to the existing roof lines, whether they are vertical, flat or sloped. Selection of products and their integration into building and rooflines should be done in such a manner so that these new products do not call attention to themselves. Installation of all photovoltaic and solar systems shall require Design Committee approval.

3.11.2 – No Prohibited Installations

California State Code (Civil Code Section 714) **CC&Rs and Solar Energy Systems** and (California Public Resources Code Section 25980-25986) **Solar Shade Control Act of 1979** specifically states that installation of photovoltaic and solar panel systems cannot be prohibited. However, the law does allow for reasonable restrictions for the benefit of the community that are consistent with CC&R's and Design Guidelines. Some proposed locations for the installation of photovoltaic and solar panels may not be appropriate regardless of the proposed mitigations to reduce onsite and offsite impacts. The Design Committee may determine after reviewing the site planning issues, use of materials, color selection, building design, design details and visual screening that the installation of the proposed photovoltaic and solar panels is incompatible with the selected site location. As a result, the Design Committee may deny the applicant the ability to install the proposed panels in the applicant's selected location and may require relocation or other mitigations to minimize off-site impacts.

When the Design Committee determines that an applicant's proposed location is in conflict with these guidelines, the Committee may require that the applicant consider alternative locations. During consideration of alternatives, an applicant may conclude that the alternative locations are not adequate for the efficiency of the proposed

installation and that only the originally proposed location meets system needs. If this is the case, the applicant shall provide sufficient data to demonstrate that the proposed location has the greatest efficiency and that alternative locations will diminish the efficiency below levels that are necessary for an appropriate system as provided for in state guideline. (See California Public Resources Code Sections 25980-25986)

Section 3.11.3 – Design Committee and Town ASCC Approval

Both Design Committee and Town ASCC approval is required prior to an applicant submitting for a building permit to the Town of Portola Valley.

3.11.4 – Site Planning Issues

The visual esthetics of the proposed photovoltaic and solar panel locations as viewed off-site shall be the primary consideration. While it is understood that location and orientation of individual panels may be affected by solar orientation, this technical criteria will not be the sole determining factor in Design Committee approval. Proposed projects must be able to mitigate off-site visual concerns. Applicants should also use the same visual access criteria for any proposed exterior location of associated equipment or electrical components. Modification to existing architectural building elements including roof design and slopes may be required. Modified landscape plans may also be required.

Alternative viable site locations for proposed photovoltaic panels and/or related equipment may be required in order to meet the general design guidelines regarding photovoltaic and solar panels.

3.11.5 – Use of Materials, Reflectivity and Color Selection

Photovoltaic materials selected should be based upon off-site visual impacts and slope orientation of existing or proposed rooflines. Photovoltaic and solar panels should be selected to blend in with adjacent building materials to minimize their impact. Modification of existing roof or building materials may be required in order to achieve this goal. Photovoltaic panel material selection should minimize off-site reflectivity. Color changes to existing building materials may be required in order to blend color schemes with new panels.

Applicant must consider reflectivity of products used and their impact to adjoining and distant neighbors. In applications where adjoining neighbors have direct visual access to the photovoltaic panels alternative panel material types and/or additional landscape or other screening may be required in order to reduce glare and reflectivity of the product.

Other photovoltaic building products including roof shingles, wall screens and other products may be used. However, they should be used in a manner that will integrate

the new materials with existing building products. All photovoltaic and solar panels or materials shall run parallel with flat roof, slope roof or vertical wall surfaces and shall be limited to a distance of not greater than twelve inches (12") from the top edge of the panel or as deemed reasonable by the Design Committee. No roof racks shall be installed in which the angle of the photovoltaic cells do not match the angle of the roof plane. However, the Design Committee may use their discretion for minor angle changes of the proposed roof racks for the benefit of increased efficiency. Roof finish components shall be integrated into the roof colors to eliminate a visual patchwork effect. Roof rack components should also match in color the adjacent panels or roof materials to avoid being a dominant highlighted feature.

3.11.6 – Visual Screening

Visual screening or interior installation of equipment may be required in order to minimize off-site impacts. Visual screening will apply to both the installation of the photovoltaic and solar panels or materials and any exterior mounted accessory installations including electrical panel, meter boards or battery racks. Visual screening may include landscape material or modification of existing architectural or roofing elements.

3.11.7 – Landscape Screening and Removal of Existing Landscape Materials

Landscape screening may be an effective way to mitigate offsite impacts of new photovoltaic or solar installations. The applicant should review potential offsite visual impacts when locating their proposed system and potential landscape additions to mitigate the same.

Location of the proposed improvements must acknowledge existing tree and landscape canopy. Removal of preexisting trees and shrubbery in order to maximize solar access may be deemed inappropriate if offsite impacts are adversely affected by such removal. Applicants should not rely on removal of existing landscape material in order to increase efficiency of the proposed solar or photovoltaic system.

Removal of landscaping and trees may be required to ensure efficiency of the proposed photovoltaic or solar system. Any such request for removal of landscape shall be reviewed in context of potential offsite visual impacts. At no time shall a neighboring property be required to remove preexisting landscape material or trees in order to increase efficacy of the proposed system.

3.11.8 – Ground Mounted Installations

In some cases, ground mounted installations may be deemed appropriate based upon solar access and on or offsite impacts. Any such installations must abide by the building setback lines as indicated in Section 3.11.9.

3.11.9 – Setback Requirements

Setback requirements for any ground mounted or building mounted solar or photovoltaic system including any ancillary equipment, battery storage, and all other aspects of the installation shall abide by the existing building envelope lines established for each individual lot. In some cases, ground mounted installations may exceed the building envelope lines by making use of the Town's averaging provisions (see Section 3.3.2). However, any such encroachment beyond the building envelope line must also be within the E-1 line. No photovoltaic or solar system installation shall be allowed within any E-2 area of the property.

TO: Architectural and Site Control Commission
Town of Portola Valley

FROM: Portola Valley Ranch Design Committee

SUBJECT: Proposed Revisions to the Portola Valley Ranch Design Guidelines Pertaining to Photovoltaic and Solar Panels

DATE: 28 January 2014

The Portola Valley Ranch Design Committee (DC) recently reviewed and approved numerous applications for the installation of solar panels. During these reviews, it became apparent to the DC that the current section of the Portola Valley Ranch Design Guidelines pertaining to solar panels do not provide adequate guidance to homeowners regarding what design elements are considered important to the DC to allow for approval of the installation without requiring a continuance of the review process. Specifically, the issues that continued to arise were related to (1) height of the installation, (2) color of the solar panels and inverter, and (3) the need for drawings to show the location and dimensions of the proposed system.

As a result, the DC revised the section of the Design Guidelines pertaining to Photovoltaic and Solar Panels and received approval from the Portola Valley Ranch Board of Directors for these changes on 16 December 2013. The changes may generally be described as follows:

- Clarification of what elements are required in an application to the DC, specifically:
    - Drawings showing the location of the proposed system, including solar panels, and associated equipment
    - Detailed dimensions on the drawings to include height of the roof racking system (distance from roof), maximum and minimum heights of the solar panels once attached to the racking system, and setbacks from the roof line
    - Product specifications for the solar panels and the inverter
- Guidance regarding the selection of solar panel material specifically relating to reflectivity, color and pattern
- General editing for clarity and to reduce redundancy

The ASCC previously approved the solar panel section of the Design Guidelines on 25 August 2003. With this approval, the ASCC delegated approval for building permits to the Town Staff who then largely rely upon Ranch Design Committee approvals to ensure compliance. As a result, the Ranch is requesting ASCC approval for these revisions.

Section 3.11 – PHOTOVOLTAIC AND SOLAR PANELS

Photovoltaic and Solar Panel/Collector Design Guidelines for Portola Valley Ranch Approved by ASCC on ~~August 25, 2003~~ [new date to be inserted]

~~Recent interest by individual homeowners and changes in the utility regulations has greatly increased the interest in the installation of photovoltaic and solar panels at Portola Valley Ranch. As this area of technology is rapidly changing the following criteria has been developed to acknowledge existing products available to the public and anticipate additional products coming to market. Review of all proposed photovoltaic and solar panel installations for new construction or retrofit of existing structures shall be based upon the following criteria.~~

3.11.1 – Design Committee Approval Considerations ~~General Design Concept~~

Design Committee (as well as ASCC) approval is required prior to an applicant submitting for a building permit to the Town of Portola Valley. The ASCC has approved Section 3.11 of the Design Guidelines and has delegated approval for building permits to the Town Staff who largely rely upon Design Committee approvals to ensure compliance.

The Design Committee's ~~general overriding factor in~~primary consideration in reviewing a proposed installation ~~of installation and location~~ of photovoltaic and solar panels, including potential mitigating measures, shall be the ~~based upon the~~ visual aesthetics and its impact ~~of the panel installation~~ as viewed both on-site and off-site by immediate surrounding neighbors and any other neighbors who have visual site lines to the proposed project. ~~existing roof lines, whether they are vertical, flat or sloped.~~ Selection of products and their integration into building and rooflines should be done ~~in such a manner so~~to ensure that these ~~new~~ products do not call attention to themselves. The same attention to visual impact applies to all associated equipment.

Applicants should keep in mind the rapid evolution in technology whereby each new generation of changes provides for greater efficiency and thus reduced scope of the system. Nevertheless, efficiency of the installation shall not be the sole determining factor in obtaining Design Committee approval. ~~Installation of all photovoltaic and solar systems shall require Design Committee approval.~~

3.11.2 – No Prohibited Installations

California State Code (Civil Code Section 714) **CC&Rs and Solar Energy Systems** and (California Public Resources Code Section 25980-25986) **Solar Shade Control Act of 1979** specifically states that installation of photovoltaic and solar panel systems cannot be prohibited. However, the law does allow for reasonable restrictions for the benefit of the community that are consistent with CC&R's and Design Guidelines.

Some proposed locations and/or designs for the installation of photovoltaic and solar panels may not be appropriate regardless of the proposed mitigations to reduce on-site and off-site impacts. The Design Committee may make such a determination ~~determine~~ after reviewing all elements of the proposed project and deem the application to be in conflict with Design Guidelines. ~~the site planning issues, use of materials, color selection, building design, design details and visual screening that the installation of the proposed photovoltaic and solar panels is incompatible with the selected site location. As a result, the Design Committee may deny the applicant the ability to install the proposed panels in the applicant's selected location and may require relocation or other mitigations to minimize off-site impacts.~~

~~When the Design Committee determines that an applicant's proposed location is in conflict with these guidelines~~T~~,~~ the Committee may require that the applicant consider alternative locations, alternative designs, or other mitigations to minimize visual impacts. ~~During consideration of alternatives, an applicant may~~ If an applicant concludes that ~~the alternative locations are not adequate for the efficiency of the proposed installation and that~~ only the original ~~ly~~ proposal ~~ed location~~ meets system needs~~. If this is the case,~~ then the applicant shall provide sufficient data to support that conclusion, including a demonstration that ~~demonstrate that the proposed location has the greatest efficiency and that~~ all alternatives ~~locations~~ would ~~will~~ diminish the efficiency below levels that are necessary for an appropriate system as provided for in state guidelines. (See California Public Resources Code Sections 25980-25986)

Section 3.11.3 – Design Committee Application ~~and Town ASCC Approval~~

~~Both Design Committee and Town ASCC approval is required prior to an applicant submitting for a building permit to the Town of Portola Valley.~~

The application to the Design Committee must include:

1. Drawings showing the location of the proposed photovoltaic system (including solar panels and associated equipment or electrical components).
2. Detailed dimensions on the drawings should include (but not be limited to):
    a. Height of the roof racking system (distance from the building surface)
    b. Height of the vertical stanchions
    c. Maximum and minimum height of the solar panels once attached to the racking system
    d. Setbacks (both from building envelope line as well as edge of roof)
    e. All other dimensions necessary to obtain permit approval
3. Product specifications for the solar panels as well as the inverter.

See Exhibit A for a generalized description of a photovoltaic system and its components.

3.11.4 – Overall Design of Photovoltaic System

The roof racking system used to support the photovoltaic and solar panels shall be installed parallel with flat roof, slope roof or vertical wall surfaces. The distance between the rack base and the building surface should be minimized as much as possible to reduce the overall height of the final system.

For installations on flat roofs with sloped/angled solar panels, the slope of the panels should be the minimum necessary to achieve suitable efficiency to reduce the height at the top edge of the solar panel. The maximum height, including the roof racking system (base and vertical stanchions) plus the solar panel, shall not exceed 18 inches (18") above the building surface. The Design Committee may accept minor deviations from these criteria for the benefit of increased efficiency.

Photovoltaic installations must be set back a minimum of 36 inches (36") from the edge of the roof to allow for a perimeter walking area around the array. Arrays may be installed down to the eave if there remain three (3) access points from the ground to the roof's ridgeline. For ground-mounted arrays, see Section 3.11.8.

In addition, applicants should be aware of code requirements associated with labeling of solar conduits, electrical conduits and emergency disconnects.

~~***3.11.4 – Site Planning Issues***~~

~~The visual esthetics of the proposed photovoltaic and solar panel locations as viewed off-site shall be the primary consideration. While it is understood that location and orientation of individual panels may be affected by solar orientation, this technical criteria will not be the sole determining factor in Design Committee approval. Proposed projects must be able to mitigate off-site visual concerns. Applicants should also use the same visual access criteria for any proposed exterior location of associated equipment or electrical components. Modification to existing architectural building elements including roof design and slopes may be required. Modified landscape plans may also be required.~~

~~Alternative viable site locations for proposed photovoltaic panels and/or related equipment may be required in order to meet the general design guidelines regarding photovoltaic and solar panels.~~

3.11.5~~1.5~~ –. Selection of ~~Use of~~ Materials~~, Reflectivity and Color Selection~~

~~Photovoltaic materials selected should be based upon off-site visual impacts and slope orientation of existing or proposed rooflines. Photovoltaic and solar panels should be selected to blend in with adjacent building materials to minimize their impact. Modification of existing roof or building materials may be required in order to achieve this goal. Photovoltaic panel material selection should minimize off-site reflectivity. Color changes to existing building materials may be required in order to blend color schemes with new panels.~~

Photovoltaic panel material selection should consider reflectivity, color, and pattern:

1. The reflectivity of products should minimize impact on ~~Applicant must consider reflectivity of products used and their impact to~~ adjoining and distant neighbors and may necessitate~~. In applications where adjoining neighbors have direct visual access to the photovoltaic panels~~ alternative ~~panel~~ material types and/or additional landscape or other screening~~. may be required in order to reduce glare and reflectivity of the product.~~
2. The color of the solar panels and the racking system should be black in color or so dark as to appear black. The Design Committee may, at its discretion, deem some solar panel colors unacceptable. If the underside of the solar panels will be visible, the panel's underside should also be black or very dark in color. The inverter should be unobtrusive (neutral) in color unless adequate visual screening is provided as described in Section 3.11.6.
3. The solar panels should have no grid pattern or other detail (e.g., white diamonds) that are readily visible from off-site.

Other photovoltaic building products including roof shingles, wall screens and alternative products may be used. However, they should be used in a manner that will integrate the new materials with existing building products and respect the intent of the Design Guidelines.

~~Other photovoltaic building products including roof shingles, wall screens and other products may be used. However, they should be used in a manner that will integrate the new materials with existing building products. All photovoltaic and solar panels or materials shall run parallel with flat roof, slope roof or vertical wall surfaces and shall be limited to a distance of not greater than twelve inches (12") from the top edge of the panel or as deemed reasonable by the Design Committee. No roof racks shall be installed in which the angle of the photovoltaic cells do not match the angle of the roof plane. However, the Design Committee may use their discretion for minor angle changes of the proposed roof racks for the benefit of increased efficiency. Roof finish components shall be integrated into the roof colors to eliminate a visual patchwork~~

~~effect. Roof rack components should also match in color the adjacent panels or roof materials to avoid being a dominant highlighted feature.~~

3.11.6 – Visual Screening

Visual screening or interior installation of equipment may be required in order to minimize off-site impacts. Visual screening will apply to both the installation of the photovoltaic and solar panels ~~or materials~~ and any exterior mounted accessory installations including electrical panel, inverter, meter boards or battery racks. Visual screening may include landscape material or modification of existing architectural or roofing elements. Any visual screen planting should ensure that it would not block future solar access.

3.11.7 – ~~Landscape Screening and~~ Removal of Existing Landscape Materials

~~Landscape screening may be an effective way to mitigate offsite impacts of new photovoltaic or solar installations. The applicant should review potential offsite visual impacts when locating their proposed system and potential landscape additions to mitigate the same.~~

Location of the proposed ~~improvements~~ installation must acknowledge existing tree and landscape canopy. ~~Removal of preexisting trees and shrubbery in order to maximize solar access may be deemed inappropriate if offsite impacts are adversely affected by such removal. Applicants should not rely on removal of existing landscape material in order to increase efficiency of the proposed solar or photovoltaic system.~~

Although ~~R~~removal of pre-existing landscaping and trees may improve the ~~be required to ensure~~ efficiency ~~of~~ (or maximize solar access) of the proposed ~~photovoltaic or solar~~ system. ~~A~~ any such request for removal of landscaping~~e~~ requires Design Committee approval and may be deemed inappropriate if off-site visual impacts are adversely affected by such removal. Therefore, applicants should not rely on removal of existing landscape material as part of their proposed photovoltaic installation. ~~shall be reviewed in context of potential offsite visual impacts.~~ At no time shall a neighboring property be ~~required~~ expected to remove pre-existing landscape material or trees in order to increase efficiency~~acy~~ of the proposed system. Any such landscape changes would require agreement by the neighboring property and Design Committee approval.

3.11.8 – ~~Ground Mounted Installations~~Setback Requirements for Ground Mounted Installations

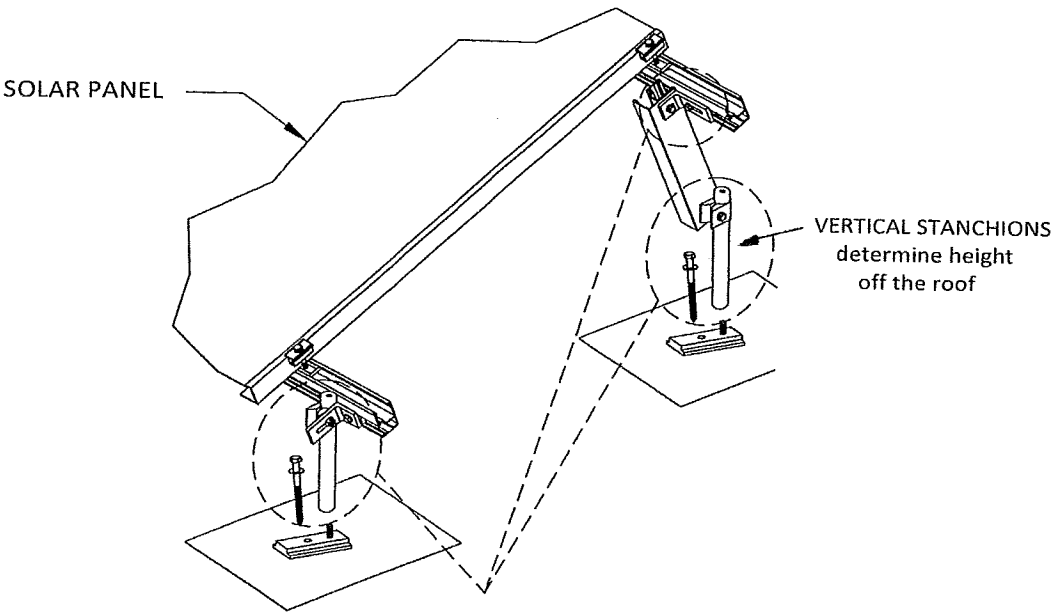
In some cases, ground mounted installations may be deemed appropriate based upon solar access and on-site or off-site impacts. ~~Any such installations must abide by the building setback lines as indicated in Section 3.11.9.~~

~~*3.11.9 – Setback Requirements*~~

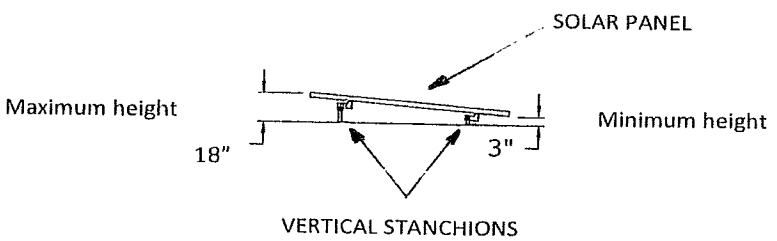
Setback requirements for any ground mounted or building mounted solar or photovoltaic system including any ancillary equipment, battery storage, and all other aspects of the installation shall abide by the existing building envelope lines established for each individual lot. In some cases, ground mounted installations may exceed the building envelope lines by making use of the Town's averaging provisions (see Section 3.3.2). However, any such encroachment beyond the building envelope line must also be within the E-1 line. No photovoltaic or solar system installation shall be allowed within any E-2 area of the property. A minimum of a 10 foot (10') perimeter of vegetation clearance must be maintained.

EXHIBIT A

PHOTOVOLTAIC SYSTEM COMPONENTS



SIDE VIEW



Section 3.11 – PHOTOVOLTAIC AND SOLAR PANELS

Photovoltaic and Solar Panel/Collector Design Guidelines for Portola Valley Ranch
Approved by ASCC on [new date to be inserted]

3.11.1 – Design Committee Approval Considerations

Design Committee (as well as ASCC) approval is required prior to an applicant submitting for a building permit to the Town of Portola Valley. The ASCC has approved Section 3.11 of the Design Guidelines and has delegated approval for building permits to the Town Staff who largely rely upon Design Committee approvals to ensure compliance.

The Design Committee's primary consideration in reviewing a proposed installation of photovoltaic and solar panels, including potential mitigating measures, shall be the visual aesthetics and its impact as viewed both on-site and off-site by immediate surrounding neighbors and any other neighbors who have visual site lines to the proposed project. Selection of products and their integration into building and rooflines should be done to ensure that these products do not call attention to themselves. The same attention to visual impact applies to all associated equipment.

Applicants should keep in mind the rapid evolution in technology whereby each new generation of changes provides for greater efficiency and thus reduced scope of the system. Nevertheless, efficiency of the installation shall not be the sole determining factor in obtaining Design Committee approval.

3.11.2 – No Prohibited Installations

California State Code (Civil Code Section 714) **CC&Rs and Solar Energy Systems** and (California Public Resources Code Section 25980-25986) **Solar Shade Control Act of 1979** specifically state that installation of photovoltaic and solar panel systems cannot be prohibited. However, the law does allow for reasonable restrictions for the benefit of the community that are consistent with CC&R's and Design Guidelines.

Some proposed locations and/or designs for the installation of photovoltaic and solar panels may not be appropriate regardless of the proposed mitigations to reduce on-site and off-site impacts. The Design Committee may make such a determination after reviewing all elements of the proposed project and deem the application to be in conflict with Design Guidelines.

The Committee may require that the applicant consider alternative locations, alternative designs, or other mitigations to minimize visual impacts. If an applicant concludes that only the original proposal meets system needs, then the applicant shall provide sufficient data to support that conclusion, including a demonstration that all

alternatives would diminish the efficiency below levels that are necessary for an appropriate system as provided for in state guidelines. (See California Public Resources Code Sections 25980-25986)

Section 3.11.3 – Design Committee Application

The application to the Design Committee must include:

1. Drawings showing the location of the proposed photovoltaic system (including solar panels and associated equipment or electrical components).
2. Detailed dimensions on the drawings should include (but not be limited to):
    a. Height of the roof racking system (distance from the building surface)
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    c. Maximum and minimum height of the solar panels once attached to the racking system
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    e. All other dimensions necessary to obtain permit approval
3. Product specifications for the solar panels as well as the inverter.

See Exhibit A for a generalized description of a photovoltaic system and its components.

3.11.4 – Overall Design of Photovoltaic System

The roof racking system used to support the photovoltaic and solar panels shall be installed parallel with flat roof, slope roof or vertical wall surfaces. The distance between the rack base and the building surface should be minimized as much as possible to reduce the overall height of the final system.

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Photovoltaic installations must be set back a minimum of 36 inches (36") from the edge of the roof to allow for a perimeter walking area around the array. Arrays may be installed down to the eave if there remain three (3) access points from the ground to the roof's ridgeline. For ground-mounted arrays, see Section 3.11.8.

In addition, applicants should be aware of code requirements associated with labeling of solar conduits, electrical conduits and emergency disconnects.

3.11.5 – Selection of Materials

Photovoltaic panel material selection should consider reflectivity, color, and pattern:

1. The reflectivity of products should minimize impact on adjoining and distant neighbors and may necessitate alternative material types and/or additional landscape or other screening.
2. The color of the solar panels and the racking system should be black in color or so dark as to appear black. The Design Committee may, at its discretion, deem some solar panel colors unacceptable. If the underside of the solar panels will be visible, the panel's underside should also be black or very dark in color. The inverter should be unobtrusive (neutral) in color unless adequate visual screening is provided as described in Section 3.11.6.
3. The solar panels should have no grid pattern or other detail (e.g., white diamonds) that are readily visible from off-site.

Other photovoltaic building products including roof shingles, wall screens and alternative products may be used. However, they should be used in a manner that will integrate the new materials with existing building products and respect the intent of the Design Guidelines.

3.11.6 – Visual Screening

Visual screening or interior installation of equipment may be required in order to minimize off-site impacts. Visual screening will apply to both the installation of the photovoltaic and solar panels and any exterior mounted accessory installations including electrical panel, inverter, meter boards or battery racks. Visual screening may include landscape material or modification of existing architectural or roofing elements. Any visual screen planting should ensure that it would not block future solar access.

3.11.7 – Removal of Existing Landscape Materials

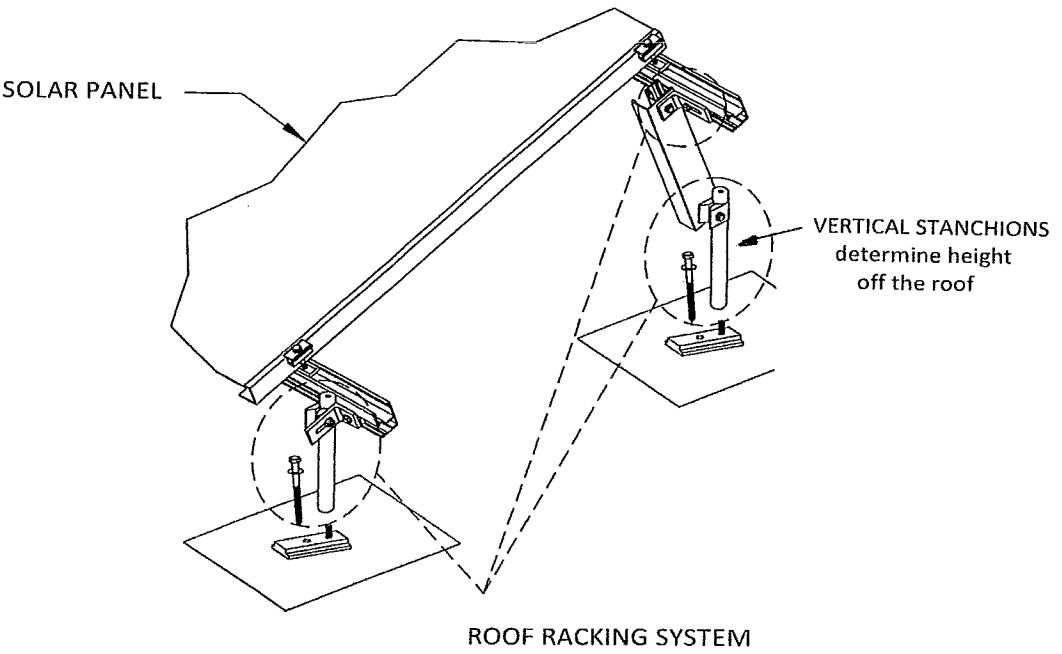
Location of the proposed installation must acknowledge existing tree and landscape canopy. Although removal of pre-existing landscaping and trees may improve the efficiency (or maximize solar access) of the proposed system, any such request for removal of landscaping requires Design Committee approval and may be deemed inappropriate if off-site visual impacts are adversely affected by such removal. Therefore, applicants should not rely on removal of existing landscape material as part of their proposed photovoltaic installation. At no time shall a neighboring property be expected to remove pre-existing landscape material or trees in order to increase efficiency of the proposed system. Any such landscape changes would require agreement by the neighboring property and Design Committee approval.

3.11.8 – Setback Requirements for Ground Mounted Installations

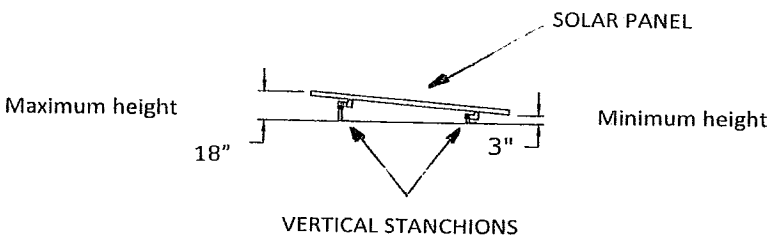
In some cases, ground mounted installations may be deemed appropriate based upon solar access and on-site or off-site impacts. Setback requirements for any ground mounted or building mounted solar or photovoltaic system including any ancillary equipment, battery storage, and all other aspects of the installation shall abide by the existing building envelope lines established for each individual lot. In some cases, ground mounted installations may exceed the building envelope lines by making use of the Town's averaging provisions (see Section 3.3.2). However, any such encroachment beyond the building envelope line must also be within the E-1 line. No photovoltaic or solar system installation shall be allowed within any E-2 area of the property. A minimum of a 10 foot (10') perimeter of vegetation clearance must be maintained.

EXHIBIT A

PHOTOVOLTAIC SYSTEM COMPONENTS



SIDE VIEW



Architectural and Site Control Commission **January 27, 2014**

Special Site Meeting, Portola Valley Town Center, 765 Portola Road,
Town Center Skateboard Ramp Trial Project, *and*
Portola Road Right of Way adjacent to 4115 Portola Road,
CUP Amendment X7D-161, AT&T Mobility

and

Regular Evening Meeting, 765 Portola Road, Portola Valley, California

Chair Breen called the special site meeting to order at 3:36 p.m. at the northeasterly most, all-sport court in the tennis court facilities at the town center, 765 Portola Road.

Roll Call:

ASCC: Breen, Clark, Koch, Ross
Absent: Harrell
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson, Assistant Planner Borck, Public Works Director Young

Others Present Relative to the Proposal for a Trial Period Skateboard ramp*:

Simone LaValle, Chair Parks and Recreation Committee
Carol Goodstein, Spring Down Equestrian Center, 725 Portola Road
Donna Andrighetto, 15 Woodview Lane, Woodside
Carole Fregosi, 35 Bow Way, Portola Valley
Menlo Park resident

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*Others may have been present during the course of the site meeting but did not formally identify themselves for the record.

Town Council Referral – Review of design for proposed trial skateboard ramp at the Town Center tennis courts, 765 Portola Road

Kristiansson presented the January 23, 2014 staff report on this referral of plans for installation, for a one-year trial basis, of a quarter-pipe skateboard ramp on the all-sport court at Town Center. Kristiansson clarified that the Town Council directed staff to request comments from the ASCC on the design of the ramp.

ASCC members considered the staff report and the following skateboard ramp proposal documents:

- Memorandum from Howard Young, Public Works Director, and Simone LaValle, Parks and Recreation Committee Chair, dated January 27, 2014.
- Picture of the all-sport court showing the proposed location for the ramp.
- A series of four perspective renderings showing the ramp to scale, with a person's figure included for scale.
- The proposal from the Parks and Recreation Committee, dated November 6, 2013, which the Town Council considered at its November 13, 2013 meeting.
- Minutes from the November 13, 2013 Town Council meeting.

Young reviewed the proposal and made use of a mock-up of the quarter-pipe ramp placed at the proposed trial location within the north half of the all sports court. He also shared samples of the proposed finish materials for the riding surface and top deck of the ramp in two colors: natural or black. The back and sides could be painted black, brown, dark green or any other color recommended by the ASCC. He also offered the following comments and clarifications:

- The ramp would weigh at least 400 lbs. and would be very difficult to move. It would be located consistent with the mock-up installation and left in that position.
- The basketball standards would be modified during the trial period with the basket removed on the northernmost standard and the backboard and basket raised on the easternmost standard in the middle of the court.
- In response to a question, it was explained that a net, similar to the one between the all-sport court and the other courts, could be used down the center of the all-sport court to separate the ramp from basketball uses, but that likely the full court would be used for skateboard activities too.
- In response to a question, it was noted that the one-year trial period could be shortened by the council if it was determined that the installation created unanticipated problems or issues. Kristiansson also reviewed the tentative provisions for a skateboard use ordinance including supervised and unsupervised use that was being prepared by the town attorney for town council adoption prior to ramp installation.
- The matter of the need for a safety railing is still being evaluated. If installed it would be painted to match the color recommended for the back and sides.
- In response to a question, it was noted that some impacts to the court surface were anticipated with the skateboard use, but it was envisioned that in any case the court surface would be ready for a normal resurfacing at the end of the trial period. It was noted that the current surface had fairly significant cracks in it that needed repair.
- Some safety signage will likely be needed and, depending on input from the town attorney, could potentially be installed on the sidewalls for the ramp rather than on the court fencing.

Simone LaValle reviewed the Parks and Recreation proposal and offered the following comments:

- Since this is only to be a quarter-pipe facility it would not attract the older, more aggressive skateboarders. It is for younger, beginner level "tweeners" and most would likely come with parent supervision. If the trial works, there could be consideration of a permanent installation, but this will depend on the experience with the trial ramp. She stressed that this is a trial and matters such as conflict with the desire for other court use will be considered before the Parks and Recreation Committee makes any recommendation to the town council for a permanent installation.
- The proposal is in response to input from community parents desiring such an installation.
- The ordinance being developed by the town attorney will be important relative to the ramp use.

- Noise can be an issue, but should be more limited given the small size of the ramp now proposed.

Public comments were requested and the following offered:

Carol Goodstein advised that noise could cause horses riding by on the trails to "spook" and a throw a rider. She noted that there is some concern now over skateboarders riding down the drive between the town center facilities and the Spring Down riding arena. At the same time, she commented that use of the ramp itself should not impact horses within her equestrian center facility.

Donna Andrighetto expressed concerns over noise impacts, safety, and hours of use.

Carole Fregosi worried over children riding skateboards on public roads and expressed general concerns over safety.

A father from Menlo Park advised that he had brought his child to the library and was interested in the skateboard ramp discussion. He noted that based on his experience the quarter-pipe facility would likely only serve younger children and that he did not see an issue with attracting more aggressive, older skateboarders.

ASCC members offered some questions regarding the trial period and also changes to the existing court uses during the trial period. Members, however, agreed they would offer additional comments for town council consideration at the regular evening meeting. Thereafter, at approximately 4:00 p.m., Breen thanked all present for participating in the skateboard ramp review and then advised that the special afternoon site meeting would continue at the AT&T wireless facility adjacent to 4115 Alpine Road for review of the proposed amendments to CUP X7D-161.

Continued Preliminary Review of proposed amendment to CUP X7D-161, modifications to existing wireless communication facilities adjacent to 4115 Alpine Road, AT&T Mobility

At approximately 4:15 p.m. ASCC members Breen, Clark, Koch, and Ross convened at the AT&T mobility wireless facilities adjacent to 4115 Alpine Road. They were joined by the following individuals:

Judith Hasko, planning commissioner*
David Haddock, AT&T project representative
Chris Wirth, AT&T project engineer
Tom Vlasic, Town Planner
Karen Kristiansson, Deputy Town Planner
Carol Borck, Assistant Planner

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*Note, this meeting was noticed as a joint session of the planning commission and ASCC, but a planning commission quorum was not present so the planning commission session could not be convened.

Vlasic presented the January 23, 2014 staff report and reviewed the background relative to the ASCC comments and suggestions for plan modifications offered at the December 9, 2013 ASCC meeting. He also reviewed the concerns of the neighbors at 50 Bear Gulch,

i.e., Chris and Melanie Raanes, as presented in their January 17th email with 8-page letter. Vlasic advised that again Mr. Raanes is traveling and has advised staff that his property is not available for visiting and that his concerns are more to the points in his letter than the specific views from his property.
The ASCC considered the staff report and plan project set as revised through January 8, 2014. Vlasic also reviewed a potential list of project conditions focusing on aesthetics of the project and other issues including additional planting uphill of the new/modified ground based equipment, equipment and site maintenance (including required landscaping and control of invasive plant materials), emergency procedures, parking, site changes, soils compaction, etc. After consideration of the revised plans and suggested conditions (these conditions are specifically listed later in these minutes as part of the evening ASCC consideration of the proposal), ASCC members found the project aesthetics generally acceptable. With the plan revisions, it was concluded the overall site changes would be minor relative to existing conditions.

Breen noted her continuing concern over the growth of utility cabinets and other utility facilities along the town's public rights of way and her hope that there could be more done to lessen the visual impacts of such elements. She said this is a broader issue for the town that should be addressed with future planning efforts.

Following brief discussion of the possibility of placing the pole mounted antenna closer to the pole, the project construction period (estimated by Haddock to be approximately 15 working days with the need for a lift for equipment placement and antenna modifications) and irrigation of new landscaping, the site meeting concluded. ASCC members advised that they would complete comments on the proposal at the regular evening ASCC meeting.

Adjournment

The special site meeting was adjourned at 4:40 p.m.

Architectural and Site Control Commission **January 27, 2014**
Regular Evening Meeting, 765 Portola Road, Portola Valley, California

Chair Breen called the regular meeting to order at 7:30 p.m. in the Town Center historic School House meeting room.

Roll Call:

ASCC: Breen, Clark, Koch, Ross
Absent: Harrell
Planning Commission Liaison: Gilbert
Town Council Liaison: Hughes
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson, Assistant Planner Borck

Oral Communications

Oral communications were requested, but none were offered.

Continued Preliminary Review of proposed amendment to CUP X7D-161, modifications to existing wireless communication facilities adjacent to 4115 Alpine Road, AT&T Mobility

Vlasic presented the January 23, 2014 staff report on this continuing project review. Discussed the plan revisions, dated January 8, 2014, and how they responded to the December 9, 2013 ASCC input and also reviewed the events of the afternoon site meeting on the project (refer to above site meeting minutes).

Vlasic then advised that based on the revised plans, concerns of the neighbor as set forth in the staff report, the afternoon site meeting and staff project review, the following project conditions were now tentatively being considered for recommendation to the planning commission in acting on the requested CUP amendment:

Conditions prior to building permit issuance to satisfaction of staff and a designated ASCC member:

1. The planting plan (Sheet L-1) shall be revised to add at least three (3) toyon shrubs on the western, uphill side to screen views to the residence uphill along Bear Gulch Drive. The intent is to have some screening to a height over the top of the equipment cabinets for filling in of view screening from above.

2. The building permit plans shall specifically provide that all ground-mounted equipment, including cabinets, boxes, equipment racks, conduit, etc., shall be painted dark brown. In addition, the plans shall specify that all pole mounted AT&T equipment, including antennas, mast, racks and exposed cables or conduit, shall be painted dark brown and essentially blend with the color of the pole. If any coding of wires, cables, conduit, etc., is needed it shall be done so as to not impact the objective of minimizing the visual presence of the installation.

3. The plans shall specify that any exposed cables or conduit shall be managed so as to minimize visual clutter to the extent reasonably possible.

4. Signage shall be the minimum necessary to satisfy FCC regulations. Further, all necessary signage shall be identified on the building permit plans in terms of design, size, placement, etc. Every effort shall be made to minimize the visual impact of sign location within the Alpine Road corridor and no signage shall be installed without prior town approval.

5. A detailed time schedule and construction staging plan shall be provided that includes any period when it will be necessary to stage construction from Alpine Road that would impact road use. All work shall be done within the normal town allowed construction hours. Once the construction schedule is approved, it shall be implemented to the satisfaction of town staff. An encroachment permit shall be requested and approved by the public works director for all work and equipment within the public right of way.

6. Prior to start of work, the applicant shall inform all adjacent neighbors, as identified by town planning staff, of the construction schedule and hours. If any changes are needed, prior notification for town approval shall be requested and the neighbors shall be informed of any schedule changes approved by the town.

7. The plans shall be modified, if possible, to ensure that all pole-mounted antennas are as close to the pole as possible without jeopardizing the function of the antennas or increasing the antenna mounting or pole heights.

8. The final plans shall specify locations for on-going maintenance parking to the satisfaction of the public works director. This shall be for only temporary, incidental parking and no permanent parking spaces shall be established.

9. A "normal" maintenance schedule shall be provided that addresses the typical pattern of site maintenance anticipated for the site and equipment. The procedures for emergency maintenance shall also be outlined and the responsible contact person(s) for normal and emergency maintenance identified. The emergency procedures shall provide for prior contact of the town and notification of neighbors.

10. A photo record of all preconstruction conditions shall be provided of the facilities and surrounding site conditions shall be provided.

Conditions for after issuance of the building permit:

11. Prior to sign off of the building permit, a site inspection shall be conducted by planning staff and a designated ASCC member to ensure the installations are in conformity with the provisions of this permit. Further, a photo record of all post constructions shall be provided to the satisfactions of planning staff.

12. Within 18 months of the sign off on the building permit, a designated subcommittee of the ASCC (i.e., two members) shall inspect the site to ensure that all plantings remain in place and are in good condition. If any plants need to be replaced, they shall be replaced by the permit holder expeditiously to the satisfaction of the designated ASCC members. Further, if the ASCC subcommittee determines that any additional screen

planting is necessary to achieve the objectives of the original approval the permit holder shall do so according to the schedule requested of the subcommittee.

13. The equipment site and area around it shall be maintained in a clean condition at all times. In addition, the permit holder shall be responsible for periodic maintenance and removal of exotic and invasive materials in a manner acceptable to town planning staff and the conservation committee.

14. After installation of equipment, if any emergency conditions occur, the established emergency procedures shall be followed.

15. If project construction or any future maintenance or emergency repair parking or any construction parking or other maintenance or construction activities result in over compaction of soil so that normal grass regrowth is inhibited, then the soils shall be repaired and reseeded for erosion control, with provisions for temporary irrigation as may be determined necessary to the satisfaction of the public works director.

David Haddock, AT&T representative was present and advised he would answer any additional questions ASCC members may have.

Public comments were requested, but none offered.

ASCC members concurred that the revised plans responded to the December 9th ASCC input. They also supported the suggested staff conditions and emphasized the need to clean up the site, keep the antennas as close to the pole as possible, and ensure that all signage was as minimal as possible. Breen offered signage should be on the sides of the cabinets away from Alpine Road views. She also wondered about the need for any additional planting to that shown on the plans, but, after discussion, concurred that three additional toyon shrubs on the uphill side of the cabinet would be appropriate. Members also stressed the need to ensure that soil compaction was avoided and any soil disturbance from construction activities corrected as suggested in the proposed conditions.

After discussion, ASCC members supported the revised plans and recommended planning commission CUP amendment approval subject to the conditions recommended by staff.

Continued Architectural Review for New Residence and Site Development Permit X9H-665, 7 Veronica Place, Waissar

It was noted that on January 13, 2014 the ASCC conducted a preliminary review of this proposal for residential development of the subject vacant 5.82-acre Woodside Priory subdivision property. It was further noted that review was continued to the 1/27 meeting with the understanding that the project design team would be developing responses to ASCC and neighbor comments offered at conclusion of the 1/13 review.

Staff advised that while the project design team has developed revised plans, the team and applicants were still in the process of neighbor interaction and that, as a result, the applicant has requested that ASCC review be continued to the regular February 10, 2014 ASCC meeting.

Public comments were requested, but none were offered. Thereafter, project review was continued to the regular February 10, 2014 ASCC meeting.

Town Council Referral – Review of design for proposed trial skateboard ramp at the town center tennis courts, 765 Portola Road

Kristiansson presented the January 23, 2014 staff report on this referral from the town council for ASCC comments and recommendations on the trial skateboard ramp to be placed at the north end of the town center all sports court. She reviewed the plans presented with the staff report and also discussed the events of the afternoon site meeting on the proposal (refer to above site meeting minutes).

Public comments were requested. **Judith Murphy, conservation committee,** wondered about the damage to the court surface from skateboard use. Kristiansson advised that the public works director has determined that in any case, the court surface would need to be redone and this would take place after the skateboard ramp trial period.

ASCC members then discussed the project and the findings from the site meeting. They then offered the following comments for town council consideration in acting on the trial proposal:

1. The ramp should ideally be located further to the north on the all-sports court than the site meeting mock-up location, and to accommodate this, the northerly basketball standard should be removed. Moving the ramp would leave more area on the southern side of the court for basketball.

2. The ramp and top deck surface should be in the natural finish of the sample material provided. The side and back of the ramp and any railing should be painted dark green to match the sport court.

3. The basketball standard hoop on the east side of the court towards the northerly end can be raised for safety, but that is the only one that should be raised.

4. Any safety signage should be minimal and should be mounted on the ramp if possible.

5. A shorter trial period should be considered, for example nine months. Approval of the trial installation should include a provision that the Town Council could end the trial period if problems are encountered. In offering this comment, members reflected on the concerns shared at the site meeting related to noise, hours of use, and safety issues.

There were some differences of opinion concerning whether the ramp would be safer with or without the railing. After discussion, the Commission agreed that the final decision should be based on safety and could be determined in light of additional analysis by the Parks and Recreation Committee and public works director.

Kristiansson advised that she would forward the ASCC comments to the town council for council consideration in acting on the trail proposal.

Architectural Review for Detached Guest House, 157 Golden Hills Drive, Sinykin

Borck presented the January 27, 2014 staff report on this proposal for a 750 sf guest house with 163 sf storage area. She explained the feasibility of the proposed location and that the structure, as designed, appeared to conform to the Town's accessory structures policy.

Borck advised that after the staff report was completed, an email from the neighbor to the east, Mr. Bob Zider, 125 Deer Meadow Lane, was received and included in the ASCC packet materials. She reviewed the email, provided information concerning Mr. Zider's comments, and suggested that the ASCC make determinations of the appropriateness of the proposed screening plantings.

ASCC members considered the staff report and the following project plans prepared by John Richards, Architect, and dated 12/6/13:

Sheet A1.01, Floor Plan and Elevations
Sheet A1.02, Site Plan
Sheet A1.03, Build It Green Checklist
Sheet A1.04, Lighting Addendum, 12/18/13
Sheet 3D-1.01, 3D Views

Also considered were the following application materials:

- 12/9/13 Letter from F. John Richards – dual use project description
- 12/13/13 Email from Bill Clancey, Oak Hills HOA – Oak Hills project approval
- Color Board with images of existing residence and existing light fixture that will be used on the proposed guest house

Project architect, John Richards, and applicants, Mark Sinykin and Kevin Osinski, were present to discuss the project with the ASCC. Mr. Richards explained the needed height of the structure which will be used as a workshop and that the roof design and clerestory windows are optimally located based on the site slope. Mr. Sinykin clarified his discussion with Mr. Zider, saying that Mr. Zider did not want screening that would be higher than his view of Windy Hill. The proposed shrubs shown on the landscape plan were selected for their expected mature height which would match those shrubs on the Zider property. He also noted that views from Meadowood Drive currently include the Zider house and that the proposed guest house would be in that view line.

Public comments were requested, but none were offered.

ASCC members discussed the project and expressed that they could make the findings required for accessory structure policy conformance with a deed restriction. Ross inquired whether consideration had been given to a light switch control for the clerestory shades so that they were only operated when necessary. Mr. Richards said that with the timer it was ensured that the shades would be down. Commissioners discussed the proposed screen planting and agreed that, once mature, the proposed shrubs would provide adequate screening for the Zider property, although a substitute should be found for the ceanothus.

Clark suggested that the final construction staging plan include provisions for reseeding and restoring of the staging and parking area after construction.

Breen requested that the exterior lighting required by building code for the door at the deck be located in the deck railing and not on the building. She also expressed concern about future conversion of the storage area and wondered if glass doors should be prohibited as part of the deed restriction. Vlasic stated that the deed restriction's purpose is to protect from non-conforming conversion to a guest house greater than 750 sf and that adding additional language relative to specific design details would become complicated, inconsistent with other deed restrictions and difficult for staff to track and administer.

After discussion, Ross moved to make the findings for conformance with the Town's accessory structures policy and to approve the project with the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff:

1. A deed restriction shall be recorded to the satisfaction of the Town Attorney stating that the new structure shall at all times be used in conformity with Town second unit and accessory structures zoning regulations.

2. A detailed construction staging and tree protection plan shall be submitted with the building permit. The plan shall include provisions for reseeding and restoration of all areas disturbed by construction staging and activities.

3. The exterior lighting required to meet building code at the door leading to the deck shall be installed in the deck railing and not on the building.

4. The proposed screen planting shall be evaluated at the site by a designated ASCC member and planning staff at a time between rough and final inspections. Direction shall be provided concerning the proposed size and number of screen plantings at that time.

Koch seconded the motion, and the motion passed, 4-0.

Architectural Review for Residential Additions and Remodeling, 5 Hawkview, Hine

Borck presented the January 27, 2014 staff report on this proposal for a 284 sf addition and remodeling to the existing home and garage. She explained that the addition and remodeling represent very minor changes to the current house design, scale and massing.

ASCC members considered the staff report and the following project plans prepared by Eichler Davies Architecture, dated 12/11/13:

Sheet: T1.0, Title Sheet
Sheet: A1.0, Existing Site Plan
Sheet: A1.1, Proposed Site Plan
Sheet: L1, Proposed Landscape Plan
Sheet: A2.0, Existing/Demolition Main & Upper Floor Plan
Sheet: A2.1, Existing/Demolition Roof Plan
Sheet: A2.2, Proposed Main & Upper Floor Plan
Sheet: A2.3, Proposed Roof Plan
Sheet: A3.0, Existing North & South Exterior Elevations
Sheet: A3.1, Existing West Exterior Elevation
Sheet: A3.2, Existing Garage Exterior Elevations

Sheet: A3.3, Proposed North & South Exterior Elevations
Sheet: A3.4, Proposed West Exterior Elevation
Sheet: A3.5, Proposed Garage Exterior Elevations

In addition to the plans, the project submittal includes the attached information listed below:

- Outdoor Water Efficiency Checklist dated 12/7/13
- Light fixture cut sheets for proposed exterior and landscape lighting received 12/11/13
- Ranch Design Committee conditional approval letter dated 12/6/13
- Completed Build It Green Checklist with 45 points proposed (no minimum required point threshold for this smaller project)

Project architect, Karen Eichler, and applicant, Susan Hine, were present to discuss the project with the ASCC. Ms. Eichler stated that she understood the request for step light reduction and that the design of the two proposed skylights will be revised to match the existing pyramidal style skylights which are not equipped with shades. She noted that the revision will be submitted to the Ranch for review.

Public comments were requested, but none were offered.

Commissioners briefly discussed the project and were supportive of the proposal. After discussing the reduction of proposed step lights, Ms. Eichler stated she could remove three of the proposed lights in the area of the garage.

After discussion, Koch moved to approve the project with the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff:

1. A final lighting plan shall be submitted with the building permit showing a reduction of three proposed step lights.
2. A detailed construction staging and tree protection plan shall be submitted with the building permit.
3. A sample of the proposed slate material shall be submitted for review by a designated ASCC member.

Ross seconded the motion, and the motion passed, 4-0.

Election of ASCC Chair and Vice Chair for 2014

Koch was elected chair on the motion of Clark, seconded by Breen and passed 4-0. Ross was elected vice chair also on the motion of Clark, seconded by Breen and passed 4-0.

Commission and Staff Reports

Breen advised that she had participated in a site review of screen planting for the project at 140 Pinon and considered plan adjustments required by the fire marshal for the project at 1155 Westridge Drive. She advised she found both project reviews acceptable.

Breen and Clark advised that they had participated in the required subcommittee review of the restoration planting plan for 5050 Alpine Road and that further plan work was determined necessary.

Vlasic advised of the status of staff review of fencing, redwood tree planting and other issues associated with the property at 1260 Westridge Drive. He discussed potential PUD and subdivision conformity issues and code compliance issues relative to the fencing installed without necessary permits. He advised of the steps now being pursued by staff and the property owner to remedy the problems. Vlasic also noted the status of the Alpine Inn management and ongoing discussion between the town and Alpine Inn representatives relative to the Inn's conditional use permit and its lease with the town for parking adjacent to Rossotti field.

Minutes

Clark moved and Koch seconded approval of the January 13, 2014 minutes as drafted. The motion passed 3-0.

Adjournment

There being no further business, the meeting was adjourned at 8:58 p.m.