TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, February 24, 2014
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

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 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. Architectural Review for Detached Guest House, 385 Westridge Drive, Prelle

6. Commission and Staff Reports:

7. Approval of Minutes: February 10, 2014

8. Adjournment:

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*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 21, 2014

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Karen Kristiansson, Deputy Town Planner

DATE: February 20, 2013

RE: Continued 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

This item is now before the ASCC for review and action. The ASCC considered preliminary concepts for the project on December 9, 2013 and refined plans on February 10, 2014, with discussions of the project at field and evening meetings on both dates. The staff reports for these prior meetings, together with the approved minutes of the December 9 meeting, are attached.

In response to comments at the February 10 meeting and questions raised in the staff report, the applicant submitted a set of revised plans, and the plan sheets are listed below. The revised plans for this project are enclosed, and the plan sheets are listed below. These are dated 2/14/2014 and were prepared by Goring and Straja Architects and 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 A1.2, Proposed Site Lighting
- 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, Student Center Improvement
- Sheet A8.1, Wall Sections
- Sheet R1.0, Renderings
- Sheet E1.2, Proposed Site Lighting
- Sheet C1.0, Existing Conditions & Sheet Keymap
- Sheet C2.0, Benedictine Square Civil Improvement Plan
- Sheet C2.1, Church Square Civil Improvement Plan

- Sheet C2.2, Portable A Relocation Civil Improvement Plan
- Sheet C3.0, Benedictine Square Grading Plan
- Sheet C3.1, Church Square Grading Plan
- Sheet C3.2, Portable A Relocation Grading Plan
- Sheet C4.0, Benedictine Square Stormwater Control Plan
- Sheet C4.1, Church Square Stormwater Control Plan
- Sheet L0.1, Tree Removal Plan, Benedictine Square
- Sheet L0.2, Tree Removal Plan, Church Square
- Sheet L1.1, Overall Landscape Site Plan
- Sheet L2.1, Landscape Site Plan, Benedictine Square
- Sheet L2.1A, Landscape Materials, Benedictine Square
- Sheet L2.2, Landscape Site Plan, Church Square
- Sheet L2.2A, Landscape materials, Church Square
- Sheet L3.1, Landscape Site Sections
- Sheet L4.1, Landscape Materials

Additional materials were also provided in support of this proposal, as listed below, and are attached:

- Cut sheets for proposed exterior lighting
- Woodside Priory—Phase II Drainage Memo from Brock Roby of BKF Engineers, dated February 10, 2014
- Revised outdoor water use efficiency checklist, received February 14, 2014

The following materials that were provided for and considered at the February 10, 2014 ASCC meeting, all dated or received on January 24, 2014, also provide information about this project and are part of the proposed application:

- Project Summary from Goring & Straja Architects
- 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)

The following comments are offered to assist the ASCC to review and complete action on the proposed project.

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

   The Master Plan includes floor area and impervious surface limits for the campus, and the project team will need to provide final, detailed calculations to demonstrate compliance with the CUP limits. Sheet A1.1 now contains calculations of how the project fits with the floor area and impervious surface limits. Staff is working with the applicant to document and finalize these numbers. Based on the information provided to date, however, it appears that the project will not exceed the overall floor area or impervious surface limits for the campus.

   Sheet A1.1 also shows the status of CUP required and existing parking on the campus. The campus had a total of 261 parking spaces in 2005; under the approved

master plan, the amount of parking was to increase to 325 spaces. The revised project plans appear to show a change in the configuration of the parking along the entry road across from the existing classrooms at Benedictine Square, and three additional parking spaces that would be provided through this change. Confirmation of the change in the parking configuration is still needed. As a result, the on-campus parking would increase with this project to 303 parking spaces. This appears to be in substantial compliance with the master plan given where the school is in the process of implementing its plan.

To summarize, it would appear that the ASCC could find the project in conformity with the approved master plan subject to a condition that compliance with the floor area and impervious surface limits be verified to the satisfaction of staff.

2. **Site Development Permit, Storm Drainage, and Project Staging.** Conceptual grading plans are provided on Sheets C3.0 (Benedictine Square), C3.1 (Church Square), and C3.2 (Portable Building A Relocation). These grading plans show less grading than was anticipated at the last meeting. However, the plans do not appear to include the grading for the wheelchair ramp at the north end of the Student Center and may be missing other items as well. Submittal of engineered grading plans and approval by the Public Works Director, Town Geologist, and Fire Marshal will be necessary before the site development permit could be issued.

   A memorandum from the project engineer on storm drainage indicates that the project will result in less storm water runoff than current conditions due to the use of the permeable paver system and bioretention areas to treat runoff from new roof areas. As a result, the memo indicates that the project is consistent with the Master Storm Drainage Plan for the Priory. The plans, and this conclusion, will need to be verified by the Public Works Director.

   Although the grading plans provide total earthwork numbers, these do not appear to account for the work that will be needed to remove the current pavers and install nine inches of drain rock under the new pavers. This volume of earthwork will need to be accounted for in the construction staging plan for the project. In addition, the construction staging plan will need to demonstrate coordination with the construction staging plan for the track and field project. The two staging plans will need to show that there is sufficient on-campus parking for all construction workers throughout both projects, as well as appropriate storage areas for materials that are being removed and brought in for both projects, and both will need to identify and address any potential impacts on traffic. Timing relative to normal school year site demands will be an important consideration for the applicant and for the Town in reviewing and acting on the final construction staging plan. The final plan should include a detailed time schedule developed by the project architects and construction contractors.

3. **Changes to project design, building heights, and exterior materials.** The February 10 plan set contains revised elevations with the modified building design which demonstrate conformity with the town's height limit. In addition, the staircase shown on the western elevation has been reconfigured, and the elevations reflect other minor changes to the plans. However, the buildings as shown on the elevations are substantially the same as the elevations in the January 24 plan set as modeled and evaluated at the February 10 site meeting. Materials for the project have not changed.

The elevations now show all of the proposed locations for the fabric awnings. A new sheet, R1.0, shows renderings of the buildings including the awnings, with the awnings shown in an off-white color. The applicant should confirm at the February 24 meeting whether the awning color has been finalized; if not, the color could be approved by a designated member of the ASCC. A condition of approval is suggested stating that approval of the awnings is for the new buildings within Benedictine Square only and specifically does not apply to the Student Center. Also, as discussed at the evening meeting on February 10, the ASCC could allow flexibility for the awning colors, but only for the locations considered and found acceptable during the last site meeting.

4. **Revised changes to existing classroom buildings and the Student Center.** As was stated at the February 10 ASCC meeting, improvements to the existing classroom buildings in both Benedictine and Church Square will be submitted separately. The improvements would consist of changes to exterior finishes and lighting, and would not involve any additions or changes to the building designs or massing. Assuming the materials, finishes, and light fixtures will be similar to those used for the new buildings and indicated on the January 24 plan set, the ASCC may consider whether these improvements would require review by the full ASCC or could be conducted by a designated member, with the understanding that if more substantial changes are proposed, the designated member could then refer the improvements to the full ASCC for consideration.

   The project team has included improvements to the Student Center as part of the project plans. These are shown on Sheet A4.1 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.

   The project would also include adding a new deck that would overlook Benedictine Square. The deck would replace the existing concrete patio in this location and would be larger than the patio. The deck would use a Resysta composite decking material with an untreated finish, which is shown on the materials board and is consistent with Town standards. At this point, the understanding is that the deck will be no more than approximately 30" high, but information on the final size and height of the deck is still needed and can be provided to the satisfaction of staff.

5. **Revised landscaping plan.** The Tree Removal Plan has not changed from the January 24 plans. Some adjustments have been made to the landscaping plans, however. In terms of trees, the Little Gem Magnolias which were originally proposed to be planted in front of the existing classroom buildings have been replaced with Western Redbuds. Conversely, in the patio area, the Western Redbuds have been replaced with Little Gem Magnolias. Star Magnolias would remain on either side of the entrance to the Upper School. Fewer trees are also proposed to be planted on the hillside between the new buildings and the Student Center. Also, the White Spruce has been removed from the planting palette, and although redwoods are listed, none were shown on the landscaping plans. The landscape architect should confirm whether or not any new redwoods are planned.

   The plant palette for vegetation other than trees is largely the same as was shown on the January 24 plans with the following changes:

   - Mexican Feather Grass (Stipa Tenuissima) has been removed;
   - Pink Diosma (Coleonema pulchellum) has been added;

- Toyon (Heteromeles arbutifolia) has been added; and
- Evergreen Candy Tuft (Iberis sempervirens) has been added.

None of these new plants are on the list of "strongly discouraged" plants in the Town's Design Guidelines, and the toyon is listed as a plant native to Portola Valley.

Sheet L2.1A and L2.2A provide more information about the locations of plants other than trees. These plans show areas for "mostly native plans, grasses and groundcovers," "erosion control," "stormwater treatment plants," "lawn," and "vines." The plants for these areas will presumably consist of various combinations of the plants listed on Sheets L2.1 and L2.2. These plants include some natives and some non-natives, none of which is on the Town's list of plants to avoid. Because the ornamental plants may be less appropriate if planted on the more naturally vegetated slopes surrounding Benedictine Square, the ASCC may want to consider requiring review and approval of a detailed landscaping plan for the perimeter of Benedictine Square to the satisfaction of a designated member of the ASCC with input from the Conservation Committee.

6. **Revised lighting plan.** The revised lighting plan, as shown on Sheet A1.2, shows significantly fewer lights than was shown on the January 24 submittal. All of the lighting in the trees and landscaped areas has been removed. Lighting in Benedictine Square would be provided through a combination of wall sconces located on the new buildings, bollard path lights, and wall lights that would be mounted on retaining walls. In Church Square, lighting would be provided with bollard path lights and four downlights in the proposed trellis feature. The designs of these fixtures are consistent with the Priory's Master Lighting and Landscaping Plan.

   The brightness of the bollard and wall lights is listed as one LED with a maximum of 52 lumens, but information on the brightness of the wall sconce and the downlight is still needed. Assuming that these comply with Town standards, the overall level of lighting would also appear to be consistent with the provisions of the approved CUP Lighting and Landscaping Plan.

The ASCC should consider the plans and supporting material, the information in this staff report, and additional information presented at the February 24 ASCC meeting before taking action.

To approve the project, the ASCC would need to find that the project is consistent with the approved 2005 Master Plan and subject to the Mitigated Negative Declaration for the Master Plan, and at the same time approve Site Development Permit X9H-668. If the ASCC concludes it can act to approve the project, staff recommends the following conditions of approval, in addition to any other conditions the ASCC deems necessary:

1. The project shall comply with all relevant mitigation measures from the Mitigated Negative Declaration for the approved Priory Master Plan, including the following:
   - 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)

2. Compliance with the floor area and impervious surface limits set forth in the approved Priory Master Plan shall be demonstrated to the satisfaction of staff prior to the issuance of any permits for this project.
3. Prior to the issuance of a site development permit, details of the area where the parking configuration will be changed shall be provided to the satisfaction of staff, showing the spaces to be removed and the spaces to be added.
4. Engineered grading plans that are in substantial conformity with the conceptual grading plans shown on Sheets C3.0, C3.1, and C3.2 shall be provided prior to the issuance of a site development permit and shall be to the satisfaction of planning staff and the Public Works Director.
5. The project plans shall be subject to approval by the Public Works Director, the Town Geologist, and the Fire Marshal prior to issuance of any permits for the project, and shall conform to any required conditions developed from these reviews.
6. A detailed construction staging plan shall be provided that addresses construction timing, staging, traffic and parking prior to issuance of a site development permit. The construction staging plans for this project and for the track and field project shall be coordinated. This condition shall be addressed to the satisfaction of planning and engineering staff.
7. Prior to issuance of a building permit, the architect shall provide information on the proposed brightness of the wall sconce and downlight fixtures (number of LEDs or lumens), to the satisfaction of staff.
8. A detailed landscaping plan shall be provided for the perimeter of Benedictine Square prior to issuance of a building permit, to the satisfaction of a designated member of the ASCC
9. Priory to issuance of a building permit, information on the final size and height of the deck shall be provided to the satisfaction of staff.
10. Awnings shall only be permitted in the locations shown on the February 10, 2014 plans, and this project specifically does not include any awnings on the Student Center.

Attachments: December 9, 2013 staff report and minutes
February 6, 2014 staff report
Plan Sheets and supporting materials as listed above

~~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.*~~

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

PRIORY

WOODSIDE PRIORY SHOOL - PHASE 2A

302 PORTOLA ROAD, PORTOLA VALLEY, CA 94128

ASCC Resubmittal 10 February, 2014

RECEIVED
FEB 14 2014
TOWN OF PORTOLA VALLEY

Revision includes:
- Reduced building height
- Reduced site lighting
- Reconfigured east and west stairs
- Removal of (E) Church Square & (E) Classroom buildings from scope

GOBIN & STRAJA ARCHITECTS
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Project:

PHASE 2A

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CA 94128

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STRUCTURAL
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San Francisco, CA 94105
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No. Date Issue

Issue Name:
ASCC RESUBMITTAL
02/14/2014

Project No: WPS
Drawn By:
Review By:
Plot Date: 02/13/2014

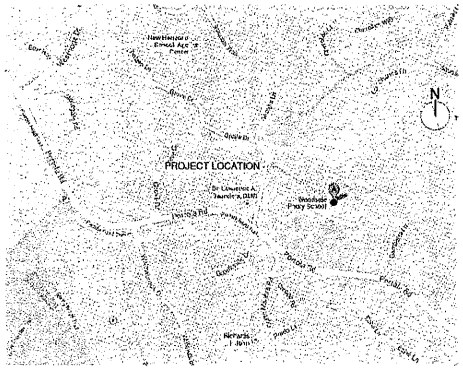
Sheet Title:
COVER SHEET

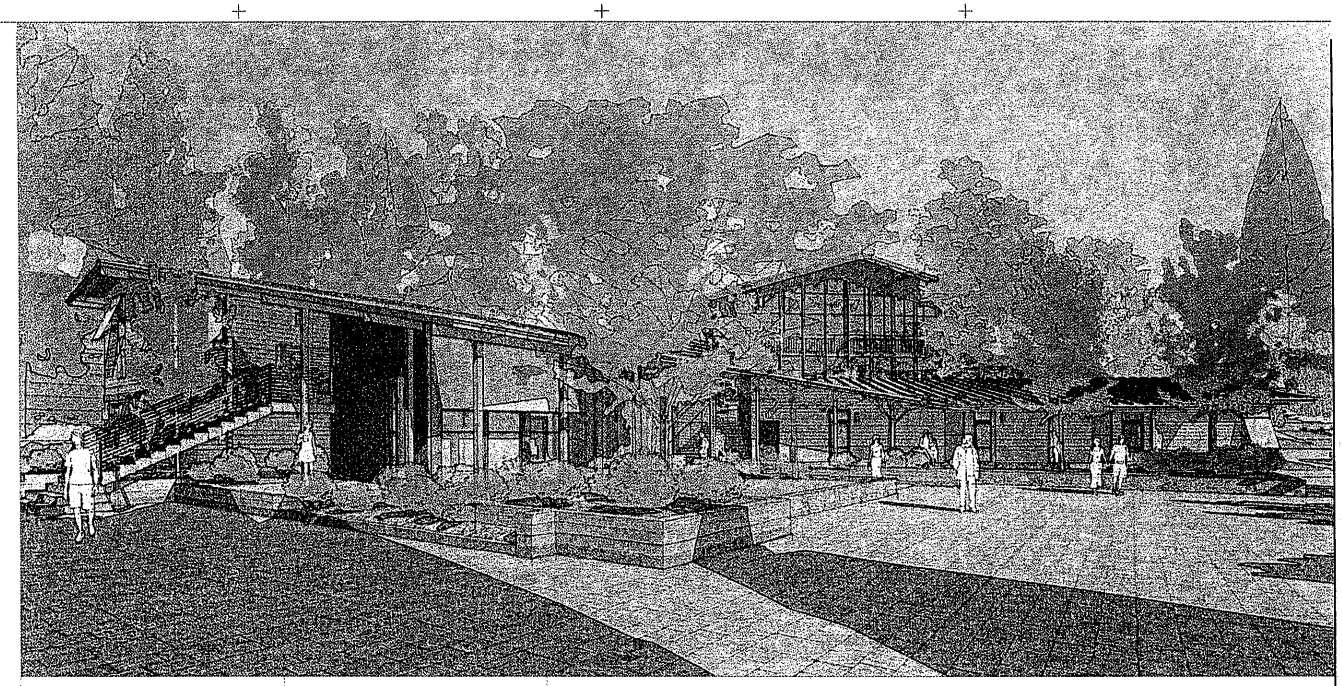
Sheet No:
G0.0

ABBREVIATIONS

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

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) (1998 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 RESUBMITTAL

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	Student Center Improvement
A5.1	Wall Section
R1.0	Renderings
ELECTRICAL	
E1.2	Proposed Site Lighting - Photometric
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 Grading Plan
C3.1	Church Square Grading Plan
C3.2	Portable A Relocation Grading Plan
C4.0	Benedictine Square Stormwater Control Plan
C4.1	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
L2.1A	Landscape Materials - Benedictine Square
L2.2	Landscape Plan - Church Square
L2.2A	Landscape Materials - Church Square
L3.1	Landscape Site Section
L4.1	Landscape Materials

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Project:

PHASE 2A

WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
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No.	Date	Issue

Issue Note:

ASCC RESUBMITTAL

02/14/2014

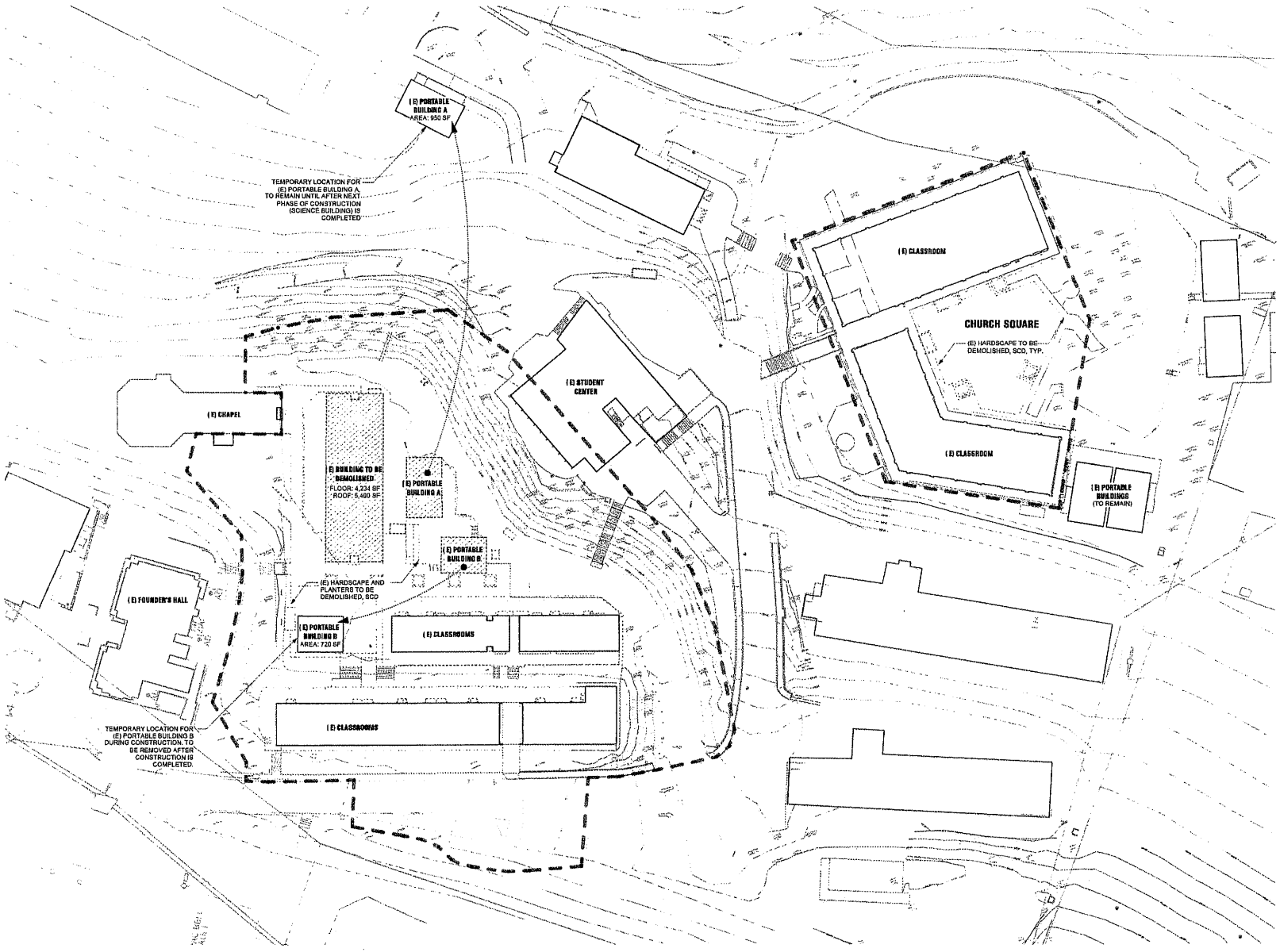
Project ID: Priory
Drawn By: TK
Review By: JG
Plot Date: 02/13/14

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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ASCC RESUBMITTAL

02/14/14

Project No: Priory
Drawn By: TK
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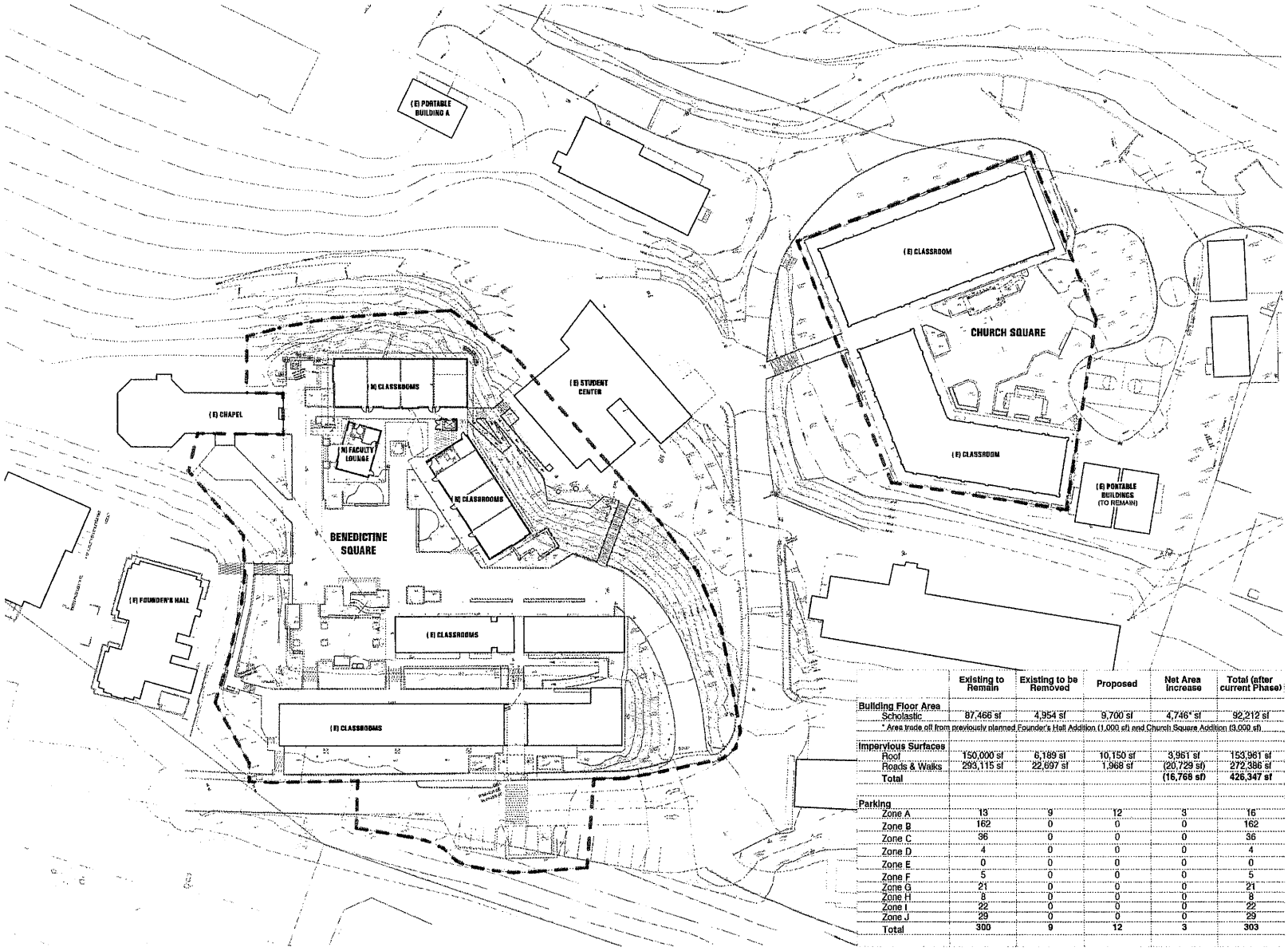
Plot Date: 02/13/14

Sheet Title:

EXISTING SITE PLAN

Sheet No.:

A1.0



	Existing to Remain	Existing to be Removed	Proposed	Net Area Increase	Total (after current Phase)
Building Floor Area					
Scholastic	87,466 sf	4,954 sf	9,700 sf	4,746* sf	92,212 sf
* Area trade off from previously planned Founder's Hall Addition (1,000 sf) and Church Square Addition (3,000 sf)					
Impervious Surfaces					
Roof	150,000 sf	6,189 sf	10,150 sf	3,961 sf	153,961 sf
Roads & Walks	293,115 sf	22,697 sf	1,968 sf	(20,729 sf)	272,386 sf
Total				**(16,768 sf)**	**426,347 sf**
Parking					
Zone A	13	9	12	3	16
Zone B	162	0	0	0	162
Zone C	36	0	0	0	36
Zone D	4	0	0	0	4
Zone E	0	0	0	0	0
Zone F	5	0	0	0	5
Zone G	21	0	0	0	21
Zone H	8	0	0	0	8
Zone I	22	0	0	0	22
Zone J	29	0	0	0	29
Total	300	9	12	3	303

1 PROPOSED SITE PLAN
Scale: 1" = 30 ft

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

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Project:

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Project ID: Priory
Drawn By: TK
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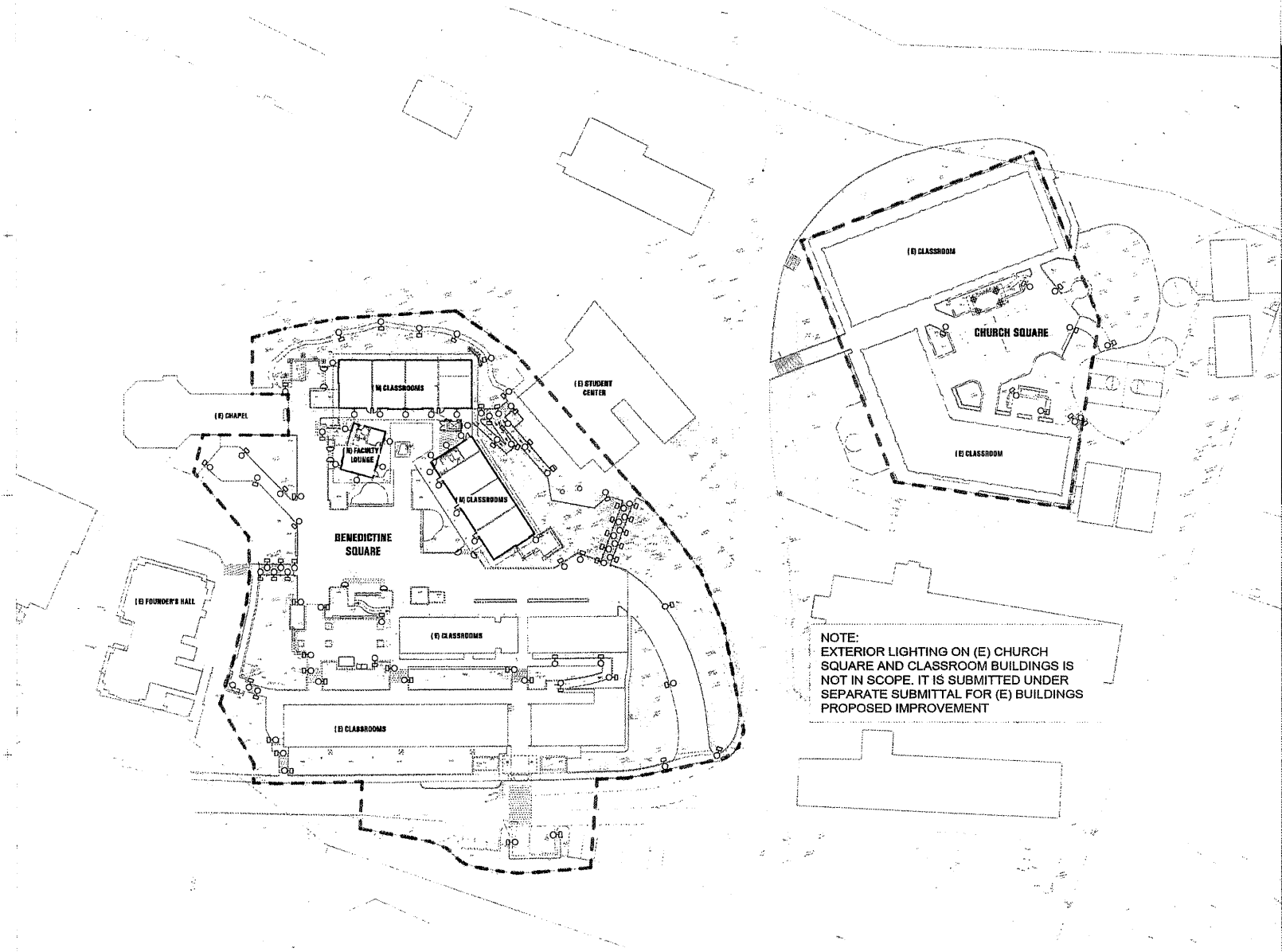
Sheet Title:

PROPOSED SITE PLAN

Sheet No.:

A1.1

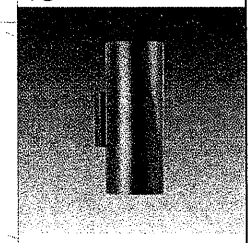


NOTE:
EXTERIOR LIGHTING ON (E) CHURCH SQUARE AND CLASSROOM BUILDINGS IS NOT IN SCOPE. IT IS SUBMITTED UNDER SEPARATE SUBMITTAL FOR (E) BUILDINGS PROPOSED IMPROVEMENT

1 PROPOSED SITE LIGHTING
Scale: 1" = 30 ft

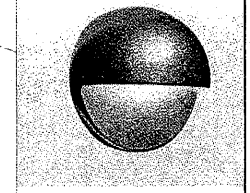
0' 15' 30' 60' 120'
1" = 30' - 0"

WALL SCONCE Qty: 25

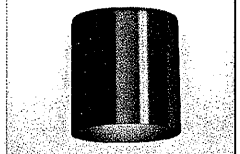


BOLLARD - PATH LIGHT Qty: 80

WALL LIGHT Qty: 8



DOWNLIGHT Qty: 4



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Project:

PHASE 2A
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No.	Date	Issue

Issue Status:

ASCC RESUBMITTAL

02/14/14

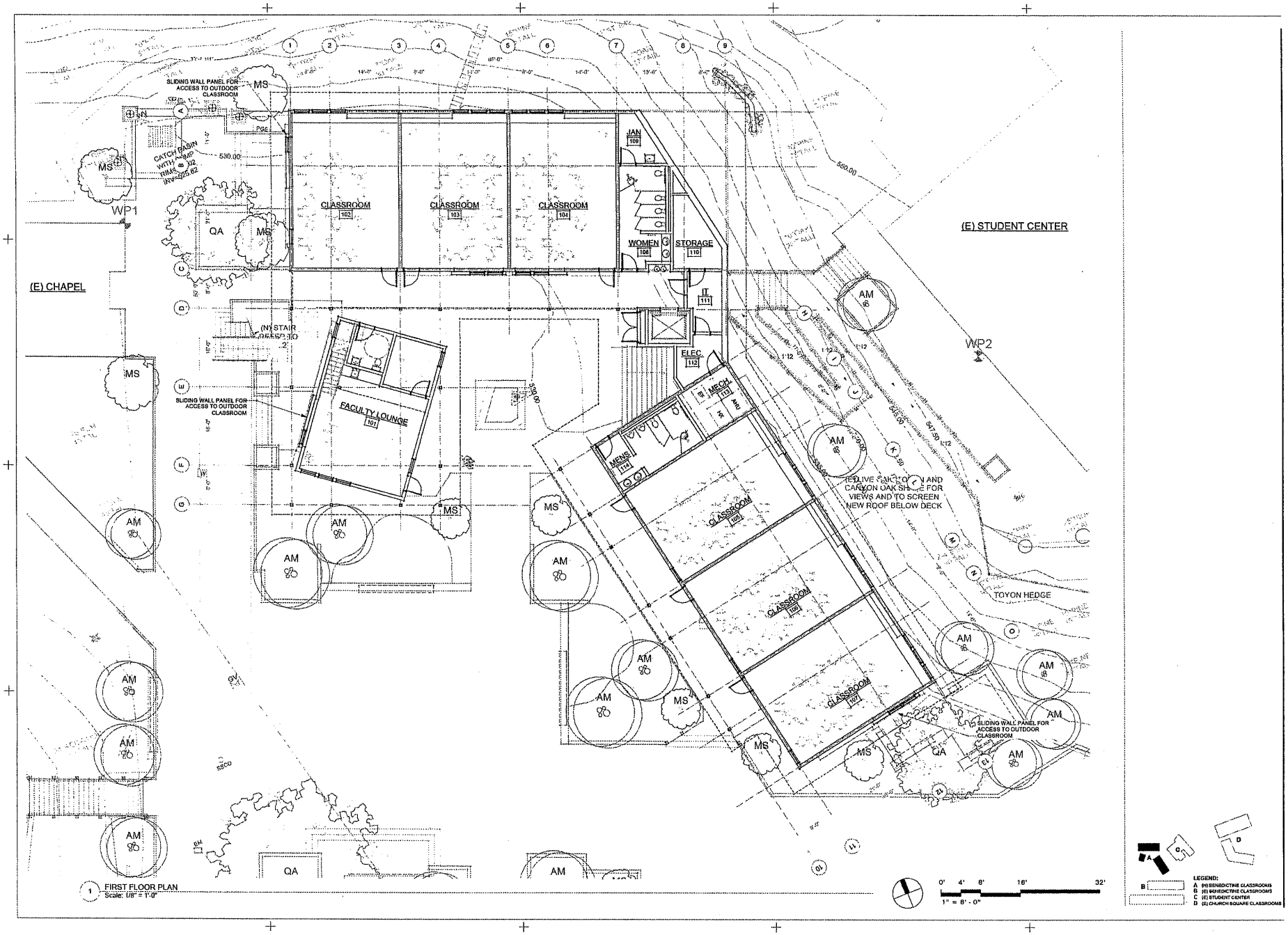
Project ID: Priory
Drawn By:
Review By:
Plot Date: 02/13/14

Sheet Title:

PROPOSED SITE LIGHTING

Sheet No.:

A1.2



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

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

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

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No.	Date	Issue

Issue Sheet:

ASCC RESUBMITTAL

02/14/2014

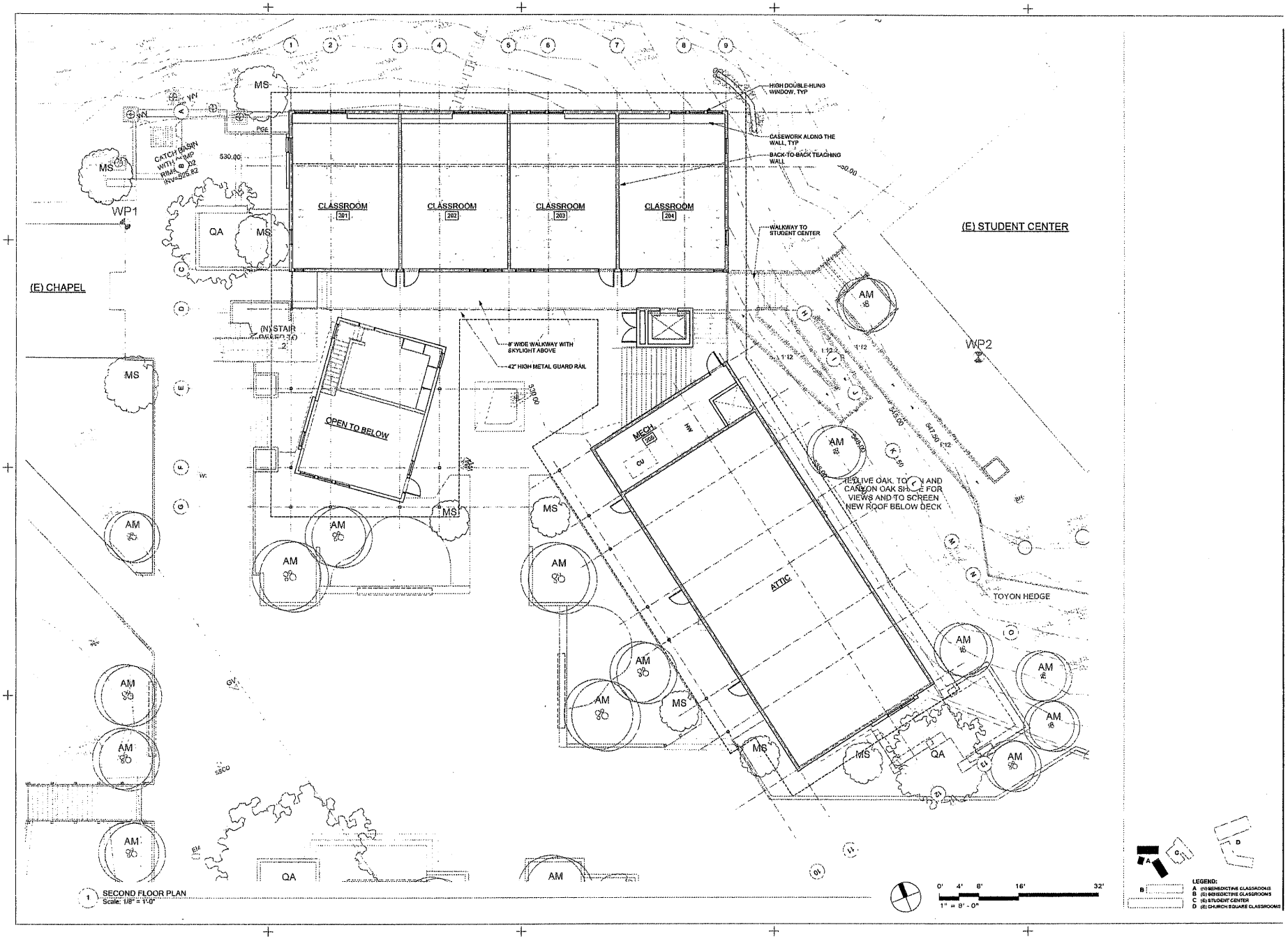
Project ID:	WPS
Drawn By:	PH
Review By:	JG
Plot Date:	02/13/2014

Sheet Title:

FIRST FLOOR PLAN

Sheet No.:

A2.1



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

GORDON STRAJA ARCHITECTS

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Project:

PHASE 2A

WOODSIDE PRIORY SCHOOL
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No.	Date	Issue

Issue Name:

ASCC RESUBMITTAL

02/14/2014

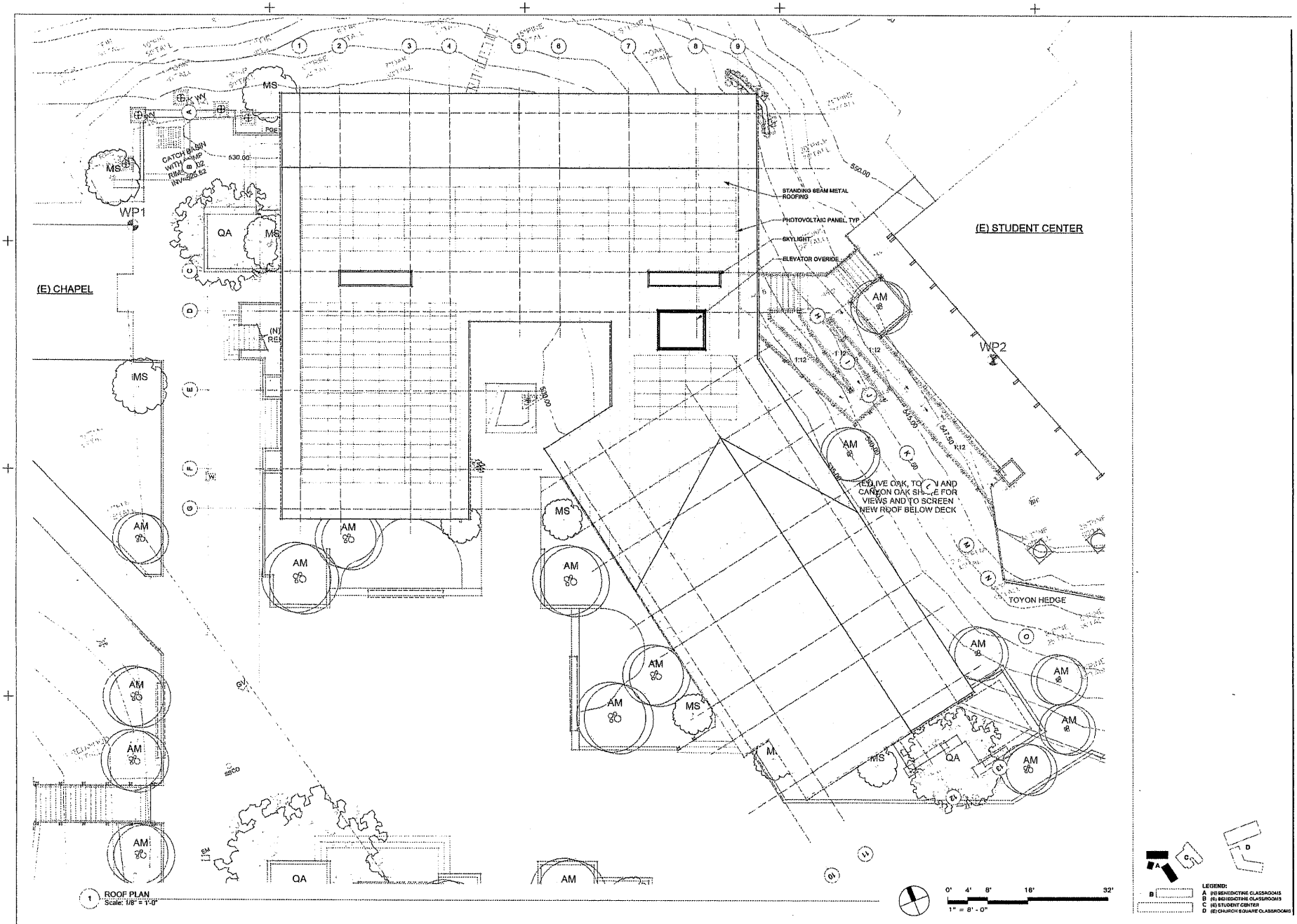
Project ID: WPS
Drawn By: TK, PH
Review By: JG
Plot Date: 02/13/2014

Sheet Title:

SECOND FLOOR PLAN

Sheet No.:

A2.2



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

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

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No. Date Issue

Issue Status:

ASCC RESUBMITTAL

02/14/2014

Project ID: WPS
Drawn By: TK
Review By: JG
Plot Date: 02/13/2014

Sheet Title:

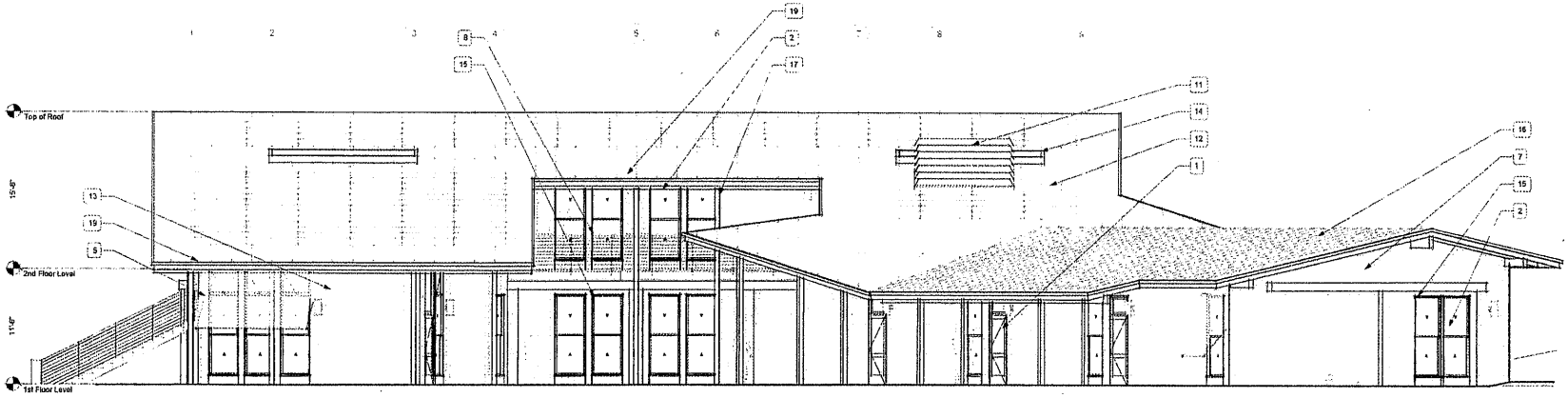
ROOF PLAN

Sheet No.:

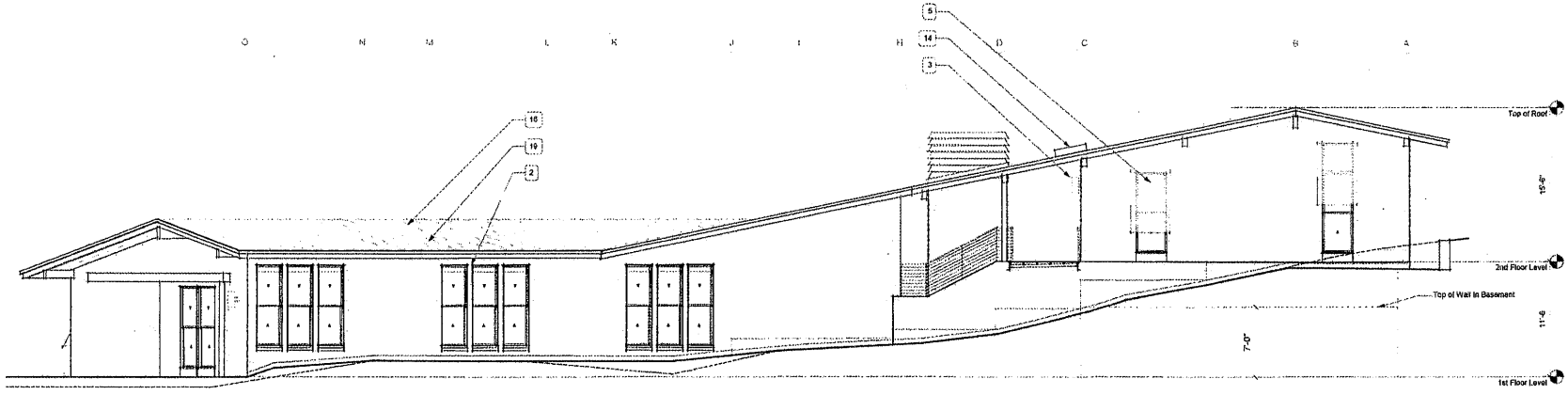
A2.3

SHEET NOTES

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



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



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

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Project:

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Issue Name:

ASCC RESUBMITTAL

02/14/2014

Project No: WPS
Drawn By: PH
Review By: JG
Plot Date: 02/13/2014

Sheet Title:

EXTERIOR ELEVATIONS

Sheet No.:

A3.1

SHEET NOTES

1. ALUM GLASS DOOR W/ TRANSOM
2. ALUM RECESSED NAIL-ON WINDOW
3. EXTERIOR LIGHTING
4. FIBER COMPOSITE DECKING
5. FIRE-RESISTANT FABRIC AWNING
6. HEAVY TIMBER FRAMING
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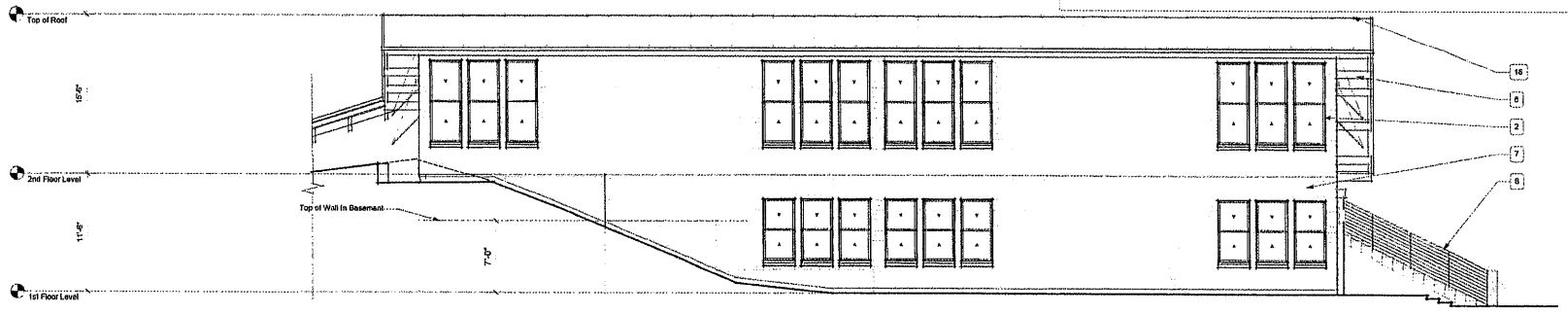
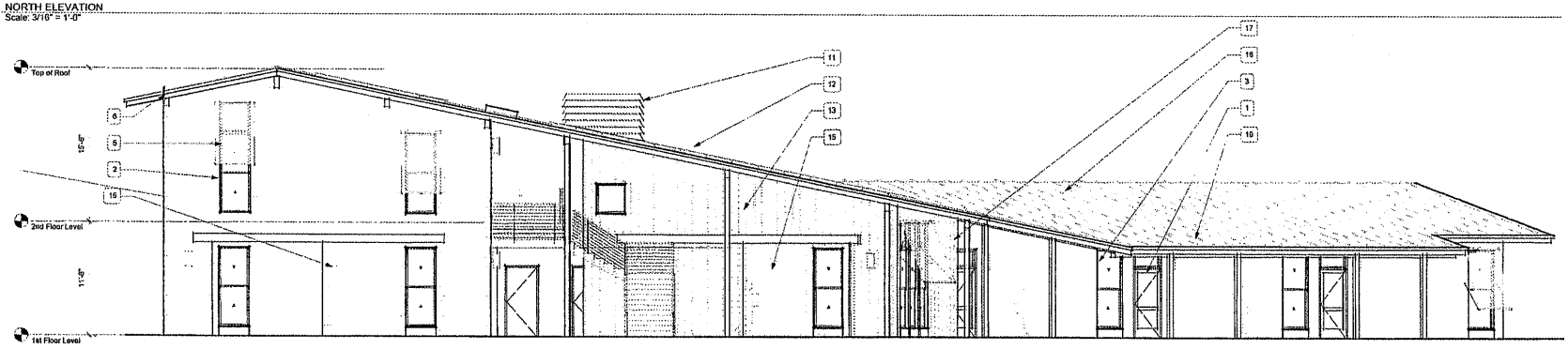
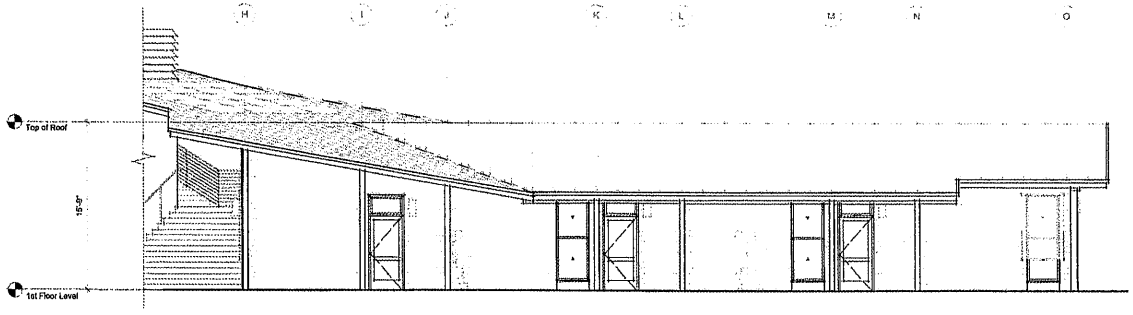


1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



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



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

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Project

PHASE 2A

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No. Date Issue

Issue Status:

ASCC RESUBMITTAL

02/14/2014

Project ID: WPS
Drawn By: PH
Review By: JG
Plot Date: 02/13/2014

Sheet Title:

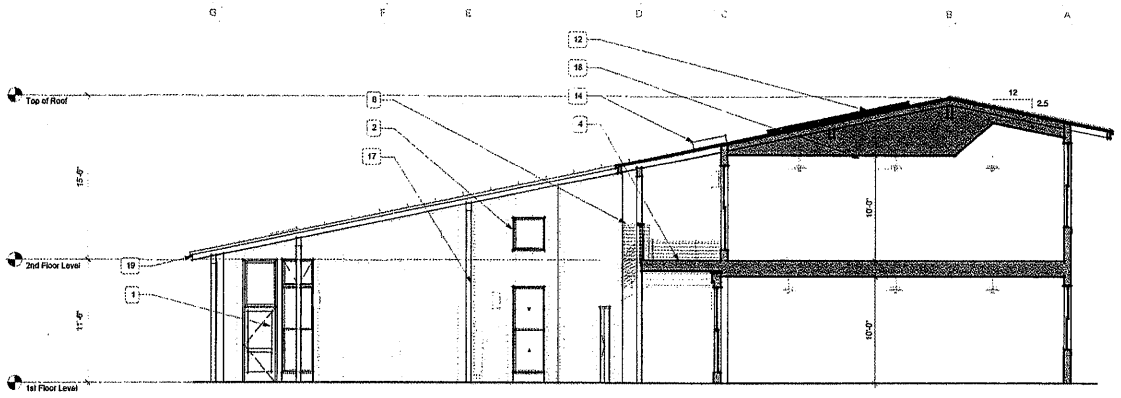
EXTERIOR ELEVATIONS

Sheet No.:

A3.2

SHEET NOTES

1.	ALUM GLASS DOOR W/ TRANSOM	8.	STL AND CABLE RAILING	15.	SLIDING MOVABLE WALL W/ WINDOW ON OVERHEAD TRACK
2.	ALUM RECESSED NAIL-ON WINDOW	9.	METAL DOOR	16.	STANDING SEAM METAL ROOFING COOL ROOF COLOR, SRI >29
3.	EXTERIOR LIGHTING	10.	STL HANDRAIL	17.	STEEL AND WOOD COLUMN
4.	FIBER COMPOSITE DECKING	11.	METAL LOUVER, PAINTED TO MATCH ROOF COLOR	18.	SUSPENDED LAY-IN CEILING
5.	FIRE-RESISTANT FABRIC AWNING	12.	PHOTOVOLTAIC PANEL	19.	ZINC GUTTER & RWL SYSTEM
6.	HEAVY TIMBER FRAMING	13.	SALVAGED VERTICAL WOOD SIDING FROM (E) BUILDING TO BE DEMOLISHED		
7.	HORIZONTAL LAPPED WOOD SIDING	14.	SKYLIGHT		



1 SECTION A-A
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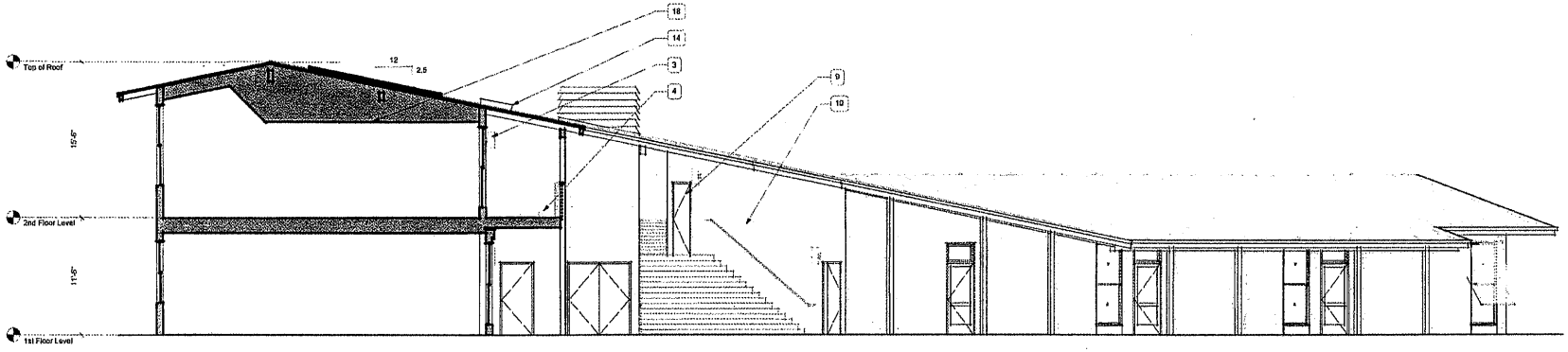

2 SECTION B-B
Scale: 3/16" = 1'-0"

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No.	Date	Issue

Issue Note:

ASCC RESUBMITTAL

02/14/2014

Project ID: WPS
Drawn By: PH
Review By: JG
Plot Date: 02/13/2014

Sheet Title:

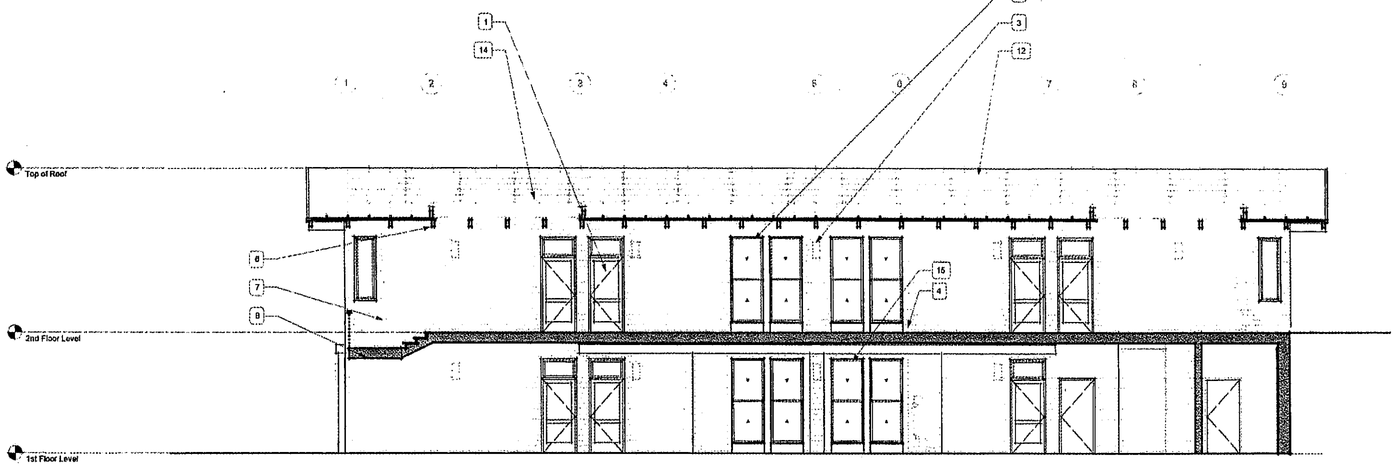
BUILDING SECTIONS

Sheet No:

A3.3

SHEET NOTES

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



1 SECTION C-C
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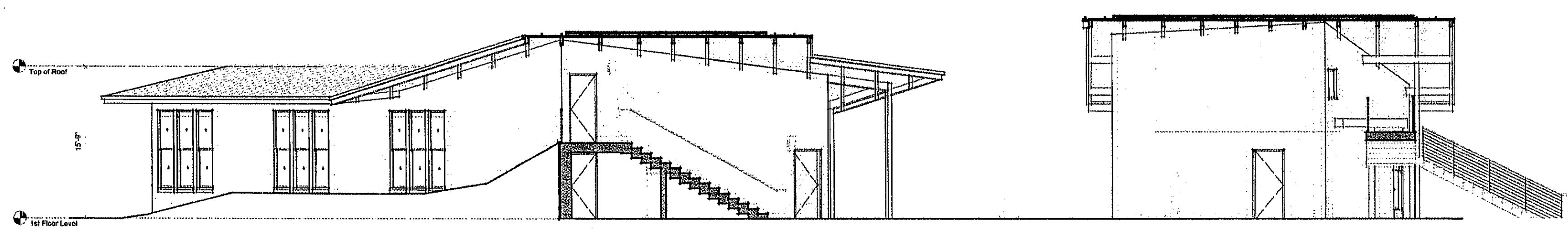

2 SECTION D-D
Scale: 3/16" = 1'-0"

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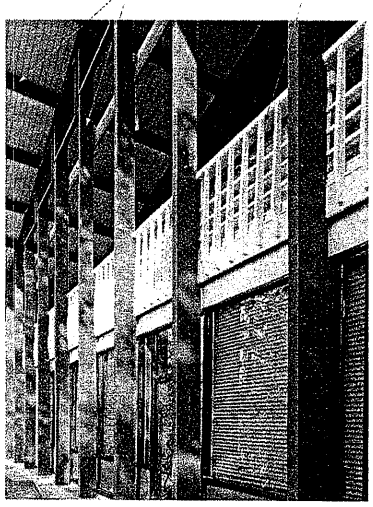
No. Date Issue

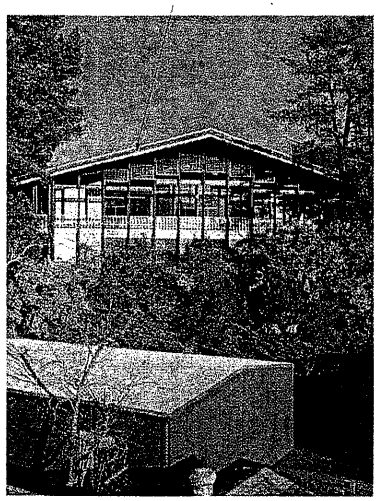
Issue Note:
ASCC RESUBMITTAL
02/14/2014

Project ID: WPS
Drawn By: PH
Review By: JG
Plot Date: 02/13/2014

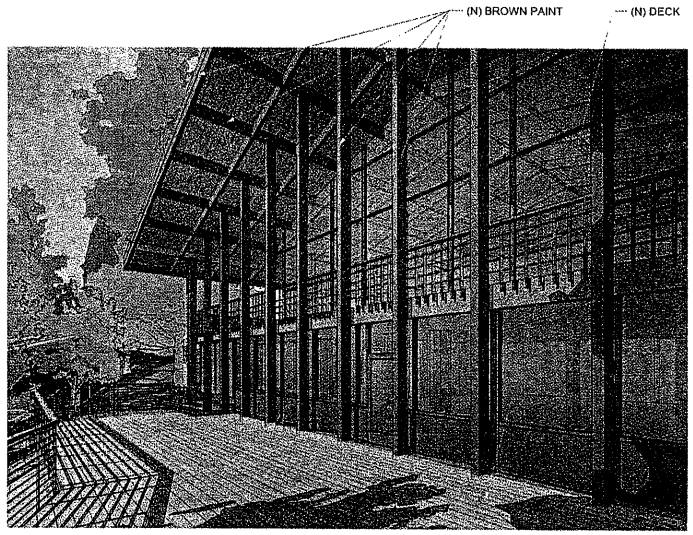
Sheet Title:
BUILDING SECTIONS

Sheet No.:
A3.4





A EXISTING

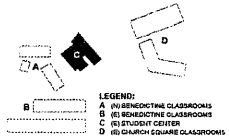


B PROPOSED

1 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



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

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No. Date Issue

Issue Sheet

ASCC RESUBMITTAL

02/14/2014

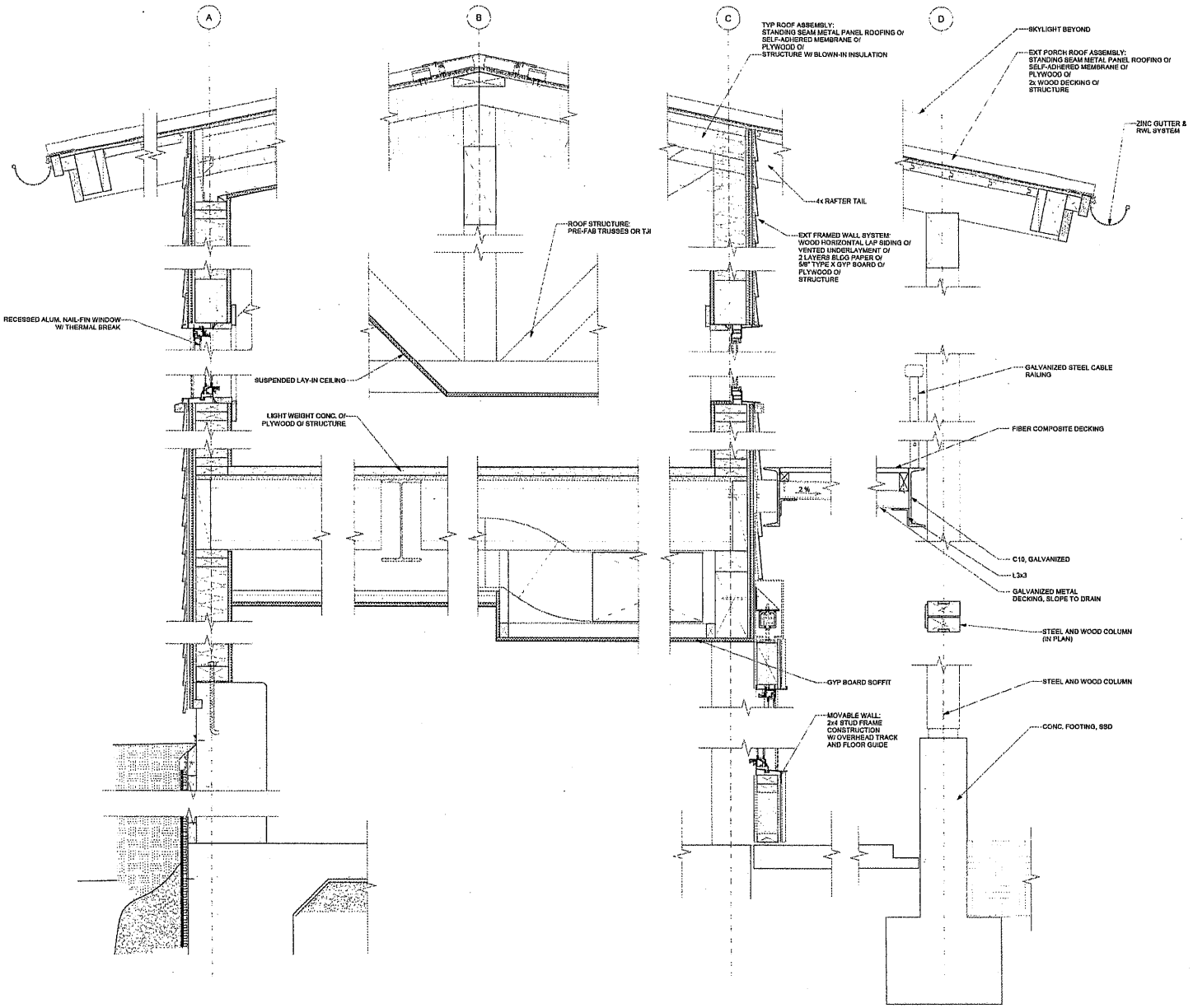
Project ID: WPS
Drawn By: TK
Review By: JG
Plot Date: 02/13/2014

Sheet Title:

STUDENT CENTER IMPROVEMENT

Sheet No.:

A4.1



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PHASE 2

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No.	Date	Issue

Issue Note:

ASCC RESUBMITTAL

02/14/2014

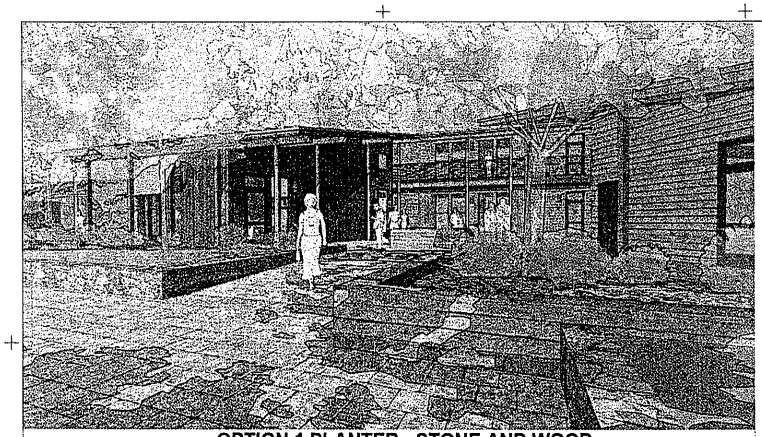
Project ID:	WPS
Drawn By:	TK
Review By:	JG
Plot Date:	02/13/14

Sheet Title:

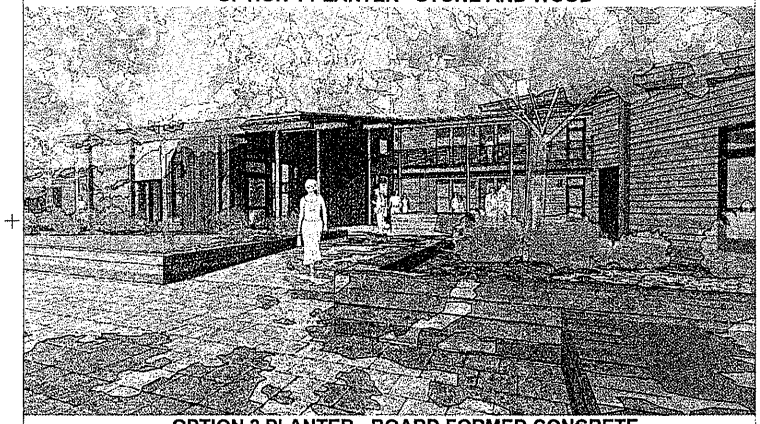
WALL SECTIONS

Sheet No.:

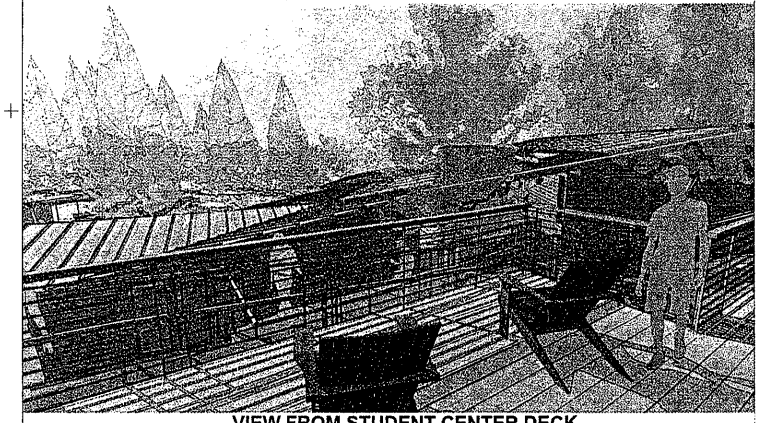
A8.1



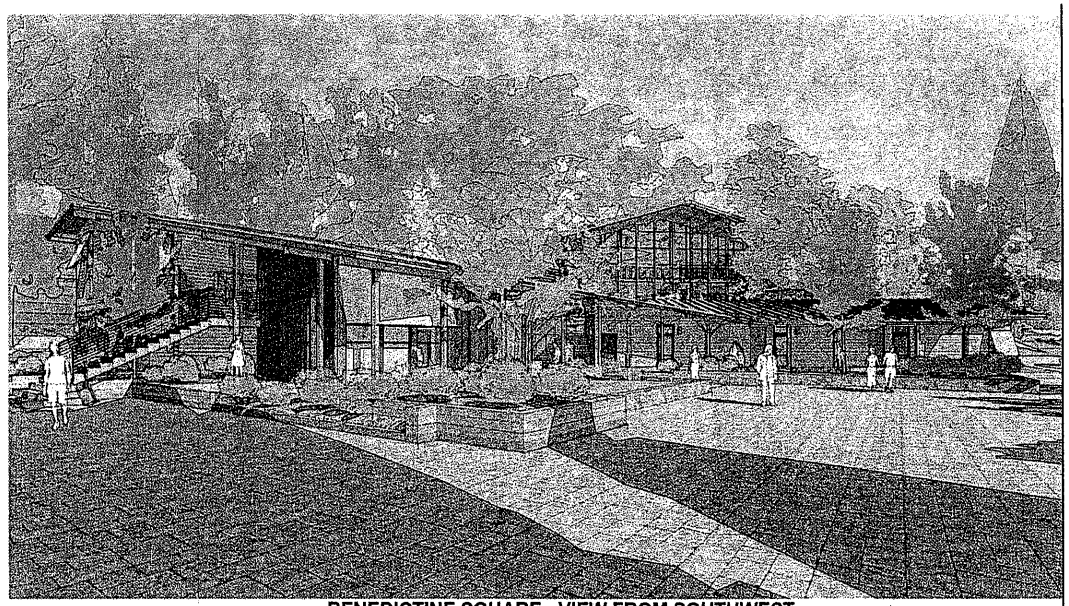
OPTION 1 PLANTER - STONE AND WOOD



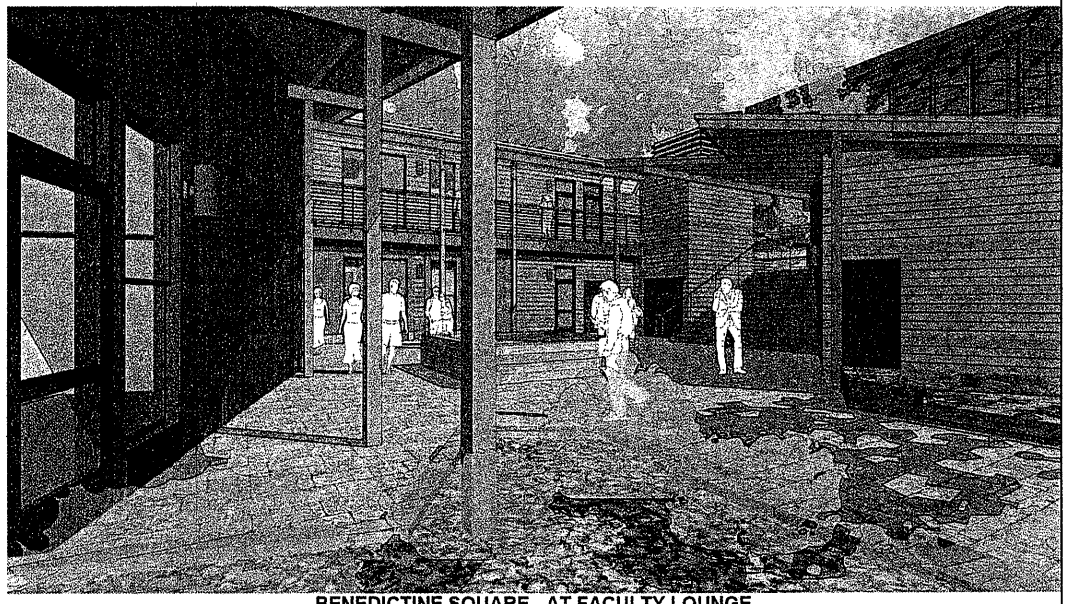
OPTION 2 PLANTER - BOARD FORMED CONCRETE



VIEW FROM STUDENT CENTER DECK



BENEDICTINE SQUARE - VIEW FROM SOUTHWEST



BENEDICTINE SQUARE - AT FACULTY LOUNGE

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No.	Date	Issue

Issue Note:

ASCC RESUBMITTAL

02/14/2014

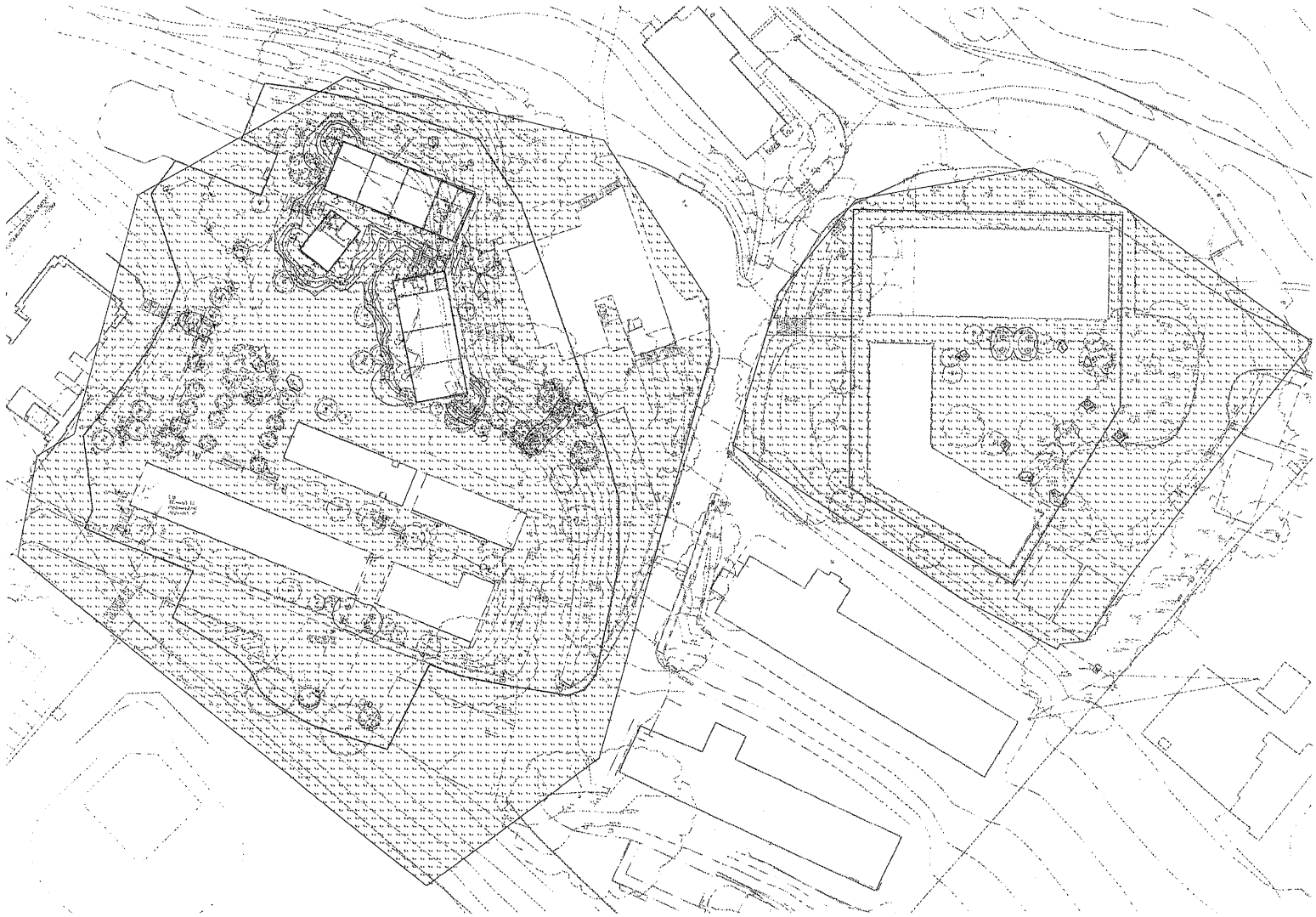
Project ID: WPS
Drawn By: PH
Review By: JG
Plot Date: 02/13/2014

Sheet Title:

RENDERINGS

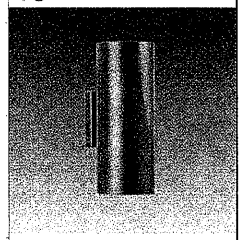
Sheet No.:

R1.0



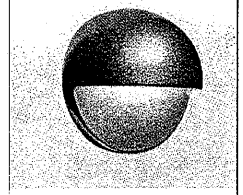
1 PROPOSED SITE LIGHTING

WALL SCONCE

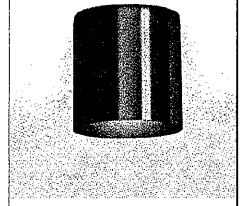


BOLLARD - PATH LIGHT

WALL LIGHT



DOWNLIGHT



Value (Fc)	Color	Value (Fc)	Color
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		0.2	
0.1		0.5	

GORDON ESTRADA ARCHITECTS

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PHASE 2A

WOODSIDE PRIORY SCHOOL
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INTEGRAL

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510 663 2070
www.integralgroup.com

No.	Date	Issue

Issue Note:
ASCC FIELD MEETING
02/10/14

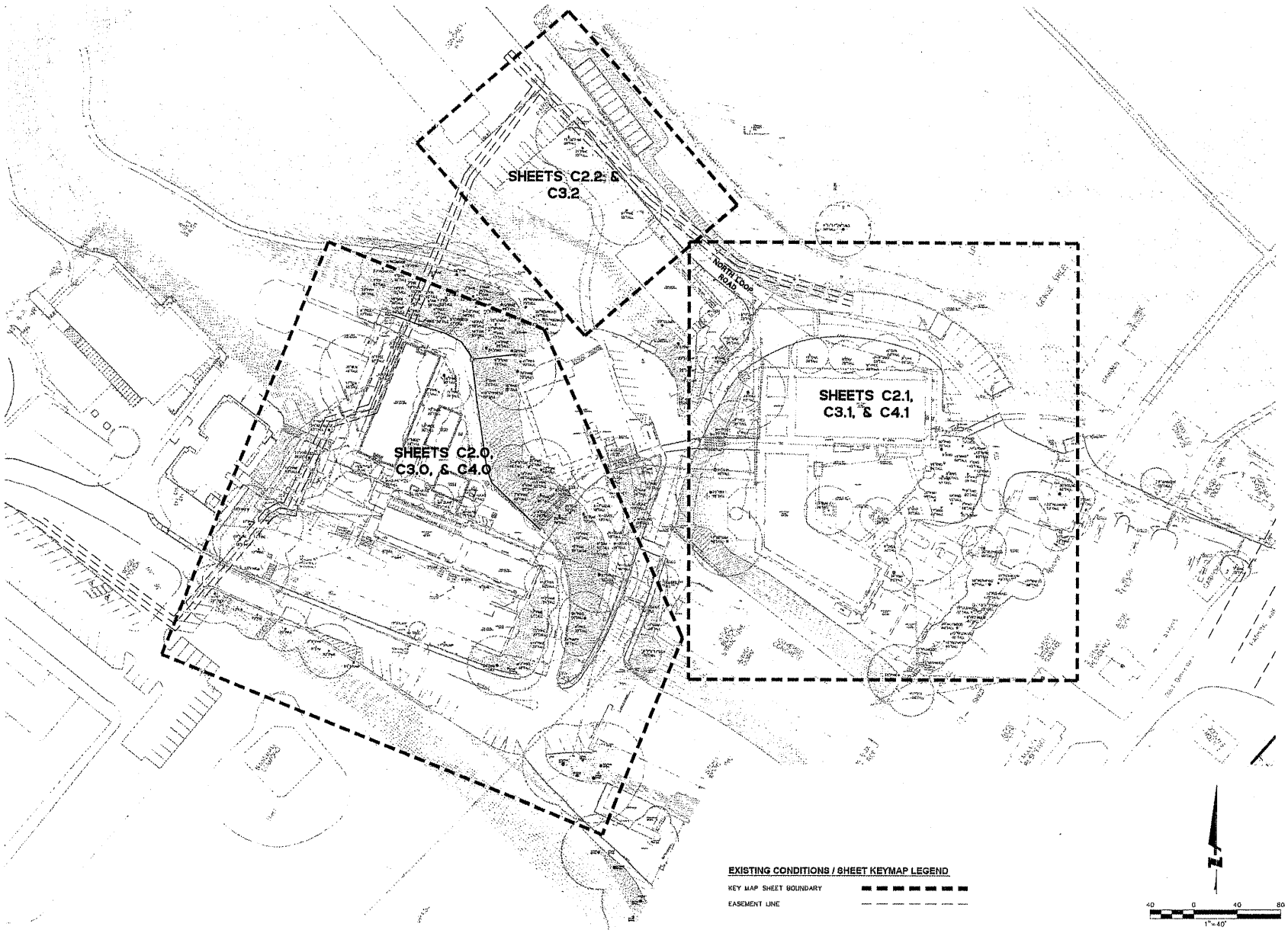
Project ID: Priory
Drawn By:
Review By:
Plot Date: 02/10/14

Sheet Title:

PROPOSED SITE LIGHTING

Sheet No.:

E1.2



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Project:

PHASE 2A

WOODSIDE PRIORY SCHOOL
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No. Date Issue

Issue Note:

ASCC Resubmittal

Issue Date

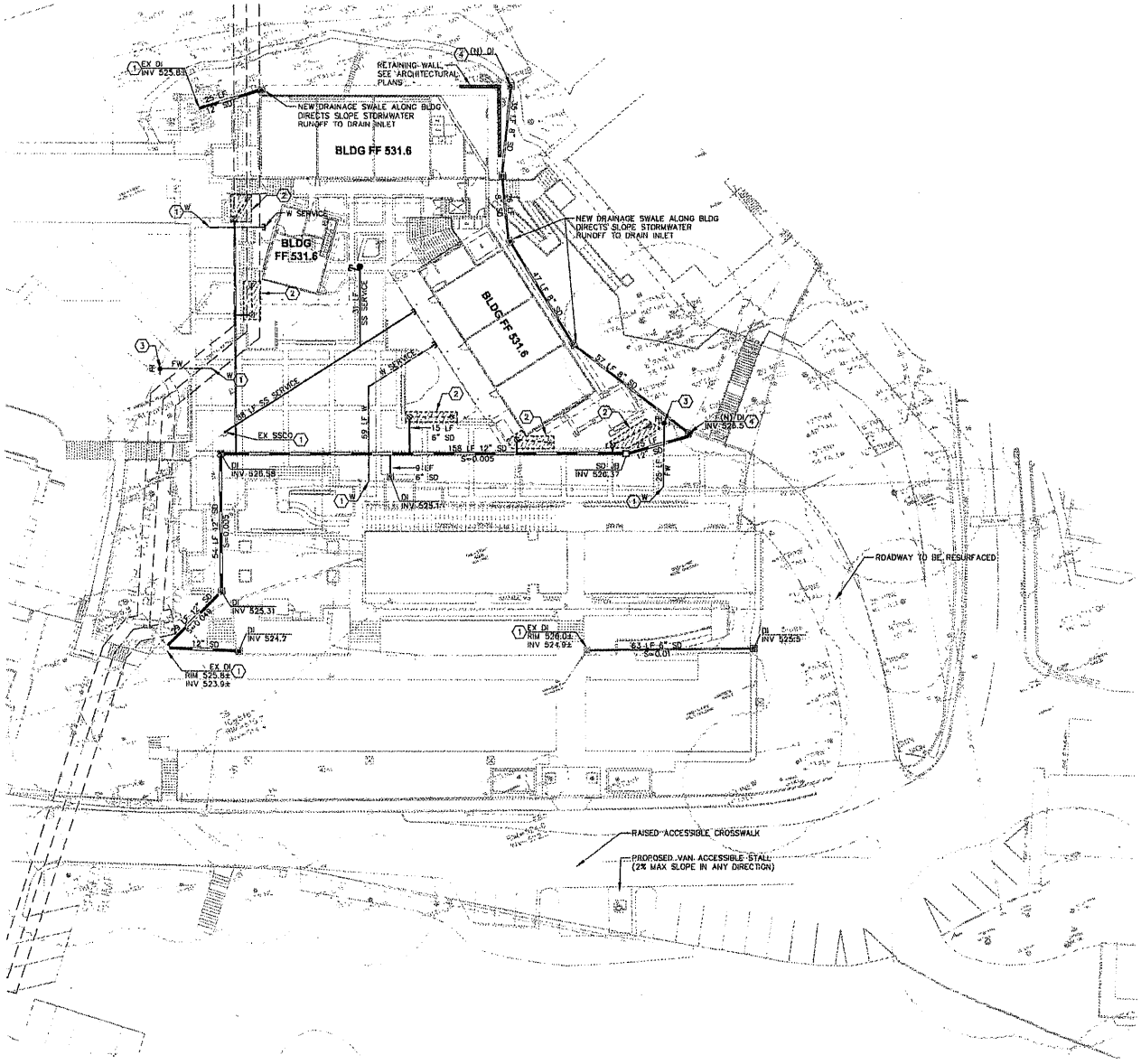
Project ID: 20137100-10
Drawn By: JCJ
Review By: BNR
Print Date: 02/14/14

Sheet Title:

EXISTING CONDITIONS & SHEET KEYMAP

Sheet No:

C1.0



20 0 20 40
1"=20'

BENEDICTINE SQUARE CIVIL IMPROVEMENT LEGEND

- EASEMENT LINE
- BIORETENTION AREA
- STORM DRAIN LINE
- SUBDRAIN LINE
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- STORM DRAIN INLET
- CLEANOUT
- STORM DRAIN JUNCTION BOX

BENEDICTINE SQUARE CIVIL IMPROVEMENT NOTES

1. ALL PROPOSED PLAZA HARDSCAPE TO BE PERMEABLE PAVERS. SEE LANDSCAPE 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 SQUARE CIVIL IMPROVEMENT SYMBOLS

1. CONNECT TO EXISTING UTILITY
2. POTENTIAL BIORETENTION AREA
3. RELOCATED FIRE HYDRANT
4. CONNECT EXISTING STORM DRAIN LINE TO PROPOSED CATCH BASIN

BENEDICTINE SQUARE CIVIL IMPROVEMENT ABBREVIATIONS

CO	CLEANOUT
EX	EXISTING
DI	DRAIN INLET
FF	FINISH FLOOR
FW	FIRE WATER
INV	INVERT
JB	JUNCTION BOX
LF	LINEAR FEET
(N)	NEW
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

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No.	Date	Issue

Issue Note:

ASCC Resubmittal

Issue Date

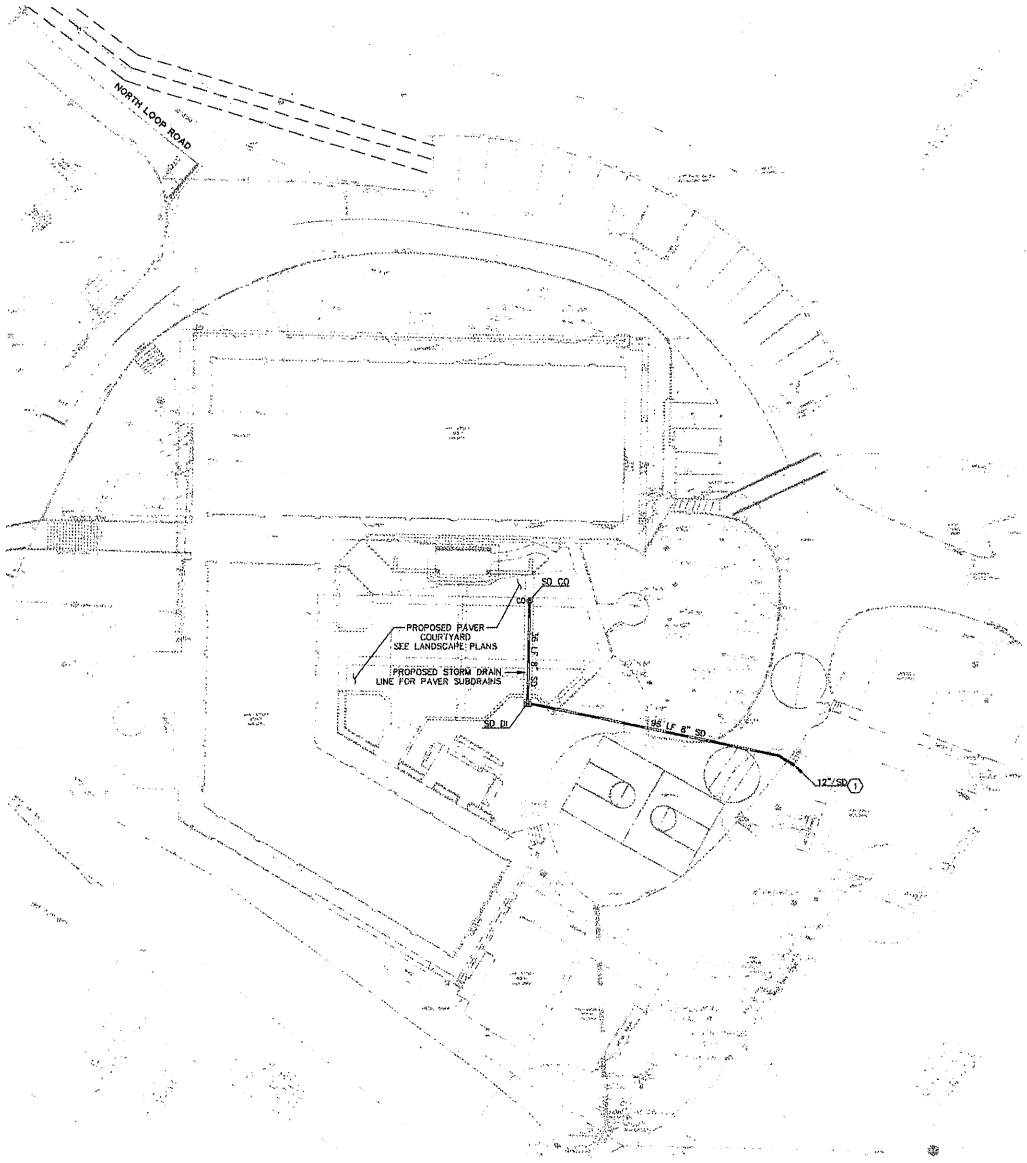
Project ID: 20137100-10
Drawn By: JCJ
Review By: BNR
Plot Date: 02/14/14

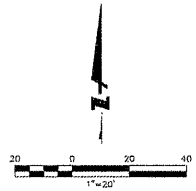
Sheet Title:

BENEDICTINE SQUARE CIVIL IMPROVEMENT PLAN

Sheet No.:

C2.0





CHURCH SQUARE CIVIL IMPROVEMENT LEGEND

- EASEMENT LINE
- STORM DRAIN LINE
- STORM DRAIN INLET
- CLEANOUT

CHURCH SQUARE CIVIL IMPROVEMENT NOTES

1. ALL PEDESTRIAN PLAZA AREAS, ACCESSIBLE PARKING STALLS, AND ACCESSIBLE LANDING AREAS SHALL SLOPE A MAXIMUM OF 2% IN ANY DIRECTION
2. ALL UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO FINISH GRADE.
3. ALL PROPOSED PLAZA HARDSCAPE TO BE PERMEABLE PAVERS, SEE LANDSCAPE PLANS.

CURCH SQUARE CIVIL IMPROVEMENT SYMBOLS

(1) CONNECT TO EXISTING UTILITY

CURCH SQUARE CIVIL IMPROVEMENT ABBREVIATIONS

CO	CLEANOUT
DI	DRAIN INLET
LF	LINEAR FEET
SD	STORM DRAIN

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No. Date Issue

Issue Note:

ASCC Resubmittal

Issue Date

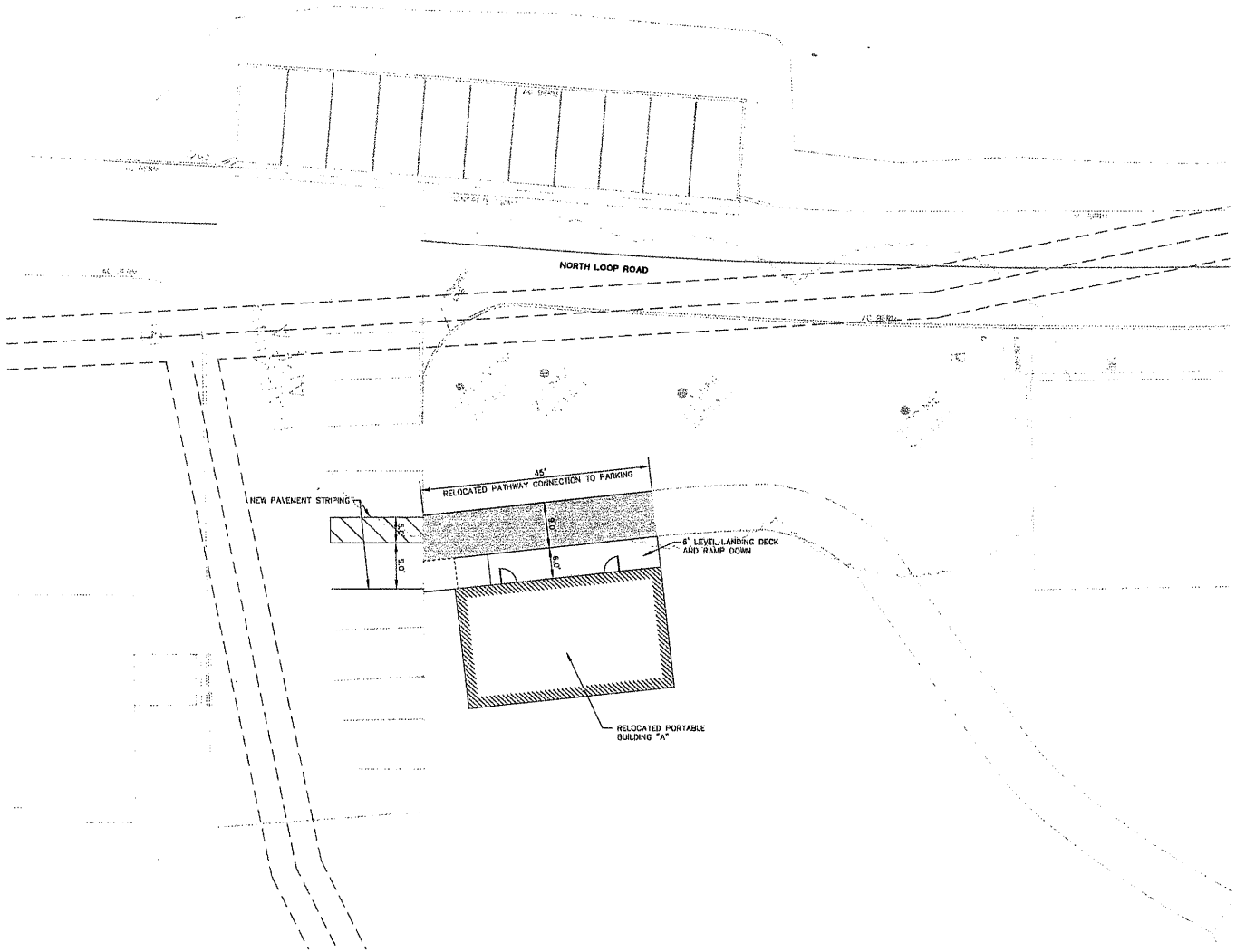
Project #: 20137100-10
Drawn By: JCJ
Review By: BNR
Plot Date: 02/14/14

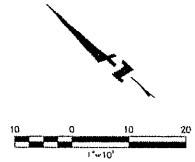
Sheet Title:

CHURCH SQUARE
CIVIL IMPROVEMENT PLAN

Sheet No:

C2.1





PORTABLE RELOCATION CIVIL IMPROVEMENT LEGEND

EASEMENT LINE

NEW AC PATH

PORTABLE RELOCATION CIVIL IMPROVEMENT NOTES

1. ALL DIMENSIONS ARE TO PAVEMENT STRIPING, 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

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No.	Date	Issue

Issue Note:

ASCC Resubmittal

Issue Date

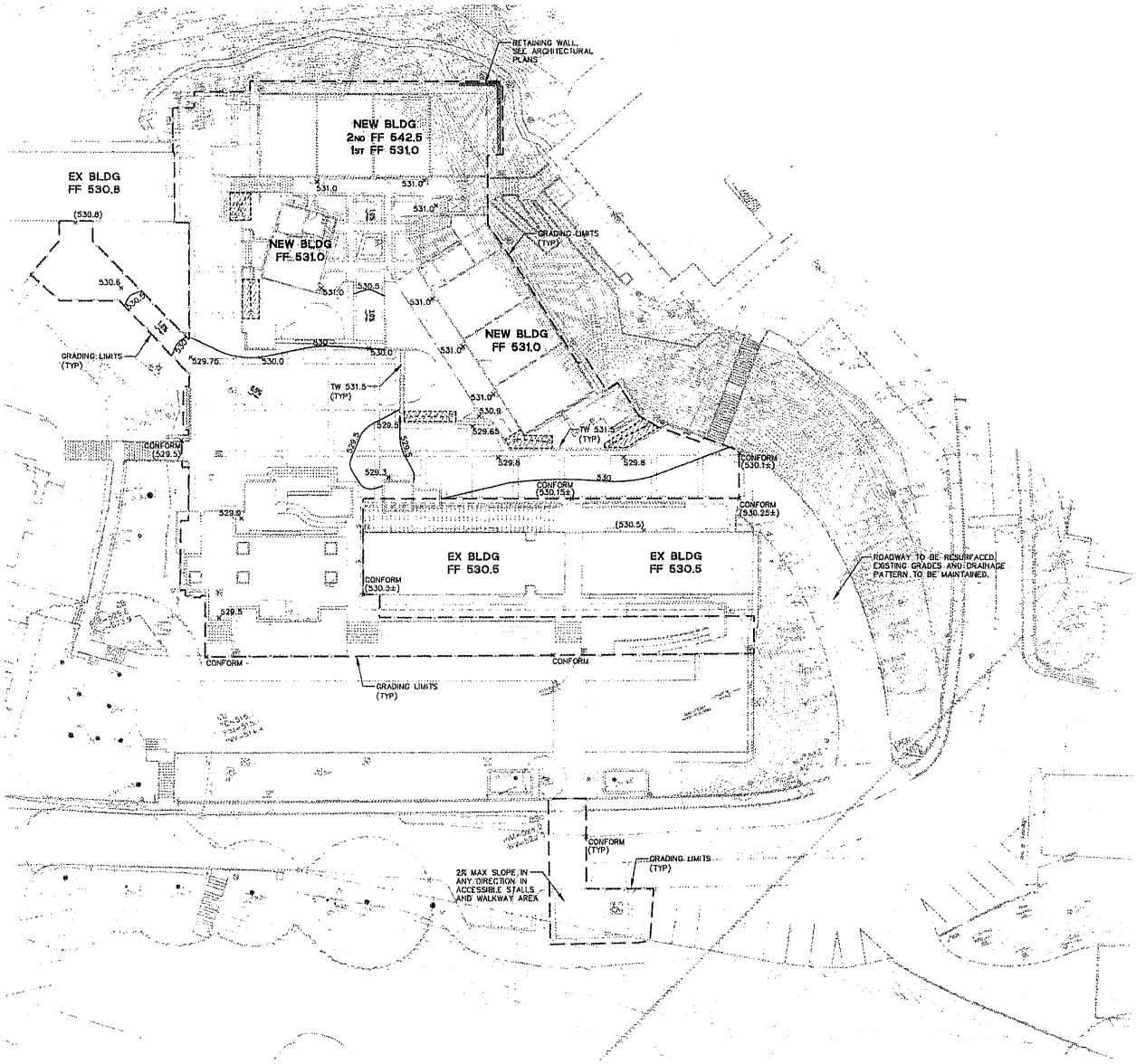
Project #: 20137100-10
Drawn By: JCJ
Review By: BNR
Plot Date: 02/14/14

Sheet Title:

PORTABLE A RELOCATION
CIVIL IMPROVEMENT PLAN

Sheet No:

C9.2



20 0 20 40
1"=20'

BENEDICTINE SQUARE GRADING LEGEND

- GRADING LIMITS
- EXISTING CONTOUR
- BIORETENTION AREA
- 530 PROPOSED CONTOUR
- 530.0_x PROPOSED ELEVATION
- $(530.0)_x$ EXISTING ELEVATION
- 1.0% DRAINAGE SLOPE

BENEDICTINE SQUARE TOTAL EARTHWORK				
	CUT (CU. YD.)	FILL (CU. YD.)	NET (CU.YD.)	
BUILDINGS	185	0	185	CUT
PLAZA	96	0	96	CUT
TOTAL	281	0	281	CUT

BENEDICTINE SQUARE EARTHWORK NOTES

1. EARTHWORK CALCULATIONS DO NOT TAKE INTO ACCOUNT GEOTECHNICAL RECOMMENDATIONS FOR OVER-EXCAVATION, FILL COMPACTION MITIGATION, OR REMOVAL OF UNCONSOLIDATED FILL. FURTHERMORE, EARTHWORK CALCULATIONS DO NOT TAKE INTO ACCOUNT SOIL SHRINKAGE, SWELLING, BUILDING FOUNDATIONS, TRENCH SPOIL, OR BIORETENTION AREA QUANTITIES.
2. PERMEABLE PAVER SECTION IS ASSUMED TO HAVE 9" OF DRAIN ROCK FOR STORM WATER STORAGE & 3" PAVERS FOR A TOTAL SECTION DEPTH OF 12".
3. EARTHWORK INCLUDES EXCAVATION OF EXISTING PAVEMENT (ASSUMED 10" SECTION).
4. PAD DEPTH FOR PROPOSED BUILDINGS IS ASSUMED TO BE 1' BELOW FINISH FLOOR.

BENEDICTINE SQUARE SITE DEVELOPMENT EARTHWORK					
	CUT (CU. YD.)	FILL (CU. YD.)	NET (CU.YD.)		NOTES
BUILDINGS	38	0	38	CUT	CUT/FILL WITHIN BUILDING FOOTPRINT NOT INCLUDED
PLAZA	0	0	0	-	PROPOSED GRADES TO MATCH EXISTING
TOTAL	38	0	38	CUT	

* NOTE: SITE DEVELOPMENT EARTHWORK QUANTITIES BASED ON THE TOWN OF PORTOLA VALLEY SITE DEVELOPMENT ORDINANCE REQUIREMENTS.

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No.	Date	Issue

Issue Note:

ASCC Resubmittal

Issue Date

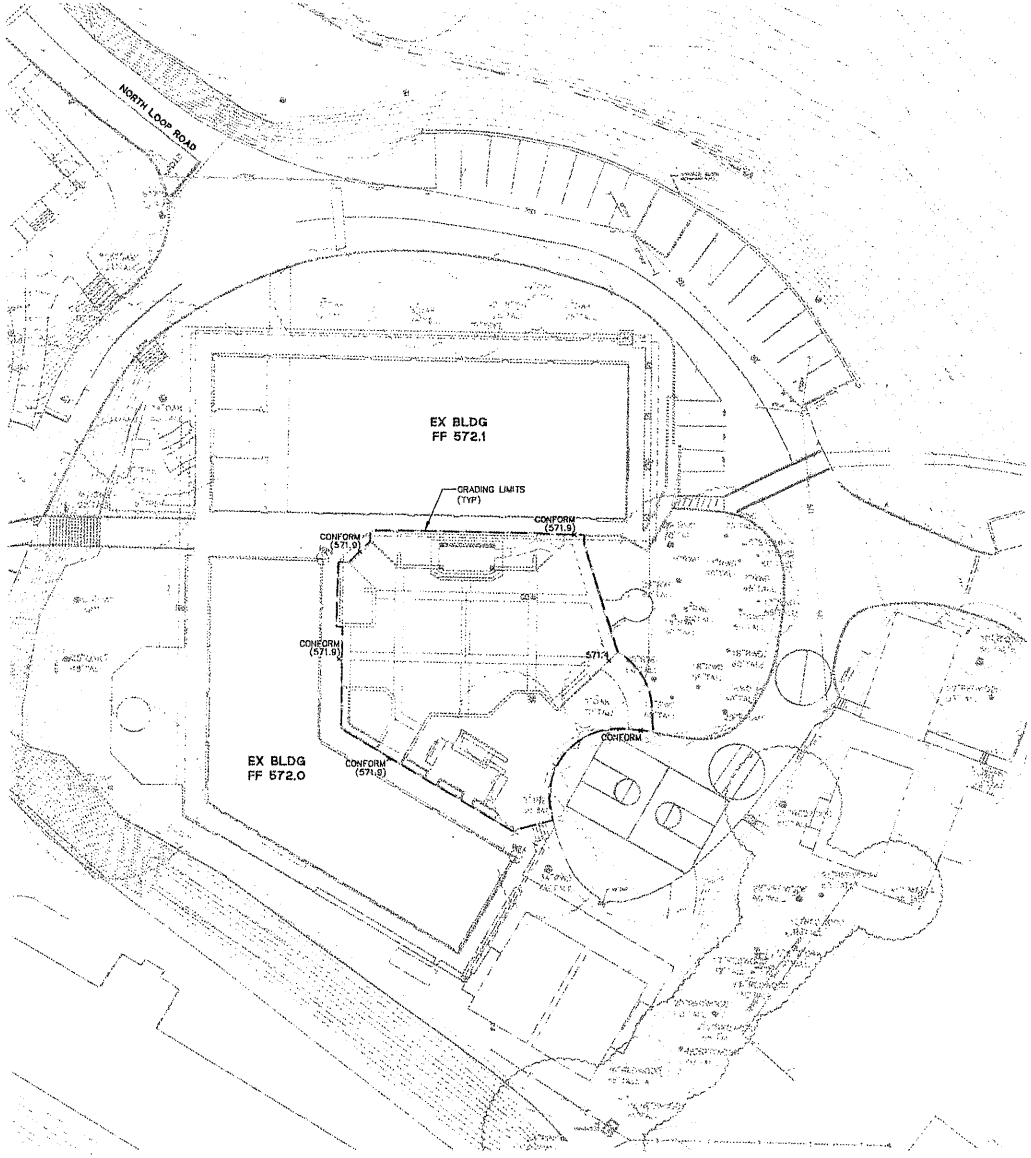
Project ID: 20137100-10
Drawn By: JCJ
Review By: BNR
Plot Date: 02/14/14

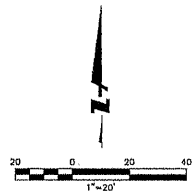
Sheet Title:

BENEDICTINE SQUARE GRADING PLAN

Sheet No:

C3.0





CHURCH SQUARE GRADING LEGEND

— — —	GRADING LIMITS
	EXISTING CONTOUR
530.0_X	PROPOSED ELEVATION
$(530.0)_X$	EXISTING ELEVATION

CHURCH SQUARE TOTAL EARTHWORK				
	CUT (CU. YD.)	FILL (CU. YD.)	NET (CU.YD.)	
TOTAL	19	0	19	CUT

CHURCH SQUARE EARTHWORK NOTES

1. EARTHWORK CALCULATIONS DO NOT TAKE INTO ACCOUNT GEOTECHNICAL RECOMMENDATIONS FOR OVER-EXCAVATION, FILL COMPACTION MITIGATION, OR REMOVAL OF UNCONSOLIDATED FILL. FURTHERMORE, EARTHWORK CALCULATIONS DO NOT TAKE INTO ACCOUNT SOIL SHRINKAGE, SWELLING, BUILDING FOUNDATIONS, TRENCH SPOIL, OR BIORETENTION AREA QUANTITIES.
2. PERMEABLE PAVER SECTION IS ASSUMED TO HAVE 9" OF DRAIN ROCK FOR STORM WATER STORAGE & 3" PAVERS FOR A TOTAL SECTION DEPTH OF 12".
3. EARTHWORK INCLUDES EXCAVATION OF EXISTING PAVEMENT (ASSUMED 10" SECTION).

CHURCH SQUARE SITE DEVELOPMENT EARTHWORK					
	CUT (CU. YD.)	FILL (CU. YD.)	NET (CU.YD.)		NOTES
TOTAL	0	0	0	-	PROPOSED GRADES TO MATCH EXISTING

* NOTE: SITE DEVELOPMENT EARTHWORK QUANTITIES BASED ON THE TOWN OF PORTOLA VALLEY SITE DEVELOPMENT ORDINANCE REQUIREMENTS.

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No.	Date	Issue

Issue Note:

ASCC Resubmittal

Issue Date:

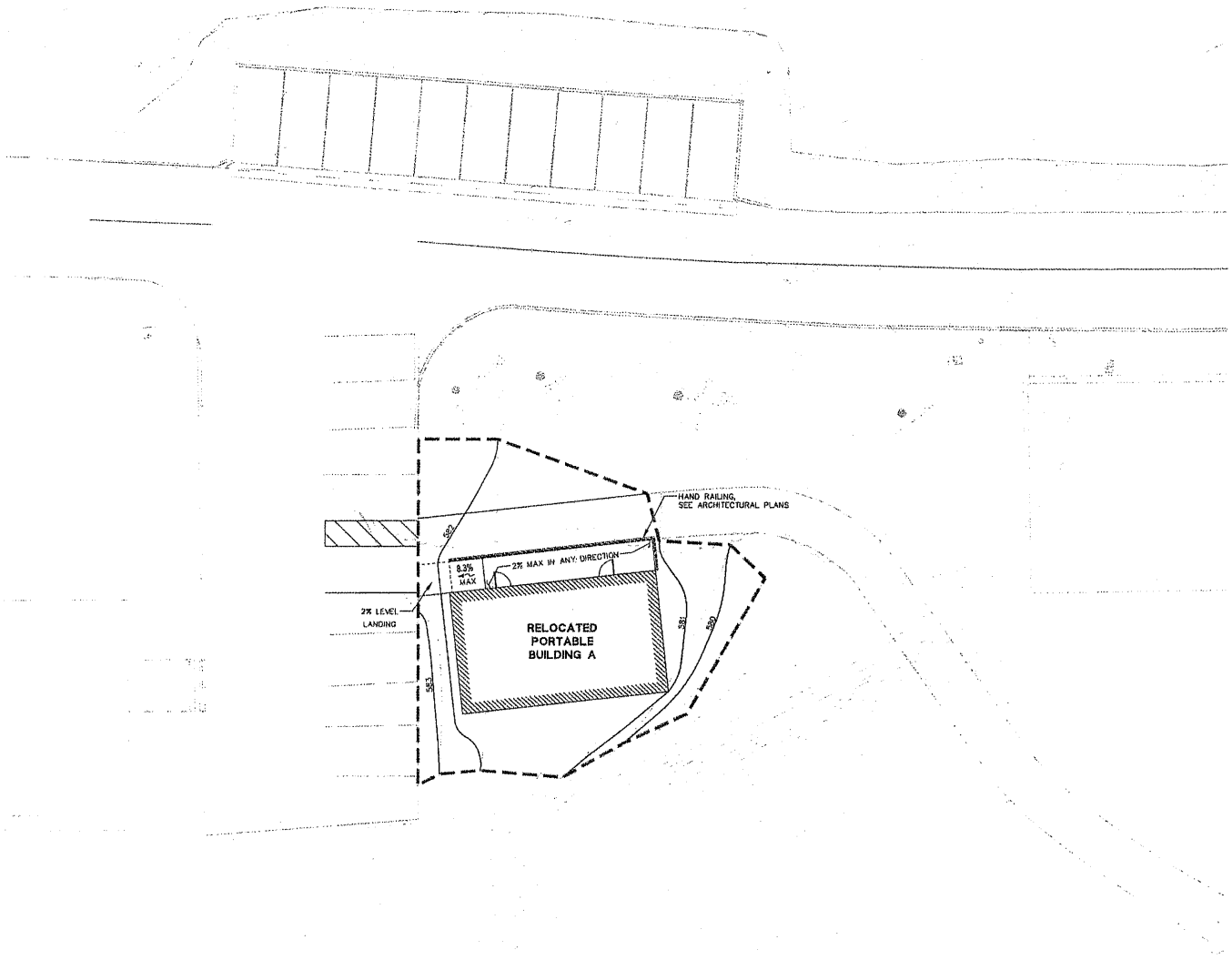
Project ID:	20137100-10
Drawn By:	JCJ
Review By:	BNR
Plot Date:	02/14/14

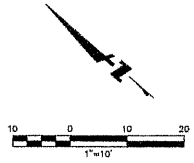
Sheet Title:

CHURCH SQUARE
GRADING PLAN

Sheet No.:

C3.1





PORTABLE "A" RELOCATION GRADING LEGEND

- GRADING LIMITS
- EXISTING CONTOUR
- 530 PROPOSED CONTOUR
- 1% DRAINAGE SLOPE

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No.	Date	Issue

Issue Note:

ASCC Resubmittal

Issue Date:

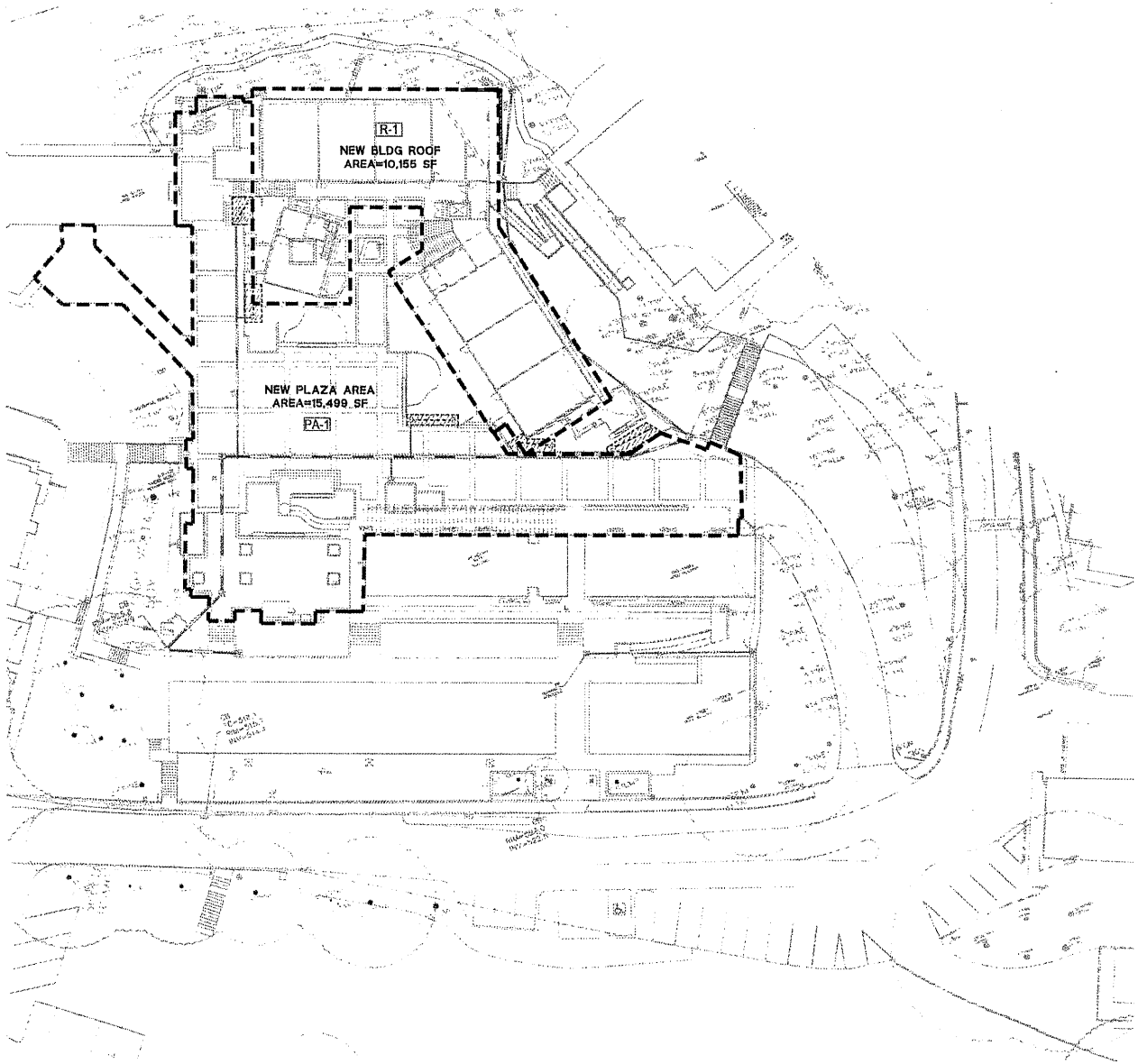
Project ID:	20137100-10
Drawn By:	JCJ
Review By:	BNR
Plot Date:	02/14/14

Sheet Title:

PORTABLE A
RELOCATION
GRADING PLAN

Sheet No:

C3.2



20 0 20 40
1" = 20'

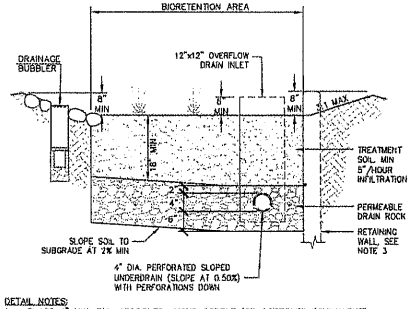
BENEDICTINE SQUARE STORMWATER CONTROL LEGEND

- 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	15,499	PERMEABLE PAVERS	N/A, SELF TREATING	N/A, SELF TREATING

NOTES: 1) REQUIRED BIORETENTION AREA SIZING CALCULATED AS 4% OF THE 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

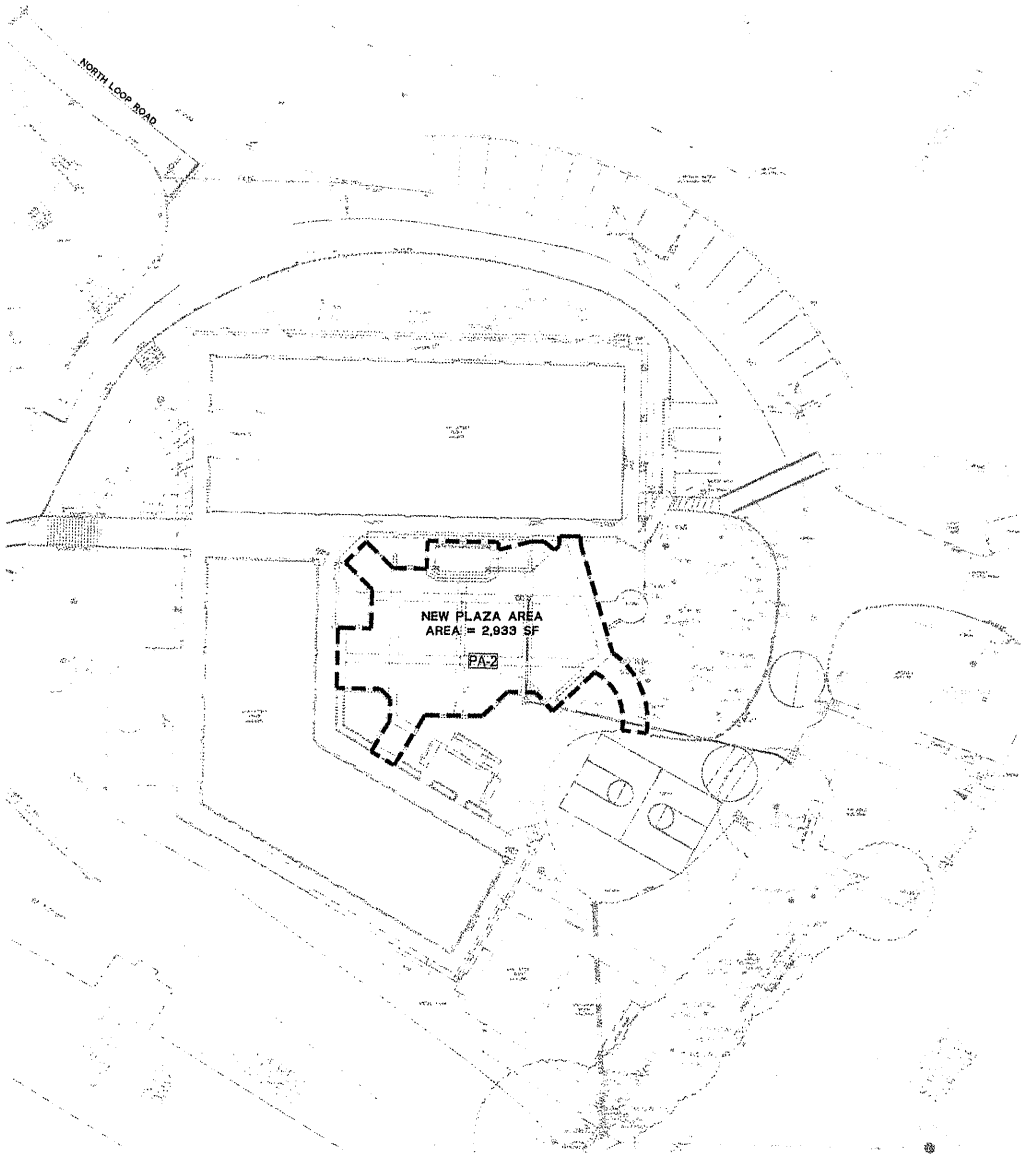
Issue Note:
ASCC Resubmittal

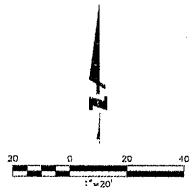
Issue Date

Project ID: 29137100-10
Drawn By: JCJ
Review By: BNR
Plot Date: 12/14/14

Sheet Title:
BENEDICTINE SQUARE STORMWATER CONTROL PLAN

Sheet No.:
C4.0





CHURCH SQUARE STORMWATER MANAGEMENT TABLE				
DRAINAGE AREA	DRAINAGE AREA (SF)	BMP TYPE	REQUIRED BMP AREA (SF)	PROVIDED BMP AREA (SF)
NEW PLAZA	2,933	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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Project:

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No. Date Issue

Issue Note:

ASCC Resubmittal

Issue Date

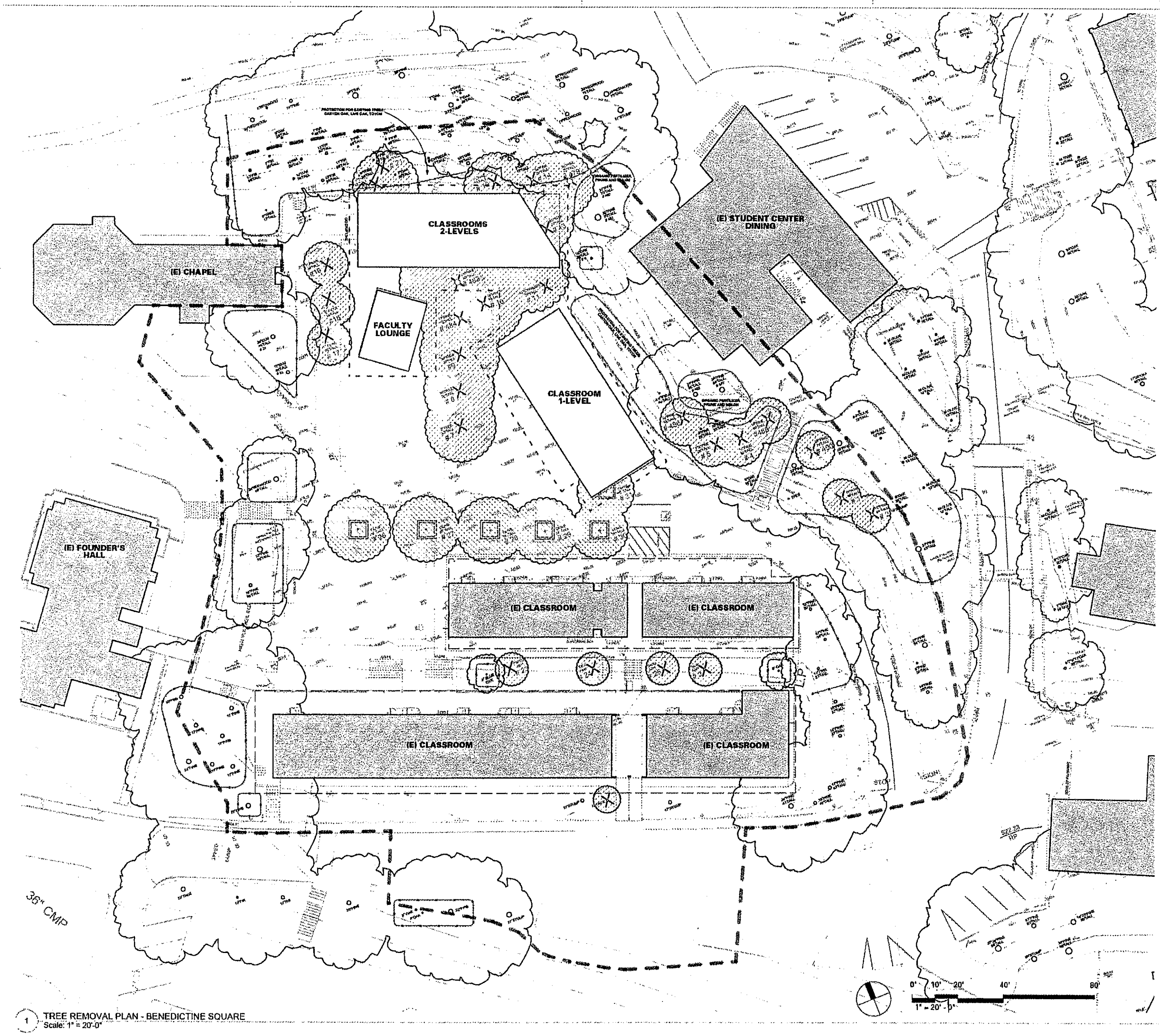
Project #: 20137190-19
Drawn By: JCJ
Review By: BNR
Plot Date: 02/14/14

Sheet Title:

CHURCH SQUARE
STORMWATER
CONTROL PLAN

Sheet No.:

C4.1



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, these stumps shall have their roots severed before extracting them.

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

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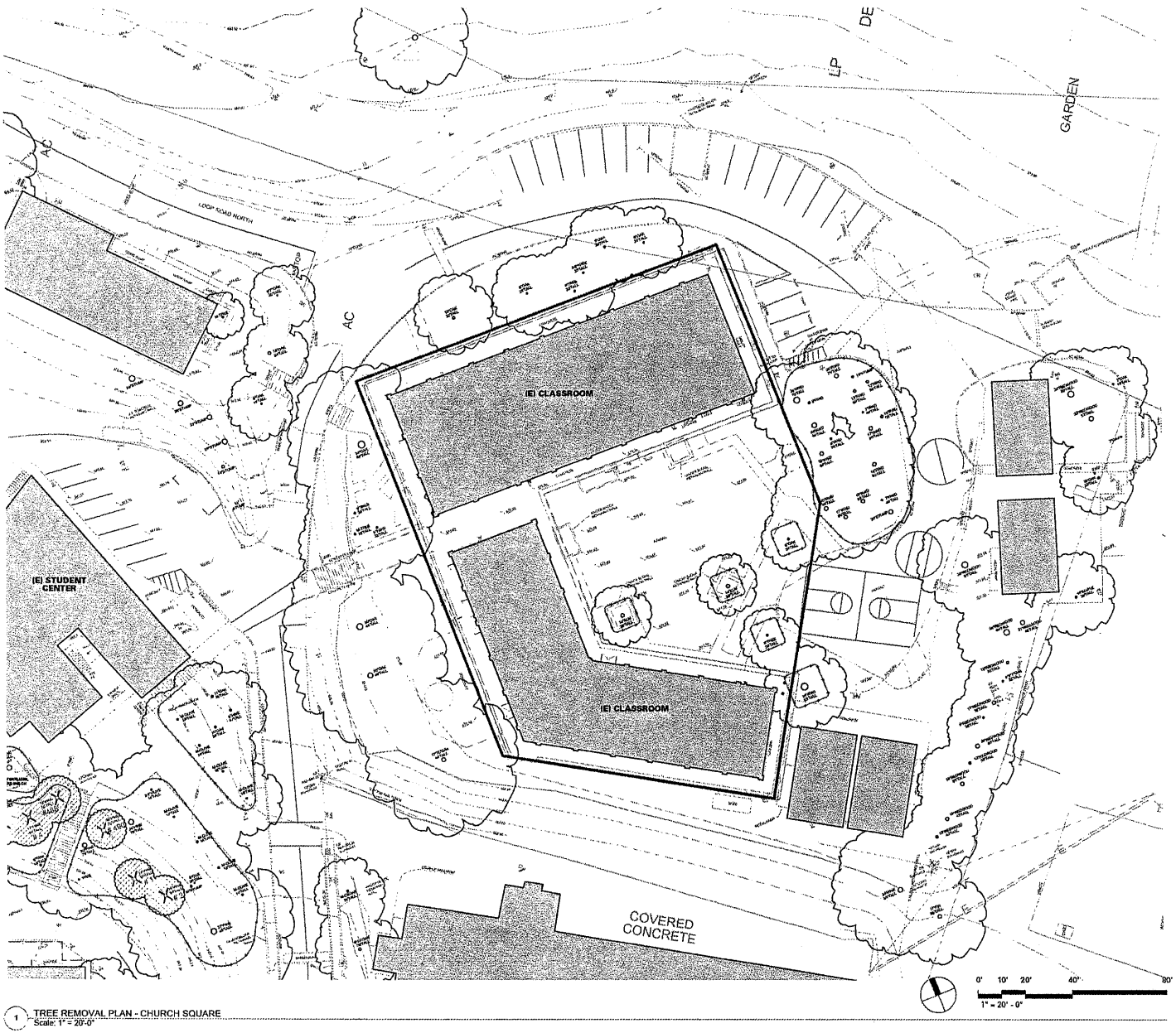
No. Date Issue

Issue Note:
ASCC RESUBMITTAL
02/14/14

Project ID: Priory
Drawn By: KO
Review By: MJO
Plot Date: 02/14/14

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, todlow 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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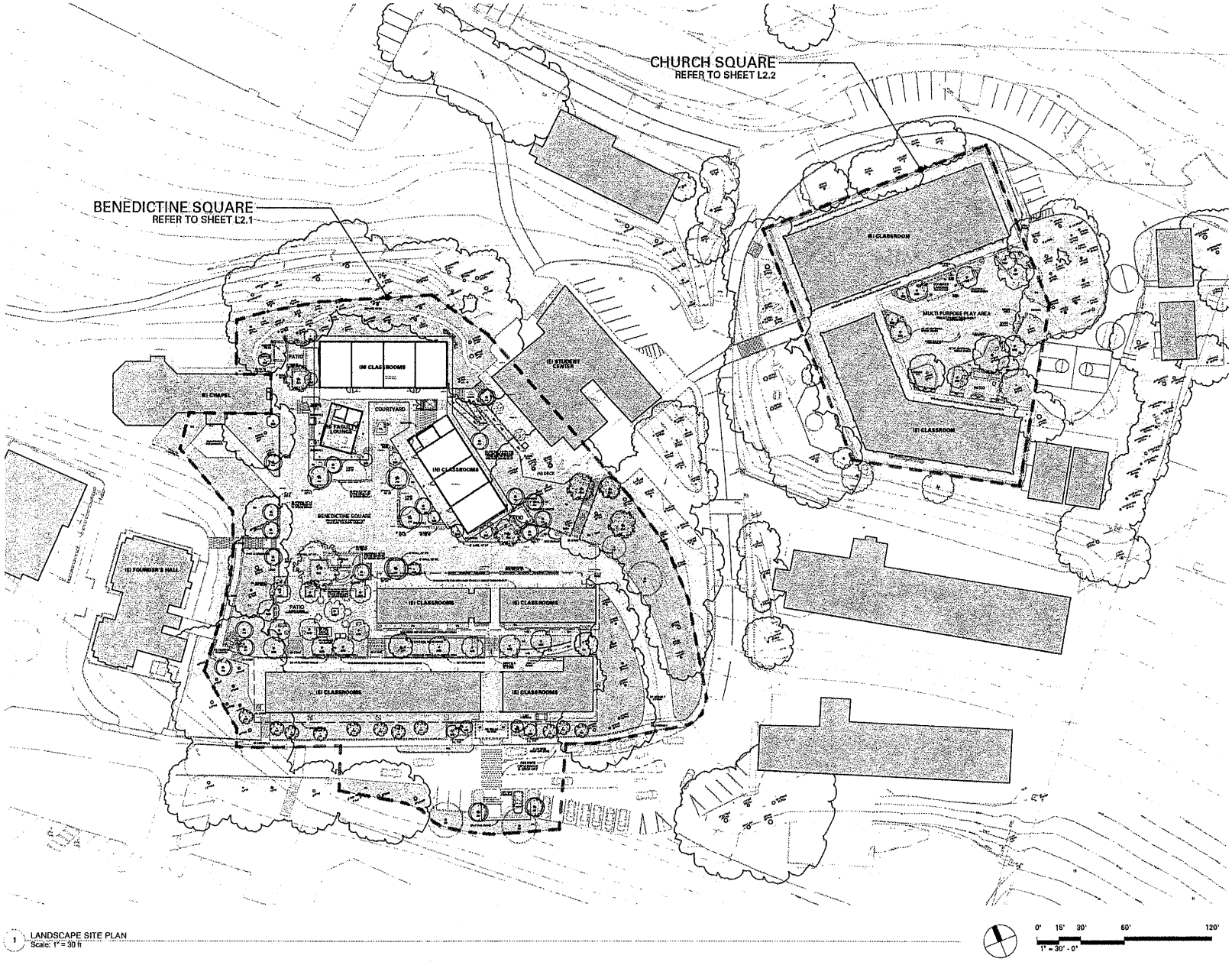
No.	Date	Issue

Issue Name:
ASCC RESUBMITTAL
02/14/14

Project ID:	Priory
Drawn By:	KO
Review By:	MJO
Plot Date:	02/14/14

Sheet Title:
TREE REMOVAL PLAN CHURCH SQUARE

Sheet No:
L0.2



1 LANDSCAPE SITE PLAN
Scale: 1" = 30 ft

GOODING & TRAJA ARCHITECTS

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WOODSIDE PRIORY SCHOOL
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PORTOLA VALLEY, CA 94128

Consultants:

LANDSCAPE ARCHITECT
Michael O'Leary + Associates
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TEL: 510.841.5689

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STRUCTURAL
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TEL: 415.908.3767

No.	Date	Issue

Issue Name:
ASCC
RESUBMITTAL

02/14/14

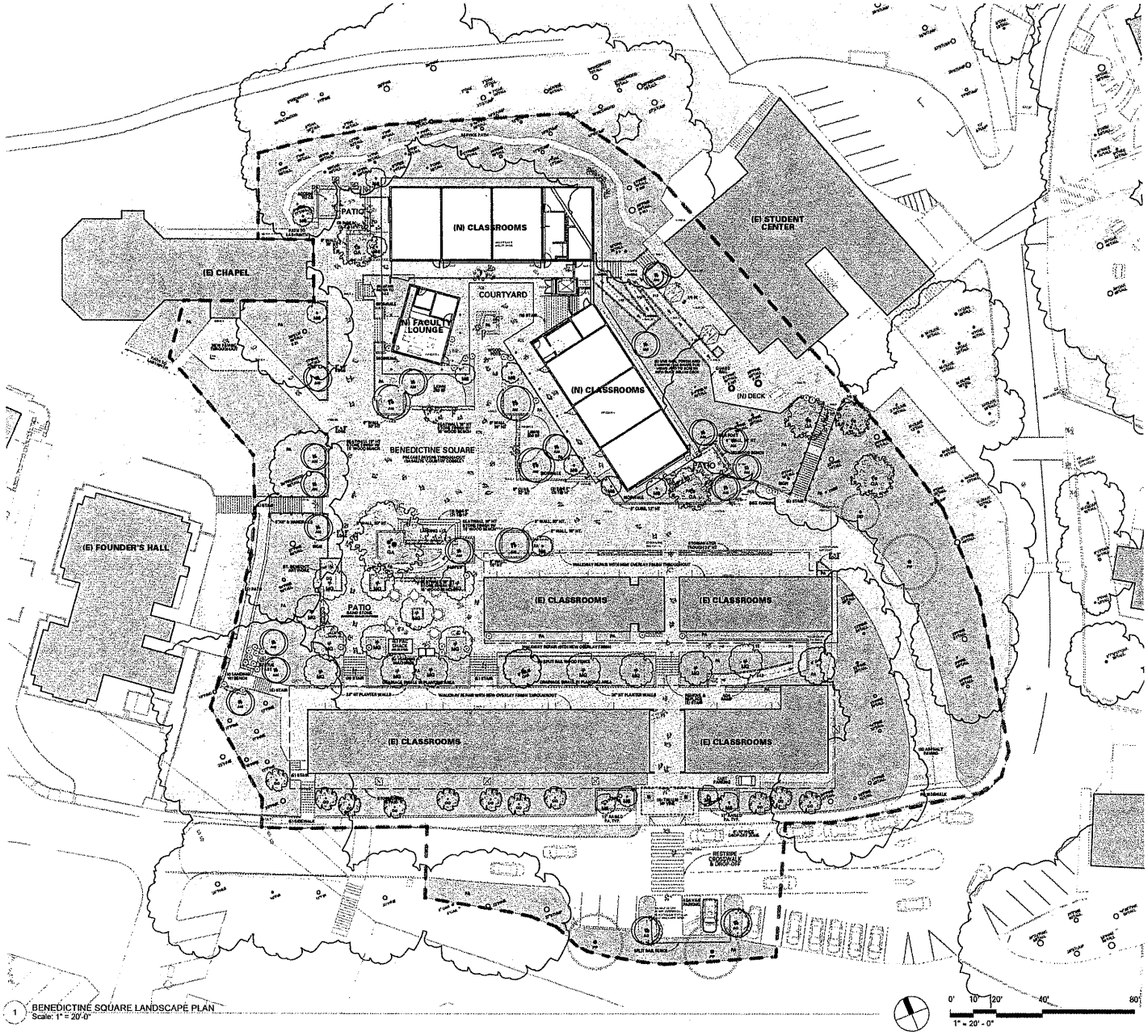
Project ID: Priory
Drawn By: KO
Review By: MJO
Plot Date: 02/14/14

Sheet Title:

OVERALL LANDSCAPE SITE PLAN

Sheet No.:

L1.1



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

TREE LEGEND

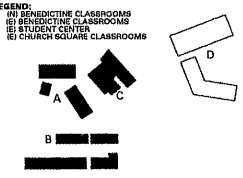
SYMBOL	PLANT NAME	15 G	24 BX	36 BX	48 BX	60 IN	72 BX	84 BX	SP	COUNT
	Aesculus californica					2				2
	California Buckeye									
	Arbutus marina			2	6	7	6			20
	Marina Strawberry Tree									
	Cercis occidentalis				11					11
	Western Redbud									
	Magnolia grandiflora 'Little Gem'			15						15
	Little Gem Magnolia (Alt: M.g 'D.D Blanchard')									
	Magnolia stellata			6	6					12
	Star Magnolia									
	Pinus pinea			2		2				4
	Stone Pine									
	Quercus agrifolia					2	2	1	1	6
	California Live Oak									
	Ulmus parvifolia									
	Chinese Evergreen Elm									
	Sequoia sempervirens									
	Redwood									

PLANT LEGEND

SYMBOL	PLANT NAME	FLAT	4"	1G	2G	5G	15G	BSB	SF	COUNT
AH	Arctostaphylos densiflora 'Howard McMinn'									
	Howard McMinn Manzanita									
AM	Arctostaphylos uva-ursi 'Point Reyes'									
	Point Reyes Manzanita									
BM	Buxus microphylla var.									
	Littleleaf Boxwood									
CO	Carex pleua									
	Blue Sedge									
CCA	Ceanothus gloriosus 'Anchor Bay'									
	Pt. Reyes Ceanothus									
CAP	Cistus x purpureus									
	Orchid Rock Rose									
CP	Colocasia pulchellum									
	Pink Dianna / Pink Breath of Heaven									
DV	Dodonaea viscosa									
	Purple Hopseed Bush									
FC	Festuca californica									
	California Fescue									
FR	Festuca rubra									
	Red Fescue									
HA	Heteromeles arbutifolia									
	Toyon									
IE	Iberis sempervirens									
	Evergreen Candy Tuft									
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	Rosmarinus officinalis 'Prostratus'									
	Trailing Rosemary									
WF	Westringia fruticosa									
	Coastal Rosemary									
LAWN	Drought Tolerant Fescue - 80/10 Mix									
	Source: Delta Bluegrass Company									

*PLEASE REFER TO SHEET L2.1A FOR PLANT COVERAGE

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



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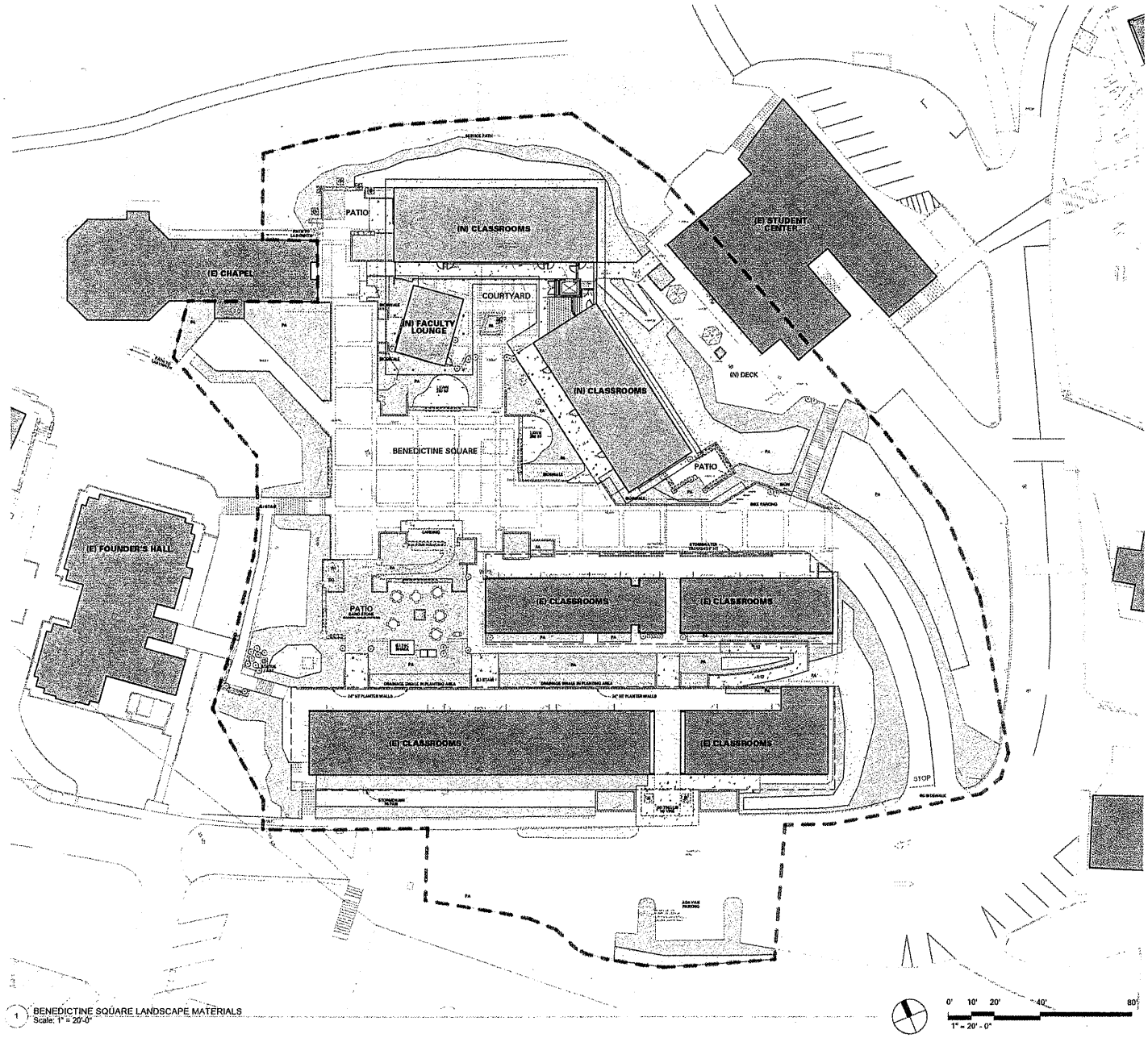
No. Date Issue

Issue Sheet:
ASCC
RESUBMITTAL
02/14/14

Project ID: Priory
Drawn By: KO
Review By: MJO
Plot Date: 02/14/14

Sheet Title:
LANDSCAPE SITE PLAN
BENEDICTINE SQUARE

Sheet No:
L2.1



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

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

LANDSCAPE MATERIALS LEGEND

VEGETATION

- **Mostly Native Plants, Grasses and Groundcovers**
  Light Coverage Planting: 40% +/-
- **Erosion Control**
  Dense Coverage Planting: 80% +/-
- **Stormwater Treatment Plants**
- **Lawn**
  Benedictine Square: 500 Sq. Ft.
  Church Square: 0 Sq. Ft.
- **Vines**
- **Existing Planting Area - Out of Scope**

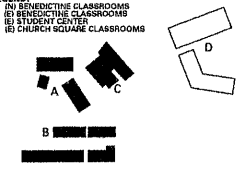
HARDSCAPE AND WALLS

- **Precast Concrete Pavers Borders:** (Size, Color, Finish TBD)
  Benedictine Square: 5,420 Sq. Ft.
  Church Square: 1510 Sq. Ft.
- **Precase Concrete Pavers Field:** (Size, Color, Finish TBD)
  Benedictine Square: 7,715 Sq. Ft.
  Church Square: 3,650 Sq. Ft.
- **Sandstone:** (Size, Color and Finish TBD)
  Benedictine Square: 1,775 Sq. Ft.
  Church Square: 0 Sq. Ft.
- **Concrete Overlay:** (Size, Color and Finish TBD)
  Benedictine Square: 5,380 Sq. Ft.
  Church Square: 6,650 Sq. Ft.
- **Decomposed Granite Mix:** (Size, Color and Finish TBD)
  Benedictine Square: 140 Sq. Ft.
  Church Square: 100 Sq. Ft.
- **Concrete Special Finish:** (Size, Color and Finish TBD)
  Benedictine Square: 2,915 Sq. Ft.
  Church Square: 100 Sq. Ft.
- **Wood Curbs, Planter Walls and Structures**
  Benedictine Square: 925 Sq. Ft.
  Church Square: 555 Sq. Ft.
- **Wood Furnishings:** (Size, Color and Finish TBD)
  Benedictine Square: 210 Sq. Ft.
  Church Square: 0 Sq. Ft.
- **Stone Planter Walls:** (Size, Color and Finish TBD)
  Benedictine Square: 370 Sq. Ft.
  Church Square: 100 Sq. Ft.

SITE STRUCTURES, FURNITURE, ETC.

- **Boulders**
- **Wood Trellis**
- **Furnishings - Portable**
- **Trash Can, Recycling**
- **Planter Pots**
- **Art**

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



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Issue Name:
ASCC
RESUBMITTAL
02/14/14

Project ID: Priory
Drawn By: KO
Review By: MJO
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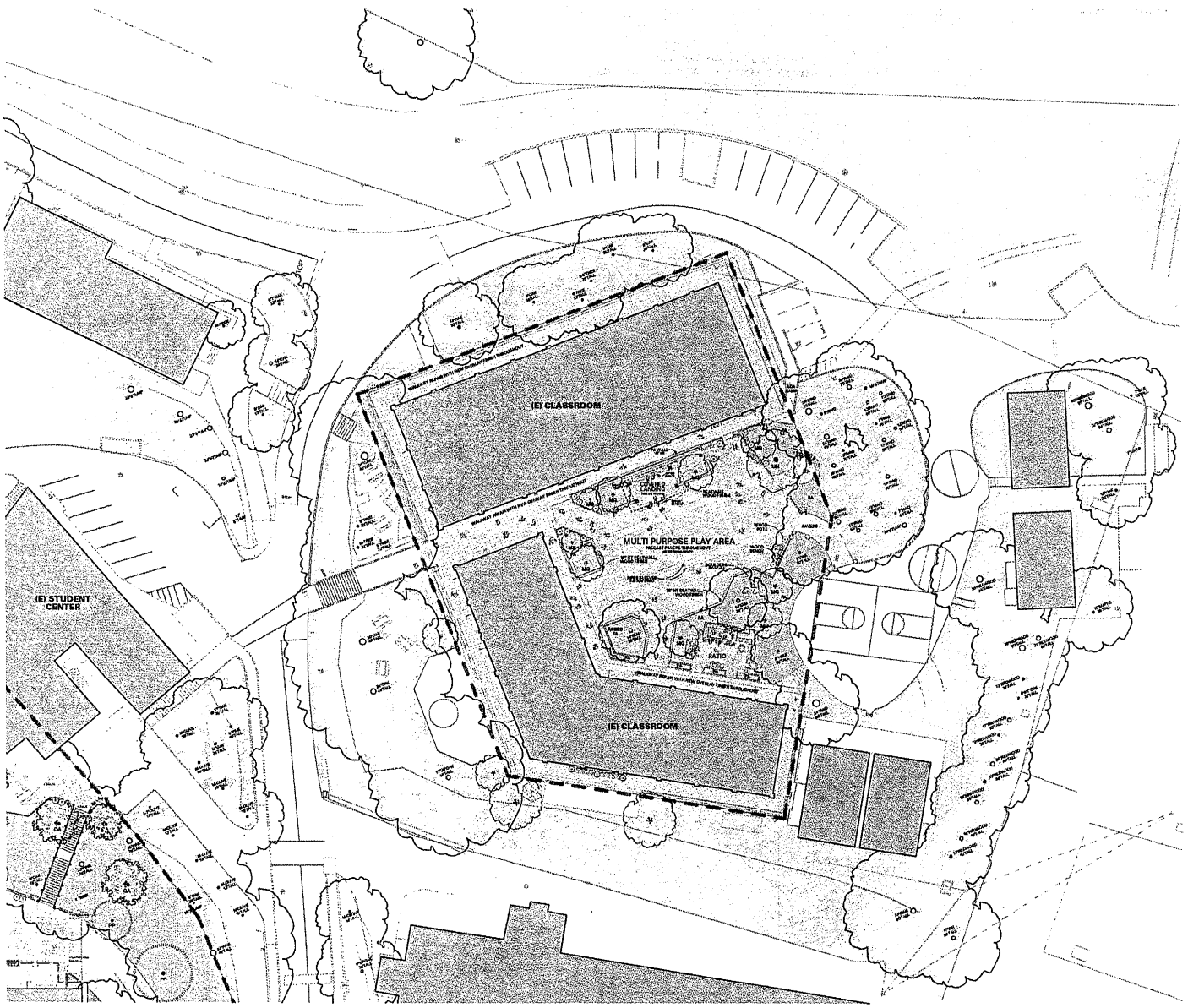
Sheet Title:
LANDSCAPE MATERIALS
BENEDICTINE SQUARE

Sheet No:
L2.1A



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

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

TREE LEGEND

SYMBOL	PLANT NAME	HG	24" BX	36" BX	48" BX	60" BX	72" BX	96" BX	SP	COUNT
	Aesculus californica									
	California Buckeye									
	Arbutus marina									
	Marina Strawberry Tree									
	Cercis occidentalis									
	Western Redbud									
	M. grandiflora 'Little Gem'			5		2				7
	Little Gem Magnolia (Alt: M. g 'D.D Blanchard')									
	Magnolia stellata			2						2
	Star Magnolia									
	Pinus pinea									
	Stone Pine									
	Quercus agrifolia									
	California Live Oak									
	Ulmus parvifolia				1					1
	Chinese Evergreed Elm									
	Sequoia sempervirens									
	Redwood									

PLANT LEGEND

SYMBOL	PLANT NAME	FLAT	4"	1G	2G	5G	15G	36B	5X	COUNT
AD	Arctostaphylos densiflora 'Howard McMinn'									
	Howard McMinn Manzanita									
AU	Arctostaphylos uva-ursi 'Point Reyes'									
	Point Reyes Manzanita									
BNM	Baccharis microphylla var.									
	Littleleaf Baccwood									
CG	Carex glauca									
	Blue Sedge									
COA	Ceanothus gloriosus 'Anchor Bay'									
	Pt. Reyes Ceanothus									
CUP	Cistus x purpureus									
	Orchid Rock Rose									
CON	Coleonema pulchellum									
	Pink Diosma / Pink Breath of Heaven									
DV	Dodonaea viscosa									
	Purple Hopseed Bush									
FC	Festuca californica									
	California Fescue									
FR	Festuca rubra									
	Red Fescue									
HAA	Heteromeles arbutifolia									
	Toyon									
IS	Iberis sempervirens									
	Evergreen Candy Tuft									
JPA	Juncus patens									
	Rush									
LG	Lavandula stoechas									
	French Lavender									
LIP	Ligustrum japonicum 'Texanum'									
	Wasted Privet									
LP	Limonium perezii									
	Sea Lavender									
LPC	Loropetalum chinense 'Atropurpurea'									
	Loropetalum									
MC	Myrtus communis 'Compacta'									
	Dwarf Myrtle									
PT	Pittosporum tobira 'Wheeler's Dwarf'									
	Wheeler's Dwarf Japanese Mock Orange									
RI	Rhododendron indica 'Alaska'									
	Alaska Azalea									
RO	Rosmarinus officinalis 'Prostratus'									
	Trailing Rosemary									
WF	Westringia fruticosa									
	Coastal Rosemary									
LAWN	Drought Tolerant Fescue - 90/10 Mix									
	Source: Delta Bluegrass Company									

*PLEASE REFER TO SHEET L2.2A FOR PLANT COVERAGE

LEGEND:
A (N) BENEDICTINE CLASSROOMS
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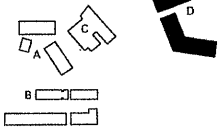

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Project:

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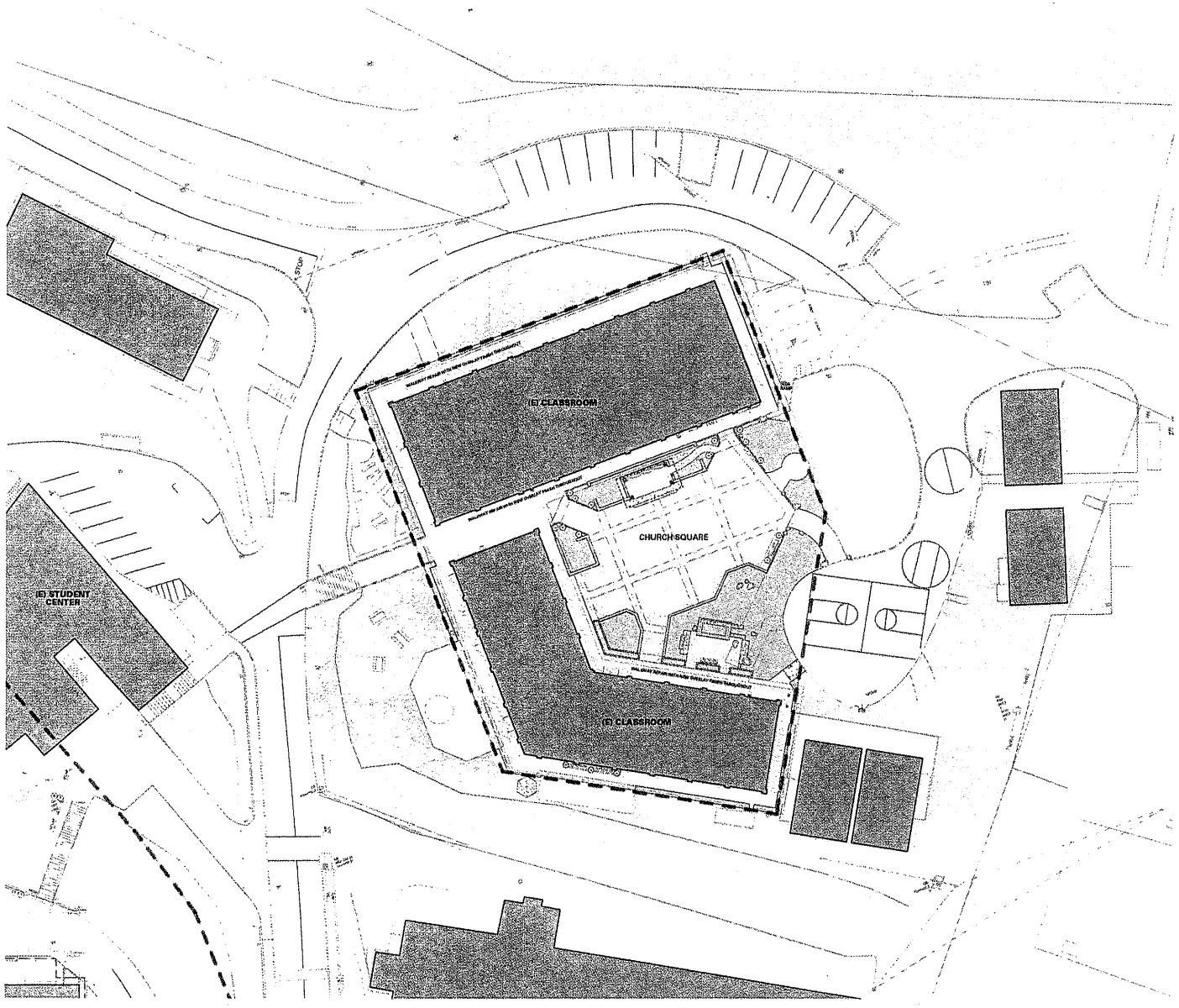
Issue Name:
ASCC RESUBMITTAL
02/14/14

Project ID: Priory
Drawn By: KO
Review By: MJO
Plot Date: 02/14/14

Sheet Title:
LANDSCAPE SITE PLAN
CHURCH SQUARE

Sheet No.:
L2.2



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

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

LANDSCAPE MATERIALS LEGEND

VEGETATION

Mostly Native Plants, Grasses and Groundcovers
Light Coverage Planting: 40% +/-

Erosion Control
Dense Coverage Planting: 80% +/-

Stormwater Treatment Plants

Lawn
Benedictine Square: 500 Sq. Ft.
Church Square: 0 Sq. Ft.

Vines

Existing Planting Area - Out of Scope

HARDSCAPE AND WALLS

Precast Concrete Pavers Borders: (Size, Color, Finish TBD)
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Concrete Special Finish: (Size, Color and Finish TBD)
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Stone Planter Walls: (Size, Color and Finish TBD)
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SITE STRUCTURES, FURNITURE, ETC.

Boulders

Wood Trellis

Furnishings - Portable

Trash Can, Recycling

Planter Pots

Art

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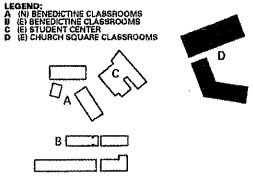

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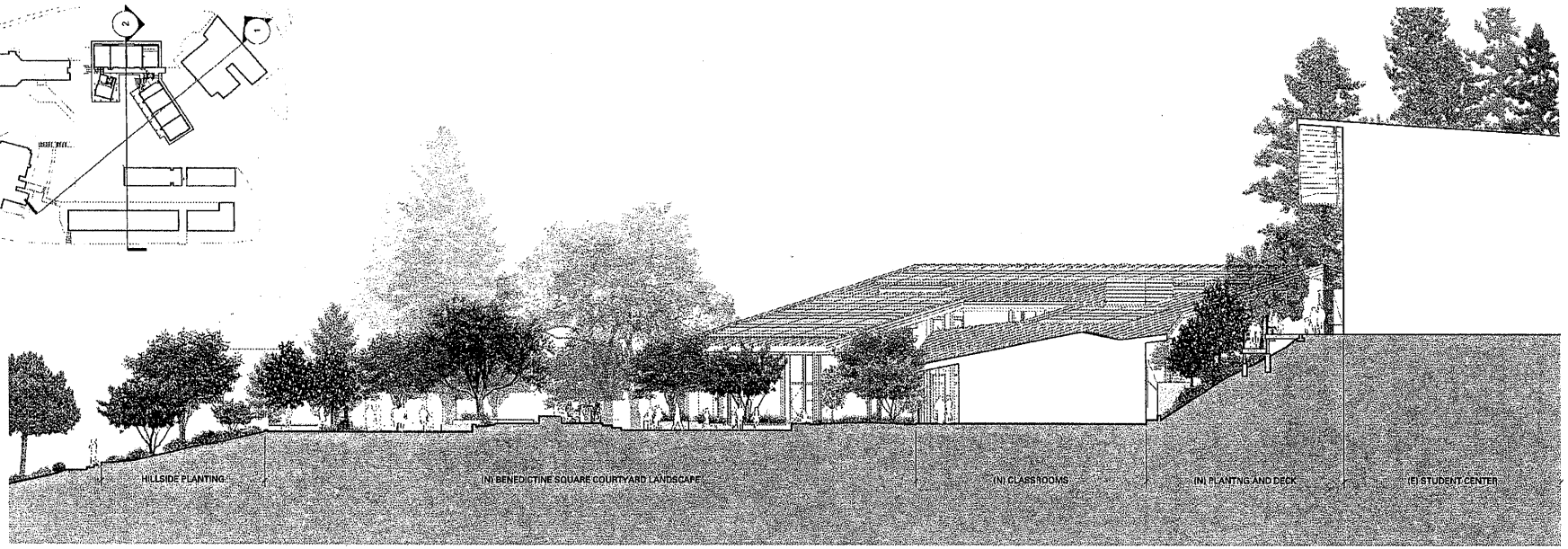
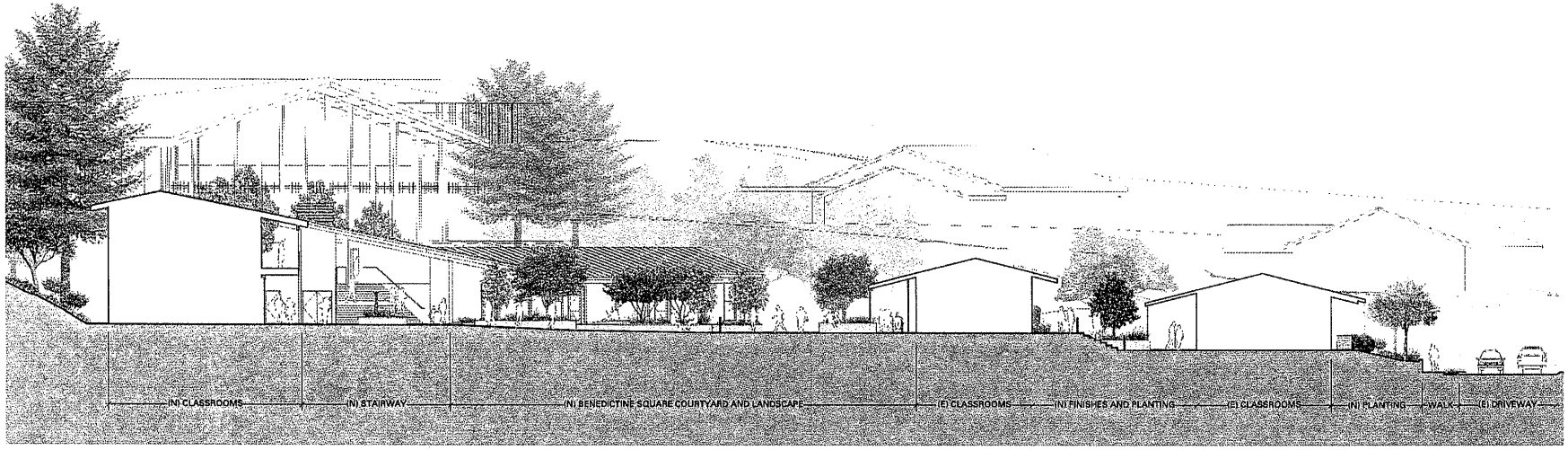
Sheet Title:
LANDSCAPE MATERIALS
CHURCH SQUARE

Sheet No.:
L2.2A



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"

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PHASE 2A

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No.	Date	Issue

Issue Note:
ASCC
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02/14/14

Project ID:	Priory
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Review By:	MJO
Plot Date:	02/14/14

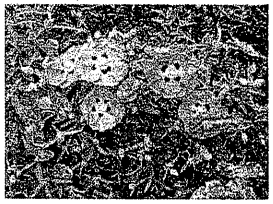
Sheet Title:

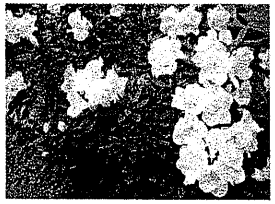
LANDSCAPE
SITE SECTIONS

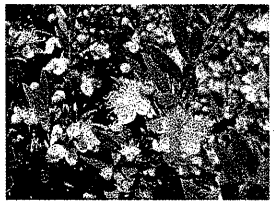
Sheet No.:

L5.1

FLOWERS / GROUNDCOVERS


Cistus *purpurea* - Orchid Rock Rose

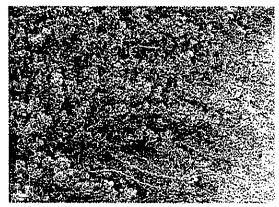

Rhododendrom *indica* 'Alaska' - Alaska Azalea


Myrtus *communis* 'Compacta' - Dwarf Myrtle


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


Lavendula *stoechas* - French Lavender

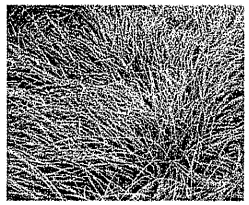

Limonium *perezii* - Sea Lavender

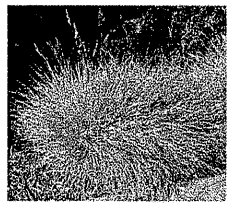

Arctostaphylos *uva-ursi* 'Point Reyes' - Pt. Reyes Manzanita

GRASSES


Iberis *semperviren* - Evergreen Candy Tuft

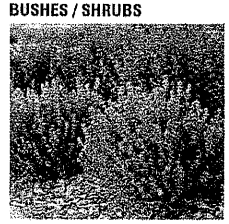

Fustuca *rubra* - Red Fescue

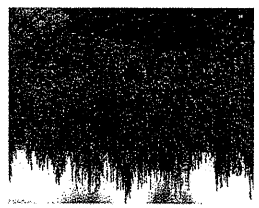

Carex *glauca* - Blue Sedge


Festuca *californica* - California Fescue

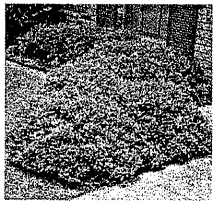

Juncus *patens* - Rush

BUSHES / SHRUBS


Westingia *fruticosa* - Coastal Rosemary


Rosmarinus *officinalis* 'Prostratus'- Trailing

BUSHES / SHRUBS


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


Buxus *microphylla* - Littleleaf Boxwood


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

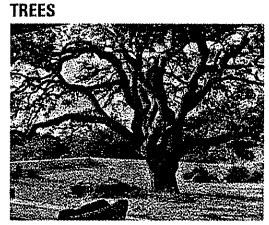

A. *densiflora* 'Howard McMinn' - Howard McMinn Manzanita


Dodonaea *viscosa* - Purple

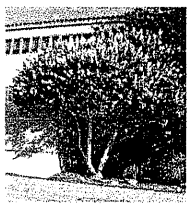

L. *japonicum* 'Texanum' - Waxleaf Privet

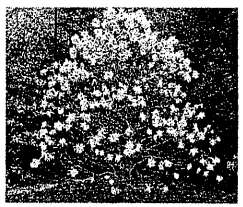

Heteromeles *arbutifolia* - Toyon

TREES


Quercus *agrifolia* - Coast Live Oak

TREES


Aesculus *californica* - Ca Buckeye


Magnolia *stellata* - Star Magnolia


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

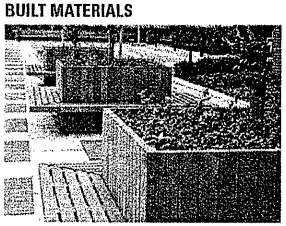

Arbutus *marina* - Marina Strawberry Tree


Ulmus *parvifolia* - Chinese Evergreen Elm


Pinus *pinea* - Stone Pine


Sequoia *sempervirens* - Redwood

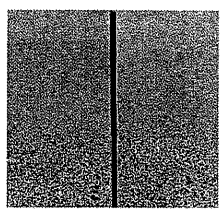
BUILT MATERIALS

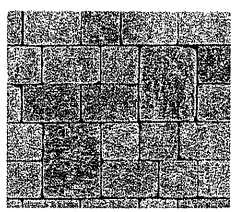

WOOD PLANTER WALLS


WOOD FURNISHINGS


SPLIT RAIL FENCING


WOOD STAVE PLANTERS


REFINISHED CONCRETE PAVING


BASALITE PRECAST CONCRETE PAVERS - 'COUNTRY COBBLE' VENICE / POSITANO COLOR MIX

729 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: 650.482.6335

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

No.	Date	Issue

Issue Name:
ASCC
RESUBMITTAL

02/14/14

Project ID:	Priory
Drawn By:	KO
Review By:	MJO
Plot Date:	02/14/14

Sheet Title:

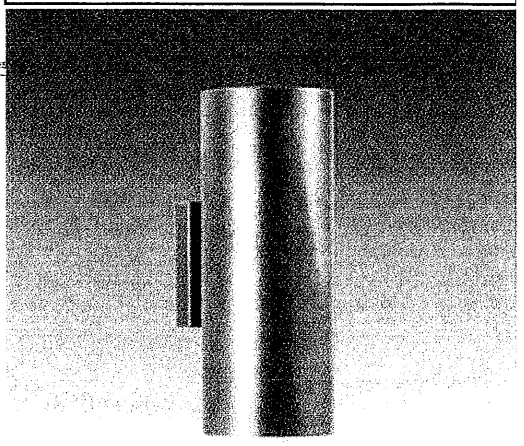
LANDSCAPE MATERIALS

Sheet No:

L4.1

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)

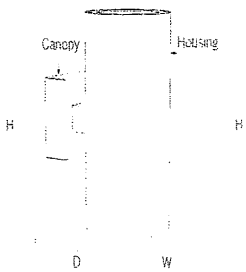
EMV	Remote emergency line voltage inverter	Can supply up to 100w for 90 minutes - can be used with multiple fixtures

Line Drawings

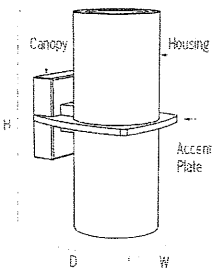
Depth is measured from wall to front of fixture

W = Width H = Height D = Depth

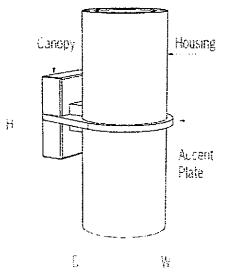
OW2200



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

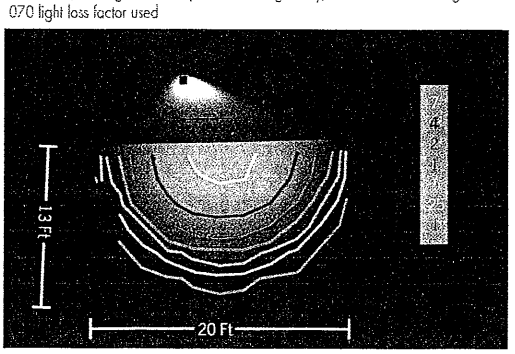
Complete BIM and Google Sketchup files for these models can be downloaded from www.visalighting.com

Nominal LED Source Wattage & CRI

	Color	CRI	Watts	Nominal Lumens
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



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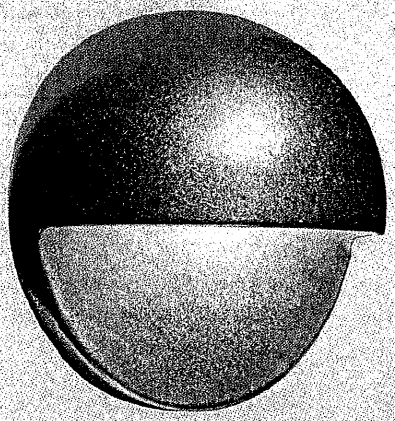
FXLuminaire

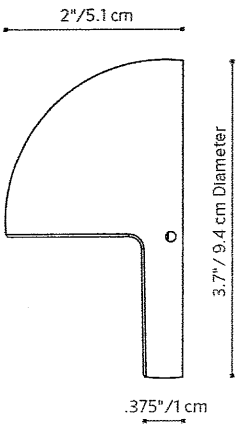
Step Light & Bollard Luminaire
(set into 42" redwood post on one or more sides for path illumination)

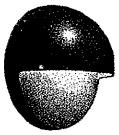


The MS comes to the FX LED line as an immediate favorite thanks to its close relative the MM. The MS takes all the great features of the MM and adds the energy efficiency and long life of LED. Changeable filters and available in Brass or Powdercoat allow you to add glow at night and during the day.

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





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

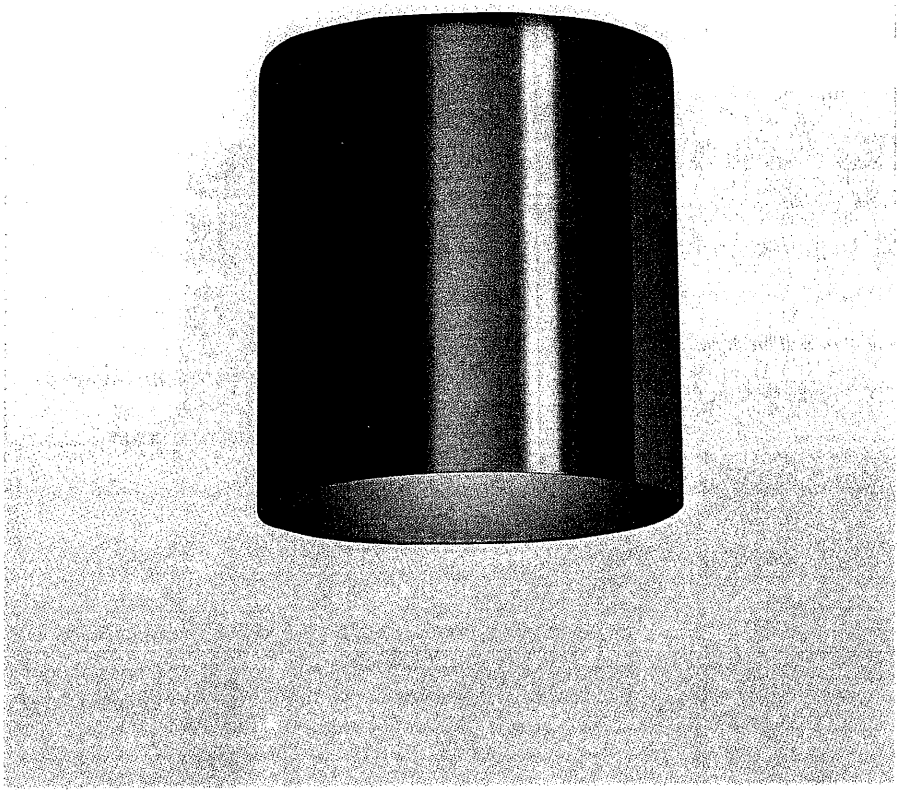
- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

* *May require longer lead time*

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

FXLuminaire

CL-20, CL-35



GLARE-FREE ILLUMINATION

The FX Luminaire CL was created from the need for a high quality fixture that would be at home in fine landscapes or architectural structures such as trellises, arbors, or dining pavilions.

The CL is precisely machined from solid copper which blends beautifully with redwood surroundings. Installation is clean and simple with low voltage lights, so there is no need for conduit which destroys the appearance of finely crafted structures.

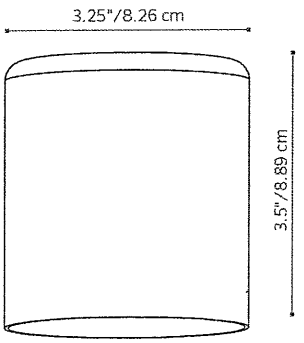
The CL can be installed without any visible wiring or mounting hardware. This fixture is to exterior lighting what recessed lights are to interior lighting in that they both introduce glare-free illumination without being intrusive.

Long-Term Contribution

The key to successful outdoor lighting is to incorporate the equipment into the structures or garden without introducing a conflicting design element.

Milled from solid copper, the CL is engineered to make a long term contribution to any fine project. Compare FX copper luminaires with any other, you will find a dramatic difference in quality of materials, precision of fit and consistency of finish.

Note: This fixture is designed for down lighting only.



ORDERING INFORMATION

CL: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

FIXTURE CODE	LAMP CODE	FINISH OPTIONS
1 CL	**2** **20** *(32° beam, 2,000 Hr Halogen)*	**4** **XX** *(see options to right)*
	20N *(18° beam, 2,000 Hr Halogen)*	
	20V *(6° beam, 2,000 Hr Halogen)*	
	35 *(32° beam, 2,000 Hr Halogen)*	

The CL includes your choice of Halogen AR-11 lamp, and choice of finish.

EXAMPLE: CL-20-SB = **CL - 20 Watt Halogen - Sedona Brown Finish**

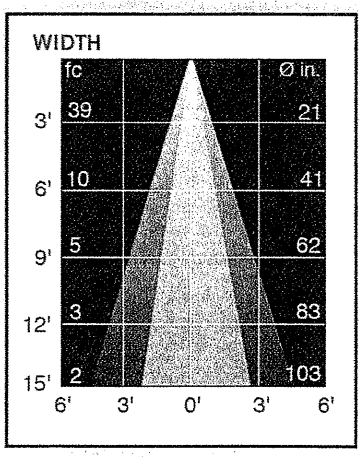
METALS

- **CU** = Copper
- **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

PHOTOMETRICS:



20 Watt

KEY

ø: circle diameter in inches at that distance form the lamp.

fc: footcandle
For approimate conversion to lumens, multiply footcandles by 10

BKF
ENGINEERS / SURVEYORS / PLANNERS

4670 Willow Road, Suite 250
Pleasanton, CA 94588
925-396-7700/925-396-7799 fax

Memorandum

Date: February 10, 2014

To: Town of Portola Valley / ASCC

From: Brock Roby – BKF Engineers

Subject: **Woodside Priory – Phase II Drainage Memo**

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This memorandum summarizes BKF's drainage design for the ASCC submittal of the Woodside Priory – Phase II Classroom improvement project for Benedictine Square and Church Square.

Hydrology:

Benedictine Square: The project proposes to increase the roof impervious area in Benedictine Square from 7,139 SF to 10,150 SF. Through the use of permeable pavers, the project proposes to decrease the plaza impervious area by 13,938 SF. This will result in a net reduction in impervious area by 11,380 SF. This will result in a reduction in stormwater runoff from the existing condition.

Church Square: The project proposes to maintain the existing roof impervious area in Church Square. Through the use of permeable pavers, the project proposes to decrease the plaza impervious area by 4,543 SF. Along with an increase in landscape area, this will result in a net reduction in impervious area by 6,338 SF. This will result in a reduction in stormwater runoff from the existing condition.

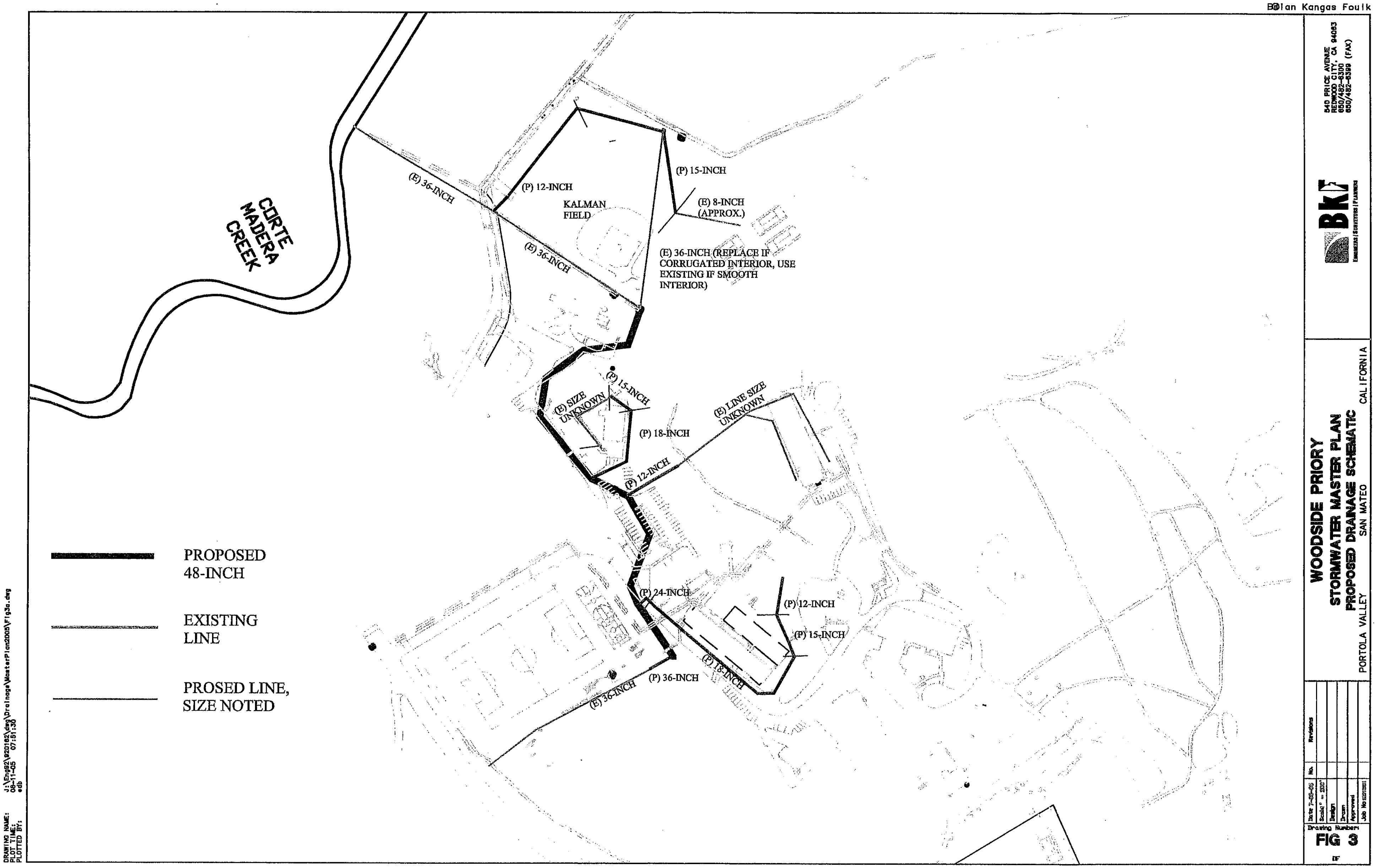
Hydraulics:

Benedictine Square: The project will be installing bioretention areas to treat the storm water runoff from the new roof areas in Benedictine Square. These treatment areas, along with the reduction in impervious area, will result in a proposed storm drain connection that can be sized smaller than 15" SD indicated on the Storm Water Master Plan (see attached exhibit from the Storm Water Master Plan).

Church Square: The project will be installing permeable pavers to treat the storm water runoff from the plaza area in Church Square. The Mater Plan does not include specific collection information from the Church Square area, but the permeable paver system for infiltrating storm runoff will result in a proposed storm drain demand that is less than the existing condition.

Conclusions:

In summary, the proposed project will reduce runoff from the existing condition due to a decrease in impervious area, and will provide storm drain infrastructure that is compliant with the Storm Water Master Plan.



CORTE MADERA CREEK
(E) 36-INCH
(P) 12-INCH
KALMAN FIELD
(E) 36-INCH
(P) 15-INCH
(E) 8-INCH (APPROX.)
(E) 36-INCH (REPLACE IF CORRUGATED INTERIOR, USE EXISTING IF SMOOTH INTERIOR)
(P) 15-INCH
(P) SIZE UNKNOWN
(P) 18-INCH
(E) LINE SIZE UNKNOWN
(P) 12-INCH
(P) 24-INCH
(P) 12-INCH
(P) 15-INCH
(P) 18-INCH
(P) 36-INCH
(E) 36-INCH
PROPOSED 48-INCH
EXISTING LINE
PROSED LINE, SIZE NOTED
WOODSIDE PRIORY
STORMWATER MASTER PLAN
PROPOSED DRAINAGE SCHEMATIC
PORTOLA VALLEY
SAN MATEO
CALIFORNIA
Date 7-05-05
Scale 1" = 200'
Design
Drawn
Approved
Job No.
No.
Revisions
Drawing Number:
FIG 3
BKF
840 PRICE AVENUE
REDWOOD CITY, CA 94063
650/482-6300
650/482-6399 (FAX)
Brian Kangas Foulk
DRAWING NAME: J:\Eng92\920162\dwg\Drainage\MasterPlan2005\Fig3a.dwg
PLOT TIME: 08-11-05 07:51:30
PLOTTED BY: edb

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 _____

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Project Information

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

Applicant Name (print): Woodside Priory School Contact Phone #:

Project Site Address: 302 Portola Road

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.): 500		☐	☐
	Non-Turf Irrigated Area (sq.ft.): 37,627		☐	☐
	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 85%	☐	☐
	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).

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: February 24, 2014

RE: Architectural Review for Detached Guest House, 385 Westridge Drive, Prelle

This proposal is for the approval of plans for a 750 sf guest house with attic storage area on the 3.3-acre Westridge subdivision property (see attached vicinity map). The structure would be located in the rear yard adjacent to the western parcel line side yard setback as shown on the Site Plan, Sheet A1.1. The project includes a wood deck with spa at the guest house, new flagstone paving connecting to existing flagstone paving that serves the main residence, and a grill island to be located in the area of an existing stone patio.

The project is presented on the following enclosed plans, unless otherwise noted, prepared by Mark Sutherland and dated 1/20/14:

Sheet A1.1, Site Plan (includes comprehensive lighting plan)
Sheet A2.1, Floor Plan (includes elevations and exterior lighting)
Sheet L-1, Landscape Plan by Cleaver Design, dated 1/15/13

In addition to the plans, the project submittal includes the following information listed below which is attached unless otherwise noted:

- Outdoor Water Efficiency checklist and water budget calculations, dated 1/14/14
- Light fixture cut sheets for proposed exterior and landscape lighting, received 1/22/14
- Color images of existing house and post and wire fencing, received 1/22/14 (will be available at ASCC meeting)
- Completed Build It Green Checklist with 31 points proposed, received 1/22/14

Story poles have been installed at the site, and the following comments are offered to assist the ASCC review and act on the application.

Background and project description. The parcel is located on the south side of Westridge Drive, directly south of the Bolivar Lane intersection with Westridge Drive. Existing development on the property consists only of the single-story, ranch style residence with attached garage. The property contains a significant number of oaks and abundant vegetation.

The proposed guest house would be located in the western portion of the rear yard and situated to follow the existing contours. Existing vegetation would provide screening between the guest house and the neighboring property of 447 Westridge. Additionally, the main residence at 447 Westridge is situated on the far western end of the parcel and is well removed from the proposed guest house.

The existing flagstone patio would be extended to the new structure and a new barbeque island would be included in the existing patio. The guest house would have a wood deck, spa, outdoor fireplace and 342 sf of attic storage area. This storage area would be accessed from an interior ladder and would have a maximum ceiling height of five feet, with much of the area under three feet. Minimal grading is required to accomplish the project. With the addition of the guest house to the site, one additional parking space would be required. Plan sheet A-1.1 shows compliance with this requirement; there are two covered parking spaces and at least three uncovered. Plans have been shared with the Westridge HOA and comments have not been received at this time.

Compliance with floor area, impervious surface, height, and setback standards. The proposed guest house would have a floor area of 750 sf, bringing the total floor area of the site to 4,890 sf, or approximately 64% of allowed FA for the property. The total proposed impervious surface is 7,330 sf and is well under the allowed 13,770 sf for the site.

The maximum height of the proposed guest house is approximately 14-feet, 11-inches and fully conforms to the 28- and 34-foot height limits. The proposed location of the guest house does utilize the zoning ordinance averaging provision. The corner of the new guest house would encroach a distance of four feet into the 20-foot side yard setback, while the overall required average setback of 20 feet is maintained. Staff has been informed that the applicant is currently considering shifting the proposed structure five feet to the southwest so that it fully conforms to the 20-foot side yard setback.

Compliance with accessory structures provisions. The proposed 750 sf guest house with attic storage space must be evaluated under the provisions of the Town's Second Units and Accessory Structures policy statement (attached). The primary issue is that it must not be configured as a second unit of greater than 750 sf. The maximum ceiling height of the attic would be five feet (with much of the area having a ceiling height under three feet), and allowances for storage area to not count as floor area have been made when the ceiling height of the area is less than seven-feet, six-inches. Under this interpretation, the attic storage space would not count as floor area. Additionally, because the attic area is limited in height and has only ladder access, it would be difficult to convert to a full time living space. Based on the floor area interpretation and difficulty of space conversion, it appears that the ASCC could find that the design of the guest house with attic storage conforms to the Town's accessory structures policy. Similar findings have been made for other detached accessory structures with designated storage space, and in these cases, the ASCC has also required deed restrictions to be placed on the structures to ensure against conversion of the spaces to other than those in conformity with Town ordinances. Thus, if the ASCC finds the proposal is generally consistent with the Town's second unit policies and regulations, it is recommended that a deed restriction be a condition of project approval.

Exterior materials and finishes and exterior lighting. The existing home has painted vertical wood siding in a medium taupe, a creamy taupe painted trim, and shake roofing. The project proposes to match the existing vertical siding and colors of the house and install an asphalt composition shingle roof in a bark tone. The colors and materials would be in compliance with Town light reflectivity guidelines and, as noted above, the proposed colors presented on color images of the existing house will be available for reference at the ASCC meeting on the request. Additionally, the architecture of the guest house is similar in form to that of the main residence

A comprehensive site exterior lighting plan is located on Sheet A1.1. The project architect has identified all existing exterior and landscape lighting around the existing residence and shown proposed new lighting. The project proposes three sconce lights on the guest house and five pathlights along the proposed new flagstone paving. The proposed sconce would match the existing craftsman style fixture used on the main residence (shown on submitted image sheet to be available at the meeting) and is in compliance with Town lighting guidelines. The proposed pathlights (cut sheet attached) are 35-watt fixtures with a brown patina finish and are also in compliance with Town guidelines. There is no new proposed lighting at the barbeque grill island and no light proposed for the spa.

Landscaping and fencing. Minimal landscaping is proposed and is identified on Sheet L-1. Three 24" box live oaks are proposed at the south side of the guest house to provide some privacy and screening from views from homes on Pine Ridge Way. One 5" oak adjacent to the new patio area is noted for removal as shown on Sheet A1.1. This oak is growing very close to another 5" oak, and one tree rather than two would likely do better in this location.

The existing six-foot post and wire fencing shown on sheet A1.1 will be shifted west to accommodate, and connect to, the new structure. The fence does not encroach into the side yard setback and is in compliance with Town regulations. Construction staging/access and tree protection will be an important part of this project, and plans relative to these matters will be needed with the building permit submittal.

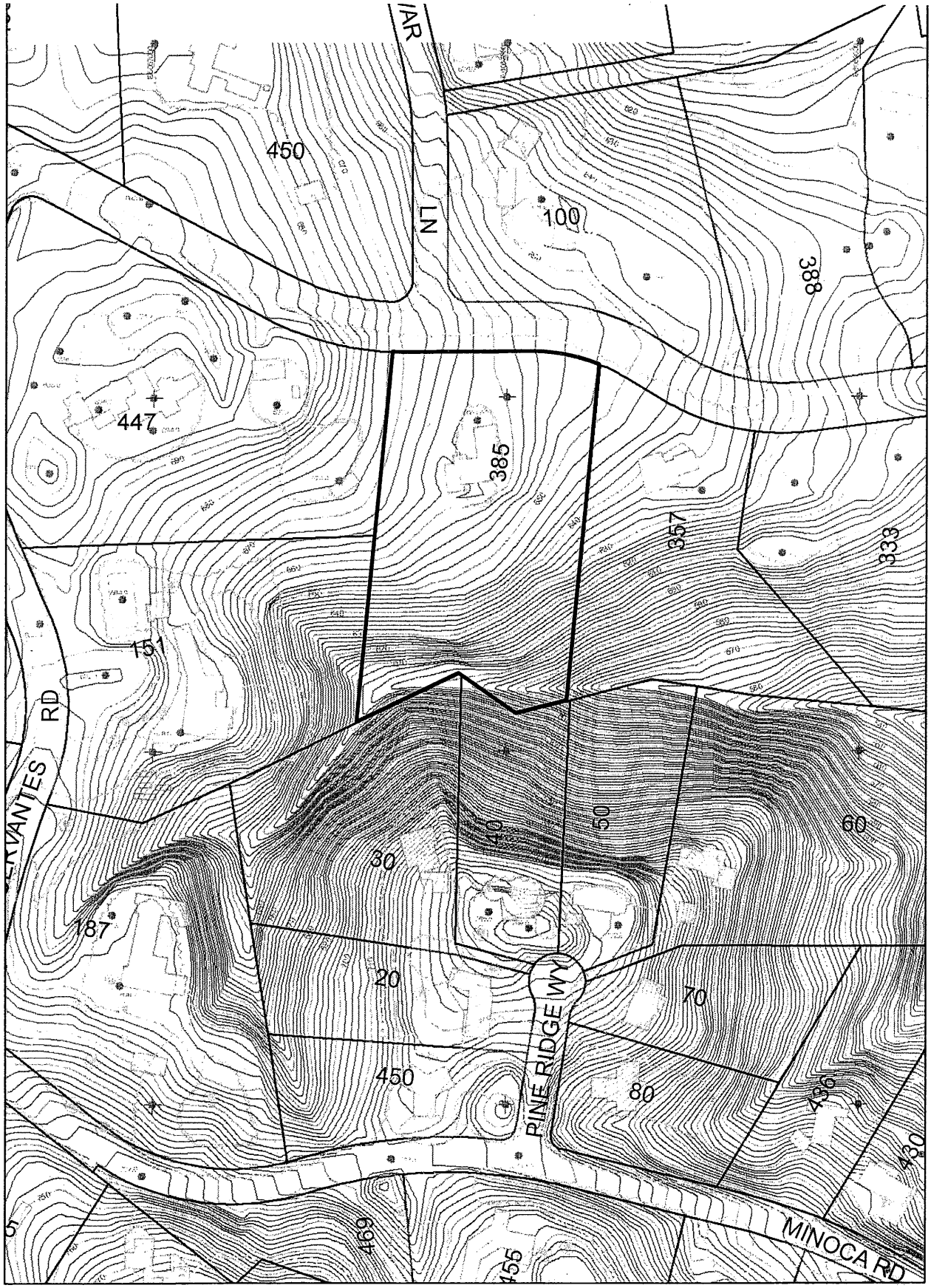
"Sustainability" aspects of the project. The project architect has provided the attached Build-It-Green checklist that targets 31 points for the project. As you are aware, the Town's Green Building Ordinance is in flux, and as of January 1, 2014, the Town began enforcing the CalGreen 2013 code. Staff will be working with the Town Council in spring to determine if a new green building ordinance should be developed.

Conclusion. Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the February 24th ASCC meeting.

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

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/access and tree protection plan shall be submitted to the satisfaction of Planning staff.



Vicinity Map
Scale: 1" = 200 feet

Guest House, Prelle
385 Westridge Dr
February 2014

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.

Bob Cleaver, landscape architect RLA 4145 — Signature

2014-01-14 — Date

JAN 22 2014 TOWN OF PORTOLA VALLEY

Project Information

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

Applicant Name (print): Heather and Derick Prelle — Contact Phone #:

Project Site Address: 385 Westridge Drive

Project Area (sq.ft. or acre): 143,906 sf — # of Units: 1 — # of Meters:

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.

			Agency Review (Pass)	Agency Review (Fail)
Total Landscape Area (sq.ft.): 7,892 sf	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☒ Tier 2 (> 2,500 sq.ft.)		☐	☐
Turf Irrigated Area (sq.ft.): 1,659 sf			☐	☐
Non-Turf Irrigated Area (sq.ft.): 6,084			☐	☐
Special Landscape Area (SLA) (sq.ft.): 149 sf			☐	☐
Water Feature Surface Area (sq.ft.): 0 sf				

Landscape Parameter	Requirements	Project Compliance	Agency Review (Pass)	Agency Review (Fail)
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	☐	☐
	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	☐	☐

SECTION B. WATER BUDGET CALCULATIONS

Section B1. Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

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MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

where:

MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration from Appendix A (inches per year)
0.7 = ET Adjustment Factor (ETAF)
LA = Landscaped Area includes Special Landscape Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.3 = the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Maximum Applied Water Allowance = 170,916 **gallons per year**

Show calculations.

(49.5)(0.62)[(0.7x 7,892) + (0.3 x 149)] =
(30.69)[(5,524.4) + (44.7)] = 170,915.679

Effective Precipitation (Eppt)

If considering Effective Precipitation, use 25% of annual precipitation. Use the following equation to calculate Maximum Applied Water Allowance:

MAWA= (ETo – Eppt) (0.62) [(0.7 x LA) + (0.3 x SLA)]

Maximum Applied Water Allowance = _____ **gallons per year**

Show calculations.

Section B2. Estimated Total Water Use (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62)\left(\frac{PF\,x\,HA}{IE} + SLA\right)$$

JAN 22

where:

ETWU = Estimated total water use per year (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WUCOLS (see Definitions)
HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
SLA = Special Landscape Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = Irrigation Efficiency (minimum 0.71)

Hydrozone Table for Calculating ETWU

Please complete the hydrozone table(s). Use as many tables as necessary.

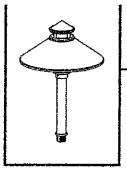
Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
HW	lawn	0.8	1,659	1,327.2
MW	shrubs (p)	0.4	5,534	2,213.6
MW	shrubs (e)	0.4	550	220.0
			Sum	3,760.8
	SLA	1.0	149	149

Estimated Total Water Use = 167,135 **gallons**

Show calculations.

(49.5)(0.62)(3,760.8/0.71 + 149) =
(30.69)(5,445.901) = 167,134.714

385 WESTRIDGE DR. PRELLER GUEST HOUSE



MINIATURE BEACON™ PATHLIGHT

G4 Xelogen

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

MBP	LV				

Example MBP - LV - 289 - BP - 18 - 30

Series

MBP - Miniature Beacon Pathlight

Source

LV - Low Voltage Xelogen

Source Type

0 - By others
287 - 12V 10W Xelogen G4
288 - 12V 20W Xelogen G4
289 - 12V 35W Xelogen G6.35
Requires Low Voltage Transformer.

Finish

NAT - Natural
BP - Brown Patina
POL - Polish
NIC - Nickel Plate
(Also Available with Powder Coat 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	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*

Stem Length *(Specify inches)*

12", 18", 24", 30", 36" or 42"

Option

CLR - Clear Coat Protection (For use with Natural (NAT) and Polished (POL) Finishes)
30 - #30 Clamp on Blades (Includes additional 12" Stem for Direct Burial)
DK - Dark Sky Shield (Blocks Light in Upper Window)

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MT SUTHERLAND, AIA

LAMP DATA

Lamp No.	Watts	Description	Rated Life (Hrs.)*	Initial Lumens	CCT(K)
287	10	12V/10W/G4F-1210X/2800	10,000	125	2800
288	20	12V/20W/G4F-1220X/2800	20,000	210	2800
289	35	12V/35W/G6.35X/2800	10,000	420	2800

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

SUBMITTAL DATE 11-25-13

DRAWING NUMBER SUB-2080-00

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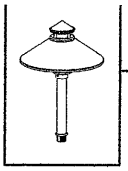
385 WESTRIDGE DR. PRELLE GUEST HOUSE

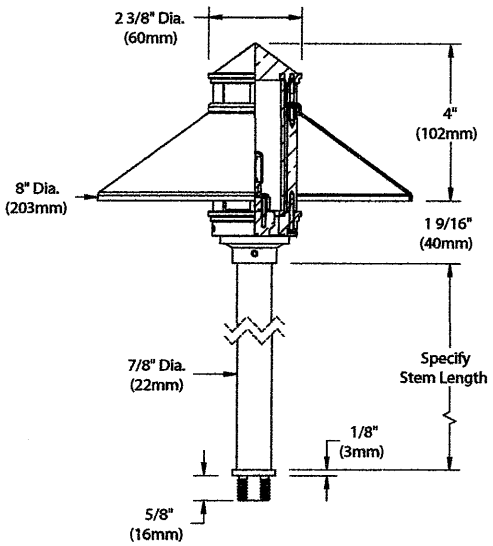


MINIATURE BEACON™ PATHLIGHT

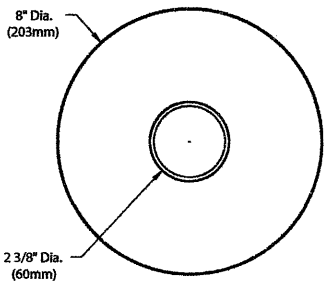
G4 Xelogen

PROJECT:	
TYPE:	

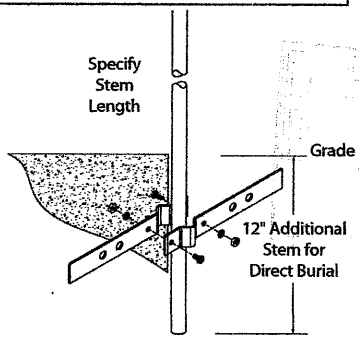
SIDE VIEW



TOP VIEW



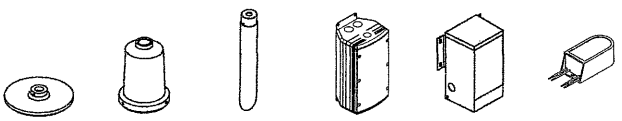
#30 CLAMP ON BLADES (Optional)



JAN 22 2014

Accessories *(Configure separately)*

- **PMC** - Surface Mount Canopy
- **20** - #20 Surface Mount Adaptor
- **PP** - Power Pipe™
- **UPMRM** - Universal Power Module™ Remote
- **TR** - TR-Series Magnetic Low Voltage Transformer
- **TRSS** - TRSS-Series Electronic Low Voltage Transformer



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.tekaillumination.com/greensource for program requirements.

Enduring Metals
Constructed from copper, brass, and stainless steel. These lifetime materials are inherently corrosion resistant.

Shade
Hand spun from high purity, solid copper plate. High temperature, silicone 'O' Ring provides water tight seal.

Lens
High heat, shock resistant, tempered frosted 1.5" diameter borosilicate cylindrical glass tube lens.

Stem
Machined from heavy wall 7/8" O.D. copper.

Lamp Holder
Specification grade, ceramic body holder for G4 lamp base. Nickel alloy contacts.

Lamp
For use with bipin low voltage 35W Xelogen G4 lamps.

Transformer
For use with 12VAC remote transformer.

Installation
Machined 1/2" NPT adaptor for mounting to suitable enclosure.

Optional #30 Clamp-on Blades include an additional 12" stem for direct burial and leads extending 60" from fixture to facilitate live splice in suitable enclosure.

Wiring
Black, 16/2 PVC coated wire. 150V 60° C rated and certified to UL 1659 standard. Leads extend 6" from fixture to facilitate live splice in suitable enclosure.

Hardware
Tamper resistant, stainless steel hardware.

Finish
Natural (NAT): Copper and brass components are sand blasted to expose the porous metal surface. Over time, and with exposure to the elements, the metals will naturally 'weather' resulting in a unique patina.

Optional Factory Applied Finishes
Metal Finish: Hand-crafted metal finishes include brown patina (BP), polish (POL), and nickel plate (NIC).

Powder Coat Finish: Class 'A' TGIC polyester powder coating. RoHS compliant.

Clear Coat Protection
Optional ceramic clear coating seals and protects underlying metals and protects against discoloration, fading, and wear. Highly impervious to chemicals, solvents, and graffiti. For use with natural (NAT) and polish (POL) finishes.

Warranty
5 year limited warranty.

Listings
ETL Listed to ANSI/UL Standard 1838 and UL Standard 8750. Certified to CAN/CSA Standard C22.2 No. 9, CSA TIL B-58B. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP65 Rated. Made in USA.

RoHS

**Energy Star is a registered trademark of the United States Environmental Protection Agency.*

MT SUTHERLAND AIA

GreenPoint Rated Checklist: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1, and Q0.

JAN 22 2014

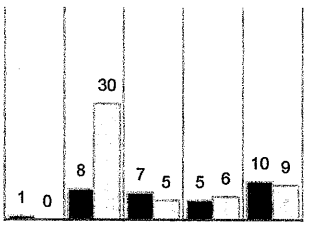
GreenPoint RATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: **31**

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.



Single Family New Home 4.2 / 2008 Title 24

Prelle Residence - 385 Westridge Drive
Miles Hancock - (650) 424-1189
2008-253
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
A. SITE			Possible Points				
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
No	a. Protect Topsoil and Reuse after Construction	0	1				1
No	b. Limit and Delineate Construction Footprint for Maximum Protection	0					1
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)						
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen code)	Y				R	
No	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0				2	
No	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2	
	3. Use Recycled Content Aggregate (Minimum 25%)						
No	a. Walkway and Driveway Base	0				1	
No	b. Roadway Base	0				1	
No	**4. Cool Site: Reduce Heat Island Effect On Site**	0	1				
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]						
N/A	a. Duct openings and other related air distribution component openings shall be covered during construction (CALGreen code if applicable)	0			1		
No	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1		
	Total Points Available in Site = 12	**0**					
B. FOUNDATION			Points Available Per Measure				
No	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	0				2	
No	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0				2	
No	**3. Use Radon Resistant Construction** [*This credit is a requirement associated with J4: EPA IAP]	0			2		
No	**4. Install a Foundation Drainage System** [*This credit is a requirement associated with J4: EPA IAP]	0				2	
No	**5. Moisture Controlled Crawlspace** [*This credit is a requirement associated with J4: EPA IAP]	0			2		
	6. Design and Build Structural Pest Controls						
No	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	0				1	
No	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				1	
	Total Points Available in Foundation = 12	**0**					
C. LANDSCAPE			Points Available Per Measure				

Prelle Residence - 385 Westridge Drive
Miles Hancock - (650) 424-1189
2008-253
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
88.3%	*Percentage of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.*						
No	**1. Group Plants by Water Needs (Hydrozoning)**	0					2
No	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	0					2
	3. Construct Resource-Efficient Landscapes						
No	a. No Invasive Species Listed by Cal-IPC Are Planted	0					1
No	b. No Plant Species Will Require Shearing	0				1	
No	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	0					3
	4. Minimize Turf in Landscape Installed by Builder						
No	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	0					2
No	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	0					4
No	**5. Plant Shade Trees**	0	1	1			1
	6. Install High-Efficiency Irrigation Systems						
No	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0					2
N/A	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	0					3
No	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	0					3
	8. Rain Water Harvesting System						
No	a. Cistern(s) is Less Than 750 Gallons	0					1
No	b. Cistern(s) is 750 to 2,500 Gallons	0					1
No	c. Cistern(s) is Greater Than 2,500 Gallons	0					1
No	**9. Irrigation System Uses Recycled Wastewater**	0					1
No	**10. Submetering for Landscape Irrigation**	0					1
	11. Design Landscape to Meet Water Budget						
No	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1
No	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1
No	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing** A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	0				1	
No	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	0	1				
	Total Points Available in Landscape = 35	0					
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Points Available Per Measure				
	1. Apply Optimal Value Engineering						
No	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				3	
No	b. Door and Window Headers are Sized for Load	0				1	
No	c. Use Only Cripple Studs Required for Load	0				1	
	2. Construction Material Efficiencies						
No	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2	
No	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6	
	3. Use Engineered Lumber						
No	a. Engineered Beams and Headers	0				1	
No	b. Wood I-Joists or Web Trusses for Floors	0				1	
No	c. Engineered Lumber for Roof Rafters	0				1	
No	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
No	e. Oriented Strand Board for Subfloor	0				1	
Yes	f. Oriented Strand Board for Wall and Roof Sheathing	1				1	
No	**4. Insulated Headers**	0		1			
	5. Use FSC-Certified Wood						
No	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6	
No	b. Panel Products (Minimum 40%)	0				3	

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		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)						
No	a. Floors	0				2	
No	b. Walls	0				2	
No	c. Roofs	0				1	
No	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1			
	8. Install Overhangs and Gutters						
No	a. Minimum 16-Inch Overhangs and Gutters	0				1	
No	b. Minimum 24-Inch Overhangs and Gutters	0		1			
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]						
No	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1		
No	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1		
	Total Points Available in Structural Frame and Building Envelope = 39	1					
E. EXTERIOR			Points Available Per Measure				
No	**1. Use Environmentally Preferable Decking**	0				2	
No	**2. Flashing Installation Techniques Specified and Third-Party Verified** [*This credit is a requirement associated with J4: EPA IAP]	0				1	
No	**3. Install a Rain Screen Wall System**	0				2	
No	**4. Use Durable and Non-Combustible Siding Materials**	0				1	
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2	
	Total Points Available in Exterior = 8	2					
F. INSULATION			Points Available Per Measure				
	1. Install Insulation with 75% Recycled Content						
No	a. Walls	0				1	
No	b. Ceilings	0				1	
No	c. Floors	0				1	
	Total Points Available in Insulation = 3	0					
G. PLUMBING			Points Available Per Measure				
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)						
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2		1			1
No	b. Use Engineered Parallel Plumbing	0					1
No	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1
No	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2
No	e. Use Central Core Plumbing	0		1		1	1
	2. Water Efficient Fixtures						
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1
Yes	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)**	2					2
	Total Points Available in Plumbing = 12	9					
H. HEATING, VENTILATION & AIR CONDITIONING			Points Available Per Measure				
	1. Properly Design HVAC System and Perform Diagnostic Testing						
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4			
No	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		1			
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]						

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No	a. Furnaces	0			2		
No	b. Water Heaters	0			2		
No	**3. Install High Performing Zoned Hydronic Radiant Heating**	0		1	1		
No	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1				
	5. Design and Install Effective Ductwork						
No	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1			
No	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	0			1		
No	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards** [*This credit is a requirement associated with J4: EPA IAP]	0			1		
Yes	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	1			1		
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)						
No	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0		1			
N/A	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	0		1			
No	c. Automatically Controlled Integrated System with Variable Speed Control	0		3			
	10. Advanced Mechanical Ventilation for IAQ						
Yes	a. *Required:* Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R		
No	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1		
No	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2		
Yes	**11. Install Carbon Monoxide Alarm(s)** (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1		
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	6					
I. RENEWABLE ENERGY			Points Available Per Measure				
No	**1. Pre-Plumb for Solar Water Heating**	0				1	
No	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	0				1	
	3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) *Enter % total energy consumption offset, 1 point per 4% offset*	0		25			
	Total Available Points in Renewable Energy = 27	0					
J. BUILDING PERFORMANCE			Points Available Per Measure				
	1. Building Envelope Diagnostic Evaluations						
No	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{50} for Balanced Systems (2 Total Points for J1b. and J1c.)	0		1			
No	d. House Passes Combustion Safety Backdraft Test	0			1		
0%	**2. *Required:* Building Performance Exceeds Title 24 (Minimum 15%)** *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	0		≥30			
No	**3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6			
No	**4. Obtain EPA Indoor airPlus Certification** *(Total 42 points, not including Title 24 performance; read comment)*	0			2		

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Yes	**5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)**	1		1			
	6. Participation in Utility Program with Third Party Plan Review						
No	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1			
	Total Available Points in Building Performance = 45+	1					
K. FINISHES			Points Available Per Measure				
No	**1. Design Entryways to Reduce Tracked-In Contaminants**	0			1		
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)						
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1		
No	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	0			2		
Yes	**3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	2			2		
Yes	**4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)**	2			2		
No	**5. Use Recycled-Content Paint**	0				1	
	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local						
No	a. Cabinets (50% Minimum)	0				3	
No	b. Interior Trim (50% Minimum)	0				2	
No	c. Shelving (50% Minimum)	0				2	
No	d. Doors (50% Minimum)	0				2	
No	e. Countertops (50% Minimum)	0				2	
Yes	**7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	Y			0		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
No	a. Doors (90% Minimum)	0			1		
No	b. Cabinets & Countertops (90% Minimum)	0			2		
No	c. Interior Trim and Shelving (90% Minimum)	0			1		
No	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3		
	Total Available Points in Finishes = 27	5					
L. FLOORING			Points Available Per Measure				
No	**1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area)** A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.*	0				4	
No	**2. Thermal Mass Floors (Minimum 50%)**	0		1			
No	**3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore** [*This credit is a requirement associated with J4: EPA IAP]	0			3		
Yes	**4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	Y					
	Total Available Points in Flooring = 8	0					
M. APPLIANCES AND LIGHTING			Points Available Per Measure				
Yes	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	2		1			1
	2. Install ENERGY STAR Clothes Washer						
No	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	0		1			2

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		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0					2
	3. Install ENERGY STAR Refrigerator						
No	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0		1			
No	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1			
	4. Install Built-In Recycling Center or Composting Center						
Yes	a. Built-In Recycling Center	1				1	
No	b. Built-In Composting Center	0				1	
	5. Install High-Efficacy Lighting and Design Lighting System						
No	a. Install High-Efficacy Lighting	0		1			
No	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1			
	Total Available Points in Appliances and Lighting = 13	3					
N. OTHER			Points Available Per Measure				
Yes	1. *Required:* **Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	Y				R	
No	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	0	1				
No	**3. Homebuilder's Management Staff are Certified Green Building Professionals**	0	1				
	4. Develop Homeowner Education						
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2		1			1
No	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0			1		
No	**5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program**	0		1			
	Total Available Points in Other = 6	2					
O. COMMUNITY DESIGN & PLANNING							
	1. Develop Infill Sites						
Yes	a. Project is an Urban Infill Development	2	1			1	
No	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2				
No	**2. Build on Designated Brownfield Site**	0	3				
	3. Cluster Homes & Keep Size in Check						
No	a. Cluster Homes for Land Preservation	0	1			1	
No	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2	
0	c. Home Size Efficiency	0				9	
	4. Design for Walking & Bicycling						
0	a. Site Has Pedestrian Access Within 1/2 Mile of Community Services: TIER 1: Enter Number of Services Within 1/2 Mile 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold						
	TIER 2: Enter Number of Services Within 1/2 Mile 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket						
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
	ii.10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
No	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1				
No	c. Install Traffic Calming Strategies (Minimum of Two): - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2				
	5. Design for Safety & Social Gathering						
No	a. All Home Front Entrances Have Views from the Inside to Outside Callers	0	1				

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No	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1				
No	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1				
No	d. Development Includes a Social Gathering Space	0	1				
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)						
No	a. All Homes Have At Least One Zero-Step Entrance	0	1				
No	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	1				
No	c. Locate Half-Bath on the Ground Floor	0	1				
No	d. Provide Full-Function Independent Rental Unit	0	1				
	Total Achievable Points in Community Design & Planning = 35	2					
P. INNOVATION			Possible Points				
	A. Site						
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)						
No	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1				
No	b. Install Bio-Retention and Filtration Features	0	2				
No	c. Route Downspout Through Permeable Landscape	0	1				
No	d. Use Non-Leaching Roofing Materials	0	1				
No	e. Include Smart Street/Driveway Design	0	1				
No	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3				
	C. Landscape						
No	1. Meet Local Landscape Program Requirement	0					2
	D. Structural Frame & Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
No	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				1	
No	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	0				1	
No	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	0			1	1	
	E. Exterior						
No	1. Vegetated Roof (Minimum 25%)	0	2	2			
	G. Plumbing						
No	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1
No	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2
No	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1
No	4. Composting or Waterless Toilet	0					2
No	5. Install Drain Water Heat-Recovery System	0		1			
No	6. Install a Hot Water Desuperheater	0		2			
	H. Heating, Ventilation, and Air Conditioning						
No	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1		
No	2. Design HVAC System to Manual T for Register Design	0		1			
	K. Finishes						
No	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5	
	N. Other						
No	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2	
	2. Educational Signage of Project's Green Features						
No	a. Promotion of Green Building Practices	0	1				
No	b. Installed Green Building Educational Signage	0	1				
	3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.						
No	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0

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		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0
No	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0
No	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0
No	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0
	Total Achievable Points in Innovation = 33+	0					
Q. CALIFORNIA CALGreen CODE			Possible Points				
Yes	**0. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.**	Y	R				
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions. *The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.*						
TBD	1. CALGreen 4.106.2 Storm water management during construction.	N					
TBD	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	N					
TBD	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N					
TBD	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	N					
TBD	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N					
TBD	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N					
TBD	7. CALGreen 4.505.3 19% moisture content of building framing materials	N					
TBD	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	N					
	Total Achievable Points in California Green Code = 0	0					

Summary

Total Available Points		44	96+	44	109	59
Minimum Points Required		0	30	5	6	9
Total Points Targeted	**31**	**1**	**8**	**7**	**5**	**10**

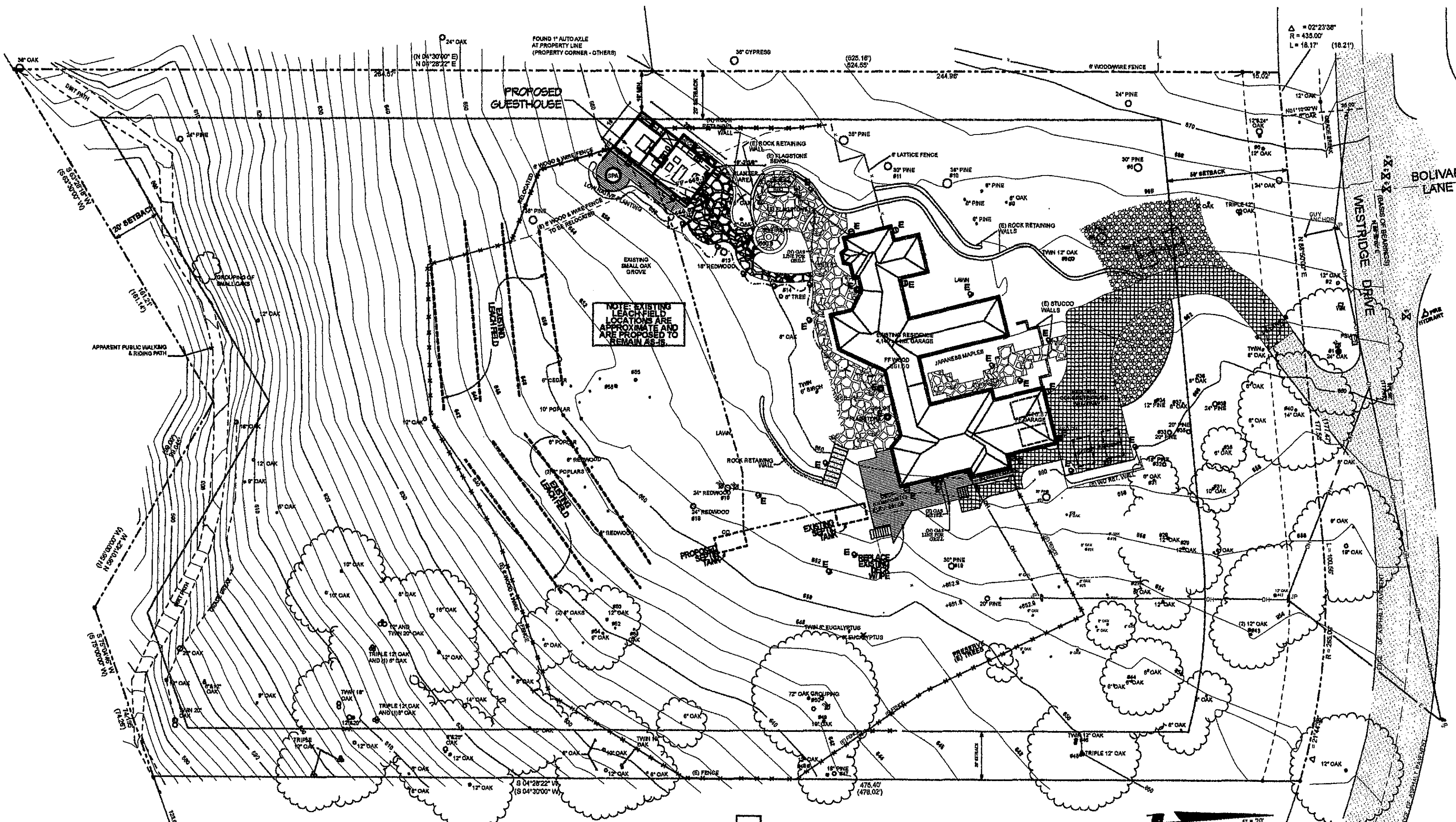
Project has not yet met the following minimum requirements:

- *Total Project Score of At Least 50 Points*
- *Required measures:*

  -J2: 15% above Title 24

- *Minimum points in specific categories:*
  - *-Energy (30 points)*
  - *-Resources (6 points)*

JAN 22 2014



1 Site Plan

SITE MATERIALS LEGEND:
NOTE: RE: LANDSCAPE PLAN FOR LANDSCAPE MATERIALS AND ASSOCIATED LEGENDS

- EXISTING FLAGSTONE PATIO
- NEW FLAGSTONE PATIO TO MATCH (E)
- NEW IPE WOOD DECKING
- EXISTING ASPHALT DRIVEWAY
- EXISTING PAVER DRIVEWAY / PATH
- EXISTING GRAVEL PARKING

SITE FEATURES LEGEND:
NOTE: RE: LANDSCAPE PLAN FOR ADDITIONAL PROPOSED TREES.

- EXISTING CONTOURS
- NEW CONTOUR
- (E) 6' TALL, WOOD POST AND WIRE MESH FENCE
- RELOCATED 6' WOOD AND WIRE FENCE TO MATCH (E)
- EXISTING LEACH FIELD LINE (TO REMAIN)

SITE LIGHTING LEGEND:
NOTE: CUT SHEETS FOR PROPOSED LIGHTING FIXTURES AVAILABLE UPON REQUEST

- EXISTING SHIELDED PATH LIGHT
- PROPOSED SHIELDED PATH LIGHT: TEKA-MBP, BROWN PATINA TO MATCH EXISTING
- EXISTING WALL-MOUNTED, SHIELDED LIGHT
- PROPOSED WALL-MOUNTED, SHIELDED LIGHT W/ FLUORESCENT BULB TO MATCH EXISTING
- EXISTING PENDANT FIXTURES UNDER (E) ROOFED PATIO TO REMAIN

GRADING: (OUTSIDE FOOTPRINT OF BUILDINGS)

FILL: 3 C.Y. +-
CUT: 3 C.Y. +-

PROJECT INFORMATION:

PROJECT ADDRESS:	385 WESTRIDGE DRIVE, PORTOLA VALLEY, CA 94028
PARCEL NO.:	077-262-010

SITE DATA:

ZONING DISTRICT:	R-E/2.5/SD-2.5
GEOLOGIC ZONE:	"Sbr" with "Ps" clipping the NE corner of the property
FLOOD ZONE:	ZONE "C"
PARCEL AREA:	3.3 ACRES (143,748 SF)
AVERAGE SLOPE:	18.4%
ADJUSTED PARCEL AREA:	2.9964 ACRES (130,523 SF)

ALLOWABLE, EXISTING & PROPOSED FLOOR AREA TABULATION:

ADJUSTED MAXIMUM FLOOR AREA (AMFA):	7,656 SF
85% OF AMFA:	6,507 SF
SINGLE STORY (18 FT) BONUS 5% (AMFA)	8,039 SF
85% OF SINGLE STORY AMFA:	6,833 SF
ADJUSTED MAX. IMPERVIOUS AREA (AMIS)	13,770 SF
EXISTING RESIDENCE (INCL. ATTACHED GARAGE):	4,140 SF (51% OF TOTAL ALLOW.)
PROPOSED GUEST HOUSE FLOOR AREA:	750 SF
TOTAL PROPOSED FLOOR AREA:	4,890 SF (64% OF TOTAL ALLOW.)
TOTAL EXISTING IMPERVIOUS SURFACE AREA:	6,610 SF
TOTAL PROPOSED IMPERVIOUS SURFACE AREA:	7,330 SF

SCOPE OF WORK:

DETACHED 750 SF GUEST HOUSE W/ WOOD DECK, SPA AND STONE PATIO, INCLUDING OUTDOOR FIREPLACE AND BARBEQUE COUNTER. REPLACE EXISTING WOOD COMPOSITE DECK W/ IPE DECKING.

PROJECT TEAM:

ARCHITECT: MARK T. SUTHERLAND, AIA
112 GROVELAND ST.
PORTOLA VALLEY, CA 94028
650.815.9575
mtsutherland@hotmail.com

LANDSCAPE ARCHITECT: CLEAVER DESIGN ASSOCIATES
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1210 VACATION DRIVE
LAFAYETTE, CA 94549
925.934.6044
bob@cleaverdesign.com

SOILS ENGINEER: JF CONSULTING, INC.
GEOTECHNICAL SERVICES
ATTN: JERRY FREEMAN, C.E.G.
408.867.6321
soilengineer@comcast.net

SURVEYOR: BGT LAND SURVEYING
1720 S. AMPHLETT BLVD. #225
SAN MATEO, CA 94402
ATTN: BRYAN TAYLOR
650.212.1030
btaylor@bgtsurveying.com

ENERGY CONSULTANT: ENERGY DESIGN GROUP, INC.
2149 DARTMOUTH ST.
PALO ALTO, CA 94306
ATTN: MILES HANCOCK
680.424.1189
energy@pacbell.net

SHEET INDEX:

A-1.1	SITE PLAN
A-2.1	GUEST HOUSE PLANS
L-1	LANDSCAPE PLAN

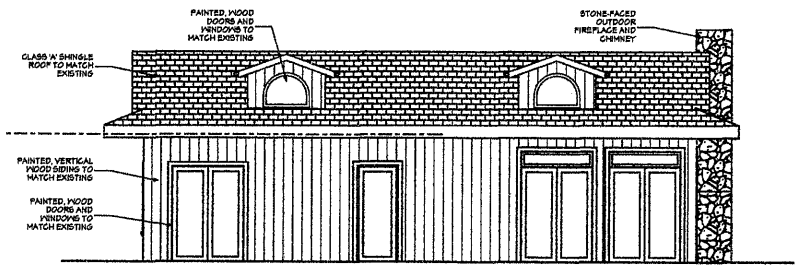
MARK T. SUTHERLAND, ARCHITECT
112 GROVELAND ST.
PORTOLA VALLEY, CA 94028
650.815.9575 phone
mtsutherland@hotmail.com

PROJECT TITLE: Prelle Residence Guest House
385 Westridge Drive
Portola valley, CA 94028

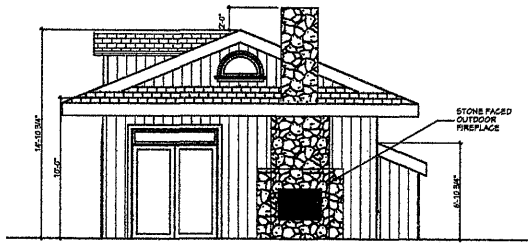
DRAWING TITLE: Site Plan
SCALE: AS SHOWN

PROJECT NUMBER: 2013.102
ISSUE DATE: 01/20/14
DRAWING REVISIONS

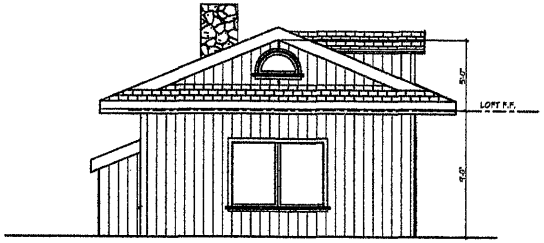
SHEET NUMBER: A-1.1



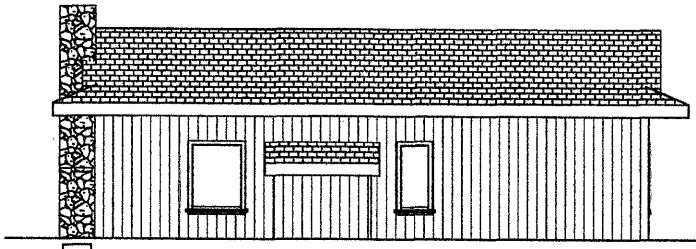
3 SOUTH ELEVATION 1/4" = 1'-0"



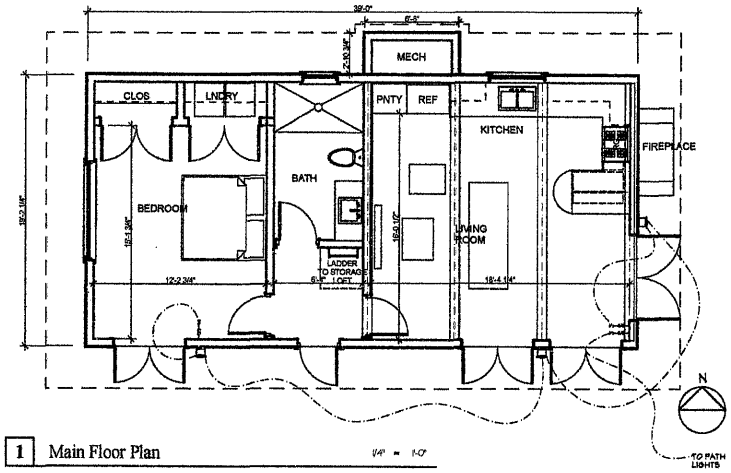
4 EAST ELEVATION 1/4" = 1'-0"



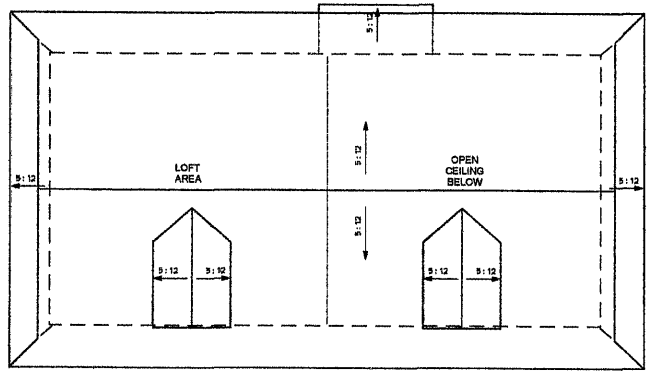
6 WEST ELEVATION 1/4" = 1'-0"



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



1 Main Floor Plan 1/4" = 1'-0"



2 Roof Plan 1/4" = 1'-0"

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Prelle Residence
Guest House
385 Westridge Drive
Portola Valley, CA 94028

PROJECT TITLE

Floor Plans

SCALE: AS SHOWN

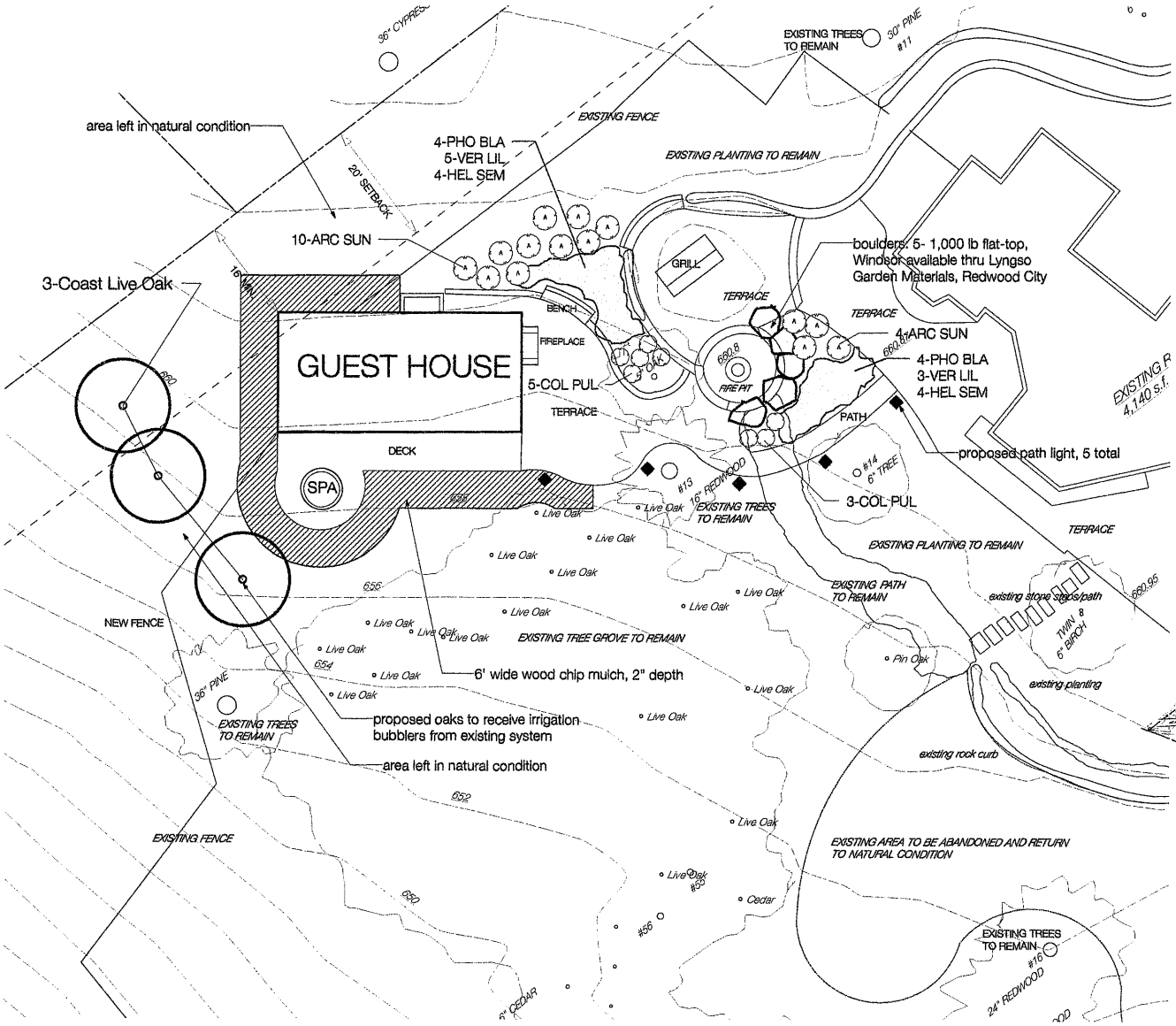
DRAWING TITLE

PROJECT NUMBER
2013-211
ISSUE DATE
01-20-2014
DRAWING REVISIONS

A-2.1

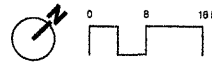
SHEET NUMBER

/Users/marktsutherland/Desktop/Architecture Projects/Prelle Residence/Dwg/Current/Prelle GuestHouse.pln Wednesday, January 22, 2014 11:42 AM

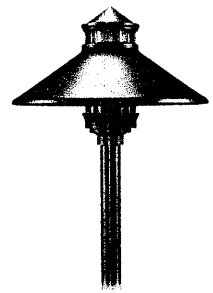


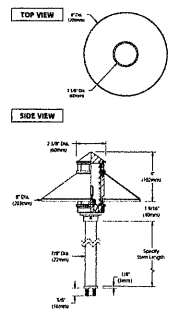
Site Enlargement

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

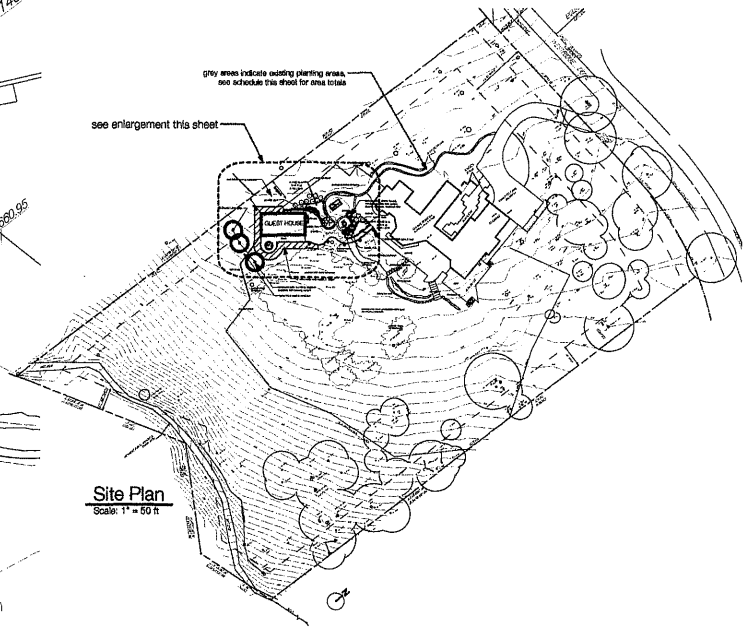


NOTES:
1. All proposed planting areas shall receive 100% coverage from an automatic underground irrigation system.
2. The irrigation system shall be zoned per grading sun/shade conditions. A smart controller shall be installed.
3. All Trees shall be irrigated with 2 bubblers per tree,with a separate valve.
4. A soil test for agricultural suitability shall be performed and recommendations from the report shall be installed.





◆ Miniature Beacon Light by Teka Illumination 5 total
MBP-LV-288-BP-24-DK stake: PP (Power Pipe)
switching- see architects drawings



Site Plan

Scale: 1" = 50 ft

PLANT LIST

Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	WUCOLS
tree	QUE AGR	Quercus agrifolia	Coast Live Oak	24" box	8	Y	Y	VL
shrub areas	ARC SUN	Arctostaphylos 'Sunset'	Sunset Manzanita	1 gallon	14	Y	Y	L
	COL PUL	Coleonema pulchrum 'Sunset Gold'	Sunset Gold Breath Of Heaven	1 gallon	8		Y	M
	HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	1 gallon	8		Y	L
	PHO BLA	Phormium 'Black Adder'	Black New Zealand Flax	1 gallon	8		Y	L
	VER LIL	Verbena lilacina 'De La Mina'	Cedros Island Verbena	1 gallon	8	Y	Y	L

Landscape Area Schedule

Name	Area	Percentage
Planting Area- Proposed	550 sf	7%
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
	7,992 sf	100%

CLEAVER DESIGN ASSOCIATES landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.8044
www.cleaverdesign.com
CA reg # 4145

Prelle Residence

385 Westridge Drive, Portola Valley, CA

Landscape Plan

L-1

No.	Date	Issue Notes
1	16JAN2013	issued for town review

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Architectural and Site Control Commission **February 10, 2014**

Special Site Meeting, 302 Portola Road, Priory School Benedictine & Church Squares

and

Regular Evening Meeting, 765 Portola Road, Portola Valley, California

Chair Breen called the special site meeting to order at 4:07 p.m. at Benedictine Square, The Priory School, 302 Portola Road.

Roll Call:

ASCC: Breen, Clark, Harrell, Koch, Ross
Town Council Liaison: Hughes
Conservation Committee: Murphy
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson, Assistant Planner Borck

Others Present*:

Jim Goring, Architect, Goring & Straja
Theresia Kunardi, Goring & Straja
Michael O'Leary, Landscape Architect
Monica Corman, Priory Trustee
Henry Riggs, Priory Project Manager
Tim Molak, Priory Head of School
Brad Albers, Priory Director of Facilities

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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.

Preliminary review for conformity with CUP X7D-30 and Site Development Permit X9H-668, Priory Benedictine and Church Squares, 302 Portola Road

Kristiansson presented the February 6, 2014 staff report on this preliminary review, described the project, and discussed similarities to the conceptual plans presented last year at the December 9, 2013 ASCC meeting.

The project team reviewed the proposal and provided the following clarifications:

- The same pavers would be used at both Benedictine and Church Squares. The pavers are not themselves permeable but are part of a system that includes an underlayer of gravel and spacers between the pavers.
- The planter walls would have more wood and stone, rather than being all pressed board concrete.
- A variety of colors are possible for the awnings; samples will be available at the evening meeting.
- This phase of the project would not include awnings on the Student Center, but only on the new structures.
- Improvements to the existing buildings are still being finalized and would be considered separately.

The ASCC walked around Benedictine Square, up to the existing patio west of the Student Center, and then over to Church Square. During the meeting, the following clarifications were provided by the project team:

- The fruiting olives will be moved up on to the hill near the existing vegetable gardens.
- The siding on the existing classroom building which will be demolished is redwood and would be flipped and used to clad the faculty lounge.
- Although some existing pine trees are located within the area of the roof cut-out, these trees are too close to the building and associated stairs, and the project team has proposed removing them.
- The existing stairs from Benedictine Square to the south side of the Student Center will be preserved. The handrail will be replaced with a version that includes lighting so that the pole lights can be removed.
- Portable Building A may be kept on campus during construction of the Science Building which the school is planning, and Portable Building B will be removed as soon as the work in Benedictine Square is complete.

ASCC members discussed the trees which are proposed for removal and suggested that additional pines could be taken out as part of the project. The ASCC also discussed the pavers at Church Square and whether they could be retained or reused on campus. In addition, ASCC members discussed the proposed lighting plan and the Town's policy that trees and other landscaped areas should not be illuminated.

Public comments were requested, and **Judith Murphy** on behalf of the Conservation Committee suggested that the project team reconsider the use of stone pine, ulma parvifolia, and feather grass. In addition, magnolias could work within the courtyard but do not fit with the character of the campus or the town and so would seem problematic if planted in front of the existing classroom building. The project landscape architect offered that these would be small magnolia trees, intended to stay under the roof so that there would be no interference with the solar panels.

ASCC members agreed they would offer additional comments at the regular evening meeting.

Adjournment

The special site meeting was adjourned at 4:50 p.m.

Architectural and Site Control Commission **February 10, 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, Harrell, Koch, Ross
Planning Commission Liaison: McKitterick
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 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 February 10, 2014 staff report on this continued review of the new residence and proposed site improvements. She noted that the ASCC conducted a preliminary review of plans on January 13, 2014 and were generally supportive of the project while directing the project team to work with the immediate neighbors on modifications to the landscape screening plan.

Borck advised that an email from the neighbor at 35 Antonio Court, Mr. Rene LaCerte, was received this morning and emailed to the ASCC. She noted that Mr. LaCerte could not be at the meeting this evening, but wanted to express his concerns regarding the proposed 15-gallon live oaks versus selecting larger specimen trees for adequate screening of the project.

Borck then reviewed the following materials submitted to address the preliminary review comments:

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

- Email received 1/21/14 from Mr. Dick Foley of 75 Hillbrook Drive

Linda Waissar, applicant, Caroline Arpa, project architect, and Laura Jerrard, project landscape architect were present to discuss the project with ASCC members. As Commissioners Harrell and Ross had not been present for the preliminary review, Ms. Arpa presented colored renderings and color boards for the project.

In response to a question concerning potential clerestory lightspill, Ms. Arpa indicated that once designed, the interior lighting would be below the clerestory and that shades could be considered.

Breen indicated that she had visited the Foley property to consider potential view obstruction and inquired if the project team had considered lowering plate heights. Ms. Arpa clarified that they did consider lowering both the main building height and lowering the building further into the ground. She stated that further lowering the building into the slope would require additional grading and she didn't see that as appropriate for the site. When considering lowering the building, she indicated that losing the clerestory element was not preferred in the design scheme both to maintain both the character of the building and to allow for cross ventilation. She advised that the project team had made efforts to be sensitive to the neighbors' concerns, the character of the site, and the needs of the client.

In response to a question, Ms. Arpa stated that the story poles were relatively accurate in height. She indicated that the roofs will be built somewhat differently than the poles are able to show.

Public comments were then requested.

Mr. Tom Moran, 85 Hillbrook Drive, stated that his main concern was visibility of the auto court and that he would like screening for it. He also expressed concern that there may be too many trees proposed for the site. Ms. Jerrard confirmed that shrubs were to be planted in the landscape area beyond the auto court and would be part of the field placement site meeting. She also advised that developing the landscape screening plan has been challenging in finding a balance of plant materials that will be optimal for everyone.

Mr. Dan Abrams, 5 Veronica Place, inquired if consideration had been given to selecting other species of trees that would ultimately not be as high as mature oaks. Ms. Jerrard advised that she was not too concerned about the oaks becoming extremely tall and stressed that they will spread outward. She also offered that other faster growing trees would require significantly more water and would not be appropriate for the site.

An unknown meeting attendee inquired about the initial height of a 15-gallon oak and how fast it would grow. Ms. Jerrard advised that a 15-gallon specimen would be about seven feet tall and would grow about one foot per year.

ASCC members considered the revised plans and supporting materials and offered that they were very supportive of the project design and scale. Clark indicated that the timing of the landscape planting was the key issue and that the size of the oaks and shrubs should not dominate the site over time. Breen suggested that the applicant consider fewer oaks and a mix of sizes, as well as including some Dr. Hurd manzanita. She also stated that individual property owners could also provide their own screening. Ross and Koch supported the idea of fewer trees. As commissioners discussed the optimal timing of the field placement of screen plantings, Vlasic advised that the objectives should first be stated to provide clear direction to the project team. He offered that the applicants' needs, neighbor concerns for screening, and not over-planting the site were items of focus. Harrell reiterated these three areas of focus for the project team, offered that fewer trees would be desired, and that the timing of the in-field placement meeting would be more appropriate nearer to the end of construction.

In addition to the above, Breen inquired about the additional exterior lighting that will be required per building code. Ms. Arpa advised that additional sconces were not added to the exterior lighting plan as the project team is evaluating possible use of downlights.

Following discussion, Ross moved to approve the project with the following conditions:

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.

6. The landscape screening plan shall be revised to include fewer trees, a variety of sizes for the trees proposed, and selection of a lower-height species for the west elevation so as to not obscure future ridge views, to the satisfaction of a two-member ASCC subcommittee.

7. The applicant shall hold a site meeting with a two-member ASCC subcommittee for field placement of the screen planting, and the landscape screening plan may be adjusted during the field placement meeting to the satisfaction of the ASCC subcommittee. The timing of this meeting shall be indicated on the construction schedule. The applicant shall notify neighbors at least ten days in advance of the time and place for this meeting.

8. A final, detailed exterior lighting plan and switching plan shall be submitted with the building permit to the satisfaction of a designated ASCC member.

9. A detailed interior lighting plan with lighting cut sheets shall be provided that identifies all proposed lighting (and clerestory shades, if applicable) in the area around the clerestory to the satisfaction of a designated ASCC member.

Breen seconded the motion, and the motion passed, 5-0.

Continued preliminary review for conformity with CUP X7D-30 and of Site Development Permit X9H-668, Priory Benedictine and Church Squares, 302 Portola Road

Kristiansson presented the February 6, 2014 staff report on this continuing project review and discussed the afternoon site meeting on the project (refer to above site meeting minutes).

The project team presented a model and drawings of the project, and answered questions from ASCC members about the project design and landscaping. The team explained that the intent was to reflect the themes of simplicity, craftsmanship and thoughtfulness. As a result, more wood and stone will likely be incorporated into the finishes and furnishings for the squares, rather than concrete as currently indicated. In terms of the landscaping, the intent for the slope below the Student Center is to preserve and nurture the oaks in that area and to keep the landscaping sparse. Some plants would be added for erosion control, however, as well as some toyon. The only lawn area would be 500 sf within the Benedictine Square itself, which would be planted with a dwarf fescue.

Public comments were then requested, but none were offered.

ASCC members discussed the project and provided the following comments:

- As many of the declining trees on the site as possible should be removed.
- The olive trees that are being moved should be either harvested or treated to prevent fruiting.
- The magnolias along the entrance road in front of the existing classroom building should be replaced with something more indigenous.
- The existing pavers at Church Square could be retained or reused, as they appear to be in good condition.
- The awnings on the new buildings will not be very visible from off-site, so the color could provide more of an accent. This would be different for awnings on the Student Center, however.
- The tree lighting needs to be removed.

Review for conformity with Portola Valley Ranch PUD X7D-74, Ranch Design Committee Proposed Revisions to Solar Panel Design Guidelines

Kristiansson presented the February 6, 2014 staff report, described the scope of the proposed changes, and discussed the consistency of the proposed changes with the Ranch PUD and the Town's Design Guidelines.

Carol Grundfest and Olivier Pieron from the Ranch Design Committee were present to discuss the solar panel design guidelines with ASCC members. In response to questions from the Commissioners, they provided the following information:

- The 36" perimeter specified in the guidelines is required by code.
- The 18" height is not required by code, but is based on a calculation of the angle for efficiency.

- The height restriction is intended to mitigate the visibility of the panels from the ground.

Public comments were then requested, and Planning Commission Liaison **Nate McKitterick** asked the Design Committee members to comment on how the revised guidelines conform to the Solar Rights Act (Civil Code Section 714), which does not allow homeowners' associations or jurisdictions to require changes that would reduce efficiency by more than 20% or increase cost by more than $2,000.

Olivier Pieron responded that the guidelines were intended to put the expectations up front so that these could be discussed when a homeowner first starts to contact potential solar installers. Carol Grundfest added that the Design Committee was trying to provide guidance to homeowners. The solar panel guidelines do currently reference the Solar Rights Act, and the Committee had considered attaching the Solar Rights Act to the guidelines but were concerned about keeping it updated if the code changed. After some discussion, the Design Committee agreed to add either a hyperlink to the Solar Rights Act or to attach the Act to the solar panel guidelines.

ASCC members expressed support for the guidelines and reiterated the goal of encouraging solar panels with reasonable restrictions.

Breen moved to find the revised solar panels in conformity with PUD X7D-74, and Ross seconded the motion; the motion passed 5-0.

Commission and Staff Reports

Kristiansson advised the ASCC that staff had discussed the restoration planting plan for Villa Lauriston with the applicant. The applicant has hired Rana Creek to provide assistance with the plan, and a revised plan is being developed for consideration by the ASCC subcommittee.

Town Council Liaison Hughes provided an update relative to the Town Council's meeting with Woodside Fire and the Woodside Town Council concerning wood roofs. The Council decided that they do not want to second-guess the State's fire ratings, and therefore wood roofs that meet the Class A standards will continue to be allowed.

Minutes

Clark moved and Breen seconded approval of the January 27, 2014 minutes as drafted. The motion passed 4-0-1, with Harrell abstaining.

Adjournment

There being no further business, the meeting was adjourned at 8:55 p.m.