TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, July 28, 2014
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

7:30 PM – REGULAR AGENDA*

1. Call to Order:

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

3. Oral Communications:

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

4. Old Business:

   a. Architectural Review and Revisions to Previous Approvals to Allow Proposed Second Story Guest House Addition, 130 Golden Oak Drive, Rosenthal/Carroll

5. New Business:

   a. Architectural Review for Residential Additions and Remodeling, Swimming Pool, Entry Gate, and Site Development Permit X9H-677, 410 Cervantes Road, Kamran

   b. Architectural Review for New Garage and Residential Addition, 62 Santa Maria Avenue, Saii

6. Commission and Staff Reports:

7. Approval of Minutes: July 14, 2014

8. Adjournment:

---

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

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

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

PUBLIC HEARINGS

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

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

Date: July 25, 2014

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Karen Kristiansson, Interim Town Planner
Carol Borck, Assistant Planner

DATE: July 25, 2014

RE: Agenda for July 28, 2014 ASCC Meeting

The following comments provide an overview of the items on the July 28th agenda.

4a. ARCHITECTURAL REVIEW AND REVISIONS TO PREVIOUS APPROVALS TO ALLOW PROPOSED SECOND STORY GUEST HOUSE ADDITION, 130 GOLDEN OAK DRIVE, ROSENTHAL/CARROLL

Last September, the ASCC approved a project for residential additions and remodeling including an addition to the existing small guest house on the property. This application is for a second story addition to the guest house, as discussed in the enclosed staff report from Interim Town Planner Kristiansson dated July 24, 2014. The total square footage of the guest house with both additions would be 747 square feet. As proposed, the guest house addition would fully conform to the Town's development standards, and would also have limited visibility from off-site. Story poles have been erected at the site to help Commissioners consider this project and show both the approved first story (with yellow tape) addition and the proposed second story addition (with red tape). However, the plans include new lighting in the trees at the deck, and staff recommends those lights be eliminated because they are not needed for safety and are inconsistent with Town policies. If the ASCC acts to approve the project, two conditions relative to lighting are recommended.

5a. ARCHITECTURAL REVIEW FOR RESIDENTIAL ADDITIONS AND REMODELING, SWIMMING POOL, ENTRY GATE, AND SITE DEVELOPMENT PERMIT X9H-677, 410 CERVANTES ROAD, KAMRAN

The enclosed July 28, 2014 staff report prepared by Assistant Planner Borck provides the background and evaluation of this request for approval of plans for a residential addition/remodel, new swimming pool, entry gate, and site improvements. The site development committee has reviewed the project and no significant issues have been raised. The project meets all setback, floor area, and height limits. If the ASCC acts to approve the architectural review, the staff report suggests conditions that could be part of that approval.

5b. ARCHITECTURAL REVIEW FOR NEW GARAGE AND RESIDENTIAL ADDITION, 62 SANTA MARIA AVENUE, SAII

The enclosed July 28, 2014 staff report prepared by Assistant Planner Borck provides the background and evaluation of this request for approval of plans for a new garage with upper level residential addition. The Woodside Highlands site currently has no covered parking. The project meets all setback, floor area, and height limits. If the ASCC acts to approve the architectural review, the staff report suggests conditions that could be a part of that approval.

6. COMMISSION AND STAFF REPORTS

Staff and subcommittee members can provide an update on the discussions at 1260 Westridge Drive following the July 18 site meeting.

KK/CLB

encl.
attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Architectural and Site Control Commission (ASCC)

FROM: Karen Kristiansson, Interim Town Planner

DATE: July 24, 2014

RE: Architectural Review for Guest House Addition, at 130 Golden Oak, Rosenthal/Carroll

On September 9, 2013, the ASCC approved a project at this 1.8 acre Alpine Hills parcel for residential additions and remodeling, as well as a site development permit (X9H-661). As part of that project, the existing 201 square foot (sf) guest house was proposed to be expanded to 472 sf by adding a second room at the front of the existing guest house. The current proposal is for a further expansion through a second story addition, which would bring the total guest house floor area to 747 sf. The location of the property is shown on the attached vicinity map, and the staff report and minutes from the September 9, 2013 ASCC meeting relative to this property are attached for reference.

Story poles have been installed at the site and show the approved first floor addition outlined in yellow tape, with the proposed second floor addition outlined in red tape.

The project is presented on the following enclosed plans dated 5/20/14 and prepared by Malcolm Davis Architecture unless otherwise noted. Sheets highlighted in gray are provided for reference only and do not show any changes from what was previous approved. For clarity, it should be noted that a number of items marked as "existing" on the plans are items that were approved last fall but have not yet been constructed. Items labeled as "new" are generally items that related to this proposed second story guest house addition only.

Sheet A0.0, Cover Sheet
Sheet A0.1, Green Point Checklist
Sheet A0.2, Existing/Demolition Site Plan
Sheet A0.3, New Site Plan
Sheet A0.12, Tree Protection Plan, 2/14/14
Sheet A0.13, Arborist Report, 2/14/14
Sheet A0.14, Construction Staging Plan, 2/14/14
Sheet C-1.0, Title Sheet, Lea & Braze Engineering, 12/19/13
Sheet C-2.0, Overall Site Plan, Lea & Braze Engineering, 12/19/13
Sheet C-2.1, Grading & Drainage Plan, Lea & Braze Engineering, 12/19/13
Sheet C-2.2, Grading & Drainage Plan, Lea & Braze Engineering, 12/19/13
Sheet C-3.0, Driveway Profile, Lea & Braze Engineering, 12/19/13

Sheet C-4.0, Details, Lea & Braze Engineering, 12/19/13
Sheet C-4.1, Details, Lea & Braze Engineering, 12/19/13
Sheet C-5.0, Grading Specifications, Lea & Braze Engineering, 12/19/13
Sheet ER-1, Erosion Control Plan, Lea & Braze Engineering, 12/19/13
Sheet ER-2, Erosion Control Details, Lea & Braze Engineering, 12/19/13
Sheet EX-1, Turning Exhibit, Lea & Braze Engineering, 8/27/13
Sheet SU-1, Topographic Survey, Lea & Braze Engineering, 2/12/13
Sheet A-1.1, Existing/Demolition Floor Plans, Guest House First Floor
Sheet A-1.2, Existing/Demolition Floor Plans, Second Floor and Roof Plan
Sheet A-1.3, Existing and Demolished Exterior Elevations, Guest House
Sheet A-2.1, Proposed Floor Plans, Guest House First Floor
Sheet A-2.2, Proposed Floor Plans, Guest House First Floor *(note that this sheet actually shows the second floor and roof plans)*
Sheet A-2.3, Proposed Exterior Elevations, Guest House
Sheet EMP-2.0, Outdoor Lighting Plan
Sheet L1.1, Layout and Materials Plan, R.S. McDannell, 2/14/14
Sheet L2.1, Planting Plan, R.S. McDannell, 2/14/14
Sheet L2.2, Planting Plan, R.S. McDannell, 2/14/14
Sheet L7.1, Landscape Details, R.S. McDannell, 2/14/14

The following additional materials have been submitted in support of this application:

- GreenPoint Rated Existing Home Checklist, received 5/20/14
- Outdoor water use efficiency checklist, dated 5/20/14, prepared by Pat Blackburn (attached)
- Tree Survey by Urban Tree Management, dated June 25, 2013 (attached)
- ASCC Materials Boards, from Malcolm Davis Architecture, received 5/20/14 (not attached; will be available at the July 28 meeting)
- Cut sheet for the Ring Mount Delta Star, received May 20, 2014
- Cut sheet for the Vintage Barn Sconce Weathered Rust from Restoration Hardware, received 5/20/14

The following comments are offered to assist the ASCC in considering this project at the preliminary review meeting.

1. **Project description.** This proposal is for a 275 sf second story addition to the approved 472 sf single story guest house. The guest house is located south of and downhill from the property's entrance driveway, and is connected to the pool area by a deck/patio. The peak of the second story addition would be an elevation of approximately 664, compared to about 660 at the driveway and 670 along Golden Oak. Because of this topography, the distance between the guest house and Golden Oak, and vegetation on the property, the roof of the second story guest house addition would only be visible from Golden Oak Drive when looking directly down the driveway.

   The project that was approved last fall included replacing the existing staircase from the driveway to the pool deck with a new staircase that includes a right angle turn and a landing. The proposed project would include a new small bridge from that landing to an entry door on the second story.

No additional grading would be needed for the project, and no additional vegetation would be removed other than what has already been approved. However, existing oak branches are very close to the location of the proposed structure and especially the second story addition. The applicant should clarify whether these trees will need to be trimmed.

2. **Floor area, impervious surface, height limit and parking compliance, Build It Green points.** The project complies with all town standards, including the 750 sf floor area limit for guest houses.

   The required Build It Green (BIG) GreenPoint rated single family checklist targets 88 points for the guest house addition. For reference, the Town's Green Building Ordinance would require 25 points for the guest house, although it cannot currently be applied due to mandates associated with the new California Green Building Code. As you know, the Town began enforcing the 2013 CalGreen code in January, and staff will be working with the Town Council this spring to determine if a new Town green building code should be developed.

3. **Architectural design, exterior materials and finishes.** The second story guest house addition is designed as an extension of the existing and approved guest house in a similar contemporary style. Materials and finishes would be the same materials as were approved for the guest house, and also the garage, last fall. These include a dark red/maroon weathered corrugated metal siding and roof, and black window trim.

   The proposed bridge from the stair landing to the second story entrance would be approximately 7' 6" long and would be Ipe decking to match the stairs. A handrail with metal posts painted matte black and stainless steel cables would extend along the bridge, matching the rail along the staircase and the balconies of the main house.

4. **Exterior lighting.** The project includes two new lighting fixtures on the guest house, one over the second story entrance at the proposed bridge connection to the staircase and one at the lower level on the same (east) elevation. As previously approved, the guest house had only one exterior light fixture, over the sliding glass door towards the pool. The fixture complies with Town standards and is the same fixture that was approved last fall for use at the lower level entrance of the guest house. Given their locations on the building and relative to the topography and existing vegetation, the lighting provided by these fixtures will be largely towards the interior of the site and will not be very visible from either Golden Oak Drive or neighboring properties.

   The plans also propose three new pendant lights to be hung from the oak trees that will be surrounded by the deck. Because Town policy limits exterior lighting to that which is needed for safety and specifically prohibits lighting in trees, this lighting should be removed from the plans.

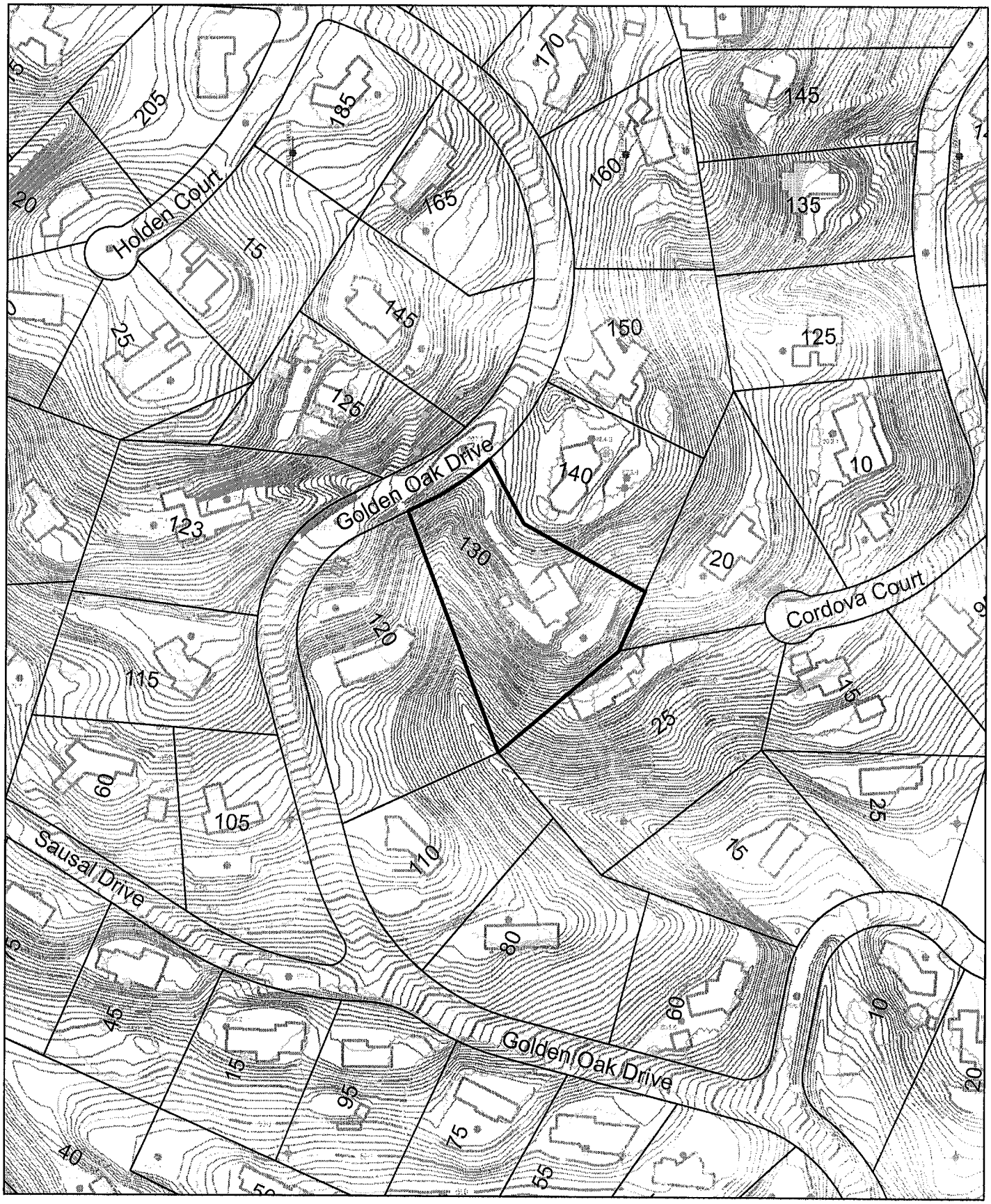
Conclusion

The ASCC should consider this staff report as well as comments and additional information offered at the July 28th meeting prior to taking action on this project. If the ASCC acts to approve the project, staff recommends the following conditions of approval:

1. The sconce lights on the guest house shall be separately and manually switched.

2. The pendant lights to be mounted in the trees as shown on Sheet EMP2.0 shall be removed, and there shall be no lighting in trees.

Enc.
Att.



Vicinity Map

Architectural Review, Carroll/Rosenthal

N

0 50 100 200 300 400 Feet

APN 079-121-050, 130 Golden Oak
July 2014

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Karen Kristiansson, Deputy Town Planner

DATE: September 5, 2013

RE: Architectural Review for Residential Additions and Remodeling, and Site Development Permit X9H-661, for 130 Golden Oak, Carroll/Rosenthal Residence

The ASCC will review this project on Monday, September 9, first at a site meeting at 4:00pm and then at its regular evening meeting at 7:30pm. The proposal is for approval of a substantial remodel to the existing home and additions, expansions of the guest house and garage, and related site work. As shown on the attached vicinity map, the site is located on the east side of Golden Oak Drive north of the intersection with Sausal Drive.

The project includes reconfiguring the house and expanding the footprint of the house by adding on to the north, south and east sides of the house. In addition, the guest house is being enlarged from one room to two rooms, new stairs are proposed from the driveway to the guesthouse, and the deck connecting the guest house to the pool is also being enlarged. Finally, the garage is also being expanded. Most of the rest of the site will remain untouched, although the driveway will be widened for fire truck access.

The project is presented on the following enclosed plans dated 8/2/13 and prepared by Malcom Davis Architecture unless otherwise noted:

Sheet A0.0, Cover Sheet
Sheet A0.1, Green Point Checklist
Sheet A0.6, Existing/Demo Site Plan
Sheet A0.7, Proposed Site Plan
Sheet A1.1, Existing/Demo Main Floor Plans
Sheet A1.2, Existing/Demo Lower Level Plans
Sheet A1.3, Existing/Demo Roof Plans
Sheet A1.4, Existing/Demo Elevations
Sheet A1.5, Existing/Demo Elevations
Sheet A1.6, Existing/Demo Elevations
Sheet A2.1, Proposed Main Floor Plans
Sheet A2.2, Proposed Lower Floor Plans
Sheet A2.3, Proposed Roof Plans
Sheet A3.1, Proposed Elevations

Sheet A3.2, Proposed Elevations
Sheet A3.3, Proposed Elevations
Sheet L1.1, Layout and Materials Plan, R.S. McDannell, 7/31/13
Sheet L1.3, Planting Plan, R.S. McDannell, 7/31/13
Sheet C-1, Title Sheet, Lea & Braze Engineering, 8/27/13
Sheet C-2, Overall Site Plan, Lea & Braze Engineering, 8/27/13
Sheet C-3, Grading & Drainage Plan, Lea & Braze Engineering, 8/27/13
Sheet C-4, Driveway Profile, Lea & Braze Engineering, 8/27/13
Sheet C-5, Details, Lea & Braze Engineering, 8/27/13
Sheet C-6, Details, Lea & Braze Engineering, 8/27/13
Sheet C-7, Details, Lea & Braze Engineering, 8/27/13
Sheet C-8, Grading Specifications, Lea & Braze Engineering, 8/27/13
Sheet ER-1, Preliminary Interim Erosion Control Plan, Lea & Braze Engineering, 8/27/13
Sheet ER-1, Preliminary Interim Erosion Control Details, Lea & Braze Engineering, 8/27/13
Sheet EX-1, Turning Exhibit, Lea & Braze Engineering, 8/27/13
Sheet SU1, Topographic Survey, Lea & Braze Engineering, 8/27/13

In support of the plans and application, the following materials have been submitted:

- Completed Outdoor Water Efficiency Checklist, 7/31/13 (attached)
- Cut sheets for the proposed house lights, from Renoma Lighting, Hinkley Lighting, and Restoration Hardware (attached)
- Tree Survey by Urban Tree Management, dated June 25, 2013 (attached)
- Geotechnical Investigation by Murray Engineers, dated June 2013

Also, a board with the proposed exterior finishes, received on August 2, 2013, has been provided. The finishes are discussed below, and the board will be available for reference at the ASCC meeting.

Comments from the following members of the site development committee have also been received and are attached:

- Town Geologist (Cotton Shires), 8/19/13
- Conservation Committee, 8/27/13
- Public Works Director (Howard Young), 8/28/13
- Fire Marshal (Denise Enea), 8/27/13, plus email exchanges from August 14 & 15 and September 4

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

1. **Project description and site conditions.** The 1.8 acre project parcel is located along the east side of Golden Oak Drive and is constrained by fairly steep slopes, especially on the western and southern portions of the property. The site contains the existing house, a detached garage, guest house, swimming pool, enclosed spa, outdoor sitting area and lawn area.

   The house presents as a single story from the driveway, but is cut into the slope so that the lower floor is at ground level on the opposite side of the house. The guest house is located down-slope from the driveway on the west side and is connected to

the pool by a wooden deck. Although the guest house would more than double in size with the project, from 201 sf to 472 sf, the guest house is tucked into the site so that its roof is below the elevations of both the driveway and Golden Oak Drive. (The roof will be at an elevation of about 658, while the driveway is at 660 and the road is at 670.) The guest house is also surrounded by vegetation. As a result, neither the existing guest house nor the proposed enlarged guest house will have off-site visual impacts.

At the rear of the property, there is an existing flat outdoor area created by retaining walls. This area will not be changed as part of the project. Most of the lawn above this area will also remain, although the east side addition will extend into the lawn area, making it smaller.

The proposed house changes include three additions: 1) an addition to the east side of the house to accommodate the master bedroom on the upper level; 2) an addition on the north side of the house in the planter area in front of the current entryway; and 3) a smaller addition on the south side of the house enclosing the area between Bedroom 1 and the upper level living room.

Both the north and south side additions fill in parts of the existing house footprint, and both are located on ground that has already been disturbed. The east side addition is the most significant of the three additions and adds the most mass and floor area (around 300 square feet) to the house by expanding the house into the existing deck, landscaping and lawn. This addition will have a lower height than the existing house and will be well below the sight lines of the neighboring home at 140 Golden Oak. The canopy of the existing oak tree near the corner of the addition, which is proposed to remain, also provides significant screening. None of the additions will be visible from Golden Oak Drive. For reference, Golden Oak Drive is at an elevation of approximately 670 in front of this house; the ground level of the garage and the front of the main house is at 660, and the ground level of the house at 140 Golden Oak is 684.

One potential issue is the master bedroom addition's roof form, which slopes up. In general, the design guidelines do not support this type of form because of the way an up-sloping roof can increase the visual prominence of a structure. In this case, the proposed addition would be located close to the hill and is screened by vegetation and other structures on the site. Also, the addition is fairly low in height (about 22 feet). All of these factors help to make the addition less prominenton the site, and the ASCC may therefore be able to accept the roof form in this instance.

The garage will be expanded by moving the rear wall of the garage back approximately seven feet. The existing garden shed behind the garage would be removed and a new garden shed constructed at the rear of the east side addition to the house. A parapet will be added to the top of the garage to screen the existing photovoltaic array on the roof, which will be preserved. Because of the way the driveway curves and the slopes on the site, the garage is not visible from Golden Oak Drive and is well below the sight lines from the neighbors at 140 Golden Oak.

There is an inconsistency in the plans regarding the small circular deck to the west of the guest house. That deck is not shown on the proposed site plan for the project (Sheet A0.7) but the grading plan (Sheet C-1) states that the deck will remain. The

applicant should clarify at the meeting whether or not the deck will remain, and if so, how the deck will be connected to the new deck in front of the guest house addition.

At the site meeting, the project team should also provide additional information about how the door in the rear wall of the garage will be used and whether any changes will be made to the side yard behind the garage to accommodate that use. This will also help to explain whether the light over the rear garage door will be needed, as is discussed below in the section on lighting.

Construction staging for this project will be particularly important because of the steep slopes that constrain the site. There is limited room on the site for construction parking or materials. As a result, it will be especially important to have a well thought out plan for construction staging prior to issuance of the building permit.

2. **Grading and site development committee review.** Grading for the project includes a total of 590 cubic yards of cut/fill, of which 470 cubic yards are cut from under the footprint of the house. Under the provisions of the Site Development Ordinance, therefore, there are 120 cubic yards of grading and the ASCC is the approving body for the Site Development Permit. A total of 510 cubic yards of dirt will be removed from the site.

   Other site grading includes work to add a gravel shoulder along the driveway in order to provide adequate fire truck access and grading to install a "septic tank" as shown on Sheet C-2. This "septic tank" is not for a septic system per se, but is part of the system needed to connect the house to the sanitary sewer in the street because the house is at an elevation lower than the sanitary sewer main. According to the project architect, the grading shown on Sheets C-1 and C-2 east of the driveway near the entrance from Golden Oak, across from the existing parking space, is not being proposed as part of the project and will be removed from the plans.

   Comments from site development permit committee members on the project are attached and summarized below.

   Public Works Director. The project was found acceptable with standard conditions of approval for site development work.

   Town Geologist. The project was found conditionally acceptable. Prior to issuance of a building permit, the stormwater drainage outfalls should be evaluated from a geotechnical perspective, and multiple drainage outfalls should be considered. This is particularly important given the steep slopes on the site. In addition, the project geotechnical consultant should review and approve all geotechnical aspects of the project. During construction, the geotechnical consultant should inspect, test and approve all geotechnical aspects of project construction.

   Fire Marshal. The Fire Marshal reviewed the plans and visited the site with the project team in July. She sets forth a number of conditions for the project. Comment #8 related to the fire truck turnaround was clarified with her during several emails, which are also attached. To summarize, the fire truck turnaround does not meet the preferred size and layout of a turnaround, but conforms as closely as possible given the constraints on the site. The driveway will be enlarged to 12' in width with the addition of a gravel shoulder to accommodate a fire truck. The Fire Marshal

therefore has found the driveway layout and the project in general acceptable with the conditions set forth on her review sheet.

Conservation Committee. The Conservation Committee recommends the use of low water varieties of turf as part of the project and would not object to the removal of more pines, acacias and eucalyptus from the site. The Committee also suggests double-checking that the proposed carex tumulicola is the correct plant and not a different, invasive species. Finally, the Committee recommends that the undisturbed steep hillsides on this property remain and that the property owner remove invasive plants, protect natives, minimize plantings and ensure any new plants are native, and ensure that any paths are constructed of pervious materials.

3. **Compliance with Town requirements regarding floor area, impervious surface, height, setbacks, Build It Green points, and outdoor water conservation.** The total proposed site floor area is approximately 4,682 sf, including the main house, the garage, the guest house, and an estimated 20 sf for the proposed garden shed. This total floor area is well below the 5,665 sf limit for the overall site, and the 4,190 sf in the main house and garage is less than the 85% limit (4,815 sf). The proposed impervious surface is 5,309 sf, which is below the 8,627 sf limit for the property.

   The maximum height of the house appears to generally be just under 28 feet and therefore within the 28- and 34-foot zoning ordinance height limits. However, when measured on the elevations, the south side of the west elevation appears to be just over the 28' height limit. The project architect should check this part of the house and confirm that the structure is no more than 28' from the ground level to the top of the roof. The project complies with all setbacks, as shown on Sheet A0.7, with both the garage addition and the east side addition fully outside of the 20' side setback.

   Sheet A0.1 shows the required Build It Green (BIG) GreenPoint rated single family checklist, which targets 94 points. The project is mandated to have a minimum of 93 points. In addition, the guest house must provide 25 points. This project will need to be certified by a certified GreenPoint rater. The completed outdoor Water Use Efficiency Checklist (attached) indicates that the project also complies with the town's Water Conservation in Landscaping Ordinance.

4. **Materials and colors.** The exteriors of the house, garage and guest house will be completely refinished with new materials. Both the garage and the guest house will have a weathered corrugated metal siding which is a rusty orange-brown in color. In addition, the guest house roof will be constructed of the same material. The weathered metal is not shiny and meets the town's 40% reflectivity requirement for siding. Also, both the garage and the guest house are shielded from view from off-site by the contours of the site and existing vegetation.

   The garage will have a flat roof that uses a modified PVC roofing material that is tan in color and meets the town's reflectivity standard. A short parapet up to one foot in height will extend the garage height in order to screen the photovoltaic array on the garage roof. One thing that should be clarified at the meeting is the materials for the garage doors. These are labeled as "weathered metal" but shown using a different symbol than the weathered metal for the siding of the garage. The architect should clarify whether the garage doors will also be made of the same corrugated

weathered metal as the siding or whether a different material will be used. If the latter, a sample should be provided at the meeting.

The main house will have three different siding materials as well as composition roofing, all of which meet the town's reflectivity standard. The main material will be grey stucco, with natural cedar siding on the master bedroom on the east end and on the dining room on the west end of the house. In addition, the weathered corrugated metal material will be used on an upper portion of the east side of the main house, behind the new east side master bedroom addition. Trim for all windows and the skylight is a matte black.

Overall, the proposed materials are not reflective, meet the reflectivity standards, and appear to be consistent with the town's design guidelines.

5. **Vegetation impacts, landscaping and fencing.** The applicant has submitted a report from Urban Tree Management (attached) which contains pictures of some trees and recommendations for tree protection. Because no map is provided, however, it is not entirely clear where the trees are located on the property. Information about specific trees should be provided and discussed at the site meeting. Sheet C-3, however, does show which trees will be protected during construction.

   Sheet L1.1 shows seven trees to be removed: two pines between the driveway and the guest house, three laurels at the corner of the enlarged deck between the guest house and the pool, and two unspecified trees at the rear of the house. Additionally, Sheet C-3 shows three trees near the front entryway by the garage which would be within the footprint of the north addition and will be removed. These trees appear to be identified as Japanese maples on page 3 of the tree survey (#34, 35 and 36). The trees that are proposed for removal will be marked at the site on Monday immediately prior to the site meeting. None are significant trees as defined by the town. In addition, vegetation between the driveway and the guest house will be removed to provide for the new stairs that are proposed.

   Several trees that are proposed to remain are very close to the existing structures on the site. There are two nearby oak trees located off the rear corner of the proposed east side master bedroom addition. The proposed walls and roof will extend into the canopy of these trees, and there will be grading and ground disturbance in this area. These trees may be Trees 26 and 27 shown on page 3 of the tree survey report; this should be clarified at the site meeting. If so, the arborist report recommends removal of one of the trees, although it is shown on the plans as remaining.

   Also, there is a large oak tucked close to the house between the house and the pool. Although there will not be any ground disturbance in this area, the existing stucco in this area will be removed and new siding (stucco and cedar siding) will be installed. Because of the location of this tree, special care may be needed to protect the tree while also leaving sufficient room to perform the work on the house.

   Commissioners will also notice three oak trees on Sheet L1.1 which are located within the area of the proposed enlarged deck between the guest house and the pool. The intent is to preserve these trees and build the deck around them.

The ASCC will want to consider whether the recommendations for tree protection in the Urban Tree Management report will be sufficient, or whether additional actions may be needed to protect particular trees given the site conditions.

Sheet L1.3 shows the plants proposed for the project. These plants are listed below along with information about whether or not the plants are included on the town's recommended native plant list.

Plant	**Listing in Town's Native and Supplemental Plant List**
Cornus nutalli (Western dogwood)	Listed as native to California but not found in PV naturally
Prunus cerasifera (Cherry plum)	Not listed, although Prunus ilicifolia is listed as native to PV
Arctostaphylos spp. (Manzanita)	Listed as native to PV
Echium candicans (Pride of Madeira)	Not listed
Ceanothus spp. (California Lilac)	Listed as native to PV
Frangula californica (Coffeeberry)	Not listed
Carex spp. (Sedge)	Carex tumulicola is listed as native to PV
Festuca spp. (Fescue)	Festuca californica and Festuca rubra are listed as native to PV
Aeonium spp. (Canary Island rose)	Not listed
Aloe spp. (Aloe)	Not listed
Phormium spp. (Flax)	Not listed
Polystichum munitum (Western sword fern)	Not listed

The Conservation Committee did not express any concerns about the plant list, other than the possibility that some invasive species may be incorrectly sold as Carex tumulicola.

Near the entrance to the property, the existing entry gate will be removed and will not be replaced. The new gate indicated on Sheet C-2 is an error.

The only new fencing proposed for the property is the fencing around the new dog area on the east side of the house. Information about the materials and colors for this fencing, as well as its height, should be provided, as well as information about the whether the existing grey picket fence on top of the retaining wall in this area will be retained or replaced. Also, the plans should indicate whether the unmarked dog enclosure behind the garage will remain or be removed once the new dog fencing is installed.

6. **Exterior lighting and skylights.** There are three fixtures which are proposed for exterior lighting on the house (cut sheets attached). These lights are shown on Sheets A2.1 and A2.2 (Proposed Floor Plans). Most are the "Type A" which are triangular downlights from Renoma Lighting with 13 watt bulbs. In addition, there is one "Type B" fixture which hangs from the balcony off the living room to light the stairs from the lower level family room to the pool area. This fixture is from Hinkley Lighting and is a cylindrical light with a 40 watt bulb. The third fixture is located at

the front of the guest house and is a 14" vintage barn sconce from Restoration Hardware. This would have a 60 watt bulb.

Lighting is also shown on the landscaping plan (Sheet L1.1). These include two types of fixtures. Cut sheets were not provided for these fixtures as part of the application but additional information and pictures of the fixtures were provided in an email from Randy McDannell dated September 5, 2013. Both fixtures are listed as using 20 watt bulbs, although the landscape architect states that 10 watt bulbs may be substituted if possible. The landscape architect will need to clarify exactly what lights are being proposed, as the plans reference "RS" type fixtures provide lighting for stairs, and the "CV" fixtures light the path outside the lower level hall and office, but the email provides information on "MR16" and "BD" fixtures. Cut sheets for the correct fixtures also need to be provided.

Proposed lighting for the site appears to be minimal and generally appropriate. However, the applicant should explain why the fixture over the garage door in the back side of the garage is necessary. In addition, the fixtures over the sliding glass doors on the balconies extending out from the dining room and master bedroom may provide more of a wash of light than is needed.

The project also includes two skylights, over the mud room and the tub in the master bathroom (see Sheet A2.1). These skylights are also shown on the Roof Plan (Sheet A2.3) and the north elevations on Sheet A3.2. Because of the angle of the roof, the skylight for the master bathroom will not be visible from off-site. The skylight for the mud room might be visible from 140 Golden Oak, although night light pollution will be minimized as long as the lights in the mud room are turned off when the room is not in use.

Conclusion

Prior to acting on this request, ASCC members should attend the field meeting and consider the above comments as well as any comments presented at either the field meeting or the regular ASCC meeting on September 9.

The following conditions are recommended if the ASCC acts to approve the project:

1. Compliance with conditions set forth in the August 28, 2013 memo from the Public Works Director
2. Compliance with conditions set forth in the August 19, 2013 letter from the Town Geologist (Cotton, Shires and Associates)
3. Compliance with recommendations for tree protection and utility installation from the June 25, 2013 report from Urban Tree Management
4. Certification from the project architect that the house will fully comply with the 28' height limit.
5. A construction staging plan shall be approved by Town staff prior to issuance of the building permit for the project.
6. Information shall be provided about the dog fence materials and colors to ensure consistency with Town fence requirements.

Architectural and Site Control Commission **September 9, 2013**

Special Site Meeting, 130 Golden Oak Drive, Carroll/Rosenthal, and
Regular Evening ASCC Meeting, 765 Portola Road, Portola Valley, California

Chair Breen called the special site meeting to order at 4:04 p.m. at 205 Cervantes Road.

Roll Call:

ASCC: Breen, Clark, Hughes, Koch, Ross
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson

Others* present relative to the 130 Golden Oak Drive applications:

Malcolm Davis, project architect
Randy McDannell, project landscape designer
Lyle and Virginia Bacon, 205 Golden Oak Drive

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

Architectural Review for residential additions and remodeling including garage replacement and guest house, and Site Development Permit X9H-661, 130 Golden Oak Drive, Carroll/Rosenthal

Kristiansson presented the September 5, 2013 staff report on this proposal for approval of a substantial remodeling of the existing home with additions, expansions of the guest house and garage, and related site work. She noted that due to the more complicated site conditions staff had determined a site meeting was in order but, as presented in the staff report, it appears that there are no major issues with the proposal. She then reviewed some of the questions noted in the staff report and also commented on the proposed east side roof form for specific ASCC consideration.

ASCC members considered the staff report and the following plans dated 8/2/13 and prepared by Malcom Davis Architecture unless otherwise noted:

Sheet A0.0, Cover Sheet
Sheet A0.1, Green Point Checklist
Sheet A0.6, Existing/Demo Site Plan
Sheet A0.7, Proposed Site Plan
Sheet A1.1, Existing/Demo Main Floor Plans
Sheet A1.2, Existing/Demo Lower Level Plans
Sheet A1.3, Existing/Demo Roof Plans
Sheet A1.4, Existing/Demo Elevations
Sheet A1.5, Existing/Demo Elevations
Sheet A1.6, Existing/Demo Elevations
Sheet A2.1, Proposed Main Floor Plans
Sheet A2.2, Proposed Lower Floor Plans
Sheet A2.3, Proposed Roof Plans
Sheet A3.1, Proposed Elevations
Sheet A3.2, Proposed Elevations
Sheet A3.3, Proposed Elevations
Sheet L1.1, Layout and Materials Plan, R.S. McDannell, 7/31/13
Sheet L1.3, Planting Plan, R.S. McDannell, 7/31/13
Sheet C-1, Title Sheet, Lea & Braze Engineering, 8/27/13

Sheet C-2, Overall Site Plan, Lea & Braze Engineering, 8/27/13
Sheet C-3, Grading & Drainage Plan, Lea & Braze Engineering, 8/27/13
Sheet C-4, Driveway Profile, Lea & Braze Engineering, 8/27/13
Sheet C-5, Details, Lea & Braze Engineering, 8/27/13
Sheet C-6, Details, Lea & Braze Engineering, 8/27/13
Sheet C-7, Details, Lea & Braze Engineering, 8/27/13
Sheet C-8, Grading Specifications, Lea & Braze Engineering, 8/27/13
Sheet ER-1, Preliminary Interim Erosion Control Plan, Lea & Braze Engineering, 8/27/13
Sheet ER-1, Preliminary Interim Erosion Control Details, Lea & Braze Engineering, 8/27/13
Sheet EX-1, Turning Exhibit, Lea & Braze Engineering, 8/27/13
Sheet SU1, Topographic Survey, Lea & Braze Engineering, 8/27/13

Also available for reference were the following materials submitted with the subject applications:

- Completed Outdoor Water Efficiency Checklist, 7/31/13
- Cut sheets for the proposed house lights from Renoma Lighting, Hinkley Lighting, and Restoration Hardware
- Tree Survey by Urban Tree Management, dated June 25, 2013
- Geotechnical Investigation by Murray Engineers, dated June 2013
- Proposed exterior finishes Board, received August 2, 2013

It was noted that story poles had been installed at the site and these were used during consideration of site conditions and the proposed house, guest house and garage modifications and additions.

Davis and McDannell presented the plans and led a tour of the site to consider the proposals for the house, guest house and garage. They also discussed the proposed driveway widening, tree removal and guest parking provisions. They offered comments relative to the outdoor terrace area on the east side of the property, apparently formerly a sports court, and the possibility of removing the pine and eucalyptus trees on the east side of the terrace and additional acacias. It was noted that there were no plans at this time for any changes to the terrace and the only trees proposed for removal were two acacias, but additional tree removal could be considered. Caution was, however, offered relative to the removal of trees and acacia as these materials provide for screening between the subject property and the downhill neighbor and there had been no previous discussion with the neighbor about further plant removal.

During the course of the site inspection, Davis and McDannell offered the following comments and project clarifications:

- The new south side guest house and pool decking will extend around the existing oaks located in the proposed deck area, and the existing circular deck below the proposed enlarged guest house will be removed.
- The new steps from the house to the pool terrace would be accomplished with removal of a portion of the existing lower house level. Thus, there is minimum potential for impact on the oak adjacent to the proposed steps.
- Existing exterior lighting not conforming to town standards, including lighting in the east side terrace, can be removed.

- The garage door on the rear, i.e., north side, of the garage is to provide access to the small north side yard area. The applicants are bicyclists and spend time maintaining their bikes. With the north side door this work can be done easily in and outside the garage. In response to a question, it was noted that parking a vehicle on the north side of the garage was possible with the larger door, but only in an extreme emergency. It was also noted that the light proposed on the north side of the garage would permit night access to the area and planned dog pen.
- The existing trellis feature at the house entry will be removed with this project.

Public comments were requested. **Virginia Bacon** noted the lack of parking in the neighborhood and wondered if the applicants had considered using the top of the guest house for parking off of the driveway. This was considered, but it was noted that the peak of the guest house roof was at least two feet lower than the existing driveway surface and the driveway edge was almost 30 feet from the guest house. Other options for guest parking on site were considered, but it was understood that most would require significant grading or structures. Further, it was noted that the current plans for maintaining driveway access and guest parking were consistent with town parking standards and had been found acceptable by the fire marshal.

ASCC members concurred that they would offer the main comments on the project during the continued review at the regular evening ASCC meeting. Clark noted, however, that the front yard pines on the slope west of the garage should be removed and that on-site overhead utility lines would likely have to be placed underground with the project. Ross noted that given site conditions and those along Golden Oak Drive, construction staging and other logistics would be complicated and need to be carefully developed and implemented.

Thereafter, Breen thanked all present for the participation in the field meeting, and project consideration was continued to the regular evening ASCC meeting.

Adjournment

The special site meeting was adjourned at 4:40 p.m.

changes are proposed to the existing tree planting between the house and Westridge Drive, she encouraged consideration of taking out more "junk" materials including two poor oaks and enhancing the opportunity for the two high quality, "fabulous," oaks to grow and thrive. She noted that perhaps with the loss of the "junk" materials, the applicants could consider some additional tree planting, perhaps arbutus, at the house for screening and privacy from the street.

Following discussion, Hughes moved, seconded by Ross and passed 5-0, project approval subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff prior to issuance of a building permit:

1. Details for the proposed four-foot high post and cable pasture fencing shall be provided.

2. Details for the manure bin facility shall be provided.

3. A final BIG checklist shall be provided and, once approved, implemented pursuant to the town's green building ordinance.

4. Details for final finishes for the pool house and remodeled garage shall be provided.

5. The lighting plans shall be modified to eliminate lights along one of the rear yard pathways to the stable facilities and the southern two pathway lights proposed along the front yard driveway. The final lighting plan shall provide for light switching by zones and switching shall be manual by zones.

6. The landscape plan shall be modified to eliminate the more linear "dense screen" planting proposed along the property edges. The approach to screening shall be more in "clumps." The modified landscape plan shall be to the satisfaction of a designated ASCC member.

Architectural Review for residential additions and remodeling including garage replacement and guest house, and Site Development Permit X9H-661, 130 Golden Oak Drive, Carroll/Rosenthal

Kristiansson presented the September 5, 2013 staff report on this proposal for approval of a substantial remodel and additions to the existing home, expansions of the guest house and garage, and related site work for the subject Alpine Hills property. She reviewed the events of the afternoon site meeting on the proposal. (Refer to above site meeting minutes, which include a complete listing of project plans and materials.)

Kristiansson discussed the upslope of the roof on the east side master bedroom addition and the vegetation issues identified during the site meeting. She noted, in particular, the need for an arborist report relative to the oak north of the planned master bedroom addition. Finally, she reviewed the lighting, finishes and landscaping for the project as discussed in the staff report as well as the need for a carefully developed staging plan.

Applicants Alison Rosenthal and Katharine Carroll, and project architect Malcolm Davis, were present to discuss the project with ASCC members. They provided the following comments and clarifications in response to items noted in the staff report and questions raised at the ASCC meeting:

- There will be some driveway widening to accommodate the fire marshal requirements. Consideration can be given to adding some parking on the uphill, north side of the driveway near the intersection with Golden Oak Drive as part of this process.
- Consideration will be given to removal of the eucalyptus and pines, as well as acacia, along the east side of the property. The eucalyptus was trimmed to create a better form. It is noted that this will need to be reviewed with the down hill neighbor as there could be concerns over the loss of existing screening.
- The garage doors will be metal in the same rust colored finish proposed for the corrugated weather metal siding. The doors, however, will be flat metal. The garage and guest house will have the metal siding and are viewed as rustic shed elements relative to the project design approach.
- The proposed north side master bedroom addition with rising roof form and deck is oriented to capture light and views to the adjacent oak, but is not highly exposed to sun or off site views. Precautions, consistent with recommendations from the project arborist, will be implemented to ensure the adjacent oak is protected.
- The project contractor is experienced in working on projects in tight hillside locations in San Francisco. Thus, he is well versed in preparation and implementation of construction staging plans for a project with site, access and parking constraints.
- There may be a future project for the lower east side terrace (i.e., area of an earlier sports court), but there are no plans at this time for any such project.

Public comments were requested, but none were offered.

ASCC members concurred that the project as proposed, including the materials and colors palette, was appropriate for the site. Members determined that the lighting plans needed to be finalized and address comments in the staff report. They also agreed that the pampas grass, oleanders, other invasive materials and stone pines on the west side of the site should be removed. Members encouraged removal of the pines and acacia along the east side of the property, to be replaced with appropriate native plants. Some members concluded the eucalyptus should be removed, while others found the tree unusual and acceptable to remain.

Following discussion, Ross moved, seconded by Koch and passed 5-0 approval of the project plans and applications subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of planning staff prior to issuance of a building permit:

1. The requirements of all site development permit committee members as recorded with the September 6, 2013 staff report shall be addressed to the satisfaction of the specific committee member.

2. The project architect shall certify that the house will fully comply with the 28' height limit.

3. A final exterior lighting plan shall be prepared that includes all proposed lighting and existing lighting to be preserved. The lighting shall be consistent with town standards and guidelines and shown on one plan sheet. Light switching patterns shall be identified by zone and lights shall be manually switched. All nonconforming lights shall be removed. This condition shall be met to the satisfaction of a designated ASCC member.

4. The final landscape plan shall make provisions for removal of the pampas grass, oleanders, other invasive materials and stone pines on the west side of the site and

along the drive. Further, the pines and acacia along the back of the site should be removed, but it is understood that this requirement may need to be modified if the downhill neighbor does not support the loss of privacy and exposure to the new project. This condition shall be addressed to the satisfaction of a designated ASCC member.

5. A detailed construction staging and tree protection plan shall be provided with input from the project arborist for ensuring protection and long term health of the north side oak adjacent to the master bedroom addition. This shall include the provisions from the June 25, 2013 report from Urban Tree Management as well as any other necessary conditions.

6. Information about the dog fence and colors shall be provided.

Members also encouraged the applicants to consider the possibility of more on-site parking near the site driveway intersection with Golden Oak Drive and reminded them to be aware of the town requirements for undergrounding of utility lines.

Commission and Staff Reports

In response to questions, Vlasic reported that the soil remediation work at 900 Portola Road was still in process and that the assessor's property description corrections for the Alpine Beer Garden parcel appear to be nearing completion.

Breen reported on follow-up reviews for 308 Canyon Drive, the stucco color for the Lovazzano Westridge Drive project. She also cautioned that the old entry pillars at the Lovazzano project site should be monitored as building permit review progresses to ensure they don't wind up with lights on top.

Koch reported on a review of path lighting for 255 Golden Oak Drive. She also noted that a large, blue shade structure had been installed adjacent to the pool at 121 Ash Lane and wondered about the requirements for such a structure.

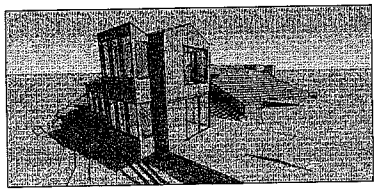
Minutes

Hughes moved, seconded by Clark, and passed 4-0-1 (Koch) approval of the August 27, 2013 meeting with the corrections to pages 4 and 8 relative to the reference to Mr. Enright. The references were corrected to show the name as "Patrick" instead of "Peter."

Adjournment

There being no further business, the meeting was adjourned at 9:58 p.m.

T. Vlasic



ROSENTHAL / CARROLL RESIDENCE

130 GOLDEN OAK DRIVE, PORTOLA VALLEY CA 94028, 077-121-050

PERMIT #

ASCC PLANNING SUBMITTAL - 5/20/2014

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, AND BY THE COUNTY OF SONOMA AND OTHER GOVERNING CODES, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
4. DIMENSIONS ARE TO THE FACE OF STUD OR CONCRETE IN PLAN UNLESS OTHERWISE NOTED OR INDICATED.
5. DIMENSIONS ARE TO TOP OF PLATE OR TOP OF SUBFLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED OR INDICATED.
6. NOT USED.
7. ALL MATERIALS, APPLIANCES, AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
8. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
9. VERIFY BOTH EXISTING AND FINISH GRADE WITH THE SITE PLAN.
10. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OR WORK.
11. COORDINATE ALL DETAILS WITH THE SHEAR WALLS AND ENCASE STRUCTURAL POSTS AS REQUIRED BY THE STRUCTURAL DRAWINGS.
12. WINDOW SIZES AND DOOR HEAD HEIGHTS ARE FRAME DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENINGS SIZES AND ACTUAL UNIT SIZES. VERIFY OPENING PRIOR TO ORDERING
13. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
14. ALL CHANGES IN FLOOR MATERIALS ALIGN W/ DOOR JAMS OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
15. DOORS, WINDOWS, KEYING, LIGHTING, LOCK DEVICES, EXIT DEVICES, AND NUMBERING SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES.
16. PROVIDE WOOD BACKING FOR HOOKS, HAND RAILS, CABINETS, EQUIPMENT, SHELVES, TOWEL BARS ETC.
17. INSTALL INSULATION BETWEEN STUDS AND JOISTS AT ALL OPEN CAVITIES AT WALLS, CEILINGS AND FLOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACE. VENTILATE AS REQUIRED.
18. MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
A. ROOF/CEILING INSULATION = MINIMUM R-19 INSULATION
B. WALL INSULATION = MINIMUM R-13 INSULATION
C. RAISED FLOOR INSULATION = MINIMUM R-13 INSULATION
D. INFILTRATION CONTROL
- DOOR AND WINDOWS WEATHERSTRIPPED.
- EXHAUST SYSTEMS DAMPENED.
- ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.

E. DUCTS CONSTRUCTED AND INSTALLED PER UMC.
F. SET BACK THERMOSTAT REQUIRED ON ALL HEATING AND COOLING SYSTEMS.
G. WATER HEATER BLANKET INSULATION R-12 MINIMUM. INSULATE ALL HOT WATER PIPES.
H. HVAC EQUIPMENT, WATER HEATER, SHOWER HEADS AND FAUCETS MUST BE CEC CERTIFIED.
I. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLE SWITCHES OR ELECTRICAL PLATES ON EXTERIOR WALLS.

19. CONTRACTOR TO PERFORM A HAZARDOUS MATERIALS SURVEY PRIOR TO DEMOLITION.
20. ALL HANDRAILS SHALL HAVE THEIR CENTERS 36" AND ALL GUARDRAILS SHALL HAVE THEIR CENTERS 42" FROM FINISHED FLOOR LION.
21. ALL BUILDING WATERPROOFING EXTERIOR & EXTERIOR) INCLUDING FOUNDATIONS & SLAB ON GRADE & WINDOW & DOOR INSTALLATIONS ARE ASSUMED TO BE DESIGN BUILD BY GENERAL CONTRACTOR. DETAILS ARE PROVIDED FOR DESIGN INTENT ONLY, ARCHITECT IS NEITHER LIABLE NOR RESPONSIBLE.

GENERAL MECHANICAL NOTES

1. ALL MECHANICAL WORK UNDER THIS CONTRACT IS DESIGN/BUILD BY CONTRACTOR.
2. VERIFY ALL EQUIPMENT SIZES BEFORE ORDERING OR BEGINNING WORK.
3. VERIFY GAS/WATER/ELECTRICAL STUB-OUTS AT ALL APPLIANCES OR SIMILAR EQUIPMENT WITH MANUFACTURERS RECOMMENDATIONS AND OWNER'S REQUIREMENTS.
4. ALL WATER HEATERS SHALL BE SEISMICALLY BRACED.
5. ALL FAUCETS SHALL HAVE AIR CHAMBERS
6. HVAC EQUIPMENT SHALL BE SIZED ACCORDING TO THE CA TITLE 24 ENERGY REPORT.
7. LOCATE PLUMBING CLEAN OUTS WITHIN 2'0" OF UNDER FLR. ACCESS.
8. COORDINATE ALL VISIBLE PENETRATIONS THRU EXTERIOR WALLS W/ARCHITECT PRIOR TO INSTALL.
9. PLUMBING CONTRACTOR IS RESPONSIBLE FOR PROVIDING GAS SERVICE TO ALL APPLIANCES.
10. COORDINATE HEAT REGISTER & COLD AIR RETURN LOCATIONS IN FIELD W/ ARCHITECT PRIOR TO INSTALL.
11. WHERE RAISED FLOOR CONDITIONS OCCUR, ROVIDE UNDER-FLOOR MECHANICAL VENTILATION PER CBC SECTION 1203.3.2, ITEM 3.
12. ALL FURNACES SHALL HAVE AN ANNUAL FUEL UTILIZATION EFFICIENCY(AFUE) OF 92%. AFUE SHALL BE INDICATED AND VISIBLE NEAR FURNACES.

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK UNDER THIS CONTRACT IS DESIGN/BUILD BY THE CONTRACTOR.
2. VERIFY ALL ELECTRICAL/TELEPHONE/CATV/STEREO/INTERCOM AND COMPUTER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY WORK.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES.
4. INSTALL ELECTRICAL, TELEPHONE, AND TELEVISION WALL OUTLETS AT 12" FROM THE CL OF COVER PLATE TO FINISH FLOOR EXCEPT AT COUNTER AREAS INSTALL OUTLETS 42" FROM CL OF COVERPLATE TO F.F., U.O.N. INSTALL SWITCHES AND DIMMERS ABOVE COUNTER AREAS @ 42" A.F.F. TO CL OF COVERPLATE.
5. INSTALL THERMOSTATS AT 54" FROM CL OF COVERPLATE TO FINISHED FLOOR, MECHANICAL SUBCONTRACTOR TO VERIFY LOCATIONS AND THEIR ACCEPTABILITY WITH THE BUILDING DEPARTMENT BEFORE INSTALLATION.
6. INSTALL ALL SMOKE DETECTORS AS PER LOCATION ON THE PLANS. VERIFY ACCEPTABILITY WITH THE FIRE MARSHALL BEFORE INSTALLATION.
7. ALL FLUES SHALL TERMINATE NO LESS THAN 4' FROM A PROPERTY LINE AND 2' ABOVE THE HIGHEST POINT OF THE ROOF OR AS OTHERWISE REQUIRED BY 2010 CBC CODE SECTIONS 806.5 AND 806.8
8. ALL RECEPTECLES ON THE KITCHEN COUNTER AND IN THE BATHROOM SHALL BE PROTECTED WITH GFI PER CEC ARTICLE 210.8(A). ALL PROVIDE RECEPTACLES WITHIN 24" OF SINKS, RANGES AND EDGES OF COUNTERTOPS. SPACING B/W RECEPTACLES WILL NOT EXCEED 48".
9. A DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM RECEPTACLES PER CEC ARTICLE 210.11(C)
10. TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN COUNTER RECEPTECLES SHALL HAVE NO OTHER OUTLETS PER CEC ARTICLE 210.52(B)
11. PERFORM ON-SITE ELECTRICAL WALK THROUGH WITH OWNER AND ARCHITECT PRIOR TO COMMENCING WORK TO CONFIRM LIGHTING, RECEPTACLES AND SWITCHED LOCATIONS.
12. TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS COMPLIANCE AS FOLLOWS:

A. KITCHEN: AT LEAST 50% OF INSTALLED LIGHTING LUMINAIRE WATTAGE WILL BE OF HIGH EFFICACY AND WILL BE SWITCHED SEPARATELY FROM NON HIGH EFFICACY LIGHTING.

B. BATHROOM, LAUNDRY ROOM, GARAGE, UTILITY ROOM: ALL LIGHTING WILL BE HIGH EFFICACY OR CONTROLLED BY A CERTIFIED OCCUPANT SENSOR WITH MANUAL-ON MOTION SENSOR WHICH WILL NOT HAVE AN "ALWAYS-ON" OPTION.

C. OTHER ROOMS - BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, OFFICES, GUEST ROOMS, EXERCISE ROOMS, LANAI ROOM AND CLOSETS LARGER THAN 70 SQUARE FEET ALL LIGHTING WILL BE HIGH EFFICACY OR CONTROLLED BY A DIMMERS SWITCH OR A CERTIFIED OCCUPANT SENSOR WITH MANUAL-ON MOTION SENSOR WHICH WILL NOT HAVE AN "ALWAYS-ON" OPTION.

D. RECESSED LUMINAIRES IN INSULATED CEILINGS: ALL LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND BE CERTIFIED AS AIR TIGHT.

E. OUTDOOR LIGHTING: ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTO SENSORS UNLESS IT IS LANDSCAPE LIGHTING AND NOT ATTACHED TO BUILDINGS, OR IS IN OR AROUND SWIMMING POOLS OR WATER FEATURES.

ABBREVIATIONS

@	AT	(E)	EXISTING	LAM.	LAMINATE	SAD	SEE ARCH DWGS
&	AND	EA.	EACH	LAV.	LAVATORY	SED	SEE ELEC DWGS
∠	ANGLE	E.E.	EXHAUST FUSE	LT.	LIGHT	SMD	SEE MECH DWGS
@	AT	E.G.	EXISTING GRADE			SSD	SEE STRUCT DWGS
℄	CENTERLINE	ELEC.	ELECTRICAL	MAX.	MAXIMUM	S.C.	SOLID CORE
Ø	DIAMETER	ELEV.	ELEVATION	M.C.	MEDICINE CABINET	S.D.	SMOKE DETECTOR
⊥	PERPENDICULAR	ENCL.	ENCLOSURE	M.D.	MOTION DETECTOR	SCHED.	SCHEDULE
#	POUND OR NUMBER	EQ.	EQUAL	MECH.	MECHANICAL	SECT.	SECTION
		EQPT.	EQUIPMENT	MEMB.	MEMBRANE	S.F.	SQUARE FEET
ACCESS.	ACCESSIBLE	EXIST.	EXISTING	MFR.	MANUFACTURER	S.	SHELF
ADDTL.	ADDITIONAL	EXT.	EXTERIOR	MIN.	MINIMUM	SHW.	SHOWER
A.D.	AREA DRAIN			MISC.	MISCELLANEOUS	SHT.	SHEET
ADJ.	ADJUSTABLE	F.D.	FLOOR DRAIN	MTD.	MOUNTED	SIM.	SIMILAR
A.F.F.	ABOVE FINISHED FLR	F.E.	FIRE EXTINGUISHER	MTL.	METAL	SPEC.	SPECIFICATION
AGGR.	AGGREGATE	F.F.	FINISH FLOOR	MUL.	MULLION	SQ.	SQUARE
AL.	ALUMINUM	F.G.	FINISH GRADE			SS.	STAINLESS STEEL
APPROX.	APPROXIMATE	FDN.	FOUNDATION	(N)	NEW	SSD	SEE STRUCT DWGS
ARCH.	ARCHITECTURAL	FIN.	FINISH	N.I.C.	NOT IN CONTRACT	STD.	STANDARD
ASPH.	ASPHALT	FIXT.	FIXTURE	NO.	NUMBER	STL.	STEEL
		FL.	FLOOR	NOM.	NOMINAL	STOR.	STORAGE
BATT.	BATTING	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	STRUCT.	STRUCTURAL
BD.	BOARD	F.O.C.	FACE OF CONC			SYM.	SYMMETRICAL
BITUM.	BITUMINOUS	F.O.F.	FACE OF FINISH	O.A.	OVERALL		
BLDG.	BUILDING	F.O.S.	FACE OF STUDS	O.C.	ON CENTER	TRD.	TREAD
BLK.	BLOCK	FPRF.	FIREPROOF	O.D.	OUTSIDE DIAMETER	T.B.	TOWEL BAR
BLKG.	BLOCKING	FT.	FOOT OR FEET	OPNG.	OPENING	T.D.	TOWEL DISPENSER
BM.	BEAM	FTG.	FOOTING	OPP.	OPPOSITE	TEL.	TELEPHONE
B.O.	BOTTOM OF	FURRING				TER.	TERRAZO
		FX.	FIXED	P	POLE	T.&G.	TONGUE AND GROVE
CAB.	CABINET			PART.	PARTITION	THK.	THICK
CAS.	CASEMENT	G.A.	GAUGE	PL.	PLATE	THRSH.	THRSHOLD
C.B.	CATCH BASIN	G.B.	GRAB BAR	PLAM.	PLASTIC LAMINATE	T.O.	TOP OF
CER.	CERAMIC	GALV.	GALVANIZED	PLAS.	PLASTER	T.O.P.	TOP OF PLATE
C.I.	CAST IRON	GL.	GLASS	PLYWD.	PLYWOOD	T.O.W.	TOP OF WALL
C.J.	CONTROL JOINT	GND.	GROUND	PR.	PAIR	T.V.	TELEVISION
CLG.	CEILING	GR.	GRADE	PT.	POINT	TYP.	TYPICAL
CLR.A.	CLEAR ANODIZED	G.S.M.	GALV SHT METAL	P.T.	PRESSURE TREATED		
CLOS.	CLOSET	GYP. BD	GYPSUM BOARD	PTD.	PAINTED	UNF.	UNFINISHED
CLR.	CLEAR					U.O.N.	UNLESS OTHERWISE NOTED
COL.	COLUMN	H.B.	HOSE BIBB	R	RISER		
CONC.	CONCRETE	H.C.	HOLLOW CORE	RAD.	RADIUS		
CONSTR.	CONSTRUCTION	HDWD.	HARDWOOD	R.D.	ROOF DRAIN	VERT.	VERTICAL
CONT.	CONTINUOUS	HDWR.	HARDWARE	REF.	REFERENCE	VEST.	VESTIBULE
CORR.	CORRIDOR	HORIZ.	HORIZONTAL	REGTR.	REGISTER	V.I.F.	VERIFY IN FIELD
CTSK.	COUNTERSUNK	HR.	HOUR	REINF.	REINFORCED		
CNTR.	COUNTER	HT.	HEIGHT	REQ'D.	REQUIRED	W.H.	WATER HEATER
CTR.	CENTER			RESIL.	RESILIENT	W/	WITH
		I.D.	INSIDE DIAMETER	RM.	ROOM	W.C.	WATER CLOSET
DBL.	DOUBLE	INSUL.	INSULATION	R.O.	ROUGH OPENING	WD.	WOOD
DET.	DETAIL	INT.	INTERIOR	RWD.	REDWOOD	W/O	WITHOUT
DIA.	DIAMETER			R.W.L.	RAIN WATER LEADER	W.O.	WHERE OCCURS
DIM.	DIMENSION	JT.	JOINT			W.P.	WATER PROOF
D.W.	DISH WASHER					WSCT.	WAINSCOT
DR.	DOOR	KIT	KITCHEN			WT.	WEIGHT
DWG.	DRAWING						

PROJECT DATA

ADDRESS:	130 GOLDEN OAK DRIVE PORTOLA VALLEY, CA 94028	APPLICABLE CODES:	2013 CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24)
PARCEL:	077-121-050		2013 CALIFORNIA RESIDENTIAL CODE (PART 2.5 OF TITLE 24) 2013 CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24)
ZONING:	R-E/1a/SD-1a		2013 CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24)
GEOLOGIC ZONE:	SSR SUN		2013 CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24)
FLOOD ZONE:	ZONE C		2013 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)
PARCEL AREA:	1.8 ACRES (78,408 SF)		2013 CALIFORNIA FIRE CODE (PART 9 OF TITLE 24)
AVERAGE SLOPE:	37.8%		2013 CALIFORNIA EXISTING BUILDING CODE (PART 10 OF TITLE 24)
ADJUSTED PARCEL:	1.4916 ACRES (63,857 SF)		2013 CALIFORNIA REFERENCED BUILDING CODE (PART 12 OF TITLE 24)
TYPE OF CONSTRUCTION:	V-B, FULLY SPRINKLERED		
OCCUPANCY:	R3		

FOOT PRINT	EXISTING	ALLOWED (AMPA)	PROPOSED
	GUEST HOUSE 472 SF	GUEST HOUSE 760 SF	GUEST HOUSE 747 SF

BEDROOMS:	EXISTING		ALLOWED (AMPA)		PROPOSED	
	GUEST HOUSE:	1	GUEST HOUSE:	N/A	GUEST HOUSE	1
	MAIN HOUSE (N.I.C.):	4	MAIN HOUSE (N.I.C.):	N/A	MAIN HOUSE (N.I.C.):	4

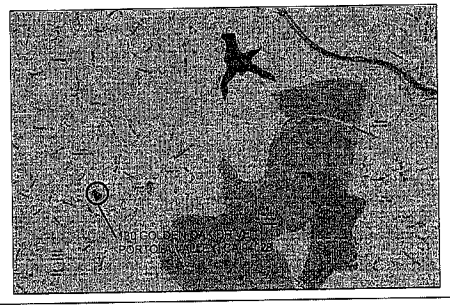
SQUARE FOOTAGE:	EXISTING	ADDITION	TOTAL
GUEST HOUSE	472 SF	275 SF	747 SF
MAIN HOUSE (N.I.C.)	3,671 SF	0 SF	3,671 SF
GARAGE (N.I.C.)	645 SF	0 SF	645 SF

AUTOMATIC FIRE SPRINKLER SYSTEM:
THE AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE DESIGNED BY LICENSED CONTRACTOR AND SHALL BE A SEPARATE PERMIT.

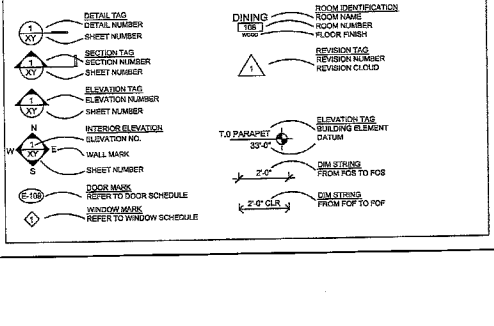
PROJECT DESCRIPTION

DEMOLITION AND CONSTRUCTION OF NEW MAIN HOUSE, REMODEL OF EXISTING GUEST HOUSE, REMODEL OF EXISTING GARAGE AND SITE IMPROVEMENTS AS SHOWN. NEW MASTER BEDROOM, GUEST BEDROOM, AND BATHROOM. NEW DOOR AND WINDOW LOCATIONS WITH NEW DOOR AND WINDOWS. NEW EXTERIOR MATERIAL. GARAGE EXTENSION. NEW ROOF ON MAIN HOUSE. NEW ELECTRICAL, MECHANICAL , PLUMBING. NEW STRUCTURAL AS SHOWN ON STRUCTURAL SHEETS.

LOCATION MAP



SYMBOLS



CONTACTS

OWNER:	ALISON ROSENTHAL KATHARINE CARROLL 130 GOLDEN OAK DRIVE PORTOLA VALLEY, CA 94028
ARCHITECT:	MALCOLM DAVIS ARCHITECTURE 2130 FOLSOM STREET SAN FRANCISCO, CA 94110 PHONE: 415.552.1515
CIVIL ENGINEER:	LEA & BRAZE ENGINEERING INC 2495 INDUSTRIAL PARKWAY WEST HAYWARD CA, 94545 PHONE: 510.887.4086
LANDSCAPE:	RS NO DANIELL 2130 FOLSOM STREET SAN FRANCISCO, CA 94110

DRAWING INDEX

PROJECT
ROSENTHAL / CARROLL
GUEST HOUSE ADDITION
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

ASCC PLANNING SUBMITTAL
MAY 20, 2014

COVER SHEET

DRAWN BY: PB
JOB NAME: ROS/CARR
SCALE: NTS
DATE: 5/20/14
SHEET: A0.0

GreenPoint Rated Existing Home Checklist

Build It Green
Green 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 item are listed in the project summary as the "point value" of each item. Selected measures can be awarded points allocated by the percentage or presence of the end of this checklist. Selected measures can be awarded points allocated by the percentage or presence of the measure in the home. The measure or junction must be found in at least 10% of the home to earn points.

Column A is a dropdown menue with the options of "Yes", "Yes", or "TBD", or 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.building.com/greenpointrated

GreenPoint Rated Existing Home Checklist: version 2.4

Points Achieved: 86

Rosenthal / Carroll Guest House Addition
130 Golden Oak Drive, Portola Valley, CA 94028

	Points Available	Community	Energy	Indoor Air Quality	Resources	Water
A. GREEN BUILDER PROGRAM						
Yes	1. Home is Located within 1/2 Mile of a Major Transit Stop					
Yes	2. Compact Development: 4 Points Max					
	a. Density of 10 Units per Acre or Greater (Enter unit/acre)					
Yes	b. Home Size Efficiency (2 points in average, points awarded based on home size)					
	3. Pedestrian and Bicycle Access/Alternative Transportation					
	a. One has Pedestrian Access Within ¼ 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 is Produced on Site					
	TIER 2: 1) Bank	2) Place of Worship	3) Laundry/Cleaners			
	4) Hardware	5) Preschool/Assisted Living	6) Fitness/Gym			
	7) Post Office	8) Senior Care Facility	9) Medical/Dental			
	10) Mid Sized Supermarket	11) Commercial Office of Major Employer	12) Full Supermarket			
No	b. Services Listed Above (Tier 2 Services count as 1/2 Service Value)					
No	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)					
No	c. Access to Dedicated Pedestrian Pathway to Points of Recreational Interest within 1/2 Mile					
No	d. At Least two of the Following Transit-Catering Strategies Installed within 1/4 mile:					
	Designated Shuttle ; lines are Present on Roadway(s)					
	Bus/Rail Vehicle Transit Lane(s)					
	Street Crossings Closer to Site are Located Less Than 300 Feet Apart;					
	Street Have 4 Lanes Total, Bollards, Raised Crosswalks or Multiple Islands					
	4. Safety & Social Gathering					
Yes	a. Front Entrance has Views from the Inside to Outside Colors					
Yes	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors					
No	c. Porch (min. 10sf) Oriented to Streets and Public Spaces					
	5. Private Households					
Yes	a. Home has at Least One Zero-Step Entrance (ramps are for 5a. And 5b.)					
Yes	b. All Main Floor Interior Doors & Passageways Have a Min. 32 Inch Clear Passage Space					
Yes	c. Home Includes at Least a Half Bath on the Ground Floor with Blocking for Grab Bars					
Yes	d. Lot includes Full-Function Wheelchair Rated Unit					
	Total Points Available in Community = 29					
	B. FOUNDATION					
	1. Moisture Control and Drainage					
Yes	a. Positive Drainage Away from Exterior and Roofed Areas					
Yes	b. Gutters and Downspouts Installed					
	2. Slab Construction and Demolition Waste					
Yes	a. Slab Will Be Constructed Using Recycled Content Materials (Required for both Wingle Recycle and Cement), if Applicable					
Yes	b. Does 25% (360) Mass Excluding All Cardboard, Concrete, Asphalt and Metals					
Yes	**3. Construction IAQ Management Plan**					
	Total Points Available = 2					
	C. FOUNDATION					
	1. Reclaimed Portland Cement in Concrete					
No	a. Replace Portland Cement in Concrete with Recycled Flyash or Slag					
No	a. Minimum 20% Flyash and/or Slag Content					
No	b. Maximum 30% Flyash and/or Slag Content					

Rosenthal / Carroll Guest House Addition
130 Golden Oak Drive, Portola Valley, CA 94028

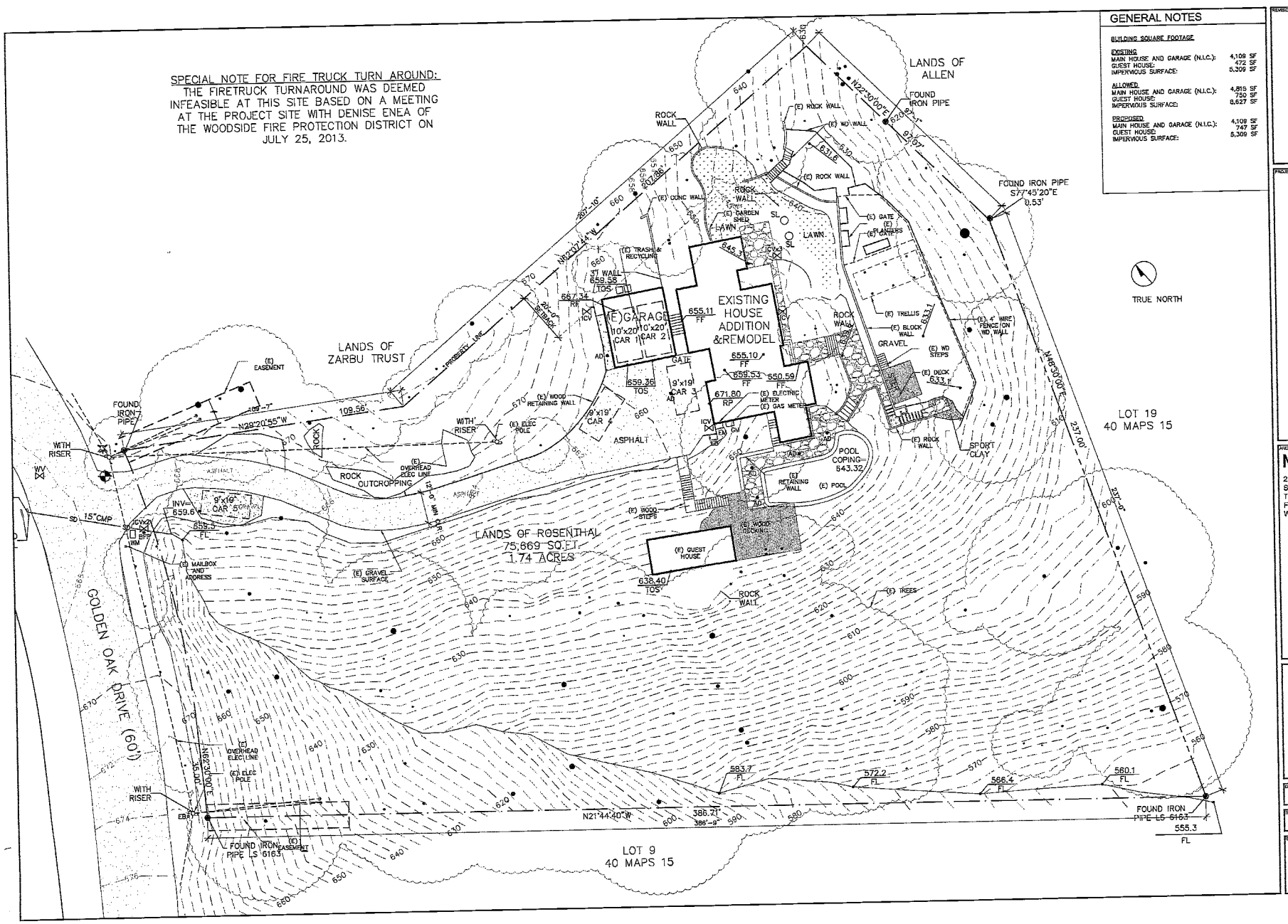
	Points Available	Community	Energy	Indoor Air Quality	Resources	Water
	1. Optional Wood Engineering					
	a. Floor Rafters & Studs at 24-Inch On Center Framing					
	b. Trim Over & Window Headers for Load					
	c. Use Only Jack & Cripple Studs Required for Load					
	2. Use Engineered Lumber					
	a. Engineered Beams & Headers					
	b. Structural Headers					
	c. Engineered Lumber for Floors					
	d. Engineered Lumber for Roof Rafters					
	e. Engineered or Prefabricated Studs for Vertical Applications					
	f. Open Web Trusses					
	g. Optimal Value Engineered Design					
	3. FSC Certified Wood					
	a. Dimensional Lumber, Studs, and Timber					
	b. Panel Products					
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)					
	a. Plans					
	b. Walls					
	c. Roofs					
	5. Reduce Pollution Entering the Home from the Garage					
	a. Seals and Gaskets Drywall Pan Off Here a Detached Garage					
	b. Drywall Garage Ceilings Pan Off Here a Detached Garage					
	6. Framing Inspection (Not to Exceed Maximum Points Available)					
	a. Minimum 16 Inch On-Center Framing and Gutters					
	b. Minimum 24 Inch On-Center Framing and Gutters					
	7. Efficient Upgrade Structure for Lateral Load Reinforcement (Wind or Seismic					
	a. Walls and Floors					
	b. Lateral Load Reinforcement Engineered Headers for Entire Home					
	8. Reused Existing Assemblies (Required for Whole House)					
	Total Points Available in Structural Frame & Building Envelope = 10					
	E. INSULATION					
	1. Recycled-Content Insulation (Not to Exceed Maximum Points Available)					
	a. Recycled-Content (Pre-Weight Process) or FSC-Certified Wood Products					
	2. Non-Toxic Insulation					
	a. Non-Formaldehyde Insulation Materials					
	3. Advanced Framing Strategies					
	a. Develop a Fenestration Rated Wall Materials or Assembly					
	Total Points Available in Exterior Finish = 4					
	F. INSULATION					
	1. Insulation Installation Quality					
	a. Install Insulation that is Low-Emitting (Not Just Air Sanitized) (Section 01350)					
	b. Caulked					
	c. Sprayed Polyurethane Insulation Within Applying Systems					
	Total Points Available in Insulation = 3					

Rosenthal / Carroll Guest House Addition
130 Golden Oak Drive, Portola Valley, CA 94028

	Points Available	Community	Energy	Indoor Air Quality	Resources	Water
	1. Energy Survey and Retrofit (Required for Elements or Whole House)					
	2. Energy Upgrades (Available for Elements Rating Only, Mandatory Elements with 22 ° 2 point Minimum and 8 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					
	b) Crawl Space Insulation up to or Exceeding Current Code					
	c) Wall Insulation up to or Exceeding Current Code					
	d) High Efficiency Furnace (90% AFUE Minimum)					
	e) Sealed Ducts and Duct Leakage % <15%					
	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,9-16)					
	g) Home Passes Water Heater Duct Test With ≤6.5 ACH or a 50% Improvement					
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)					
	h) High Efficiency Water Heater ≥ 0.62					
	i) Insulation Exterior to Attic					
	j) Windows Upgraded to Current Code (Skylights and Windows Are Typically Dual Pane					
	k) Duct Insulation to Code					
	l) Programmable Thermostat					
	m) 15 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5-8,7-16)					
	3. Meet Energy Budget for Home Based on Two (2) Bad GreenPoint Rated Votes, Not to Exceed Blower Door Test) (Required for Whole House, Available for Elements)					
	4. Duct Sealing and Total Energy Permit					
	5. Comprehensive Utility Bill Analysis					
	Total Points Available in Building Performance = 14+					
	F. PAINTS					
	1. Environmentally Preferable Paints (Not to Exceed Maximum Points Available)					
	a. Low-VOC Interior Paints (<50 gpl VOC)					
	b. Zero-VOC Interior Paints (<5 gpl VOC) (Tier 2)					
	2. Ceilings Meet SCAQMD Rule 1113 for Low VOCs					
	3. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)					
	4. Recycled-Content Paint					
	5. 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					
	a. Cabinets					
	b. Interior Trim					
	c. Flooring					
	d. Doors					
	e. Countertops					
	7. For Wood Products Finishes, Reduce Formaldehyde in Interior Finish – Meet Section CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates (Required for Whole Building) & (Elements)					
	(50% 09.10)					
	8. Reduce Formaldehyde in Interior Finish – Beyond and CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates					
	a. Cabinets					
	b. Cabinets and Countertops					
	c. Interior Trim and Shelving					
	9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27 ppb					
	Total Points Available in Finishes = 5					
	G. FINISHES					
	1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content E) Low-E Adhesive/Sealant Used (CA/SAQ Rule 1113, Flooring Adhesive) **Wood Floors <75 ppb VOC and Resilient Floors** (CA/SAQ Rule 1113,					
	2. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirement					
	Total Points Available in Flooring = 2					

Rosenthal / Carroll Guest House Addition
130 Golden Oak Drive, Portola Valley, CA 94028

	Points Available	Community	Energy	Indoor Air Quality	Resources	Water
	1. ENERGY STAR Dishwasher (Meet Most Current ENERGY STAR Standard) (Mutually Exclusive with #5)					
	2. Dishwasher Water Efficient Washing Machine with Water Factor of 4 or Less					
	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)					
	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)					
	3. ENERGY STAR Refrigerator Installed					
	a. ENERGY STAR Qualified & < 25 cu ft Capacity (Mutually Exclusive with #3)					
	b. ENERGY STAR Qualified & < 20 cu ft Capacity (Mutually Exclusive with #3)					
	4. Refrigerator Recycling & Composting Choice					
	a. Trash Recycling Center					
	b. Trash & Composting Center					
	5. Electronic Energy Management for Whole House					
	6. Verification of Entire Electrical System					
	7. Energy Star Low Lighting					
	8. Low Mercury Lamps (Linear and Compact Fluorescent)					
	9. Lighting Controls Installed					
	Total Points Available in Appliances and Lighting = 10					
	H. APPLIANCES					
	1. Water Efficient Clothes Washer (Not Required for Whole House and Elements)					
	2. Develop Homeowner Manual of Green Features Benefits					
	3. Recreational Water Features					
	a. Pool Using Internet, Chemical and Salt					
	b. Pool Using Ozone, Chemical and Salt					
	c. Pool Using Ozone and Salt					
	4. Gas Fired Grill Valve (mandatory with #3)					
	Total Points Available in Other = 4					
	I. INNOVATION					
	1. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	2. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	3. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	4. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	5. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	6. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	7. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	8. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	9. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	10. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	11. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	12. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	13. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	14. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	15. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	16. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	17. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	18. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	19. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	20. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	21. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	22. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	23. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	24. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	25. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	26. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	27. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	28. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	29. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	30. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	31. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	32. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	33. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	34. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	35. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	36. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	37. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	38. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	39. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	40. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	41. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	42. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	43. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	44. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	45. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	46. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	47. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	48. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	49. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	50. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	51. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	52. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	53. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	54. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	55. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	56. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	57. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	58. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	59. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	60. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	61. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	62. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	63. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	64. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	65. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	66. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	67. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	68. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	69. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	70. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	71. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	72. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	73. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	74. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	75. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	76. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	77. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	78. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	79. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	80. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	81. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	82. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	83. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	84. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	85. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	86. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	87. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	88. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	89. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	90. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	91. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	92. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	93. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	94. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	95. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	96. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	97. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	98. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	99. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	100. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	101. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	102. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	103. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	104. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	105. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	106. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	107. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	108. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	109. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	110. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	111. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	112. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	113. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	114. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	115. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	116. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	117. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	118. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	119. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	120. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	121. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	122. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	123. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	124. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	125. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	126. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	127. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	128. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	129. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	130. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	131. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	132. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	133. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	134. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	135. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	136. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	137. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	138. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	139. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	140. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	141. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	142. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	143. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	144. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	145. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	146. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	147. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	148. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	149. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	150. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	151. Innovation (No Innovation Measures at This Time)					
	a. Area					
	b. Cost $/ft					
	152. Innovation (No Innovation Measures at This Time)					
	a. Area					



GENERAL NOTES

BUILDING SQUARE FOOTAGE

EXISTING	
MAIN HOUSE AND GARAGE (N.I.C.):	4,109 SF
GUEST HOUSE:	472 SF
IMPERVIOUS SURFACE:	5,309 SF
ALLOWED	
MAIN HOUSE AND GARAGE (N.I.C.):	4,815 SF
GUEST HOUSE:	750 SF
IMPERVIOUS SURFACE:	8,627 SF
PROPOSED	
MAIN HOUSE AND GARAGE (N.I.C.):	4,109 SF
GUEST HOUSE:	747 SF
IMPERVIOUS SURFACE:	5,309 SF

REVISIONS

PROJECT

ROSENTHAL / CARROLL
GUEST HOUSE ADDITION

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

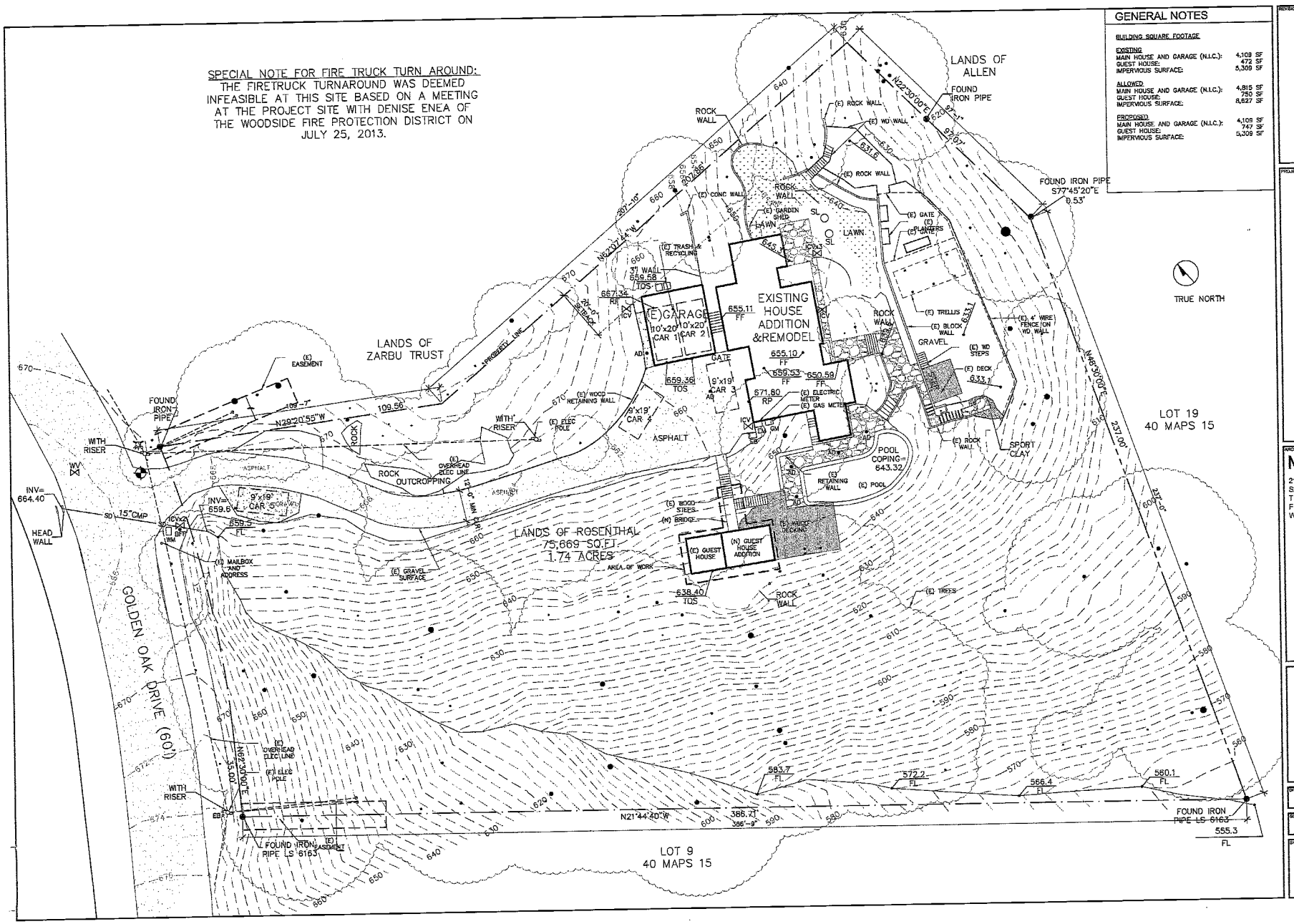
LICENSED ARCHITECT — BRIAN C. CARROLL — REG. 10-31-14 — STATE OF CALIFORNIA

ISSUE
ASCC PLANNING SUBMITTAL
MAY 20, 2014

TITLE
EXISTING AND DEMOLITION SITE PLAN

DRAWN BY	JOB NAME
PB	ROS/CARR
SCALE	DATE
1/16"=1'-0"	5/20/14

SHEET
A0.2



GENERAL NOTES

BUILDING SQUARE FOOTAGE

EXISTING	
MAIN HOUSE AND GARAGE (N.I.C.):	4,109 SF
GUEST HOUSE:	472 SF
IMPERVIOUS SURFACE:	5,309 SF
ALLOWED	
MAIN HOUSE AND GARAGE (N.I.C.):	4,815 SF
GUEST HOUSE:	750 SF
IMPERVIOUS SURFACE:	8,627 SF
PROPOSED	
MAIN HOUSE AND GARAGE (N.I.C.):	4,109 SF
GUEST HOUSE:	747 SF
IMPERVIOUS SURFACE:	5,309 SF

REVISIONS

PROJECT

ROSENTHAL / CARROLL
GUEST HOUSE ADDITION

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

ASCC PLANNING SUBMITTAL
MAY 20, 2014

ISSUE

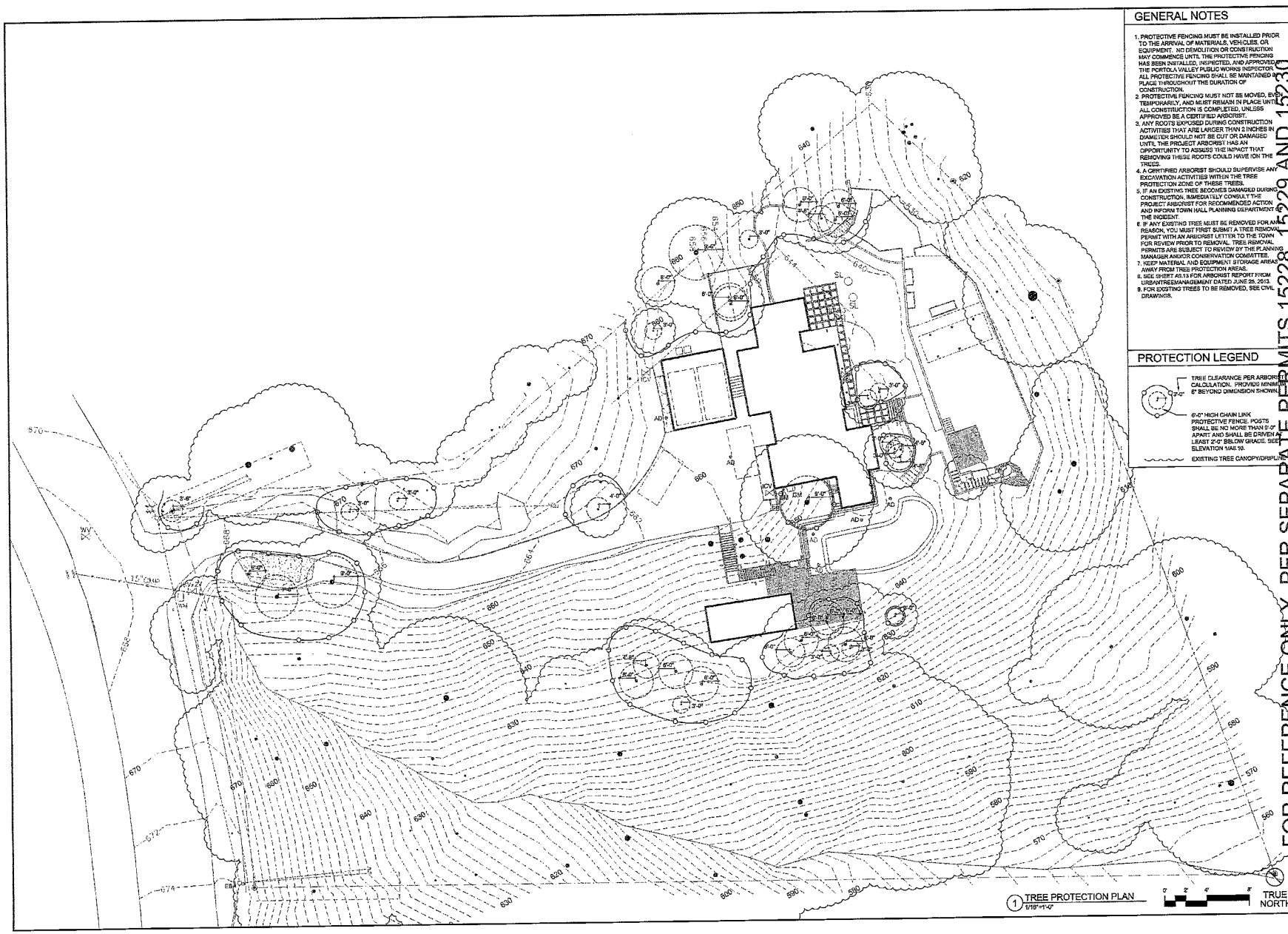
NEW SITE PLAN

TITLE

DRAWN BY	JOB NAME
PB	ROS/CARR
SCALE	DATE
1/16"=1'-0"	5/20/14

SHEET

A0.3



GENERAL NOTES

1. PROTECTIVE FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT. NO DEMOLITION OR CONSTRUCTION MAY COMMENCE UNTIL THE PROTECTIVE FENCING HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE PORTOLA VALLEY PUBLIC WORKS INSPECTOR. ALL PROTECTIVE FENCING SHALL BE MAINTAINED IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.
2. PROTECTIVE FENCING MUST NOT BE MOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST.
3. ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2 INCHES IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS AN OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES.
4. A CERTIFIED ARBORIST SHOULD SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF THESE TREES.
5. IF AN EXISTING TREE BECOMES DAMAGED DURING CONSTRUCTION, IMMEDIATELY CONSULT THE PROJECT ARBORIST FOR RECOMMENDED ACTION, AND INFORM TOWN HALL PLANNING DEPARTMENT OF THE INCIDENT.
6. IF ANY EXISTING TREE MUST BE REMOVED FOR ANY REASON, YOU MUST FIRST SUBMIT A TREE REMOVAL PERMIT WITH AN ARBORIST LETTER TO THE TOWN FOR REVIEW PRIOR TO REMOVAL. TREE REMOVAL PERMITS ARE SUBJECT TO REVIEW BY THE PLANNING MANAGER AND/OR CONSERVATION COMMITTEE.
7. KEEP MATERIAL AND EQUIPMENT STORAGE AREAS AWAY FROM TREE PROTECTION AREAS.
8. SEE SHEET A0.13 FOR ARBORIST REPORT FROM URBANTREEMANAGEMENT DATED JUNE 25, 2013.
9. FOR EXISTING TREES TO BE REMOVED, SEE CIVIL DRAWINGS.

PROTECTION LEGEND

TREE CLEARANCE PER ARBORIST CALCULATION. PROVIDE MINIMUM 6" BEYOND DIMENSION SHOWN.

6'-0" HIGH CHAIN LINK PROTECTIVE FENCE. POSTS SHALL BE NO MORE THAN 8'-0" APART AND SHALL BE DRIVEN AT LEAST 2'-0" BELOW GRADE. SEE ELEVATION 1/A6.10.

EXISTING TREE CANOPY/DRIPLINE

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15228, 15229 AND 15230

REVISIONS
1 PLAN CHECK RESPONSE 2/14/14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1516
W : MDARCH.NET

RESPONSE TO PLAN CHECK
FEBRUARY 14, 2014
ISSUE

TREE/VEGETATION PROTECTION PLAN
TITLE

DRAWN BY	JOB NAME
PB	ROS/CARR
SCALE	DATE
1/16"=1'-0"	2/14/14

SHEET
A0.12

urbantreemanagement inc.

June 25, 2013

Carroll/Rosenthal Residence
130 Golden Oak Drive
Portola Valley, CA 94028

Re: Tree Survey

Assignment

It was my assignment to physically inspect 60 trees on site near the proposed construction, review the proposed development plans and write a tree survey report.

Summary

There were 60 trees surveyed for this report. There appear to be few conflicts with the trees and the proposed new construction. Both Tree Protection Fencing and a few tree removals will be required, depending upon the final design.

Methods

The trunks of the trees are measured using a standard measuring tape at 4.5 feet above soil grade (referred to as DBH or Diameter at Breast Height), except those specimens whose form does not allow for a representative measurement at this height. The measurement for multi-stem specimens is taken below the lowest fork on the trunk when possible in accordance with the International Society of Arboriculture Standards. The canopy height and spread are estimated using visual references only.

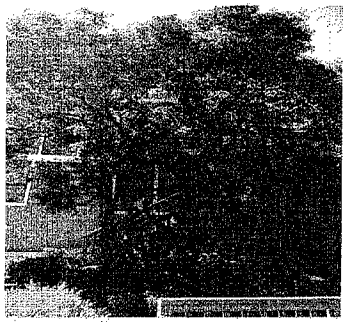
Risks to Trees by Proposed Construction

The trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root die-back. It is therefore essential that Tree Protection Fencing be used as per the Architects drawings.

In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

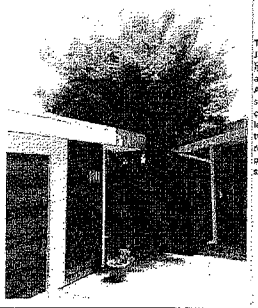
(650) 321-0202 | (650) 369-8042 | po box 871 la honda ca 94020 | info@urbantreemanagement.com
urban tree management inc. | urban arborist WC 0844 | certified tree risk assessor #1269

Specific Trees



"Tree" #15 is actually a grouping of 9 leaders emerging at ground level from either one or two tree root structures. For purposes of this report, this grouping will be treated as one tree. The health of this tree is fair and the structure is fair. If it is to be retained, it will require construction fencing and irrigation to reduce stress during construction.

Trees 26 and 27 are Coast Live Oaks located in an area very near the proposed expanded footprint of the home. Both of these trees have structural problems, the most pressing problem being that they are immediately next to each other and intertwined. Tree 27 is recommended for removal due to its poorer health and pronounced lean toward and existing structure. Tree protection fencing will be required for tree 26 if it is retained.



Trees 34, 35 and 36 are large Japanese Maples, in fair/good health, located in a limited alcove near the front door. Although pruning has substantially reduced their canopies, these trees are very large for this small space. One, two or all of these trees are recommended for removal and possible replacement by smaller specimens.

Protection Recommendations

Based on the existing development, planned construction and the condition and location of trees present on site, the following is recommended:

1. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project arborist has an opportunity to assess the impact that removing these roots could have on the trees.

3. A certified arborist should supervise any excavation activities within the tree protection zone of these trees.

Utility Installation

If new utility lines are to be installed, they should be routed along the edge of the driveway that is farthest from trees. Any roots exposed during these construction activities that are larger than 2 inches in diameter should be cleanly cut at the edge of the excavation trench and covered with burlap and kept moist until the roots can be covered again with soil. Typically wetting the burlap in the morning and the end of the workday is sufficient. *A certified arborist must pre-approve the cutting of roots greater than 2" in diameter.*

General Tree Protection Plan

It is required that protective fencing be provided during the construction period to protect those trees that are planned to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.

There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a certified arborist.

Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a certified arborist. Alternative methods of installation may be suggested.

Mulch should cover all bare soils with the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. I prefer course wood chips because it is organic, and degrades naturally over time.

Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.

Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

Any pruning must be done by a Company with an arborist certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

Repair of existing, or any future, landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

Repair of existing, or any future, landscape irrigation trenches must be designed to avoid water striking the trunks of trees, especially oak trees.

Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

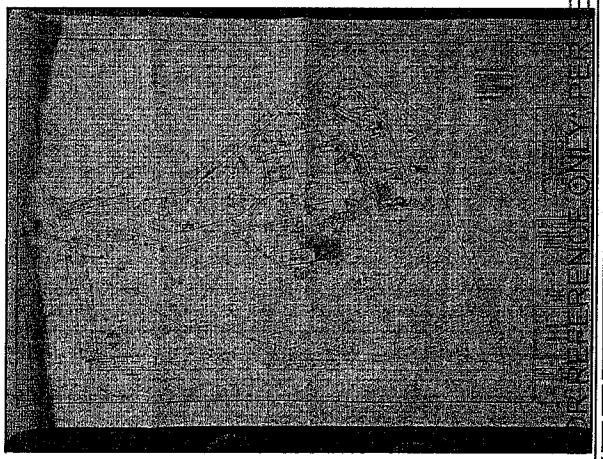
If any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from the California Oak Foundation, 1212 Broadway, Suite 810, Oakland, CA 94612.

****

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young & Allie Strand



FOR REFERENCE ONLY - PLEASE SEE SEPARATE PERMITS 15228, 15229 AND 15230

REVISIONS
1 PLAN CHECK RESPONSE 2/14/14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

RESPONSE TO PLAN CHECK FEBRUARY 14, 2014
ISSUE

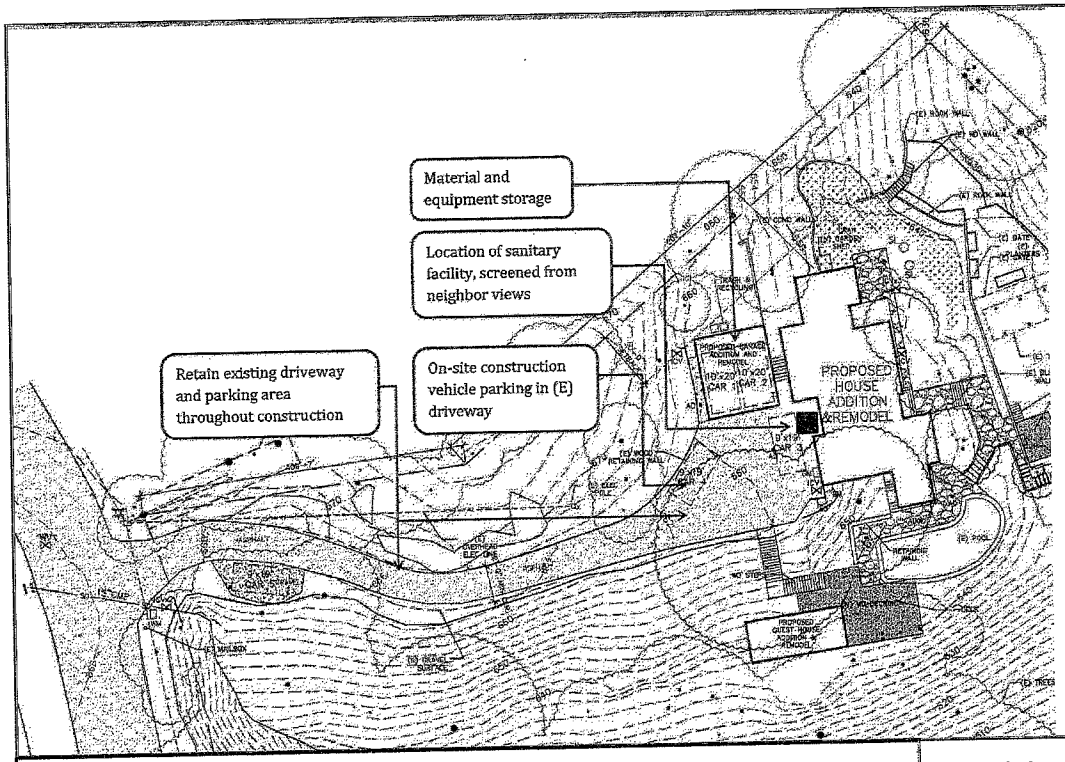
ARBORIST REPORT FOR REFERENCE ONLY
TITLE

DRAWN BY: PB
JOB NAME: ROS/CARR
SCALE: 1/16"=1'-0"
DATE: 2/14/14

SHEET
A0.13
1

GENERAL NOTES

1. TRAILS TO BE KEPT CLEAR OF ALL MATERIALS, EQUIPMENT, VEHICLES, ETC.
2. SANITARY FACILITY SHALL BE IN SCREENED IN A MATERIAL WITH A COLOR OF GREEN OR BROWN.



Construction Staging Plan

12/19/13

MN BUILDERS

Project Manager: Shiloe Bear
(510) 468-4577 sbear@mnbuild.com

General Notes:

Portola Valley construction hours are limited to Monday through Friday only between 8:00 a.m. and 5:30 p.m. There shall be no deliveries or running of equipment prior to 8:00 a.m. Failure to comply with Town construction hours may result in a Stop Work Notice.

At no time shall the street be closed or blocked. Flagmen shall be used at all times when deliveries or construction restrict any portion of the right of way.

On-street vehicle parking shall be limited to one side of the street only. Vehicles may not park on both sides of the street.

Project Specific Notes:

- No known trail easements on lot
- Project will not have jobsite trailer
- Project will not have storage units or dumpsters
- Project will not have construction fencing

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15228, 15229 AND 15230

REVISIONS
1 PLAN CHECK RESPONSE 2/14/14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

ISSUE
RESPONSE TO PLAN CHECK
FEBRUARY 14, 2014

TITLE
CONSTRUCTION STAGING PLAN FOR REFERENCE ONLY

DRAWN BY	JOB NAME
PB	ROS/CARR
SCALE	DATE
NTS	2/14/14

SHEET
A0.14

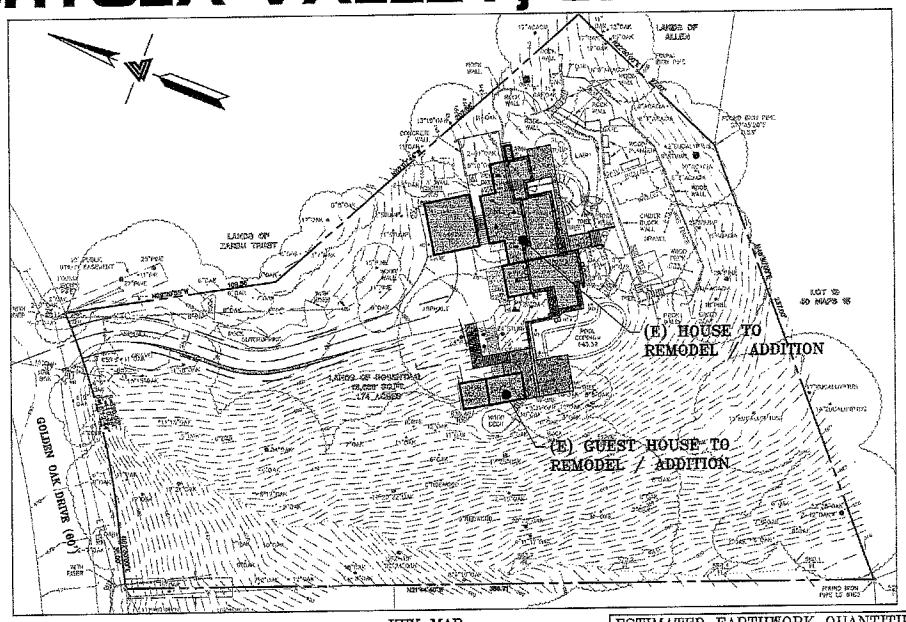
ROSENTHAL / CARROL RESIDENCE
130 GOLDEN OAK DR.
PORTOLA VALLEY, CALIFORNIA

LEGEND

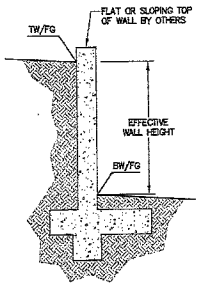
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW	RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.87	222.87 BW	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
		TREE TO BE REMOVED
		TREE PROTECTION

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ADC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OFWALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSSE	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P.	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPORARY
		TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE
HI PT	HIGH POINT	TYP.	TYPICAL
H&T	HUB & TACK	VC	VERTICAL CURVE
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	VERT	VERTICAL
JB	JUNCTION BOX	W/	WITH
JT	JOINT TRENCH	W, WL	WATER LINE
JP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WWF	WELDED WIRE FABRIC
LNDG	LANDING		



KEY MAP
1" = 30'



RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CUPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. RETAINING WALLS NOTED SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM TO PREVENT HYDROSTATIC PRESSURE. RETAINING WALLS LOCATED NEAR LEACH LINES SHALL NOT USE SUB-DRAIN SYSTEMS. SEE PLANS FOR SPECIFIC INFORMATION.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

CALL 1-800-227-2600 BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	470	80	550
FILL	0	40	40
EXPORT			510
TOTAL EARTH MOVEMENT			590

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

NOTE:
THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING EXCAVATION OF THE LOWER-LEVEL ADDITION, EXCAVATION OF SPREAD FOOTING FOUNDATIONS, PIER DRILLING, RETAINING WALL BACKFILL AND BACKDRAINS, PREPARATION OF SUBGRADE BENEATH SLABS-ON-GRADE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC. DATED JUNE 12, 2013. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-559-9980) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

CITY OF PORTOLA VALLEY BENCHMARK NO. PV13
BRASS DISK IN MONUMENT WELL STAMPED, LOCATED AT THE INTERSECTION OF GOLDEN OAK DR. AND HOLDEN CT.
ELEV= 760.4'

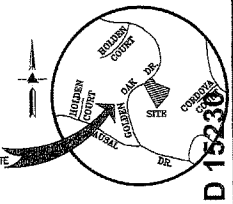
EASEMENT NOTE

EASEMENTS SHOWN PER TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0626D1989D-JG, DATED NOVEMBER 30, 2012.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 68ft.85'

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER:
ALLISON ROSENTHAL & KATHERINE CARROL
130 GOLDEN OAK DR.
PORTOLA VALLEY, CA

APN: 079-121-25D

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING ENTITLED:
"TOPOGRAPHIC SURVEY"
130 GOLDEN OAK DR.
PORTOLA VALLEY, CA
DATED: 2-12-13
JOB# 2130044
2. SITE PLAN BY MALCOLM DAVIS ARCHITECTURE ENTITLED:
"ROSENTHAL / CARROLL RESIDENCE"
2130 FOLSOM ST.
SAN FRANCISCO,CA
DATED:2-27-13
3. LANDSCAPE PLAN BY R.S. McDANNELL, INC. ENTITLED
"ROSENTHAL / CARROLL RESIDENCE"
130 GOLDEN OAK DR.
PORTOLA VALLEY, CA
4. SOIL REPORT BY MURRAY ENGINEERS ENTITLED
"GEOTECHNICAL INVESTIGATION: 130 GOLDEN OAK DR."
935 FREMONT AVE
LOS ALTOS, CA
JOB: 1286-2R1
DATED: JUNE 2013

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)827-4086 EXT 103. gbraze@leabraze.com

SHEET INDEX

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

REGISTERED PROFESSIONAL ENGINEER — No. C76505 — Exp. 09-30-14 — CIVIL — STATE OF CALIFORNIA

REVISIONS
1 PLAN CHECK – CA 2-4-14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

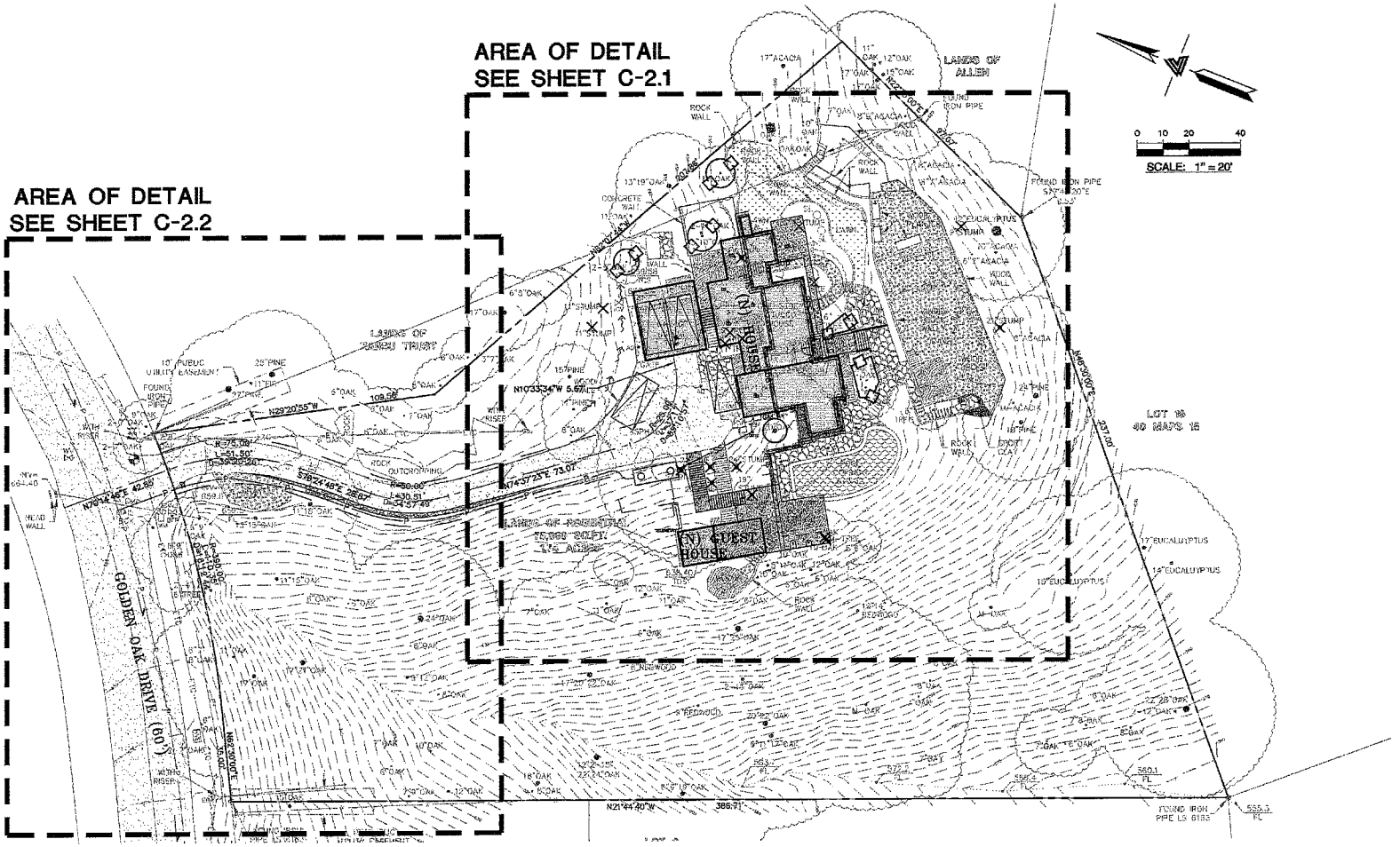
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
SAN MATEO REGION: 551 MILITARY WAY, SUITE 100, SAN MATEO, CALIFORNIA 94404, (T) (650) 931-1000, (F) (650) 931-1001
SACRAMENTO REGION: 3017 DOUGLAS BLVD, SUITE 200, ROSEVILLE, CA 95661, (T) (916) 788-1330, (F) (916) 787-3065
WWW.LEABRAZE.COM

TITLE SHEET

ISSUED FOR BUILDING PERMIT
DECEMBER 19, 2013

DESIGN BY	JOB NAME
CA	2130300
SCALE	DATE
1"=30'	12/19/13

SHEET
C-1.0
1 OF 10 SHEETS



FIRE TURNAROUND NOTE: SEE SPECIAL NOTE ON SHEET A0.11 FOR ADDITIONAL INFORMATION

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103. gbraze@leabraze.com

INSPECTIONS REQUIRED
THE TOWN OF PORTOLA VALLEY REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY LEA & BRAZE ENGINEERING, INC. OCCURS.
POINT OF CONTACT:
PETER CARLINO
LEA & BRAZE ENGINEERING, INC.
(510)887-4086 pcarlino@leabraze.com

NOTE:
THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING EXCAVATION OF THE LOWER-LEVEL ADDITION, EXCAVATION OF SPREAD FOOTING FOUNDATIONS, PIER DRILLING, RETAINING WALL BACKFILL AND BACKDRAINS, PREPARATION OF SUBGRADE BENEATH SLABS-ON-GRADE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC. DATED JUNE 12, 2013. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-559-9980) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

CALL TOLL FREE 1-800-227-2600 BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

No. 070550 Exp. 09-30-14 CIVIL
REVISIONS
1 PLAN CHECK – CA 2-4-14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

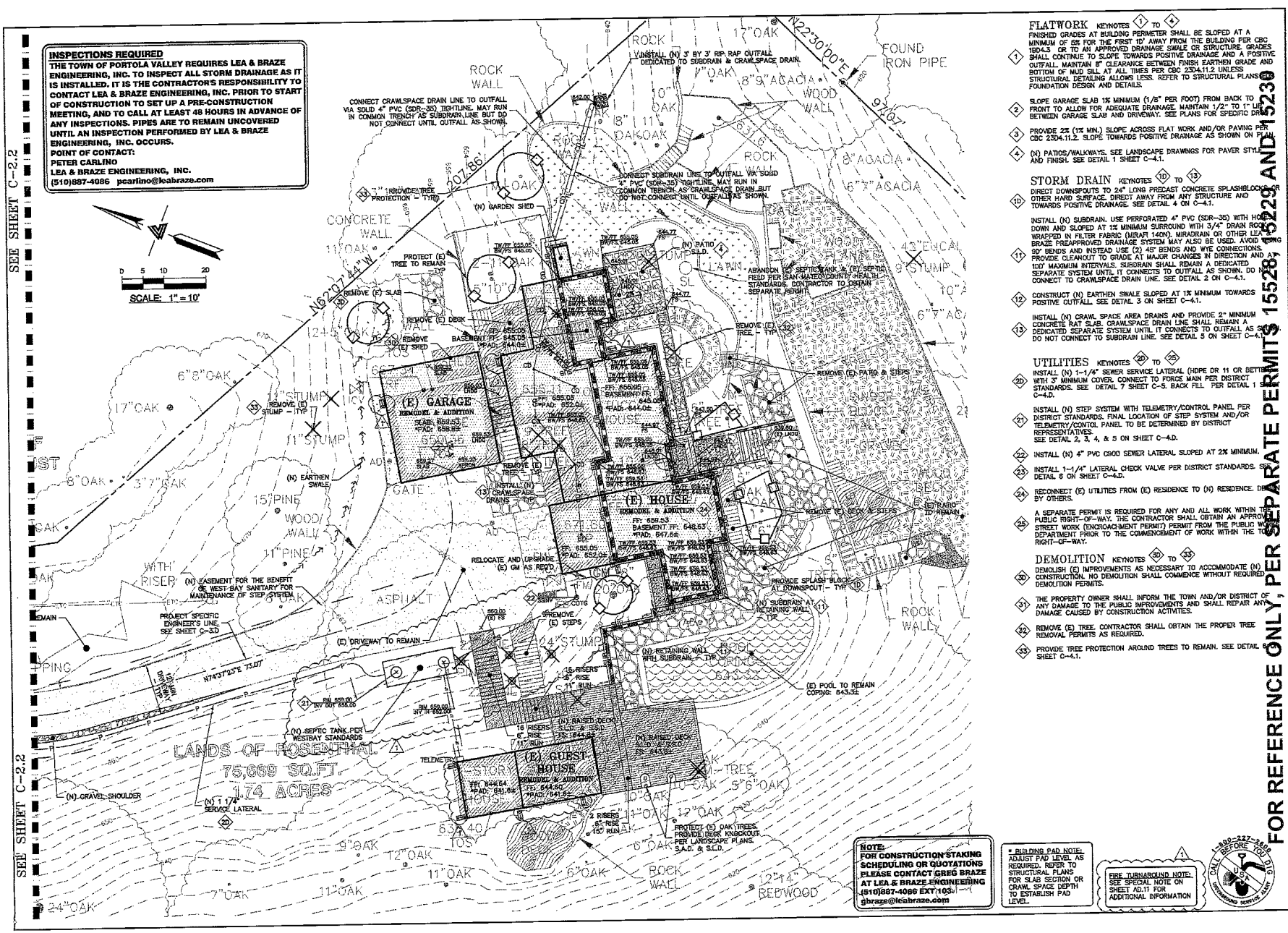
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

OVERALL SITE PLAN

ISSUED FOR BUILDING PERMIT DECEMBER 19, 2013

DRAWN BY	JOB NAME
CA	2130300
SCALE	DATE
1"=20'	12/19/13

SHEET
C-2.0
2 OF 10 SHEETS



NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103 gbraze@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

FIRE TURNAROUND NOTE: SEE SPECIAL NOTE ON SHEET A0.1T FOR ADDITIONAL INFORMATION

FLATWORK KEYNOTES 1 TO 4

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DRAIN.
3. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) PATIOS/WALKWAYS. SEE LANDSCAPE DRAWINGS FOR PAVER STYLE AND FINISH. SEE DETAIL 1 SHEET C-4.1.

STORM DRAIN KEYNOTES 10 TO 13

10. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 4 ON C-4.1.
11. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOOK DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N), MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND @ 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO OUTFALL AS SHOWN. DO NOT CONNECT TO CRAWLSPACE DRAIN LINE. SEE DETAIL 2 ON C-4.1.
12. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 3 ON SHEET C-4.1.
13. INSTALL (N) CRAWL SPACE AREA DRAINS AND PROVIDE 2" MINIMUM CONCRETE RAT SLAB. CRAWLSPACE DRAIN LINE SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO OUTFALL AS SHOWN. DO NOT CONNECT TO SUBDRAIN LINE. SEE DETAIL 5 ON SHEET C-4.1.

UTILITIES KEYNOTES 20 TO 25

20. INSTALL (N) 1-1/4" SEWER SERVICE LATERAL (HDPE DR 11 OR BETTER) WITH 3' MINIMUM COVER. CONNECT TO FORCE MAIN PER DISTRICT STANDARDS. SEE DETAIL 7 SHEET C-5. BACK FILL PER DETAIL 1 C-4.4D.
21. INSTALL (N) STEP SYSTEM WITH TELEMETRY/CONTROL PANEL PER DISTRICT STANDARDS. FINAL LOCATION OF STEP SYSTEM AND/OR TELEMETRY/CONTOL PANEL TO BE DETERMINED BY DISTRICT REPRESENTATIVES. SEE DETAIL 2, 3, 4, & 5 ON SHEET C-4.0.
22. INSTALL (N) 4" PVC C900 SEWER LATERAL SLOPED AT 2% MINIMUM.
23. INSTALL 1-1/4" LATERAL CHECK VALVE PER DISTRICT STANDARDS. SEE DETAIL 6 ON SHEET C-4.0.
24. RECONNECT (E) UTILITIES FROM (E) RESIDENCE TO (N) RESIDENCE. DESIGN BY OTHERS.
25. A SEPARATE PERMIT IS REQUIRED FOR ANY AND ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF WORK WITHIN THE TOWN RIGHT-OF-WAY.

DEMOLITION KEYNOTES 30 TO 33

30. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
31. THE PROPERTY OWNER SHALL INFORM THE TOWN AND/OR DISTRICT OF ANY DAMAGE TO THE PUBLIC IMPROVEMENTS AND SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.
32. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
33. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 SHEET C-4.1.

FOR REFERENCE ONLY, PER SEPARATE PERMIT # 15526, 15229 AND 15230

PETER CARLINO No. C70555 Exp. 09-30-14 CIVIL STATE OF CALIFORNIA

REVISIONS
1 PLAN CHECK - CA 2-4-14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

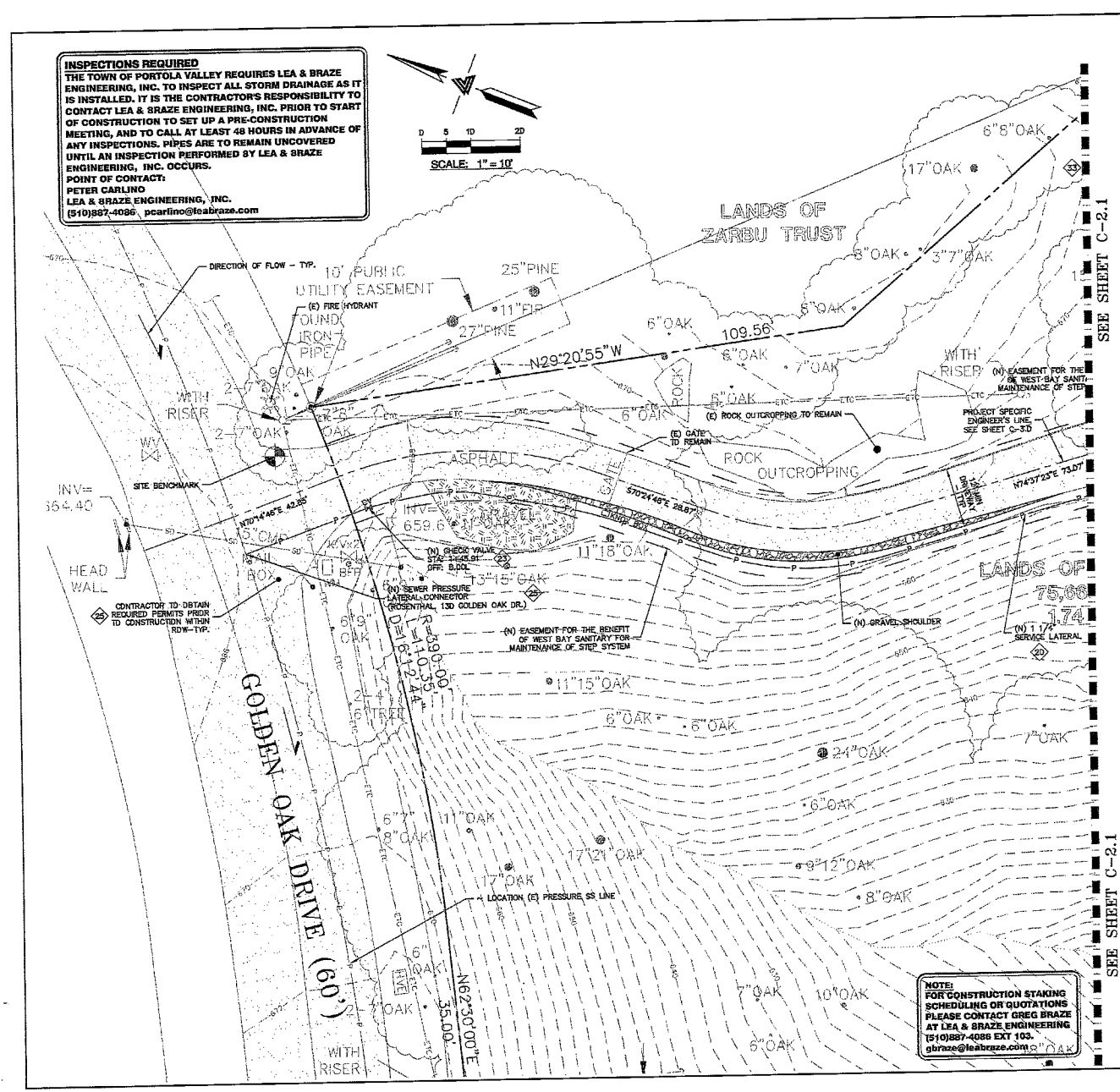
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION: 2495 INDUSTRIAL PKWY WEST, HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019
SACRAMENTO REGION: 2807 DOUGLAS BLVD. # 200, ROSEVILLE, CA 95661 (P) (916)789-1333 (F) (916)771-7393
www.LEABRAZE.COM

GRADING & DRAINAGE PLAN
ISSUED FOR BUILDING PERMIT DECEMBER 19, 2013
TITLE

DRAWN BY	JOB NAME
CA	2130300
SCALE	DATE
1"=10'	12/19/13

SHEET
C-2.1
3 OF 10 SHEETS

USA 1-800-227-2600 CALL BEFORE YOU DIG



FLATWORK KEYNOTES 1 TO 4

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DRS
3. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLA
4. (N) PATIOS/WALKWAYS. SEE LANDSCAPE DRAWINGS FOR PAVER STYLE AND FINISH. SEE DETAIL 1 SHEET C-4.1.

STORM DRAIN KEYNOTES 10 TO 13

10. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCK OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 4 ON C-4.1.
11. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO OUTFALL AS SHOWN. DO NOT CONNECT TO CRAWLSPACE DRAIN LINE. SEE DETAIL 2 ON C-4.1.
12. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 3 ON SHEET C-4.1.
13. INSTALL (N) CRAWL SPACE AREA DRAINS AND PROVIDE 2" MINIMUM CONCRETE RAT SLAB. CRAWLSPACE DRAIN LINE SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO OUTFALL AS SHOWN. DO NOT CONNECT TO SUBDRAIN LINE. SEE DETAIL 5 ON SHEET C-4.1

UTILITIES KEYNOTES 20 TO 25

20. INSTALL (N) 1-1/4" SEWER SERVICE LATERAL (HDPE DR 11 OR BETTER) WITH 3' MINIMUM COVER. CONNECT TO FORCE MAIN PER DISTRICT STANDARDS. SEE DETAIL 7 SHEET C-5. BACK FILL PER DETAIL 1 SHEET C-4.D.
21. INSTALL (N) STEP SYSTEM WITH TELEMETRY/CONTROL PANEL PER DISTRICT STANDARDS. FINAL LOCATION OF STEP SYSTEM AND/OR TELEMETRY/CONTOL PANEL TO BE DETERMINED BY DISTRICT REPRESENTATIVES. SEE DETAIL 2, 3, 4, & 5 ON SHEET C-4.D.
22. INSTALL (N) 4" PVC CSDD SEWER LATERAL SLOPED AT 2% MINIMUM.
23. INSTALL 1-1/4" LATERAL CHECK VALVE PER DISTRICT STANDARDS. SEE DETAIL 6 ON SHEET C-4.D.
24. RECONNECT (E) UTILITIES FROM (E) RESIDENCE TO (N) RESIDENCE. DONE BY OTHERS.
25. A SEPARATE PERMIT IS REQUIRED FOR ANY AND ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF WORK WITHIN THE TOWN RIGHT-OF-WAY.

DEMOLITION KEYNOTES 30 TO 33

30. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
31. THE PROPERTY OWNER SHALL INFORM THE TOWN AND/OR DISTRICT OF ANY DAMAGE TO THE PUBLIC IMPROVEMENTS AND SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.
32. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
33. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 SHEET C-4.1.

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION DR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1 FIRE TURNAROUND NOTE: SEE SPECIAL NOTE ON SHEET AD.1 FOR ADDITIONAL INFORMATION

CALL 1-800-227-2600 BEFORE YOU DIG

FOR REFERENCE ONLY, PER SEPARATE PERMIT 15528 & 15229 AND 15230

No. 078555 Exp. 09-30-14 CIVIL

REVISIONS
1 PLAN CHECK - CA 2-4-14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION: 2495 INDUSTRIAL PKWY WEST, SUITE 200, HAYWARD, CALIFORNIA 94545, (P) (510) 887-4086, (F) (510) 887-3019
SACRAMENTO REGION: 2351 SUNRISE BLVD, SUITE 220, ROSEVILLE, CA 95661, (P) (916)788-1335, (F) (916)797-7065
WWW.LEABRAZE.COM

GRADING & DRAINAGE PLAN

ISSUED FOR BUILDING PERMIT DECEMBER 19, 2013

DESIGN BY: CA
JOB NUMBER: 2130300
SCALE: 1"=20'
DATE: 12/19/13

SHEET C-2.2

4 OF 12 SHEETS

PROJECT
ROSENTHAL / CARROLL
RESIDENCE
130 GOLDEN OAK
DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T: 415.552.7555
F: 415.552.1818
W: MDARCH.NET

LEA & BRAZE ENGINEERING, INC.

DRIVEWAY PROFILE

ISSUED FOR BUILDING PERMIT DECEMBER 19, 2013

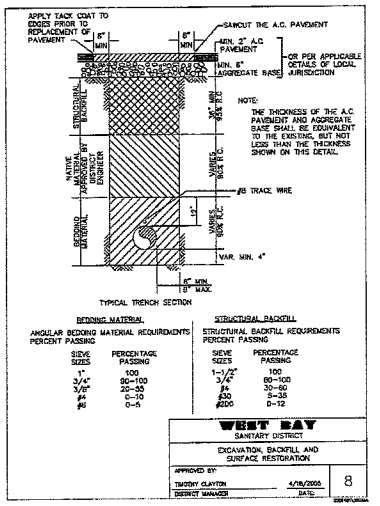
DESIGN BY	PROJECT NO.
CA	2130300
SCALE	DATE
1"=10'	12/19/13

SHEET C-3.0

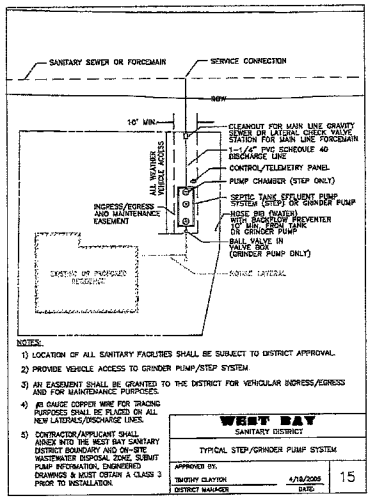
3 OF 18 SHEETS

REVISIONS
1 PLAN CHECK - CA 2-4-14

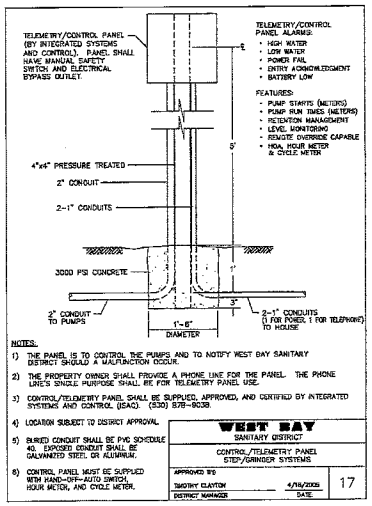
CALL BEFORE YOU DIG 811 811 USA



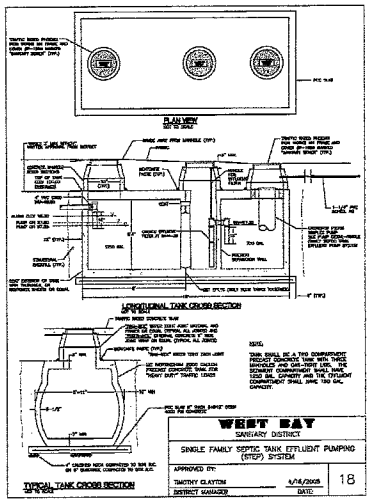
1 C4.0 TRENCH BACKFILL DETAIL
NTS



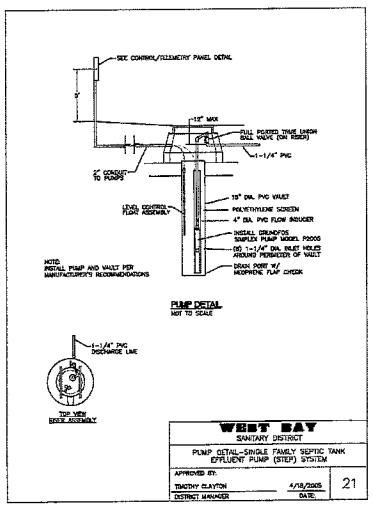
2 C-4.0 STEP PUMP SYSTEM DETAIL
NTS



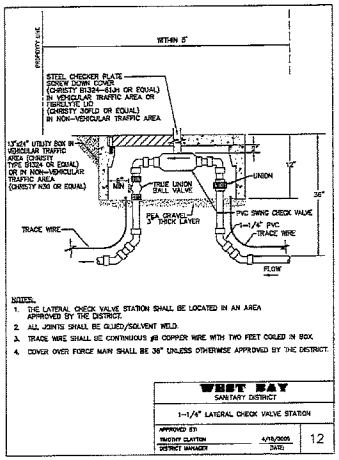
3 C-4.0 CONTROL/TELEMETRY PANEL STEP SYSTEMS
NTS



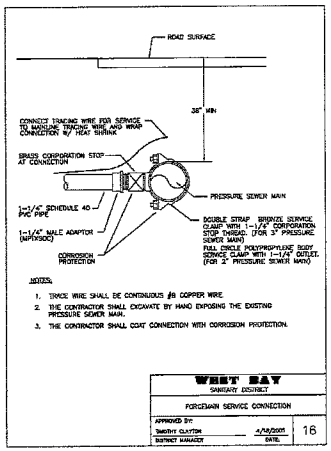
4 C-4.0 SINGLE FAMILY SEPTIC TANK EFFLUENT PUMP
NTS



5 C-4.0 PUMP DETAIL-SINGLE FAMILY SEPTIC TANK
NTS



6 C-4.0 LATERAL CHECK VALVE
NTS



7 C-4.0 FORCEMAIN SERVICE CONNECTION
NTS

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

No. C79555 Exp. 09-30-14 CIVIL STATE OF CALIFORNIA

REVISIONS
1 PLAN CHECK - CA 2-4-14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERING + LAND SURVEYING

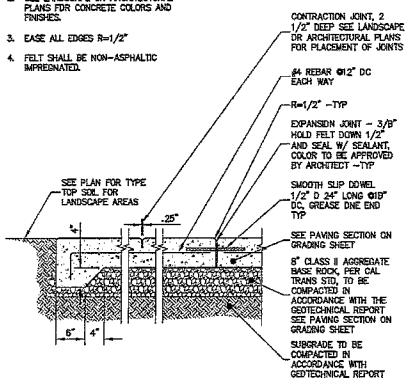
TITLE
DETAILS
ISSUED FOR BUILDING PERMIT DECEMBER 19, 2013

DESIGN BY	JOB NAME
CA	2130300
SCALE	DATE
NTS	12/19/13

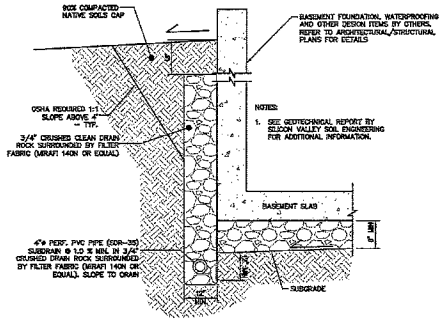
SHEET
C-4.0
6 OF 18 SHEETS

NOTES:

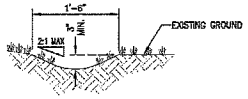
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



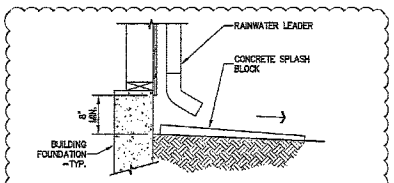
1 / C-4.1 CONCRETE PAVING
NTS



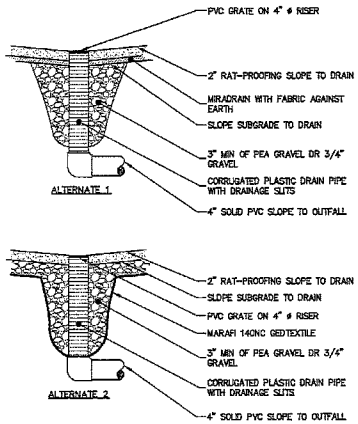
2 / C-4.1 RETAINING WALL SUBDRAIN
NTS



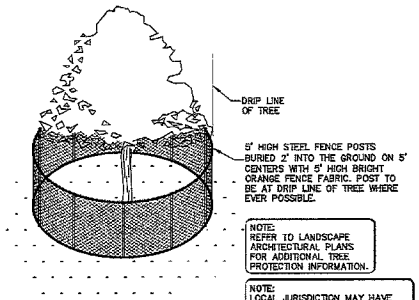
3 / C-4.1 EARTHEN SWALE DETAIL
NTS



4 / C-4.1 SPLASHBLOCK AT RAIN WATER LEADER
NTS



5 / C-4.1 SUBFLOOR RAT-PROOF DRAIN DETAIL
NTS



6 / C-4.1 EXISTING TREE PROTECTION
NTS

Table 1. Compaction Specifications

Fill Element	Relative Compaction*	Moisture Content*
General fill for runway & taxiway subgrade and prior areas (for fill up to 4 feet thick)	90 percent	Near optimum
For fills greater than 4 feet thick	93 percent (retain fill)	Near optimum
Upper 6 inches of subgrade beneath slabs-on-grade, for non expansive soils (PI <= 20*)	90 percent	Near optimum
Upper 6 to 12 inches of subgrade beneath slabs-on-grade, for expansive soils (PI>20*)	85 to 90 percent	At least 3 percent over optimum
Aggregate basecourse under slabs-on-grade	95 percent	Near optimum
Non-shrink Grout and Rock - Compact with at least 3 passes of a vibratory plate with 12-inches +/- 12 inches	see note at left	Not critical
Backfill of utility trenches using on-site soils	90 percent	Near optimum
Backfill of utility trenches using imported sand	90 percent	Near optimum

*Relative to ASTM D 1557, latest edition.

COMPACTION SPECIFICATIONS
FROM MURRAY ENGINEERS

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

REVISIONS
1 PLAN CHECK - CA 2-4-14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION: 2495 INDUSTRIAL PKWY WEST, HAYWARD, CALIFORNIA 94545, (P) (510) 887-4086, (F) (510) 887-3019
SACRAMENTO REGION: 987 SIERRA RD., # 300, ROSEVILLE, CA 95661, (P) (916)788-1508, (F) (916)797-7383
WWW.LEABRAZE.COM

DETAILS

ISSUED FOR BUILDING PERMIT
DECEMBER 19, 2013

DESIGN BY: CA
JOB NUMBER: 2130300
SCALE: NTS
DATE: 12/19/13

SHEET
C-4.1
7 OF 10 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT. IN EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT FACILITIES. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FIBERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS. WHEN RAIN IS FORECAST, IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RESTORING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY MURRAY ENGINEERS AND THE TOWN OF PORTOLA VALLEY GRADING ORDINANCE.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES, UPON ENGINEER'S SATISFACTION. THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO OBTAIN THE FINISHED SLOPE. FURTHERMORE, ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST, NO GRADING OR OTHER EARTHWORK SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

N. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE HYDZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-5-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIALS SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER ON OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

REGISTERED PROFESSIONAL ENGINEER — No. C79565 — Exp. 06-30-14 — CIVIL — STATE OF CALIFORNIA

REVISIONS
1 PLAN CHECK – CA 2-4-14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
SAN MATEO REGIONAL OFFICE: 2495 INDUSTRIAL PARKWAY WEST, HAYWARD, CALIFORNIA 94545, (510) 887-

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIDINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

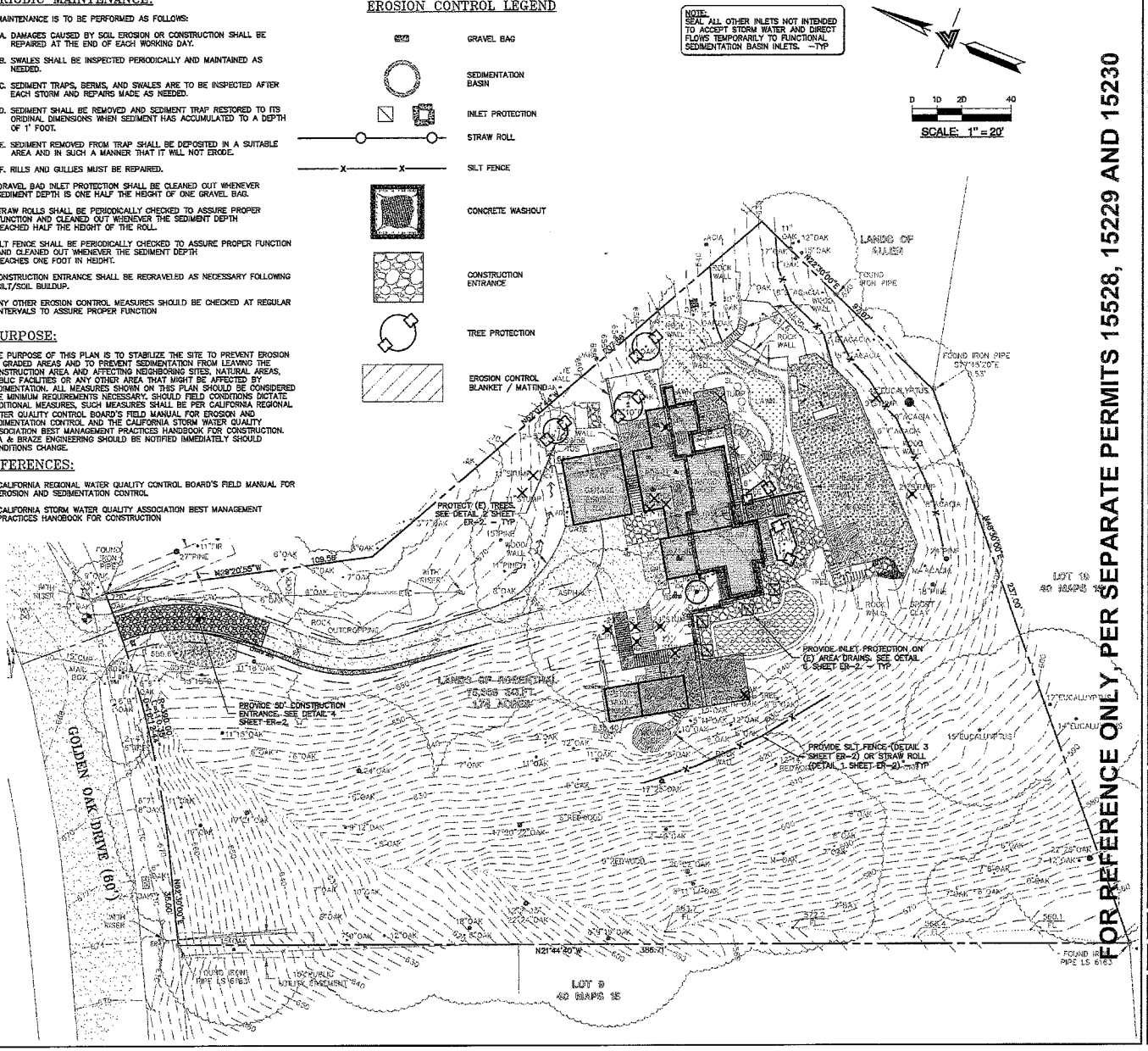
REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



REVISIONS
1 PLAN CHECK - CA 2-4-14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

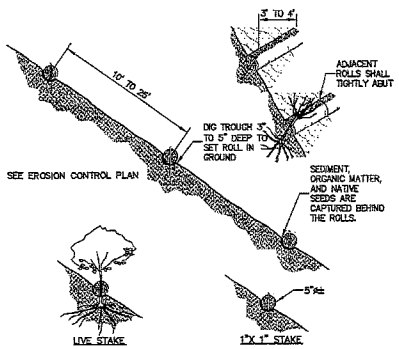
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION: 2001 GATEWAY PLACE, SUITE 300 SAN JOSE, CA 95110 (T) (408) 467-9100 (F) (408) 467-9199
SACRAMENTO REGION: 2077 DOUGLAS BLVD., # 160 ROSEVILLE, CA 95661 (T) (916) 788-8301 (F) (916) 788-8272
WWW.LEABRAZE.COM

EROSION CONTROL PLAN

ISSUED FOR BUILDING PERMIT DECEMBER 19, 2013

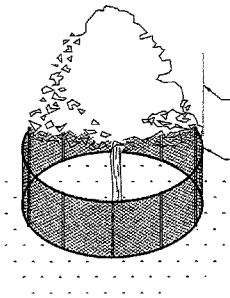
DESIGN BY	JOB NAME
CA	2130300
SCALE	DATE
1"=20'	12/19/13

SHEET
ER-1
9 OF 10 SHEETS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

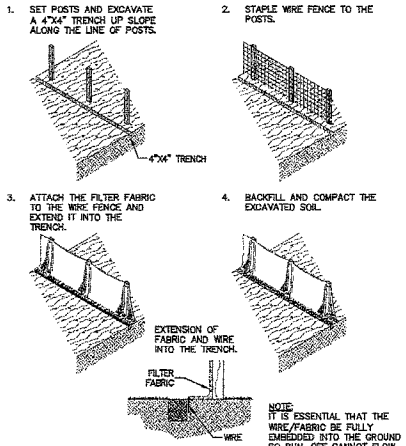
1 ER-2 **STRAW ROLLS** NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

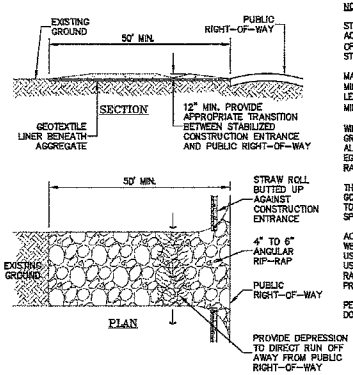
NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

2 ER-2 **EXISTING TREE PROTECTION DETAIL** NTS



NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

3 ER-2 **SILT FENCE** NTS



NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE MINIMUM OF 50'.

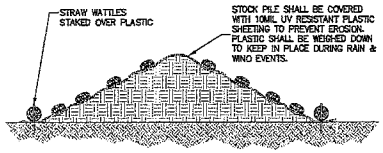
WIDTH SHALL BE A MIN. OF 1[illegible] GREATER IF NECESSARY TO ACCOMMODATE ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN A GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL. WITH MAINTENANCE PROVIDED AS NECESSARY.

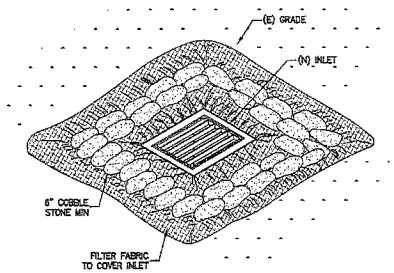
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

4 ER-2 **CONSTRUCTION ENTRANCE** NTS



NOTE:
STOCKPILE TO BE WITHIN PROPERTY AND CLEAR OF TREE DRIPLINE AND ROOTS.

5 ER-2 **STOCK PILE COVERING** NTS



6 ER-2 **INLET PROTECTION** NTS

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

REVISIONS
1 PLAN CHECK - CA 2-4-14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA
94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

LEA & BRAZE ENGINEERING, INC.

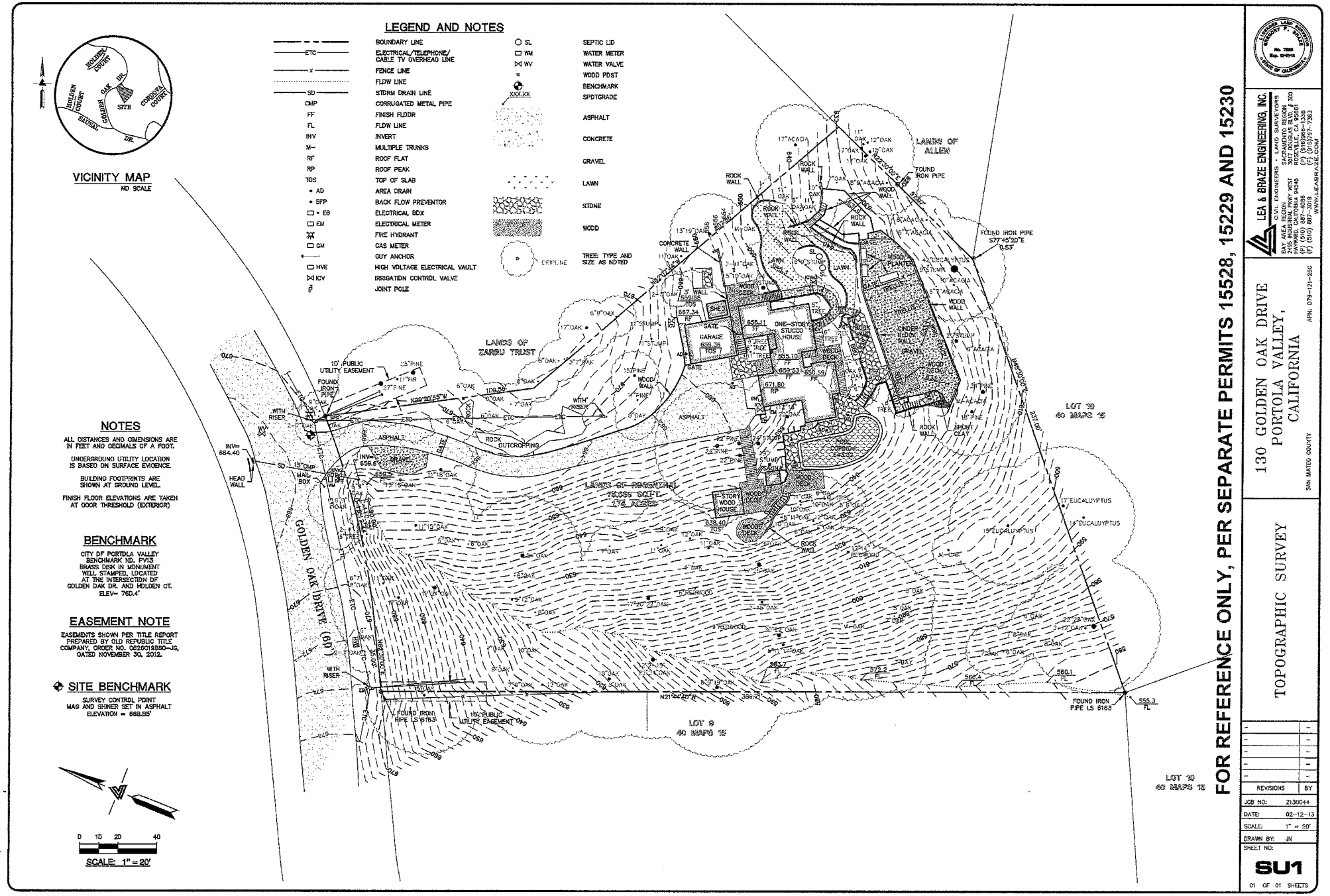
EROSION CONTROL DETAILS

ISSUED FOR BUILDING PERMIT DECEMBER 19, 2013

DESIGN BY: CA
JOB NAME: 2130300
SCALE: NTS
DATE: 12/19/13

SHEET
ER-2
10 OF 10 SHEETS

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230
TURNING EXHIBIT
ROSENTHAL RESIDENCE
130 GOLDEN OAK DR.
PORTOLA VALLEY,
CALIFORNIA
SAN MATEO COUNTY APN: 079-121-250
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966-1139
(F) (916)797-7363
WWW.LEABRAZE.COM
REVISIONS
JOB NO: 2130300
DATE: 9-27-13
SCALE: 1" = 20'
DESIGN BY: CA
DRAWN BY: WM
SHEET NO.
EX-1
ASCC PACKAGE - NOT FOR CONSTRUCTION
A OVERLAY TO SHOW COMPLIANCE 1"=10'
1 PARKING SPACE 1"=10'
2 PARKING SPACE 1"=10'
3 PARKING SPACE 1"=10'
4 PARKING SPACE 1"=10'
LANDS OF ROSENTHAL
75,669 SQ.FT.±
1.74 ACRES
SCALE: 1" = 10'



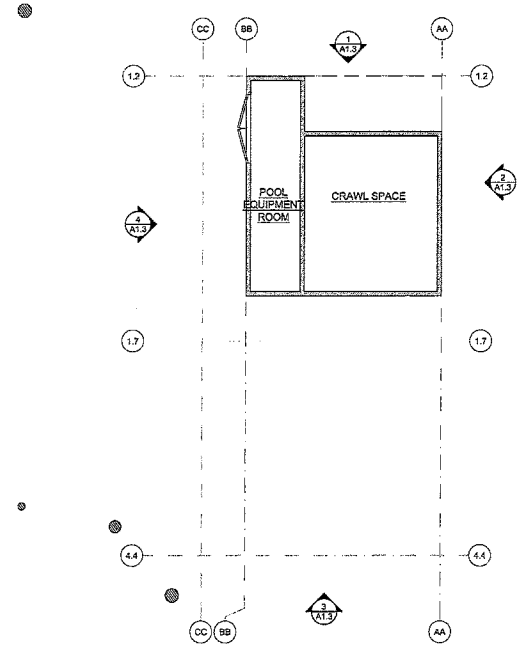
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)960-4276
(F) (916)797-7363
WWW.LEABRAZE.COM

130 GOLDEN OAK DRIVE
PORTOLA VALLEY,
CALIFORNIA
APN: 079-121-250
SAN MATEO COUNTY

TOPOGRAPHIC SURVEY

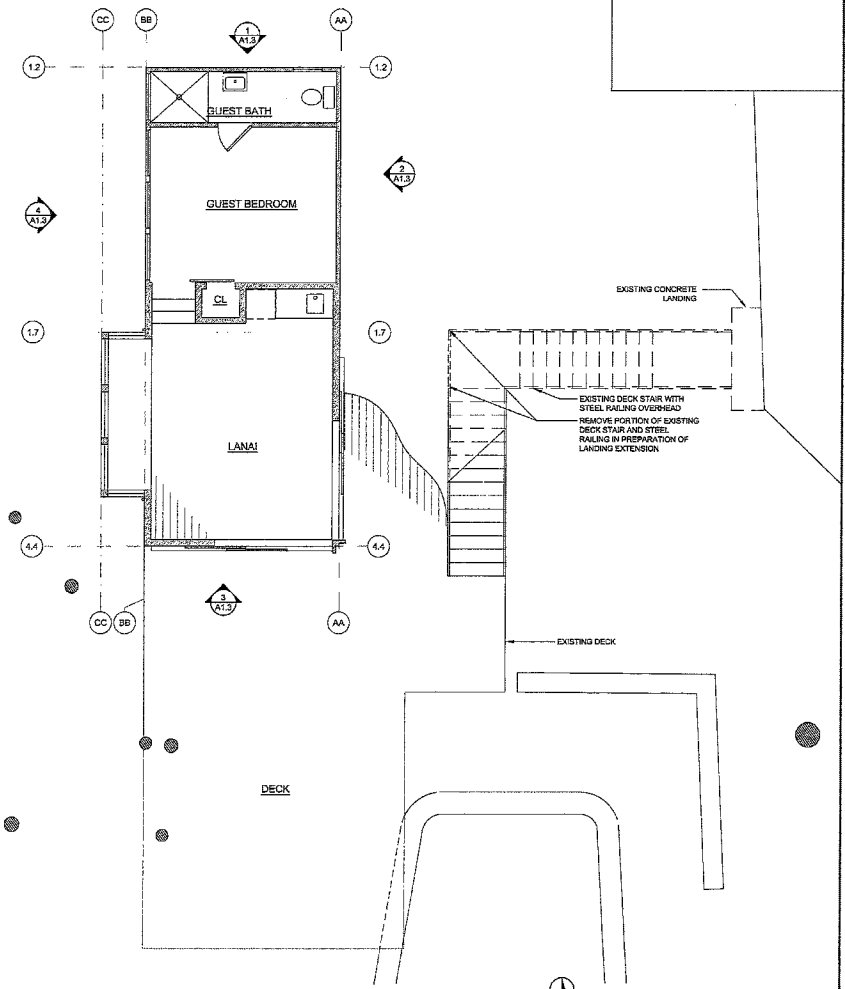
REVISIONS	BY

JOB NO: 2130044
DATE: 02-12-13
SCALE: 1" = 20'
DRAWN BY: JN
SHEET NO:
SU1
01 OF 01 SHEETS



1 GUEST HOUSE POOL EQUIPMENT PLAN
1/4"=1'-0"

0' 2' 4' 8' PROJECT NORTH



2 GUEST HOUSE FIRST FLOOR PLAN
1/4"=1'-0"

0' 2' 4' 8' PROJECT NORTH

LEGEND

EXISTING WALL TO REMAIN

EXISTING ITEMS TO BE DEMOLISHED

REVISIONS

PROJECT

ROSENTHAL / CARROLL
GUEST HOUSE ADDITION

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT

MDa MALCOLM DAVIS ARCHITECTURE

2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

REGISTERED ARCHITECT MALCOLM DAVIS No. C23744 RENEWAL 10-31-15 STATE OF CALIFORNIA

ASCC PLANNING SUBMITTAL
MAY 20, 2014

ISSUES

EXISTING AND DEMOLITION FLOOR PLANS GUEST HOUSE FIRST FLOOR

TITLE

DRAWN BY	JOB NAME
AP	ROS/CARR
SCALE	DATE
1/4" = 1'-0"	5/20/14

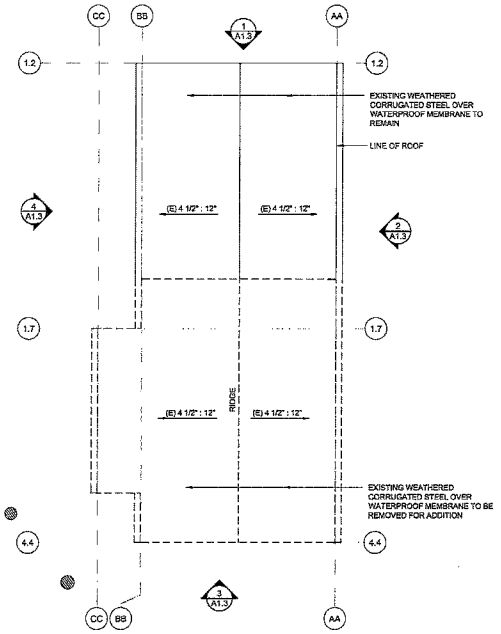
SHEET

A1.1

LEGEND

EXISTING WALL TO REMAIN

EXISTING ITEMS TO BE DEMOLISHED



2 GUEST HOUSE ROOF PLAN
1/4"=1'-0"

0' 2' 4' 8'

PROJECT NORTH

REVISIONS

PROJECT

ROSENTHAL / CARROLL
GUEST HOUSE ADDITION

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT

MDa MALCOLM DAVIS ARCHITECTURE

2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

REGISTERED ARCHITECT MALCOLM TAYLOR DAVIS No. C20644 REN. 10-31-15 STATE OF CALIFORNIA

ASCC PLANNING
SUBMITTAL
MAY 20, 2014

ISSUES

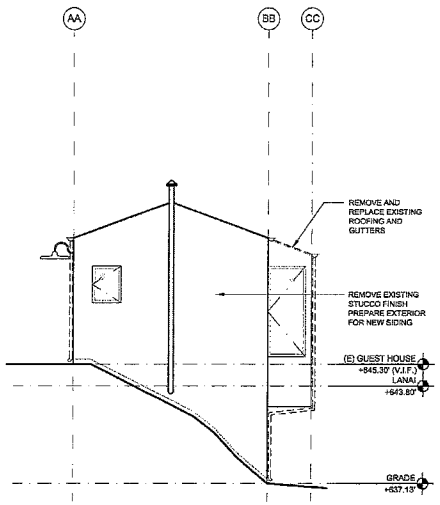
EXISTING AND DEMOLITION FLOOR PLANS SECOND FLOOR AND ROOF PLAN

TITLE

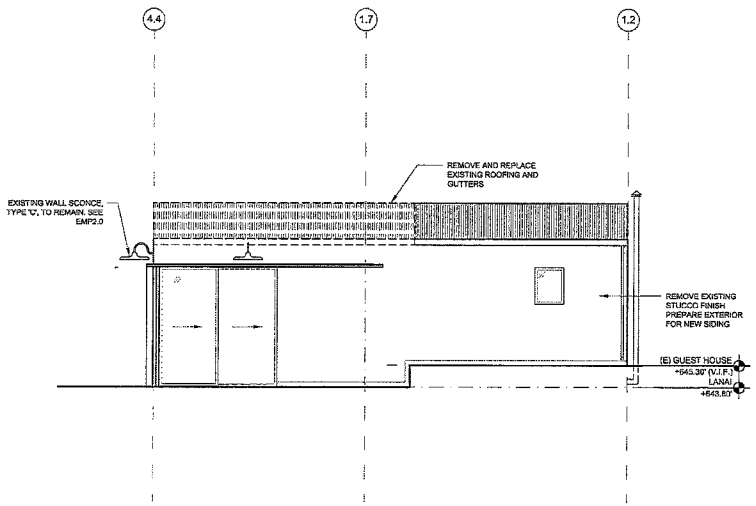
DRAWN BY	JOB NAME
PB	ROS/CARR
SCALE	DATE
1/4" = 1'-0"	5/20/14

SHEET

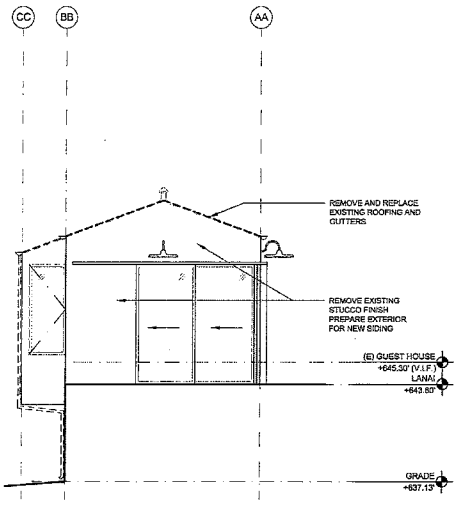
A1.2



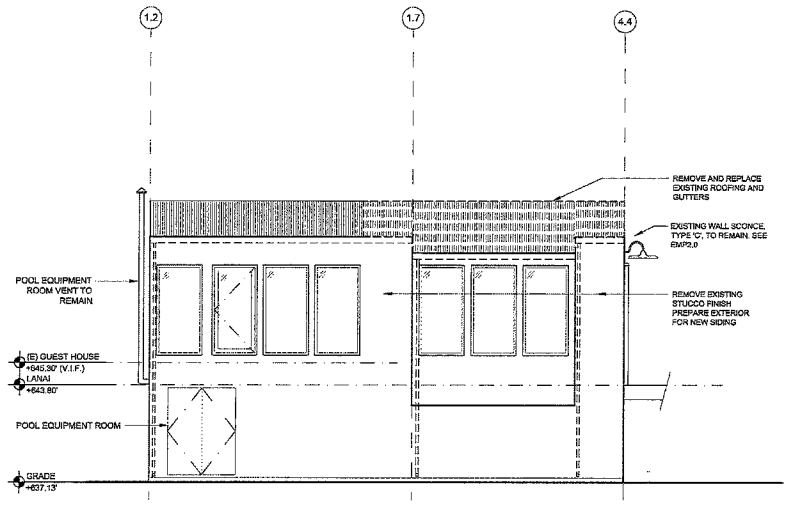
1 NORTH ELEVATION
1/4"=1'-0"



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



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



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

REVISIONS

PROJECT

ROSENTHAL / CARROLL
GUEST HOUSE ADDITION

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

LICENSED PROFESSIONAL ARCHITECT No. C25744 REN. 10-31-15 STATE OF CALIFORNIA

ASCC PLANNING
SUBMITTAL
MAY 20, 2014

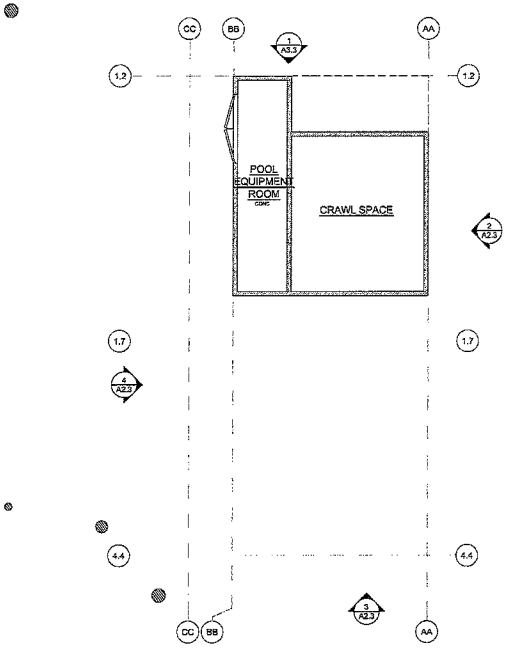
ISSUE

EXISTING AND DEMOLISHED EXTERIOR ELEVATIONS GUEST HOUSE

DRAWN BY	JOB NAME
PB	ROS/CARR
SCALE	DATE
1/4" = 1'-0"	5/20/14

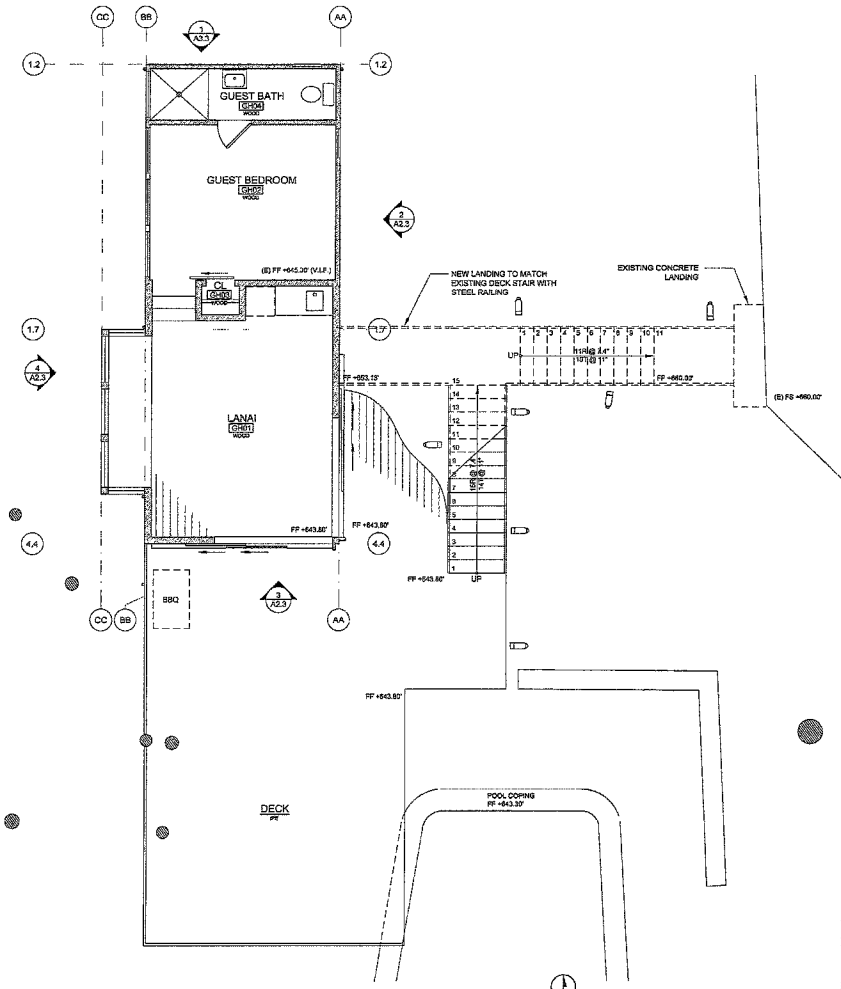
SHEET

A1.3



1 GUEST HOUSE POOL EQUIPMENT PLAN
1/4"=1'-0"

0' 2' 4' 8' PROJECT NORTH



2 GUEST HOUSE FIRST FLOOR PLAN
1/4"=1'-0"

0' 2' 4' 8' PROJECT NORTH

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL / INFILL
- ITEMS ABOVE

REVISIONS

PROJECT

ROSENTHAL / CARROLL
GUEST HOUSE ADDITION

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

LICENSED ARCHITECT
REGISTERED PROFESSIONAL
EXP. 10-31-15
STATE OF CALIFORNIA

ISSUE

ASCC PLANNING
SUBMITTAL
MAY 20, 2014

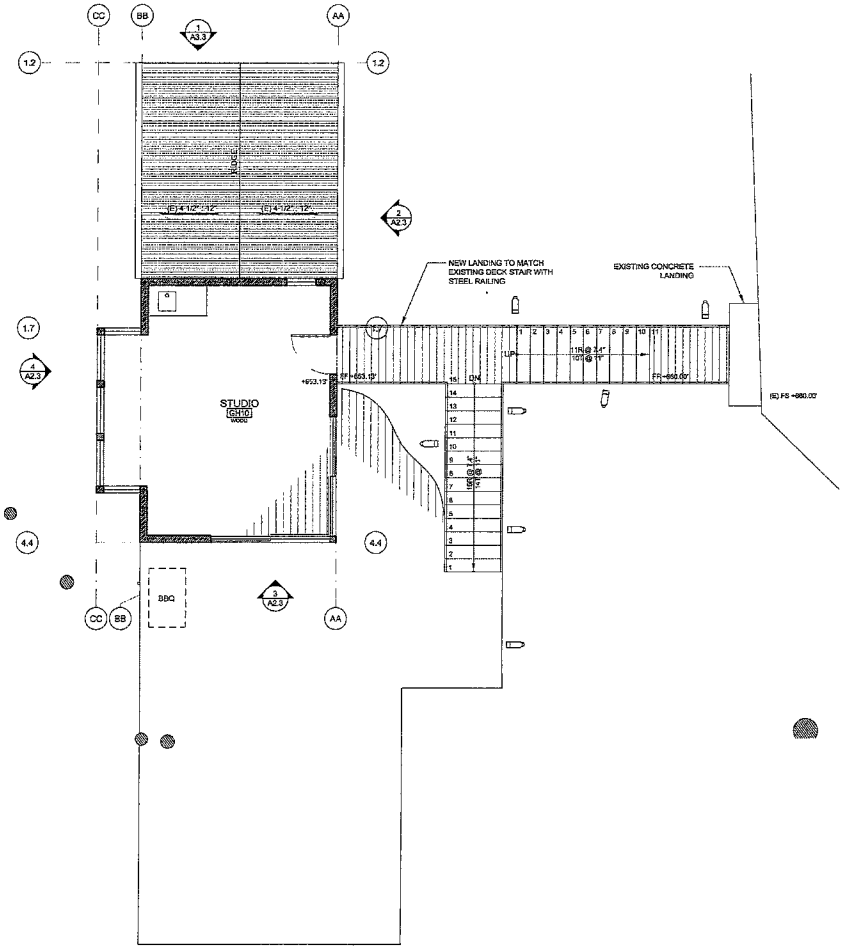
TITLE

PROPOSED
FLOOR PLANS
GUEST HOUSE
FIRST FLOOR

DRAWN BY	JOB NAME
PB	ROSI/CARR
SCALE	DATE
1/4" = 1'-0"	5/20/14

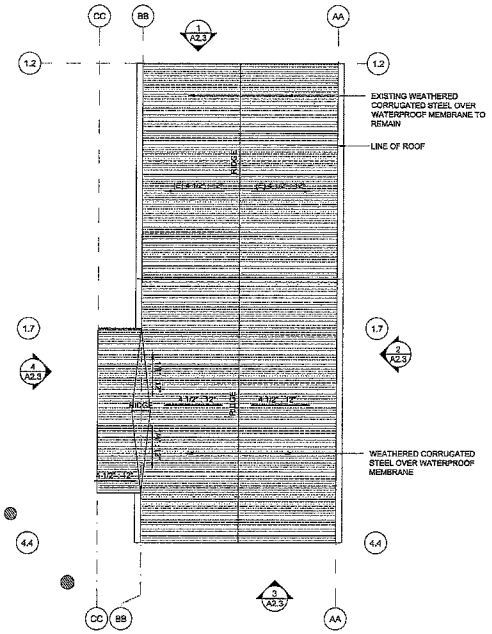
SHEET

A2.1



1 GUEST HOUSE SECOND FLOOR PLAN
1/4"=1'-0"

0' 2' 4' 8' PROJECT NORTH



2 GUEST HOUSE ROOF PLAN
1/4"=1'-0"

0' 2' 4' 8' PROJECT NORTH

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL / INFILL
- ITEMS ABOVE

REVISIONS

PROJECT

ROSENTHAL / CARROLL
GUEST HOUSE ADDITION

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

ASCC PLANNING
SUBMITTAL
MAY 20, 2014

ISSUE

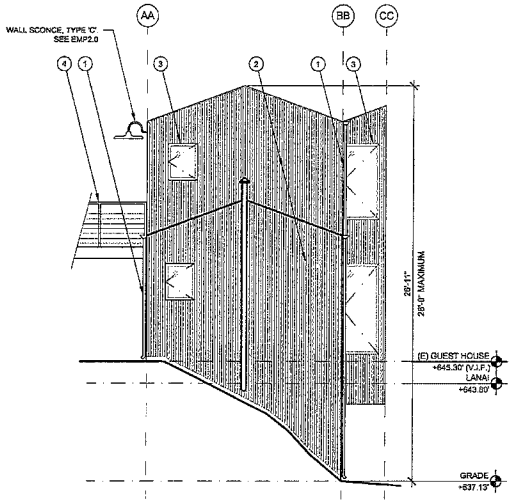
PROPOSED
FLOOR PLANS
GUEST HOUSE
FIRST FLOOR

TITLE

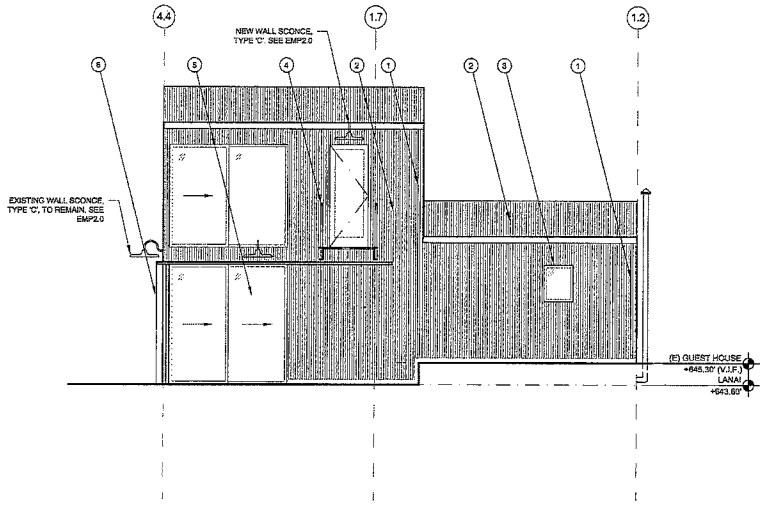
DRAWN BY	JOB NAME
PB	ROS/CARR
SCALE	DATE
1/4" = 1'-0"	5/20/14

SHEET

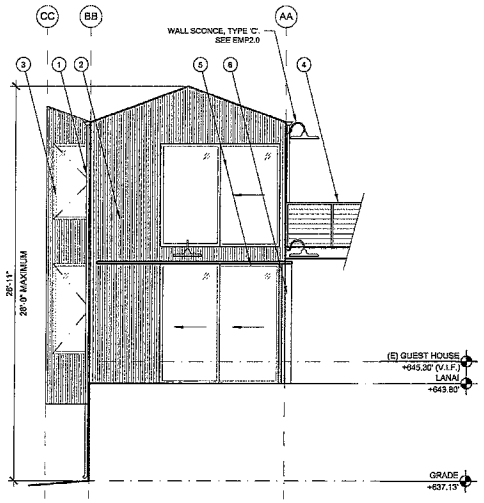
A2.2



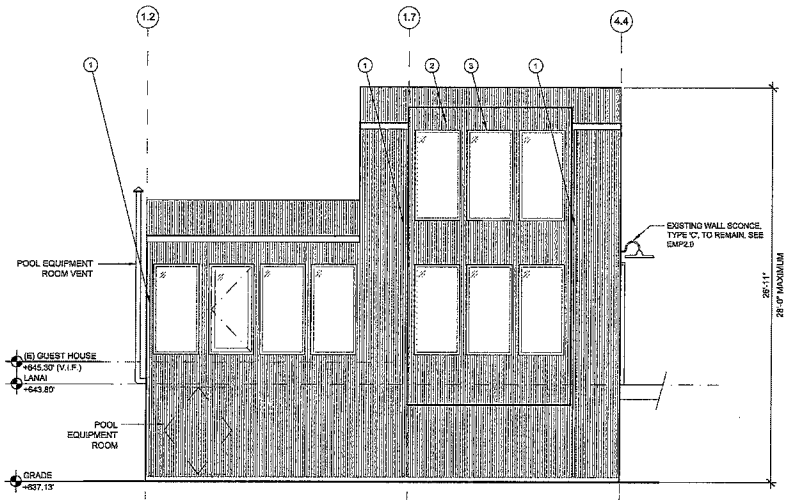
1 NORTH ELEVATION
1/4"=1'-0"



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



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



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

LEGEND

1. SEE EMP2.0 FOR ELECTRICAL FIXTURE AND OUTLET LOCATIONS.

1. RAIN WATER LEADER
2. WEATHERED METAL
3. WINDOW, TYPICAL
4. CABLE GUARDRAIL, TYPICAL
5. SLIDING DOOR, TYPICAL
6. ALUMINUM FLASHING TO MATCH ADJACENT WINDOWS

REVISIONS

PROJECT

ROSENTHAL / CARROLL
GUEST HOUSE ADDITION

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT

MDa MALCOLM DAVIS ARCHITECTURE

2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

LICENSED ARCHITECT
MALCOLM DAVIS
REN 10-31-15
STATE OF CALIFORNIA

ASCC PLANNING
SUBMITTAL
MAY 20, 2014

ISSUES

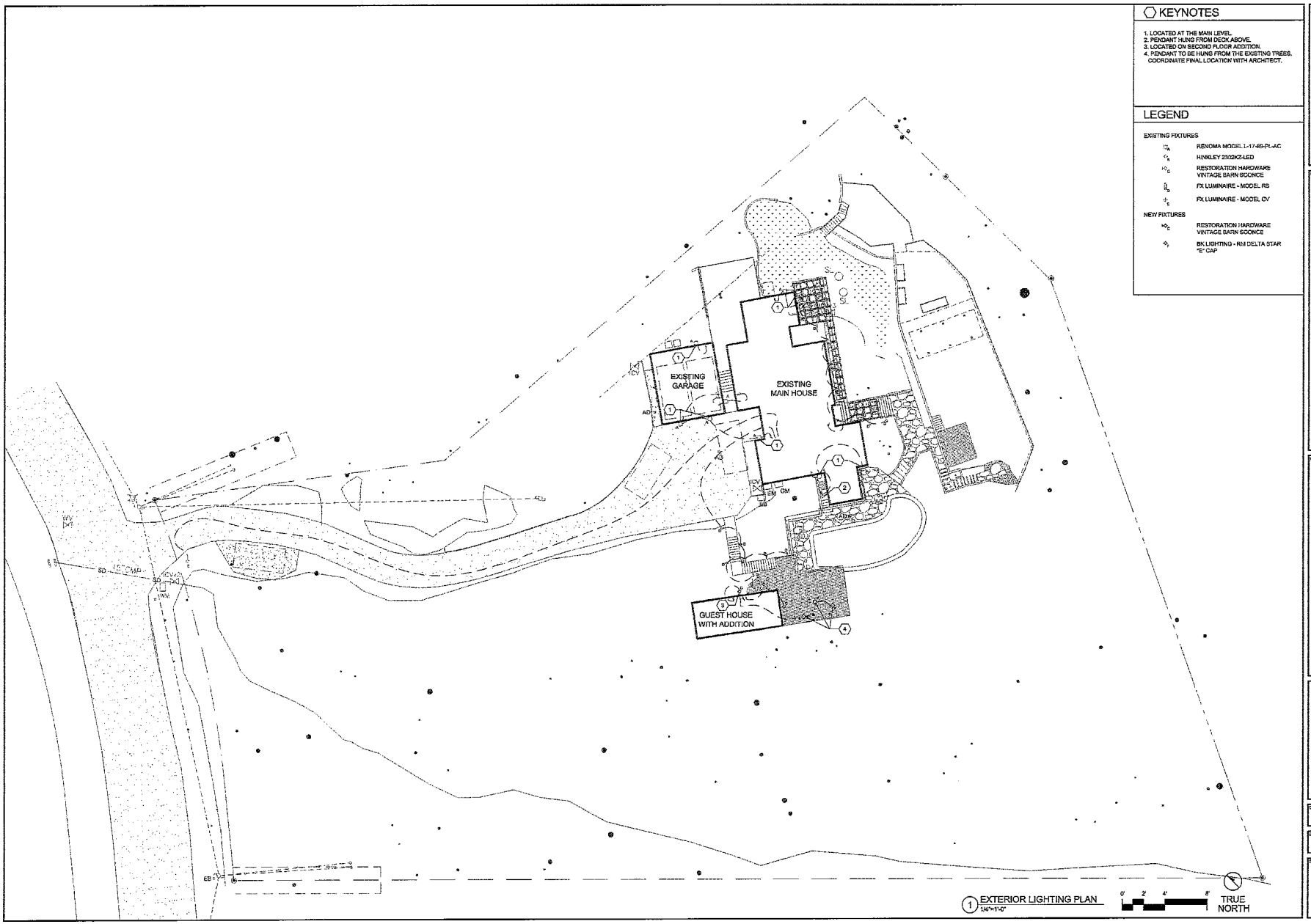
PROPOSED
EXTERIOR
ELEVATIONS
GUEST HOUSE

TITLE

DRAWN BY	JOB NAME
PB	ROS/CARR
SCALE	DATE
1/4" = 1'-0"	5/20/14

SHEET

A2.3



1 EXTERIOR LIGHTING PLAN
1/4"=1'-0"

0' 2' 4' 8'

KEYNOTES

1. LOCATED AT THE MAIN LEVEL.
2. PENDANT HUNG FROM DECK ABOVE.
3. LOCATED ON SECOND FLOOR ADDITION.
4. PENDANT TO BE HUNG FROM THE EXISTING TREES. COORDINATE FINAL LOCATION WITH ARCHITECT.

LEGEND

EXISTING FIXTURES

- RENOMA MODEL L-17-8S-PL-AC
- HINKLEY 2302KZ-LED
- RESTORATION HARDWARE VINTAGE BARN SCONCE
- FX LUMINAIRE - MODEL RS
- FX LUMINAIRE - MODEL CV

NEW FIXTURES

- RESTORATION HARDWARE VINTAGE BARN SCONCE
- BK LIGHTING - RM DELTA STAR "E" CAP

REVISIONS

PROJECT

ROSENTHAL / CARROLL
GUEST HOUSE ADDITION

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT

MDa MALCOLM DAVIS ARCHITECTURE

2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

ASCC PLANNING SUBMITTAL
MAY 20, 2014

ISSUE

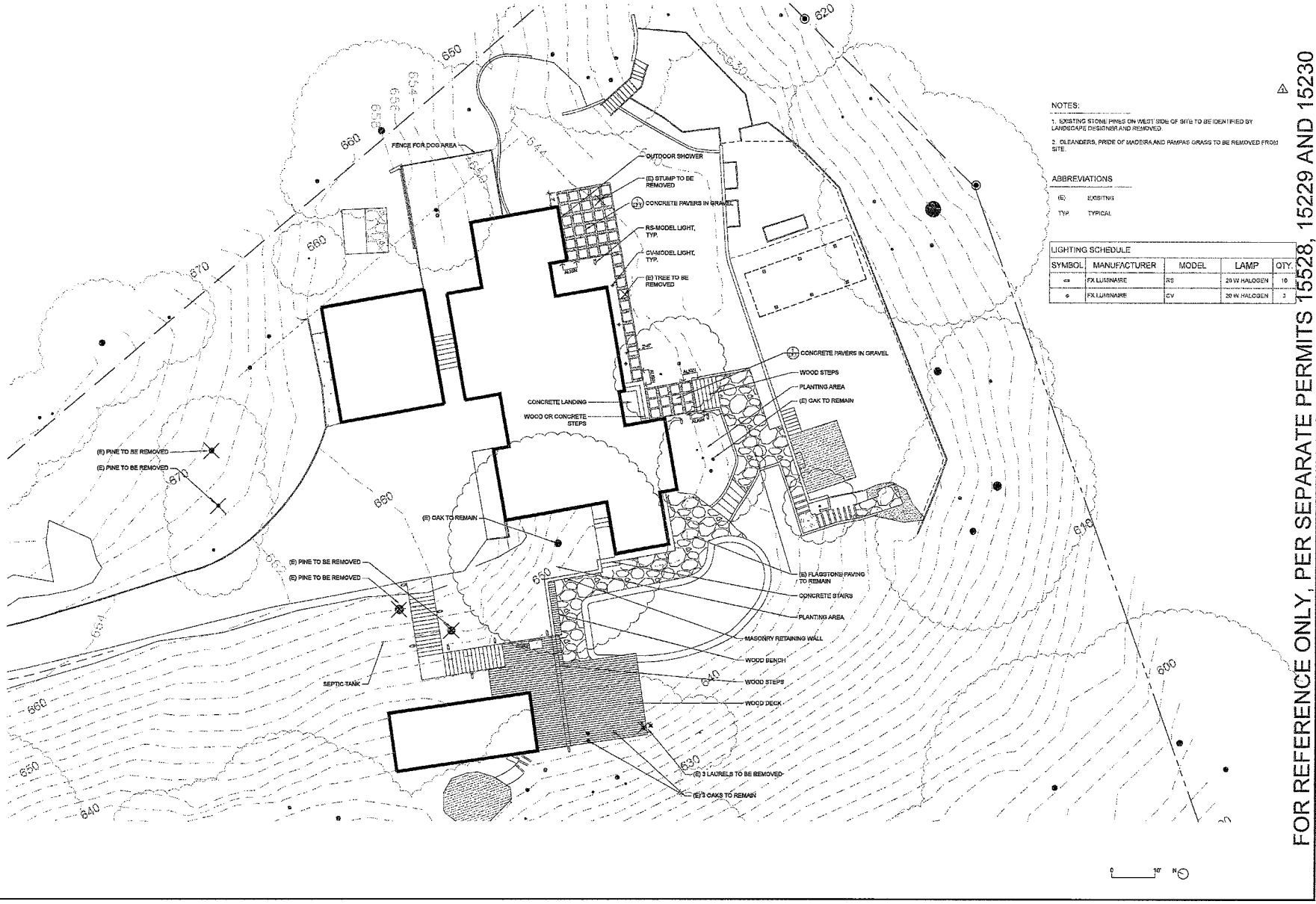
OUTDOOR LIGHTING PLAN

TITLE

DRAWN BY	JOB NAME
PB	ROS/CARR
SCALE	DATE
1/16"=1'-0"	5/20/14

SHEET

EMP2.0



NOTES:

1. EXISTING STONE PINES ON WEST SIDE OF SITE TO BE IDENTIFIED BY LANDSCAPE DESIGNER AND REMOVED.
2. OLEANDERS, PRIDE OF MADEIRA AND PAMPAS GRASS TO BE REMOVED FROM SITE.

ABBREVIATIONS

(E)	EXISTING
TYP	TYPICAL

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER	MODEL	LAMP	QTY.
⇔	FX LUMINAIRE	RS	20 W HALOGEN	10
⇔	FX LUMINAIRE	CV	20 W HALOGEN	3

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

REVISIONS

1 PLAN CHECK RESPONSE 2/14/14

PROJECT

ROSENTHAL / CARROLL RESIDENCE

130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-060

ARCHITECT

MDa MALCOLM DAVIS ARCHITECTURE

2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

R S McDANNELL
2130 Folsom Street | San Francisco CA 94110
415 722 6000
rsmcdannell.com

ISSUED FOR
BUILDING PERMIT
DECEMBER 19, 2013

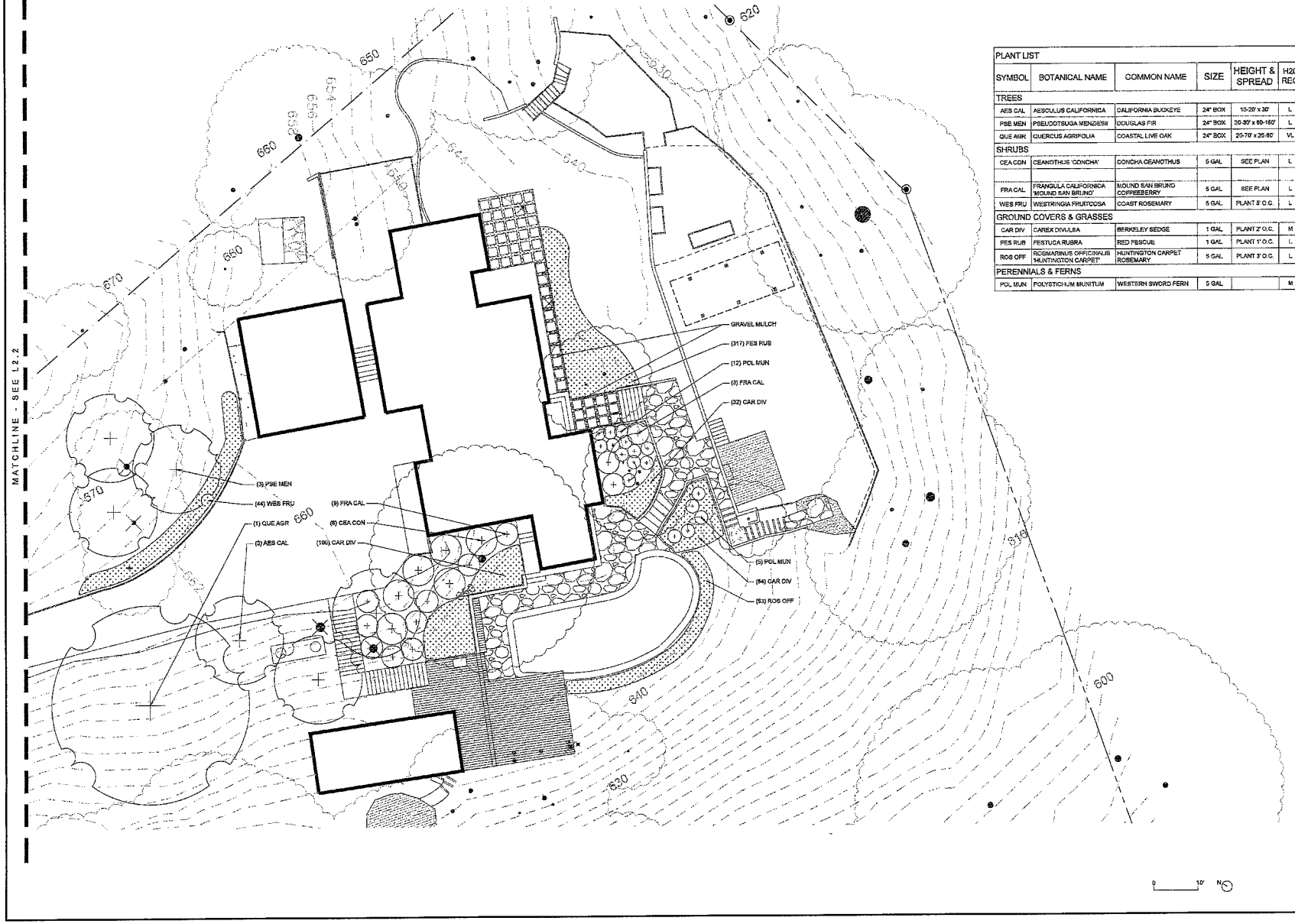
TITLE

LAYOUT & MATERIALS PLAN

DRAWN BY	JOB NAME
CB	
SCALE	DATE
1"=10'-0"	2/14/14

SHEET

L1.1



PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & SPREAD	H2O REQ	QTY.
TREES						
AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	10-20' x 30'	L	3
PSE MEN	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	24" BOX	20-30' x 80-160'	L	3
QUE AGR	QUERCUS AGRIFOLIA	COASTAL LIVE OAK	24" BOX	20-70' x 25-80'	VL	1
SHRUBS						
CEA CON	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	5 GAL	SEE PLAN	L	8
FRA CAL	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	SEE PLAN	L	61
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	PLANT 5' O.C.	L	44
GROUND COVERS & GRASSES						
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	PLANT 2' O.C.	M	192
FES RUB	FESTUCA RUBRA	RED FESCUE	1 GAL	PLANT 1' O.C.	L	317
ROS OFF	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	PLANT 3' O.C.	L	53
PERENNIALS & FERNS						
POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL		M	17

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

REVISIONS
1 PLAN CHECK RESPONSE 2/14/14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

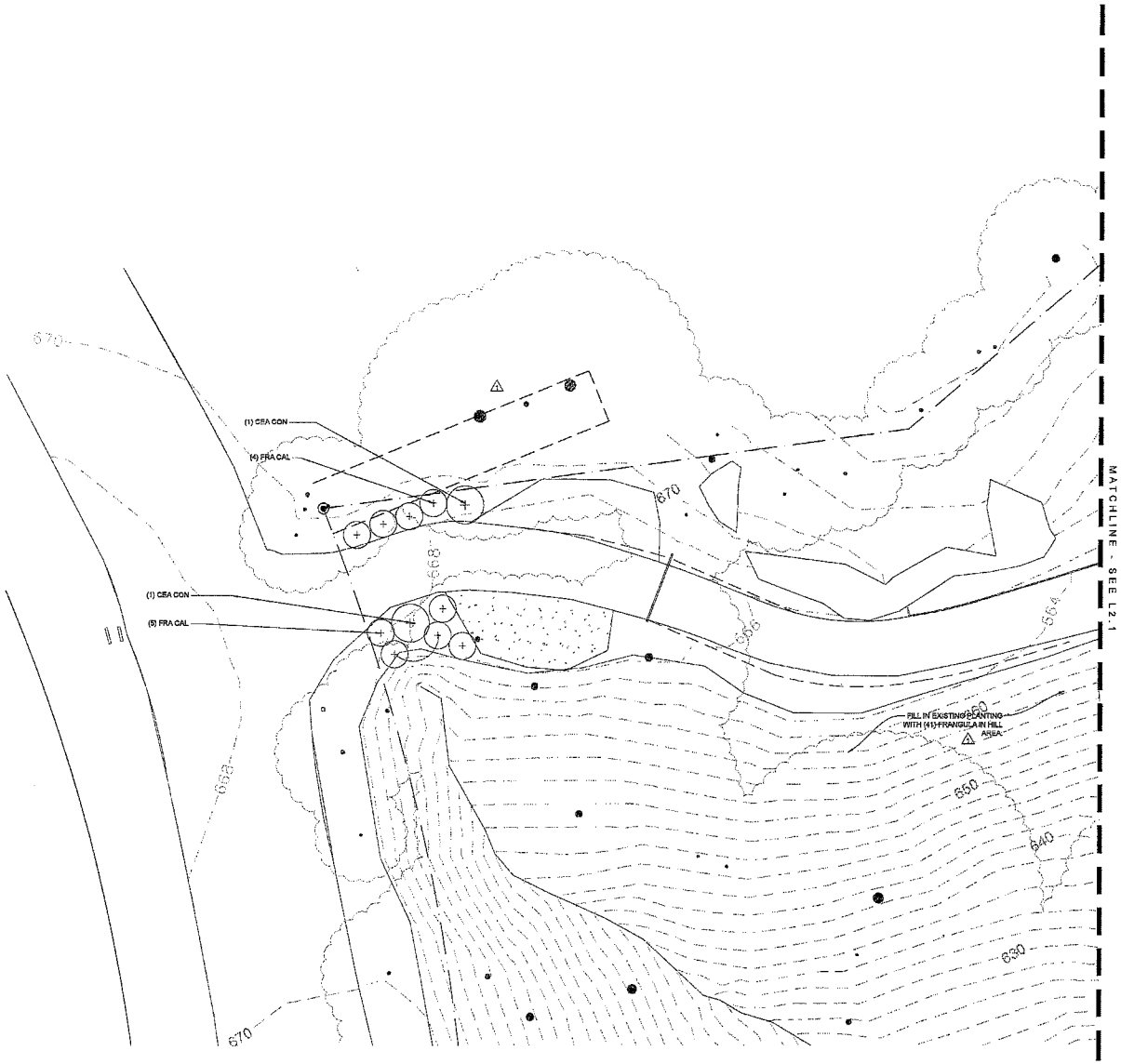
R S McDANNELL
2130 Folsom Street | San Francisco CA 94110
415 722 6090
rsmcdannell.com

ISSUED FOR BUILDING PERMIT DECEMBER 19, 2013
ISSUE

PLANTING PLAN
TITLE

DRAWN BY: CB
JOB NAME:
SCALE: 1"=10'-0"
DATE: 2/14/14

SHEET
L2.1



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & SPREAD	H20 REQ	QTY.
TREES						
AES CAL	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	10-20' x 20'	L	3
PSE MEN	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	24" BOX	20-30' x 80-160'	L	3
QUE AGR	QUERCUS AGRIFOLIA	COASTAL LIVE OAK	24" BOX	20-70' x 25-60'	VL	1
SHRUBS						
CEA CON	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	5 GAL	SEE PLAN	L	8
FRA CAL	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	SEE PLAN	L	51
WES FRU	WESTRINGIA FRUITCOSA	COAST ROSEMARY	5 GAL	PLANT 5' O.C.	L	44
GROUND COVERS & GRASSES						
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	PLANT 2' O.C.	M	192
FES RUB	FESTUCA RUBRA	RED FESCUE	1 GAL	PLANT 1' O.C.	L	317
ROS OFF	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	PLANT 3' O.C.	L	53
PERENNIALS & FERNS						
POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL		M	17

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

REVISIONS
1 PLAN CHECK RESPONSE 2/14/14

PROJECT
ROSENTHAL / CARROLL RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-050

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1616
W : MDARCH.NET

R S McDANNELL
2100 Folsom Street | San Francisco CA 94110
415 722 6080
rsmcdannell.com

ISSUED FOR BUILDING PERMIT
DECEMBER 19, 2013
ISSUE

PLANTING PLAN
TITLE

DRAWN BY: CB
JOB NAME:
SCALE: 1"=10'-0"
DATE: 2/14/14

SHEET
L2.2

REVISIONS
1 PLAN CHECK RESPONSE 2/14/14

PROJECT
ROSENTHAL / CARROLL
RESIDENCE
130 GOLDEN OAK DRIVE
PORTOLA VALLEY, CA 94028-7912
077-121-060

ARCHITECT
MDa MALCOLM DAVIS ARCHITECTURE
2130 FOLSOM STREET
SAN FRANCISCO, CA 94110
T : 415.552.1515
F : 415.552.1516
W : MDARCH.NET

R.S McDANNELL
STEVE McDANNELL | TIM HARRINGTON, MVRD
415. 722. 3220
PRESIDIO@AOL.COM

ISSUED FOR
BUILDING PERMIT
DECEMBER 18, 2013

LANDSCAPE
DETAILS

DRAWN BY CB
CHECKED BY
SCALE -
DATE 2/14/14

SHEET L7.1

FOR REFERENCE ONLY, PER SEPARATE PERMITS 15528, 15229 AND 15230

1 CONCRETE PAVERS IN GRAVEL
SCALE : 1" = 1' - 0"

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: P. Bu Date: 5.20.2014

Project Information

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

Applicant Name (print): PAT BLACKBURN Contact Phone #: 415.552.1515

Project Site Address: 130 GOLDEN OAK DRIVE, PORTOLA VALLEY, CA 94028

Project Area (sq.ft. or acre): 1.8 ACRES (78,408 SF) # of Units: 1 # of Meters:

For a single-family project or a single-family development project, enter the information of the average per unit value. For all other projects, input the aggregate value for the entire project.

			Agency Review (Pass)	Agency Review (Fail)
	Total Landscape Area (sq.ft.): 1,875 SF	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☐ Tier 2 (2,501 - 5,000 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.):		☐	☐
	Non-Turf Irrigated Area (sq.ft.):		☐	☐
	Special Landscape Area (SLA) (sq.ft.):		☐	☐
	Water Feature Surface Area (sq.ft.):			

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

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Agency

Auditor:

Materials Received and Reviewed:

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

Date Reviewed:

- ❑ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Materials Distributed to Applicant

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

Measures Recommended to Applicant

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

Comments:

Selected Definitions:

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

urbantreemanagement inc.

June 25, 2013

Carroll/Rosenthal Residence
130 Golden Oak Drive
Portola Valley, CA 94028

Re: Tree Survey

Assignment

It was my assignment to physically inspect 60 trees on site near the proposed construction, review the proposed development plans and write a tree survey report.

Summary

There were 60 trees surveyed for this report. There appear to be few conflicts with the trees and the proposed new construction. Both Tree Protection Fencing and a few tree removals will be required, depending upon the final design.

Methods

The trunks of the trees are measured using a standard measuring tape at 4 ½ feet above soil grade (referred to as DBH or Diameter at Breast Height), except those specimens whose form does not allow for a representative measurement at this height. The measurement for multi-stem specimens is taken below the lowest fork on the trunk when possible in accordance with the International Society of Arboriculture Standards. The canopy height and spread are estimated using visual references only.

Risks to Trees by Proposed Construction

The trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root die-back. It is therefore essential that Tree Protection Fencing be used as per the Architects drawings.

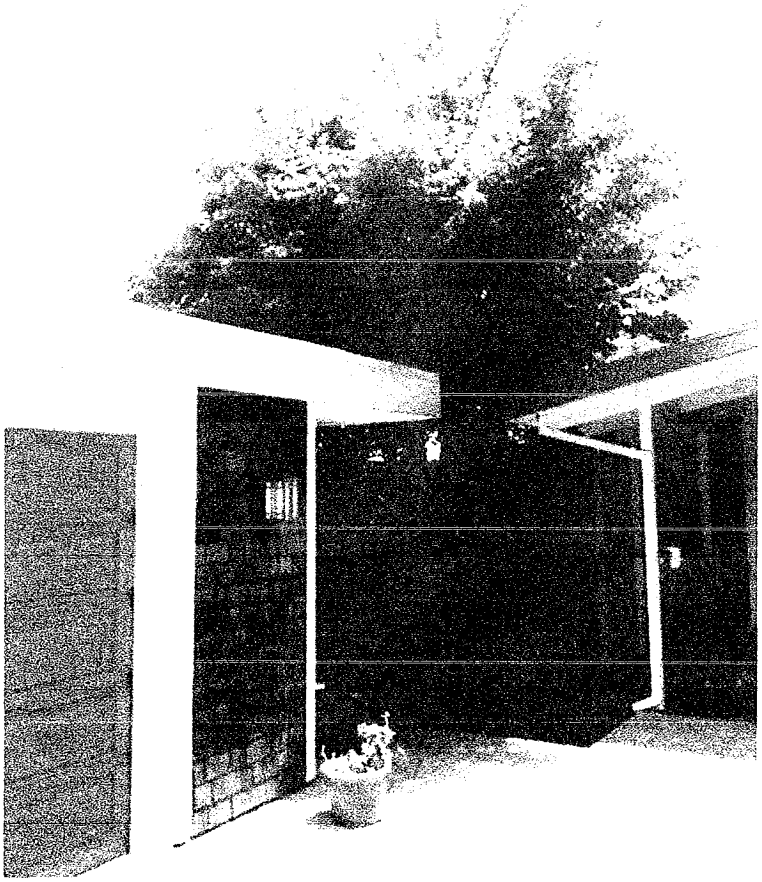
In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

650-321-0202 | 408-399-8063 | po box 971 los gatos ca 95031 | urbantreemanagement.com
contractors licence # 755989 · certified arborist WC ISA # 623 certified tree risk assessor # 1399

Specific Trees

"Tree" #15 is actually a grouping of 9 leaders emerging at ground level from either one or two tree root structures. For purposes of this report, this grouping will be treated as one tree. The health of this tree is fair and the structure is fair. If it is to be retained, it will require construction fencing and irrigation to reduce stress during construction.

Trees 26 and 27 are Coast Live Oaks located in an area very near the proposed expanded footprint of the home. Both of these trees have structural problems, the most pressing problem being that they are immediately next to each other and intertwined. Tree 27 is recommended for removal due to its poorer health and pronounced lean toward and existing structure. Tree protection fencing will be required for tree 26 if it is reatined.



Trees 34, 35 and 36 are large Japanese Maples, in fair/good health, located in a limited alcove near the front door. Although pruning has substantially reduced their canopies, these trees are very large for this small space. One, two or all of these trees are recommended for removal and possible replacement by smaller specimens.

Protection Recommendations

Based on the existing development, planned construction and the condition and location of trees present on site, the following is recommended:

1. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project arborist has an opportunity to assess the impact that removing these roots could have on the trees.

3. A certified arborist should supervise any excavation activities within the tree protection zone of these trees.

Utility Installation

If new utility lines are to be installed, they should be routed along the edge of the driveway that is farthest from trees. Any roots exposed during these construction activities that are larger than 2 inches in diameter should be cleanly cut at the edge of the excavation trench and covered with burlap and kept moist until the roots can be covered again with soil. Typically wetting the burlap in the morning and the end of the workday is sufficient. *A certified arborist must pre-approve the cutting of roots greater than 2" in diameter.*

General Tree Protection Plan

It is required that protective fencing be provided during the construction period to protect those trees that are planned to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.

There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a certified arborist.

Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a certified arborist. Alternative methods of installation may be suggested.

Mulch should cover all bare soils with the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. I prefer course wood chips because it is organic, and degrades naturally over time.

Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.

Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

Any pruning must be done by a Company with an arborist certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

Repair of existing, or any future, landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

Repair of existing, or any future, landscape irrigation trenches must be designed to avoid water striking the trunks of trees, especially oak trees.

Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

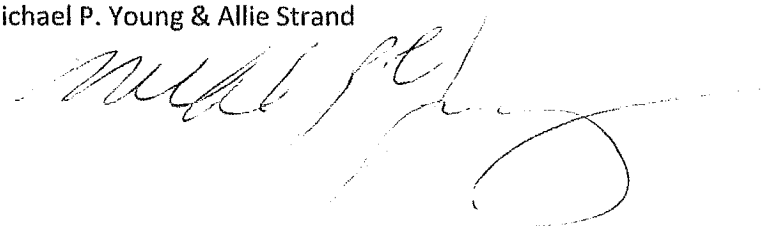
If any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from the California Oak Foundation, 1212 Broadway, Suite 810, Oakland, CA 94612.

****

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young & Allie Strand



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: July 28, 2014

RE: Architectural Review for Residential Additions and Remodeling, New Swimming Pool, New Entry Gate, and Site Development Permit X9H-677, 410 Cervantes Road, Kamran

This proposal is for approval of residential additions and remodeling, new swimming pool, new entry gate, and landscaping improvements on this 1 acre Arrowhead Meadows subdivision property. The site is located on the north side of Cervantes Road, near Arapahoe Court (see attached vicinity map).

The project calls for a 543 sf single-story addition to the existing single-story residence, new swimming pool, new entry gate, and site and landscaping improvements. An existing barn and wood shelter in the rear yard will be removed, and the exterior colors of the existing detached garage will be updated. The existing and proposed remodeled house complies with the 18-foot single-story height limit. The total proposed floor area is 5,282 sf and under the 5,679 sf single-story floor area limit for the property. The floor area proposed in the main structure is 4,814 sf which is approximately 84.7% of the floor area limit. Thus, no special floor area findings are needed for this project.

The plans call for 888 cubic yards of grading counted pursuant to site development ordinance standards. The proposed grading is primarily associated with raising the elevation of the driveway as it approaches and enters the rear yard and creating the new landscape/pool area. Of this, 80 cubic yards would be cut, and 808 cubic yards fill. The scope of grading, therefore, requires a site development permit from the ASCC.

The project is shown on the following enclosed plans:

Architectural Plans by Jonathan Rachman Design, dated 5/12/14:
Sheet T-1, Project Info
Sheet A-1.0, Site Plan
Sheet A-1.1, Main House Demolition Plan
Sheet A-1.2, Main House Existing Roof Plan
Sheet A-1.3, Main House Proposed Floor Plan

Sheet A-1.4, Main House Proposed Roof Plan
Sheet A-2.0, Existing Exterior Elevations
Sheet A-2.1, Proposed Exterior Elevations
Sheet A-2.2, Proposed Exterior Elevations
Sheet A-2.3, Proposed Exterior Elevations
Sheet A-6.0, Door Schedule
Sheet A-6.1, Window Schedule

Landscape Plans by Bob Cleaver, dated 5/13/14
Sheet L-1, Site Preparation
Sheet L-2, Landscape Plan
Sheet L-3, Layout Lighting Plan/Details
Sheet G-1, Grading Study

Civil Plans by Precision Engineering, dated 6/16/14
Sheet C-0, Title Sheet
Sheet C-1, Grading Plan
Sheet C-2, Utility Plan

Topographic Survey Plan by B&H Surveying, dated 11/13

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

- Outdoor Water Efficiency Checklist, dated 5/13/14 (attached)
- Water Budget Calculations, dated 5/13/14 (attached)
- Completed Build It Green Checklist, received 5/13/14 with 50 points proposed (attached)
- Exterior lighting cut sheets, received 5/13/14 (attached)
- Colors/Materials Board, received 5/13/14 (to be available at ASCC meeting)

Background and project description. The subject property is located on the north side of Cervantes Road near Arapahoe Court (see attached vicinity map). The gently sloping site contains an existing traditional Ranch style, single-story residence with attached garage, detached garage, barn, and swimming pool (under decommission).

The proposal involves additions with significant remodeling of the existing home. The additions include a 127 sf living room addition to the south elevation facing Cervantes Road, a 221 sf addition at the north elevation that provides for one bedroom and bathroom facility, and other additions at the entry and west wing of the home.

Remodeling of the home would involve reconfiguring and updating most of the existing spaces. The exterior of the home will also be architecturally updated and clerestory windows added at the south elevation. An existing detached garage, located within the side and rear yard setback area in the northeast corner of the property, will remain in place and be repainted to match the new colors for the main residence.

As with the main residence, the entire site will be essentially updated. Much of the existing driveway and autocourt will be resurfaced using both asphalt and integral color concrete. The existing entry gate located within the 50-foot front yard setback will be removed, and a new entry gate is proposed. The new gate would be located just beyond the 50-foot setback, be six

feet in height and have a "modern" wood design (elevation detail Sheet L-3). Gate columns would be painted to match the proposed medium gray siding for the house.

The existing pool, located in the front yard, was in the process of decommissioning at the time of staff report preparation. A new spa, fire pit, and terrace will be installed in this general area of the front yard, and a new native grass lawn will be planted. The spa mechanical equipment enclosure would be located within the new landscaping area and behind the 50-foot setback. A new pool is proposed for the rear yard in the area where the existing barn will be removed. The pool equipment enclosure (elevation detail on Sheet L-3) will be located just off of the upper portion of the driveway.

As mentioned above, a majority of the proposed 888 cubic yards of grading counted pursuant to the site development ordinance is associated with driveway and landscape alterations. (Please note that there are discrepancies between the civil plans and Sheet G-1, and that the civil plans should be referred to for grading). Fill in these areas would reach a maximum depth of approximately four feet. The rear yard/pool area will be recontoured to provide a more functional activity area and create a smoother downward slope through the proposed meadow/lawn areas. The raising of the elevations of the upper portion of the driveway will also serve to improve the transition between the house, entry, and landscape areas. In addition to the site grading, approximately 108 cubic yards of fill will be utilized for the house addition.

The site is currently served by a septic system. The applicant is in the process of applying for annexation to the West Bay Sanitary District and will be connecting to sewer as part of this project. Any sewer connection facilities that would be required by the sewer district and visible along the public right of way should be identified with the building permit for the project and located to minimize visual impacts.

The site contains abundant screening vegetation around its side and front property lines. It appears that the area of the home additions and remodeling will be minimally visible from off site and that no significant views will be impacted. Along the rear property line, three existing oaks on the neighboring property will provide some screening to the future pool, and two additional Cercis trees are proposed to be installed in the pool area.

Site Development Permit Committee review. To date, written comments have been received from the Public Works Director (attached report dated 7/10/14), Town Geologist (attached report dated 7/7/14), and Fire Marshal (attached reports dated 7/2/14 and 7/14/14). There is no trail easement on the property, and no comments have been received from the trails committee.

- The Public Works Director has provided standard conditions for site development permit approval as well as requiring some minor adjustments to the drainage plan.

- The Town Geologist, in review of the proposed plans, recommends approval of the site development permit with the condition that the building permit plans include recommendations for storm water collection and disposal.

- The Fire Marshal's review includes all standard conditions concerning fire code and driveway requirements for conditional approval.

- Written comments have not been received from the Conservation Committee; however, they have expressed that the proposed planting and lighting plans are too intensive.

In general, none of the site development committee reviews raise significant issues.

Compliance with floor area, impervious surface, height, and setback standards. All existing and proposed structures on the site meet the 18- and 24-foot single story height limits, and the maximum height of the remodeled house is approximately 18 and a half feet. Therefore, the property can take advantage of the five percent floor area bonus. The proposed house additions bring the floor area of the main structure to 4,814 sf, which is approximately 84.7% of the allowed floor area for the site. The total proposed floor area for the site would be 5,282 sf which is under the 5,679 sf floor area limit.

The proposed impervious surface for the site is 7,492 sf which is just under the 7,591 sf limit.

The proposed improvements fully conform to required zoning setbacks. The existing detached garage is located within the side and rear setbacks and may remain in its present location.

Exterior materials and finishes, exterior lighting. The project proposes to update the exterior colors and materials which include:

- Siding in medium gray with LRV of 38%
- Windows/trim/garage door in gray/green with LRV of 47%
- Metal roofing in "musket"
- Site concrete in integral color "cobblestone"
- Horse fencing in un-stained western red cedar
- Entry gate and domestic fencing in ipe wood with dark bronze metal posts

All proposed colors and materials comply with Town reflectivity guidelines.

The proposed exterior lighting for the house and landscaping is shown on Sheet L-3 and cut sheets are attached. While all proposed fixtures appear consistent with Town lighting guidelines, it appears that the proposed number of exterior lights for the house and the step lights at the entry could be reduced while still providing adequate lighting for these areas.

The project proposes nine new skylights that will be located at the bathrooms, office, study, kitchen, family room, and hallway. As mentioned above, the site has existing vegetative screening, and the proposed building heights are below the single-story 18-foot limit. Further, adjacent houses are at lower or similar elevations, and there are not significant views down to existing/proposed roof areas. It appears, therefore, that the proposed skylights would have little potential for off-site impact; however, all lighting proposed in the area of the skylights should be downward-directed and installed below the skylights.

Additionally, there should be no uplighting located in the clerestory windows. With the existing vegetative screening and the locations and screening of existing homes in the immediate vicinity, it appears that the addition of clerestory windows to the southern elevation will present minimal potential for off-site impacts.

Landscaping, fencing, and entry gate. The project proposes to remove the existing fencing along the rear property line and within the 50-foot front setback. Fencing along the rear property line would be replaced with six-foot high wood fencing designed to match the new entry gate (detail on Sheet L-3). New four-foot high horse fencing will be installed along a

majority of the front property line. This fencing will follow the edge of the driveway and connect to the proposed entry gate. The proposed entry gate would be located beyond the 50-foot front setback, be six-feet in height and be constructed of wood (detail Sheet L-3). The gate columns would be 18-inches square and finished in stucco to match the gray house siding. One light is proposed to be located on the gate column that would illuminate the property address.

The plans also propose several five-foot high screening walls located within side and rear setback areas. While Town regulations would permit five-foot high solid fencing within these setbacks, walls are not permitted. The plans will need to be modified to comply with these regulations.

Proposed landscape planting is identified on Sheet L-2. Screening trees and vegetation within the front yard area and along the driveway will be preserved. A number of ornamental trees will be removed from the rear half of the parcel (Sheet L-1). Three oaks, located within the areas of the proposed addition, entry improvements, and the front landscaping, will be removed with the project. A concrete path is proposed to meander through the front yard area (Sheet L-2). The plans show this path branching off and down past the front property line and into the public right-of-way. However, all improvements must be limited to the subject property, and the plans will need to be modified to eliminate the path beyond the property line.

"Sustainability" aspects of project. The project architect has provided the attached Build-It-Green checklist for existing homes targeting 50 points for the project, and 50 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 July 28th ASCC meeting.

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

1. A sample of proposed integral color "cobblestone" paving shall be submitted to the satisfaction of Planning staff prior to building permit issuance.

2. The exterior lighting plan shall be modified to reduce the number of lights on the house and at the entry step to the satisfaction of a designated ASCC member prior to building permit issuance.

3. There shall be no lights mounted within the skylights or clerestories, and all lighting installed beneath the skylights or clerestories shall be downward-directed.

4. The site and landscape plans shall be modified to remove the proposed concrete path from the public right-of-way.

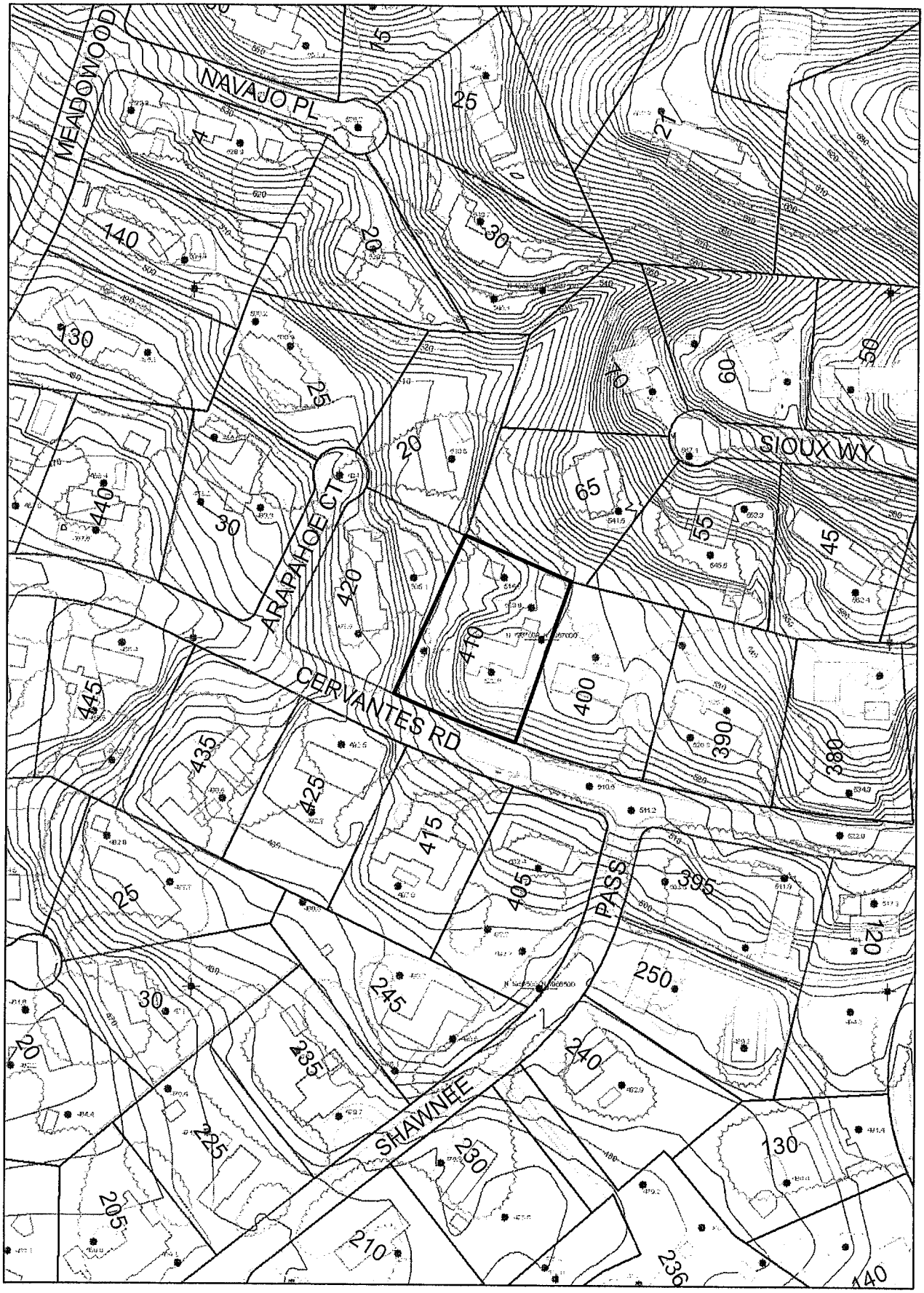
5. The plans shall be modified to eliminate the proposed screening walls from setback areas.

6. A construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance.

7. Compliance with conditions set forth in the July 10, 2014 memo from the Public Works Director.

8. Compliance with conditions set forth in the July 7, 2014 letter from the Town Geologist (Cotton, Shires, and Associates).

9. Compliance with conditions set forth in the July 14, 2014 memo from Woodside Fire Protection District.



Vicinity Map
Scale: 1" = 200 feet

Addition/Remodel, Kamran
410 Cervantes Rd
July 2014

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 7/10/2014
RE: 410 Cervantes Road

Site Development Grading, Drainage, and erosion Control plan comments:

1. All items listed in the most current "Public Works Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed and signed checklist by the project architect will be submitted with building plans. Document is available on Town website.

2. All items listed in the most current "Public Works Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.

3. Any revisions to the Site Development permit set shall be highlighted and listed.

In addition:

4. Relocate Bubble box from property line to behind public utilities easement. Insure no erosion is caused down slope. Verify and address that lot drainage patterns are per drainage law/natural topography and not being concentrated onto the N/W corner at proposed bubble box.

AC: Arch

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

July 7, 2014
V5154A

TO: Carol Borck
Assistant Planner
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Geologic and Geotechnical Peer Review**
RE: Kamran, Proposed Addition, Remodel, Pool
410 Cervantes Road, SDP# X9H-677

At your request, we have completed a geologic and geotechnical peer review of the Site Development Permit application for proposed additions, remodeling, and new swimming pool, using the following documents:

- Geotechnical Investigation (Report), prepared by Murray Engineers, Inc., dated May 28, 2014;
- Boundary and Topographic Survey (1 sheet, 16-scale), prepared by B & H Surveying, Inc., dated November 2013; and
- Civil Plans, including: Site, Utility and Grading Plans (3 sheets, various scales), by Precision Engineering and Construction, Inc., dated June 16, 2014.

In addition, we have reviewed pertinent technical documents from our office files and performed a recent site reconnaissance.

DISCUSSION

The applicant proposes to construct several additions onto the existing residence, and construct a new swimming pool on the north side of the property. The proposed additions include a new bedroom and converting three small alcoves within the building footprint to living space. The proposed additions appear to total approximately 880 square feet. Several new retaining walls are also proposed, and grading that consists of minor cuts (240 cubic yards) for the additions and the pool, and fill for the old pool, retaining wall backfill, and fill to raise the parking area/driveway up to 4 feet (815 cubic yards).

SITE CONDITIONS

The proposed building site is characterized by gently inclined to moderately steep (5- to 26-degree inclinations), south- and southwest-facing hillside topography. The existing

residence and swimming pool are situated atop a relatively level building pad in the central portion of the lot. Three borings excavated by the Project Geotechnical Consultant indicate that the building pad was constructed by cutting and placing fill that varies from 5 to 9 feet in thickness around the perimeter of the pad. The fill slopes to the north, west and south are at gradients of about 2H:1V near the top of the slope, to 3H:1V near the bottom. The Project Geotechnical Consultant performed a floor level survey of the existing residence. The floor has a maximum drop of 1 inch over 26 feet, and no significant distress in the walls or footings were noted by the geotechnical consultant. A fourth boring drilled near the location of the proposed pool encountered native soils overlying bedrock materials. Drainage at the site is characterized by partially controlled, radial sheetflow away from the building pad. There is a shallow swale that trends across the northwest portion of the site and drains onto the neighboring property to the west.

The Town Geologic Map indicates that the site is underlain, at depth, by sandstone and potentially expansive claystone bedrock materials of the Santa Clara Formation. These bedrock materials are locally overlain by fill and colluvium. The Town Movement Potential Map reveals that the site is located within a "Sex" zone, which is defined as: *"Generally highly expansive, clay-rich soils and bedrock; subject to seasonal shrink-swell, rapid soil creep, and settlement; may include areas of non-expansive materials"*. The active San Andreas fault is located approximately 3,000 feet southwest of the site.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed improvements are potentially constrained by expansive surficial soil and bedrock materials, fill creep and settlement, and the susceptibility of the site to very strong to violent seismic ground shaking. The Project Geotechnical Consultant has performed an investigation of the site, and has provided geotechnical design recommendations that, in general, appear appropriate for the identified site constraints. Except for the front entry, the additions will be supported on pier and grade beam foundations. Design recommendations for lateral loading due to fill creep are provided for the piers supporting the bedroom addition at the top of the northwest fill slope. Piers for the additions and structural retaining walls will gain support in the bedrock. A storm water collection system is proposed that includes collecting downspouts for the new additions and area drains. It is unclear if the existing downspouts will be incorporated into the new collection system. The existing swale that drains to the west will be equipped with areas drains that will divert the water into the collection system. The collected water will drain to a trench dissipater located at the southwest corner of the property, and the overflow will be directed to a bubble-up box located at the edge of the driveway. It appears that water exiting the bubble-up box will drain down the driveway onto Cervantes Road. We do not have geologic or geotechnical objections to the overall site development concept, and we recommend approval of the **Site Development Permit** from a geotechnical standpoint. Prior to approval of **Building Permits**, the following items should be addressed:

1. **Development Plans** – Development plans should be generated that incorporate the recommendations of the Geotechnical Consultant. The Geotechnical Consultant should provide recommendations for collection and disposal of storm water; including a review of the proposed dissipater trench location and assessing the potential for off-site impacts, and providing recommendations regarding disposal of the existing downspout water.

2. **Geotechnical Plan Review** - The Geotechnical Consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage improvements, and design parameters for foundations and retaining walls) to ensure that their recommendations have been incorporated.

   The Development Plans and Geotechnical Plan Review should be submitted to the Town for review by Town Staff and the Town Geotechnical Consultant prior to issuance of Building Permits.

LIMITATIONS

This review has been performed to provide technical advice to assist the Town with discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Dale R. Marcum
Principal Geologic Engineer
CE 65837

John M. Wallace
Principal Engineering Geologist
CEG 1923

DRM:JMW:st

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – **go to www.woodsidefire.org for more info**

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:410 Cervantes	Jurisdiction: PV
Owner/Architect/Project Manager: Kamran	Permit#: X9H-677
PROJECT DESCRIPTION: Remodel	
Fees Paid: ☐$YES ☐ See *Fee Comments* Date:	
Fee Comments: $60.00 for ASRB	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7 2010 CBC Brandguard or Vulcan vents required for foundation, gable, soffit, and eave venting
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace
4. Install Smoke and CO detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' permiter defensible space will need to be completed.
8. Driveways over 150' must have fire truck turn around.

RESUBMIT: provide complete profile of driveway.

Reviewed by:D. Enea	Date: 7/2/14

☒Resubmit ☐Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: NO	Date:	Fees Paid: ☐$350 ☐See *Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

Final Bldg and/or Sprinkler Insp By: --------	Date:
Comments:	

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – **go to www.woodsidefire.org for more info**

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:410 Cervantes	Jurisdiction: PV
Owner/Architect/Project Manager: Kamran	Permit#: X9H-677
PROJECT DESCRIPTION: Remodel	
Fees Paid: ☐$YES ☐ See *Fee Comments* Date:	
Fee Comments: $60.00 for ASRB	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7 2010 CBC Brandguard or Vulcan vents required for foundation, gable, crawl space,soffit, and eave venting
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace
4. Install Smoke and CO detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed all habitable structures.
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' permiter defensible space will need to be completed.
8. Driveways over 150' must have fire truck turn around.
9. Knox key switch required for automatic vehicular gate.

RESUBMIT: provide complete profile of driveway. REVISED PLAN SUBMITTED 7/8/14: Any portion of driveway over 15 % slope must have WFPD approved rough brushed type surface. DE

Reviewed by:D. Enea	Date: 7/14/14

☐Resubmit ☒Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: NO	Date:	Fees Paid: ☐$350 ☐See *Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

Final Bldg and/or Sprinkler Insp By: --------	Date:
Comments:	

Wall luminaires with directed light

Housing: One piece die-cast aluminum for direct attachment to wall over 3½" or 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum guard, secured by two (2) captive socket head, stainless steel screws threaded into stainless steel inserts. Tempered etched glass with matte finish. Pure anodized aluminum reflector. Fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket.

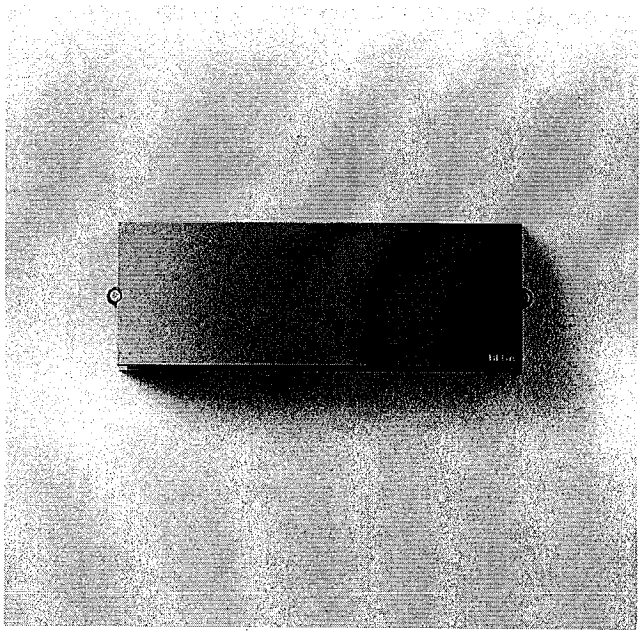
Electrical: 12W LED luminaire, 14.3 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

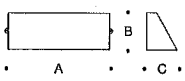
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP64

Luminaire Lumens: 465
Tested in accordance with LM-79-08.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:





		Lamp	A	B	C
2380 LED	ADA	12 W LED	11 ¾	4⅜	3⅜

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

LED wall luminaires with directed light

Housing: One piece die-cast aluminum for direct attachment to a BEGA 544 small opening wiring box. All aluminum used in construction is marine grade and copper free.

Enclosure: One piece die-cast aluminum cover frame secured by a captive, stainless steel set screws threaded into a stainless steel insert. Matte safety glass. Fully gasketed for weather tight operation using a molded ‚U' channel silicone rubber gasket.

Electrical: 2.2W LED luminaire, 3.7 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

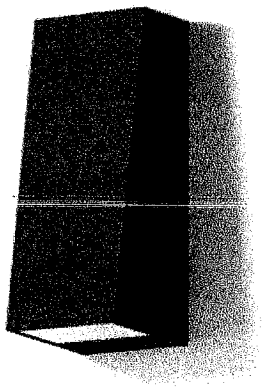
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

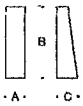
Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

Weight: 0.5 lbs.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



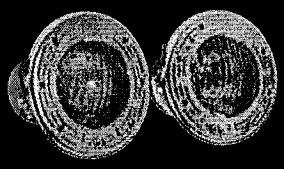


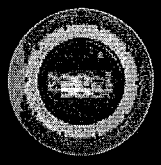
	Lamps	A	B	C	Wiring box*
3513LED.544* ADA	2.2W LED	2⅛"	5½"	2⅜"	**544**

*Small opening wiring box included.

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

410 Cervantes Road / Pool Light





AQUALIGHT® HALOGEN LIGHTS AND SPABRITE® INCANDESCENT LIGHTS

These compact units are designed to provide big lighting performance for smaller pools and spas. No matter which light you choose, your pool or spa will shine brilliantly when the sun goes down.

- Prismatic tempered glass lens for optimum light diffusion.
- Heat-sensing cutoff for low water protection.
- Stainless steel clamp for quick and easy bulb replacement.
- Plastic snap-on face rings available to coordinate with your pool finish.
- Optional blue, magenta, green, purple and blue-green mood-setting, snap-on lenses.
- SpaBrite lights available in 120V halogen and 12V incandescent options.
- UL Listed when installed in Pentair niches.

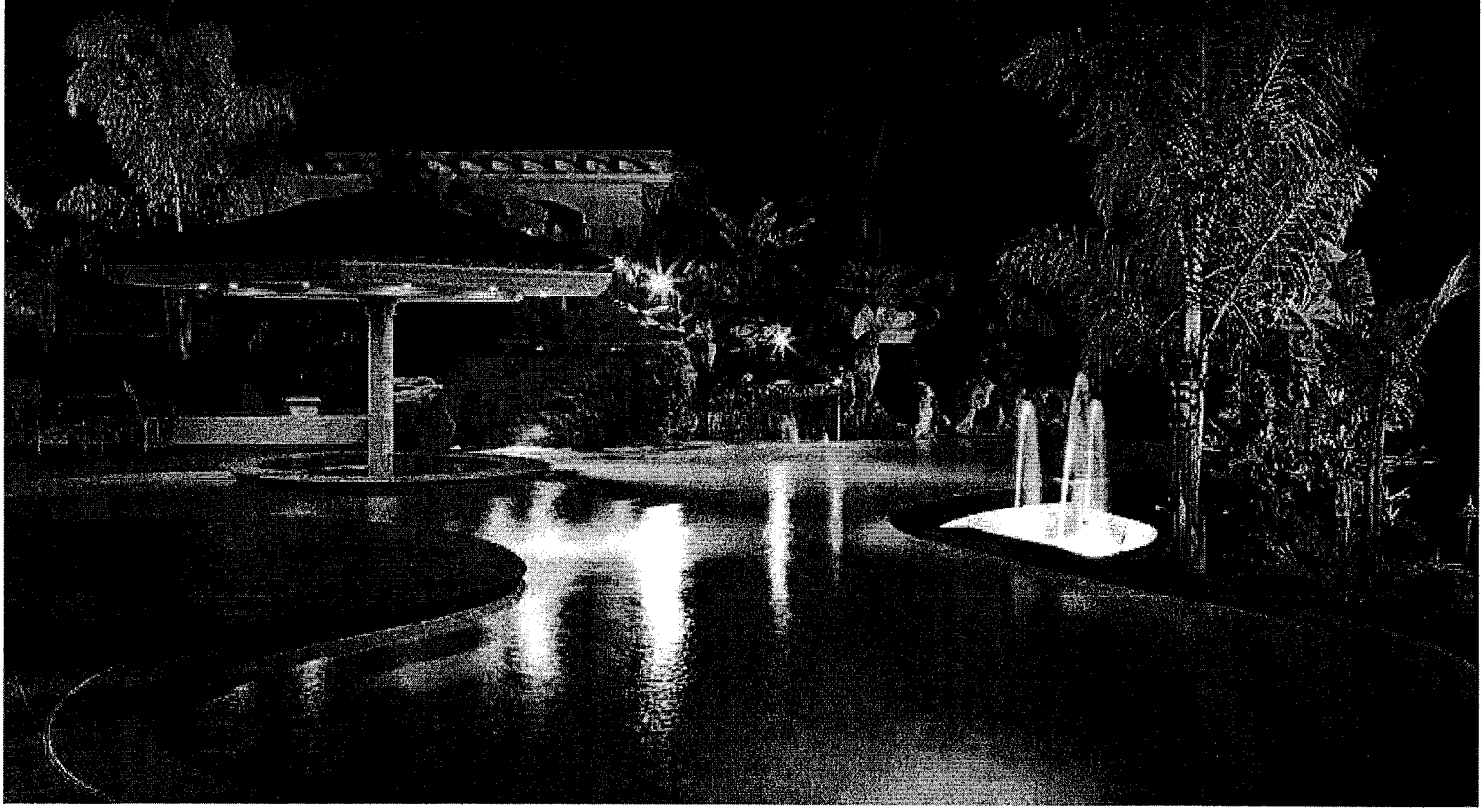
AQUALUMIN® III NICHELESS LIGHT

The AquaLumin III nicheless light is the third generation of the industry's first and only nicheless light for swimming pools offering luminous, double-contact halogen quartz lighting. With its revolutionary and innovative design, the AquaLumin III light mounts directly on the pool wall for simple installation in vinyl pools. Plus, it's the perfect choice for adding nighttime brilliance to new or existing pools.

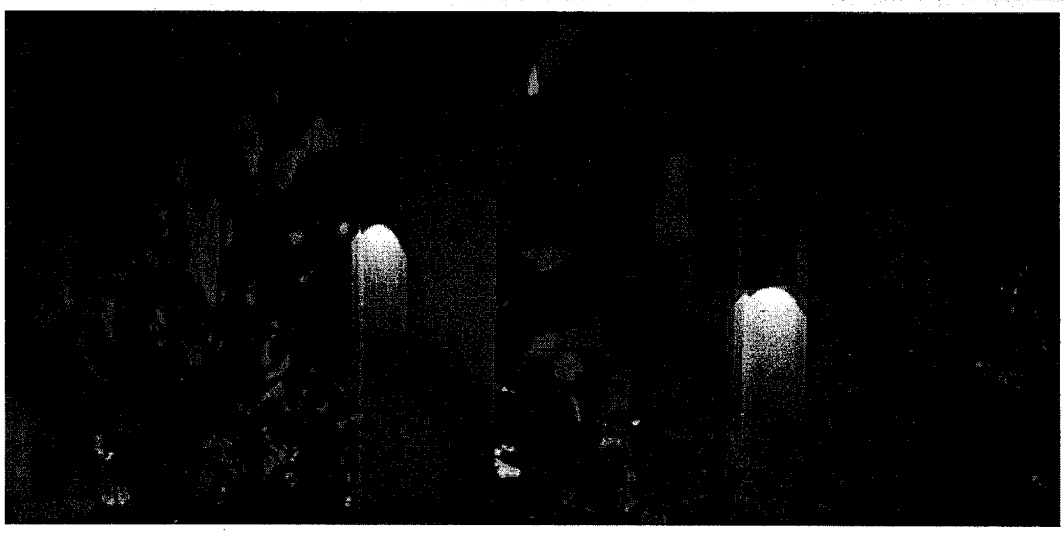
LIGHT SELECTION GUIDE

250 W

	White LED Light		Incandescent Light		Halogen Light		
	IntelliBrite 5g	**IntelliBrite 5g Spa**	**Amerlite**	**SpaBrite**	**AquaLight**	**AquaLumin III**	**SpaBrite**
Size of Light	Large	Small	Large	Small	Small	Small	Small
120V Wattage	55W (equivalent to 500W)	18W	300W 400W 500W	N/A	100W 250W	250W	60W
12V Wattage	55W (equivalent to 500W)	18W	100W 300W	100W	75W	[illegible]	N/A



POWER AND CONTROL
UP LIGHTS LED
PATH LIGHTS LED
WALL LIGHTS LED
DOWN LIGHTS LED
OVERVIEW
NL
PS
DE
JB
LE
DOWN LIGHTS INCANDESCENT
SPECIALTY LIGHTS LED



NL

LED DOWN LIGHT

The NL truly represents the next generation of fixed-mount LED down lights. This sidemounting down light is available with a 1, 3, 6 or 9LED board. The NL comes in all of our metal and powder coat finishes and includes a free mounting bracket that allows for tool-free servicing after initial installation.

QUICK SPECS

LEDS: 1, 3, 6, 9

FINISHES: 16 Options

MATERIAL: Aluminum

DEPTH: 3.4" / 8.6 cm

WIDTH: 3.2" / 8.1 cm

HEIGHT: 3.3" / 8.3 cm

GET FX

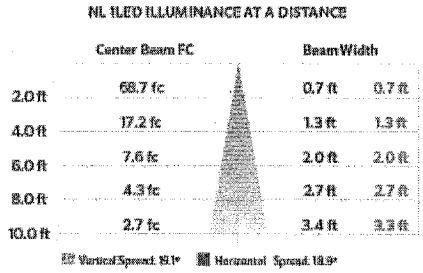
MODELS SPECIFICATIONS RESOURCES SUPPORT

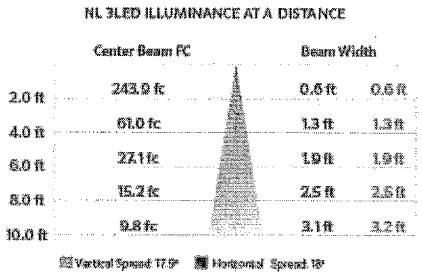
NL SPEC CHART

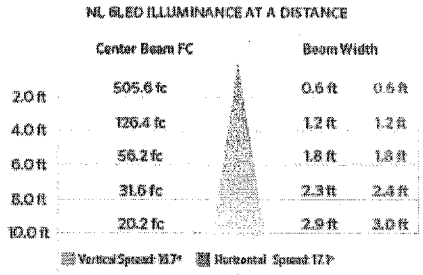
Number of LEDs	1	3	6	9
Halogen Lumen Output Equivalent	10 Watt	20 Watt	35 Watt	50 Watt
Useful LED Life (L70)	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
Input Voltage	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA Total (Use this number to size the transformer)	2.4	4.5	13.5	13.5
Watts Used	2.0	4.2	10.1	11.2

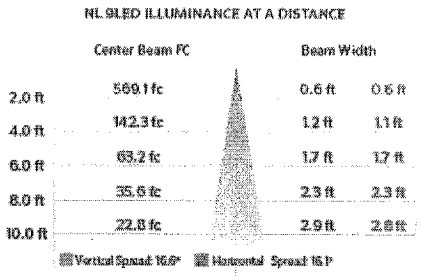
Lumens per Watt (Efficacy)	35.8	52.2	43.9	46.9
Max Lumens	66	202	367	398
CCT (Ra)	82.6	80.4	79.7	78.5

NL PHOTOMETRICS

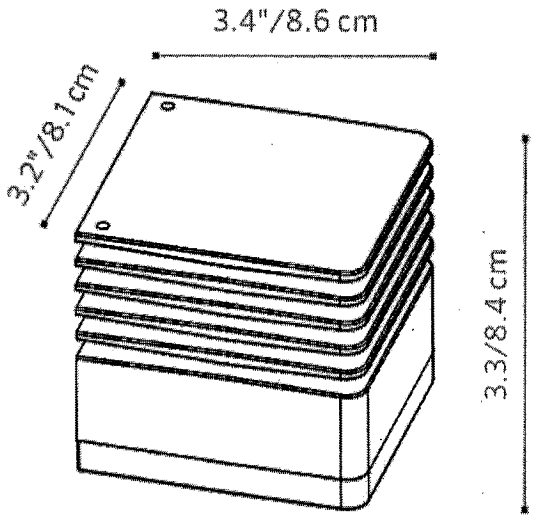




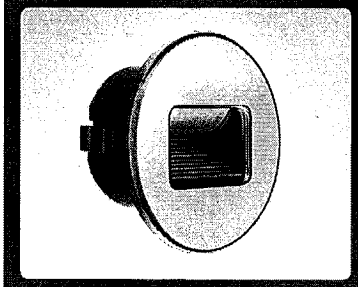


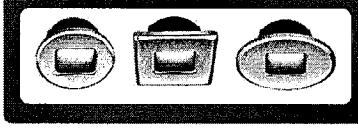


NL DIMENSIONS



SPECIALTY





LED Step Mini

PATENTS PENDING

Miniature LED Step Light, Wet Location

PRODUCT HIGHLIGHTS

- 2.5 Watts
- 12/24V DC, 12V AC
- 0 to 100% Dimming
- Battery Backup Option
- IC Rated
- Asymmetric Light Distribution
- Stainless Steel Construction
- Wet Location

SPECIFICATIONS

SUITABLE ENVIRONMENTS

Dry Damp Wet*

LED COLORS

Cool White
Neutral White
Warm White
Blue
Cyan
Red
Green

BEZEL FINISHES

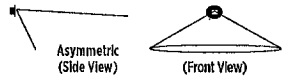
PVD Coated:
Polished Chrome
Polished Gold
Brushed Nickel

Powder Coated:
White
Off-White
Custom Finishes Available

BEZEL SHAPES

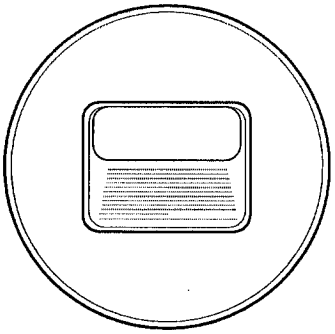
Round Square Oval Custom Bezel Trims Available

BEAM ANGLES



CERTIFICATIONS

c UL us FC RoHS compliant 2002/95/EC IP67



Actual Size Shown.

*Refer to Specifications table on page 2 for additional information.

■ **0 TO 100% DIMMING WITH YOUR DIMMER**

With the use of i2Systems LightLink technology, compatible dimming interfaces include most leading halogen/incandescent high voltage TRIAC style dimmers, 0 to 10V control, or i2Systems standalone dimmers.

■ **SMARTDRIVER INTEGRATED**

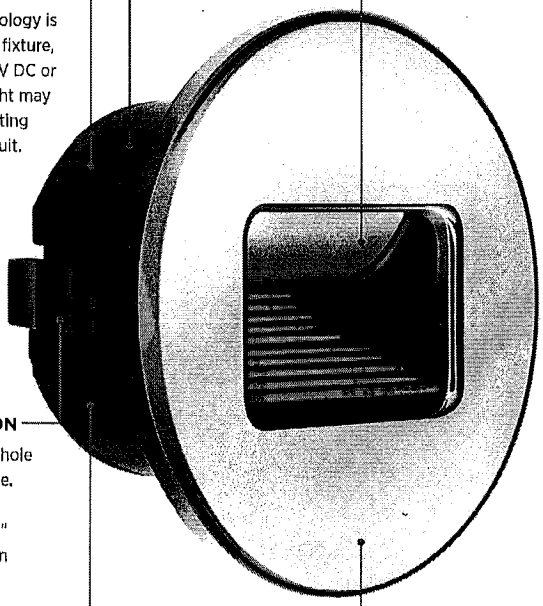
i2Systems SmartDriver technology is integrated directly inside the fixture, allowing connection to 12/24V DC or 12V AC Transformers. One light may be used for both general lighting and on a battery-backup circuit.

■ **SNAP-IN INSTALLATION**

Simply bore a 1.25" diameter hole and snap the fixture into place. Fixture accommodates wall thicknesses ranging from .125" to .625". Screw-mount version also available.

■ **RUGGED DESIGN & IP67**

Stainless Steel bezel & springs, Anodized Aluminum heat sink housing, electronic regulation to the LED source, and fully potted IP67 design ensure product longevity.



■ **ASYMMETRIC BEAM & WIDE LATERAL THROW**

Asymmetric beam angle w/ washboard eliminates glare while wide lateral throw provides even illumination across step and path surfaces.

■ **TITANIUM-COATED, STAINLESS STEEL TRIM**

Round, square, oval and custom shapes available. Physical Vapor Deposition (PVD) coating provides a durable surface finish that will not tarnish or discolor.

Integrated Illumination Systems, Inc.
355 Bantam Lake Road
Morris, CT 06763 USA

tel +1.860.567.0708
fax +1.860.567.2501
sales@i2systems.com

www.i2systems.com

410 CERVANTES

SPECIFICATIONS

ITEM	PARAMETER	VALUE
Electrical	Input Power	Typ 1.5 Watts, Max 2.5 Watts*
	Input Voltage Range	12-24V DC, 12V AC
	Integrated Driver	✓
	0-100% Dimming	✓
	Protection Features	Transient Protection, Reverse Polarity, Autoreset Fuse
Optical	Emitting Angle	Asymmetric
	LED Color	Cool White, Neutral White, Warm White, Green, Blue, Cyan, Red
	LED Colors per Fixture	1
	Class	Class 2 LED Product
Physical	Dimensions	Refer to drawings on right
	Housing Construction	Aluminum, Stainless Steel
	Lens Material	Polycarbonate
	Bezel Shapes	Round, Square, Oval
	Finishes	PVD Coated: Polished Chrome, Polished Gold, Brushed Nickel Powder Coated: White, Off-White
	Mounting Method	Snap Clips, Stainless Steel (Screw Mount option available)
	Operating Temp. Range	-20°C to 40°C, Max. Case Temp (Tc): 50°C
	Humidity	0 to 95%, non-condensing
	Environment	Dry, Damp, Wet** (IP67)
	Certification	cULus, FCC Part 15, Class A, RoHS Compliant

*Due to constant power design, input current (Iin) will vary depending on input voltage. Be sure to size wire awg accordingly for worst case input voltage.

**Product is rated for exterior applications, however it is not rated for submersible applications and should not be mounted in conditions where there is, or is a possibility of, standing water. When installing in wet or damp locations, it is good practice to seal all fixtures and junction boxes with electronics grade RTV silicone sealant to ensure that moisture cannot enter or accumulate in wiring compartments, cables, or other electrical parts. Product should not be installed in extreme locations, including but not limited to those outside of its temperature/humidity ratings and/or applications where product is subject to water runoff or downspouts.

ACCESSORIES

KEYWORD	ITEM NUMBER	DESCRIPTION	FIXTURE MAX
Foam Gasket	530-00486	Closed cell foam gasket seals most uneven mounting surfaces.	
LightLink LL-205	LL-205 Series	Dimming Controller, 0-10V, Triac Incandescent, & Stand-alone Interface.	Dims up to 20 LED Step Minis
E05 Power Box, 75W	PS24V75W-E05	Power Box, 75W, 120/240/277VAC Input, 24VDC Output, Steel Enclosure.	Powers up to 20 LED Step Minis
E03 Power Box, 50VA	PS12V50VA-E03	Power Box, 50VA, 120VAC Input, 12VAC Output, Steel Enclosure w/ Knockouts and Terminal Blocks.	Powers up to 16 LED Step Minis
E11 Outdoor Power Box, 50VA	PS12V50VA-E11	Outdoor Power Box, 50VA, 120VAC Input, 12V AC Output, Steel Enclosure w/ Knockouts.	Powers up to 16 LED Step Minis

Small Junction-Box-Sized Power Supplies also available. Contact us for more information.

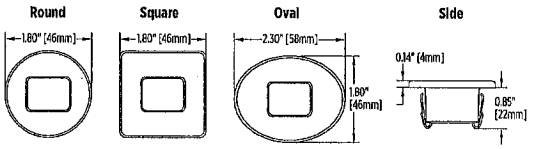
ORDERING NUMBER

■ FACTORY NUMBER
■ USER SELECTED OPTION

EXAMPLE: **E1150Z-12CAB**
Polished Chrome Finish, Square Bezel, Warm White LED Snap Mount

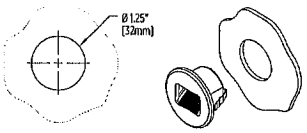
E1150Z	-	*	*	*	XXX
Product Type		Bezel Finish	Bezel Shape	LED Color	Color Bin Code
Housing Type: E1150 Snap Mount E2150 Screw Mount		**PVD Coated:** 1 Polished Chrome 2 Polished Gold 4 Brushed Nickel **Powder Coated:** 3 White 5 Off-White	1 Round 2 Square 3 Oval	A Cool White B Neutral White C Warm White D Green E Blue G Cyan H Red	

DIMENSIONS



Custom Trim Bezels & Finishes Available. Contact us for details.

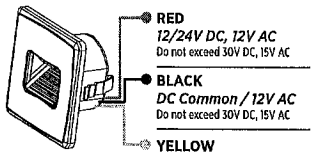
MOUNTING



Available Options:
- Mounting via 2 Screws. Specify E2150

Contact us for details.

WIRE FUNCTION



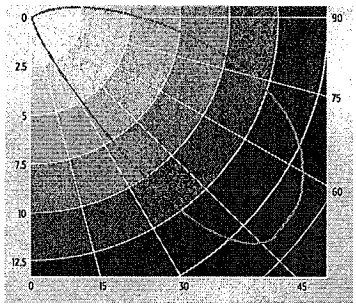
RED
12/24V DC, 12V AC
Do not exceed 30V DC, 15V AC

BLACK
DC Common / 12V AC
Do not exceed 30V DC, 15V AC

YELLOW
Dimming Control
Do not exceed 30V DC, 15V AC

PHOTOMETRIC TEST RESULTS

Polar Plot (Candela)

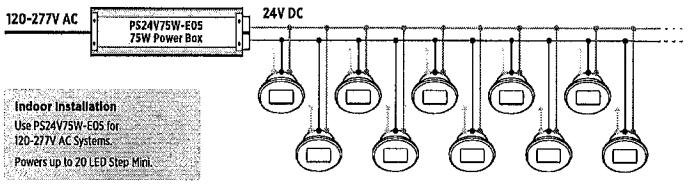


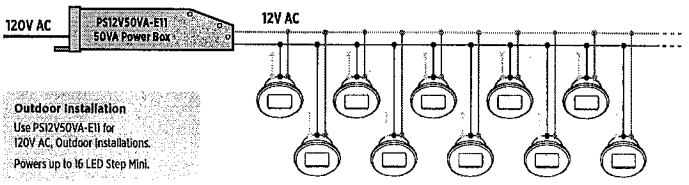
Multiplier Table	3000°K	4100°K	5700°K
LED Step Mini		x1.10	x1.20

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting

Sample tested in 3000K Warm White.
Contact us for full LM-79 report and IES files.

INSTALLATION EXAMPLES





Battery Backup Options Available. Contact us for more information.

Integrated Illumination Systems, Inc.
355 Bantam Lake Road
Morris, CT 06763 USA

tel +1.860.567.0708
fax +1.860.567.2501
sales@i2systems.com

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

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

Bob Cleaver landscape architect RLA 4145 — Signature

2014-05-13 — Date

Project Information

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

Applicant Name (print): Linda and Scott Kamran — Contact Phone #:

Project Site Address: 410 Cervantes Road

Project Area (sq.ft. or acre): 43,924 sf — # of Units: 1 — # of Meters: 2

For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.

			Agency Review (Pass)	Agency Review (Fail)
Total Landscape Area (sq.ft.): 17,188 sf	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☒ Tier 2 (> 2,500 sq.ft.)		☐	☐
Turf Irrigated Area (sq.ft.): 2,916 sf			☐	☐
Non-Turf Irrigated Area (sq.ft.): 13,497 sf			☐	☐
Special Landscape Area (SLA) (sq.ft.): 112 sf			☐	☐
Water Feature Surface Area (sq.ft.): 663 sf				

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

410 Cervantes Road, Portola Valley, CA

Instructions

Cells with pale blue background are for entering data

Results show in cells with tan background

Messages and warnings are displayed in cells with yellow background

1) Select city by clicking on pale blue cell and choosing a city from the drop down menu

ETo appears in the tan cell below the name of the city

2) Enter total landscape area, including Special Landscape Area (SLA)

SLA means an area of the landscape dedicated solely to edible plants , areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

3) Enter square footage of SLA, if any

Required for additional water for SLA (0.3 ETAF accounts for the additional water)

4) MAWA results appear in the tan cells

5) If you are considering effective precipitation (Eppt), enter the value . Eppt is 25% of total annual precipitation

6) For comparison, MAWA without effective precipitation is displayed below

MAWA without Eppt (Gallons)

376,385.23

Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes

Enter value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Click on the blue cell on right to Pick City Name	Woodside	Name of City
ET_o of City from Appendix A	49.50	ET_o
Enter total landscape including SLA	17,188.00	LA (ft
Enter Special Landscape Area	775.00	SLA (ft
Results:		
MAWA = (ET	376,385.23	Gallons
	50,315.55	Cubic Feet
	503.16	HCF
	1.16	Acre-feet
	0.38	Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)		
ET_o of City from Appendix A	49.50	ET_o
Landscape Area	17,188.00	LA (ft
Special Landscape Area	775.00	SLA (ft
Enter Effective Precipitation	0.00	Eppt (in/yr)
Results:		
MAWA=(ET	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

RECEIVED
MAY 13 2014
TOWN OF PORTOLA VALLEY

Estimated Total Water Use
Equation:
ETWU = (ET

Enter values in Pale Blue Cells
Tan Cells Show Results
Messages and Warnings

Enter Irrigation Efficiency (equal to or greater than 0.71)	0.71	
Irrigation Efficiency Default Value	0.71	

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.00

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft	PF x HA (ft
1	High	0.80	2,916	2,333
2	High	0.70	0	0
3	Medium	0.50	7,205	3,603
4	Low	0.30	6,292	1,888
5	Low	0.20	0	0
				7,823
	SLA	1	775	775
		Sum	17,188	

Results

MAWA =	376,385	ETWU=	361,932	Gallons	**ETWU complies with MAWA**
			48,383	Cubic Feet	
			484	HCF	
			1.11	Acre-feet	
			0.36	Millions of Gallons	

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 lable 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 menue with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" 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/greenpointrated

RECEIVED
MAY 13 2014
TOWN OF PORTOLA VALLEY

Enter Label: **Whole House**

Points Achieved: **50**

GreenPoint Rated Existing Home Checklist version 2.1

410 Cervantes Road, Portola Valley

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
			0 4	20 21	5 7	6 11	8 7
AA. COMMUNITY			Possible Points				
Yes	**1. Home is Located within 1/2 Mile of a Major Transit Stop**	2	2				
	2. Compact Development & House Size						
	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
TBD	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 ½ 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						
TBD	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
TBD	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
Yes	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile	1	1				
TBD	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						
Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
TBD	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1				
TBD	c. Porch (min. 100sf) Oriented to Streets and Public Spaces		1				
	5. Diverse Households						
TBD	a. Home Has at Least One Zero-Step Entrance (prerequiste for 5b. And 5c.)		1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space		1				
TBD	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars		1				
TBD	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26	4					
A. SITE			Possible Points				
TBD	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**		1				1
	2. Divert Construction and Demolition Waste						
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals **(Required for both Whole House and Elements, if Applicable)**	Y				R	
Yes	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals	2				2	

IAQ/Health	Resources	Water
2		
sible Points		
	1	
	1	
R	R	
2		
	2	
	1	
	1	
	1	
1		
sible Points		
		1
	1	
		3
		2
		2
		2
		1
		2
		2
		3
		1
		2
	1	
		1
		1
		1
	1	1

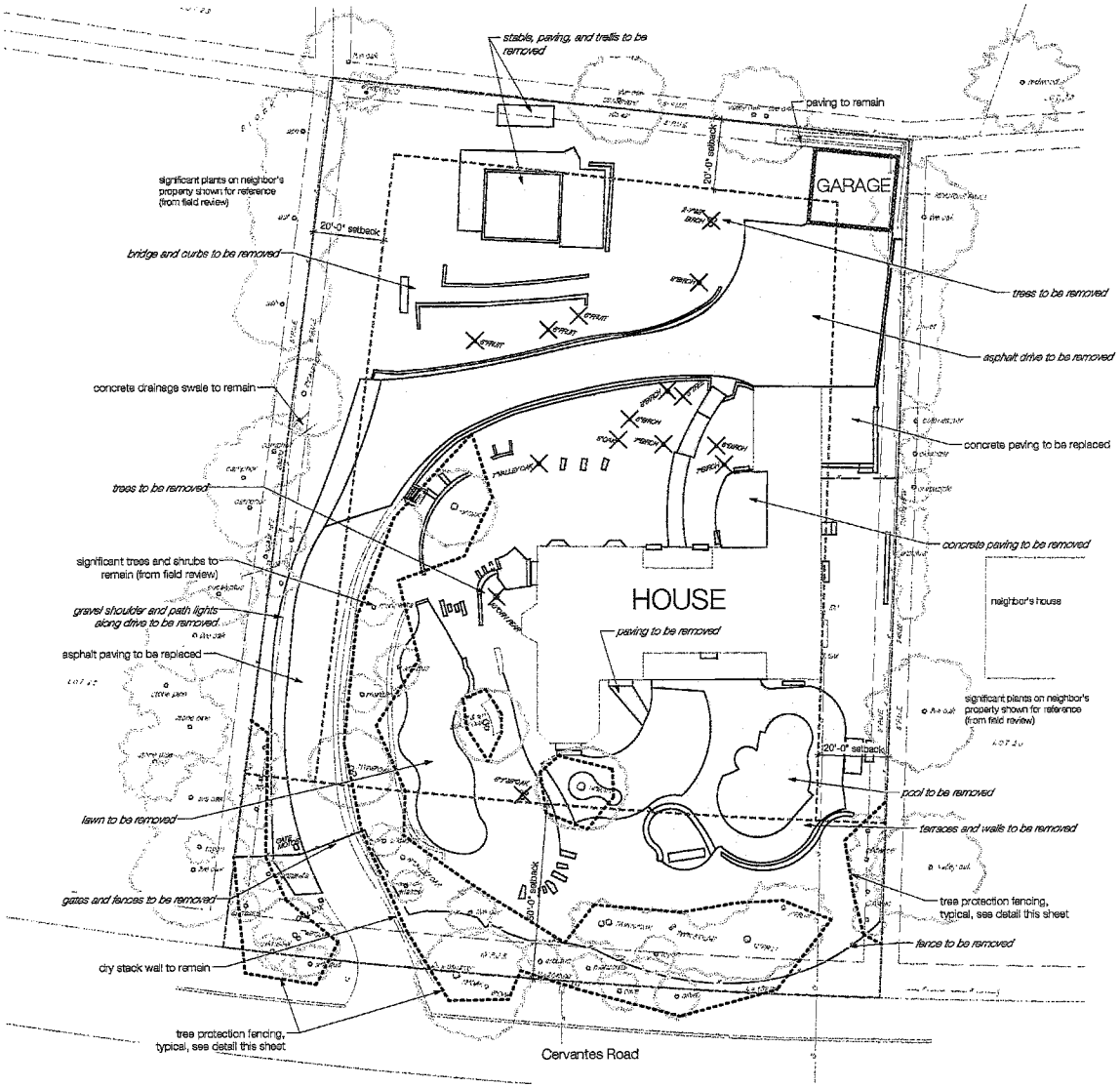
410 Cervantes Road, Portola Valley		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE			**Possible Points**				
	1. Optimal Value Engineering						
TBD	a. Place Rafters & Studs at 24-Inch On Center Framing					1	
≥90%	b. Size Door & Window Headers for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

410 Cervantes Road, Portola Valley		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
TBD	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
TBD	c. Install On-Demand Circulation Control Pump			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
TBD	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi						3
TBD	c. Bathroom Faucets Use ≤ 1.5 gpm			1			1
Yes	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	Y					R
	Total Points Available in Plumbing = 13	4					
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			
Yes	b. Conduct Diagnostic Testing to Evaluate System	2		2			
Yes	c. Conduct Flow Hood Test and Assess Delivery of Air	1		1			
Yes	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal	1		1			
Yes	**2. Design and Install HVAC System to ACCA Manuals J, D and S**	4		4			
	3. Sealed Combustion Units						
Yes	a. Furnaces	2			2		
Yes	b.Water heaters	2			2		
TBD	**4. Zoned, Hydronic Radiant Heating**			1	1		
TBD	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**		1				
	6. Effective Ductwork Installation						
Yes	a. New Ductwork and HVAC unit Installed Within Conditioned Space	1		1			
Yes	b. Duct Mastic Used on All Ducts, Joints and Seams	1		1			
Yes	c. Ductwork System is Pressure Relieved	1		1			
TBD	**7. High Efficiency HVAC Filter (MERV 6+)**				1		
TBD	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**				1		
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
TBD	a. ENERGY STAR Bathroom Fans Vented to the Outside				1		
TBD	b. All Bathroom Fans are on Timer or Humidistat				1		
TBD	c. Kitchen Range Hood Vented to the Outside				1		
	10. Mechanical Ventilation System for Cooling Installed						
TBD	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
TBD	b. Whole House Fan			1			
	11. Mechanical Ventilation for Fresh Air Installed						
TBD	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)				1		
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1		
TBD	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	16					
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						

410 Cervantes Road, Portola Valley	Points Achieved	Community	Energy	IAQ/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)					
TBD	a) Attic Insulation up to or Exceeding Current Code			1		
TBD	b) Crawl Space Insulation up to or Exceeding Current Code			1		
TBD	c) Wall Insulation up to or Exceeding Current Code			1		
TBD	d) High Efficiency Furnace (90% AFUE Minimum)			1		
TBD	e) Seal Ducts and Duct Leakage is <15%			1		
TBD	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1		
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1		
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)					
TBD	h) High Efficiency Water Heater ≥.62EF			0.5		
TBD	i) Radiant Barrier in Attic			0.5		
TBD	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5		
TBD	k) Duct insulation to Code			0.5		
TBD	l) Programmable Thermostat			0.5		
TBD	m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			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**			
TBD	**1. Entryways Designed to Reduce Tracked in Contaminants**				1	
	2. Low/No-VOC Paint					
TBD	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)				1	
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))				2	
TBD	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**				2	
TBD	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**				2	
TBD	**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					
TBD	a. Cabinets					1
TBD	b. Interior Trim					1
TBD	c. Shelving					1
TBD	d. Doors					1
TBD	e. Countertops					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					
TBD	a. Doors				1	
TBD	b. Cabinets and Countertops				2	
TBD	c. Interior Trim and Shelving				1	
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**				3	
	Total Points Available in Finishes = 21					
L. FLOORING			**Possible Points**			
TBD	**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
TBD	**2. Thermal Mass Floors**			1		
TBD	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**				2	
	Total Points Available in Flooring = 7					

410 Cervantes Road, Portola Valley		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
M. APPLIANCES AND LIGHTING			**Possible Points**				
Yes	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)**	2		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
TBD	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)						2
	3. ENERGY STAR Refrigerator Installed						
TBD	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**			1			
TBD	b. ENERGY STAR Qualified & < 20 cu.ft Capacity **(Mutually Exclusive with J3)**			1			
	4. Built-In Recycling & Composting Center						
Yes	a. Built-In Recycling Center	2				2	
Yes	b. Built-In Composting Center	1				1	
Yes	**5. Electrical Survey (Required for Whole House)**	Y				**R**	
TBD	**6. Verification of Entire Electrical System**					2	
≥90%	**7. Energy Efficient Lighting**	1		1			
TBD	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**					1	
≥90%	**9. Lighting Controls Installed**	1		1			
	Total Points Available in Appliances and Lighting = 13+	**10**					
N. OTHER			**Possible Points**				
Yes	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	Y		**R**			
Yes	**2. Develop Homeowner Manual of Green Features/Benefits**	2		1			1
	3. Hazardous Waste Testing						
TBD	a. Lead Testing Interior, Exterior and Soil				1		
TBD	b. Asbestos Testing and Remediation				1		
TBD	**4. Gas Shut Off Valve (motion/ non-motion)**				1	1	
	Total Points Available in Other = 6	**2**					
P. INNOVATIONS			**Possible Points**				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
TBD	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
TBD	1. Irrigation System Uses Recycled Wastewater						1
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					1	
TBD	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		
TBD	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements				1		
	3. Use FSC-Certified Engineered Lumber						
TBD	a. Engineered Beams and Headers					1	
TBD	b. Insulated Engineered Headers					1	
TBD	c. Wood I-Joists or Web Trusses for Floors					1	
TBD	d. Wood I-Joists for Roof Rafters					1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
TBD	f. Roof Trusses					1	
	E. Exterior Finish						
TBD	1. Green Roofs (25% or Roof Area Minimum)		2	2			

410 Cervantes Road, Portola Valley		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	F. Insulation: No Innovation Measures At This Time						
	G. Plumbing						
TBD	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
TBD	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
TBD	4. Composting or Waterless Toilet						1
TBD	5. Install Drain Water Heat-Recovery System			1			
	H. Heating, Ventilation and Air Conditioning (HVAC)						
TBD	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						
TBD	1. Test Total Supply Air Flow Rates			1			
TBD	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						
TBD	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+						
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	**50**	**4.0**	**21.0**	**7.0**	**11.0**	**7.0**



Site Plan / Existing Conditions
Scale: 1/16" = 1'-0"

0 16 32 FT

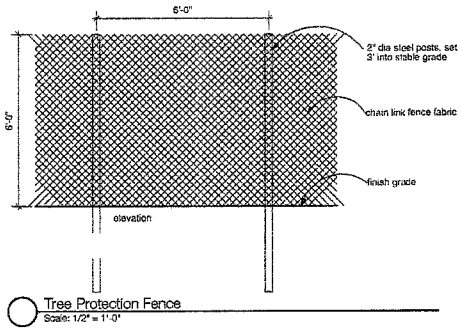
N

Fire Safety Notes

1. Before construction commences all measures noted in item 2 below shall be completed. By May 15th of each year, all grasses and weeds shall be cut to the ground by persons in a safe manner without flame or spark generating equipment. During construction, the site shall be continuously maintained to the standards contained in these notes.
2. The fire safety measures noted here shall apply to the entire property and continue to land between the property and the adjacent public roads. (This area incorporates defensible space within the 30' – 100' zone of any structure and 30' inside the perimeter property line):
   The scope of work for maintaining fire safety shall include removal of slash, snags, other ground fuels, ladder fuels, dead trees, annual grass mowing and the thinning of live trees and bushes to reduce dead wood and vegetation continuity. Tree limbs that are dead or within 6' of grade shall be removed from the site. All dry or dead shrubs or vines shall be removed. All combustible materials (miscellaneous trash) shall be removed from the site. During construction, unused combustible building materials shall be stored in a safe manner, isolated from other combustible materials. Existing wood fences to remain shall be carefully cleared in order to insure a safe zone all around them.

General Notes

1. A depth of 4" of wood chips shall be placed under the dripline of the existing trees to lessen the impacts of compaction during construction. This work shall be performed when the tree protection fencing is installed and after rough grading. Keep a zone 3' from the tree trunk clear of chips and debris. The project arborist shall review and approve these operations and recommend supplemental fertilizations and/or foliar insecticides/fungicidal spraying to reduce overall stress on all mature trees on site.
2. A temporary irrigation system (a soaker hose at 3' intervals, for example) shall be installed within the dripline and within planting areas of the mature oaks. This system shall be installed at the same time as the protective fencing. The mature oaks shall be irrigated one time every 5-6 weeks once winter rains have stopped. The entire soil area shall water to a depth of 18' - 24' at each watering, and no water shall be applied to the base of the tree. The watering shall occur until next winter when seasonal rain is sufficient to accomplish the same goals.
3. All existing trees shown shall be protected unless noted otherwise on drawings. Any damage caused by the contractor's operations shall be repaired or replanted by the contractor at no additional expense to the owner.
4. Before any construction commences, the contractor shall install site protection measures to the satisfaction of the owner. The contractor shall maintain site protection for the site at all times during the length of construction.
5. Remedial tree work to protect and enhance the trees shall be performed before demolition and by licensed and insured professionals. When working under the drip line of existing trees, the contractor shall use all possible care to avoid injury of trees and tree roots. Stockpiling of earth or building materials within the drip line of trees is prohibited. Where a ditching machine is run close to trees having roots smaller than two inches (2") in diameter, the wall of the trench adjacent to the trees shall be hand trimmed, making clear cuts through the roots. All cuts through roots one-half inch (1/2") and larger in diameter shall be painted with "treesaid" or approved equal. Roots of two inches (2") or larger diameter when encountered, shall be immediately reported to the owner's representative, who will decide whether the contractor shall cut the root in accordance with the above instructions or shall hand tunnel under and protect root with a wrapping of dampened burlap. In the latter event, the contractor shall be compensated for the additional cost. Trenches adjacent to trees shall be filled within 24 hours after excavation, if this is not possible, the side of the trench adjacent to the tree shall be kept shaded with dampened burlap or canvas.
6. The contractor shall perform all clearing, demolition, removal and site preparation necessary for the proper execution of all work shown on these drawings and/or described in the specifications. Removal of any existing facilities shall include all subbase and base rock. In the case of plant materials, the contractor shall completely remove the main trunk and significant roots to 18" depth below grade. The landscape architect shall review the site with the contractor prior to commencing clearing so as to instruct the contractor of additional plant material and existing conditions to be protected/ preserved.
7. The contractor shall remove from the site all debris and unsuitable material generated by his operations.
8. The contractor shall verify all dimensions, distances and grades in the field and bring any discrepancies to the attention of the landscape architect for a decision prior to commencing with work. The contractor is responsible for all applicable permits and for performing all work per applicable codes.
9. When working under the drip line of existing trees, the contractor shall use all possible care to avoid injury of trees and tree roots. Stockpiling of earth or building materials within the dripline of trees is prohibited. Where a ditching machine is run close to trees having roots smaller tnn two inches (2") in diameter, the wall of the trench adjacent to the trees shall be hand trimmed, making clean cuts through the roots. All cuts through roots one-half inch (1/2") and larger in diameter shall be painted with "treesaid" or approved equal. Roots of two inches (2") or larger in diameter when encountered, shall be immediately reported to the owner's representative, who will decide whether the contractor shall cut the root in accordance with the above instructions or shall hand tunnel under and protect root with a wrapping od dampened burlap. In the latter event, the contractor shall be compensated for the additional cost. Trenches adjacent to trees shall be filled within 24 hous after excavation, if this is not possible, the side of the trench adjacent to the tree shall be kept shaded with dampened burlap or canvas.
10. These drawings are based on information supplied by McGriff Architects, B and H Surveying, Inc.



Tree Protection Fence
Scale: 1/2" = 1'-0"

CLEAVER DESIGN
landscape architects
1210 Vacation Drive
Lafayette, CA 94549
P 925.934.1044
www.cleaverdesign.com
CA. reg # 4146

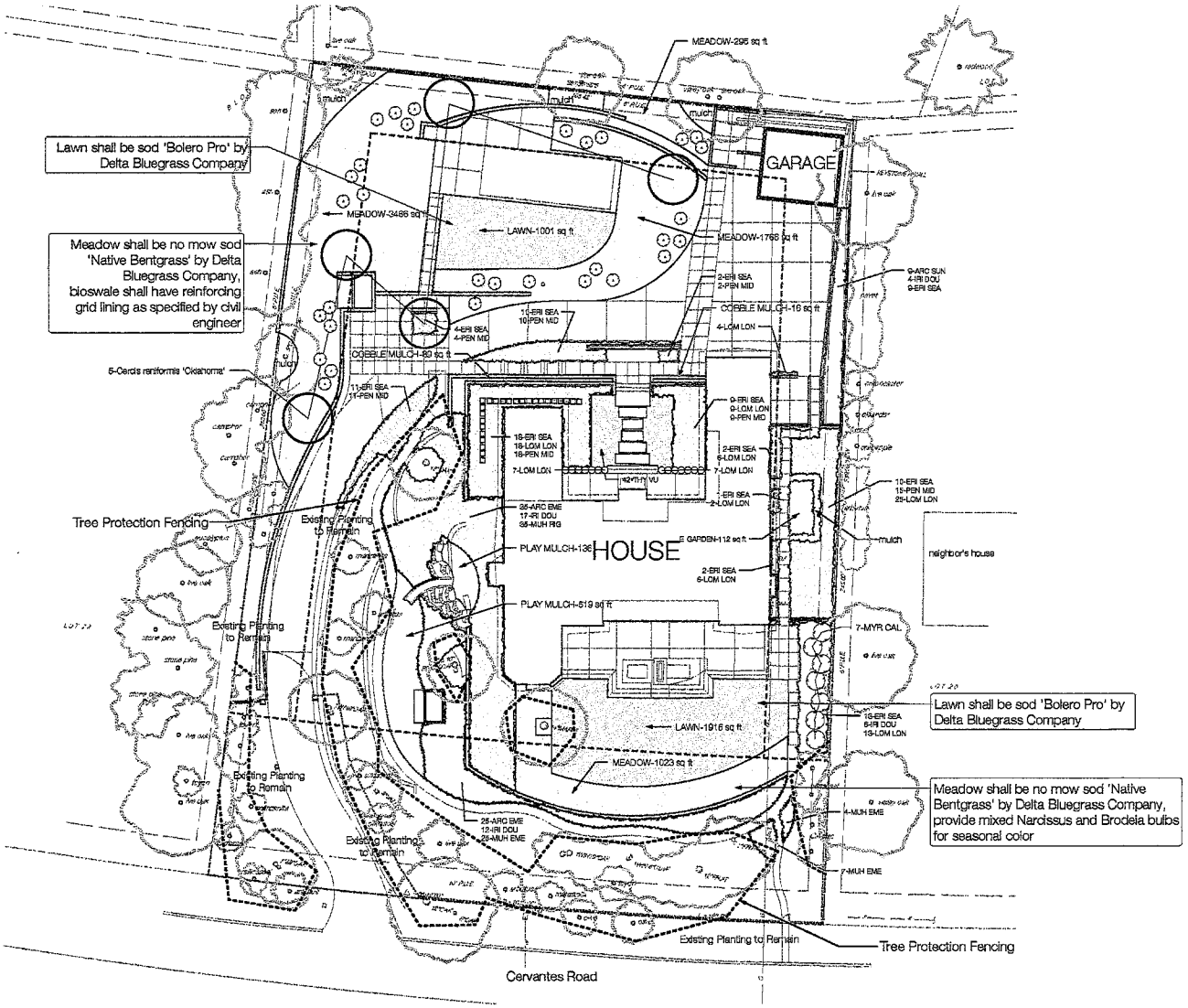
410 Cervantes Remodel

410 Cervantes Road, Portola Valley, CA APN 077 310 170

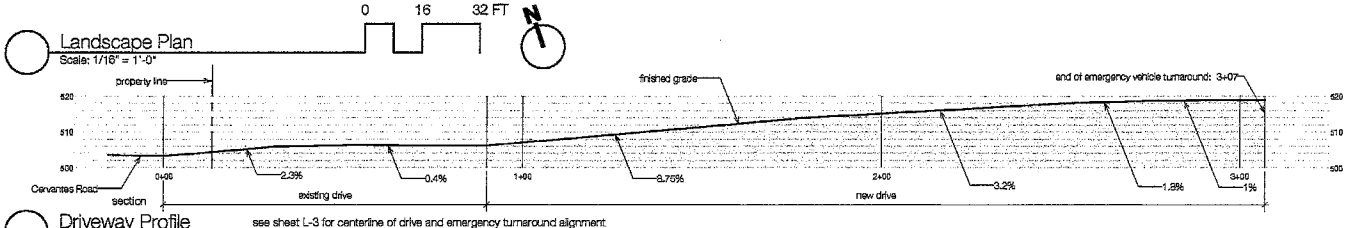
Site Preparation

L-1

No.	Date	Issue Notes
1	13MAY2014	Issued for Town Review



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



Driveway Profile
see sheet L-3 for centerline of drive and emergency turnaround alignment
Scale: 1/16" = 1'-0"

Planting Notes

1. See General Notes sheet L-1 for additional information.
2. All new planting areas shall receive 100% coverage from an automatic, underground irrigation system. The system shall be valved with similar planting and sun/shade conditions. All new trees shall be watered with bubblers.
3. Any disturbed slopes greater than 3:1 shall receive jute mesh secured with metal staples.
4. Planting areas shall receive a 2" layer of 50% compost and 50% mini mulch fir bark. This should be spread after container planting. The contractor shall provide a sample to the landscape architect prior to shipping to site.
5. The landscape contractor shall perform an agricultural suitability test for the existing soil. The landscape contractor shall amend the soil per the recommendations in the report.

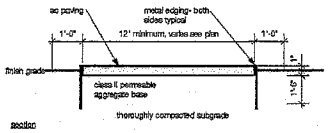
Plant List

Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	WUCOLS
trees/shrubs								
	ARC SUN	Arctostaphylos 'Sunset'	Sunset Manzanita	1 gallon	21	Y	Y	L
	CER OKL	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	15 gallon	5			M
	LOM LON	Lomanda longifolia	Breeze Dwarf Mat Rush	1 gallon	14		Y	L
	MYR CAL	Myrtle californica	Pacific Wax Myrtle	5 gallon	7	Y	Y	L
shrub grass								
	ARC EME	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gallon	60	Y	Y	L
	ARC PAL	Arctostaphylos pallescens 'Paradise'	Paland Manzanita	1 gallon	155	Y	Y	L
	ARC SUN	Arctostaphylos 'Sunset'	Sunset Manzanita	1 gallon	9	Y	Y	L
	ERI SEA	Eriogonum grande 'Sea Breeze'	Sea Breeze Fleabane	1 gallon	21	Y	Y	L
	IRI DOU	Iris douglasiana	Pacific Coast Hybrid Iris	1 gallon	264	Y	Y	L
	LOM LON	Lomanda longifolia	Breeze Dwarf Mat Rush	1 gallon	83		Y	L
	MUH EME	Muhlenbergia emersleyi	Bull Grass	1 gallon	491		Y	M
	MUH RIG	Muhlenbergia rigens	Deer Grass	1 gallon	36	Y	Y	L
	PEN MID	Penstemon x 'Midnight'	Midnight Penstemon	1 gallon	59	Y	Y	M
	THY VU	Thymus vulgaris	Thyme	4" pots	42		Y	L

Fire Safety Notes

1. Before construction commences all measures noted in item 2 below shall be completed. By May 15th of each year, all grassed and weeds shall be cut to the ground by persons in a safe manner without flame or spark generating equipment. During construction, the site shall be continuously maintained to the standards contained in these notes.
2. The fire safety measures noted here shall apply to the entire property and continue to land between the property and the adjacent public roads- (This area incorporates defensible space within the 30' – 100' zone of any structure and 30' inside the perimeter property line).
   The scope of work for maintaining fire safety shall include removal of slash, snags, other ground fuels, ladder fuels, dead trees, annual grass mowing and the thinning of live trees and bushes to reduce dead wood and vegetation continuity. Tree limbs that are dead or within 5' of grade shall be removed from the site. All dry or dead shrubs or vines shall be removed. All combustible materials (miscellaneous trash) shall be removed from the site. During construction, unused combustible building materials shall be stored in a safe manner, isolated from other combustible materials. Existing wood fences to remain shall be carefully cleared in order to insure a safe zone all around them.

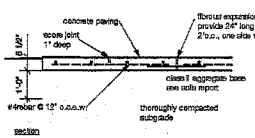
notes
1. AC Paving shall be base 1" finish course over 1" base course.



paving detail shall be confirmed acceptable for emergency vehicle access

AC Paving
Scale: 1/2" = 1'-0"

notes:
1. finish shall be medium broom, submit sample
2. integral color shall be 'cobblestone' by Davis, submit sample



paving detail shall be confirmed acceptable for emergency vehicle access

Concrete Drive Paving
Scale: 1/2" = 1'-0"

CLEAVER DESIGN
landscape architecture
1216 Vacation Drive
Lafayette, CA 94549
P 925.934.6044
www.cleaverdesign.com
CA reg # 4145

410 Cervantes Remodel

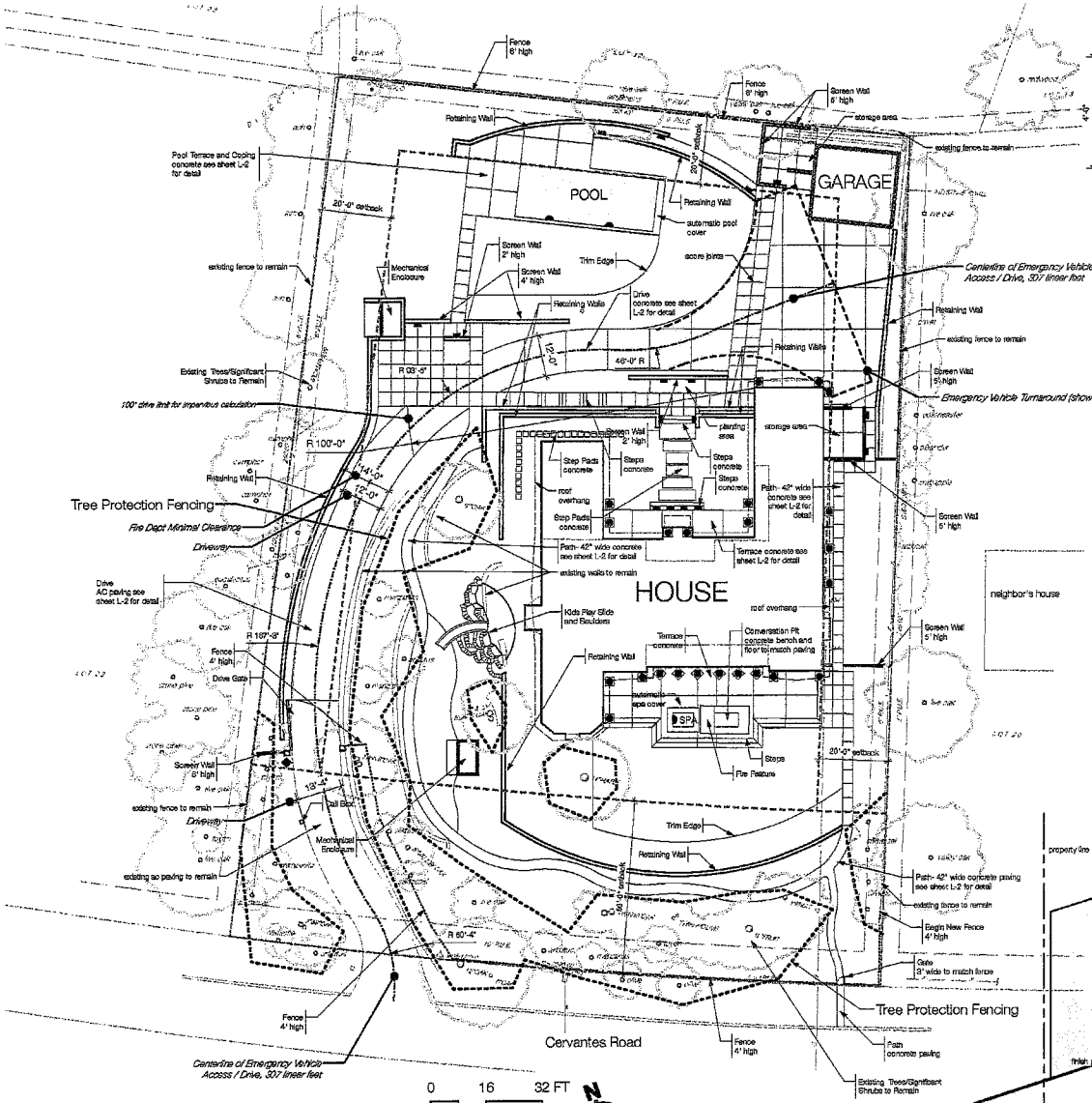
410 Cervantes Road, Portola Valley, CA APN 077 310 170

Landscape Plan

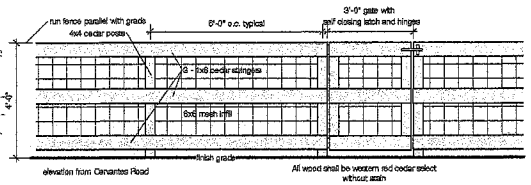
L-2

No.	Date	Issue Notes
3	17JUL2014	Revised per Fire Dept comments
2	07JULY2014	Revised per Town and Fire Dept comments
1	13MAY2014	Issued for Town Review

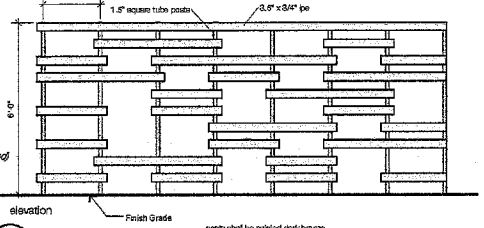
LICENSED LANDSCAPE ARCHITECT
REGISTERED
No. 4145
STATE OF CALIFORNIA



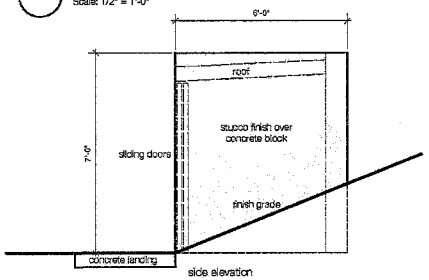
Layout and Lighting Plan
Scale: 1/16" = 1'-0"



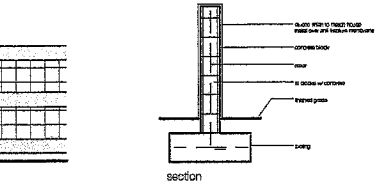
Fence 4' high
This detail is based on town standard 'Horse' fence
Scale: 1/2" = 1'-0"



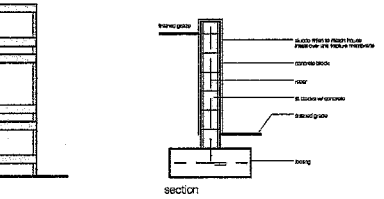
Fence 6' high
posts shall be painted dark bronze
wood shall be treated with penetrating oil
Scale: 1/2" = 1'-0"



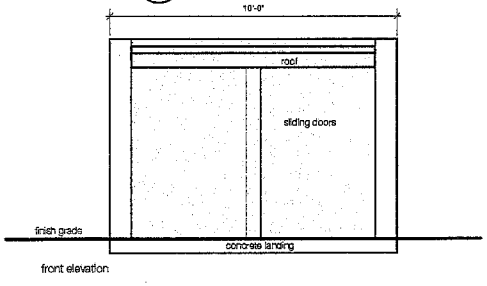
Pool and Spa Mechanical Enclosure
Scale: 1/2" = 1'-0"

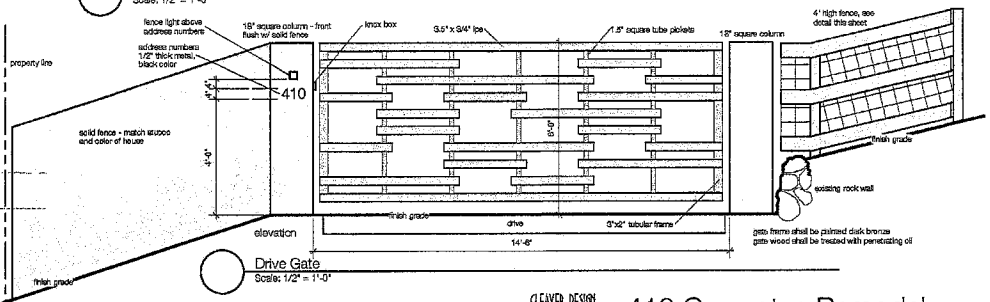


Solid Screen Wall
Scale: 1/2" = 1'-0"



Retaining Wall
Scale: 1/2" = 1'-0"





Drive Gate
Scale: 1/2" = 1'-0"

Lighting Schedule

symbol	type	quantity	manufacturer	model	finish	lamp	voltage	wattage	height
●	building light	17	BEGA-US	8613	bronze	LED	120V	2.2W	s.a.d.
◆	fence light	1	FX Luminaire	NL	nickel	LED	12V	2.0W	60"
●	building light 2	6	BEGA-US	2360	bronze	LED	120V	12W	s.a.d.
◗	pool light	6	Pentair	AquaLuminII	stainless	Halogen	120V	250W	3'
▬	step light	16	I2 Systems	E1150	nickel	1LED	12V	2.5W	

Layout Notes
1. See General Notes sheet L-1 for additional information.
2. All walks, paving, steps and walls shall be established in the field for review and approval. The contractor is to lay out the area either with chalk, gypsum or other material or the contractor may lay out form work. After review and necessary modifications as directed by the landscape architect, contractor may proceed with construction. Contractor must give three days notice to the landscape architect prior to inspection of layout.
3. Concrete score lines and control joints shall be located as shown on the plans or as adjusted in the field under the supervision of the landscape architect. Where concrete paving is adjacent to the building, a continuous expansion joint shall occur between the paving and building.

See Sheet L-2 for Fire Safety Notes

CLEAVER DESIGN ASSOCIATES
landscape architects
1213 Vacation Drive
Lafayette, CA 94549
P 925.934.6044
www.cleaverdesign.com
CA reg # 4145

410 Cervantes Remodel
410 Cervantes Road, Portola Valley, CA APN 077 310 170
Layout Lighting Plan/Details L-3

No.	Date	Issue Notes
2	7JULY2014	Revised per Town and Fire Dept comments
1	13MAY2014	Issued for Town Review

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: July 28, 2014

RE: Architectural Review for Residential Additions and Remodeling, 62 Santa Maria Avenue, Saii

This proposal is for the approval of plans for a 1,350 sf residential addition on the subject 0.2-acre Woodside Highlands subdivision property (see attached vicinity map). The addition would involve a new attached two-car garage with upper level addition to the west side of the existing single-level home.

The project is presented on the following enclosed plans:

Architectural Plans by Kian Consulting Engineers, dated 3/20/14:

Sheet A-1.0, Cover Sheet
Sheet A-1.1, Existing Site Plan
Sheet A-1.2, Proposed Site Plan
Sheet A-2.1, Existing Floor Plan
Sheet A-3.1, Proposed First Floor Plan
Sheet A-3.2, Proposed Second Floor Plan
Sheet A-4.1, Existing and Proposed Front Elevations
Sheet A-4.2, Side and Rear Elevations
Sheet A-4.3 Building Section

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

- Exterior lighting fixture cut sheets, received 7/14/14
- Colors and materials images of existing home, received 7/3/14 (will be available at ASCC meeting)
- Completed Build It Green Checklist with 49 points proposed, received 7/14/14

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

Background and project description. The parcel is located on the west side of Santa Maria Avenue. Existing development on the property consists of a single level cottage-style home without covered parking. This project will provide for two covered spaces within the new garage, bringing the property into compliance with Town parking regulations. A short, steep driveway currently serves the property, and parking is accommodated by a gravel and asphalt pad adjacent to the home. The Fire Marshal has determined that the slope of the existing driveway exceeds the maximum 20% slope allowed by the Fire District, and will permit it to remain as is with the condition that it be repaved in rough brushed concrete.

The proposed addition will be located above the new garage and will connect to the west side of the existing home as shown on the floor plan, Sheet A-3.2, where there is currently a deck. The addition will provide for family and recreation room areas and laundry and bathroom facilities. The existing deck will be partially removed to accommodate the new construction. New entry stairs leading up to the deck will encroach a maximum of two feet into the front setback and are in compliance with Town regulations. Some trimming (or possibly removal) of the ornamental tree located adjacent to the area where the stairs will connect with the deck will be necessary.

A new wood deck would be located off the family room in the rear yard, and a portion of the existing solid board fencing will be removed. No other landscape improvements are proposed. Minimal grading will be required to accomplish the project. There is one large oak located within the side yard setback area adjacent to the parking pad. Several limbs of the tree extend into the area of the proposed addition. An arborist should be consulted to evaluate the tree and provide recommendations for trimming, maintenance, and protection during construction.

It appears that the addition will not block views or have significant impacts to neighboring properties. The homes in this area are clustered; however, the property has significant vegetative screening along the rear property line and no homes have direct views to the property.

The site is served by an existing septic system that must be relocated, and the applicant is currently in the process of redesigning the system. Any requirements of the County will be a condition of building permit issuance.

Santa Maria Avenue is a very narrow street with no off-street parking opportunities. A detailed construction staging and tree protection plan will need to be submitted that includes proposed locations for off-site parking and shuttling.

Compliance with floor area, impervious surface, height, and setback standards. The planned addition would result in a total floor area for the main house, and only building on site, of 2,581 square feet, which is approximately 84.5% of the floor area limit for the site. The existing impervious surface coverage is 3,264 sf and exceeds the 2,320 sf limit. The proposed project will reduce the site's total impervious surface coverage to 2,288 sf, which is just under the limit.

The maximum height of the proposed addition is approximately 20 feet and conforms with the 28-foot, 34-foot, and daylight plane height limits.

The proposed garage and addition fully complies with all setbacks. The new entry stairs project a maximum of two feet into the front setback, and this is permitted under Town regulations.

Exterior materials and finishes and exterior lighting. The existing home is a rustic cottage, typical of homes in the Woodside Highlands area. Existing colors and materials consist of dark brown painted wood siding, cream colored windows and window trim, and dark plastic sheet roofing. The project proposes to match the existing colors and materials, with the exception of the roofing, which will be asphalt shingle. The scope of the project does not involve any remodeling of the existing home. Although the existing cream colored windows and window trim do not meet the Town's light reflectivity guideline of 50% LRV or less, the ASCC may find it acceptable to allow for the continued use of the window and trim color on the addition as no other work is proposed on the existing structure.

Proposed exterior lighting is presented on Sheets A-3.1 and A-3.2 and cut sheets are attached. The proposed sconce fixture accommodates one 13-watt CFL bulb and complies with Town lighting guidelines. Proposed locations for exterior lighting are in general compliance with Town lighting guidelines with the exception of the sconce at the front elevation balcony. This balcony does not lead to grade, and therefore, no lighting is required by building code and can be eliminated. There are several flood-type lights on the existing home, and these lights will need to be removed prior to final inspections on the project.

"Sustainability" aspects of the project. The applicant has provided the attached Build-It-Green checklist for existing homes that targets 49 points, whereas, 25 points would be required for 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 July 28th ASCC meeting.

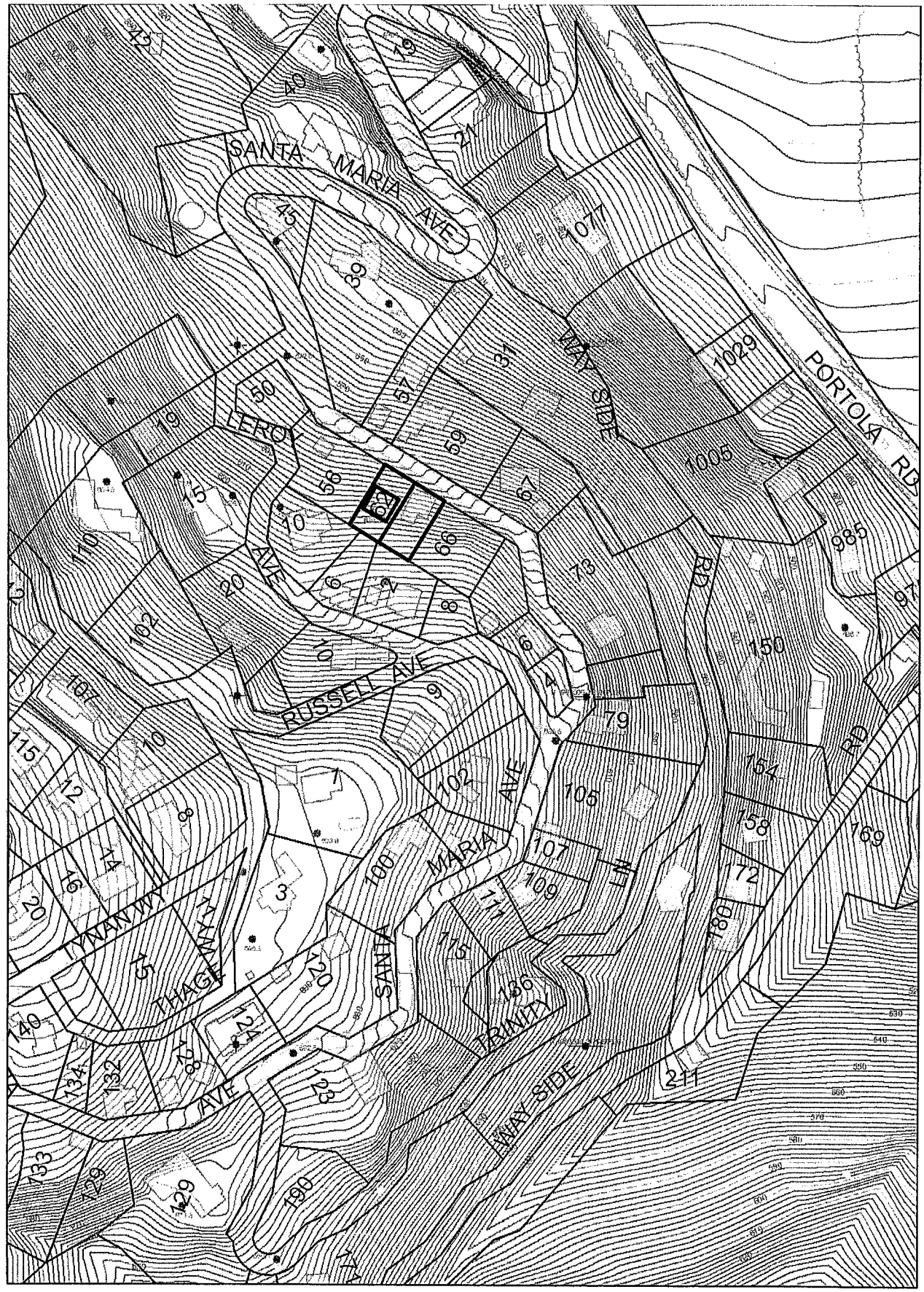
The following conditions, to be met to the satisfaction of Planning staff, are recommended if the ASCC finds it can act to approve the project:

1. The proposed light at the balcony shall be eliminated.

2. All existing flood-type lighting shall be removed prior to final inspections.

3. An arborist shall be consulted to evaluate the existing oak on the right side of the driveway. The arborist shall provide a report that makes recommendations for tree trimming, maintenance, and protection during construction.

4. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance.



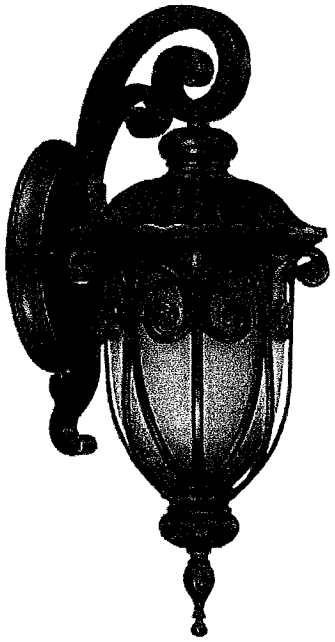
Vicinity Map
Scale: 1" = 200 feet

Garage/Addition, Saii
62 Santa Maria Ave
July 2014

Green Matters *Model # HD-3926*

Corniche Wall-Mount Outdoor Burlwood Sma

★★★★ (1) **Write a Review**



ENERGY STAR

PRODUCT OVERVIEW *Model # HD-3926* *Internet # 202054403* *Store SO SKU # 373*

Give your exterior wall a touch of beautiful illumination with the Green Matters Corniche Wall-Mount Outdoor Bu damage, this durable fixture is treated with an elegant Burlwood finish and has a frosted wheat glass diffuser th

- Frosted wheat glass creates an elegant glow
- Burlwood finish for an attractive look
- Weather resistant for long-lasting performance
- Dusk-to-dawn photocell for added security and comfort
- Energy Star qualified to meet or exceed federal guidelines for energy efficiency for year-round energy and m
- Click image to enlarge:

SPECIFICATIONS

Assembled Depth (in.)	7.25 in	Assembled Height (
Assembled Width (in.)	7.75 in	Bulb Type
Certifications and Listings	1-UL Listed	Dusk to Dawn
ENERGY STAR Certified	Yes	Exterior Lighting Pr
Glass/Lens Type	Frosted	Light Source
Manufacturer Warranty	There is a limited one year warranty on this item.	Motion Sensor
Number of Bulbs Required	1	Outdoor Lighting Fe
Power Type	Hardwired	Product Height (in.)
Product Length (in.)	7.25 in	Product Weight (lb.)
Product Width (in.)	7.75 in	Returnable
Size	Small	Style
Wattage (watts)	13 W	Weather Resistant

SHIPPING OPTIONS

Most orders process within 3 business days.

Please allow 3 to 5 business days for **Standard Shipping** in addition to order processing time, which varies by parcel service.
Orders for this item may be expedited for an additional fee.

Other Delivery Options:

Expedited Shipping: Delivery the second business day in addition to order processing time, which varies by parcel service.

Express Shipping: Delivery the next business day in addition to order processing time, which varies by produ service.

If product is eligible for shipping to AK, HI and US Territories additional transit time and remote surcharges may
This item is also available for pick up in your local store (FREE) within 4-7 business days, plus order

IMG_0556.jpg

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.

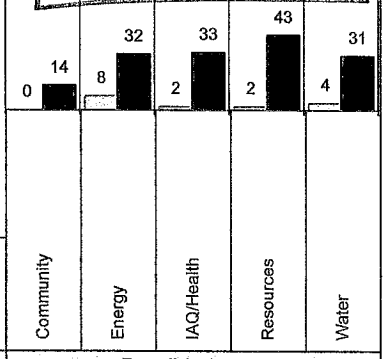
This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each lable are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage 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 menue with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" 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/greenpointrated

Enter Label: **Elements**

Points Achieved: **49**



GreenPoint Rated Existing Home Checklist version 2.1

62 Santa Maria Ave., Portola Valley, CA 94028

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points				
No	**1. Home is Located within 1/2 Mile of a Major Transit Stop**		2				
	2. Compact Development & House Size						
5	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
Yes	b. Home Size Efficiency **(5 points is average, points awarded based on home size)**	5				1--9	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ 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						
No	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile		1				
Yes	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:	1	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						
Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
Yes	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors	1	1				
Yes	c. Porch (min. 100sf) Oriented to Streets and Public Spaces	1	1				
	5. Diverse Households						
Yes	a. Home Has at Least One Zero-Step Entrance (prerequiste for 5b. And 5c.)	1	1				
Yes	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space	1	1				
Yes	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars	1	1				
No	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26	12					
A. SITE			Possible Points				
Yes	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**	2	1				1
	2. Divert Construction and Demolition Waste						
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals **(Required for both Whole House and Elements, if Applicable)**	Y				R	
Yes	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals	2				2	
No	**3. Construction IAQ Management Plan**				2		

62 Santa Maria Ave., Portola Valley, CA 94028		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	Total Points Available in Site = 6	4					
B. FOUNDATION			**Possible Points**				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
75%	a. Minimum 20% Flyash and/or Slag Content	0.75				1	
75%	b. Minimum 30% Flyash and/or Slag Content	0.75				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 Ground 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	
Yes	**6. Radon Testing and Correction or Radon Resistant Construction**	1			1		
	Total Points Available in Foundation = 10	9.5					
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 Cimate 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
Yes	b. System Has Smart Controllers	3					3
No	**7. Compost and Recycle Garden Trimmings on Site**						1
50%	**8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**	1					2
50%	**9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing**	0.5				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	24.5					

62 Santa Maria Ave., Portola Valley, CA 94028		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE			**Possible Points**				
	1. Optimal Value Engineering						
50%	a. Place Rafters & Studs at 24-Inch On Center Framing	0.5				1	
50%	b. Size Door & Window Headers for Load	0.5				1	
50%	c. Use Only Jack & Cripple Studs Required for Load	0.5				1	
	2. Use Engineered Lumber						
50%	a. Engineered Beams & Headers	0.5				1	
50%	b. Insulated Headers	0.5		1			
50%	c. Engineered Lumber for Floors	0.5				1	
50%	d. Engineered Lumber for Roof Rafters	0.5				1	
50%	e. Engineered or Finger-Jointed Studs for Vertical Applications	0.5				1	
50%	f. Oriented Strand Board for Subfloor	0.5				1	
50%	g. Oriented Strand Board Wall and Roof Sheathing	0.5				1	
	3. FSC Certified Wood						
50%	a. Dimensional Lumber, Studs, and Timber	2				4	
50%	b. Panel Products	1				2	
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
50%	a. Floors	2		2		2	
50%	b. Walls	2		2		2	
50%	c. Roofs	2		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		
Yes	b. Install Garage Exhaust Fan OR Have a Detached Garage	1			1		
No	**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						
Yes	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits	1				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	18					
E. EXTERIOR FINISH			**Possible Points**				
50%	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**	1				2	
No	**2. Rain Screen Wall System Installed**					2	
50%	**3. Durable & Noncombustible Cladding Materials**	0.5				1	
50%	**4. Durable & Fire-Resistant Roofing Materials or Assembly**	1				2	
	Total Points Available in Exterior Finish = 7	2.5					
F. INSULATION			**Possible Points**				
	1. Install Insulation with 30% Post-Consumer Recycled Content						
50%	a. Walls and Floors	0.5				1	
50%	b. Ceilings	0.5				1	
	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
50%	a. Walls and Floors	0.5			1		
50%	b. Ceilings	0.5			1		
50%	**3. Inspect Quality of Insulation Installation before Applying Drywall**	0.5		1			
	Total Points Available in Insulation = 5	2.5					

62 Santa Maria Ave., Portola Valley, CA 94028		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
No	c. Install On-Demand Circulation Control Pump			1			1
75%	**2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)**	1.5					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
75%	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi	2.25					3
75%	c. Bathroom Faucets Use ≤ 1.5 gpm	1.5		1			1
Yes	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	Y					R
	Total Points Available in Plumbing = 13	**7.25**					
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			
Yes	b. Conduct Diagnostic Testing to Evaluate System	2		2			
Yes	c. Conduct Flow Hood Test and Assess Delivery of Air	1		1			
Yes	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal	1		1			
Yes	**2. Design and Install HVAC System to ACCA Manuals J, D and S**	4		4			
	3. Sealed Combustion Units						
Yes	a. Furnaces	2			2		
Yes	b.Water heaters	2			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						
Yes	a. New Ductwork and HVAC unit Installed Within Conditioned Space	1		1			
Yes	b. Duct Mastic Used on All Ducts, Joints and Seams	1		1			
Yes	c. Ductwork System is Pressure Relieved	1		1			
Yes	**7. High Efficiency HVAC Filter (MERV 6+)**	1			1		
No	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**				1		
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
50%	a. ENERGY STAR Bathroom Fans Vented to the Outside	0.5			1		
50%	b. All Bathroom Fans are on Timer or Humidistat	0.5			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						
Yes	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)	1			1		
Yes	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	1			1		
Yes	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	2		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	**24**					
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						

62 Santa Maria Ave., Portola Valley, CA 94028		Points Achieved	Community	Energy	IAQ/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)						
TBD	a) Attic Insulation up to or Exceeding Current Code			1			
TBD	b) Crawl Space Insulation up to or Exceeding Current Code			1			
TBD	c) Wall Insulation up to or Exceeding Current Code			1			
TBD	d) High Efficiency Furnace (90% AFUE Minimum)			1			
TBD	e) Seal Ducts and Duct Leakage is <15%			1			
TBD	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
TBD	h) High Efficiency Water Heater ≥.62EF			0.5			
TBD	i) Radiant Barrier in Attic			0.5			
TBD	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5			
TBD	k) Duct insulation to Code			0.5			
TBD	l) Programmable Thermostat			0.5			
TBD	m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			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+**			
No	**4. Design and Build Zero Energy Homes**			5			
Yes	**5. Comprehensive Utility Bill Analysis**	1		1			
	Total Points Available in Building Performance = 16+	1					
K. FINISHES					**Possible Points**		
No	**1. Entryways Designed to Reduce Tracked in Contaminants**				1		
	2. Low/No-VOC Paint						
50%	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)	0.5			1		
50%	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))	1			2		
50%	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**	1			2		
50%	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**	1			2		
50%	**5. Recycled-Content Paint**	0.5				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						
75%	a. Cabinets	0.75				1	
75%	b. Interior Trim	0.75				1	
75%	c. Shelving	0.75				1	
≥90%	d. Doors	1				1	
75%	e. Countertops	0.75				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						
75%	a. Doors	0.75			1		
75%	b. Cabinets and Countertops	1.5			2		
75%	c. Interior Trim and Shelving	0.75			1		
Yes	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	3			3		
	Total Points Available in Finishes = 21	14					
L. FLOORING				**Possible Points**			
50%	**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.*	2				4	
50%	**2. Thermal Mass Floors**	0.5		1			
50%	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**	1			2		
	Total Points Available in Flooring = 7	3.5					

62 Santa Maria Ave., Portola Valley, CA 94028		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
M. APPLIANCES AND LIGHTING			**Possible Points**				
Yes	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)**	2		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
Yes	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)	2					2
	3. ENERGY STAR Refrigerator Installed						
Yes	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**	1		1			
Yes	b. ENERGY STAR Qualified & < 20 cu.ft Capacity **(Mutually Exclusive with J3)**	1		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	
Yes	**6. Verification of Entire Electrical System**	2				2	
75%	**7. Energy Efficient Lighting**	0.75		1			
Yes	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**	1				1	
50%	**9. Lighting Controls Installed**	0.5		1			
	Total Points Available in Appliances and Lighting = 13+	**13.25**					
N. OTHER			**Possible Points**				
No	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	N		R			
No	**2. Develop Homeowner Manual of Green Features/Benefits**			1			1
	3. Hazardous Waste Testing						
Yes	a. Lead Testing Interior, Exterior and Soil	1			1		
Yes	b. Asbestos Testing and Remediation	1			1		
Yes	**4. Gas Shut Off Valve (motion/ non-motion)**	2			1	1	
	Total Points Available in Other = 6	**4**					
P. INNOVATIONS			**Possible Points**				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
No	1. Cool Site		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						
Yes	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil	1				1	
50%	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	0.5			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						
50%	a. Engineered Beams and Headers	0.5				1	
50%	b. Insulated Engineered Headers	0.5				1	
50%	c. Wood I-Joists or Web Trusses for Floors	0.5				1	
50%	d. Wood I-Joists for Roof Rafters	0.5				1	
50%	e. Engineered or Finger-Jointed Studs for Vertical Applications	0.5				1	
50%	f. Roof Trusses	0.5				1	
	E. Exterior Finish						
≥50%	1. Green Roofs (25% or Roof Area Minimum)	4	2	2			

62 Santa Maria Ave., Portola Valley, CA 94028		Points Achieved	Community	Energy	IAQ/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
50%	4. Composting or Waterless Toilet	0.5					1
Yes	5. Install Drain Water Heat-Recovery System	1		1			
	H. Heating, Ventilation and Air Conditioning (HVAC)						
Yes	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)	1			1		
	I. Renewable Energy: No Innovation Measures At This Time						
	J. Building Performance						
Yes	1. Test Total Supply Air Flow Rates	1		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				
No	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.						
No	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
No	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
	Total Points Available in Innovation = 26+	13					
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**	**14.0**	**32.0**	**33.0**	**43.0**	**31.0**

Architectural and Site Control Commission **July 14, 2014**
Special Joint ASCC/Planning Commission Site Meeting, 123 Pinon Drive, Donahue

Vice-Chair Ross called the special site meeting to order at 4:05 p.m.

Roll Call:
ASCC: Breen, Clark, Harrell, Ross
ASCC absent: Koch
Planning Commission: Hasko, McKitterick, Targ, Von Feldt
Town Council Liaison: None
Town Staff: Interim Town Planner Kristiansson

Others present relative to the proposal for 123 Pinon Drive:
Jason Donahue, property owner
Cynthia Richardson, representing 127 Pinon Drive

Kristiansson presented the July 10, 2014 staff report. She advised that the property owner had considered roof-mounted solar panels but was unable to install them because of the roof materials and roof form. Due to a combination of factors, including north-facing slopes, a creek running through the property and associated flood-plain, and existing vegetation, the property owner determined that the best location for the solar panels would be in the side yard setback. The panels were proposed to be located in an inactive Westridge trail easement between an existing property line fence and a retaining wall along the driveway. The Westridge Association had already reviewed and approved the project, with the requirement that the property owner lease the easement for the solar panel use. Because the solar panels would be located in the required side yard setback, a variance was required. Kristiansson noted that Planning Commissioners would be able to provide preliminary comments during this site meeting, and that the ASCC could make its recommendation to the Planning Commission concerning the variance at its regular evening meeting. The Planning Commission would then be able to take action on the variance at its August 6 meeting.

The ASCC considered the staff report and the following project plans and supporting materials:

Plans prepared by Harmony Solar and dated 4/1/14 unless otherwise noted:
Sheet P1, Site Plan and Cover Sheet
Sheet P2, Ground Mount Plan
Sheet P3, Electrical Diagram, dated 2/10/14
Sheet P4, Array Wiring Plan
Sheet P5, NEC Signage, dated 2/10/14
Sheet P6, Module Data Sheet, dated 2/10/14
Sheet P7, Inverter Data Sheet, dated 2.10.14
Sheet P8, Mount Data Sheet, dated 2/10/14

Additional supporting materials:
- Letter from property owner Jason Donahue, dated May 27, 2014 (attached)
- Approval letter from the Westridge Architectural Supervising Committee, dated May 19, 2014
- Letter from neighbor Joan Platt at 127 Pinon Drive, dated May 2, 2014

Property owner Jason Donahue provided the following information to the Commissioners:

- He had been working on installing solar panels at the property for over a year, and started by looking at a roof-mounted installation but was told it would not be feasible. First, the roof has a number of smaller roof surfaces, which would require the array to be split across difference surfaces and would not be efficient. Also, solar panels could not be installed with the existing roof material, so the roof would need to be replaced.
- The proposed location would also be less visible to neighbors than other areas on the property, and less visible than roof-mounted panels.
- The design for the ground-mounted array was adjusted to accommodate requests from the adjacent neighbor at 127 Pinon Drive. In particular, the array was originally designed to be three panels high, but was reduced to two panels in order to keep the top of the array at least 8" below the top of the wood fence. The mounting equipment for the array would be painted black, and three shrubs would be planted near the end of the array as screening.
- To improve the efficiency of the panels, about 10' should be trimmed from the canopies of the mature oaks across the driveway, and the small oaks growing across the fence would need to be trimmed up.

Commissioners walked the site to view the property, potential other locations for the array, and the roof form of the house. During the walk, the following additional facts were mentioned:

- Mr. Donahue said that he had talked with the neighbors on the other side of the property about the solar panel project as well, and they had no objections.
- The solar array would produce approximately 9 KW of energy and would provide about 80% of the power needed for the house. The energy produced is intended for the house.

Cynthia Richardson, representing Joan Platt at 127 Pinon Drive, said that the existing oaks along the property line fence had been planted to screen views of the house from the driveway. She noted that her client would likely object to those trees being trimmed straight up from the fence as that could affect their health. Mr. Donahue said that the trees would only need to be trimmed from the top of the solar array, which is several feet in from the fence.

Commissioners offered the following comments:

- The mature trees across the driveway from the proposed solar array location are Blue Oaks or Blue/Valley hybrids, and can be fragile. Trimming should be limited to the tall oak closest to the house and the smaller oak next to it, and the largest oaks should not be trimmed for this project, although they could be pruned as necessary for their health. The birches in front of the house could be trimmed or removed; replacement birches in a wetter location would likely do better.
- Moving the solar panels somewhat west of the proposed location might allow for a more efficient installation without the need to trim the oaks. Also, the applicant might want to consider expanding the application to include more land to the west, so that if he wanted to expand the solar array at a later date, he could do so without needing to apply for another variance.

- The solar panels would be impervious and could concentrate rainwater close to the retaining wall. It will be important to be sure that the existing drainage system could handle the change in conditions.

Adjournment

The special site meeting was adjourned at approximately 5:00 p.m.

Architectural and Site Control Commission **July 14, 2014**
Regular Evening Meeting, 765 Portola Road, Portola Valley, California

Vice Chair Ross 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, Ross
Absent: Harrell, Koch
Planning Commission Liaison: Hasko
Town Council Liaison: Derwin
Town Staff: Assistant Planner Borck, Interim Town Planner Kristiansson

Oral Communications

Oral communications were requested, but none were offered.

Follow-up Architectural Review and Revisions to Previous Approvals for Residential Additions and Remodeling and Detached Guest House, 25 Bear Gulch Road, Richardson

Borck presented the July 14, 2014 staff report on this follow-up review and modifications to the previously approved project. She explained that the proposed project had been approved by the ASCC in March 2012 with a number of follow-up conditions for ASCC review prior to building permit issuance. She informed the ASCC that the building permit plans are currently under review with applicant-directed modifications that include reducing the scope of the approved guest house to a gazebo and remodeling the existing pool rather than installing a new pool. She noted that all conditions of the 2012 approval had been addressed in the plan submittal.

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

Architectural Plans by Hyland Design Group, dated 4/7/14
Sheet A0, Cover Sheet
Sheet A1, Site Plan
Sheet A2, Existing Floor Plans
Sheet A3, Proposed Lower Floor Plan
Sheet A4, Proposed Upper Floor Plan
Sheet A5, Exterior Elevations
Sheet A6, Exterior Elevations
Sheet A7, Gazebo Floor Plan/Exterior Elevations
Sheet A8, Vent Calculations
Sheet E/M1, Electrical Plan
Sheet T24.1, Title 24
Sheet GB1, Build It Green Checklist

Landscape Plans by Zeterre Landscape Architecture, dated 4/14/14, unless otherwise noted
Sheet L1.0, Title Sheet
Sheet L2.0, Construction Layout Plan

Sheet L3.0, Construction Details 1
Sheet L3.1, Construction Details 2, dated 6/4/14
Sheet L4.0, Lighting Plan, dated 6/4/14
Sheet L5.0, Planting Plan, dated 6/4/14
Sheet L6.0, Planting Specifications
Sheet L7.0, Irrigation Plan
Sheet L8.0, Irrigation Specifications

Civil Plans by DMG Engineering, Inc.
Sheet C1, Grading and Drainage Plan, dated 4/24/14
Sheet C2, Grading and Drainage Plan (BMPs), dated 4/2/14

Survey Plan by MacLeod & Associates
Sheet 1 of 1, Topographic Survey Plan, dated 1/26/12

In addition to the plans, the follow-up submittal included the information listed below:

- Transmittal letter from Hyland Design Group, dated 4/22/14
- Transmittal letter from Zeterre Landscape Architecture, dated 4/15/14
- Arborist letter by Fred Jungbluth, dated 6/6/14
- Arborist report by Fred Jungbluth, dated 5/12/14
- Exterior lighting cut sheets, received 5/13/14
- Colors and materials sheet, received 5/13/14

Natalie Hyland, project designer, was present to discuss the project with ASCC members. She summarized the changes that had been made to the proposal.

In response to questions, Ms. Hyland stated that:

- The proposed lights on the balcony could be moved to the railing.
- The lighting plan included locations of both existing and proposed exterior lighting.
- The gazebo lights will be downlights and cut sheets would be provided.

Public comments were requested, but none were offered.

ASCC members briefly discussed the proposed modifications and follow-up submittal. Breen stated that a less-invasive replacement for the Pride of Madeira should be selected and that the entry gate columns appear "chunky." Clark suggested that the column material could be changed from stone to a stucco surface matching the siding on the residence. Ross stated that the balcony lights should be eliminated as they are not required by the building code.

Following discussion, Clark moved, seconded by Breen and passed (3-0) to approve the follow-up plans and modifications with the following conditions:

1. The exterior lighting plan shall be modified to eliminate all lighting at the home's upper level.

2. Cut sheets for the gazebo downlight fixture shall be submitted prior to building permit issuance to the satisfaction of Planning staff.

3. A final tree protection plan that includes all recommendations of the project arborist in his report dated 5/12/14 shall be submitted to the satisfaction of Planning staff prior to building permit issuance.

4. Samples of the proposed autocourt and entry path pavers shall be submitted to the satisfaction of Planning staff prior to building permit issuance.

5. The landscape plan shall be modified with a non-invasive replacement for the Pride of Madeira.

6. The gate columns shall not exceed two feet in width and shall be finished in colors and materials to match the house siding.

Architectural Review for Carport Enclosure, 2 Ohlone, Down

Borck presented the July 14, 2014 staff report on this proposal for approval of plans for a carport enclosure on the subject Portola Valley Ranch property. She stated that the project had been approved by the Ranch design committee and appeared to meet the requirements for enclosures under the PUD design guidelines.

ASCC members considered the staff report and the following project plan and materials:

- Sheet: G-1, Floor Plan & Elevations by Jon Jang, dated 5/19/14
- Color image of existing carport (to be available at ASCC meeting). The photograph shows the existing carport views along Ohlone and an image of the dark bronze window frame that will be used, dated 5/19/14
- Ranch Design Committee conditional approval letter dated 2/14/14

Jon Jang, project architect, was present to discuss the project with ASCC members.

Public comments were then requested, but none were offered.

Following a brief discussion, Breen moved, seconded by Clark and passed (3-0) to approve the project with the following condition:

1. A detailed construction staging plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance.

Architectural Review for Workshop, 1 Indian Crossing, Portola Valley Ranch

Kristiansson presented the July 10, 2014 staff report for this item. She described the geologic constraints to development in the area and noted that the proposed site was the only area near the existing corporation yard and Ranch House which was located on stable land per the Town's Ground Movement Potential Map and recent research conducted by the Town Geologist. Kristiansson advised that, as set forth in the staff report, the workshop proposal appeared to be consistent with Ranch PUD Statement. She also noted that the Ranch design committee had reviewed and approved the project.

The ASCC considered the staff report and the following project plans and materials in the submittal packet titled "Portola Valley Ranch Maintenance Workshop" and dated 6/17/14:

Page 1: Title page
Page 2: Site view
Page 3: Site view – Relative to fault zones
Page 4: Site view Close-up
Page 5: Shows existing relative contours and drainage
Page 6: Existing Site View (Closeup), shows proposed relative contours and drainage
Page 7: Front and side elevations
Page 8: Floor plan
Page 9: Light fixture design

Bob McCowan of the Ranch Infrastructure Committee and Craig Sander were present to discuss the project with the Commission. In response to questions, they noted the following:

- The grading at the southwest corner of the workshop could be adjusted to eliminate the need for the guard rail.
- The proposed light fixture could be used with LED or fluorescent bulbs and would not need to be incandescent.

Public comments were requested, but none were offered.

The ASCC briefly discussed the project. Breen moved to approve the project with the following conditions to the satisfaction of planning staff prior to building permit issuance:

1. The applicant shall comply with the condition of approval set forth in the June 26, 2014 letter from the Town Geologist.
2. The project shall be modified to adjust the grading at the southwest corner of the workshop in order to eliminate the need for the railing.
3. The bulbs used with the light fixtures shall not be brighter than a 75 Watt incandescent bulb and shall be either LED or fluorescent.
4. An arborist's report shall be provided that identifies any potential impacts to the health of nearby trees due to construction or the location of the workshop. The report shall also recommend mitigation measures to protect the trees, and those measures shall be incorporated into the project.
5. A tree protection and construction staging plan shall be developed and provided.

Architectural Review for Detached Studio and Detached Guest House, 465 Golden Oak Drive, Hicks

Borck presented the July 14, 2014 staff report on this proposal for approval of plans for a 385 sf detached studio and a 750 sf detached guest house on the subject 1-acre Alpine Hills subdivision property. She stated that the proposed structures fully complied with all height, setback, and floor area limits. She advised that the proposed landscaping plan included screening trees and plants for the studio, and that an area of grapevines were proposed at the guest house. She noted that the downhill neighbor had expressed concerns about the proposed studio and its visibility from the autocourt, deck and kitchen window. The guest house

would be visible to the uphill neighbor. Both neighbors had submitted letters to the ASCC expressing their concern over the view relationships.

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

Architectural Plans by Metropolis Architecture, dated 6/20/14:

Sheet A1, Proposed Site Plan/Project Info
Sheet A2, Proposed Guest House Floor Plan, Elevations and Section (includes exterior lighting)
Sheet A3, Proposed Studio Floor Plan, Elevations, and Section (includes exterior lighting)

Landscape Plans by Ransohoff, Blanchfield, and Jones, dated 6/20/14:

Sheet L1, Landscape Master Plan
Sheet L2, Grading & Lighting Plan
Sheet L3, Coverage Calculations

In addition to the plans, the project submittal included the following information and correspondence:

- Outdoor Water Efficiency checklist, dated 5/19/14
- Exterior lighting fixture cut sheets, received 5/20/14
- Colors and materials board, received 6/23/14
- Completed Build It Green Checklist for the studio with 28 points proposed, received 5/20/14
- Completed Build It Green Checklist for the guest unit with 61 points proposed, received 5/20/14
- Email from Bill and Judy Leckonby, 455 Golden Oak Drive, received 7/8/14
- Email from Julia and Ravi Thomas, 475 Golden Oak Drive, received 7/14/14

Larry Kahle, project architect, and Paula Blanchfield, project landscape architect, were present to discuss the project with ASCC members. Mr. Kahle clarified that the applicants did meet with the neighbors. He explained that the applicants sought a design for the accessory structures that worked with the existing house and that the studio had been sited to work with side and front yards. He also submitted an updated color board that included the proposed windows and roofing material for the studio.

Ms. Blanchfield discussed the landscape layout plan, stating that the driveway expansion would alleviate the maneuvering difficulties currently experienced on site. She also explained the screening strategy that would include planting multi-branched oaks with lower-level foliage and Myrica to soften views up to the studio by the downhill neighbor. She noted that she would be willing to work with the uphill neighbors concerning screening for the guest house.

Clark asked Borck if staff had discussed the double-access driveway and possible removal of the additional entry with the applicant. Borck stated that she had mentioned this during the pre-application meeting, and that the Public Works Director stated that he had no objections to it remaining in place.

Breen inquired about the rear property line fencing and if consideration had been given to removing the non-native trees within the Blue Oak forest on the downhill slope. Ms. Blanchfield stated that the rear yard fencing was existing. She advised that the applicants had previously had an arborist review the trees on the property and the property owner had been working on implementing the recommendations starting with the upper slope. They had not yet started on the downhill slope but would likely want to keep some of the trees as they do provide screening for the downhill property. Breen expressed that she supported looking at the lower hillside to remove non-natives and restore the native vegetation.

Ross asked about the possibility of lowering the finished floor elevations. Mr. Kahle explained that he had discussed lowering the elevations of the studio with the applicant and that they were agreeable to doing so. He stated that lowering the guest house finished floor would be more difficult due to the cross-slope. In response to a question from Breen, Mr. Kahle said that the plate height for the guest house was eight feet in the back and nine feet in the main area.

Ross asked about the small window on the east elevation of the studio and whether they had considered eliminating the window given the privacy issues relative to the downhill neighbor. Mr. Kahle clarified that the window was for natural light, but could be removed.

Breen inquired whether locating the studio in the rear of the property had been considered. Mr. Kahle stated that they had explored that, but with the steep drop-off of the hillside and the desire to maintain certain distances from the other structures, that it was not a viable option.

Public comments were then requested.

William Leckonby, 455 Golden Oak Drive, stated that he would like screening planting for the guest house. He requested that the plantings be mature and installed early on in the construction process so that at the time of final inspections, the structure would be well-screened.

David Thomas, 475 Golden Oak Drive, stated that he appreciated the architects' work on the proposed project. He noted that he understands the challenges of the site and slope. He summarized his main concerns as the potential impacts to privacy from the studio, including the east elevation window, the apparent mass of the structure, and the loss of the slope as a buffer between properties. In addition, the studio would block light entering the downhill property. He stated that he understood the property owners' desire to create a private area but a shorter fence could serve the same function.

Julia Thomas, 475 Golden Oak Drive, expressed her concern over the fundamental change of the environment and loss of privacy by locating the studio on the slope. She stated that the studio would be looking down on their property, be an imposing structure, and did not comply with the Design Guidelines, as she explained in detail in her letter to the ASCC. She added that in regards to the Blue Oak forest, she did not desire any more planting on that slope.

Breen asked the Thomas's about their discussions with the applicants.
Ravi Thomas, 475 Golden Oak Drive, stated that the story poles went up first, they then received the notice of the project from the Town on July 7th, and were then contacted by the applicants. As they were out of town, they were not able to meet with the applicants until July 10th. The more they looked at the story poles and thought about t he project, the more concerned they became. He stated that the structure would look like an 18-foot wall when previously they had the slope as a buffer for privacy, and that it "doesn't feel right."

Julia Thomas added that meeting with the applicants at such a late point in the design process made it seem like there was no opportunity for their comments and concerns to be addressed.

Mrs. Michael, 465 Golden Oak Drive, stated that her daughter (the applicant) was excited about the project and did not feel she was "entitled" to build it.

Commissioners then discussed the project. Clark asked whether the studio could be shifted closer to the main residence and suggested that the studio's east elevation window could be eliminated. Regarding the guest house, he suggested that the screen planting could be completed early in construction.

Breen stated that she would have appreciated a site meeting for the proposal because it is a complicated site, even though this is a relatively small project. Concerning the studio, she said it should be pulled in closer to the residence if it could not be moved to the back of the property. She suggested that the guest house be lowered a few feet and that the screen planting should be along the fence line, be mature, and be planted early. Regarding the studio screen planting, she stated that she would like to see only toyon on the east side at the Blue Oak forest.

Ms. Blanchfield explained the plant selection strategy in seeking species that were deer resistant, had significant screening properties, and were appropriate for a forest environment. In response, Breen stated moving the studio closer to the house would provide more space to accommodate the proposed species and would benefit both the applicant and the downhill neighbor. She also stated that she had noted a significant amount of exterior, non-conforming lighting at the rear entertainment area. She suggested that a comprehensive lighting plan was needed for the entire site. Mr. Klahe said that he would need to discuss moving the studio location with the owners, but in any case, it could not be moved more than a few feet or it would be too close to the main house.

Ross agreed that the potential impacts to the downhill neighbor could be lessened by moving the studio closer to the house, lowering it closer to grade, and removing the east elevation window. He stated that lowering the guest house one to two feet would give it a much better sense of being tucked into the site. He said that he did not see the feasibility of moving the studio to the rear of the property due to the slope and that the front gate should not have any lighting installed on it. Ross also questioned the density of the Blue Oak forest and what effect a 24-inch box live oak could have on the canopy. Breen suggested that if the studio was pulled back, the existing oaks that would be removed otherwise could remain instead of planting a new oak.

Following discussion, Breen moved, seconded by Clark and passed (3-0) to approve the project with the following conditions to be met, unless otherwise noted, to the satisfaction of two designated ASCC members and staff:

1. The two proposed downlights at the pedestrian gate shall be eliminated. All existing flood-type lighting on the existing residence shall be removed prior to final inspections.

2. A comprehensive site lighting plan shall be submitted that includes all existing and proposed lighting. The plan shall identify all lighting in the patio/entertainment area, including non-conforming lights such as the "string" lights, and all non-conforming lighting shall be noted to be removed.

3. The east elevation window on the studio shall be eliminated.

4. The finished floor of the studio shall be lowered closer to grade.

5. The studio shall be moved a minimum of four feet closer to the existing residence, and the landscape screening plan shall be revised accordingly.

6. The highest ridge of the guest house shall be lowered by two feet.

7. The landscape screen planting for the guest house shall be located along the fence, include mature specimens, and be planted early in the construction schedule (this fall). Additionally, the plan shall be shared with the neighbor at 455 Golden Oak Drive for comment.

8. Any lighting proposed in the area of the guest house skylight shall be downward-directed and mounted below the skylight.

9. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance.

Architectural Review of Variance X7E-137 for Placement of Ground-Mounted Solar Panels within the Side Yard Setback, 123 Pinon Drive, Donahue

Kristiansson presented the July 11, 2014 staff report on this review of the proposed variance request to allow a ground-mounted solar panel array in the side yard setback. 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.) In particular, Kristiansson advised that the main concern raised at the site meeting related to trees and potential impacts of trimming on the significant Blue and Blue/Valley oaks on the south side of the driveway. She also noted the concern raised about impacts on the retaining wall drainage from the impervious surface of the panels.

ASCC members had no questions, and public comments were requested.

Cynthia Richardson, representing Joan Platt at 127 Pinon Drive, stated that her client had no objection to trimming the oaks located on her property adjacent to the proposed solar panel location and that she would like to hire McClenahan's to do the trimming and be responsible for it. Mr. Donahue thanked her and stated that he appreciated Ms. Platt's support and would coordinate with her.

Commissioners then discussed the project and stated that they recommended approval of the variance with the following suggestions:

- Trimming of the Blue and Blue/Valley oaks relative to this project should be limited to the two closest to the house and the live oak. Commissioners noted that because the Blue and Blue/Valley oaks are deciduous, they will have less impact on the array in winter.
- To improve efficiency of the array without additional tree trimming, the applicant should consider shifting the array to the west.

- The ASCC would support allowing additional solar panels to the west of the proposed array.

Commission and Staff Reports

Kristiansson advised the ASCC about a number of ongoing projects, including the following:

- The meeting with the project team for 1260 Westridge Drive would take place on Friday, July 18th, and that Koch, Breen, Plunder, Murphy, and Vlasic would attend.
- The Sequoias were developing plans to remove some redwoods located in the interior of the property that were impacting buildings and walkways. She stated the plans also include some minor building modifications.
- The applicants for the Sausal Creek subdivision were exploring possible revisions to the approved project.
- CalWater was exploring potentially consolidating the two pump stations on Portola Road into one larger facility, and that this would require CUP approval.

Ross inquired if there was an update on the Gillett project in relation to the neighboring CalWater property. Staff confirmed that there has been no further communication on the matter.

Clark advised that he had reviewed and approved with Kristiansson a new location for the portables at the Priory.

Ross reported that a mock-up of the clerestory cove lighting for 7 Veronica will be completed at the time of framing for nighttime review by a designated ASCC member.

Minutes

Breen stated that the 5/27/14 minutes did not reflect her recusal on the project at 20 Russell Avenue. Breen then moved and Clark seconded to approve the 5/27/14 minutes as amended. The motion passed (2-0-1), with Ross abstaining.

Ross moved and Clark seconded to approve the 6/23/14 minutes. The motion passed (3-0).

Adjournment

There being no further business, the meeting was adjourned at 9:09 p.m.