



**TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, March 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. New Business:
 - a. Preliminary Architectural Review for New Residence, Detached Guest House, and Site Development Permit X9H-672, 18 Redberry Ridge, Douglass
 - b. Architectural Review for Driveway Entry Gate and Fencing, 170 Ramoso Road, Foster
 - c. Architectural Review for Residential Additions and Remodeling, 157 Westridge Drive, Buckholtz
 - d. Architectural Review for Residential Additions and Remodeling, 111 Corte Madera Road, Bergstrom
5. Commission and Staff Reports:
6. Approval of Minutes: March 10, 2014
7. Adjournment:

*For more information on the projects to be considered by the ASCC at the Special Field and Regular meetings, as well as the scope of reviews and actions tentatively anticipated, please contact Carol Borck in the Planning Department at Portola Valley Town Hall, 650-851-1700 ex. 211. Further, the start times for other than the first Special Field meeting are tentative and dependent on the actual time needed for the preceding Special Field meeting.

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

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

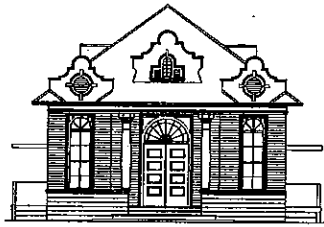
PUBLIC HEARINGS

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

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

Date: March 21, 2014

CheyAnne Brown
Planning Technician



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC
FROM: Karen Kristiansson, Deputy Town Planner
Carol Borck, Assistant Planner
DATE: March 21, 2014
RE: Agenda for March 24, 2014 ASCC Meeting

The following comments provide an overview of the items on the March 24th agenda.

4a. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE, DETACHED GUEST HOUSE, AND SITE DEVELOPMENT PERMIT X9H-672, 18 REDBERRY RIDGE, DOUGLASS

The ASCC will continue its preliminary review of this project in follow-up to the March 19th joint field meeting with the Planning Commission at the site. The March 13, 2014 staff report prepared by Deputy Town Planner Kristiansson for that field meeting provides the key background information for the March 24 ASCC meeting and was distributed to Commissioners prior to last Wednesday's meeting and is still available on the Town's website. Three additional items are attached. One is the March 14, 2014 Update on Habitat Restoration – First Quarter letter report from Rana Creek. The other two items are email comment letters from residents at 19 Redberry Ridge and 12 Hawkview Drive.

Key points from the March 19 joint ASCC/Planning Commission field meeting and the Planning Commission's preliminary review at their evening meeting on the same date are:

- Commissioners commented positively about the general approach and design of the project.
- Commissioners also appreciated the efforts that had been made in response to comments from the Blue Oaks Homeowners' Association (HOA) and neighbors, particularly to lower the eastern wing of the house by 3'6".
- Rana Creek provided a summary of the results of their quarterly monitoring. This monitoring found that the restoration efforts are on track.
- Concern was expressed about the driveway design, particularly where it crosses the swale, and the project team identified possible options to address these concerns.

- Commissioners also asked whether the design of the auto-court and garage areas could be adjusted to preserve more manzanitas, and to lower the retaining wall heights and minimize visibility of any associated guard rails. The design team stated that their intention was to minimize the need for guard railing, and to consider options to both lower the walls and preserve the manzanitas in place.
- Light spill was mentioned as an issue as well, both for the neighbor to the south and for residents of Portola Valley Ranch to the north.
- Additional information was requested about the heights, materials and colors for the landscape feature retaining walls and terraces north of house, particularly as they might be seen from off-site.
- The architectural entry wall feature was also discussed, and more background requested about the need for and visibility of the wall feature.

As noted above, this will be a continuation of the ASCC's preliminary review of this project. Project review should then be continued to the regular April 14th ASCC meeting, at which time action may be considered for the project.

4b. ARCHITECTURAL REVIEW FOR DRIVEWAY ENTRY GATE AND FENCING, 170 RAMOSO ROAD, FOSTER

The enclosed March 24, 2014 staff report prepared by Assistant Planner Borck provides the background and evaluation of this request for approval of plans for a driveway entry gate and fencing located within an access easement on 170 Ramoso Road. The access easement serves the neighboring property, 188 Ramoso Road, and the applicant owns both properties. The proposal appears to be generally in compliance with Town guidelines, and the report offers conditions of approval for ASCC consideration and action on the application.

4c. ARCHITECTURAL REVIEW OF RESIDENTIAL ADDITIONS AND REMODELING, 157 WESTRIDGE DRIVE, BUCKHOLTZ

The enclosed March 20, 2014 staff report prepared by Deputy Town Planner Kristiansson describes and evaluates this application for replacement of the garage and guest suite, and addition of a living room and dining room, to the rear of the existing house on this approximately 2.6 acre parcel at 157 Westridge Drive. The project has been approved by the Westridge Architectural Supervising Committee, meets all Town zoning requirements and is generally consistent with the Town's Design Guidelines, although the ASCC will need to consider whether some adjustments to the exterior lighting or lighting related to the clerestory elements may be appropriate. The report offers recommended conditions of approval for ASCC consideration and action on the application.

4d. ARCHITECTURAL REVIEW OF RESIDENTIAL ADDITIONS AND REMODELING, 111 CORTE MADERA ROAD, BERGSTROM

The enclosed March 24, 2014 staff report prepared by Assistant Planner Borck provides the background and evaluation of this request for approval of plans for a 374 sf addition to the existing residence on the subject .583-acre Brookside Park property. The project

is before the ASCC as it proposes to concentrate floor area in the residence that will exceed the 85% floor area limit and because the property is located within the Portola Road scenic corridor. The data in the staff report supports the findings needed for the ASCC to conditionally approve the project, and such approval should be considered unless information provided at the 3/24 meeting leads to other determinations.

5. COMMISSION AND STAFF REPORTS

In addition to commission reports, staff will report on the May 18 Town Retreat. Staff has also requested an update on progress at 5050 Alpine Road and will convey any information received to the Commission.

KLK/CLB

encl.
attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Deputy Town Planner Kristiansson

Town Planner Vlastic
Applicants



10 Harris Court Suite C-5
 Monterey, CA 93940
 PH 831.659.3820
 FX 831.659.4851
 www.ranacreekdesign.com

March 14, 2014

Ms. Karen Kristiansson
 Principal Planner – Portola Valley ASCC
 Spangle Associates
 770 Menlo Avenue
 Menlo Park, CA 94025

via e-mail

**RE: Update on Habitat Restoration – First Quarter, 2014
 18 Redberry Ridge, Portola Valley, California**

Dear Ms. Kristiansson:

This memo summarizes the current status of the ongoing habitat restoration at the above-referenced property. Initial restoration planting was completed during May 2013 and supplemental planting, seeding, and caging were performed in November 2013. Establishment maintenance since the completion of initial planting and the supplemental restoration activities has focused on irrigation of all plantings. Irrigation was performed into the winter due to the unusually dry conditions, while the need for weed control was minimal.

Summary

A site inspection performed on March 14, 2014 found that the restoration continues to mature as expected and that survival criteria for replacement oaks, survival criteria for shrubs, and target weed coverage is in compliance with the criteria set forth in the *Final Restoration Plan* (Plan) (Rana Creek, March 28, 2013). The table below summarizes First Quarter 2014 monitoring observations that pertain to the requirements of the Plan and the supplemental restoration activities performed in November 2013.

Item/Criteria	Reference	Status/Observations
<10 % target weed cover	Plan - 2014 performance criteria	<10% target weed cover. Italian thistle in the rosette stage is abundant and requires control.
<1 % French broom cover	Plan - 2014 performance criteria	No French broom observed
100% survival of replacement oaks	Plan - 2014 performance criteria	100% survival of oaks. Oaks appear healthy and are showing new spring growth



10 Harris Court Suite C-5
 Monterey, CA 93940
 PH 831.659.3820
 FX 831.659.4851
 www.ranacreekdesign.com

Item/Criteria	Reference	Status/Observations
90% survival of shrubs	Plan - 2014 performance criteria	Shrub survival is >90%
Replacement madrones	supplemental restoration	100% survival of the three replacement madrones. Growth appears healthy
Toyon planting	supplemental restoration	100% survival of toyons
Caging of sprouting stumps	supplemental restoration	Variable growth from cut stumps. Toyon and mountain mahogany are especially vigorous
Seeding and straw mulching of gully (Area A)	supplemental restoration	Annual vegetative cover evident in gully. Vegetation is likely a result of seeding and the natural seed bank. Trivial amount of erosion.

Recommendations

In order to promote the continued success of the restoration, the following maintenance activities should be performed during the Second Quarter 2014:

- Manual removal of target weeds across the entire site, prior to flowering;
- Weeding in watering basins;
- Spray oaks with Bt for oakworm treatment during April 2014;
- Once monthly irrigation of oaks and madrones beginning in April and extending through the summer; and
- No irrigation of herbaceous plantings or woody shrubs, unless warranted by monitoring observations.



10 Harris Court Suite C-5
Monterey, CA 93940
PH 831.659.3820
FX 831.659.4851
www.ranacreekdesign.com

Photographs depicting the progression of restoration as well as the cumulative summary of maintenance activities are attached for reference. Please contact me at (831) 659-3820 x119 or jwandke@ranacreekdesign.com should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "John Wandke". The signature is written in a cursive, flowing style.

John Wandke – Project Manager
Rana Creek Habitat Restoration

enc: Site Photographs, Habitat Restoration Maintenance Log

cc: Mr. David Douglass
Mr. Tom Vlastic

**Photo-points
Douglass-LaShay Restoration, March 5, 2013**



Photo 1 - Area A



Photo 2 - Area B



Photo 3 - Area C



Photo 4 - Area D

**Photo-points
Douglass-LaShay Restoration, June 7, 2013**



Photo 1 - Area A



Photo 2 - Area B

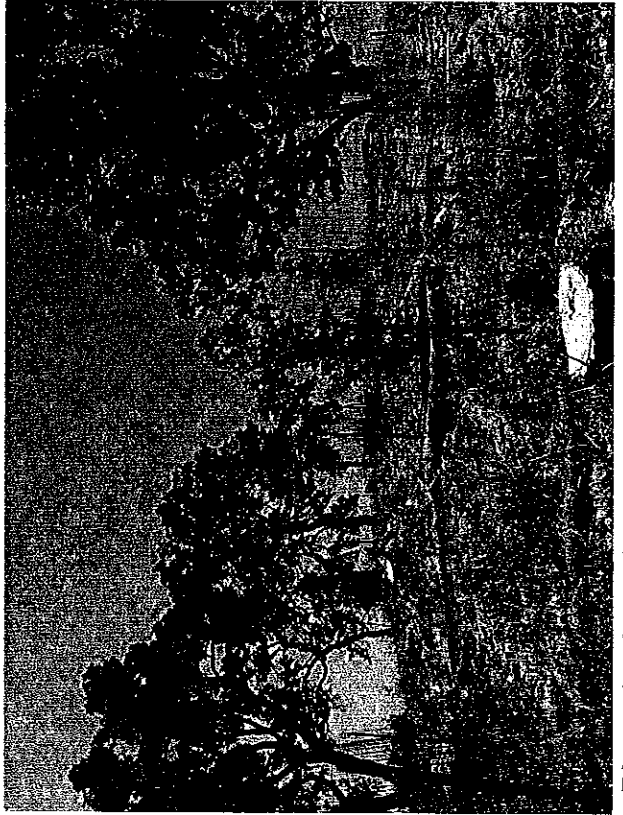


Photo 3 - Area C



Photo 4 - Area D

**Photo-points
Douglass-LaShay Restoration, September 20, 2013**



Photo 1 - Area A



Photo 2 - Area B



Photo 3 - Area C



Photo 4 - Area D

**Photo-points
Douglass-LaShay Restoration, March 14, 2014**



Photo 1 - Area A



Photo 2 - Area B



Photo 3 - Area C



Photo 4 - Area D

**Habitat Restoration Maintenance Log
18 Redberry Ridge, Portola Valley, CA**

Date	Task	Notes
5/20/2013	Completion of initial	habitat restoration installation
5/30/2013	Irrigation Labor	Irrigation of all plantings
6/13/2013	Irrigation Labor	Irrigation of all plantings
6/25/2013	Irrigation Labor	Irrigation of all plantings
7/2/2013	Irrigation Labor	Irrigation of all plantings
7/22/2013	Irrigation Labor	Irrigation of all plantings
7/27/2013	Irrigation Labor	Irrigation of all plantings
6/7/2013	Site Inspection	
8/8/2013	Irrigation Labor	Irrigation of all plantings
8/15/2013	Irrigation Labor	Irrigation of all plantings
8/21/2013	Site Inspection	
8/21/2013	Irrigation Labor	Irrigation of all plantings
8/31/2013	Irrigation Labor	Irrigation of all plantings
9/4/2013	Irrigation Labor	Irrigation of all plantings
9/11/2013	Irrigation Labor	Irrigation of all plantings
9/12/2013	Irrigation Labor	Irrigation of all plantings
9/16/2013	Irrigation Labor	Irrigation of all plantings
9/20/2013	Site Inspection	
9/24/2013	Irrigation Labor	Irrigation of all plantings
9/30/2013	Irrigation Labor	Irrigation of all plantings
10/11/2013	Irrigation Labor	Irrigation of all plantings
10/17/2013	Irrigation Labor	Irrigation of all plantings
10/21/2013	Irrigation Labor	Irrigation of all plantings
10/23/2013	Irrigation Labor	Irrigation of all plantings
10/25/2013	Site Inspection	
10/25/2013	Irrigation Labor, weed control	Irrigation of all plantings, weed control
10/28/2013	Site Inspection	Public meeting/site visit
11/5/2013	Irrigation Labor	Irrigation of all plantings
11/6/2013	Site Inspection	
11/6/2013	Additional planting, caging of live stumps, seeding, straw mulching, irrigation	Replacement madrones, toyon, 26 wire cages around woody shrub and tree stumps
11/7/2013	Additional planting, caging of live stumps, seeding, straw mulching, irrigation	Replacement madrones, toyon, 26 wire cages around woody shrub and tree stumps
11/22/2013	Irrigation Labor	Irrigation of all plantings
11/27/2013	Irrigation Labor	Irrigation of all plantings
12/10/2013	Irrigation Labor	Irrigation of all plantings
1/3/2014	Irrigation Labor	Irrigation of all plantings
2/3/2014	Irrigation Labor, repair	Repair frost damaged PVC pipe

Karen Kristiansson

From: Karen Kristiansson
Sent: Tuesday, March 18, 2014 10:14 AM
To: denisegilb@att.net; nicholas.targ@hklaw.com; nate.mckitterick@dlapiper.com; alex_vonfeldt@yahoo.com; judith.hasko@lw.com; 'Megan Koch'; dave@davidrossassociates.com; pvlily@aol.com; jmcarch@sbcglobal.net; irish@harrell-remodeling.com
Cc: 'geosalah@gmail.com'; vlastic@spangleassociates.com
Subject: FW: 18 Redberry, Portola Valley Proposed Design for Lashay & Douglass

Hi Planning Commissioners and ASCC members—

Below is an email we received from George Salah, one of the next door neighbors to 18 Redberry Ridge. He has requested that I pass these comments on to you so that you can consider his concerns, since he may not be able to be at the site meeting tomorrow afternoon.

Karen

From: George Salah [<mailto:geosalah@gmail.com>]
Sent: Monday, March 17, 2014 11:02 PM
To: Tom Vlastic User
Cc: Karen Kristiansson
Subject: Re: 18 Redberry, Portola Valley Proposed Design for Lashay & Douglass

Karen,

I may not be able to attend the site meeting but wanted to be sure you have more input from my perspective. To be clear my current and previous comments via email to Tom and yourself are based on the latest revised lowered East building elevations as an updated most recent version compared to the original design/story poles.

Current design shows retaining wall and fencing up against the property line. While I understand it is to protect from a long drop to below, I would suggest the line follow as close to the proposed building as possible and not up against property lines. There seems to be the ability to easily adjust this based on my review of the drawings (e.g. grass cover roof area is currently inside the fencing). I'd also suggest looking at a way to step the railing down and in to the car/drive area to maintain the lowest profile possible vs. placing the railing in the highest elevation along the property lines.

Light spillage from highest elevation windows adjacent to the property lines is a huge concern especially given the current lack of overhangs and downward roof pitch to shield from upward light spillage. The two recent completed projects of Square Three Designs here in Blue Oaks both have similar conditions with extensive light spillage. Mitigation through controlling lighting location within the ceiling areas and limits of lamp sizes will not be sufficient to deal with such expansive open areas of glass along the property lines.

Thanks,

George Salah

Karen Kristiansson

From: Carol Borck
Sent: Wednesday, March 19, 2014 5:03 PM
To: 'Steve Halprin'
Cc: Karen Kristiansson; Tom Vlastic (vlastic@spangleassociates.com); David Douglass (davidd@delphiventures.com); Tom Carrubba (tomc@squarethree.com); Alex VonFeldt; Denise Gilbert; Judith Hasko; Nate McKitterick; Nicholas Targ (nicholas.targ@hklaw.com); Danna Breen; David Ross; Iris Harrell; Jeff Clark; Megan Koch
Subject: RE: Douglas Application

Thank you, Steve, we will forward your email to commissioners.

Carol

From: Steve Halprin [<mailto:shalprin@aol.com>]
Sent: Wednesday, March 19, 2014 4:56 PM
To: Carol Borck
Subject: Douglas Application

Carol

I would like to express my concerns to the ASCC and the Planning Commission regarding the applications for construction permits on the ridge of Blue Oaks Subdivision.

I am concerned with the cumulative affects of light spill from these houses when combined with the Border house. All of these houses with lots of glass and clustered together will create a very bright area at night. The permitting process should address this issue and the applicants should find ways to ameliorate the consequences.

Similarly in the daytime we would like to see landscaping, hardscaping and building colors selected/specified to minimize the visual impact from off site.

Thank you for your consideration,

Steve Halprin
12 Hawk View



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: March 24, 2014

RE: Architectural Review for Driveway Entry Gate and Fencing, 170/188 Ramoso Road, Foster.

This proposal is for installation of a new wood and metal driveway entry gate and fencing. The gate would be located within an access easement on the property at 170 Ramoso Road that serves 188 Ramoso Road. Both properties are held under the same ownership.

The proposal is shown on the following enclosed plans by Studio Vara, dated 2/12/14:

Sheet A0.01, Proposed Elevation Plans
Sheet A0.02, Site Plan
Sheet A0.03, Keypad Specification

In addition to the plans, the project submittal includes the attached Westridge HOA approval letter dated 3/3/14.

The following comments are offered on the proposal.

Site, project description, and gate design. The two properties are located near the end of Ramoso Road at the intersection of Mapache Drive in the Westridge subdivision. The driveway for 188 Ramoso Road lies within an access easement on 170 Ramoso Road. The previous owner of the two properties demolished the existing house at 188 Ramoso in May 2000 and proceeded with approved additions, remodeling, and landscaping improvements at 170 Ramoso. Both properties were sold to the current owner in 2012. Permitted remodeling is currently underway at 170 Ramoso, and the existing driveway at 188 Ramoso is being utilized for construction parking and staging.

There is an existing driveway entry gate at 188 Ramoso that would be removed with the project, and the new entry gate would be constructed and located to conform to Town regulations. New fencing would extend on either side of the driveway from the new entry gate and connect to the existing site fencing.

The proposed 4-foot high gate is a double "swing-in" style and will be constructed with black two-inch tube metal framing, black metal posts, and horizontal wood members with clear finish. The width of the gate is approximately 15 feet and when open, will easily meet the 12 foot minimum clearance required by Woodside Fire Protection District.

Compliance with gate and fencing standards of the zoning ordinance. The property is located within an R-E/2.5 acre zoning district which requires that the gate be placed at least one-half the distance of the required 50-foot front yard setback. As shown on the site plan, the gate is proposed to be located right at the 25-foot setback requirement. The opacity limit for gates within the front yard (or in side yards along street frontages) is 50%. Sheet A0.01 provides an area calculation demonstrating that the gate meets this requirement. Both the gate and posts have a maximum height of 4 feet, meeting the ordinance height limit. Additionally, the Westridge Architectural Supervising Committee (WASC) has reviewed and approved the proposed plans as noted in their attached letter.

New wood and wire fencing is proposed to extend from the new gate to the existing post and wire fencing on either side of the driveway as shown on Sheet A0.02. The new fencing is designed to conform to the Town's horse fencing regulations as is required within this zoning district. We have discussed the proposed black painted wire with the architect and clarified that the wire will be standard 6" wire mesh. Additionally, the wire mesh will be left natural rather than painted black.

The existing post and wire fencing is a double fence and is not permitted within setbacks under Town regulations. The double fencing extends across the length of the parcel frontage at 188 Ramoso and partially along the frontage of 170 Ramoso. This area is densely vegetated, and the fencing is relatively screened from view; however the ASCC will need to consider whether this fencing should be brought into conformance with the fence ordinance.

Call box location and lighting. The location of the proposed key pad is shown on Sheet A0.02 and specifications shown on Sheet A0.03. There is no lighting associated with the call box; however, the site plan indicates a "new address illuminating landscape light." The fire department does not require that addresses be illuminated, and typically, this type of lighting is not supported by Town guidelines.

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 March 24th ASCC meeting.

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

1. The site plan shall be revised to eliminate the proposed address illumination landscape light.
2. The proposed wire on the new fencing shall be 6" wire mesh and left in a natural condition rather than painted black.

Additionally, if the ASCC determines that the existing double post and wire fencing within the front setback should be brought into compliance with Town regulations, then condition (3) is recommended.

3. The second run of existing post and wire fencing (i.e., the double fencing) within the front setback of 188 and 170 Ramoso shall be removed prior to building permit final inspections.



Vicinity Map
Scale: 1" = 200 feet

Entry Gate, Foster
170 Ramoso Rd
March 2014

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE
3130 Alpine Rd. # 288 PMB 164 Portola Valley CA 94028

Rusty Day, Chairman; Walli Finch, Treasurer; Bev Lipman, Secretary;
George Andreini, Trails; and David Strohm

The Committee may be reached by mail at the above address or through:
Bev Lipman 854-9199 bevlipman@sbcglobal.net or Walli Finch 854-2274

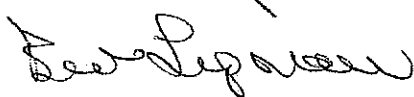
March 3, 2014

Ashley Gonzales
Studio VARA
3130 20th Street
San Francisco CA 94110

Dear Ashley,

Our Committee met Saturday and approved your design and location for a new gate to replace the existing one at the 188 Ramoso Road property according to plans you provided to us with your correspondence on January 24, 2014. We understand that this will require some new fencing to tie into existing fencing. You said that this will be built to horse fencing guidelines. If these are different from existing Portola Valley horse fencing guidelines, please explain

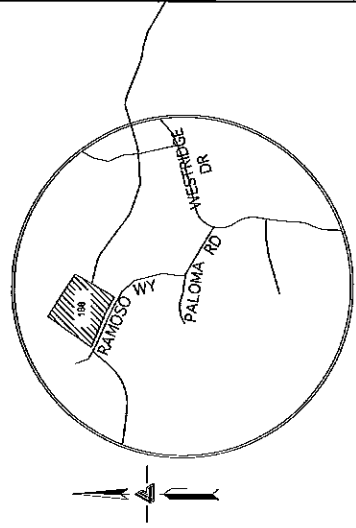
Sincerely,



Bev Lipman, Secretary



DATE/TITLE	12 FEBRUARY 2011 / SUBMITTAL
DRAWN BY	AS
FOR CODE	1309 HCB
REVISIONS	
DATE/DESIGNER	12 FEBRUARY 2011 / AS
DATE/DESIGNER	12 FEBRUARY 2011 / AS
DATE/DESIGNER	12 FEBRUARY 2011 / AS
DATE/DESIGNER	12 FEBRUARY 2011 / AS



3 VICINITY MAP
NO SCALE

GENERAL CONTRACTOR
FORBES MAZZOLA ASSOC. INC.
665 THIRD STREET, SUITE 400
SAN FRANCISCO, CA 94107
TEL: 415.622.8950
CONTACT: AARON BORTOLAZZO

AGENCIES & BUILDING DEPT.
TOWN OF PORTOLA VALLEY
785 PORTOLA ROAD
PORTOLA VALLEY, CA 94028
TEL: 650.851.1700

PROPERTY OWNER
KEVIN FOSTER
1300 WILSON STREET # 350
SAN FRANCISCO, CA 94111
TEL: 415.867.7760

ARCHITECT
STUDIO VARA
1300 WILSON STREET # 100
SAN FRANCISCO, CA 94110
TEL: 415.826.1367
CONTACT: MAURA ABERNETHY

2 PROJECT DIRECTORY

- GENERAL NOTES:**
- 1) FENCE DESIGN TO CONFORM WITH HORSE FENCE STANDARDS
 - 2) GATE DESIGN TO CONFORM TO HEIGHT AND OPACITY STANDARDS OF HORSE FENCE.
 - 3) OPACITY NOT TO EXCEED 50%
 - 4) HEIGHT NOT TO EXCEED 4'-0"
 - 5) POST SPACING AT HORSE FENCE GENERALLY SPACED NO CLOSER THAN 5'-0" APART.
 - 6) POST NOT TO EXCEED 6"X6" IN CROSS SECTION.

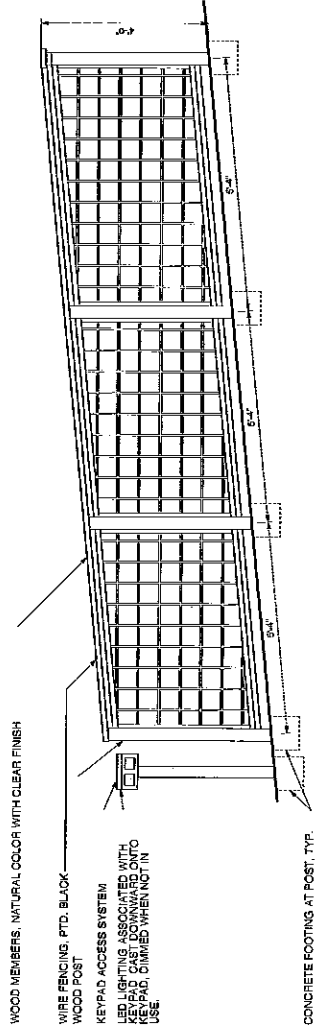
OPACITY CALCULATION:

TOTAL AREA: 44 SQFT
 TRANSPARENT AREA: 21 SQFT
 OPACITY LEVEL: 48%

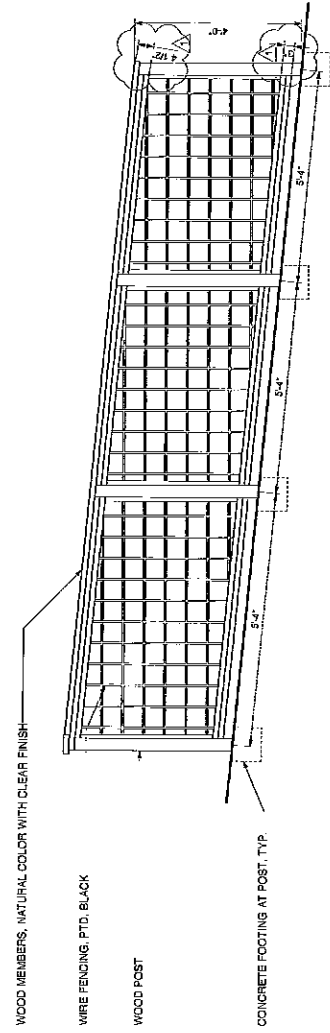
- SCOPE OF WORK LIMITED TO:**
- 1) REMOVE EXISTING GATE NEW AUTOMATED GATE TO BE LOCATED AT THE INTERSECTION OF PALOMA RD. NEW GATE TO FOLLOW SETBACK GUIDELINES AND WILL REQUIRE NEW HORSE FENCING TO TIE INTO EXISTING HORSE FENCING.
 - 2) AUTOMATED GATE TO INCLUDE MOTOR, KEYPAD ACCESS AND LANDSCAPE LIGHTING FOR ILLUMINATION OF ADDRESS.

PROJECT ADDRESS:
188 RAMOSO ROAD
PORTOLA VALLEY, CA 94028

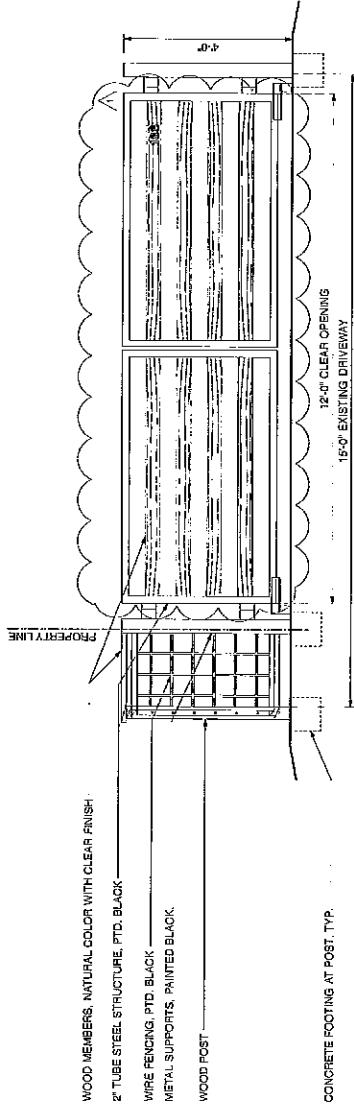
1 PROJECT DESCRIPTION



6 PROPOSED ELEVATION: HORSE FENCING WEST
Scale: 3/4" = 1'-0"



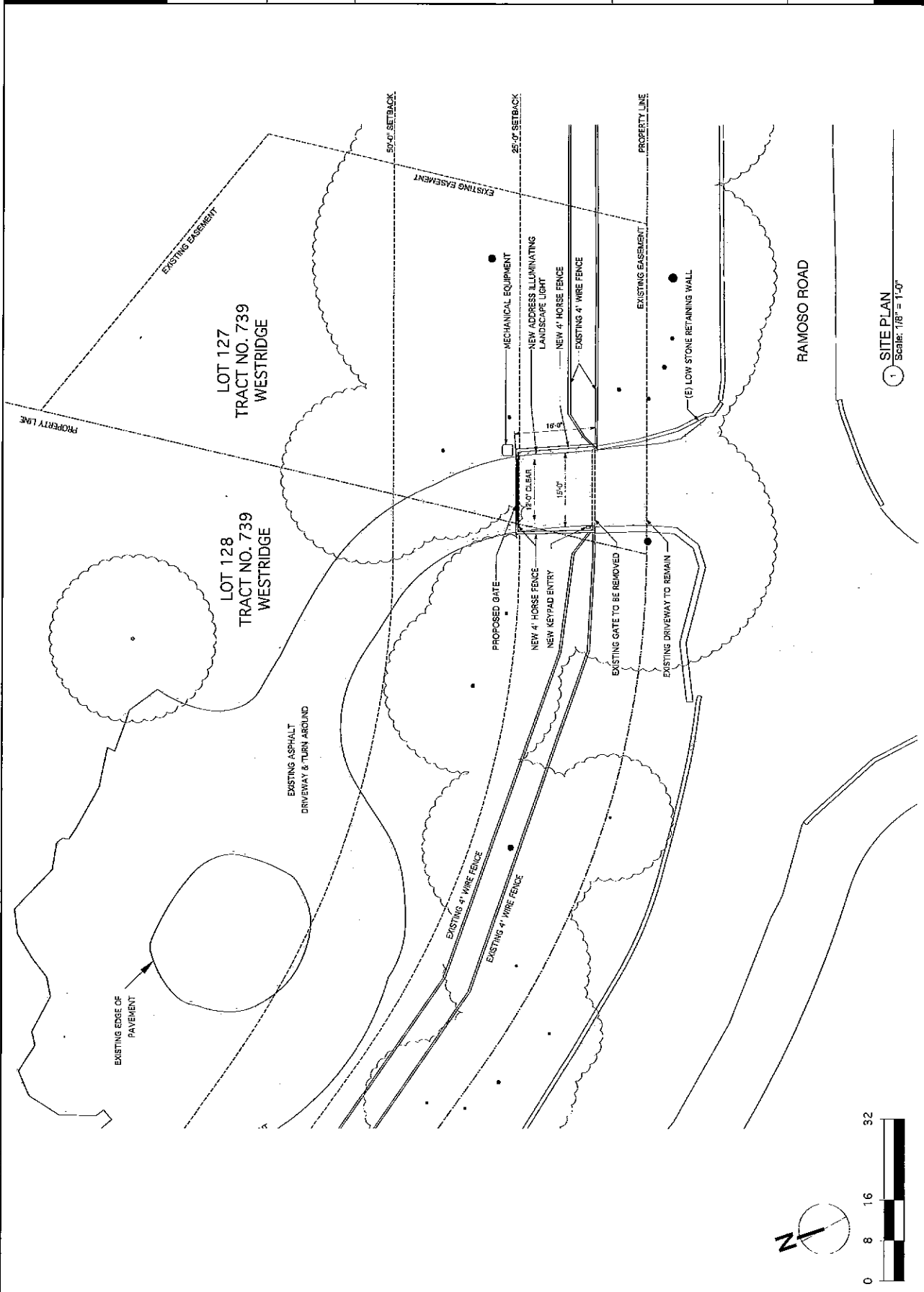
5 PROPOSED ELEVATION: HORSE FENCING EAST
Scale: 3/4" = 1'-0"



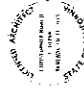
4 PROPOSED ELEVATION: AUTOMATED GATE
Scale: 3/4" = 1'-0"



DATE	11/15/2014
BY	J. K.
PROJECT	188 RAMOSO ROAD
PLANNING SUBMITTAL	AS
DRAWN BY	J. K.
DATE	11/15/2014
BY	J. K.
PROJECT	188 RAMOSO ROAD
PLANNING SUBMITTAL	AS
DRAWN BY	J. K.
DATE	11/15/2014
BY	J. K.
PROJECT	188 RAMOSO ROAD
PLANNING SUBMITTAL	AS
DRAWN BY	J. K.



3130 20th St.
Suite 190
San Francisco
California 94110
415.864.1367
STUDIOVARA.COM

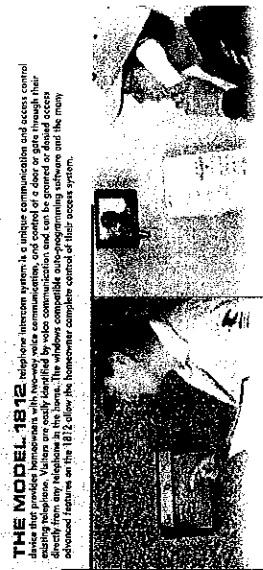


188 RAMOSO ROAD
PORTOLA VALLEY, CA 94028

DATE/TITLE
12 FEB 2014
PLANNING SUBMITTAL
JANUARY 27
AP
JOB CODE
1997 REC
REVISIONS
A
A
A
A
A


KEYPAD
SPECIFICATION

A0.03




THE MODEL 1812 telephone intercom system is a unique communication and access control device that provides homeowners with hands-free voice communication, and control of a door or gate through their telephone. The Model 1812 is a hands-free telephone system that allows homeowners to communicate directly from any telephone in the home. The software compatible auto-programming software and the many advanced features on the 1812 allow the homeowner complete control of their access system.


Intercom and Camera
In addition to voice communication provided by the 1812, the CCTV camera and provides visual ID as well. Homeowners can see and talk to their guest for proactive ID before granting access. Owners purchased without CCTV camera.




circuit board
microprocessor controlled circuit board




camera
color or black and white




surge suppressors
help to prevent circuit boards from inoperative voltage spikes




auto programming software is included




special intercom mode for use with PBX and ISU phone systems



2 mounts
surface and flush are available



slave keypad
can be added to the 1812 to provide a second entry point



small 12 volt get call
Provides for installation in entry system



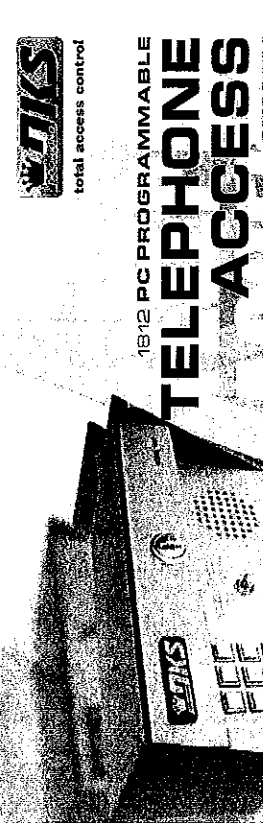
TECH SPECS
Technical requirements
24 VAC 70 VA
UL listed surge transformer provided
600 mA current/circuit
600 mA surge
Mount: free
operating temp
-12°C to 60°C
Optional heater kit available for colder climates
capacity
Up to 100 calls
The 1812 offers control of two doors or gates

advanced features
Call forwarding
Three (3) pre-programmed call phone numbers
Built-in clock/calendar
Do not disturb time zone
Four (4) hold-open time zones
Call transfer to home
Call transfer to office
Flash entry code
Special intercom mode for use with PBX and ISU phone systems
Slave keypad can be added for entry
Slave keypad can be added for gate or gate

programming methods
Telephone telephone
Touch-tone telephone
Auto program software
styles
Surface mount
Flush mount

listing
FCC (US) OUI607112874-01-0
DCC (CAN) 1788-4507 A
Complies with UL 294
ETL listed
dimensions
Surface mount:
Height: 10 inches
Width: 10 inches
Depth: 3 1/4 inches @ bottom
Shipping Weight: Approximately 15 lbs
Warranty: 3 year limited factory warranty

DOOR-KING, INC.
188 RAMOSO ROAD
PORTOLA VALLEY, CA 94028



1812 PC PROGRAMMABLE TELEPHONE ACCESS SYSTEM

total access control





MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC
FROM: Karen Kristiansson, Deputy Town Planner
DATE: March 20, 2014
RE: Architectural Review of Plans for House Addition for 157 Westridge Drive,
Buckholtz Residence

This proposal is for approval of a house addition and replacement of a garage and attached guest suite on the approximately 2.6 acre parcel at 157 Westridge Drive. The project calls for the existing garage and guest suite located at the rear, south side of the home to be removed and replaced, and at the same time, to add a new living room and dining room to the house. Approximately 1,125 square feet (sf) would be removed from the existing 3,838 sf home, and a new wing with a total of 2,595 sf would replace and expand the removed area. The new home would have a total area of 5,308 sf, which is less than the 7,551 allowed at the site with the single story bonus, and also less than the 85% limit for a single structure (6,418 sf).

The project is presented on the following enclosed plans dated 2/7/14 and prepared by Randy Wiederhold, Architect, unless otherwise noted:

- Sheet A0.01, Drawing Index, Project Directory, and Graphic Legend
- Sheet A0.02, Project Description, Planning Summary, Location Map & General Notes
- Sheet A1.01, Site Plan
- Sheet A1.11, Overall Floor Plan
- Sheet A1.22, Enlarged Plan
- Sheet A1.31, Roof Plan
- Sheet A3.01, Elevations
- Sheet A3.02, Elevations
- Sheet A3.03, Elevations
- Sheet A3.04, Elevations
- Sheet A3.09, Sections
- Sheet A3.10, Sections
- Sheet A3.11, Sections
- Sheet A3.12, Sections
- Sheet A6.01, RCP/Elec. Mech. Plan
- Sheet A8.01, Door and Window Schedules, Door & Window Types

The following additional materials have been provided in support of this application and are attached unless otherwise noted:

- Pictures of existing conditions (not attached; will be available at the meeting)
- 3-D views of proposal (not attached; will be available at the meeting)
- Outdoor water use efficiency checklist
- Build It Green checklist
- Light fixture cut sheets
- Materials board (not attached; will be available at the meeting)

This parcel is located within the Westridge subdivision area, and the Westridge Architectural Supervising Committee has approved this project, as indicated in their letter of December 9, 2013 (attached).

The following comments are offered to assist the ASCC in considering and acting on this proposal.

1. **Project description, site conditions and grading.** The approximately 2.6 acre project parcel is located on the south side of Westridge Drive a few parcels east of Alpine Road, as shown on the attached vicinity map. The parcel is generally level but includes steep slopes on the west side. The plans indicate that there will be minimal grading (approximately 25 cubic yards) associated with this project, and therefore a site development permit is not needed.

Work will consist of removal of the attached garage and guest suite (1,125 sf) and construction of a new 2,595 sf house wing including a new dining room and living room as well as a replacement garage and replacement guest suite. A new terrace would be built outside the living room as well, extending approximately 10-13 feet out from the house.

The proposed work would be located on the footprint of the existing garage and driveway. The driveway will be slightly reconfigured to accommodate the new design, as shown on both Sheets A1.02 and A1.11. In addition, to accommodate fire truck access, a hammerhead is proposed to extend beyond the driveway and to be constructed with geoblocks and seeded with a "Bay Area habitat native seed mix." Review and approval by the Fire Marshal, and compliance with any necessary conditions, will be required as part of the normal building permit process.

The new wing would have a more contemporary design than the existing ranch-style home. In particular, the roof form, amount of glazing, and materials are significantly different for most of the new wing, with the exception of the guest suite. In particular, the new wing would include three new pop-up shed-style roofs with clerestories, over the living room, the dining room, and the foyer, as is discussed below. These roof elements are higher than the roofline of the existing home, but are also located at the back of the property where they will not be very visible either from the street or from neighboring homes. There is also a skylight located over the interior bathroom, which will not be visible from off-site.

2. **Compliance with Town requirements regarding height, setbacks, floor area, impervious surface, Build It Green points and outdoor water efficiency.** The house with addition complies with the Town's height and maximum height limits,

required setbacks, and floor area and impervious surface limits. However, the calculations of the Adjusted Maximum Floor Area and the Adjusted Maximum Impervious Surface shown on Sheet A0.02 are not fully consistent with the Town's calculations and will need to be reconciled and corrected. In any case, the proposed project is well below the floor area and impervious surface limits.

The attached required Build It Green (BIG) GreenPoint rated elements checklist targets 49 points. For reference, the Town's Green Building Ordinance would require 25 points for this project, although it cannot currently be required. As has been explained previously, the Town began enforcing the 2013 CalGreen code in January, and staff will be working with the Town Council this year to determine if a new green building code should be developed.

The completed outdoor Water Use Efficiency Checklist (attached) indicates that the project also complies with the town's Water Conservation in Landscaping Ordinance.

3. **Materials and colors.** The existing home includes unpainted adobe bricks, as well as horizontal wood siding and board and batten siding, both painted green. The guest suite would have matching board and batten siding, painted to match the existing house. Also, new windows in the guest suite area would match the existing aluminum frame windows used on the main wing of the house. The light finish on the aluminum frames would likely not be consistent with the Town's 50% light reflectivity value limit. However, the guest suite is adjacent to the portion of the house that will remain, and therefore it would appear appropriate to allow the continued use of the aluminum frame windows in this area. If however, all existing windows were to be replaced for energy efficiency or other reasons, then conformity to the Town's reflectivity limit would be appropriate.

The garage will be cement plaster, painted green to match the existing house, with matching green garage doors. There are no windows proposed for the garage.

For the living and dining room portions of the new wing, the main exterior material would be glass, with sections of cement plaster, again painted green to match the existing home. The material between the windows in the dining and living room is zinc, which is currently used for the gutters, flashing and downspouts on the existing house. This material is effectively the window trim for the picture windows. Because the design character of the living and dining rooms is so different from the existing part of the house, the ASCC could require this trim material to conform with the Town's current design guidelines and the 50% reflectivity value for window trim. This would help to move the overall house towards conformity with the design guidelines. At the same time, the zinc materials might be considered consistent with the materials used on the existing portion of the home to help tie the new and older elements together. In this case, there appears to be flexibility in how the ASCC might apply the light reflectivity value limit.

The roof materials are shown on Sheet A1.31 and include asphalt shingles over the guest suite to match the existing asphalt shingles on the main wing of the house. The garage would have a flat roof with a membrane, and the pop-up roofs would have a standing seam zinc metal roof material.

The driveway will be asphalt, to match the existing driveway. The concrete entrance walkway would be covered with a tan sandstone. The same sandstone will be used for the terrace by the living room, and the steps serving the terrace will be integrally colored concrete to match the sandstone. Color photos of the terrace pavers and the integrally colored concrete will be available at the meeting.

4. **Vegetation impacts and landscaping.** The project would not require removal of any trees. A couple of large oaks are located 20'-30' south of the project. As the construction staging and parking plan is developed, protective fencing may be appropriate for one or both of these trees. No landscaping is proposed; the intention is for the site to remain natural. Any areas disturbed by construction will be reseeded with a native seed mix.
5. **Clerestory elements.** The three clerestory elements are located at the back of the home and will have limited visibility from off-site. All of the clerestory windows will have electric shades, as indicated in the window schedule on Sheet A8.01.

The west-facing windows and clerestory at the dining room face the uphill slope to the side of the property, and there are no neighboring homes overlooking the house from this angle. Although taller than the existing roof, this element would be more than 140' from Westridge Drive to the north, does not face the road, and is screened from the road by vegetation.

The clerestory over the living room faces the rear of the property and the large oak behind it. Neighboring homes will not have direct or close views of the clerestory. The lower south-facing clerestory over the foyer is located directly behind the clerestory over the living room and therefore should be even less visible.

Sheet A6.01 shows the electrical plan for the new wing, including lighting near the clerestory windows. The plan shows pendant lights in the foyer and dining room. The project architect has confirmed that the pendant lights would be hung so that the light fixtures would be below the bottom of the clerestory windows. In the living room, four 6" can lights are shown in the ceiling. These would be in the clerestory ceiling, but would be recessed and aimed down into the living room. In both the living room and dining room, LED strings are proposed on the interior of the home between the picture windows and the clerestories.

As the ASCC has discussed previously, Town design guidelines do not address interior lighting. However, the design guidelines, and the General Plan, do call for minimal lighting in order to prevent substantial visible night lighting and to protect the dark night sky. As a result, the ASCC can consider whether the lighting proposed for the clerestory areas is appropriate given the locations and orientations of the clerestories, or whether adjustments may be needed. This can be discussed further with the project architect at the ASCC meeting.

6. **Exterior lighting.** Exterior lighting is shown on Sheet A1.11 and consists of five new path lights as well as 13 new 4" can LED lights, and cut sheets for these two types of fixtures are attached. The project architect should confirm whether any step lights would be needed for the concrete steps adjacent to the living room terrace.

The new path lights are located primarily along the concrete entrance walkway to the front door, with one located at the corner of the driveway near the door to the entry hall by the garage. These path lights comply with the Town's lighting standards.

One of the new 4" can LED lights is located over the front entry door, and a second is over the side entry door near the garage. Two more are located over the garage doors. The remaining nine are in the overhang over the living room terrace. From the cut sheets, the fixtures appear to be consistent with the Town's lighting standards. However, the ASCC may want to consider the amount of lighting provided at the terrace and whether it is consistent with the Town's policy calling for minimal exterior lighting as needed for safety only.

Conclusion

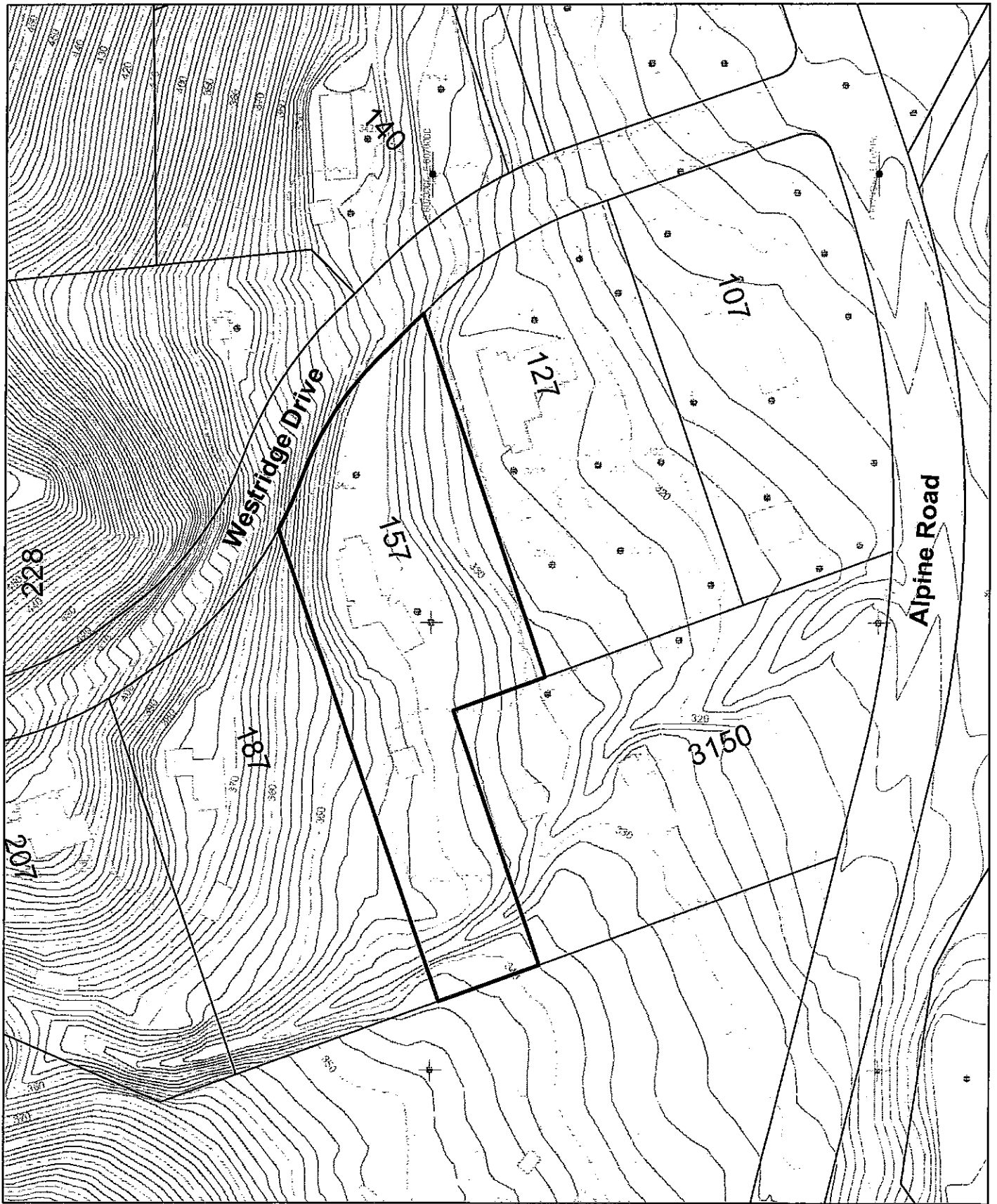
Prior to acting on this request, ASCC members should visit the site and consider the above comments as well as comments presented at the regular ASCC meeting on March 24.

The following conditions, to be addressed prior to building permit issuance, are recommended if the ASCC acts to approve the project, and would be in addition to any other conditions the ASCC deems necessary:

1. The project shall be reviewed and approved by the Fire Marshal and shall conform to any required conditions of approval.
2. A construction staging and parking plan that includes tree protection fencing shall be provided to the satisfaction of Town staff.

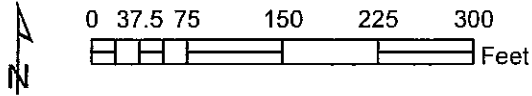
If the ASCC determines that the window frames/trim on the living and dining rooms should be darker to match the Town's design guidelines, the following condition would also be recommended:

3. The window frames/trim on the living and dining rooms shall conform to the Town's 50% reflectivity value. The final color shall be reviewed and approved by a designated ASCC member prior to issuance of a building permit.



Vicinity Map

Architectural Review, Buckholtz

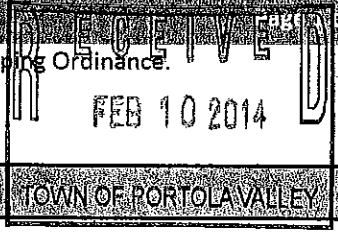


APN 077-273-030, 157 Westridge Drive
 March 2014

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.



Signature: [Handwritten Signature]

Date: 07/19/2013

Project Information

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

Applicant Name (print): Randy Wiederhold Contact Phone #: 415.752.3942

Project Site Address: 157 Westridge Drive

Project Area (sq.ft. or acre):	# of Units: <u>1</u>	# of Meters: <u>1</u>	Agency Review	
			(Pass)	(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.): <u>+/- 2000 sf</u>	<input checked="" type="checkbox"/> Turf (15,000 to 500 sq.ft.) <input type="checkbox"/> Non-Turf (15,000 to 500 sq.ft.)	<input type="checkbox"/>	<input type="checkbox"/>
	Turf Irrigated Area (sq.ft.): <u>none</u>		<input type="checkbox"/>	<input type="checkbox"/>
	Non-Turf Irrigated Area (sq.ft.): <u>+/- 2000 sf (no change)</u>		<input type="checkbox"/>	<input type="checkbox"/>
	Special Landscape Area (SLA) (sq.ft.): <u>none</u>		<input type="checkbox"/>	<input type="checkbox"/>
	Water Feature Surface Area (sq.ft.): <u>none</u>		<input type="checkbox"/>	<input type="checkbox"/>

Landscape Parameter	Requirements	Project Compliance		
Turf	Less than 25% of the landscape area is turf	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, See Water Budget	<input type="checkbox"/>	<input type="checkbox"/>
	All turf areas are > 8 feet wide	<input type="checkbox"/> Yes <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
	All turf is planted on slopes < 25%	<input type="checkbox"/> Yes <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Turf	At least 80% of non-turf area is native or low water use plants	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, See Water Budget	<input type="checkbox"/>	<input type="checkbox"/>
Hydrozones	Plants are grouped by Hydrozones	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Mulch	At least 2-inches of mulch on exposed soil surfaces	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation System Efficiency	70% ETo (100% ETo for SLAs)	<input checked="" type="checkbox"/> Yes (<u>existing drip only system</u>)	<input type="checkbox"/>	<input type="checkbox"/>
	No overspray or runoff	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation System Design	System efficiency > 70%	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
	Automatic, self-adjusting irrigation controllers	<input checked="" type="checkbox"/> No, not required for Tier 1 <input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
	Moisture sensor/rain sensor shutoffs	<input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
	No sprayheads in < 8-ft wide area	<input type="checkbox"/> Yes <u>drip only</u>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Time	System only operates between 8 PM and 10 AM	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Metering	Separate irrigation meter	<input checked="" type="checkbox"/> No, not required because < 5,000 sq.ft. <input type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pools / Spas	Cover highly recommended	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, not required	<input type="checkbox"/>	<input type="checkbox"/>
	Water Features	Recirculating	<input type="checkbox"/> Yes <u>N/A</u>	<input type="checkbox"/>
Documentation	Checklist	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/>	<input type="checkbox"/>
	Landscape and Irrigation Design Plan	<input type="checkbox"/> Prepared by applicant <u>no change</u> <input type="checkbox"/> Prepared by certified professional	<input type="checkbox"/>	<input type="checkbox"/>
	Water Budget (optional)	<input type="checkbox"/> Prepared by applicant <input type="checkbox"/> Prepared by certified professional	<input type="checkbox"/>	<input type="checkbox"/>
Audit	Post-installation audit completed	<input type="checkbox"/> Completed by applicant <input type="checkbox"/> Completed by certified professional	<input type="checkbox"/>	<input type="checkbox"/>

Elements

GreenPoint Rated Existing Home Checklist



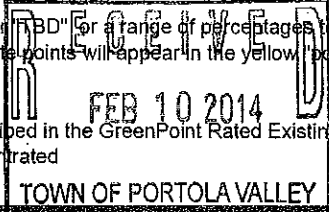
Build It Green
Smart Solutions From The Ground Up

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

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each label are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

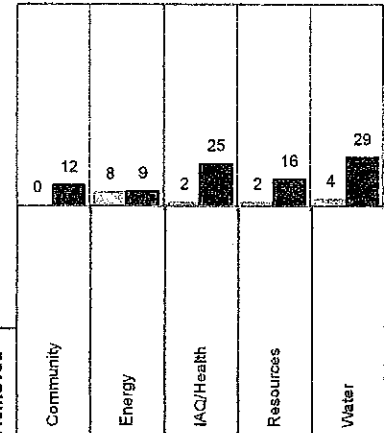
Column A is a dropdown menu with the options of "Yes", "No", or "N/A" for a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the yellow "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpoint-rated



Enter Label: **Elements**

Points Achieved: **49**



Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points				
<input type="checkbox"/> No	1. Home Is Located within 1/2 Mile of a Major Transit Stop		2				
2. Compact Development & House Size							
a. Density of 10 Units per Acre or Greater (Enter units/acre)			2			2	
<input type="checkbox"/> No	b. Home Size Efficiency (5 points is average, points awarded based on home size)					1-9	
3. Pedestrian and Bicycle Access/ Alternative Transportation							
a. Site has Pedestrian Access Within 1/2 Mile of neighborhood services:							
TIER 1: 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: 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 of Major Employer 12) Full Supermarket							
<input type="checkbox"/> No	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
<input type="checkbox"/> No	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
<input type="checkbox"/> Yes	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile	1	1				
<input type="checkbox"/> No	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:		1				
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							
4. Safety & Social Gathering							
<input type="checkbox"/> Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
<input type="checkbox"/> Yes	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors	1	1				
<input type="checkbox"/> No	c. Porch (min. 100sf) Oriented to Streets and Public Spaces		1				
5. Diverse Households							
<input type="checkbox"/> Yes	a. Home Has at Least One Zero-Step Entrance (prerequisite for 5b. And 5c.)	1	1				
<input type="checkbox"/> Yes	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space	1	1				
<input type="checkbox"/> Yes	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars	1	1				
<input type="checkbox"/> No	d. Lot Includes Full-Function Independent Rental Unit		1				
Total Points Available in Community = 26		6					
A. SITE			Possible Points				
<input type="checkbox"/> Yes	1. Protect Existing Topsoil from Erosion and Reuse after Construction	2	1				1
2. Divert Construction and Demolition Waste							
<input type="checkbox"/> Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals (Required for both Whole House and Elements, if Applicable)	Y				R	
<input type="checkbox"/> Yes	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals	2			2		
<input type="checkbox"/> Yes	3. Construction IAQ Management Plan	2					
Total Points Available in Site = 6		6					
B. FOUNDATION			Possible Points				
1. Replace Portland Cement in Concrete with Recycled Flyash or Slag							

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
≥90%	a. Minimum 20% Flyash and/or Slag Content	1				1	
≥90%	b. Minimum 30% Flyash and/or Slag Content	1				1	
Yes	2. Moisture Source Verification and Correction (Required for Whole House)	Y			R	R	
	3. Retrofit Crawl Space to Control Moisture						
Yes	a. Control Crawl Moisture with Vapor Barrier	2			2		
Yes	b. Foundation Drainage System	2				2	
Yes	4. Pest Inspection and Correction	1				1	
	5. Design and Build Structural Pest Controls						
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	1				1	
Yes	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1	
No	6. Radon Testing and Correction or Radon Resistant Construction				1		
Total Points Available in Foundation = 10		9					
C. LANDSCAPE			Possible Points				
No	Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)						
	1. Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
Yes	b. No Plant Species Require Shearing	1				1	
Yes	c. 50% of Plants Are California Natives or Mediterranean Climate Species	3					3
Yes	2. Fire-Safe Landscaping Techniques	1	1				
	3. Minimal Turf Areas						
Yes	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	2					2
Yes	b. Turf is <25% of Landscaped Area	2					2
Yes	c. Turf is <10% of Landscaped Area or eliminated	2					2
Yes	4. Shade Trees Planted	3	1	1			1
Yes	5. Plants Grouped by Water Needs (Hydrozoning)	2					2
	6. High-Efficiency Irrigation Systems Installed						
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	2					2
No	b. System Has Smart Controllers						3
Yes	7. Compost and Recycle Garden Trimmings on Site	1					1
≥90%	8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement	2					2
No	9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing					1	
Yes	10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward	1	1				
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						
No	a. Cistern(s) is Less Than 750 Gallons						1
No	b. Cistern(s) is 750 to 2,500 Gallons						1
No	c. Cistern(s) is Greater Than 2,500 Gallons						1
No	12. Soil Amended with Compost					1	1
Total Points Available in Landscape = 32		23					

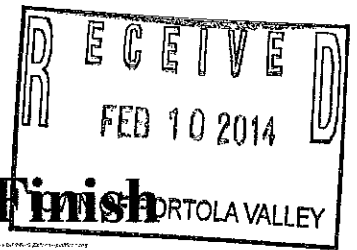
Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points				
1. Optimal Value Engineering							
No	a. Place Rafters & Studs at 24-Inch On Center Framing					1	
≥90%	b. Size Door & Window Headers for Load	1				1	
TBD	c. Use Only Jack & Cripple Studs Required for Load					1	
2. Use Engineered Lumber							
≥90%	a. Engineered Beams & Headers	1				1	
No	b. Insulated Headers			1			
≥90%	c. Engineered Lumber for Floors	1				1	
50%	d. Engineered Lumber for Roof Rafters	0.5				1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
No	f. Oriented Strand Board for Subfloor					1	
No	g. Oriented Strand Board Wall and Roof Sheathing					1	
3. FSC Certified Wood							
No	a. Dimensional Lumber, Studs, and Timber					4	
No	b. Panel Products					2	
4. Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)							
No	a. Floors			2		2	
No	b. Walls			2		2	
No	c. Roofs			2		2	
5. Reduce Pollution Entering the Home from the Garage							
Yes	a. Tightly Seal the Air Barrier between Garage and Living Area	1			1		
No	b. Install Garage Exhaust Fan OR Have a Detached Garage				1		
6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)				1			
7. Overhangs and Gutters							
50%	a. Minimum 16-Inch Overhangs and Gutters	0.5				1	
50%	b. Minimum 24-Inch Overhangs and Gutters	0.5		1			
8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic							
No	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits					1	
No	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home					2	
Yes	9. Sound Exterior Assemblies (Required for Whole House)	Y				R	
Total Points Available in Structural Frame & Building Envelope = 36		5.5					
E. EXTERIOR FINISH			Possible Points				
No	1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking					2	
No	2. Rain Screen Wall System Installed					2	
≥90%	3. Durable & Noncombustible Cladding Materials	1				1	
≥90%	4. Durable & Fire-Resistant Roofing Materials or Assembly	2				2	
Total Points Available in Exterior Finish = 7		3					
F. INSULATION			Possible Points				
1. Install Insulation with 30% Post-Consumer Recycled Content							
No	a. Walls and Floors					1	
No	b. Ceilings					1	
2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)							
No	a. Walls and Floors			1			
No	b. Ceilings			1			
No	3. Inspect Quality of Insulation Installation before Applying Drywall			1			
Total Points Available in Insulation = 5							

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
G. PLUMBING		Possible Points					
1. Distribute Domestic Hot Water Efficiently							
≥50%	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	2		1			1
No	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
Yes	c. Install On-Demand Circulation Control Pump	2		1			1
≥90%	2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)	2					2
3. Water Efficient Fixtures							
Yes	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) (Required For Whole House)	Y					R
≥90%	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi	3					3
≥90%	c. Bathroom Faucets Use ≤ 1.5 gpm	2		1			1
Yes	4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)	Y					R
Total Points Available in Plumbing = 13		11					
H. HEATING, VENTILATION & AIR CONDITIONING		Possible Points					
1. General HVAC Equipment Verification and Correction							
Yes	a. Visual Survey of Installation of HVAC Equipment (Required for Whole House and Elements)	Y		R			
No	b. Conduct Diagnostic Testing to Evaluate System			2			
No	c. Conduct Flow Hood Test and Assess Delivery of Air			1			
TBD	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal			1			
TBD	2. Design and Install HVAC System to ACCA Manuals J, D and S			4			
3. Sealed Combustion Units							
TBD	a. Furnaces				2		
No	b. Water heaters				2		
No	4. Zoned, Hydronic Radiant Heating			1	1		
Yes	5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants	1	1				
6. Effective Ductwork Installation							
No	a. New Ductwork and HVAC unit Installed Within Conditioned Space			1			
Yes	b. Duct Mastic Used on All Ducts, Joints and Seams	1		1			
No	c. Ductwork System is Pressure Relieved			1			
Yes	7. High Efficiency HVAC Filter (MERV 6+)	1			1		
Yes	8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards	1			1		
9. Effective Exhaust Systems Installed in Bathrooms and Kitchens							
≥90%	a. ENERGY STAR Bathroom Fans Vented to the Outside	1			1		
≥90%	b. All Bathroom Fans are on Timer or Humidistat	1			1		
Yes	c. Kitchen Range Hood Vented to the Outside	1			1		
10. Mechanical Ventilation System for Cooling Installed							
No	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
No	b. Whole House Fan			1			
11. Mechanical Ventilation for Fresh Air Installed							
No	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)				1		
No	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1		
No	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
12. Carbon Monoxide							
Yes	a. Carbon Monoxide Testing and Correction (Required for Whole House)	Y			R		
Yes	b. Carbon Monoxide Alarm(s) Installed	1			1		
Yes	13. Combustion Safety Backdraft Test (Required for Whole House and Elements)	Y			R		
Total Points Available in Heating, Ventilation and Air Conditioning = 30		8					
I. RENEWABLE ENERGY		Possible Points					
1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)							
Enter % total energy consumption offset, 1 point per 4% offset				25			
Total Points Available in Renewable Energy = 25							

Project Name		Points Achieved	Community	Energy	IAC/Health	Resources	Water
J. BUILDING PERFORMANCE		Possible Points					
Yes	1. Energy Survey and Education (Required for Elements or Meet J3)	Y		R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required) TIER 1: Practices in Tier 1 Are Worth Full Value (1 point) a) Attic Insulation up to or Exceeding Current Code TBD b) Crawl Space Insulation up to or Exceeding Current Code TBD c) Wall Insulation up to or Exceeding Current Code TBD d) High Efficiency Furnace (90% AFUE Minimum) TBD e) Seal Ducts and Duct Leakage is <15% TBD f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15) TBD g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement TBD TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points) TBD h) High Efficiency Water Heater ≥.62EF TBD i) Radiant Barrier in Attic TBD j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane TBD k) Duct insulation to Code TBD l) Programmable Thermostat TBD m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			1			
				1			
				1			
				1			
				1			
				1			
				1			
				0.5			
				0.5			
				0.5			
				0.5			
				0.5			
				0.5			
	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)			10+			
TBD	4. Design and Build Zero Energy Homes			5			
TBD	5. Comprehensive Utility Bill Analysis			1			
		Total Points Available in Building Performance = 16+					
K. FINISHES		Possible Points					
No	1. Entryways Designed to Reduce Tracked in Contaminants			1			
	2. Low/No-VOC Paint a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen) No b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))	1		1			
≥90%	3. Coatings Meet SCAQMD Rule 1113 for Low VOCs	2		2			
≥90%	4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)	2		2			
No	5. Recycled-Content Paint					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local No a. Cabinets No b. Interior Trim No c. Shelving No d. Doors No e. Countertops					1	
						1	
						1	
						1	
Yes	7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements) (EPA IAP)	Y			R		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates ≥90% a. Doors ≥90% b. Cabinets and Countertops ≥90% c. Interior Trim and Shelving	1		1			
		2		2			
		1		1			
No	9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb					3	
		Total Points Available in Finishes = 21					
L. FLOORING		Possible Points					
No	1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.					4	
No	2. Thermal Mass Floors			1			
≥90%	3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements	2			2		
		Total Points Available in Flooring = 7					

Project Name		Points Achieved	Community	Energy	IAC/Health	Resources	Water
M. APPLIANCES AND LIGHTING			Possible Points				
No	1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)			1			1
2. ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less							
Yes	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)	3		1			2
No	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)						2
3. ENERGY STAR Refrigerator Installed							
No	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity (Mutually Exclusive with J3)			1			
No	b. ENERGY STAR Qualified & < 20 cu.ft Capacity (Mutually Exclusive with J3)			1			
4. Built-In Recycling & Composting Center							
No	a. Built-In Recycling Center					2	
No	b. Built-In Composting Center					1	
Yes	5. Electrical Survey (Required for Whole House)	Y				R	
TBD	6. Verification of Entire Electrical System					2	
TBD	7. Energy Efficient Lighting			1			
TBD	8.Low- Mercury Lamps (Linear and Compact Fluorescent)					1	
No	9. Lighting Controls Installed			1			
Total Points Available in Appliances and Lighting = 13+		3					
N. OTHER			Possible Points				
Yes	1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)	Y		R			
TBD	2. Develop Homeowner Manual of Green Features/Benefits			1			1
3. Hazardous Waste Testing							
No	a. Lead Testing Interior, Exterior and Soil				1		
No	b. Asbestos Testing and Remediation				1		
Yes	4. Gas Shut Off Valve (motion/ non-motion)	2			1	1	
Total Points Available in Other = 6		2					
P. INNOVATIONS			Possible Points				
AA. Community: No Innovation Measures At This Time							
A. Site							
Yes	1. Cool Site	1	1				
B. Foundation: No Innovation Measures At This Time							
C. Landscaping							
No	1. Irrigation System Uses Recycled Wastewater						1
D. Structural Frame and Building Envelope							
1. Design, Build and Maintain Structural Pest and Rot Controls							
No	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					1	
>90%	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	1			1		
Yes	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements	1			1		
3. Use FSC-Certified Engineered Lumber							
No	a. Engineered Beams and Headers					1	
No	b. Insulated Engineered Headers					1	
No	c. Wood I-Joists or Web Trusses for Floors					1	
No	d. Wood I-Joists for Roof Rafters					1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
No	f. Roof Trusses					1	
E. Exterior Finish							
No	1. Green Roofs (25% or Roof Area Minimum)		2	2			

Project Name		Points Achieved	Community	Energy	IAC/Health	Resources	Water
F. Insulation: No Innovation Measures At This Time							
G. Plumbing							
No	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
No	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
No	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
No	4. Composting or Waterless Toilet						1
No	5. Install Drain Water Heat-Recovery System			1			
H. Heating, Ventilation and Air Conditioning (HVAC)							
No	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)				1		
I. Renewable Energy: No Innovation Measures At This Time							
J. Building Performance							
No	1. Test Total Supply Air Flow Rates			1			
No	2. Energy Budget Analysis (J3) Completed By CEPE			1			
K. Finishes: No Innovation Measures At This Time.							
L. Flooring: No Innovation Measures At This Time.							
M. Appliances: No Innovation Measures At This Time.							
N. Other							
No	1. Homebuilder's Management Staff Are Certified Green Building Professionals		1				
TBD	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs		1				
3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build It Green and the GreenPoint Rater.							
TBD	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
Total Points Available in Innovation = 26+		3					
Summary							
Total Available Points		224+	25	83	46	76	47
Minimum Points Required (Whole House)		50		20	5	6	8
Minimum Points Required (Elements)		25		8	2	2	4
Total Points Achieved		49	12.0	8.5	25.0	16.0	29.0



Volt® Innovator Top Dog - Bronze Finish

The Innovator Top Dog outdoor path light is a durable grade solution for all of your path light needs. Heavy solid cast brass construction and lifetime warranty. Extremely versatile fixtures.

Combines the durability and sealed fixture of a spotlight, with the concept of an adjustable pathlight. Perfect for high end homes and commercial applications. Use as a path, area, spot, flood, or golf course specialty fixture. Premium components include; Silicon sealed, tinned copper lead wire, 1" thick stem/solid brass, O-ring sealed cap assembly, UL braided sleeve protectors over internal wiring (prevents chaffing and moisture intrusion), best path light on the market. Use a 20w MR16 lamp with a 60 degree beam spread for maximum illumination.

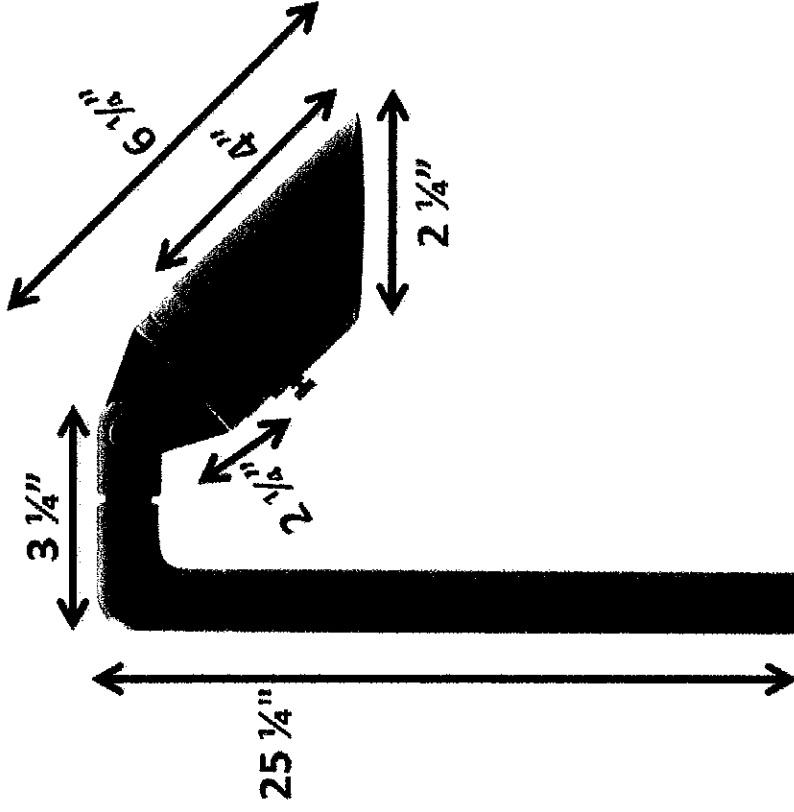
VOLT's® Innovator Top Dog Features:

- Solid brass construction
- Bronze finish
- Height is 25" tall
- Choose between 48" standard OR 25' hub ready 16 gauge, SPT-2 lead wire
- ~~-Uses MR16 Lamp (maximum rating 20 watts).~~
- Use LED 3 Watt MR16 60deg. (20W Equivalent)
- Adjustable glare guard for optimal spread and glare protection
- Stainless steel bulb clip holder to prevent bulb from loosening after install.
- Completely sealed. Silicon at lead wire exit, o-rings in knuckle and in threading of body.
- UL braided sleeve protectors over internal wiring to prevent chaffing, mirror reflector for maximizing light output and heat shielding internal wiring.
- Low voltage 12 volts
- Requires VOLT's® AC Magnetic Transformer (Sold Separately, click [HERE](#) to view)
- VOLT's® Lifetime Warranty

- See more at: <http://www.landscape-lightingworld.com/Commercial-Landscape-Path-Lighting-p/399-td-br.htm#sthash.nRdIZgzZ.dpuf>



VOLT®



Height: 25 1/4"

Length of top of stem: 3 1/4"

Length of fixture body: 2 1/4"

Length of glare guard: 4"

Fixture length with glare guard fully extended: 6 1/4"

Lens Diameter: 2 1/4"

Ivalo. Finiré. LED Recessed Lighting

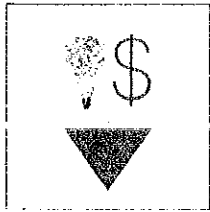
Guaranteed LED compatibility with industry best 1% Lutron dimming and Xicato light quality



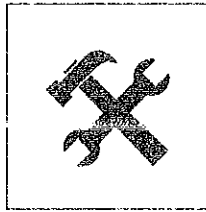
Overview

Why Choose LEDs?

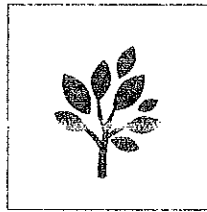
LEDs make sense for today's applications. Consider the benefits:



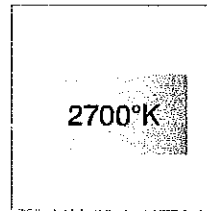
Reduced energy costs
eligible for rebates



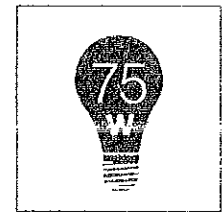
Reduced
maintenance costs



Environmentally
friendly



Provide the same
look and feel as
incandescents



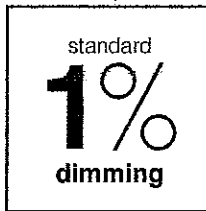
Provide the same
light output as a
75W incandescent

Why Choose The Ivalo Collection by Lutron?

Guaranteed LED compatibility with 1% dimming.



Guaranteed
compatibility with
Lutron controls



**Standard with
Lutron driver
for industry best
1% dimming**



Energy Star and CA
Title 24 compliant



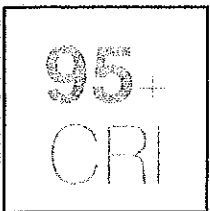
**5-year fixture,
dimming, and
LED color
warranty**



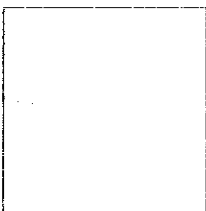
LED Center of
Excellence and 24/7
technical support

Why Choose Finiré ?

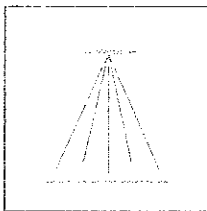
Architectural spec grade luminaire with Xicato light quality.



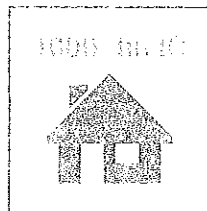
Industry best
rated 95+
CRI and color
consistency



Round, square,
trimless, and
architectural color
options



21°, 30°, 40°, and
59° field changeable
beam spreads



Residential
1000+lumen(lm)
insulation contact (IC)
airtight options



50,000+ hour field
replaceable driver
and LED module

Benefits

Why Choose LEDs?

LEDs are highly efficient, long-lasting, environmentally friendly, and inherently controllable.

Energy efficient

LEDs save over 40W of energy per fixture compared to incandescent bulbs, surpassing the energy efficiency of compact fluorescents. LEDs are also eligible for rebates up to \$50 per fixture, lowering your investment costs.*

Reduced maintenance costs

LEDs are generally rated for over 50,000 hours, so lamp replacement costs are little, if any at all.

Environmentally friendly

In addition to saving energy, LEDs are RoHS compliant and do not contain hazardous materials, such as mercury.

Incandescent look and feel

Low-glare blended lensing and 2700K color temperature option provides the pleasing appearance of incandescence.

Incandescent light output

LEDs have been optimized to provide light output equivalent to 75W incandescent lighting.

Why Choose the Ivalo Collection by Lutron?

Finiré guarantees an all-in-one solution with a Lutron LED fixture, driver, and controls while providing standard industry best 1% dimming.

Tested for guaranteed compatibility with Lutron controls

Ivalo fixtures were designed for ideal compatibility and performance with Lutron drivers and controls.

Industry best dimming to 1%

Fixtures in the Ivalo Collection provide smooth, flicker-free dimming from 100% down to 1%, utilizing Lutron Hi-lume® A Series drivers (which come standard with the fixture).

Energy Star and California Title 24 compliance

Finiré offers models that meet Energy Star and California Title 24 standards.

5-year fixture, dimming, and LED color warranty

The Ivalo 5-year warranty covers the fixture, dimming driver, and LED color consistency. Most manufacturers have limited warranties that don't guarantee color consistency from fixture to fixture.

24/7 technical support

Lutron has 24/7 technical support as well as an LED Control Center of Excellence, devoted to providing answers to all questions about LED control solutions.

Why Choose Finiré?

The Finiré architectural spec grade fixture has round, square, and trimless options standard with Xicato's 83 (typical) CRI LEDs, providing industry best light quality and color consistency.

Industry best 95+ CRI and color consistency

Finiré is standard with Xicato LED modules with industry best color stability and a 95+ CRI option guaranteeing a one step by two step MacAdam Ellipse. Most of the industry has over twice this tolerance using a two or three step area.

Round, square, trimless, and architectural color options

Choose from downlight, wall wash, and adjustable fixture options with trimmed or trimless assemblies. Available in a variety of finishes including Wheat Alzak, Stainless, and Oiled Rubbed Bronze.

21°, 30°, 40°, and 59° field changeable beam spreads

Choose spot lighting, narrow directional lighting for high ceilings, medium task lighting, or wide flood lighting for flexible lighting in any application.

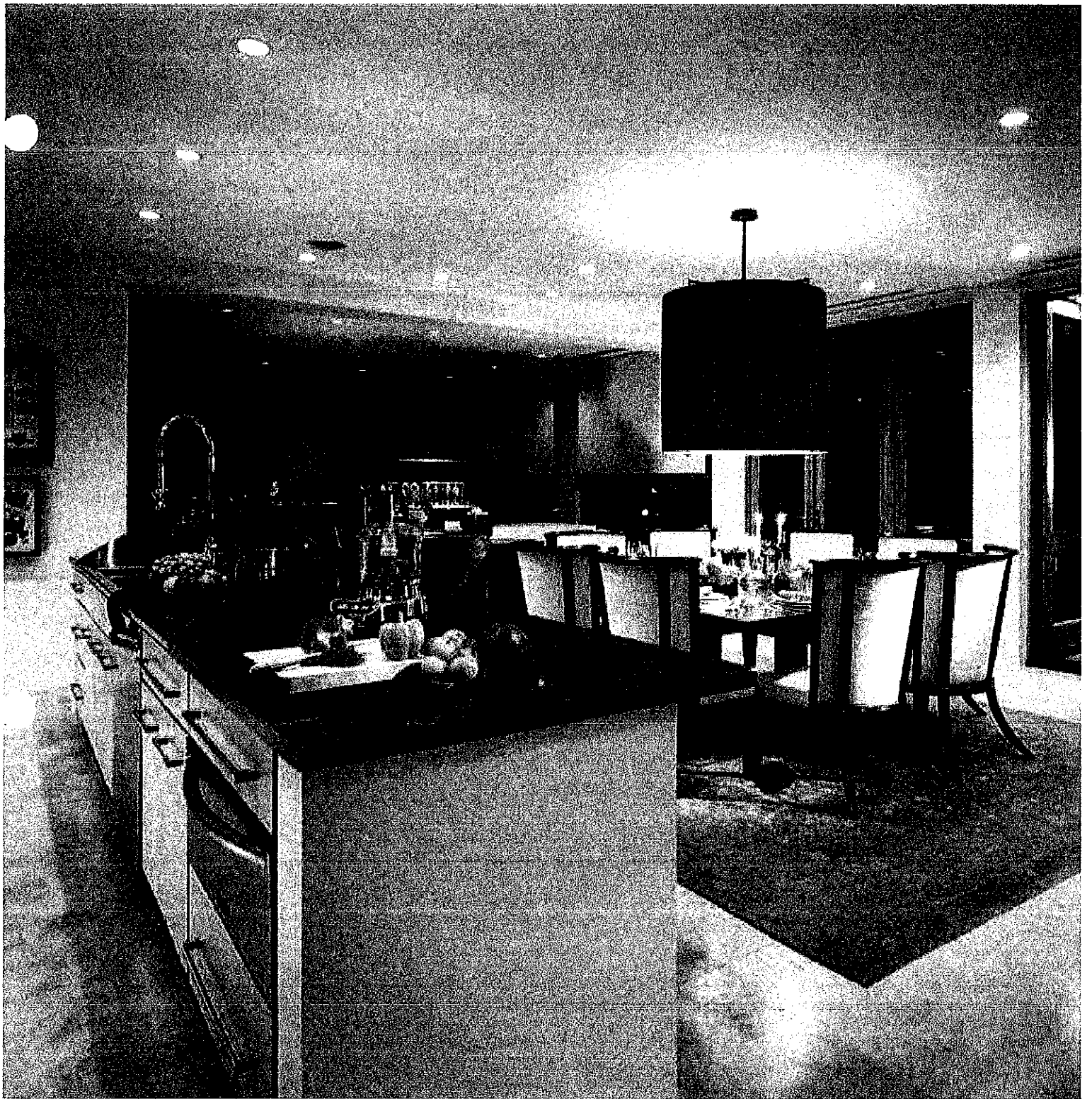
Residential 1000+lm insulation contact (IC) airtight housing options

Airtight IC housing (12.7"L x 9.5"W x 6.4"H) options are available to accommodate residential applications and Chicago Plenum requirements. Non-IC housings are 12.7"L x 9.5"W x 4.7"H, wet location options are available for shower and damp applications.

50,000+ hour field replaceable driver and LED module

Finiré contains a high-performance heat-sink for maximum LED module and driver life—both rated for over 50,000 hours and field replaceable. You can change the color temperature after Finiré is installed without removing the fixture housing from the ceiling. See pg 8.

*Go to www.lutron.com/rebates for rebate eligibility by state



The Finiré™ Difference

Finiré comes standard with industry best Lutron 1% dimming while eliminating the guesswork of ensuring LED compatibility.

Finiré eliminates guesswork by ensuring 100% compatibility between LED fixtures, drivers, and controls. Available in 15W, 22W and 34W models all delivering smooth, flicker-free dimming. This complete solution combines an architectural grade fixture with a high-performance Hi-Lume® A Series LED driver designed to work with Lutron dimmers/controls.

Fixture Types and Options

Type

Downlight, Wall Wash, Adjustable

Size (opening)

4"

Housing

Non-IC, IC

Aperture Style

Round, Square

LED Type

15W, 700lm, 83CRI (Energy Star and CA Title 24)
 22W, 1000lm, 83CRI (Energy Star and CA Title 24)
 22W, 700lm, 95CRI
 34W, 1000lm, 95CRI (Non-IC only)

Color Temperature

2700K, 3000K, 3500K

Beam Spread

21°, 30°, 40°, 59°

Trim

Round Trimmed, Round Trimless
 Square Trimmed, Square Trimless

Hanging

14-24 Adjustable Hanging Bars

Control Method

2-Wire, Forward Phase, 120V~
 3-Wire, 120-277V~
 EcoSystem®, 120-277V~

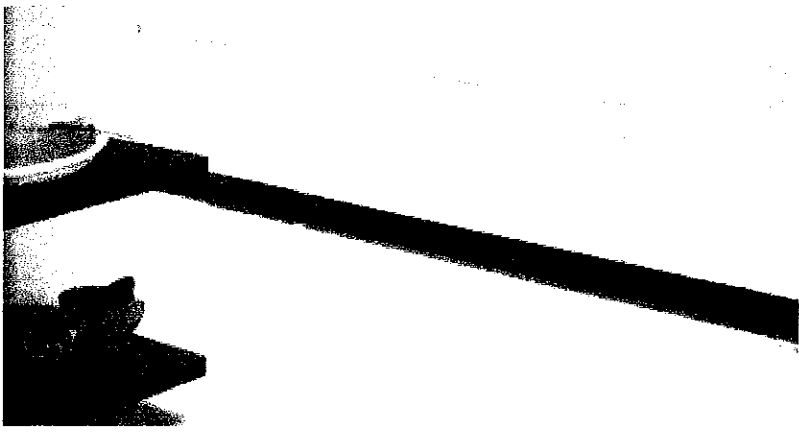
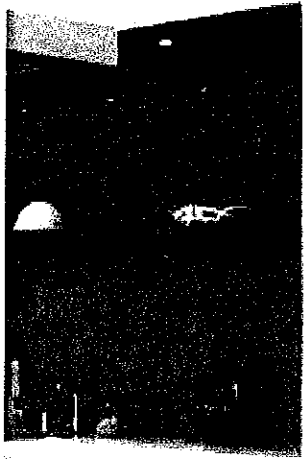
Ceiling Thickness

Standard, 1", 1.5", 2"



Finiré™ and **XICATO**

Finiré comes standard with Xicato LED modules, providing industry best LED light quality.



Quality of Light

Xicato is in the business of making beautiful light, and does this by starting with an understanding of how people see, react, and respond to light. With this knowledge, the company sets out to design the highest quality light. The key to Xicato's unique light is a set of patented technologies that allow colors to render beautifully while maintaining quality and consistency.



Color Rendering

Xicato carefully controls LED and phosphor

specifications to deliver the most natural color possible. The company does this by managing the color rendering of the LED module across 15 different, industry defined color specifications ranging from pastels to saturated colors and skin tones. With the Xicato modules in Finiré, colors will always appear the way you expect them to.

Color Consistency

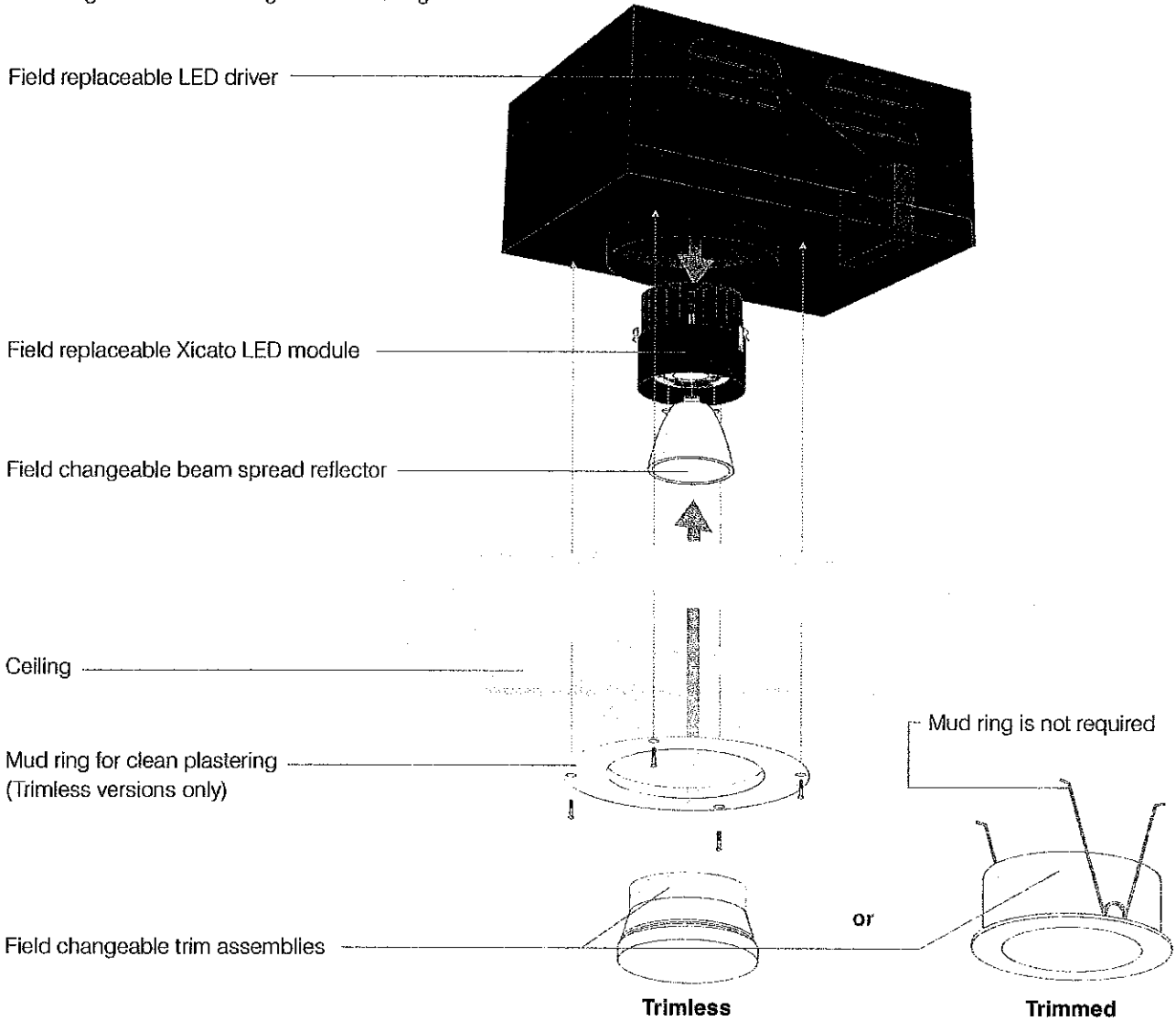
Xicato's LED modules are held to the industry's most stringent color specification. Using proprietary Corrected Cold Phosphor Technology®, Xicato individually "tunes" every LED module to ensure that Finiré provides consistent and beautiful light.

Uniformity

Halogen lamps and LED arrays can suffer from variations of light over a surface due to non-uniform illuminance of the light source. The Xicato module in Finiré emits the light uniformly, without color variations or shadows.

Features

Finiré™ is designed with field adjustable features to allow easy customization. Field changeable trim and beam spread reflectors allow the flexibility to customize your design onsite for any application at time of install. Field replaceable LED module and driver allows easy maintenance and upgrades (i.e., color temperature) after Finiré is installed without removing the fixture housing from the ceiling.



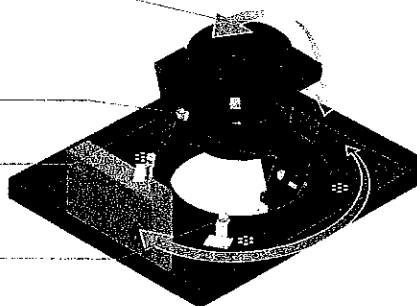
Adjustable fixtures

Tilt adjustability up to 42°
(Accommodates sloped ceilings)

Tilt adjust locking hardware

Rotation adjustability up to 357°

Rotation locking hardware



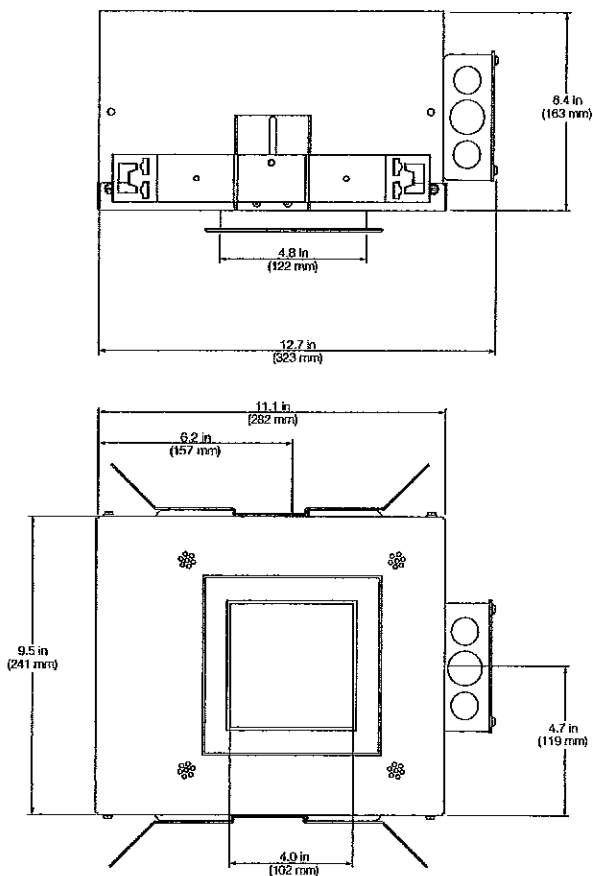
Specifications

LED Performance

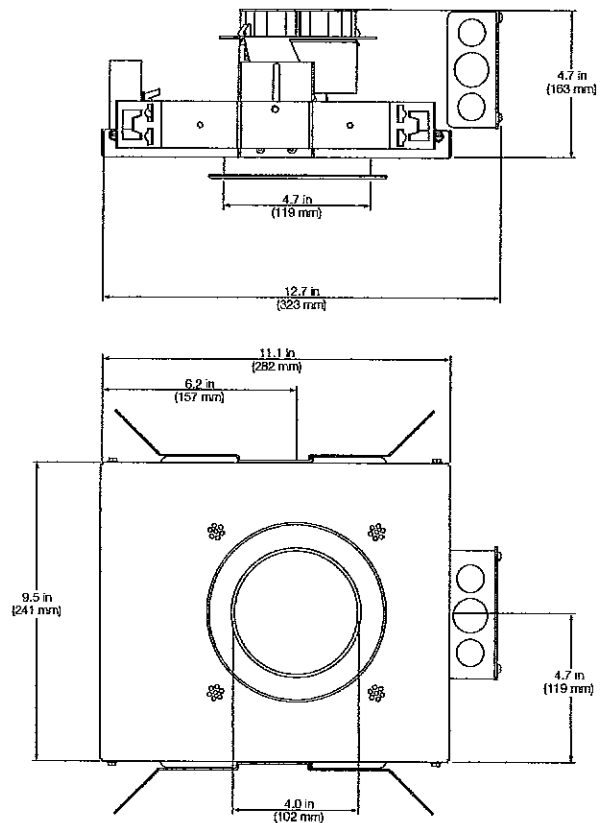
Finiré Model	15W	22W	22W	34W
CRI (Typical)	83	83	95	95
Lumens (Delivered)	715	1070	715	1070
Wattage (Actual)	14.5	21.5	21.5	34
Efficacy (Lumens/Watt)	49	50	33	32

Independent measurement of standard fixture models by Lutron Electronics Co., Inc. for reference only.
Go to the Finiré specification sheets for LM79 photometric data by fixture type and trim options.

IC Housing



Non-IC Housing



Dimensions

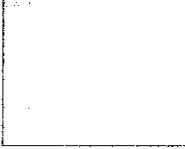
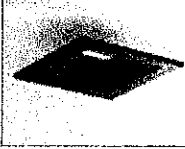
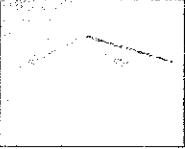
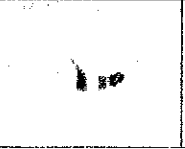
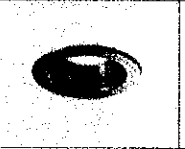
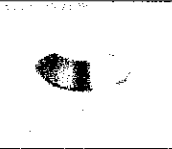
IC Housing: 12.7" L x 9.5" W x 6.4" H
Non-IC Housing: 12.7" L x 9.5" W x 4.7" H
Round Ceiling Cutout: 4.7" Ø
Square Ceiling Cutout: 4.8"²
Max Ceiling Thickness: 2.0"

Compatible Controls

For a list of compatible controls, visit www.lutron.com/finiré or contact the LED Control Center of Excellence at leds@lutron.com/1.877.DIM.LED8.



Options

Trim Options

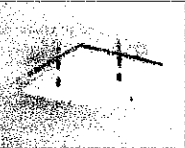

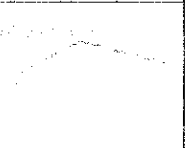
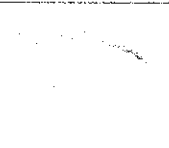
Square Trimless ¹	Square Trimmed ¹	Square Wall Wash	Round Wall Wash ²	Round Trimmed ³	Round Trimless ³
					

Color Options

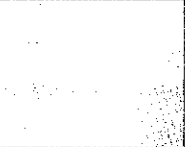


- Round
- Round Trimless
- Round Pinhole
- Square
- Square Trimless
- Square Pinhole

	Matte White	Matte Black	Stainless	Clear Bright Alzak	Oil-Rubbed Bronze	Wheat Alzak
						
Round	•	•	•	•	•	•
Round Trimless	•	•	•	•	•	•
Round Pinhole	•					
Square	•	•	•			
Square Trimless	•	•				
Square Pinhole	•					

Decorative & Pinhole Trim Options

Square Frosted Glass Ring	Round Center Frosted Glass	Square Pinhole	Round Pinhole
			

Lens Options

Micro Prism Solite™	Frosted Glass	None
		

¹ Trim for square downlight and adjustable models

² Trim for round wall wash and adjustable models

³ Trim for round downlight models

How to specify

F D T 4 R N 15 27 40 F1 B2 XX - R4466 MW SO WL
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Fixture Options

- 1 Family**
F = Finiré, Recessed Lights
-
- 2 Type**
D = Downlight
W = Wall Wash
A = Adjustable
-
- 3 Flange**
T = Trimmed
Z = Trimless
-
- 4 Size**
4 = 4" Series
-
- 5 Aperture**
R = Round
S = Square
-
- 6 Housing**
N = Non-insulation Contact
I = Insulation Contact
-
- 7 LED Type**
15 = 15W, 700lm, 83CRI
22 = 22W, 1000lm, 83CRI
2A = 22W, 700lm, 95CRI
3A = 34W, 1000lm, 95CRI**
-
- 8 Color Temperature**
27 = 2700K
30 = 3000K
35 = 3500K
-
- 9 Beam Spread**
21 = 21°
30 = 30°
40 = 40°
59 = 59°
-
- 10 Control Method**
F1 = 2-Wire, Forward Phase, 120V~
3U = 3-Wire, 120-277V~
EU = EcoSystem[®], 120-277V~
-
- 11 Hanging**
B2 = 14-24" Adjustable Hanging Bars
-
- 12 Ceiling Thickness**
XX = Standard
10 = 1.0"
15 = 1.5"
20 = 2.0"

Trim Options

- 13 Trim**
R4466 = Round Downlight
R4966 = Round Wall Wash
R4500 = Round Adjustable
R4105 = Round Pinhole Downlight
R4106 = Round Pinhole Adjustable
R0404 = Square Downlight
R0104 = Square Wall Wash
R0204 = Square Adjustable
R4004 = Square Pinhole Downlight
Z4466 = Trimless Round Downlight
Z4966 = Trimless Round Wall Wash
Z4500 = Trimless Round Adjustable
Z0404 = Trimless Square Downlight
Z0104 = Trimless Square Wall Wash
Z0204 = Trimless Square Adjustable
-
- 14 Finish**
MW = Matte White
MB = Matte Black
SG = Stainless
CL = Clear Bright Alzak
WE = Wheat Alzak
RB = Oil-rubbed Bronze
-
- 15 Lens**
FG = Frosted Glass
SO = Micro Prism Solite[™]
XX = None
-
- 16 Options**
XX = None
WL = Wet Location
TF = Round Center Frosted Glass*
FQ = Square Frosted Glass Ring*

Need quote, layout or custom options? Email fixtures@lutron.com or call 610.282.7472.

* Decorative trim options
** Non-insulation contact only



www.ivalolighting.com

Lutron Electronics Co., Inc.
7136 Suter Road
Coopersburg, PA 18036-1299

For customer service or quotes
call 610.282.7472 or email
fixtures@lutron.com.

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P/N 367-2166 REV K



Lutron — Finire™ LED Recessed Lights: Ivalo® Collection

Job name: Buckholtz

Room: Exterior Soffits

Qty: 17

Step 1 Select Type of Recessed Light



- Downlight
 Wallwash
 Adjustable

Step 2 Select Flange and Aperture



- Round Trimmed
 Round Trimless
 Square Trimmed
 Square Trimless

Note: Only 4" available

Step 3 Select Housing

- Non-Insulation Contact
 Insulation Contact
 12.7" L x 9.5" W x 4.7" H
 12.7" L x 9.5" W x 6.4" H

Step 4 Select LED Wattage

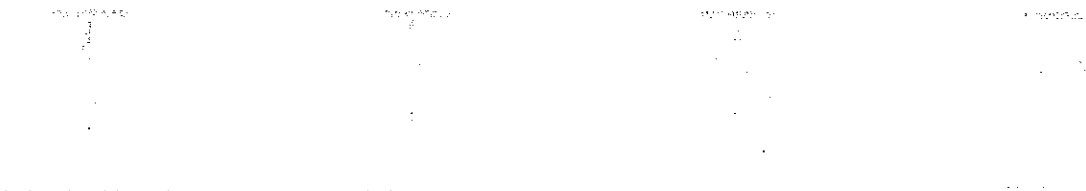
- 15W, 700lm, 83 CRI
 22W, 1000lm, 83 CRI
 22W, 700lm, 95 CRI
 34W, 1000lm, 95 CRI (Non-IC Only)

Step 5 Select Color Temperature

- 3500K
 3000K
 2700K

3500°K	3000°K	2700°K
--------	--------	--------

Step 6 Select Beam



- 21° Wide Beam Spread
 30° Wide Beam Spread
 40° Wide Beam Spread
 59° Wide Beam Spread

Step 7 Select Control Method

Residential

- 2 Wire, Forward Phase, 120V~

Commercial

- Ecosystem®, 120-277 V~
- 3 Wire, 120-277 V~

Fixtures were designed for ideal compatibility and performance with Lutron drivers and Lutron controls.

Step 8 Select Hanging Type

- 14-24" Adjustable Hangers

Step 9 Select Ceiling Thickness

- Standard
- 1.0"
- 1.5"
- 2.0"

Step 10 Select Finish

- Matte White
- Matte Black
- Stainless *(not available for square trimless)*

- Clear Bright Alzak
 - Wheat Alzak
 - Oil-Rubbed Bronze
- (Clear Bright Alzak, Wheat Alzak, and Oil-Rubbed Bronze are not available for square trimmed or trimless)*

Step 11 Select Lens

- Micro Prism Solite™
- Frosted Glass
- None

Step 12 Select Available Options *(options not available for trimless)*

- Round Pinhole
- Square Pinhole
- Round Centered Glass Ring
- Square Frosted Glass Ring

Please contact your local Lutron sales representative or fixtures@lutron.com for more information on ordering product.

www.lutron.com



World Headquarters: 1.800.262.3800 | 24/7 Technical Support: 1.800.673.9100 | Customer Service: 1.888.LUTRON1 | 1.888.558.7669

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WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE

3130 Alpine Rd. # 288 PMB 164 Portola Valley CA 94028

Rusty Day, Chairman; Walli Finch, Treasurer; Bev Lipman, Secretary;
George Andreini, Trails; and David Strohm

The Committee may be reached by mail at the above address or through:
Bev Lipman 854-9199 bevlipman@sbcglobal.net or Walli Finch 854-2274

December 9, 2013

Thomas and Helen Buckholz
157 Westridge Drive
Portola Valley, California 94028

Re: Proposed Residential Addition, 157 Westridge Drive, Portola Valley

Dear Tom and Helen,

Thank you for providing us with your revised November 18, 2013 plans for the addition to your home at 157 Westridge Drive. The Westridge Committee met yesterday to review the proposed plans and approves the November 18 plans you provided to us.

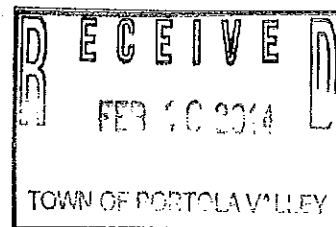
We wish to emphasize our appreciation for the obvious consideration you gave to the comments we previously provided, and thank you for making the revisions depicted in the November 18 plan set.

We wish you the best of luck with your planned project.

Sincerely,

Rusty Day, Chairman
Westridge Architectural Supervising Committee

Cc: Carol Borck
Tom Vlassic, Town Planner
Randy Wiederhold
WASC members





MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: March 24, 2014

RE: Architectural Review for Residential Additions and Remodeling, 111 Corte Madera Road, Bergstrom

This proposal is for the approval of plans for a 374 sf addition, with associated remodeling, to the existing 3,230 sf two-story residence on this .583-acre Brookside Park area property. The existing house with attached carport has a floor area concentration of 83.4% of the allowed floor area for the site. The project would involve a master bedroom addition at the rear of the residence with a partially covered terrace and hot tub. This addition would bring the floor area concentration of the structure to approximately 93% of the allowed floor area. The matter is before the ASCC due to the request for floor area concentration where the ASCC will need to make the findings to allow for more than 85% of the floor area to be concentrated in a single structure and because the parcel has frontage on Portola Road.

The project is presented on the following enclosed plans, prepared by CJW Architecture, dated February 6, 2014:

Sheet: T-0.1, Title Sheet
Sheet: T-0.2, Build It Green Checklist
Sheet: A-1.1, Site Plan (includes proposed exterior lighting)
Sheet: A-2.1, Demolition, Floor and Roof Plans
Sheet: A-3.1, Elevations

In addition to the plans, the project submittal includes the information listed below:

- Colors/Materials Board (to be available at ASCC meeting), dated 2/6/14. Photographs on the board show the existing residence, and the addition is proposed to match existing conditions including materials and colors and style of light fixture.

Background and project description. The subject .583-acre Brookside Park subdivision property is located on the east side of Corte Madera Road, at the corner of Corte Madera Road and Portola Road (see attached vicinity map). The property has a gentle to moderate slope and rises approximately 30 feet above Portola Road. Existing trees and shrubs provide significant screening of views to the property from Portola Road.

The proposed addition would create a new master bedroom with walk-in closet at the southeastern, rear corner of the house. Proposed immediately east of the new master bedroom is a partially covered terrace and hot tub. An existing bedroom would be remodeled into the new master bathroom. This area of the property is relatively level, and minimal grading would be required for the project. The roof of the addition would have a 3:12 slope and include four small skylights at the ridge as shown on Sheet A-2.1. As the site is well-screened by existing trees and vegetation, it appears that the skylights and the addition would have little potential for off-site impacts. Further, given the scope of existing vegetation along the Portola Road side of the property, and site slope conditions, the house addition and new terrace would be virtually invisible from Portola Road corridor views. Thus, no impacts on the conditions along the Road corridor are anticipated.

Compliance with floor area (FA), impervious surface area (IS), height and yard setback limits. The project proposes a total site floor area of 3,604 sf concentrated in the main structure and only building on the site. This is within the 3,869 sf limit, but over the 85% limit by 315 sf. The plan would concentrate 93% of the allowed floor area in the added to house. The ASCC will therefore need to make the findings discussed below in order to grant approval of this proposal.

The existing impervious surface (IS) area is 2,309 sf, and the new terrace with hot tub would increase the IS to 2,771 sf, which is well under the 4,917 sf IS limit. It is noted that there is an error in the IS calculations on Sheet T-0.1; the architect included wood decking which is not considered impervious surface and recalculated the area of paved pathway.

The height of the addition would be approximately 14.5 feet and complies with the 28-foot height limit as well as the daylight plane height limit. The daylight plane limit allows for at least a height of 15 feet at the setback line.

Portions of the proposed additions utilize the zoning ordinance averaging provision. A corner of the master bedroom closet would encroach approximately one and a half feet into the 20-foot rear yard setback, while the overall average setback of 20 feet is maintained as is the minimum clear yard area of 80% (i.e., in this case at least 16 feet). The site plan also shows that the proposed terrace and four-foot high wall would encroach into the 10-foot side yard setback. As the terrace is considered a separate structure from the home, it may not encroach into the setback as proposed and will need to be shifted in a manner so that it is completely clear of the setback or so it too can meet the setback averaging provisions. For example, since the hot tub is a portable unit, the portion of the terrace where the tub would be located could remain as proposed and the terrace area immediately to the south could be reduced in size so that the average required east side setback of 10 feet is maintained. This matter has been discussed with the architect and adjustments will be made with the building permit submittal.

The property's parcel line along Portola Road has historically been designated as the front parcel line. This property is subject to the Portola Road corridor special setback of 35 feet from the front parcel line. The existing home and proposed addition fully comply with this setback.

Findings for main building floor area in excess of the 85% limit. In order to grant the request to allow 93% of the total floor area to be in the main buildings, the ASCC must make the four findings required under Section 18.48.020.A-D of the Zoning Ordinance as listed:

- A. *Any one of the following:*
1. *The larger building will result in a superior design for the property in terms of grading, tree removal and use of the property than would be possible without the requested increase.*
 2. *The larger building is appropriate because steep slopes, areas of unstable geology or areas subject to flooding so limit development of the property that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.*
 3. *The larger building is appropriate because the reduction in permitted floor area caused by steep slopes, unstable geology and/or areas subject to flooding so reduces the floor area permitted for any single building that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.*
- B. *The building will not impact significant views enjoyed by neighboring properties to any greater extent than would a design for the project without the increased floor area.*
- C. *The building will not in any substantial way negatively affect neighboring properties to any greater extent than would a design for the project without the increased floor area.*
- D. *The building will be in keeping with the character and quality of the neighborhood.*

Based on the location and size of the proposed addition, it appears that findings B through D can be made and that sub-finding A.1 could be made. The ASCC needs to determine that the proposed project design is superior to one that would involve floor area over the 85% limit in a detached building. The applicant desires to create a more functional master bedroom space, and creating a detached structure would not practically serve this objective. As currently proposed, the project creates negligible potential for impact on the sloping and well-vegetated site. Construction of an accessory building would likely involve significantly more site disturbance, grading, and vegetation removal and result in greater potential for impacts on view changes from off site, particularly if a location on the Portola Road corridor side of the site had to be considered. The proposal, in summary, appears to result in minimal change from existing conditions and has been designed in a manner respecting the Road corridor and privacy to and from adjoining properties.

Exterior materials and finishes, exterior lighting, and landscaping. The existing house siding is finished in a medium taupe color having a light reflectivity value (LRV) of approximately 40%, just at the town's LRV policy limit for siding. Trim, fascia boards, undersides of the eave extensions and windows are in a cream color that exceeds the 50% LRV limit. Roofing is asphalt composition shingle in a bark tone. The project proposes to match the existing colors and materials.

The ASCC will need to determine if the scope of project, and granting the request for the 85% floor area limit should result in the need to require conformity to the town's current policy limits for color light reflectivity. On one hand, given the limited changes associated with the existing house, particularly with none on the Portola Road corridor side, it might be reasonable to allow the lighter trim color to remain and be used for the additions. At the same time, the property and existing house have some visual sensitivity within the Portola Road scenic corridor. The architect has been asked to discuss the matter of changing the use of the white trim color with the applicant. Perhaps the windows could be allowed to remain in the white color, but the wood

trim elements beyond the window cladding, i.e., fascia, eaves, doors, etc., changed to a color that is consistent with the 50% LRV policy limit.

Colors and materials have not yet been specified for the new terrace and associated wall and will need to be submitted.

The proposal includes three wall sconce lights that would match those on the existing house. The fixture basically directs light downward. It has a dark metal top with lower frosted glass bulb enclosure and similar fixtures have been approved previously by the ASCC (photo to be provided at the meeting). The lights are to be manually switched, with likely one switch for the two lights off of the master bedroom sliding glass doors. Additionally, all existing flood-type lighting on the home will need to be removed to comply with Town lighting regulations. There is no lighting planned for the hot tub or terrace; however, any permanent lighting intended under the planned skylights should be clarified.

The project proposes no new landscaping and no tree removal. The area of the proposed addition is now porch and sod lawn. The key landscaping matter in this case is the protection of existing plant materials from construction impacts.

“Sustainability” aspects of project. The project architect has provided the Build-It-Green checklist for existing homes targeting 40 points for the project, whereas, 25 points would be required under the Town’s previous Green Building Ordinance. 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 to determine if a new green building ordinance should be developed.

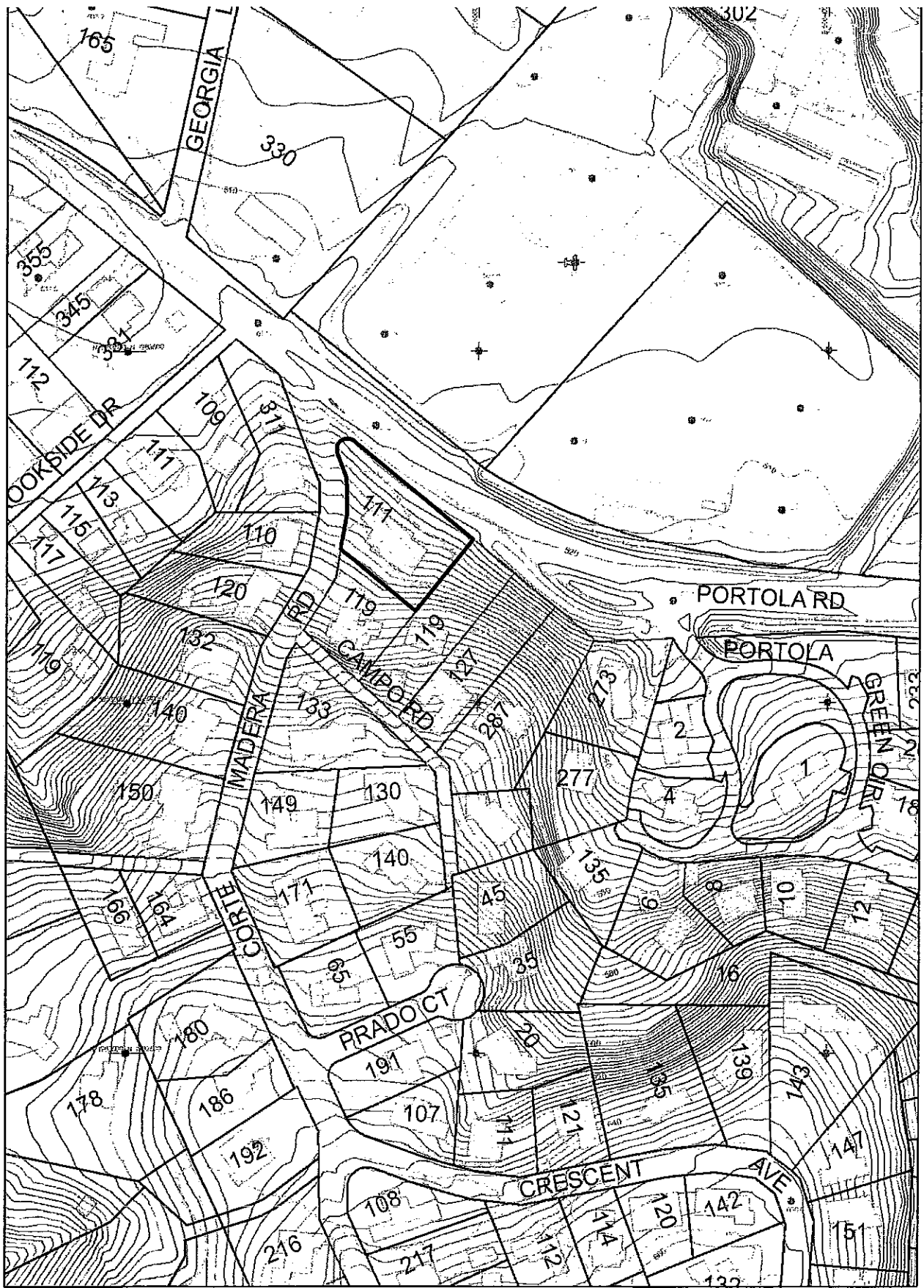
Conclusion. Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the March 24, 2014 ASCC meeting.

The following conditions to be met, unless otherwise noted, to the satisfaction of Planning staff are recommended if the ASCC finds it can act to approve the project:

1. A detailed construction staging and tree protection plan shall be provided prior to building permit issuance. Once approved, the plan shall be implemented also to the satisfaction of planning staff.
2. The site plan shall be revised so that the proposed hot tub, terrace, and wall adhere to the 10-foot side yard setback zoning ordinance provisions.
3. The colors and materials for the proposed terrace and wall shall be specified and approved prior to building permit issuance.
4. All existing flood-type lighting shall be removed prior to building permit final inspections.
5. Lighting under the skylights in the new master bedroom shall be specified and approved with the building permit submittal.

Additionally, if the ASCC determines that the project should include bringing the trim color into conformance with Town light reflectivity guidelines, then condition (6) is recommended.

6. A sample of the proposed trim color (including fascia, eaves, and doors) that meets the Town requirement of a LRV of 50% or less, shall be submitted to the satisfaction of a designated ASCC member prior to building permit issuance.



Vicinity Map
 Scale: 1" = 200 feet

Addition/Remodel, Bergstrom
 111 Corte Madera Rd
 March 2014



C.J.W. ARCHITECTURE
 130 Potrero Road, Suite A
 Potrero Valley, CA 94028
 (650) 851-9535 / (650) 351-9537

This plan was prepared and sealed in compliance with the provisions of the California Building Code and the State Building Code. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others. The architect is not responsible for the accuracy of the information provided by others.



• PROJECT •

**Beegstrom Residence
 Renovation**
 111 Corte Madra Road
 Potrero Valley, CA 94028

• SHEET TITLE •

B.I.G. CHECK LIST

• REVISIONS •

No. Date Note

• JOB: 2013.1000

• DATE: 02/06/2014

• SHEET: T-0.2

Green Point Rated Existing Items Checklist

This checklist is intended to assist the contractor in identifying existing items that may be subject to removal or replacement during the course of the project. It is not intended to be a comprehensive list of all existing items. The contractor is responsible for identifying and documenting all existing items that are to be removed or replaced.

Project Name: [REDACTED]

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Project Name: [REDACTED]

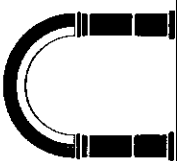
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Project Name: [REDACTED]

Item No.	Description	Quantity	Unit	Notes
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Project Name: [REDACTED]

Item No.	Description	Quantity	Unit	Notes
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CTW ARCHITECTURE
 150 FORTUNA ROAD, SUITE A
 PATERA VALLEY, CA 94028
 (650) 931-9537 FAX (650) 931-9537

This plan was prepared and is subject to the provisions of the California Professional Engineers Act, Chapter 106, Part 2, Article 4, Section 17192. The professional seal and signature of the Engineer are required on all drawings. The permit and approval of the local health department, and the approval of the local fire department, are also required for all drawings. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate local government agencies.



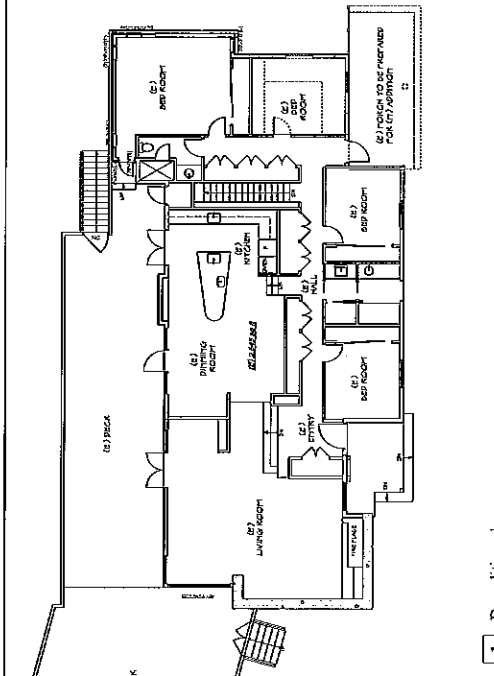
PROJECT
 Bergstrom Residence
 Renovation
 111 Corte Miranda Road
 Patero Valley, CA 94028

SHEET TITLE
**DEMOLITION,
 FLOOR AND ROOF
 PLANS**

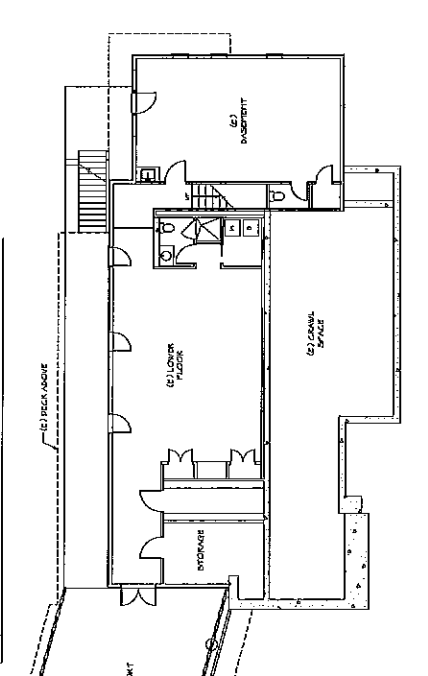
REVISIONS

No.	Date	Notes

JOB: 2013.1000
DATE: 02/06/2014
SHEET: A-2.1

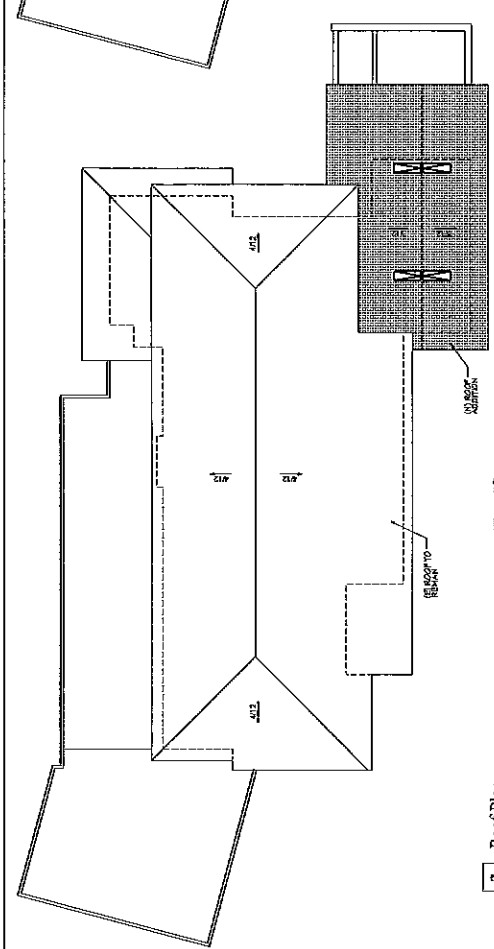


1 Demolition plan
 1/8" = 1'-0"

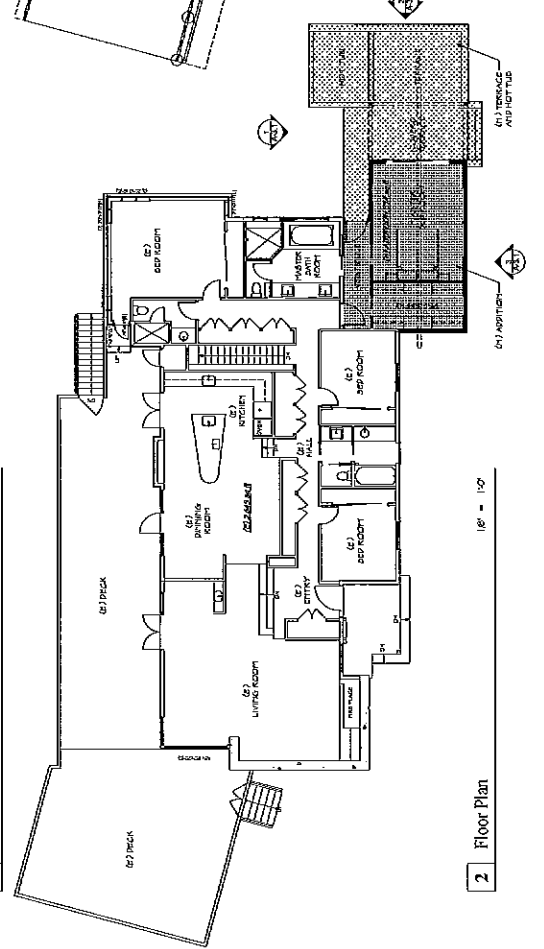


4 Lower Floor Plan
 1/8" = 1'-0"

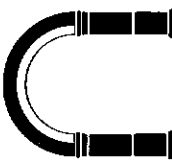
ALLOWED
 PECK: PECK AND PECK
 BASKETBALL: BASKETBALL AND PECK
 OFFICE: OFFICE AND PECK
 LOWER FLOOR: LOWER FLOOR AND PECK
 DOWN STAIRS: DOWN STAIRS AND PECK
 PECK: PECK AND PECK
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3 Roof Plan
 1/8" = 1'-0"



2 Floor Plan
 1/8" = 1'-0"



CJW ARCHITECTURE
130 Potrero Road, Suite A
Berkeley, CA 94703
(510) 861-9337 / (800) 816-9337

This plan was prepared and sealed in accordance with the California Building Code and the California State Board of Architecture. The architect's seal and signature are required for all construction documents. The architect's seal and signature are required for all construction documents. The architect's seal and signature are required for all construction documents.



PROJECT:

Bergstrom Residence
Renovation
111 Corte Madera Road
Petaluma Valley, CA 94028

SHEET TITLE:

ELEVATIONS

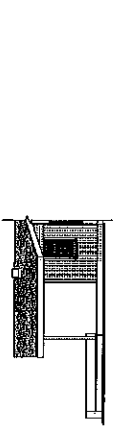
REVISIONS:

No.	Date	Notes

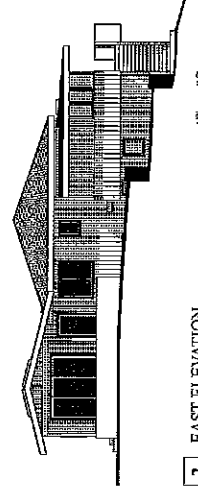
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DATE: 02/06/2014

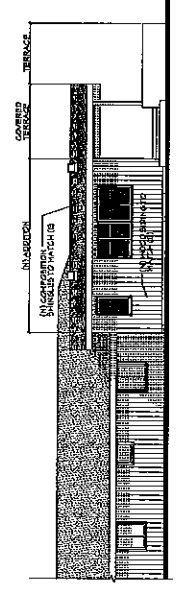
SHEET: A-3.1



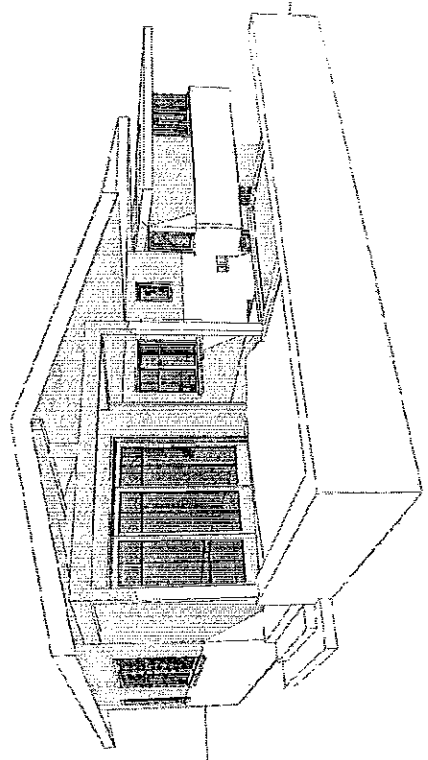
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



5 PERSPECTIVE

DRAFT UNAPPROVED MINUTES

Architectural and Site Control Commission **March 10, 2014**
**Special Site Meeting, 229 Corte Madera Road, Preliminary Architectural Review for
New Residence with Detached Studio, and Related Site Improvements, and Site
Development Permit X9H-670**

Chair Koch called the special site meeting to order at 4:00 p.m. at 229 Corte Madera.

Roll Call:

ASCC: Breen, Clark, Harrell, Koch, Ross

ASCC absent: None.

Town Council Liaison: Craig Hughes

Town Staff: Town Planner Vlastic, Deputy Town Planner Kristiansson, Assistant
Planner Borck

Others present relative to the proposal for 229 Corte Madera Road:

Ilja and Sangini Bedner, applicants

Tim Chappelle, project architect

Casey Cramer, project architect

Trevor, project architect intern

Walter Neumeyer, 236 Corte Madera Road

Ajit Shah, 112 Crescent Avenue

Laura Chase, 145 Stonegate Road, representing Mr. and Mrs. Shah

Pat and Mike McGuire, 267 Corte Madera Road

Bob Wrucke, 30 Cima Way (arrived 4:30 p.m.)

Jeff Aalfs, 135 Crescent Drive (arrived toward the end of the meeting)

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

Borck presented the March 10, 2014 staff report on this preliminary review of the proposed new residence and site improvements. As part of the report, she explained that the design team had created a design timeline that outlines the evolution of the proposal to the current plans under review ("Scheme B"), that the design team had specifically been working with the neighbor at 112 Crescent Avenue during the design process, and as a result of this process, an alternate design, "Scheme C," was developed and reflected in the story poles. She stressed that the ASCC would need to consider the design schemes in relation to the Town's design guidelines' objectives of minimizing visual impacts from off site and seeking to prevent the obstruction of views of adjacent property owners. At the same time, she noted that two-story homes were common in this smaller lot area and direction would need to be provided that balanced the need for consistency with the guidelines, achieving privacy, and allowing for appropriate residential uses on a site.

Borck noted that the proposal met all setback and height limits as well as the 85% floor area concentration in the main structure. She explained that the Public Works Director reviewed the site development permit with the condition that the hedge along the street frontage be trimmed back to the property line or removed completely and that the ASCC would want to consider this in order to provide direction on any necessary landscape planting modifications.

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ASCC members considered the staff report and the following plans, dated 12/20/13 unless otherwise noted:

Civil Plans, Precision Engineering:

Sheet C-0, Title Sheet
Sheet C-1, Grading Plan
Sheet C-2, Utility Plan
Sheet C-3, Erosion Control Plan
Sheet C-4, Best Management Practices

Survey Plans, BGT Land Surveying, 4/13:

Sheet SU-1, Boundary and Topographic Survey

Landscape Plans, Arterra Landscape Architects:

Sheet L1.0, Landscape Plan (includes lighting)
Sheet L2.1, Details (includes lighting cut sheets)
Sheet L3.0, Planting Plan

Architectural Plans, Arcanum Architecture:

Sheet A0.0, Cover Sheet
Sheet A0.1, Site Plan/Roof Plan
Sheet A0.2, Ground Floor Plans (includes exterior lighting)
Sheet A0.3, Second Floor Plans
Sheet A0.4, Main House Exterior Elevations/Sections
Sheet A0.5, Main House Exterior Elevations/Sections
Sheet A0.6, Main House Exterior Elevations
Sheet A0.7, Dance Studio Exterior Elevations/Sections
Sheet GP-1, Build It Green Checklist

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

- Outdoor Water Use Efficiency Checklist, received 1/3/14
- Cut sheets for the proposed exterior lighting, received 1/03/14
- Colors and materials board, received 1/03/14 (to be presented at the 3/10/14 meeting and discussed below)
- Design Timeline, by Arcanum Architecture, dated 3/6/14
- Email from Ticien Sassoubre, 223 Corte Madera, received 3/5/14
- Email from Sangini Bedner, applicant, 229 Corte Madera, received 3/5/14

Tim Chappelle, project architect, presented the project proposal to the ASCC. He provided design boards and explained the process of the project development and advised that the team and applicant had been working with neighbors on their concerns over privacy, potential massing, and potential view impacts. He explained that the alternate design, Scheme C, was developed in response to concerns of the 112 Crescent neighbor and involved shifting the second story wing 10 feet further away from the northern parcel line, compacting and modifying the floor plan, and lowering the ridge height by 30 inches. He stated plate heights for this alternate design would be 9'6" at the ground floor and 8'6" at the second floor. Story poles to reflect Scheme C were installed at the north elevation and

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viewed by the ASCC. Mr. Chappelle confirmed that no additional grading would be required with Scheme C.

In response to questions concerning the detached studio, Mr. Chappelle advised that the design of the new residence was not affected by the desire to retain the detached structure. He clarified that the accessory structure roof line would remain the same and that the porch area would be retained and not enclosed.

The ASCC then viewed the story poles from Cima Way, and Breen stated the elevation had a substantial presence when viewed from the street and the driveway of 243 Corte Madera Road. Mr. Chappelle indicated that no comments had been received from the neighbors along Cima Way. **Mr. Wrucke**, 30 Cima Way, commented that he could clearly see the poles from his home and questioned whether the roof could be hipped at the ends. **Mr. Shah** provided a photo taken from 150 Crescent (the resident was not present) showing the view to the story poles from the second story.

(Commissioner Clark left the meeting at 4:40 p.m. and did not participate in the visit to the Shah residence.)

The story poles were then viewed by the ASCC from Mr. Shah's home at 112 Crescent Avenue. Mr. Shah provided background on the design of his home and how the primary views are directed through the 229 Corte Madera property to the western hillside. The ASCC viewed the poles from the main living area, back yard, and upper floor, and Mr. Chappelle clarified the two schemes being viewed as reflected in the story poles. He explained that Scheme C, shown with the green tape, was an attempt to bring the mass of the 2-story element back to fit within the canopy of the existing tree so that the new structure would be largely located outside of the existing view corridor. In response to the suggestion of hiping the roof, he explained how that would detract from the farmhouse style architecture. He also indicated that there was no arborist report for the project at this time. In response to a question, he indicated that his understanding was that the applicants desired to keep the existing redwoods at the front of the property.

Mr. Shah expressed that his primary concerns were views from the main living areas and suggested the possibility of an L-shaped design or shifting the structure further if possible. **Mr. Neumeyer** questioned how approval of the project could set a precedent for future review of two-story design proposals. Mr. Vlastic clarified that each project is considered individually with respect to the site, particular design characteristics, and neighboring impacts and explained that nothing in the current ordinance prohibits two-story structures.

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

Adjournment

The special site meeting was adjourned at 5:03 p.m.

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Architectural and Site Control Commission **March 10, 2014**
Regular Evening Meeting, 765 Portola Road, Portola Valley, California

Chair Koch 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

Absent: None

Planning Commission Liaison: None

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.

Preliminary Architectural Review for New Residence with Detached Studio, and Related Site Improvements, and Site Development Permit X9H-670, 229 Corte Madera Road, Bedner

Borck presented the March 10, 2014 staff report on this preliminary review of the new residence and proposed site improvements. She reviewed the events of the afternoon site meeting and the comments offered at that meeting. (Refer to above site meeting minutes that describe that meeting and include a listing of project plans and application materials.)

Ilja and Sangini Bedner, applicants, and Tim Chappelle and Casey Cramer, project architects, were present to discuss the project with ASCC members. Mr. Chappelle thanked the ASCC for the site visit process and provided a summary of the evolution of the project design. He explained that in designing the project, the character of the neighborhood, Portola Valley environs, neighbor views and the needs of the applicants were taken into consideration. He stated that after meeting with the neighbors (at 112 Crescent), that the design was further refined to respond to concerns of privacy, massing, and view corridor impacts. He stated while Scheme C appears to be the most appropriate design, the design team would pursue further refinement of the Scheme considering all concerns. He offered that, based on the site meeting, he and his clients would look at additional possible adjustments, including some further lowering of height and modification of the end elevations to address massing concerns.

Clark and Koch asked Borck to clarify which portions of the existing fencing were not in conformance with Town regulations. Borck explained that much of the fencing along the side and rear property lines exceeded the six-foot height limit and that fencing in the front yard setback area exceeded both the height and opacity limits.

In response to a question, Mr. Chappelle clarified that the access to the attic storage space in the detached studio was located inside the structure, off of the entry, and via a drop down ladder.

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Mr. Chappelle also confirmed that the cedar siding would be on both the north and south elevations of the home's second story wing. He also clarified to Clark that the first choice of roof material is the corten steel and the alternative is the bronze metal material.

Public comments were then requested.

Ms. Laura Chase, 145 Stonegate Road, explained that she has helped the Shah's assess the proposed design. She stated that although she has appreciated the responsiveness of the project team, she still has concerns with the proposal relating to privacy and view impacts. She requested that the ASCC consider the Shah's primary view, and that they have limited options for keeping the view corridor open while the project team has flexibility to make adjustments in the design.

Mr. Ajit Shah, 112 Crescent Avenue, invited Commissioner Clark to visit his home to view the story poles. He stated that he is protective of his views and that once built, the house will always be there. He said he would like to continue working with the project team to further adjust the design and asked for continued modifications to move the mass further back from the currently proposed alternate location (Scheme C).

ASCC members then discussed the proposal and offered the following preliminary comments:

- Members concurred that the proposed colors, materials, house design, and siting were acceptable, and some preference was expressed for use of the corten steel roofing.
- Members were very appreciative of the continued communication and interactions with the neighbors in the evolution of the project design. Breen stressed, however, that the owner of 243 Corte Madera Road needs to be contacted and notified of the design, or at least that the possible concerns of this neighbor should be considered as part of further plan development.
- It was generally agreed that alternate design, Scheme C, is the appropriate direction for the project with continued refinements. Solutions for reducing the massing at the north and south elevations, breaking up the vertical mass with horizontal elements, or reducing the floor area need to be considered. As Scheme C develops, it will also be important to address the massing on the south elevation facing Cima Way. Harrell suggested that shifting the two-story wing to be parallel with the one-story might reduce its visual dominance.
- The landscape plan needs to be reconsidered as Scheme C is modified and finalized. The chosen plant materials should provide for screening of the structure at the north elevation and yet not become obstructions to the view corridor as they mature in height. Planting at the south elevation facing Cima Way also needs to be considered. Commissioners generally supported the removal of the hedge along the front of the property and that any planting in this area to provide some screening and privacy should be randomly placed. Ross suggested that consideration also be given to selecting a grass species that requires less water than standard turf. Removal of the Italian cypress was supported by Breen and Harrell.

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- Clark stated that the existing fencing should be modified to move towards conformance with Town regulations, but that fencing in the area of the north elevation that was benefiting the screening for the Shah property might remain in place. Breen supported elimination of the proposed driveway entry gate, commenting that gates change the feel and character of the neighborhood.
- Clark supported the attic storage space in the detached studio, and Koch stated that she did not feel a deed restriction would be necessary.

Breen questioned whether the existing home had some historical significance and suggested that photo documentation of the home be provided to the Town.

The project team was directed to continue communications with neighbors and further refine the alternate design Scheme C. Commissioners affirmed that revised story poles will need to be installed based on the modifications and that a second field meeting would be needed.

After briefly discussing time frames for processing the resubmittal for ASCC review, project consideration was continued to a special field meeting to take place on the afternoon of the regular April 14, 2014 meeting date.

Architectural Review for Additions and Remodeling, 440 Golden Oak Drive, Green

Borck presented the March 10, 2014 staff report on this proposal for a 169 sf residential addition and remodeling. She noted that the existing house with attached garage has a floor area concentration of 92.7%, and that the project proposes to increase the concentration to 95.8%. Although the current floor area of the main structure exceeds the 85% limit, she explained that any further increase is only possible subject to the ASCC making specific findings.

ASCC members considered the staff report and the following project plans:

Civil Plans, Lea & Braze Engineering, 2/1/14:

Sheet: C-1, Title Sheet
Sheet: C-2, Grading & Drainage Plan
Sheet: C-3, Grading Specifications
Sheet: C-4, Details
Sheet: C-5, Details
Sheet: ER-1, Erosion Control Plan
Sheet: ER-2, Erosion Control Details
Sheet: SU1, Topographic Survey, dated 11/20/13

Architectural Plans, Duxbury Architects, 2/4/14:

Sheet: G-001, Cover Sheet & General Notes
Sheet: X-001, Area Analysis Plan
Sheet: AS-101, Site Plan
Sheet: AS-102, Site Work/Exterior Lighting/Landscape Plan
Sheet: AD-101, Demolition Floor Plan
Sheet: A-101, First Floor Plan
Sheet: A-102, Roof Plan
Sheet: A-201, Sections

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Sheet: A-301, Sections

Also considered were the following application materials:

- Transmittal Letter from project architect, Peter Duxbury, dated 2/10/14
- Arborist Letter from Joe Bathhurst, dated 1/27/14
- Exterior Lighting cut sheets, received 2/11/14
- Completed Build It Green Checklist, received 2/20/14 with 54 points proposed
- Colors/Materials Board

William and Michelle Green, applicants, and project architect, Peter Duxbury, were present to discuss the project with ASCC members. Mr. Duxbury explained that in 1992, the house was remodeled, but did not include the project area. He stated that the proposed addition would retain all the existing colors and materials of the existing house, and that due to site constraints, the proposed area of work was generally the only feasible area for an addition to the home.

Public comments were requested, but none were offered.

ASCC members briefly discussed the project and agreed that the design was appropriate and that findings A.1, A.2, B, C, and D could be made for the reasons set forth in the staff report. Breen moved, seconded by Harrell and passed (5-0) to make the necessary findings to permit the proposed concentration of floor area and approved the proposed plans as presented. The action was taken subject to the following conditions to be met to the satisfaction of planning staff prior to building permit issuance unless otherwise noted:

1. A detailed construction staging and tree protection plan shall be provided. Particular care shall be taken with the plan relative to the three-stemmed oak in the western side yard setback area.
2. All existing flood-type lighting shall be removed prior to building permit final inspections.

Architectural Review of As-Built Grading and Landscaping Improvements, Site Development Permit X9H-673, 30 Cheyenne Point

Borck presented the March 10, 2014 staff report on this review for as-built grading and landscaping improvements. She explained that a stop work notice had been issued to the applicant in July 2008. She stressed that the town geologist, Public Works Director, and health officer had reviewed the plans, supporting documents, and site evaluations and had approved the site development permit.

ASCC members considered the staff report and the following project plans:

Sheet C-1.0, Plot Plan and Technical Data
Sheet C-1.1, Topographic Survey of Existing Conditions
Sheet C-2.0, As-Built Grading and Drainage Plan
Sheet EC-1, As-Built Erosion Control Plan
Sheet L-1, Landscape Plan, by W.E.S. Landscape Architecture, dated 2/8/14

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Also considered were the following application materials:

- Limited Geotechnical Investigation by Murray Engineers, dated 11/12/13
- Limited Drainage Assessment by CFS Engineering, dated 2/24/14

Soheil Eizadi was present to discuss the project with ASCC members. Mr. Eizadi clarified that once the stop work notice was issued, he did not do further grading, but did complete planting of the terraces. He explained that the delay in his applying for the as-built site development permit was related to his job loss in 2009. He noted that the conservation committee offered several positive comments regarding his site. He clarified that the oleanders at the deck were existing when he purchased the house. He also volunteered to remove all of the solar pathlights that had been installed in the driveway, autocourt, and terrace area.

Clark asked Borck for clarification on the work that had occurred uphill of the existing home. Borck stated that the entry walk, fountain, and grass area were pre-existing and that, although no grading had been conducted uphill of the house, the landscape planting plan indicated that plants had been installed on the uphill slope.

In response to Mr. Eizadi stating he was proposing to replace the existing sod on the terraces with a no-mow variety, Clark commented that he has native no-mow grass on his property, and while it does turn brown in the summer, it also provides a level and functional area.

Public comments were requested, but none were offered.

ASCC members discussed the project and the clarifications offered at the meeting. Commissioners were generally supportive of allowing the terraces to remain provided that the sod lawn was replaced with a native no-mow grass. Submittal of a landscape lighting plan with switching plan was supported, and it was agreed that all plants, irrigation, and other materials installed within the public right-of-way needed to be removed. Clark also expressed a preference for no lighting on the terraces. Ross noted that the conservation committee had expressed concerns over water impacting the existing oak trees, and Mr. Eizadi clarified that he was already addressing those comments and making corrections on site.

Following discussion, Ross moved to approve the as-built project with the following conditions to be met, unless otherwise noted, to the satisfaction of staff:

1. All trees, plants, irrigation, lighting, and stonework placed in the public right of way shall be removed. Applicant shall obtain an encroachment permit and complete the removals to the satisfaction of the Public Works Director.
2. A landscape lighting and switching plan and fixture cut sheet shall be submitted to the satisfaction of a designated ASCC member.
3. Updated impervious surface calculations for the site that includes the new flagstone patio shall be submitted to the satisfaction of Planning staff.
4. The existing sod on the two terraces shall be replaced with a native no-mow variety.

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

Commission and Staff Reports

Koch said that she had reviewed proposed changes to the driveway at 45 Tagus Court with Town Planner Vlastic. These were minor adjustments to improve functionality of the driveway and provide easier ingress and egress, and she approved the changes as being in substantial compliance with the project plans approved by the ASCC.

Breen and Clark reported that they received the revised planting plans for 5050 Alpine Road (Villa Lauriston) and would be reviewing those plans and providing comments to Kristiansson.

Kristiansson reminded the ASCC of the joint field meeting with the Planning Commission at 18 Redberry Ridge on March 19th. She also reminded commissioners that their Form 700s were due to Town Clerk Sharon Hanlon.

Minutes

Breen moved, Ross seconded to approve the February 24, 2014 minutes as submitted. The motion passed 5-0.

Adjournment

There being no further business, the meeting was adjourned at 9:05 p.m.