TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, October 27, 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 for Electrification of Existing Entry Gate, 33 Grove Drive, Lands of Jernick, File#: 36-2014 *(Continued to undetermined date)*

   b. Architectural Review for New Residence, Detached Garage, Shed, and Pool, 110 Shawnee Pass, Lands of Wookey, File#: 37-2014

5. New Business:

   a. Architectural Review for Garage Remodel, 6 Stonegate Road, Lands of Heron, File#: 38-2014

   b. Architectural Review for New Barn, Arena Expansion, and Site Development Permit X9H-682, 15 Los Charros Lane, Lands of Sabel, File#: 41-2014

6. Commission and Staff Reports:

7. Approval of Minutes: October 13, 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: October 23, 2014

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

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

DATE: October 27, 2014

RE: Agenda for October 27, 2014 ASCC Meeting

The following comments provide an overview of the items on the October 27th agenda.

4a. ARCHITECTURAL REVIEW FOR ELECTRIFICATION OF EXISTING ENTRY GATE, 33 GROVE DRIVE, LANDS OF JERNICK, FILE #: 36-2014

This item has been continued to a date uncertain at the applicant's request. The applicant is considering redoing her driveway and also possibly revising the gate design or materials.

4b. ARCHITECTURAL REVIEW FOR NEW RESIDENCE, DETACHED GARAGE, SHED, AND POOL, 110 SHAWNEE PASS, LANDS OF WOOKEY, FILE #: 37-2014

The enclosed staff report provides a review of the proposed revised architectural plans for this project, which include changes to the plans that were presented at the October 13 meeting and a new conceptual landscape plan. The project team has responded to a number of comments from the ASCC's preliminary review meeting and these items are highlighted in the staff report. The revised plans do not include any changes to the rear chain link fence or plantings along the fence, however, and the ASCC will need to consider whether additional modifications or fence replacement would be appropriate.

5a. ARCHITECTURAL REVIEW FOR GARAGE REMODEL, 6 STONEGATE ROAD, LANDS OF HERON, FILE #: 38-2014

The enclosed staff report provides the background and evaluation of this request for approval of plans for repairing and remodeling an existing garage. Although the project does not propose any additional floor area, the site is located along the Portola Road scenic corridor, and therefore is subject to ASCC review. To approve this project, the ASCC would need to make a finding that the structure "will not be seen from Portola Road or that the existing and/or proposed planting consistent with the character and quality of the Portola Road corridor will largely obscure the project" (PVMC 18.58.020.D3a).

The garage will be remodeled to match the existing house, which was approved prior to adoption of the Town's light reflectivity value standards. The ASCC will therefore need to consider these colors and the vegetation along the Portola Road corridor in terms of the required finding. If the ASCC acts to approve the architectural review application, suggested conditions that could be part of that approval are included in the staff report.

5b. ARCHITECTURAL REVIEW FOR NEW BARN, ARENA EXPANSION, AND SITE DEVELOPMENT PERMIT X9H-682, 15 LOS CHARROS LANE, LANDS OF SABEL, FILE #: 41-2014

The enclosed staff report provides the background and evaluation of this request for approval of plans for construction of a new barn and expansion of an existing riding arena. Although review comments are incomplete from the Site Development Committee members, those received to date raise no significant issues. The project meets all setback, floor area, and height limits. If the ASCC acts to approve the architectural review application, suggested conditions that could be part of that approval are included in the staff report

encl./attach.

Approved by: Debbie Pedro, Planning Director

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

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: October 27, 2014

RE: Architectural Review for a New Residence, Detached Garage, Shed, and Pool, 110 Shawnee Pass, File #37-2014, Lands of Wookey

RECOMMENDATION

Staff recommends that the ASCC review the revised plans described below, consider the comments in this staff report and any additional comments which may be offered at the meeting, and approve the proposed project subject to the recommended conditions listed in Attachment 1 and any other conditions which may be necessary based on the ASCC's review.

BACKGROUND

On October 13, 2014, the ASCC conducted a preliminary review of this proposal for residential redevelopment of 1.03-acre property located at 110 Shawnee Pass. The staff report prepared for the October 13, 2014 meeting is attached and the minutes are enclosed. At the October 13th site meeting, the project team presented proposed design changes to the originally submitted plans that included:

- Shifting the home eight feet away from the northern property line;
- Reducing the breezeway/carport area to a small garden area, which would eliminate the two additional guest parking spaces;
- Lowering the height of the ridge line at the breezeway from approximately 17 feet to approximately 14 feet.

At the conclusion of the October 13th evening ASCC meeting, the Commission offered general support and preliminary comments for the project.. A number of comments were offered concerning the front yard landscaping plan and the existing chain link fencing along the rear property line.

The following enclosed revised plans, dated October 17, 2014, and transmittal letter, dated October 20, 2014, have been submitted to show the design changes presented at the October 13 meeting and to respond to the ASCC's preliminary comments:

Sheet T-0.1, Title Sheet
Sheet T-0.2, Build It Green Checklist, dated 6/25/14
Sheet SU1, Topographic Survey, by Lea & Braze, dated 4/28/14
Sheet A-1.1, Proposed Site Plan (includes exterior lighting)
Sheet A-1.2, Proposed Shed Plans & Exterior Lighting Cut Sheets
Sheet L-1, Landscape Plan
Sheet A-2.1, Proposed Floor Plans
Sheet A-3.1, Proposed Exterior Elevations

- Transmittal letter from CJW Architecture, dated 10/20/14

The following materials listed below that were considered at the 10/23 meeting are also still part of the application. These materials are not included with this report, but are available at town hall and will be available for reference as needed at the 10/27 meeting.

- Outdoor Water Efficiency Checklist, dated 8/29/14
- Colors/Materials Board (to be available at ASCC meeting), received 8/21/14

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

DISCUSSION

The plans under consideration for action include two main changes from the plans which were provided to the ASCC for preliminary review: 1) revised architectural plans to reflect 8' house shift which was presented at the October 13, 2014 meeting, and 2) a new landscape plan to respond to comments provided during the preliminary review. Each of these is discussed below.

Revised site and architectural plans

The submitted plans have been updated to include the eight-foot shift of the home away from the northern property line. This shift to the south includes the rear yard pool and patio improvements. As a result, the previously proposed carport/breezeway area has been reduced by eight feet in width and is now designated as a garden area; the two additional guest parking spaces have been eliminated. The height of the ridgeline of the breezeway has been reduced from approximately 17 feet to 14 feet. As discussed at the 10/13 meeting, moving the house further away from the northern property line will require less trimming of the existing oaks to accommodate the new structure and will also increase the buffer between the new residence and the neighboring property.

The site plan notes that the existing asphalt driveway will be resurfaced with permeable pavers. As required by the Section 15.12.310.A of the site development ordinance, the driveway surface must be asphalt or concrete for the first 20 feet measured from the edge of pavement of the existing road. The driveway/autocourt may be surfaced in pavers beyond this point. The site plan will need to be modified with the building permit, and a cut sheet or sample of the proposed pavers will need to be submitted for review and approval by staff (Conditions of

approval #1 and #2). Additionally, as discussed in the 10/13/14 staff report, a cut sheet or sample of the stone patio material will need to be submitted with the building permit.

New landscape plans

A conceptual landscape plan, Sheet L-1, has been submitted with the proposal and focuses primarily on the front yard. The proposed lavender fields remain in place with areas of native plantings providing a buffer between the lavender and the views from the street. The plan includes a list of shrubs and bulbs to be used in the area, but quantities, sizes, and specific locations have not been identified. The proposed plan shows planting beyond the front property line and into the public right-of-way which will need to be eliminated. While the plans continue to identify the three mature plums proposed for removal, they do not include the additional smaller plum trees directed by the ASCC to be removed. The plans do provide for a phasing out of the oleanders along the northern side property line, but do not state when the oleander removal would be complete. A final, detailed planting plan that addresses all of these issues will be needed with the building permit submittal.

The proposed fencing has been slightly modified to include a small extension from the existing fence at the northern side yard that will connect with the northern home elevation and that the existing front yard fencing is remain in place. However, the plans do not include any changes to the rear property line chain link fencing or the hedge-like plantings located along it. The ASCC had asked the project team to modify the chain link fence so that it conforms to Town height regulations and is more fitting in appearance with Portola Valley. Additionally, it was suggested that the landscaping in this area could be modified to remove some of the existing linear plantings and new, native plants could be installed randomly to enhance the screening of the fencing.

The attached transmittal from the project architect dated 10/20/14 (attached) states that the fence is not being proposed because the existing shrubbery will eventually block views of the fence, the fence is only visible to the Wookeys and their rear neighbors, and any replacement fence should be a joint project with the rear neighbors. The architect was not aware of whether the property owners had talked with the rear neighbors about the fence. The Town's fence ordinance limits fences in side and rear yard setback areas to no more than six feet in height, and the Design Guidelines call for reduced visibility of fences and gates "by using colors and materials that blend with the natural environment." The Design Guidelines also call for property owners to "avoid linear plantings" such as along a property line.

Section 18.43.080.C.2 of the Portola Valley Municipal Code gives the ASCC the ability to require modifications to existing fencing on a property when there is a "substantial modification of an existing residence or the site improvements of the property" and when the ASCC finds that the modified or replacement fencing will "not result in an adverse effect on neighboring properties and reasonably adheres to the purposes" of the fence ordinance. As a result, the ASCC can require changes to the existing chain link fence as part of this project. At a minimum, removal of the wire extensions should be required so that the fence conforms with the six-foot maximum height limit. The ASCC should consider whether additional modifications or fence replacement would be appropriate in this case.

CONCLUSION

Staff recommends approval of the proposed project subject to the conditions in Attachment 1. Prior to completing action on the architectural review, the ASCC should consider the above comments and any new information presented at the October 27, 2014 ASCC meeting.

Attachments

1. Recommended Conditions of Approval
2. Transmittal letter from CJW Architecture, dated 10/20/14
3. Staff report for preliminary architectural review, dated 10/13/14
4. Architectural plans, dated 10/17/14

Report approved by: Debbie Pedro, Planning Director

Recommended Conditions of Approval for a
New Residence, Shed and Pool
110 Shawnee Pass, Lands of Wookey, File # 37-2014

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

1. The proposed site plan shall be modified to show that the first twenty feet of driveway measured from the edge of pavement of the existing street or road shall be paved with asphalt or concrete.

2. The applicant shall submit cut sheets or samples for the proposed patio and driveway paving for review and approval by the Planning Director prior to building permit issuance.

3. A final, detailed planting plan addressing the issues set forth in the October 27, 2014 staff report shall be submitted for review and approval by a designated ASCC member prior to building permit issuance.

4. Wire extensions on the rear property line chain link fence shall be removed prior to building permit final inspections so that the fence conforms with the six-foot maximum height limit.

5. Elevation details for new fencing at the garden, rear of the breezeway, side of the garage, northern side of the house, and connecting from the existing front yard fencing to the southern corner of the new home shall be submitted for review and approval by a designated ASCC member prior to building permit issuance.

6. A construction staging and tree protection plan shall be submitted for review and approval by the Planning Director prior to building permit issuance.

Wookey Residence

110 Shawnee Pass, Portola Valley, CA 94028

Revisions for ASCC re-submittal:

- The original design submitted for review had a 20' carport between the proposed garage and the main residence. The carport has been eliminated, and the main residence has been moved 8'-0"closer to the garage, away from existing, mature oak trees. The original design was too close to the oaks and would have required severe pruning.
- The roof between the residence and the garage was reduced in depth substantially as it now only provides cover when walking from the house to the garage. The area in between is now primarily a "garden" space.
- The roof above the kitchen was extended to the south to gain an upper window into the kitchen. The main impact can be seen in the massing on the elevations.
- The rear deck and pool moved with the house 8' further south.
- A separate landscape plan was created to clearly show the intent for the project. The tress to be removes are shown, as well as areas to receive new landscaping (the legend calls out the proposed plant mix). A succession plan for the oleanders was noted on the landscape plan.
- Replacing the rear fence was considered and discussed. For the following reasons it is not being designated for replacement in our revised plan:
    - There is an extensive amount of shrubbery that has been planted and is designed to ultimately block any view of the existing fence.
    - The fence is only visible to the Wookeys and the neighbors behind them.
    - The fence is a property line fence shared by the neighbors and may have been installed by the neighbor. Replacing the fence would have an impact the neighbors and any replacement should be a joint project between the neighbors.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: October 13, 2014

RE: Preliminary Architectural Review for a New Residence, Detached Garage, Shed, and Pool, File #: 37-2014, 110 Shawnee Pass, Lands of Wookey

The ASCC will hold a special site meeting for preliminary review of this project starting at 4:00 p.m. on Monday, October 13th. That evening, preliminary ASCC architectural review will continue at its regular meeting. The ASCC's project review would then be continued to the regular October 27th meeting, at which time action may be considered for the project

This is a preliminary review of a proposal for residential redevelopment of a 1.03 acre property located at 110 Shawnee Pass. The site is located on the west side of Shawnee Pass, near the intersection of Cervantes Road (see attached vicinity map). The applicant proposes demolition of the existing single-story home, pool house, shed, and pool and construction of a new, partial two-story house with detached two-car garage, garden shed, and pool. The existing driveway entrance will be preserved and improved to accommodate four guest parking spaces.

The proposed new residence and detached garage would have a floor area of 4,837 sf, and the garden shed would be 228 sf. No basement is proposed. Floor area concentration in the main structures would be 4,418sf which is 85% of the total allowed floor area for the parcel, and therefore, no special ASCC floor area findings need to be made.

The plans call for 42 cubic yards of fill that will be used to create a more level landscaping area in the rear yard. As the total amount of earthwork outside of the building footprint is less than 50 cubic yards, no site development permit is required.

The project is shown on the following enclosed plans, unless otherwise noted, prepared by CJW Architecture, dated 8/18/14:

Sheet T-0.1, Title Sheet, dated 9/2/14
Sheet T-0.2, Build It Green Checklist, dated 6/25/14
Sheet SU1, Topographic Survey, by Lea & Braze, dated 4/28/14
Sheet A-1.1, Proposed Site Plan (includes exterior lighting)
Sheet A-1.2, Proposed Shed Plans & Exterior Lighting Cut Sheets

Sheet A-2.1, Proposed Floor Plans
Sheet A-3.1, Proposed Exterior Elevations
Unnumbered sheet, Proposed Garage Loft Floor Plan, received 8/29/14

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

- Outdoor Water Efficiency Checklist, dated 8/29/14 (attached)
- Colors/Materials Board (to be available at ASCC meeting), received 8/21/14

Story poles have been installed to facilitate the field evaluation. Following the preliminary review, project consideration should be continued to the next regular ASCC meeting to take place on October 27, 2014.

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

Background and project description

The subject property was created as part of the Arrowhead Meadows subdivision (Tract 761, May 29, 1958). The site currently contains a single-story residence with attached garage located within the front half of the property. The proposed new residence and detached garage would utilize a portion of the existing building pad, but the new house would be located approximately 10-24 feet closer to the front property line than the existing house. The pool, pool house, and shed in the rear yard will be demolished, and a new pool, hardscape, and garden shed will be constructed. The existing driveway access will be preserved and improved to accommodate up to four guest parking spaces.

The new residence will have a traditional ranch design with board and batten siding and stone veneer accent band. A majority of the new home will be single-level. A second story element containing two bedrooms and bathroom facilities will be located over the northern end of the structure. Dormer windows will be located over the living room area. The detached garage will be connected to the new home by a covered breezeway and contain an upper level loft storage area. The loft would have a maximum ceiling height of seven feet, and therefore, this storage area will not count as floor area. As shown on Sheet A-2.1, the loft will be accessed by internal stairs.

In the rear yard, a new garden shed will be constructed in the southwest corner of the property and is designed to match the style and materials of the new residence. The existing hardscape and pool will be removed, and new stone patios, covered wood decks, and a pool will be constructed. The established site is relatively flat, and the earthwork proposed for the project involves a minor amount of fill in the rear yard to provide for the new landscape areas. Two new low stone walls would extend north and south of the western end of the pool deck, creating the boundary of this new landscaping area.

The property is currently served by a septic system that will be preserved with the project. The proposed new residence is more than 200 feet from the nearest sanitary sewer line, and therefore, is not required to connect to sewer.

The site contains abundant screening vegetation on both side property lines. Existing trees on the rear neighbor's property provide some screening of views into the site as do the existing trees on the subject property. The proposed home and improvements will be minimally visible

from these neighboring properties. With the removal of the 15" acacia tree in the front yard and three plum trees along the street frontage, the new residence, located closer to the street, will be more visible than the existing structure. Some consideration could be given to including some screen planting within the front yard as the detailed planting plan is developed.

Compliance with floor area, impervious surface, height, and setback standards

The total proposed floor area is 5,065 sf and under the 5,197 sf floor area limit for the property. The proposed floor area of the main structures is 4,418 sf and right at the 85% floor area limit. The initial version of the plans exceeded the 85% limit by just over 100 sf, and the plans were revised to comply with the limit.

Sheet T-0.1 indicates that the existing impervious surface on the property is well over the 7,682 sf limit. With the demolition of much of the existing hardscape and redesign of the landscape on site, the proposed impervious surface will be reduced to 7,174 sf and is in compliance with the limit. This impervious surface calculation includes the proposed permeable pavers shown for the driveway autocourt, which will help to improve drainage and also improve the aesthetics of the front portion of the site.

The proposed maximum height of the residence is just under 27 feet at the second-story element. The maximum height of the garage is just over 21 feet, and the height of the garden shed is approximately 10 feet. All structures comply with the 28- and 34-foot height limits stipulated in Section 18.48.010 of the PVMC for the R-E/1A zoning district

The proposed house complies with rear and side yard setbacks, while taking advantage of the zoning ordinance averaging provision along the front elevation. In conformance with Section 18.52.050 of the PVMC, the covered entry porch would encroach a distance of seven and a half feet into the 50-foot front setback, and the bedroom at the northern end of the home would encroach a distance of three feet into the front setback, while the overall average setback of 50 feet is maintained by the entire structure. These features contribute to breaking up the front elevation massing, and placement of them in the front setback allows for a larger open landscape area in the rear yard. Both the detached garage and garden shed fully comply with all setbacks.

Exterior materials and finishes, exterior lighting

The architecture for the proposed house is of a traditional ranch design with board and batten siding and gabled roof forms. Six dormer windows are situated over the living room space, and no skylights are proposed. On the rear elevation of the home, there are several covered porches and a covered balcony at the second story bedroom. The small detached garden shed is subordinate to and architecturally consistent with the house.

The proposed finish treatments for the house and shed meet town reflectivity guidelines and include:

- Siding in a dark tan with LRV of approximately 30%
- Windows and trim in bronze with LRV of approximately 10%
- Stone veneer accent bands
- Composition shingle roofing in a charcoal tone

Paving for the front entry walk, rear patios, and driveway have not been specified and cut sheets will need to be submitted. The plans will also need to be revised so that the first 20 feet of driveway from the street connection are asphalt, as is required by Town regulations.

The proposed exterior lighting for the house and landscaping is shown on Sheet A-1.1 with cut sheets provided on Sheet A-1.2. The number and location of fixtures appears generally consistent with Town lighting guidelines with the exception of lighting at the entry porch and front garage elevation. Proposed lighting in these two areas could each be reduced to one fixture rather than two as proposed.

Landscaping, fencing, and construction staging

A proposed detailed planting plan has not yet been provided; conceptual planting areas are shown on Sheet A-1.1. The existing vineyard in the rear of the property will be preserved as well as many of the existing orchard trees. There are several existing fruiting olives, and the applicant should clarify if the olives will be harvested as these trees are on the Town's discouraged plant list.

A new vegetable garden is planned adjacent to the new garden shed. Large areas of lavender are proposed to replace the existing front yard lawn. No new sod lawn is currently proposed. Several existing plums, an acacia, and a magnolia tree will be removed with the project. There is an existing 29-inch oak with branches extending into the area of the two-story portion of the proposed home. An arborist should be consulted for the trimming of these branches during construction. A group of oleanders along the northern side property line provides existing screening; however, because they are an invasive plant, consideration should be given to removal.

A variation of wood and wire, solid board, chain link, and split rail fencing is located along much of the site's property lines. Fencing along the side and rear property lines is proposed to remain, and new fencing is proposed within the front yard setback area, at the breezeway and garage, and at the vegetable garden as indicated on Sheet A-1.1. The elevation detail for the proposed front yard picket-style fencing is presented on Sheet A-1.2. This style of fencing is identified as "domestic fencing" under Town regulations and must be set back at least 25 feet from the front property line. If the applicant desires fencing in the proposed front setback location, the design must conform to horse fencing standards, otherwise, the picket-style fence must be pulled back at least 25 feet from the front property line. Elevation details for the new vegetable garden, side yard fencing at the garage, and fencing behind the carport will need to be provided.

As the site is located in the near vicinity of Ormandale School, construction staging will be important during the school year. Deliveries of materials and equipment during the school year should be limited between the hours of 9:00 a.m. and 3:00 p.m., and a construction staging and tree protection plan will need to be submitted with the building permit.

"Sustainability" aspects of project

The project architect has provided the enclosed Build-It-Green checklist for new homes targeting 160 points for the project, whereas 123 points would be required under the Town's previous Green Building Ordinance. As the Commission is aware, the Town's Green Building

Ordinance is currently not in effect due to the adoption of the Cal Green Code 2013 that superceded it as of January 1, 2014. Staff will be working with the Town Council in the future to determine if a new green building ordinance should be developed, and in the mean time, staff requests that all ASCC applications include a completed Build-It-Green checklist.

Conclusion and next steps.

The ASCC should conduct the 10/13/14 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect make any plan adjustments or clarifications that members conclude are needed before the ASCC considers final action on the application. Project review should then be continued to the regular October 27, 2014 ASCC meeting.

Attachments

1. Vicinity Map
2. Outdoor Water Efficiency Checklist, dated 8/29/14
3. Architectural plans submitted by the applicant on September 3, 2014

Report approved by: Debbie Pedro, Planning Director

Attachment 4

Wookey Residence

ATIONS

AD	EXPANSION	EXP	PAINTED	PTD	
AP	EXPANSION JOINT	EXP JT	PANIC BAR	PB	
ACOUST	EXTENSION	EX	PARTITION	PTN	
ADH	EXTERIOR	EXT	PERFORATED	PERF	
ADJ			PLASTER	PLAS	
AGGR	FACE OF	FO	PLASTIC	PLSTC	
AC	FIBER BOARD	FB	PLYWOOD	PLY WD	
AL	FINISH	FIN	POINT	PT	
AB	FIRE ALARM	FA	POLISHED PLATE GLASS	PPGL	
AB	FIRE EXTINGUISHER	F.E.	POLYVINYL CHLORIDE	PVC	
ADJ	FIRE EXTINGUISHER CABINET	F.E.C.	POUNDS PER SQUARE FOOT	PSF	
AGR	FIRE TREATED	F.T.	POUNDS PER SQUARE INCH	PSI	
ASPH	FLASHING	FL	PRE-CAST CONCRETE	PC	
AC	FLAT BAR	FB	PROPERTY	PROP.	
	FLAT HEADED WOOD SCREW	FHWS	PROPERTY LINE	PL	
	FLOOR	FLR			
CURVE ENG	FLOOR DRAIN	FD	RADIUS	R	
EM	FLOORING	FLG	REDWOOD	RWD	
ENG	FLOW LINE	FL	REFRIGERATOR	REF	
ED	FLUX PROVIDENT	FLUOR	REINFORCED CONCRETE PIPE	RCP	
PM	FOOTING	FTG	REINFORCING	REINF.	
NDG	FOUNDATION	FDN	REQUIRED	REQD	
			RESILIENT	RESIL	
	GAGE OR GAUGE	GA	RESISTANT	RES	
CAD	GALVANIZED	GALV	ROOF DRAIN	RD	
CB	GALVANIZED IRON	GI	ROOM	RM	
GP	GLASS	GL	ROUND HEADED WOOD SCREW	RHWS	
CL	GLUE-LAM BEAM	GLB	RIGHT OF WAY	R.O.W	
OP	GRADE	GR			
CB	GROUND	GRND	SCHEDULE	SCHED	
CLG	GYPSUM	GYP	SECTION	SECT	
CEM			SELECT	SEL	
CTR			SHEATHING	SHTHG	
T TO C	HANGER	HGR	SHEET	SHT	
CER	HARDBOARD	HDBD	SIMILAR	SIM	
CTF	HARDWARE	HDW	SINGLE ACTING	SA	
CTG	HARDWOOD	HDWD	SLOPE	SL	
CUR	HEADER	HDR	SOLID CORE	SC	
CLOS	HEATER	HTR	SPACE	SP	
CO	HEIGHT	HT	SQUARE	SQ	
CONC	HIGH STRENGTH BOLT	HSB	STAINLESS STEEL	S.S.	
CONC	HOLLOW CORE	HC	STANDARD	STD	
CONST	HORIZONTAL	HOR	STEEL	STL	
CJ	HOSE BIB	HB	STORAGE	STG	
CONT	HOUR	HR	STRUCTURAL	STR	
CMP			SUSPENDED	SUSP	
CPR	INSIDE DIAMETER	ID	SYMBOL	SIMBL	
CSK	INSULATION	INS	SYMMETRICAL	SYMM	
CV	INTERIOR	INT			
CI	INVERT	INV			
	INVERT ELEVATION	IE	TELEPHONE	TEL	
DET			TEMPERED	TEMPD	
DIA	JOINT	JT	TERRAZZO	TRZ	
DIM			TIE DOWN	TD	
DN			TONGUE AND GROOVE	T&G	
DWR	LAMINATED	LAM	TOP OF CURB	TC	
DR	LAVATORY	LAV	TOP OF PAVE	TP	
DBL			TYPICAL	TYP	
DA	MACHINE	MACH			
DF	MACHINE BOLT	MB	UNDERGROUND	UG	
DN	MAN HOLE	MH	UNLESS OTHERWISE NOTED	U O N	
DG	MANUFACTURER	MFR	URINAL	UR	
DF	MANUFACTURING	MFG			
DF	MAXIMUM	MAX	VENT THROUGH ROOF	VTR	
DWG	MECHANICAL	MECH	VERTICAL	VERT	
DF	METAL	MTL	VERTICAL CURVE	VC	
	MINIMUM	MIN	VERTICAL GRAIN	VG	
	MOUNTING	MTG	VINYL ASBESTOS TILE	VAT	
			VITREOUS CLAY PIPE	VCP	
EA					
EF	NEW	(N)	WAREHOUSE	WHSE	
EW	NEUTRAL	NEUT	WATER CLOSET	WC	
EP	NOT IN CONTRACT	N.I.C.	WATER HEATER	WH	
FLEC			WATERPROOF	W.P.	
EWC	OBSCURE	OBS	WEATHERED PLANE JOINT	WPJ	
EL	ON CENTER	OC	WINDOW	WDW	
ELEV	OPENING	OPNG	WITH	W/	
EQ	OPPOSITE	OPP	WITHOUT	W/O	
EQUIP	OUTSIDE DIAMETER	OD	WOOD	WD	
EXIST	OUTSIDE FACE OF STUD	OFS			
	OVAL HEADED WOOD SCREW	OHWS			

SYMBOLS LEGEND

SECTION NO / DWG. NO.

ELEVATION NO / DWG. NO.

DETAIL NO / DWG. NO.

DOOR TYPE / HARDWARE GROUP

WINDOW TYPE

DIMENSIONS TO FACE OF STUD OF WALL

DIMENSION TO CENTERLINE

REVISION

ELEVATION

LEVEL LINE CONTROL POINT ON DATUM

MATCH LINE

KEYNOTES

MATERIALS LEGEND

EARTH COMPACTED FILL

ROCK FILL

CONCRETE

MASONRY

STONE

METAL

ROUGH STRUCTURAL WOOD

BLOCKING

FINISH WOOD

PLYWOOD

GYPSUM WALL BOARD

CERAMIC TILE

PROJECT TEAM

ARCHITECT: CJW ARCHITECTURE
130 PORTOLA ROAD, SUITE A
PORTOLA VALLEY, CA 94028
ATT: KEVIN SCHMANDT/OFF
T: 650-851-9335 F: 650-851-9331
E-MAIL: kevin@cjwarchitecture.com

DRAWING INDEX

ARCHITECTURAL

T-0.1	COVER SHEET
T-0.2	BUILT IT GREEN
S-1	SURVEY
A-1.1	SITE PLAN
A-1.2	SHED PLAN & EXTERIOR LIGHTING
L-1	LANDSCAPE PLAN
A-2.1	RESIDENCE FLOOR PLANS
A-3.1	EXTERIOR ELEVATIONS

PROJECT DATA

CJW Job No. 2013.0300
PROJECT ADDRESS: 110 Shawnee Pass, Portola Valley, CA
ASSESSOR'S PARCEL No. 077-033-040

Parcel Area: 1.03 acres

ALLOWABLE FLOOR AREA:

ALL BUILDINGS:	5,167 SF
MAIN RESIDENCE (65%):	4,418 SF
ALLOWABLE IMPERVIOUS SURFACE:	7,682 SF

EXISTING FLOOR AREA TO BE DEMOLISHED:

RESIDENCE, INC. GARAGE:	4,284 SF
POOL HOUSE:	308 SF
SHED:	249 SF
	5,031 SF TOTAL

PROPOSED FLOOR AREA:

(N) RESIDENCE 1ST FLOOR:	3,104 SF
(N) RESIDENCE 2ND FLOOR:	414 SF
(N) DETACHED GARAGE (400SF COUNTS):	400 SF
TOTAL RESIDENCE:	4,418 SF OK
REMAINDER OF (N) GARAGE:	414 SF
LOFT ABOVE GARAGE:	0 SF (1' CEILING)
(N) NON-HABITABLE SHED (CEILING OF 7'-0"):	226 SF
TOTAL PROPERTY FLOOR AREA:	5,065 SF OK

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE, 2013 PLUMBING & MECHANICAL CODES, 2013 NATIONAL ELECTRICAL CODE & THE STATE ENERGY CONSERVATION STANDARDS AS CONTAINED IN THE 2013 STATE BUILDING CODE, TITLE 24, CALIFORNIA ADMINISTRATIVE CODE

BUILDING OCCUPANCY GROUPS

RESIDENCE	R-3
TYPE OF CONSTRUCTION	V-B
NUMBER OF STORIES	TWO

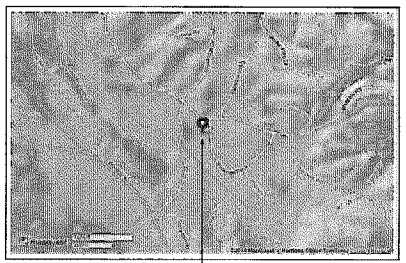
EXISTING IMPERVIOUS SURFACE :

ASPHALT DRIVE:	2,729 SF
STONE PAVING:	5,074 SF
CONCRETE PAVING:	524 SF
POOL:	710 SF
TOTAL:	9,431 SF (EXCEEDS MAX)

PROPOSED IMPERVIOUS SURFACE:

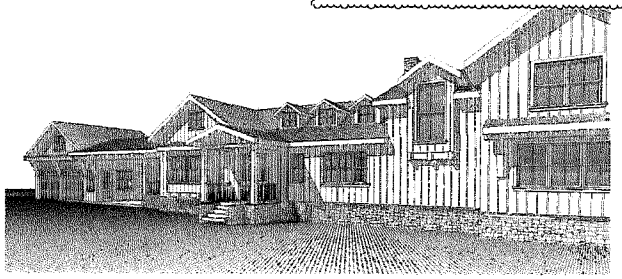
(N) & (E) DRIVEWAY:	2,282 SF
CARPORT:	0 SF
PORCH ROOFS:	462 SF
PATIOS:	2,192 SF
POOL:	840 SF
DG PATH - LESS THAN 4'-0" WIDE:	0 SF
FRONT WALKS:	994 SF
TOTAL IMPERVIOUS SURFACE:	6,448 SF LESS THAN (E) & ALLOWABLE

SITE LOCATION MAP



VICINITY MAP

N.T.S.



GENERAL NOTES

1. CODE COMPLIANCE:
1a. Contract and Construction Documents include: AIA Document A201-2007, the General Conditions of the contract for Construction.

1b. All work to be performed in accordance with all governing codes, ordinances, and regulations.

2. UTILITIES AND SITE WORK:
2a. General Contractor shall verify all underground utility locations prior to excavation, trenching, or grading of any kind. General Contractor shall coordinate with applicable utility companies when routing electrical, telephone, cable TV, gas, water, sanitary sewer services, or any other utility.

2b. Construction Documents include the Geotechnical Investigative Report By:

2c. Geotechnical Engineer and Civil Engineer shall coordinate drainage system and approved interior backfilling. Drainage and perimeter flow of storm system must be tested prior to backfill.

2d. General Contractor shall include Soils Engineer in the inspection of foundations, foundation waterproofing and drainage systems, and all related facets of the job. The Architect requires a signed letter stating that the work is in compliance with the Soils Engineers recommendations.

3. DIMENSIONS:
3a. No dimension shall be taken by scaling from the drawings. Contact architect for dimension clarifications or additional dimension as required. Refer to the Room Sheet for dimensioning standards. Details and their dimensions provide information take precedence over general floor plans, elevations, and sections.

3b. Verify all dimensions on the job site prior to ordering or manufacturing.

3c. Dimension noted "clear" must be accurately maintained, and shall not vary more than +/-1/2" without written instruction from the Architect. Dimension marked "+ minor" shall not be greater nor smaller than 2" from indicated dimension, upon verify field dimension expressing tolerance with the Architect, and secure Architect's approval.

4. DISCREPANCIES:
4a. In case of any discrepancy in the contract documents, contact the Architect before proceeding.

5. GENERAL CONTRACTOR RESPONSIBILITIES:
5a. General Contractor shall be responsible for coordination and execution of the work shown or implied in the construction documents. General Contractor is responsible for all construction means, methods and procedures.

5b. General Contractor shall coordinate all facets of work and trades involved to avoid conflicts in the location, installation, and construction of all items of work as indicated on the construction documents. If any work is to be installed by the Owner directly, allowances for such work must be made. Coordinate with Architect.

5c. General Contractor shall review all Contract and Construction Documents. Architectural Drawings include reflected ceiling, finish, electrical, lighting, and mechanical plans, and all schedules prior to pouring concrete and prior to framing. Coordinate locations of light, electrical wiring conduit, HVAC, ductwork, and toilet fixtures with locations of foundations and framing. It is essential that locations of framing members do not conflict with location of recessed light fixtures.

5d. General Contractor shall install all appliances, fixtures and all equipment installed according to the respective manufacturers instructions. All instruction booklets, warrantees, and other information regarding appliances and equipment shall be handed directly to the Owner in a neat envelope at the time of substantial completion. General Contractor shall verify that every appliance and every piece of equipment is in perfect working order and that all warrantee sheets, all warrantees and guarantees are made known to the Owner.

5e. The initiation of each major unit of work in relation to project, the substrate and conditions to receive work and shall reject all unsatisfactory conditions to the General Contractor and shall not proceed until satisfactory conditions are attained.

5f. No work shall commence with unapproved substrate. Any work done with unapproved substrate and equipment is at the contractors risk. See specifications for substrate and substitution requirements.

5g. Construction materials stored on the site shall be properly stacked and protected so as to prevent damage or deterioration yet used. Failure in this regard may be cause for rejection of material and/or work.

5h. Notwithstanding finishes and construction shall be protected by the contractor from potential damage caused by construction activity. Damaged to finishes or construction caused in this manner shall be repaired or replaced however declared by the contractor with identical material and/or finishes. Contractor shall inspect and maintain a photographic record notebook with dated/timed photographs.

5i. In addition to those shown on drawings, provide and locate access doors or panels in ceiling and wall construction as required by mechanical, plumbing, and electrical work.

5j. General Contractor shall leave the job site "broom clean" at the end of each working day. All materials shall be stored in a neat and safe place to avoid accidents.

6. EQUIPMENT BALLING:
6a. For mounting heights not clearly outlined in the plans or schedules, coordinate with the Architect. Architect shall confirm all electrical devices and light fixture locations before contractor puts wall up.

6b. Provide solid backing in accordance for wall mounted shelves, fixtures, and fittings, from white work. To be done by Owner directly. Coordinate with Owner's Representative and the Contractor/Architect.

6c. All fastening devices to be concealed, unless otherwise shown.

7. WEATHER PROOFING:
7a. Weather strip all exterior doors and windows.

7b. Caulk or otherwise seal around all openings to limit infiltration, including but not limited to: Exterior joints around window and door frames, between soles and floors, at exterior wall intersections and corners, and between exterior wall joints.

7c. General Contractor shall verify that all work on the exterior of the project is watertight. All joints exposed to the elements shall be tested for water tightness prior to substantial completion.

CJW ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

LICENSED ARCHITECT CHRISTOPHER JENNER WOOD NO. C-10997 REN. 08-31-15 STATE OF CALIFORNIA

• PROJECT •

Wookey Residence

110 Shawnee Pass, Portola Valley, CA 94028

• SHEET TITLE •

Title Sheet

• REVISIONS •

No.	Date	Notes
	10/17/14	REVISION

• JOB: 2014.0800

• DATE: 10/10/2014

• SHEET: T-0.1

TOWN OF PORTOLA VALLEY

R

GreenPoint Rated Checklist: Single Family

GreenPoint Rated

Total Points Targeted: 102

Wookey Residence

		Points Achieved	Comments	Energy	IAQ/Health	Resources	Water	Notes
	A. SITE					Possible Points:		
Yes	1. Prevent Erosion and Minimize Disturbance of Existing Plants & Trees	Y						
Yes	a. Planting Plan and Erosion Control Plan	Y						
Yes	b. Use Local Native Species or Plants Adapted to Mediterranean Ecosystem	1						
	2. Minimize Impacts and Site Disturbance During Construction							
	(Marketing Green Homes and Creating Incentives)							
Yes	a. Recycle at least 50% (by weight) or Act Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	1						
No	b. Direct Traffic to Asphalt and Concrete and 50% Permeable or Pervious Materials	0						
No	c. Select 100% of Applicable Measures and 50% for Health + Productivity Together	0						
Yes	3. Use Recycled Content Aggregate Materials	1						
Yes	a. Windows and Dimension Stock	1						
Yes	b. Recycling Area	1						
Yes	4. Clean Air-Vehicle Must Meet Either Up to or	1						
	5. Environmentally Preferable Building Management Plan, Built Building, and Pre-Construction Conference							
Yes	a. Design meetings and other related pre-construction opportunities which be pursued (CALGreen Code) (Use more if applicable)	1						
Yes	b. Put term on related quality management plan and any necessary back up to	1						
	Total Points Available in this Section:	6						
	B. FOUNDATION					Possible Points:		
100%	1. Replaced Fuel and Electricity Consumed with Renewable Energy	2			2			
Yes	a. Wood or Wood Fiber	1						
Yes	b. Use Fly Ash in Concrete Mixes	1						
	2. Use Foundation Wastewater Drainage System							
Yes	a. Use Foundation Drainage System	1						
Yes	b. Use Foundation Wastewater Drainage System	1						
	3. Minimize Concrete Use							
Yes	a. Use Alternative Materials for Concrete Slabs	1						
Yes	b. Use Alternative Materials for Concrete Footings	1						
	Total Points Available in this Section:	6						
	C. LANDSCAPE					Possible Points:		
66%	Green Elements of Landscape Area (Project's with less than 1750 SF Are Allowed to Use Points for Landscape Area Requirements) (Applicable Projects Are Following Measures: (1) Energy (2) and (3) Energy) (2)							
Yes	1. Energy Efficient Irrigation Controller (Maximum Water Efficiency)	1						
Yes	2. Meets All Following Areas of the Checklist at 1 Points as Low as Points	2						
	3. Minimize Permanent Irrigation							
	a. Conservation Between on Site Non-Landscape							
Yes	b. No Potable Water Use (Drip Irrigation) (Low Energy)	1						
Yes	c. No Plant Species Will Require Watering	1						
Yes	d. Plant Species Are Drought Tolerant, Endemic to Area or Are Common Species	1						
	4. Use Water Efficiently in Landscape							
Yes	a. Turf Should Not Be Used Where Irrigation Is Not Available	1						
Yes	b. Turf Should Not Be Used on Slopes Greater Than 25% or Where Not Accessible for Mowing Equipment	1						
100%	c. Drip Irrigation Is Used for Plants Other Than Turf	1						
	5. Use Recycled Water							
Yes	a. Install Infrastructure to Use Recycled Water for Landscape Irrigation	1						
Yes	b. Use Recycled Water for Landscape Irrigation	1						
	6. Use Compost and Mulch							
Yes	a. Use Compost	1						
Yes	b. Use Mulch	1						
	7. Use Appropriate Plants							
Yes	a. Use Plants Appropriate to Climate, Exposure, Soil Conditions, Wind, Rain, Land Patterns, Ecology, and Aesthetics	1						
Yes	b. Preserve Existing Trees During Construction	1						
	8. Use Landscape to Save Energy							
Yes	a. Use Landscape to Shade Buildings	1						
Yes	b. Use Landscape to Shade Hardscape	1						
	Total Points Available in this Section:	14						
	D. FINISHES					Possible Points:		
Yes	1. Use Low Emitting Materials	1						
	2. Use Environmentally Preferable Flooring							
Yes	a. Use Salvaged, Refinished Materials	1						
Yes	b. Use Rapidly Renewable Materials	1						
Yes	c. Use FSC Certified Wood	1						
	3. Use Environmentally Preferable Products							
Yes	a. Use Salvaged, Refinished or Reused Products	1						
Yes	b. Use Rapidly Renewable Materials	1						
Yes	c. Use Certified Wood	1						
	4. Use Resource Efficient Insulation							
Yes	a. Use Insulation Made with Recycled Content	1						
Yes	b. Use Natural Insulation Materials	1						
	5. Design for Durability							
Yes	a. Use Durable Cladding Materials	1						
Yes	b. Use Durable Roofing Materials	1						
	Total Points Available in this Section:	8						
	E. STRUCTURE					Possible Points:		
Yes	1. Framing Optimization Advanced Framing Techniques (Detail Framing Drawings)	1						
	2. Design for Durability							
Yes	a. Use Durable Cladding Materials	1						
Yes	b. Use Durable Roofing Materials	1						
	3. Use Resource Efficient Framing Materials							
Yes	a. Use Engineered Lumber	1						
Yes	b. Use Recycled Content Lumber	1						
	4. Use Resource Efficient Framing Techniques							
Yes	a. Use Framing Techniques to Reduce Lumber Use	1						
Yes	b. Use Framing Techniques to Reduce Concrete Use	1						
	Total Points Available in this Section:	6						
	F. INSULATION					Possible Points:		
Yes	1. Use Low Emitting Materials	1						
	2. Use Environmentally Preferable Insulation							
Yes	a. Use Recycled Content Insulation	1						
Yes	b. Use Natural Insulation Materials	1						
	3. Design for Durability							
Yes	a. Design Overhangs and Gutters to Protect Walls and Foundation	1						
Yes	b. Use Durable Cladding Materials	1						
	Total Points Available in this Section:	5						
	G. HVAC					Possible Points:		
Yes	1. Use Energy Efficient Space Heating and Cooling Equipment	Y						
Yes	a. Design Ductwork to Minimize Energy Losses	Y						
Yes	b. Use Energy Efficient Space Heating and Cooling Equipment	1						
	2. Use Energy Efficient Water Heating Equipment							
Yes	a. Use Energy Efficient Water Heating Equipment	1						
Yes	b. Install a Solar Water Heating System	1						
	3. Use Energy Efficient Ventilation Equipment							
Yes	a. Use Energy Efficient Ventilation Equipment	1						
Yes	b. Use Ventilation Equipment that Meets Indoor Air Quality Standards	1						
	4. Use Energy Efficient Lighting and Appliances							
Yes	a. Use Energy Efficient Lighting	1						
Yes	b. Use Energy Efficient Appliances	1						
	5. Use Energy Management Devices							
Yes	a. Use Energy Management Devices	1						
Yes	b. Use Occupancy Sensors	1						
	6. Use Solar Energy							
Yes	a. Use Passive Solar Design	1						
Yes	b. Install a Solar Energy System	1						
	Total Points Available in this Section:	11						
	H. PLUMBING					Possible Points:		
	1. Use Environmentally Preferable Piping							
Yes	a. Use Recycled Content Piping	1						
Yes	b. Use Natural Piping	1						
	2. Use Water Efficient Plumbing Fixtures							
Yes	a. Use Water Efficient Plumbing Fixtures	1						
Yes	b. Use Water Efficient Plumbing Fixtures	1						
	3. Use Water Efficient Irrigation Equipment							
Yes	a. Use Water Efficient Irrigation Equipment	1						
Yes	b. Use Water Efficient Irrigation Equipment	1						
	4. Use Water Efficient Water Heating Equipment							
Yes	a. Use Water Efficient Water Heating Equipment	1						
Yes	b. Use Water Efficient Water Heating Equipment	1						
	Total Points Available in this Section:	8						
	I. COMMUNITY					Possible Points:		
	1. Develop Infill Sites							
Yes	a. Build Development on Infill Site (Previously Developed Land)	Y						
Yes	b. Redevelop Previously Developed Land	1						
	2. Protect Greenfields							
Yes	a. Build Development on Infill Site (Previously Developed Land)	1						
Yes	b. Redevelop Previously Developed Land	1						
	3. Protect Habitat							
Yes	a. Build Development on Infill Site (Previously Developed Land)	1						
Yes	b. Redevelop Previously Developed Land	1						
	4. Protect Farmland							
Yes	a. Build Development on Infill Site (Previously Developed Land)	1						
Yes	b. Redevelop Previously Developed Land	1						
	5. Protect Wetlands							
Yes	a. Build Development on Infill Site (Previously Developed Land)	1						
Yes	b. Redevelop Previously Developed Land	1						
	6. Protect Floodplains							
Yes	a. Build Development on Infill Site (Previously Developed Land)	1						
Yes	b. Redevelop Previously Developed Land	1						
	7. Conserve Water							
Yes	a. Use Water Efficient Landscaping	1						
Yes	b. Use Water Efficient Irrigation	1						
	8. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	9. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	10. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	11. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	12. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	13. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	14. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	15. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	16. Reduce Pollution from Construction Activities							
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	17. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	18. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	19. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	20. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	21. Reduce Pollution from Construction Activities							
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	22. Reduce Pollution from Construction Activities							
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	23. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	24. Reduce Pollution from Construction Activities							
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	25. Reduce Pollution from Construction Activities							
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	26. Reduce Pollution from Construction Activities							
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	27. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	28. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	29. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	30. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	31. Reduce Pollution from Construction Activities							
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	32. Reduce Pollution from Construction Activities							
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	33. Reduce Pollution from Construction Activities							
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	34. Reduce Pollution from Construction Activities							
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	45. Reduce Pollution from Construction Activities							
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	47. Reduce Pollution from Construction Activities							
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	48. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	49. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
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Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	53. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
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	54. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	55. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	56. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	57. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	58. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	59. Reduce Pollution from Construction Activities							
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	61. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
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Yes	b. Control Air Pollution During Construction	1						
	63. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	64. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	65. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	66. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	67. Reduce Pollution from Construction Activities							
Yes	a. Control Soil Loss During Construction	1						
Yes	b. Control Air Pollution During Construction	1						
	68. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
	69. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
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Yes	b. Control Air Pollution During Construction	1						
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Yes	b. Control Air Pollution During Construction	1						
	78. Reduce Pollution from Construction Activities							
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Yes	b. Control Air Pollution During Construction	1						
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Yes	b. Control Air Pollution During Construction	1						
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Yes	b. Control Air Pollution During Construction	1						
	92. Reduce Pollution from Construction Activities							
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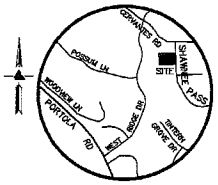


VICINITY MAP

NO SCALE

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

TOWN OF PORTOLA VALLEY BENCHMARK "PV-10"
3.5" BRASS DISK IN MONUMENT WELL STAMPED "PV-10"
37'+/- SW OF POWER POLE, 30'+/- SW OF STOP SIGN POLE, 16'+/- SE OF STREET MON, AT THE INTERSECTION OF SHAWNEE PASS AND IROQUOIS TRAIL LANE
ELEVATION = 470.35' (NGVD 29)

EASEMENT NOTE

EASEMENTS SHOWN TAKEN FROM FIRST AMERICAN TITLE REPORT ORDER NUMBER 4102-4547291, DATED NOVEMBER 19, 2013 AND TRACT 761 FILED IN VOLUME 48 OF MAPS AT PAGE 48 SAN MATEO COUNTY RECORDS.

◆ SITE BENCHMARK

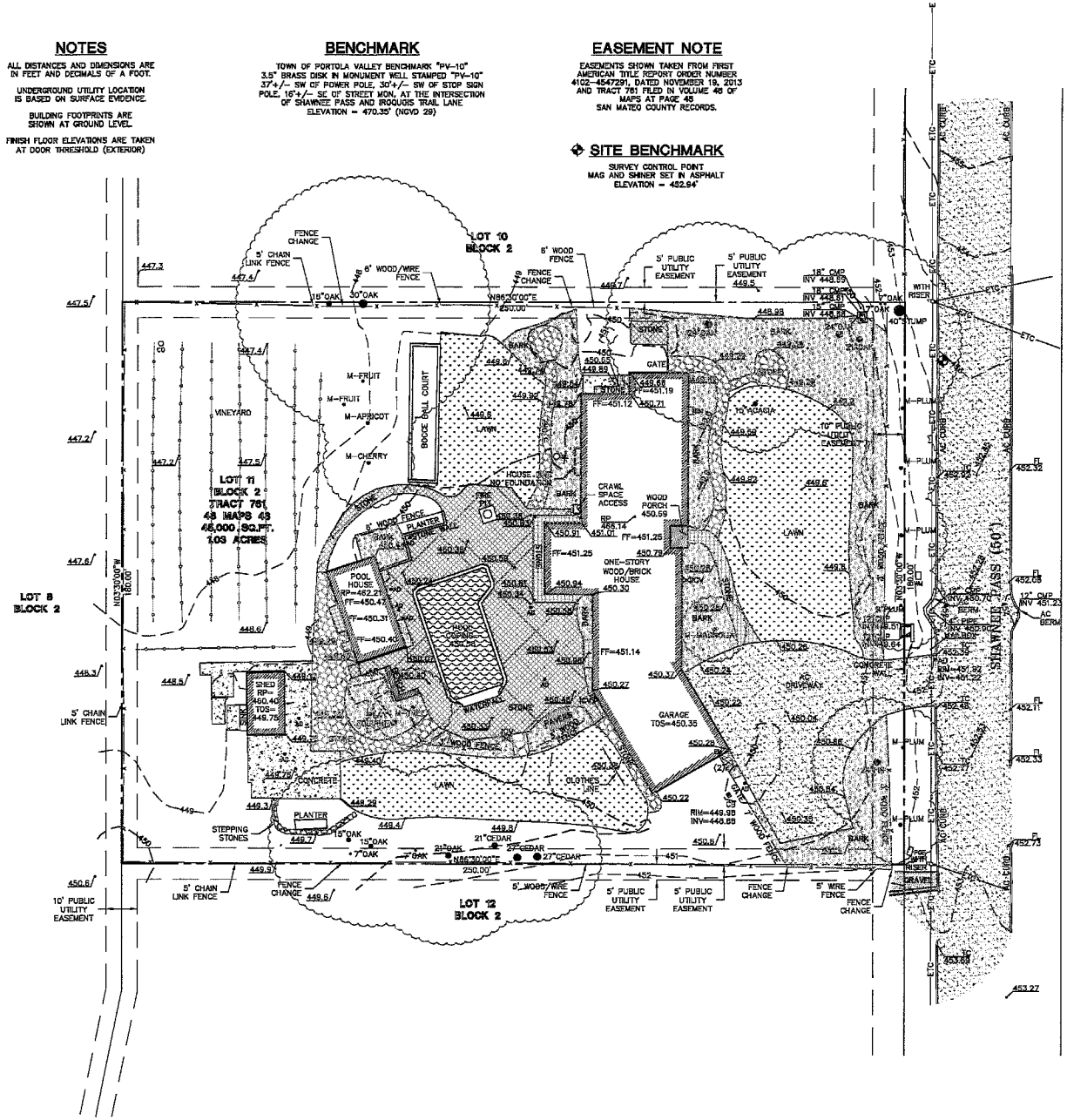
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 452.94'

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x — FENCE LINE
- GRAPE VINES
- CMP — CORRUGATED METAL PIPE
- FF — FINISH FLOOR
- FL — FLOW LINE
- M— — MULTIPLE TRUNKS
- RP — ROOF PEAK
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- AD — AREA DRAIN
- CB — CATCH BASIN
- CO — CLEAN OUT
- EM — ELECTRICAL METER
- GM — GAS METER
- ICB — IRRIGATION CONTROL BOX
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- PGE — PACIFIC GAS & ELECTRIC BOX
- SL — SEPTIC LID
- WM — WATER METER
- BENCHMARK
- XXX.XX — SPOTGRADE
- ASPHALT
- BARK
- CONCRETE
- LAWN
- STONE
- DRIPLINE — TREE: TYPE AND SIZE AS NOTED

0 8 16 32

SCALE: 1" = 16'



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)786-1338
(F) (916)787-7383
WWW.LEABRAZE.COM

110 SHAWNEE PASS
PORTOLA VALLEY, CALIFORNIA

APN: 077-033-040

SAN MATEO COUNTY

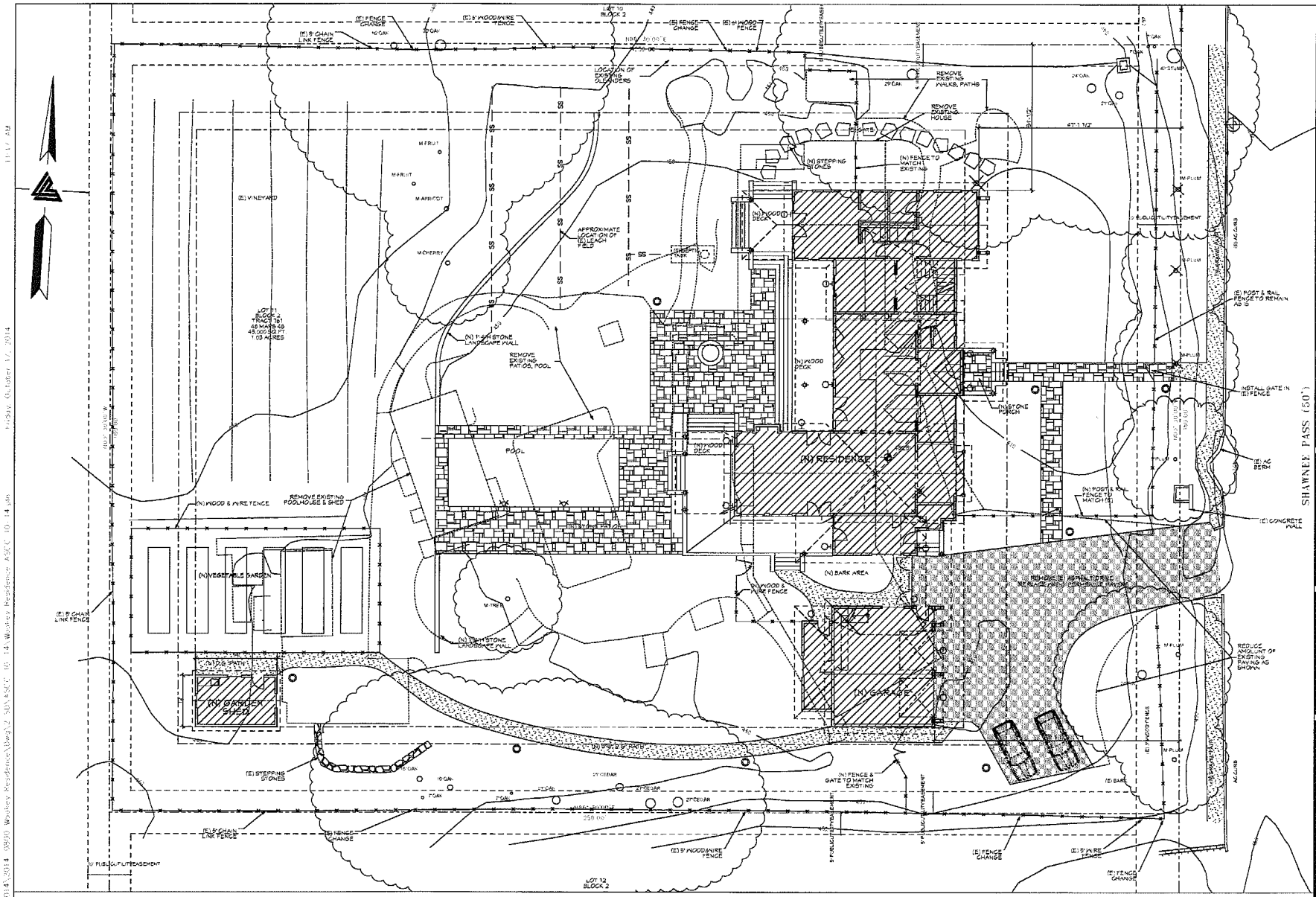
TOPOGRAPHIC SURVEY

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 2140331
DATE: 04-28-14
SCALE: 1" = 16'
DRAWN BY: JN
SHEET NO:

SU1

01 OF 01 SHEETS



SITE LIGHTING LEGEND SEE CUT SHEETS ON A-1.2

WALL LIGHT PATH LIGHT POOL LIGHT

SITE GRADING

OUTSIDE OF FOOTPRINT OF STRUCTURES:

FILL: 42 CY
CUT: 0 CY

TOTAL: 42 CY

1 Site Plan 1" = 10'

CJ W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

LICENSED ARCHITECT CHRISTOPHER J. WELLS NO. C-19857 REN. 08-31-15 STATE OF CALIFORNIA

• PROJECT •

Wookey Residence

110 Shawnee Pass, Portola Valley, CA 94028

• SHEET TITLE •

Site Plan

• REVISIONS •

No.	Date	Notes
	9/18/14	REVISION
	10/17/14	REVISION

• JOB: 2014.0800

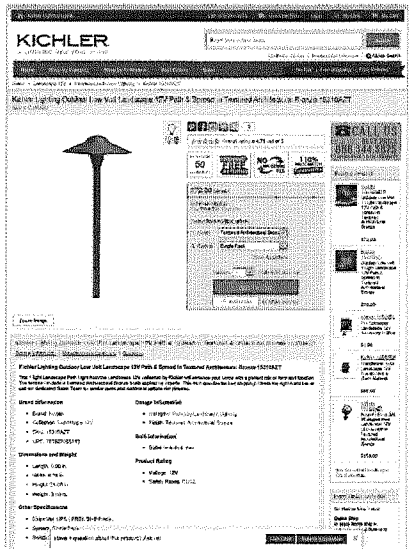
• DATE: 10/10/2014

SHEET: A-1.1

Hubbardton Forge Lighting and Accessories Hand-Forged in Vermont Page 1 of 1

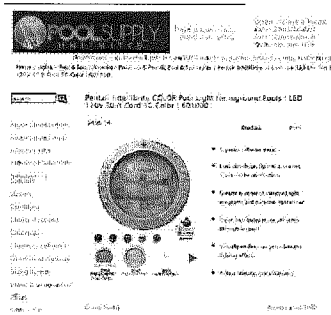
WALL LIGHT

Kichler Lighting Outdoor Low Volt Landscape 12V Path & Spread in Textured Architect... Page 1 of 3

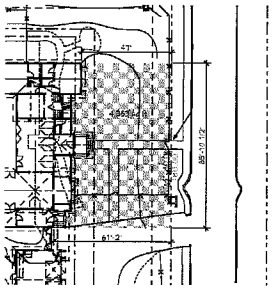


http://www.kichlerlightinglights.com/product/kichler-lighting-landscape-12v-pathway-lan... 7/16/2014

PATH LIGHT

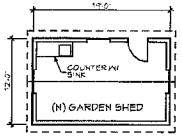


POOL LIGHT



FRONT SETBACK AVERAGE
FRONT YARD AREA AS SHOWN ABOVE / WIDTH = AVERAGE SETBACK
4,359 SF / 85.875 FT = 50.10' AVERAGE SETBACK

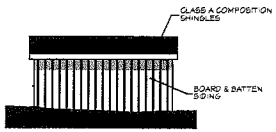
5 Front Yard Setback 1" = 30'



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

2 Front Shed Elevation 1/8" = 1'-0"

3 Side Shed Elevation 1/8" = 1'-0"



4 Shed Rear Elevation 1/8" = 1'-0"

CJW ARCHITECTURE
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Portola Valley, CA 94028
(650) 851-9335 (Fax) 851-9337

LICENSED ARCHITECT CHRISTOPHER JOHN WEAVER NO. C-19387 REN. 8-30-15 STATE OF CALIFORNIA

• PROJECT •

Wookey Residence

110 Shawnee Pass, Portola Valley, CA 94028

• SHEET TITLE •

Shed Plans & Exterior Lighting

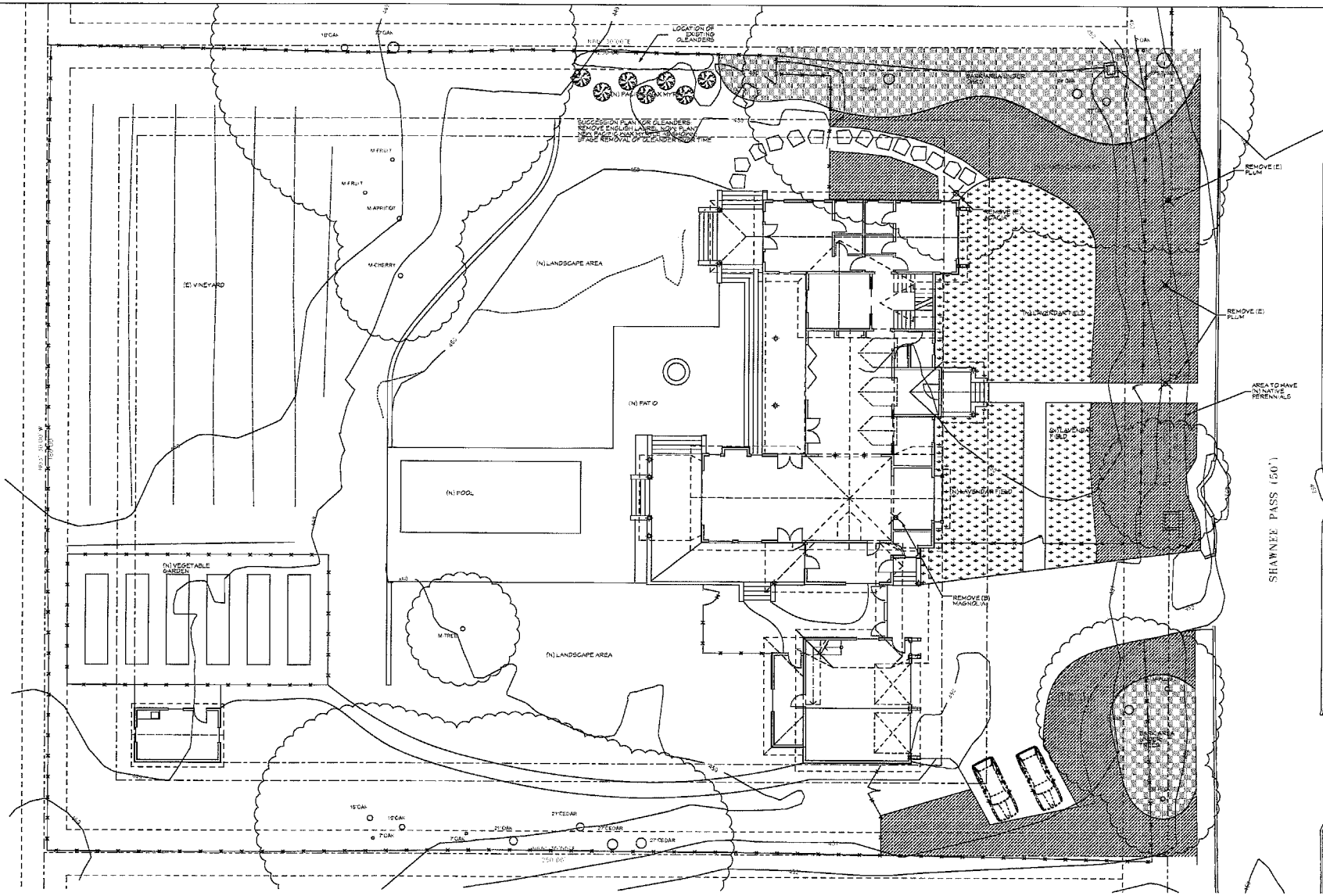
• REVISIONS •

No.	Date	Notes
	8/18/14	REVISION
	10/17/14	REVISION

• JOB: 2014.0800

• DATE: 10/10/2014

• SHEET: A-1.2



1 Landscape Plan

LANDSCAPE LEGEND

WOOD BARK / MULCH

LAVENDAR YELD:
Lavendula angustifolia - 5 gallon shrubs
Lavaula X inguistifolia
Lavendula X Intermedia
Stoechas Lavender

NATIVE PLANTING MIX:
Monardella villosa — Coyote Mint
Ceanothus — Wild Lilac
Ris douglasiana Douglas ris
Ris ferrisii — Ferrisis ris
Ris longiceans — Long Petaled ris
Rosa californica California Wild Rose

CJW ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

LICENSED ARCHITECT
CARTER JENSEN JR.
NO. C-18997
REN. 8-30-15
STATE OF CALIFORNIA

• PROJECT •

Wookey Residence

110 Shawnee Pass, Portola Valley, CA 94028

• SHEET TITLE •

Landscape Plan

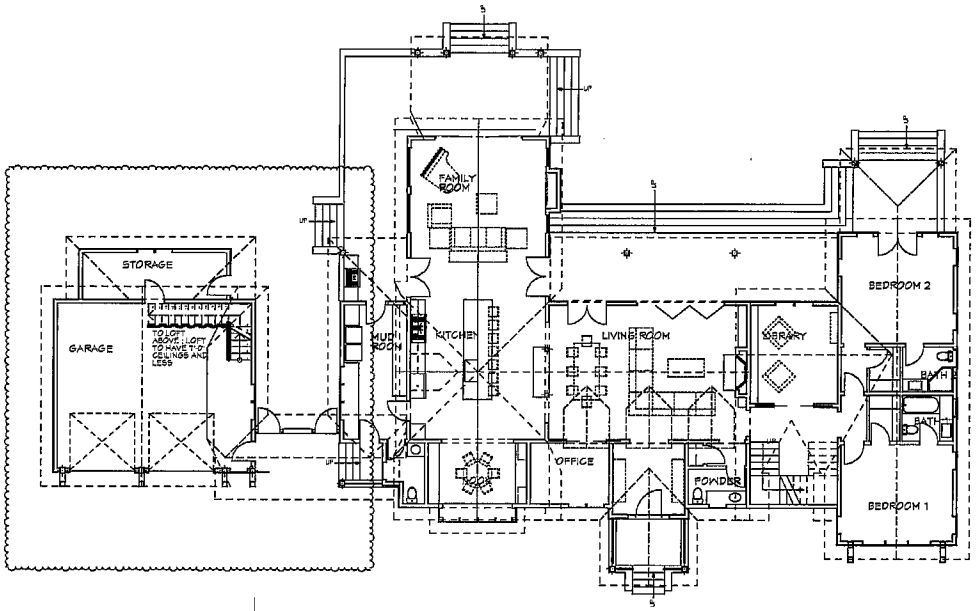
• REVISIONS •

No.	Date	Notes
	10/17/14	REVISION

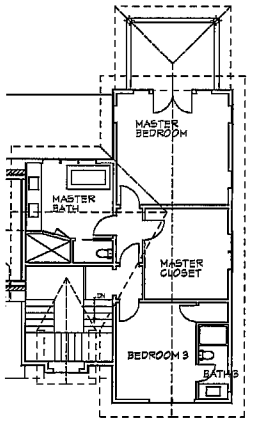
• JOB: 2014.0800

• DATE: 10/10/2014

• SHEET: L-1



1 Main Floor Plan



2 Second Floor Plan

CJ W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

LICENSED ARCHITECT CHRISTOPHER JENNER WONG NO. C-18903 REN. 08-31-15 STATE OF CALIFORNIA

• PROJECT •

Wookey Residence

110 Shawnee Pass, Portola Valley, CA 94028

• SHEET TITLE •

Floor Plans

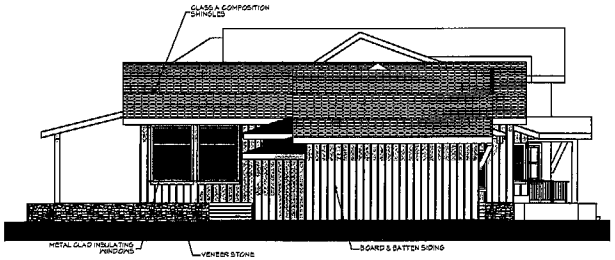
• REVISIONS •

No.	Date	Notes
	10/17/14	REVISION

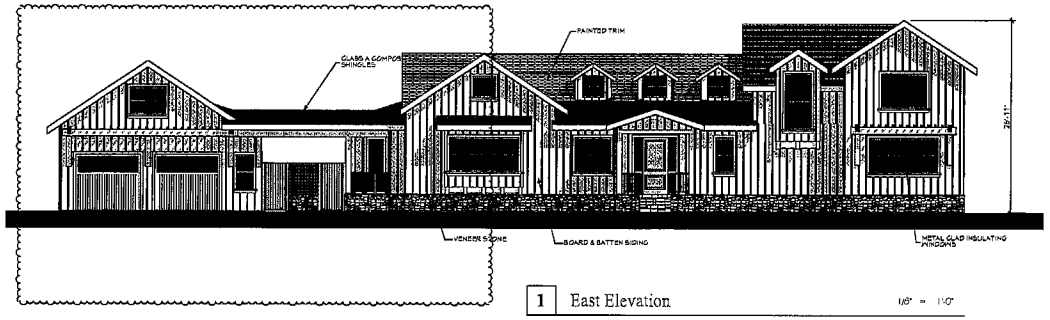
• JOB: 2014.0800

• DATE: 10/10/2014

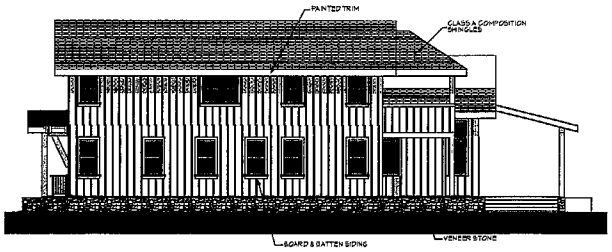
• SHEET: A-2.1



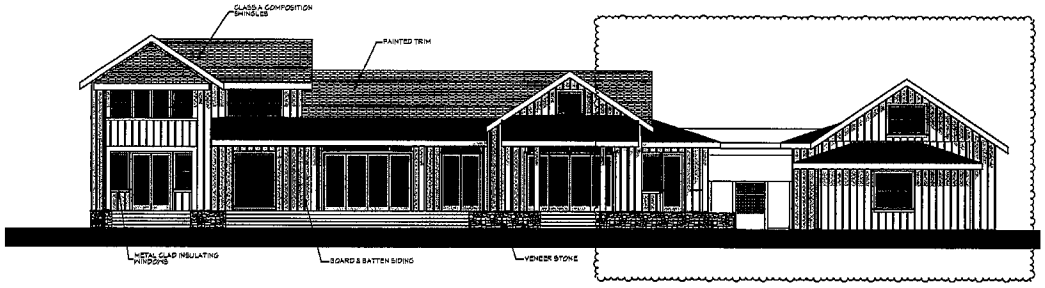
3 South Elevation 1/8" = 1'-0"



1 East Elevation 1/8" = 1'-0"



4 North Elevation 1/8" = 1'-0"



2 West Elevation 1/8" = 1'-0"

CJ W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

LICENSED ARCHITECT CHRISTER JENSEN WORK NO. C-18997 REN. 08-31-15 STATE OF CALIFORNIA

• PROJECT •

Wookey Residence

110 Shawnee Pass, Portola Valley, CA 94028

• SHEET TITLE •

Exterior Elevations

• REVISIONS •

No.	Date	Notes
	8/18/14	REVISION
	10/17/14	REVISION

• JOB: 2014.0800

• DATE: 10/10/2014

• SHEET: A-3.1

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: October 27, 2014

RE: Architectural Review for Garage Remodel, File #: 38-2014, 6 Stonegate Road, Lands of Heron

RECOMMENDATION

Staff recommends that the ASCC review the proposed plans, consider the comments in this staff report and any additional comments which may be offered at the meeting, and approve the proposed garage remodel subject to the conditions listed in the staff report and any other conditions which may be necessary based on the ASCC's review.

BACKGROUND

This proposal is for the approval of plans for remodeling and repair of an existing detached 1,384 sf three-car garage on the subject 1-acre property located at 6 Stonegate Road. The site is located on the east side of Portola Road at the intersection of Stonegate Road and Portola Road (see attached vicinity map). The lot was created as part of the Stonegate subdivision (Tract 608, August 1948). The project proposes no additional floor area; however, as the site is located along the Portola Road Scenic Corridor, the project is subject to ASCC review (PVMC 18.64.010.3).

The site currently contains an existing two-story, contemporary ranch style residence that was remodeled in 2001. At the time of ASCC review for the 2001 project, the applicant advised the ASCC that the garage was not included in the scope of work and that there was no timeline for remodeling it to match the existing house. The existing garage was permitted and built in 1971. As shown on the site plan, Sheet A-1, the structure is set back 20 feet from the side property line that is contiguous with Portola Road. For parcels within a one-acre zoning district, the Town's current ordinance (PVMC 18.58.020.D3a) states that "where a parcel has a side or rear property line contiguous with the Portola Road right-of-way, an accessory structure may come within twenty-five feet of the right-of-way provided the architectural and site control commission finds the structure will not be seen from Portola Road or that the existing and/or proposed planting consistent with the character and quality of the Portola Road corridor will largely obscure the structure." If the garage were to be constructed today, it would need to be set back

at least five feet further from the Portola Road corridor than its current location and would also require ASCC approval.

Although the structure does not conform to the 25-foot setback discussed above, it may be repaired/remodeled subject to ASCC approval provided that the valuation of the repairs and remodeling does not exceed 50 percent of the appraised value of the structure (PVMC 18.46.040). The attached letter from the project general contractor, Loerke & Cresci, dated 10/13/14, states that the project meets this requirement.

The proposal is shown on the following enclosed plans, unless otherwise noted, prepared by Margaret Wimmer, dated 8/28/14:

Sheet A-1, Site Plan/General Notes
Sheet A-2, Existing and Proposed Floor Plans
Sheet A-4, Proposed Exterior Elevations
Sheet C-1, Topographic Survey, by Horizon Survey, dated 6/98

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

- Project valuation letter from Loerke & Cresci, dated 10/13/14
- Colors/Materials/Light Fixture Board (to be available at ASCC meeting), received 8/29/14
- Photographs of Existing Residence and Existing Garage (to be available at ASCC meeting), received 8/29/14

The following comments are offered to assist the ASCC review and act on the application.

DISCUSSION

The existing garage was constructed around an oak tree; both the foundation and the roof were designed to accommodate the tree. The oak tree has died (and was recently removed under the tree removal permit process), and termites have spread from the tree to the garage structure. The project proposes to fill in the garage slab, replace the roof, and conduct minor remodeling and updating of the garage. Specifically, the remodel would involve filling in doors and windows no longer desired (including removal of two of the three windows facing Portola Road), adding a new entry door, removal of exterior brick wainscoating, and installing stucco siding to match the existing house. The footprint and height of the structure will not change with the project.

The existing structure is well-screened by existing fencing and trees along the Portola Road corridor. While the brighter stucco finish will be somewhat more visible than the existing dark wood siding, the much needed update will bring the garage into similar character to the existing home. Although the garage is visible from Portola Road, it appears that the ASCC could make the finding that the existing planting (and fencing) largely obscure the structure, and that the structure may remain in its current location.

Exterior materials and finishes, exterior lighting, landscaping

The proposed finishes that will match those of the existing house and include:

- Stucco siding in mustard tone with LRV of approximately 40%
- Windows in white with LRV of approximately 95%
- Trim in brown
- Cedar shake roofing
- Existing wood garage doors to remain

The existing home's 2001 addition/remodel project was approved by the ASCC in 1998, prior to the adoption of the current color light reflectivity guidelines. The garage project proposes to eliminate all but three of the existing windows in the structure. The three windows located at the rear garden storage area are proposed to be replaced to match the existing white windows on the house. The white windows on the existing home have somewhat thicker frames and pane dividers which are quite visible and may stand out on the structure when viewed from the Portola Road corridor. The ASCC will need to determine if the use of white windows on the structure is acceptable or if a color that conforms to the Town's 50% LRV will need to be selected. A simpler window style with a bronze frame could be more appropriate for this structure.

The proposed exterior lighting for garage is shown on Sheet A-4. The proposed fixture is a carriage style sconce with frosted glass; however a cut sheet for the specific fixture has not been provided and will need to be submitted with the building permit. The proposed number and locations of fixtures on the remodeled garage appear to be in general compliance with Town lighting guidelines with the exception of those proposed for the front elevation. There are three sconces proposed along the garage face, whereas it would appear that two fixtures could provide adequate lighting in this area. There is an existing floodlight at the rear of the structure that will need to be removed with the remodel.

No planting or grading is proposed with the project. A small section of DG path will be placed at the garage's new entry door.

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 October 27th ASCC meeting. If the ASCC can make the finding per Section 18.58.020.D3a of the Portola Valley Municipal Code that the existing planting and fencing largely obscure the structure, and that the structure may remain in its current location, then the following conditions are recommended if the ASCC finds it can act to approve the project:

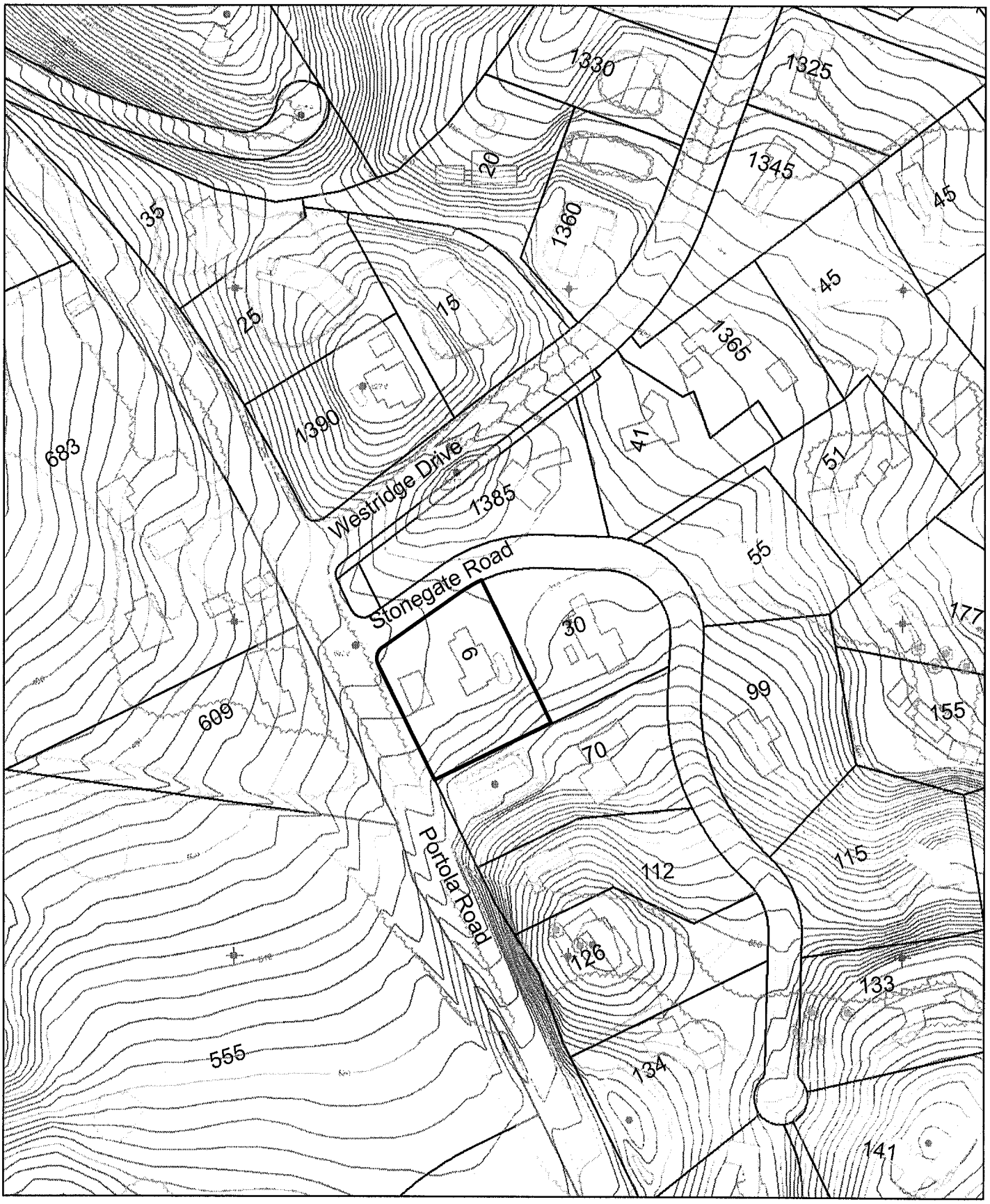
1. The cut sheet for the proposed exterior sconce light shall be submitted to the satisfaction of Planning staff prior to building permit issuance.

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

Attachments

1. Vicinity Map
2. Project valuation letter from Loerke & Cresci, dated 10/13/14
3. Architectural plans submitted by the applicant on 8/29/14

Report approved by: Debbie Pedro, Planning Director



Vicinity Map

N

0 50 100 200 300 400
Feet

APN 079-012-020, 6 Stonegate Road
October 2014

LOERKE & CRESCI

October 13, 2014

Project: Heron Residence
#6 Stonegate Road
Portola Valley, CA 94028

Re: Proposed Budget for Remodeling Work to Existing Garage Structure

To Whom it May Concern:

In reference to the appraisal dated March 2005, the existing garage structure was valued at $150,200.00. According to my proposed construction cost (below) of $71,200.00, we are below the 50% appraised value.

• Demo / Disposal	$ 8,200.00
• Concrete / Repairs	$ 3,950.00
• Framing	$ 6,300.00
• Electrical	$ 6,250.00
• Exterior Finishes	$ 18,750.00
• Drywall	$ 5,450.00
• New Door	$ 4,500.00
• New Door Landing	$ 2,100.00
• New Pathways	$ 3,950.00
• New Roof	$ 11,750.00
Total Budget =	$ 71,200.00

If you have any questions, please don't hesitate to call.

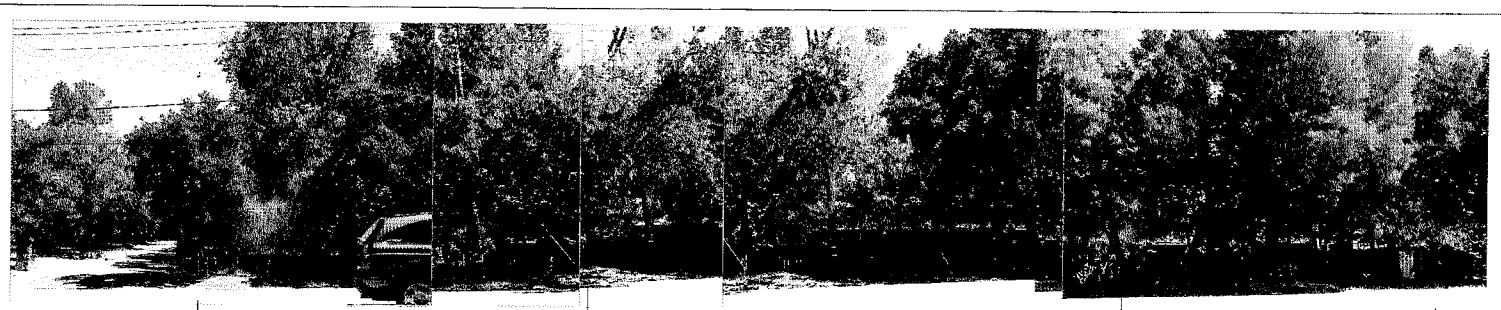
Best,

Domenic A. Cresci
Loerke & Cresci, Inc.

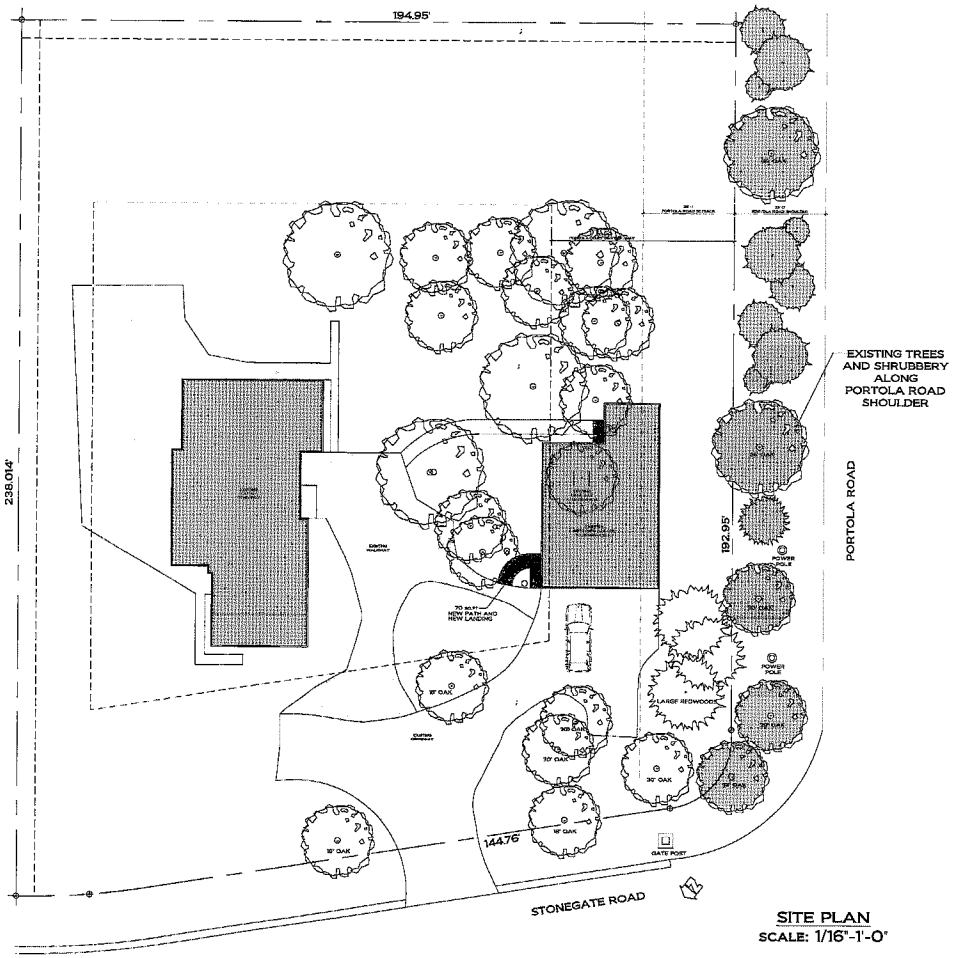
2016 Eucalyptus Avenue, San Carlos, CA 94070 Lic. # 697220 Ph: (650) 593-2196 Fax: (650) 593-2226

www.loerke-cresci.com

Attachment 3



PORTOLA ROAD STREET SCAPE ELEVATION
SCALE: NTS



SITE PLAN
SCALE: 1/16"-1'-0"

SCOPE OF WORK:

1. Remove Existing Dead Oak Tree That Has a Trunk in the Garage Slab and Protrudes Thru the Roof. (The Oak Tree has Termites and is Spreading to the Garage Structure.) Fill in Slab.
2. Demo Existing Roofing Material, Exterior Wood Siding and Brick Wainscoat.
3. Fill In Area of Roof Where Existing Tree is Removed.
4. Fill in Doors and Windows that Owner no Longer Needs.
5. Replace Windows and Door in Garden Storage Area.
6. Install New Door in Garage.
7. Sheath Roof and Walls with Structural Plywood.
8. Install New Cedar Shake Roof.
9. Install New Stucco Siding to Match Main House.
10. Insulate and Install New 5/8" type 'X' Sheetrock.
11. Install New Lighting and Electrical.

These Plans Shall Comply With:

2013 California Building Code
2013 California Residential Code
2013 California Green Building Standards Code
2013 California Plumbing
2013 California Mechanical Code
2013 California Electric Code
2013 California Fire Code
2013 California Administrative Code
2013 California Energy Code
2013 Uniform Code for the abatement of Dangerous Buildings

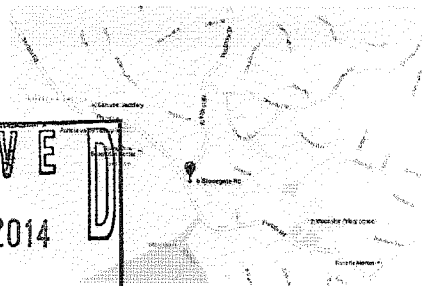
Drawing Index:

A-1 Site Plan, Street Scape
A-2 Existing Plan, Proposed Plan
A-3 Electrical Plan, Roof Plan
A-4 Exterior Elevations, Section
S-1 Site Survey

PROJECT DATA:

Owner:	Elaine Heron
Address:	6 Stone Gate Road Portola Valley, CA 94028
APN:	079-012-020
Zoning District:	R-E/1A/SD-1A
Geologic Zone:	Sun
Flood Zone:	C
Parcel Area:	1.01 acres (43,996 sf)
Slope Parcel:	9.6%

Adjusted Max Floor Area*: 5,206 sf
Adjusted Impervious Area*: 7,699 sf
*no alterations are proposed



VICINITY MAP
SCALE: NTS

REVISIONS

NO.	DATE	BY

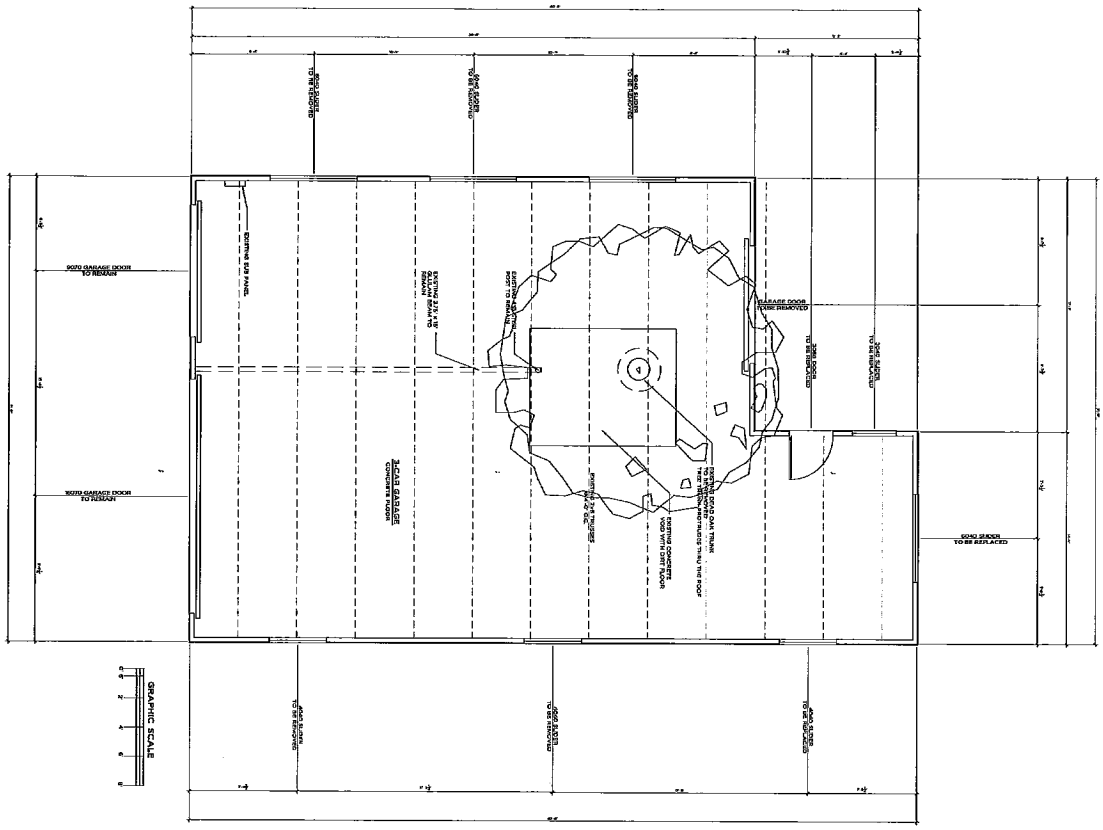
Margaret Wimmer
Residential Design
P.O. Box 60681
Palo Alto, CA 94306
mmwimmer@yahoo.com
(650) 646-1610

SITE PLAN
GENERAL NOTES

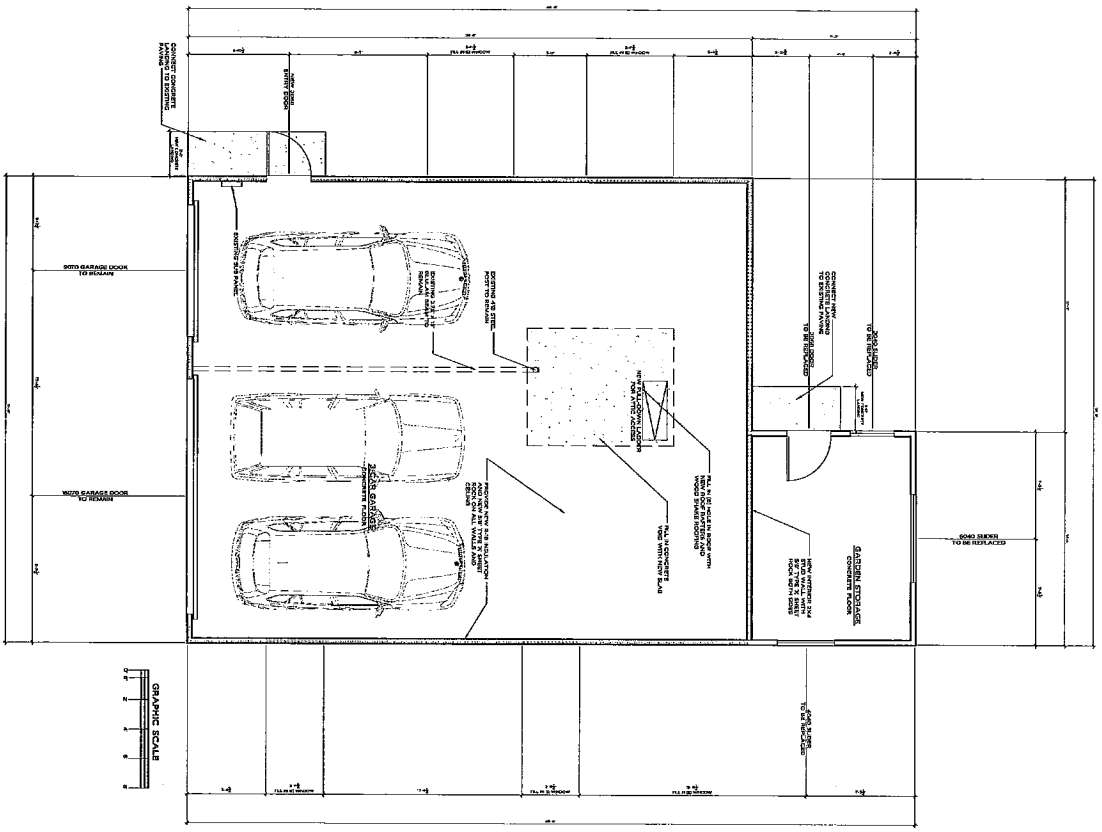
A Garage Remodel For:
Elaine Heron
6 Stonegate Road
Portola Valley, CA 94028

Drawn By: MW
Date: 8/28/2014
Checked:
Scale: AS SHOWN
Sheet No.: A-1

EXISTING PLAN
SCALE: 1/4"-1'-0"



PROPOSED PLAN
SCALE: 1/4"-1'-0"



A-2

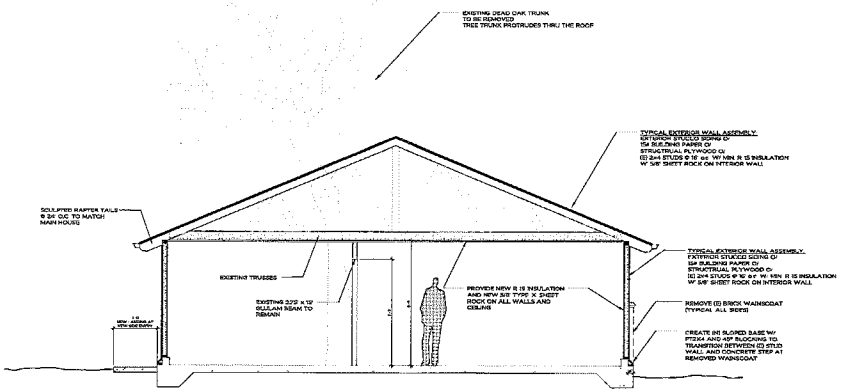
Drawn By: MW
Date: 8/28/2014
Checked:
Scale: AS SHOWN
Sheet No.

A GARAGE REMODEL FOR:
ELAINE HERON
6 STONEGATE ROAD
PORTOLA VALLEY, CA 94028

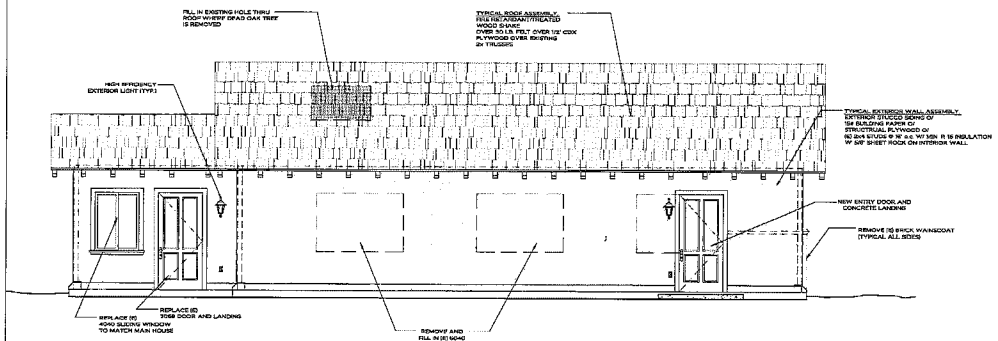
EXISTING PLAN
PROPOSED PLAN

MARGARET WIMMER
RESIDENTIAL DESIGN
P.O. BOX 60681
PALO ALTO, CA 94306
MMWIMMER@YAHOO.COM
(650) 646-1610

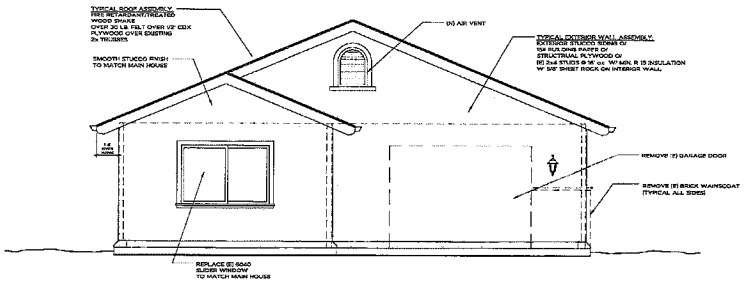
REVISIONS
NO. DATE BY



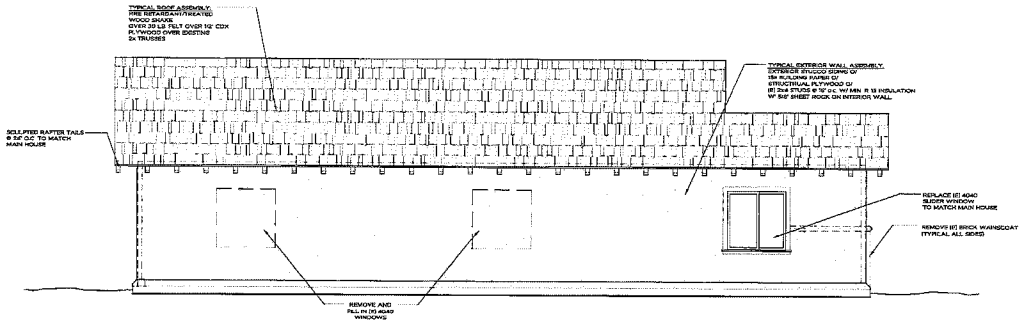
SECTION
SCALE: 1/4"-1'-0"



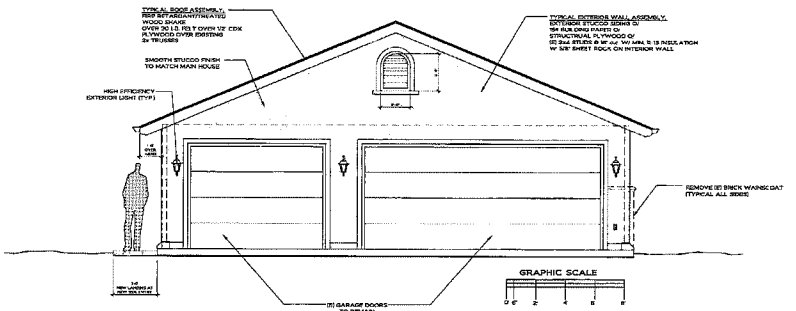
HOUSE SIDE ELEVATION
SCALE: 1/4"-1'-0"



REAR ELEVATION
SCALE: 1/4"-1'-0"



PORTOLA ROAD ELEVATION
SCALE: 1/4"-1'-0"



FRONT ELEVATION
SCALE: 1/4"-1'-0"

REVISIONS

NO.	DATE	BY

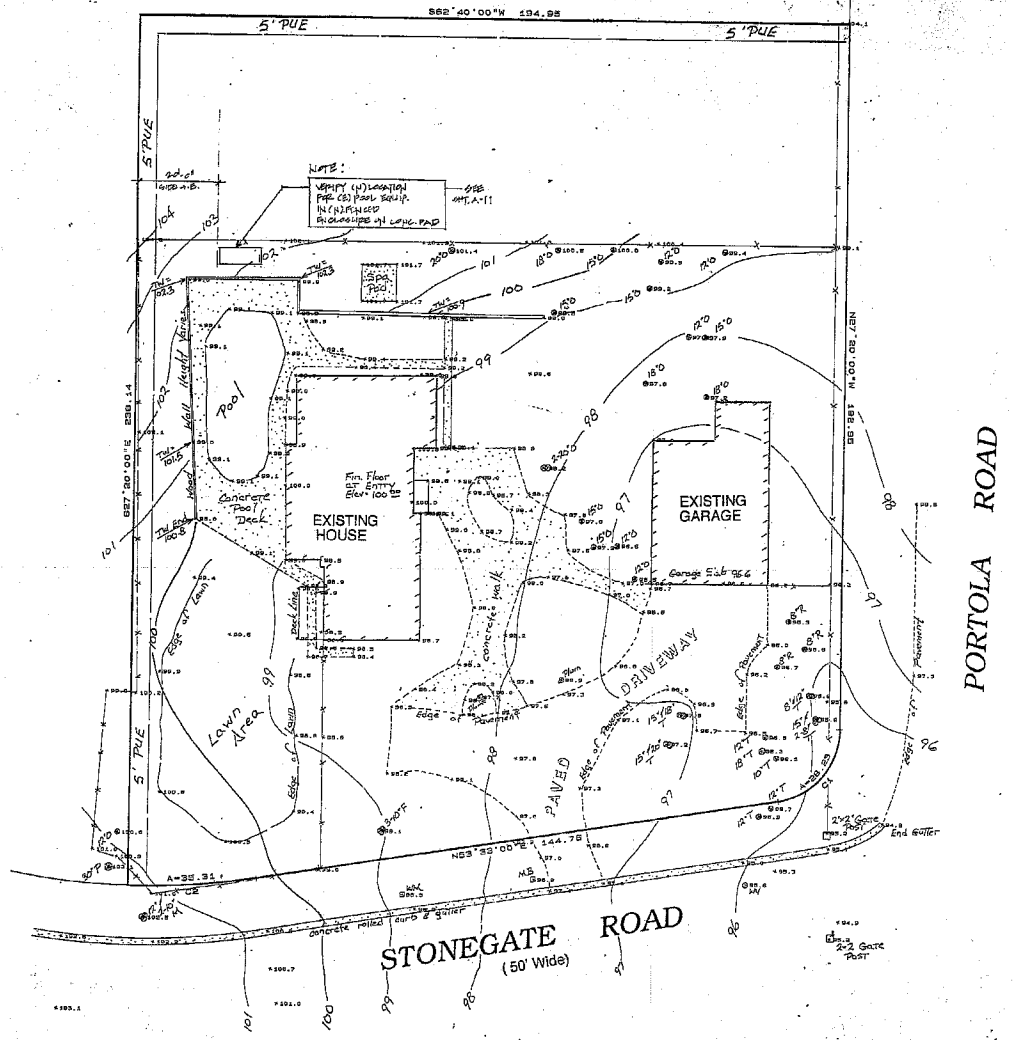
MARGARET WIMMER
RESIDENTIAL DESIGN
P.O. Box 60681
PALO ALTO, CA 94306
MWWIMMER@YAHOO.COM
(650) 646-1610

EXTERIOR ELEVATIONS
SECTIONS

A GARAGE REMODEL FOR:
ELAINE HERON
6 STONEGATE ROAD
PORTOLA VALLEY, CA 94028

DRAWN BY: MW
DATE: 8/29/2014
CHECKED:
SCALE: AS SHOWN
SHEET NO.

A-4



LEGEND

O	Oak
R	Redwood
P	Pine
Pl	Plum
M	Maple
T	Unknown species of tree
MB	Mail Box
WM	Water Meter
GM	Gas Meter
WV	Water Valve
WMH	Utility/Water Man Hole
PUE	Public Utility Easement
	Fence

SITE ADDRESS: 6 Stonegate Road, Portola Valley

APN: 079-012-020

LEGAL DESCRIPTION: Lot 2 29 M 33

AREA: 1.91 Ac±

NOTES:

1) Elevations shown hereon are based on an assumed datum.
2) Topographic information shown hereon as provided by Horizon Survey shows existing site features as they existed at the time of the survey. Any Site Development Plan, Grading Plan, or Proposed House layout shown hereon are added by others.
3) Location of trees shown hereon, if any, are taken at a point that the tree enters the ground. Sizes of trees shown hereon are taken at DBH (Diameter at Breast Height)
4) Contour interval shown hereon is one foot. Vertical accuracy herein is one contour interval per industry standards. Horizontal locations are plus or minus one foot.
5) Cutoffs shown from existing structures to property lines are computed to be perpendicular to the property lines to the exposed siding of buildings

BENCH MARK: An assumed elevation of 100.00 on a finished floor of the existing house at the entry way (shown hereon) was used as the basis of elevations shown hereon.

LICENSED LAND SURVEYOR JOSEPH P. HORVAT No. 5611 Exp. 9/30/98 STATE OF CALIFORNIA

TOPOGRAPHY PREPARED BY
HORIZON SURVEY
LAND SURVEYING AND DEVELOPMENT
703 Woodside Road #7, Redwood City, Ca.
369-8393 369-0593 fax

SCALE 1" = 16' Job #97-16

TOPOGRAPHIC SURVEY

SCALE: 1" = 16'	APPROVED BY:	DRAWN BY: JLF
DATE: June '98		REVISED
CLIENT: HERON		C-1

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: October 27, 2014

RE: Architectural Review for a New Barn and Expanded Riding Arena, File #s: 41-2014 and X9H-683 15 Los Charros Lane, Lands of Sabel

RECOMMENDATION

Staff recommends that the ASCC review the proposed plans, consider the comments in this staff report and any additional comments which may be offered at the meeting, and approve the proposed barn and site development permit subject to the conditions in Attachment 1 and any other conditions which may be necessary based on the ASCC's review.

BACKGROUND

This proposal is for the approval of plans to replace an existing 437 square foot barn and expand an existing riding arena at 15 Los Charros Lane. The 1 acre site is located on the east side of Los Charros Lane near the intersection of Sausal Drive (see attached vicinity map). The lot was created as part of the Portola Heights No. 2 subdivision (Tract 773, December 1958).

The moderately sloping site currently contains a two-story ranch style residence with attached garage, a detached stable, and a fenced riding arena/corral. The eastern half of the property is maintained as open horse pasture. Although horsekeeping has historically been permitted on the property, there is no record of a building permit for the stables in the Town's property file. Property file and aerial photo research indicate that the existing barn was likely built before 1979. While the existing barn does not meet all setback requirements of the current horsekeeping ordinance (PVMC Section 6.08), the new barn will be constructed to comply with all horsekeeping regulations.

There are a number of existing redwoods along the northern side property line adjacent to the new retaining walls for the arena expansion. The arborist report, dated 7/29/14, provides tree protection recommendations during construction.

The project is shown on the following enclosed plans, unless otherwise noted, prepared by CJW Architecture, dated 8/31/14:

Sheet T-0.1, Title Sheet, dated 9/2/14
Sheet T-0.2, Build It Green Checklist, dated 6/25/14
Sheet SU1, Topographic Survey, by Lea & Braze, dated 4/28/14
Sheet A-1.1, Proposed Site Plan (includes exterior lighting)
Sheet A-1.2, Proposed Shed Plans & Exterior Lighting Cut Sheets
Sheet A-2.1, Proposed Floor Plans
Sheet A-3.1, Proposed Exterior Elevations

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

- Exterior lighting cut sheets, received 10/14/14
- Arborist report by The Tree Specialist, dated 7/29/14
- Build-It-Green Checklist, received 10/14/14
- Colors/Materials Board (to be available at ASCC meeting), received

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

DISCUSSION

The existing 437 square foot one-story barn located in the eastern, central portion of the property would be demolished, and the new 478 square foot two-story barn would be constructed just to the east of the existing barn location as shown on Sheet A-1.1. The lower floor of the new barn has an area of 323 square feet which includes a tack room and feed storage. There is a 560 square foot covered stall and tack up area attached to the barn. The upper floor of the barn includes a 155 square foot barn office and a 137 square foot deck. The new barn would be dug into the hillside and constructed with structural retaining walls at the rear as well as the northern and southern ends of the building. A gravel path with curbing would be installed behind the barn to allow access to the upper level office. The location for manure storage has not been specified on the plans and will need to be provided with building permit submittal.

The existing 1,304 square foot sand arena will be enlarged to 2,754 square feet, and new four-foot high horse fencing will be constructed around the arena. In order to accomplish the arena expansion, 110 cubic yards of fill will be placed on the western, downhill side of the existing arena, and three allan block retaining walls will be installed. The walls are tiered with a maximum height of approximately three and one-half feet each. Although visibility of these walls from Los Charros Lane is minimal, the ASCC could require planting between the walls to further screen them from off site

The plans call for 288 cubic yards of grading including 110 cubic yards of fill for the allan block walls and 178 cubic yards of fill to be used as backfill at the barn retaining wall and for leveling the arena. Pursuant to Section 15.12.100.B of the PVMC, the scope of grading, requires a site development permit approved by the ASCC.

There is existing screening vegetation along the front of the property that will limit views from the street up to the arena and barn. Additionally, trees and vegetation located along the northern side property line help to screen views from the neighboring property. The property that experiences the greatest visibility to the site is the rear parcel at 161 Sausal Drive;

however, while somewhat visible, it does not appear that the new barn will impact significant views for this property.

Site Development Permit Committee review

To date, written comments have been received from the Public Works Director (attached report dated 10/15/14) and Town Geologist (attached report dated 10/20/14)

- The Public Works Director has provided standard conditions for site development permit approval as well as requiring that the project comply with all local, County, and State regulations pertaining to horsekeeping barns/stables and water quality regulations.

- The Town Geologist, in review of the proposed plans, recommends approval of the site development permit with the condition that supplemental geotechnical recommendations be provided for the proposed allan block walls with the building permit submittal.

In general, the comments received thus far from the Site Development Committee do not raise significant issues, and it is expected that reviews from Woodside Fire and San Mateo County Health will also include standard conditions of approval. All conditions will need to be satisfied as part of the building permit review process.

Compliance with floor area, impervious surface, height, and setback standards

The total proposed floor area for the site is 2,908 sf and well under the 4,933 sf floor area limit for the property. The total proposed impervious surface for the site, including the corral, is 6,975 sf and under the 7,150 sf limit.

The structure complies with the 28- and 34-foot height limits stipulated in Section 18.48.010 of the PVMC for the R-E/1A zoning district. The proposed maximum height of the barn is approximately 24 feet at the second-story element. The ridge height over the single story portion of the barn is approximately 16 feet.

The proposed barn and arena fully conform to required zoning setbacks (PVMC Section 18.48.010). In order for the barn to comply with the setback regulations of the horsekeeping ordinance (PVMC Section 6.08.130), the structure will need to be shifted an additional three and one-half feet away from the northern side property line to meet the 40-foot setback requirement. The architect has confirmed that the site plan will be adjusted accordingly with the building permit submittal.

Exterior materials and finishes, exterior lighting

The barn will be finished with board and batten siding and corrugated metal roofing. The riding arena will have a sand surface.

The proposed finish treatments for the project meet town reflectivity guidelines and include:

- Siding in "Network Gray" with LRV of approximately 20%
- Windows and doors in a dark bronze with LRV of approximately 10%
- CorTen corrugated steel roofing
- Allan block retaining walls in brown stone

- Wood arena fencing in brown

The color for the concrete site retaining walls has not yet been specified and will need to be with the building permit submittal.

The proposed exterior lighting for the barn is shown on Sheet A-2.1 and fixture cut sheets are attached. One black, barn style, 850 lumens LED gooseneck fixture is proposed at the tack room door and one black, barn style, 850 lumens LED pendant light is proposed at the upper level deck. Both fixtures appear to comply with Town guidelines. No other exterior or landscape lighting is proposed.

Landscaping and fencing

No new landscaping is proposed with the project. Any proposed plantings for the arena's tiered allan block retaining walls will need to be specified with the building permit. The applicant proposes to remove the 43" pine and a 6" oak that are located just to the south of the existing barn, as well as two small oaks located within the new barn footprint. None of the redwoods along the northern side property line will be removed. The arborist report provides recommendations for tree protection measures during construction, and it appears that the 10-inch oak on the southern uphill side of the new barn will need significant trimming. A detailed construction staging and tree protection plan will need to be submitted with the building permit and include the recommendations of the project arborist.

There is existing property line fencing which is proposed to remain. The existing arena fencing will be removed, and new, four-foot high wood horse fencing will be installed around the expanded arena (detail on Sheet A-2.1). A portion of this fencing is proposed to be placed at the edge of the adjacent allan block retaining wall within the 50-foot front yard setback. In order to comply with the four-foot height limit required under Section 18.43.030 of the PVMC, the fencing located within the front yard setback area will need to be off-set one foot from the top of the retaining wall.

"Sustainability" aspects of project

The project architect has provided the enclosed Build-It-Green checklist targeting 21 points for the project, whereas, 25 points would be required under the Town's previous Green Building Ordinance. The Town's Green Building Ordinance is currently not in effect due to the adoption of the Cal Green Code 2013 that superseded it as of January 1, 2014. Staff will be working with the Town Council in the future to determine if a new green building ordinance should be developed, and in the meantime, staff is requesting that all ASCC applications include a completed Build-It-Green checklist.

CONCLUSION

Prior to acting on this request, ASCC members should visit the site to view the story poles in relation to the adjacent hillside and views from neighboring properties. Commissioners should consider the above comments and any new information that is presented at the October 27th ASCC meeting.

Attachments

1. Recommended Conditions of Approval
2. Vicinity Map
3. Exterior lighting cut sheets, received 9/12/14
4. Arborist report, dated 7/29/14
5. Memorandum from Public Works Director, dated 10/15/14
6. Letter from Town Geologist, dated 10/20/14
7. Build-It-Green Checklist, received 10/14/14
8. Architectural plans, received 10/9/14

Report approved by: Debbie Pedro, Planning Director

Recommended Conditions of Approval for a
New Barn and Expanded Riding Arena
15 Los Charros Lane, Lands of Sabel, File # 41-2014

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

1. The color for the concrete retaining walls shall be specified to the satisfaction of a designated ASCC member prior to building permit issuance.

2. The site plan shall be modified so that the proposed barn complies with all setback regulations.

3. All arena fencing located within the 50-foot front setback shall be off-set one foot from the allan block retaining wall prior to final inspections.

4. The location of the manure storage bin shall be specified on the site plan to the satisfaction of Planning staff.

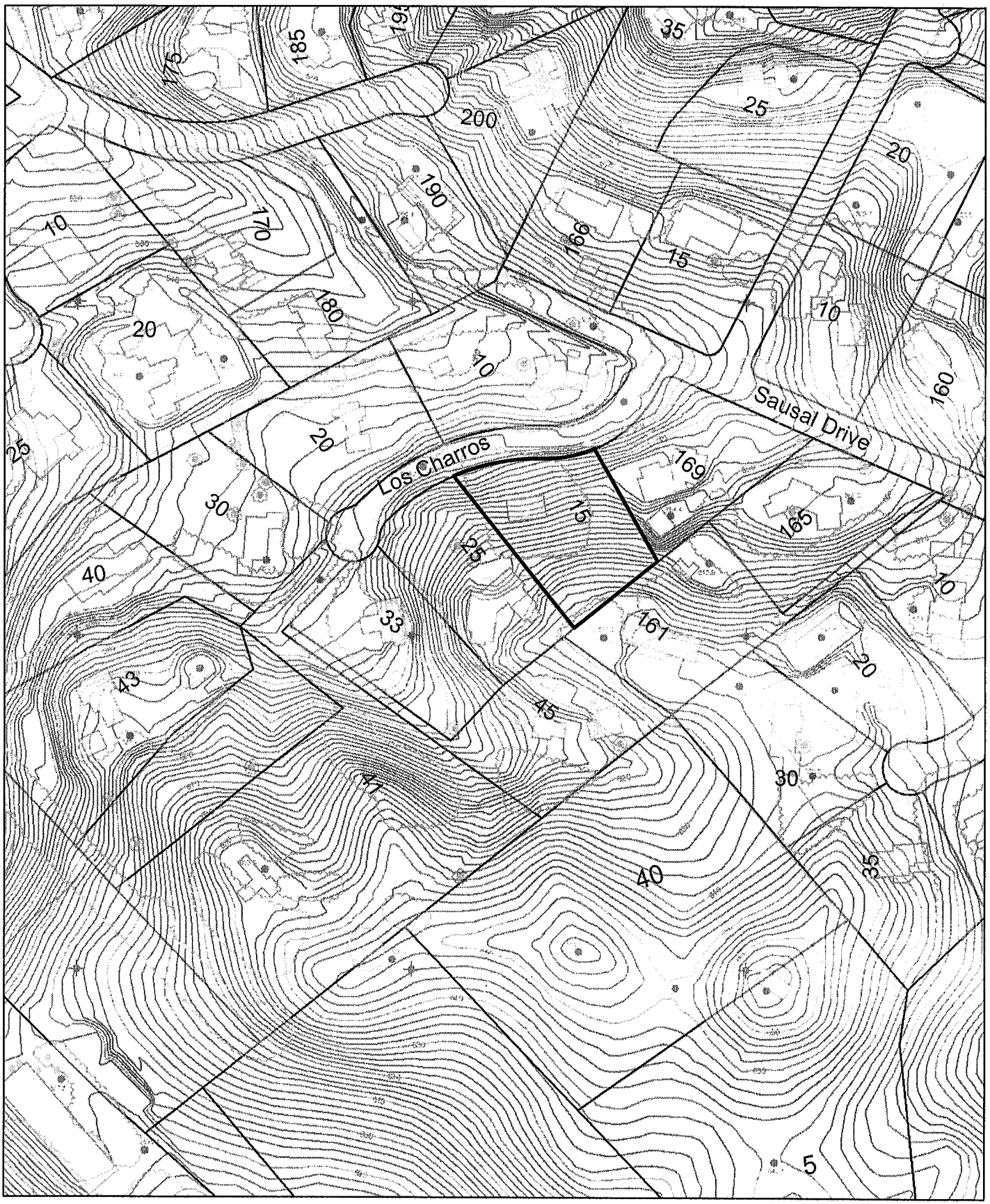
5. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance. The tree protection plan shall include the recommendations of the project arborist report dated 7/29/14.

6. If any new planting is proposed with the project, a detailed planting plan shall be submitted to the satisfaction of a designated ASCC member prior to building permit issuance.

7. Compliance with conditions set forth in the October 15, 2014 memo from the Public Works Director.

8. Compliance with conditions set forth in the October 20, 2014 letter from the Town Geologist (Cotton, Shires, and Associates).

9. Compliance with all conditions from pending reviews by Woodside Fire Protection District and San Mateo County Environmental Health.



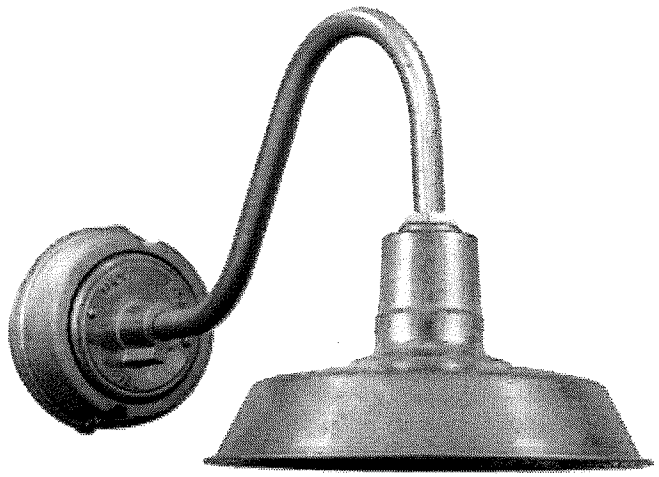
Vicinity Map

N

0 50 100 200 300 400
Feet

APN 079-060-170, 15 Los Charros Lane
October 2014

The Original™ Warehouse LED Gooseneck Light



14" The Original LED, 975- Galvanized Finish | G26 Gooseneck Arm, 980-Brushed Aluminum
Click to enlarge

CODE: BLE-G-WHS-PC-LED

$368.00

(hover over images to learn more)

Shade Size:	12" Shade
Finishes (?):	100-Black
Gooseneck Arms (?):	G1 Straight Arm (+$79.00)
Gooseneck Arm Finish:	Same As Shade
Wire Cage:	None
Cage Finish:	N/A-Not Applicable
Lumens:	850 Lumen LED
LED Lens (?):	Domed Lens

ADD TO MY WISH LIST ADD TO COMPARE LIST

Google +

Attachment 3

SPECIFICATION SHEET SEND TO FRIEND

Finish Chart / Features

Powdercoat Finishes:	Durable finish colors to fit any style from traditional to retro to modern	Click to View
Gooseneck Arms [LED]:	Dozens of styles, projections, designs and angles to choose from	Click to View
Wire Cage :	Add vintage flavor to any shade with a wire cage	Click to View
LED Lens:	LED Lens Styles	Click to View

Product Details

Inspired by vintage lighting, The Original™ Warehouse Shade is now available with the latest LED technology from Cree, one of the industry's leading innovators. Far more energy efficient, this warehouse lighting option produces more light and less pollution. The LED bulb lasts much longer than standard options, so these industrial lighting fixtures are perfect for both your wallet and the Earth. Outdoor gooseneck lights provide ample lighting to front porches, decks, and garage doors. Or bring gooseneck LED lights inside your home, giving a unique and rustic wall light.

The gooseneck barn lights are as long lasting as their LED components. As American made lighting, these gooseneck LED lights ensure years of quality service. Read More>

Also Available: The Original™ Warehouse LED Wall Sconce | The Original™ Warehouse LED Pendant | The Original™ Stem and Flush Mount LED Pendant

Shade Size:

12" Shade: 12"W x 7"H
14" Shade: 14"W x 7 ½"H
16" Shade: 16"W x 7 ¾"H
18" Shade: 18"W x 8 ½"H
20" Shade: 20"W x 9 ¼"H

Product Details:

- **Finish:** Multiple (See Finish Options)
- **Mounting:** Multiple (See Gooseneck Options)
- **Backplate Dimensions:** 2 ¼" Proj. x 6 ½" Dia.
- **Number of Sockets:** 1
- **Use:** CSA Listed for Wet Locations
- **Manufactured in the U.S.A.** This light fixture is made-to-order to suit your custom specifications. Learn more about the process here.
- **No Returns Accepted On This Product**

Additional LED Product Details:

- **LED Driver:** Triac Dimming 12W / 120V Mounted In Canopy

- **LED Dimming Option:** Up to 5%; Requires Compatible Dimming Switch (See Spec Sheet)
- **LED Efficiency:** Delivers over 95 Lumens Per Watt
- **LED Lumen(LM) Comparison:** 850LM Compares to 60W INC. Bulb; 1250LM Compares to 75W INC. Bulb
- **LED Color Temperature:** Cree TrueWhite® Technology, 2700K CRI90
- **LED Warranty:** 5 Year Parts and Labor Warranty

Reviews

Customer Reviews

Average rating

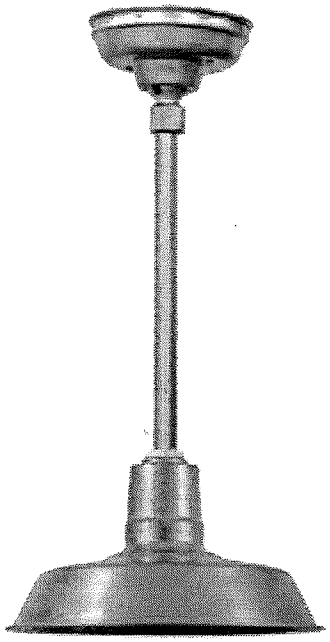
0 reviews

WRITE YOUR OWN REVIEW

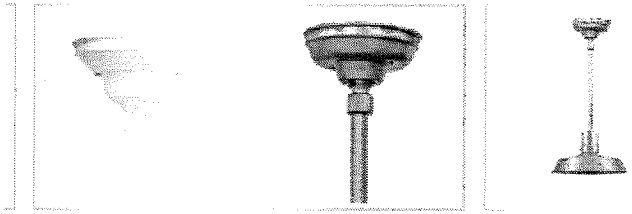
Sort by Newest first

Click button to post comments.

The Original™ Stem and Flush Mount LED Pendant



14" Original Stem Mount, 957-Galvanized | 18" Stem, Hang Straight Canopy
Click to enlarge



CODE: BLE-S-WHS-PC-LED

$329.00

(hover over images to learn more)

Shade Size:	12" Shade
Finishes (?):	100-Black
Mounting Options:	6" Stem | ½" Diameter
Mounting Finish:	Same as Shade
LED Canopy (?):	Standard LED Beehive Canopy
Wire Cage:	None
Cage Finish:	N/A-Not Applicable
Lumens:	850 Lumen LED
LED Lens (?):	Domed Lens

ADD TO MY WISH LIST

SPECIFICATION SHEET SEND TO FRIEND

Finish Chart / Features

Powdercoat Finishes:	Durable finish colors to fit any style from traditional to retro to modern	Click to View
Stem and Canopy Chart:	Customize your pendant mounting from our selection of stem lengths/diameters and canopy options	Click to View
Wire Cage :	Add vintage flavor to any shade with a wire cage	Click to View
LED Lens:	LED Lens Styles	Click to View

Product Details

The Original™ LED Stem and Flush Mount Pendant Light delivers beautiful white light at a fraction of the energy and maintenance costs of incandescent bulbs. About 85% more energy efficient than standard incandescent bulbs, this environmentally friendly light is also a stylish addition to any back porch or commercial space. Featuring our iconic Original™ Warehouse Shade is fitted with Cree TrueWhite® Technology, these LED Pendants have a classic barn light look.

Customize this fixture's shade size, finish, and accessory options. For cathedral and vaulted ceilings, consider our hang-straight canopy with your LED pendant lighting. If you're looking for a more compact LED fixture, flush mount pendant lighting options are available.

Also available: The Original™ Warehouse LED Gooseneck Light | The Original™ LED Wall Sconce

Shade Size:

12" Shade: 12"W x 7"H
14" Shade: 14"W x 7 ½"H
16" Shade: 16"W x 7 ¾"H
18" Shade: 18"W x 8 ½"H
20" Shade: 20"W x 9 ¼"H

Product Details:

- **Finish:** Multiple (See Finish Options)
- **Mounting:** Multiple (See Mounting Options)
- **Ceiling Canopy Dimensions:** 4½"H x 5¾" Diameter
- **Number of Sockets:** 1
- **Use:** CSA Listed for Damp Locations
- **Manufactured in the U.S.A.** This light fixture is made-to-order to suit your custom specifications. Learn more about the process here.
- **No Returns Accepted On This Product**

Additional LED Product Details:

- **LED Driver:** Triac Dimming 12W / 120V Mounted In Canopy
- **LED Dimming Option:** Up to 5%; Requires Compatible Dimming Switch (See Spec Sheet)
- **LED Efficiency:** Delivers over 95 Lumens Per Watt
- **LED Lumen(LM) Comparison:** 850LM Compares to 60W INC. Bulb; 1250LM Compares to 75W INC. Bulb
- **LED Color Temperature:** Cree TrueWhite® Technology, 2700K CRI90
- **LED Warranty:** 5 Year Parts and Labor Warranty

Reviews

Customer Reviews

Average rating

0 reviews

WRITE YOUR OWN REVIEW

Sort by Newest first

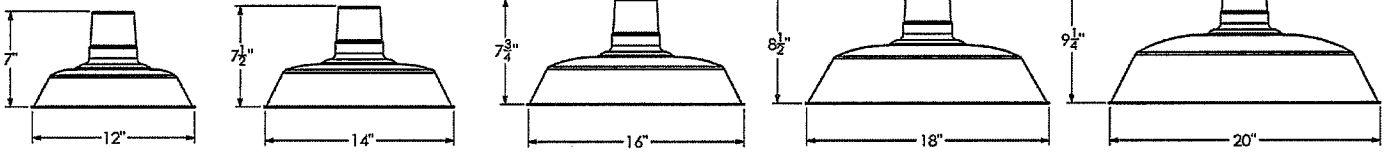
Click button to post comments.

BARN LIGHT ELECTRIC

Item #	Diameter	Height
WHS12-PC	12"	7"
WHS14-PC	14"	7 ½"
WHS16-PC	16"	7 ¾"
WHS18-PC	18"	8 ½"
WHS20-PC	20"	9 ¼"

WAREHOUSE SHADE COLLECTION: **The Original**

WHS12-PC WHS14-PC WHS16-PC WHS18-PC WHS20-PC



Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	Wattage/Lamp Options	Ballast	Voltage
C- Cord Hung **S-** Stem Mount **G-**Goose-Neck **F-** Flush Mount	**WHS12-PC** **WHS14-PC** **WHS16-PC** **WHS18-PC** **WHS20-PC**	*Other:* **975-**Galvanized *Powder Coat:* **100-**Black **200-** White **300-**Dark Green **600-**Bronze **605-**Rust *For additional colors, see color chart*	*Cord:* Standard [1]: **SBK** Black **SWH** White Cotton [2]: **CRZ** Red Chevron **CGM** Grey **CBK** Black Cotton Twists [2]: **TBR** Brown **TBK** Black **TPT** Putty **TRD** Red **TWH** White *Stem:* **ST** _____ ^Specify stem model *Gooseneck:* **G** _____ ^Specify gooseneck model *Flush Mount:* **FM** *For additional mounting options and details, see mounting spec sheet*	*For Cord:* Canopy color: *Standards:* 975-Galv. for Galv. Shades 100-Black with Black Cord 200-White with White Cord *Custom with Twist Cord:* **-CNY**_____ ^Specify canopy color *Stem and Gooseneck:* Other: **975-**Galvanized **980-**Brushed Aluminum Powder Coat: **100-**Black **200-** White **300-** Dark Green **600-** Bronze **605-** Rust *For additional colors, see color chart*	**CGG-**Cast Guard and Glass [3] **WGG-**Wire Guard and Glass [3] **WC-**Wire Cage [4] **HSC-**Hang Straight Canopy **HDSM-** Heavy Duty Stem Mount Canopy **HDBP-** Heavy Duty Square Backing Plate	*Other:* **975-**Galvanized *Powder Coat:* **100-**Black **200-** White **300-** Dark Green **600-** Bronze **605-** Rust *For additional colors, see color chart* *Vapor Proof Glass* [3] **CLR-** Clear **FST-** Frosted	200 Watt maximum		
BLE-F	*WHS16-PC*	*200*	*FM* SAMPLE ORDER	SAMPLE ORDER	*CGG*	*FST* SAMPLE ORDER		SAMPLE ORDER	

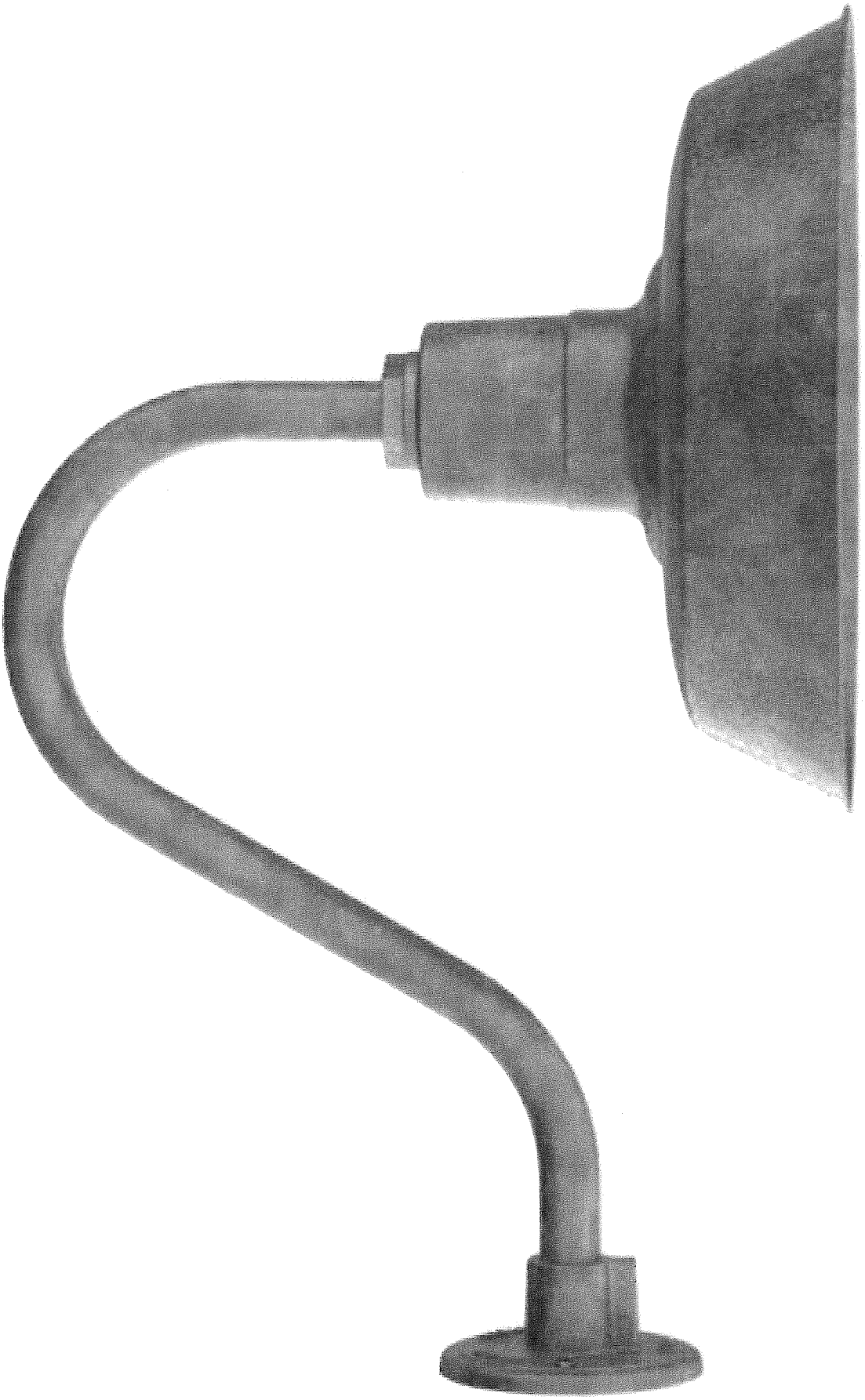
RECEIVED
SEP 12 2014
TOWN OF PORTOLA VALLEY

ORDER SPECIFICS

BLE-	**-PC**								

Notes:
[1] Suitable for Damp location. Standard length 8 feet. Additional lengths available.
[2] Suitable for Dry location Only. Standard length 6 feet. Additional lengths available. (Not CSA listed)
[3] Guard/Glass option reduces wattage to 100 W

Suitable for Wet Location (except when cord mounted)



The Tree Specialist
Don Araki
ISA Certified Arborist WE-6547A
(408) 209-1007

Pre-Construction Tree Inventory and Certified Arborist's Report

Prepared for:
Tom Sabel
(650) 799-7570
Regarding Property Location:

15 Los Charros Ln.
Portola Valley, CA 94028

July 29, 2014

CONTENTS

1.0 AFFADAVIT
2.0 EXECUTIVE SUMMARY
3.0 TREE PRESERVATION PRECEPTS
4.0 SITE-SPECIFIC INFORMATION
- 4.1 Existing Conditions (Tree Inventory)
- 4.2 Site Plan (Existing Trees Re; property plan prepared by: NAME OF ARCHITECT BUSINESS OFFICE AND LOCATION)
- 4.3 Basic Tree Preservation Measures (TPMs)

5.0 CERTIFICATION

1.0
AFFADAVIT

Don Araki of **The Tree Specialist** is an ISA Certified Arborist: WE- 6547A having authority to offer advice and suggestions accumulated from industry standards and working knowledge based on 20 years of experience in residential and commercial tree service. This report is respectfully submitted to Caroline Chen for the spectrum of work to be done at the location: 15 Los Charros Lane, Portola Valley CA 94028

_____
Don Araki

_____
Date

2.0
EXECUTIVE SUMMARY

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

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

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

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

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

3.0
TREE PRESERVATION PRECEPTS

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

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

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

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

4.0
SITE-SPECIFIC INFORMATION

Location: 15 Los Charros, Portola Valley, CA 94028

4.1 Existing Conditions (Tree Inventory)

{Tree list spreadsheet)

Observation Definition Guidelines

Tree Numbering System: We have tree identifiers attached to the tree with assigned numbers from 1 -6.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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4.2 Site Plan of Existing Trees based on submitted property plan created by L. Wade Hammond

***Refer to Attachments in email.**

Reference Picture #1 (In Attachments)

Tree Description Table

Created by Scott Araki, Tree Specialist, Inc.

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

Tree #	Species	D.B.H.	Canopy Height	Canopy Width	Preservation Suitability	Description
1	Coastal Live Oak	12"	30'	20'	Good	Good
2	Coastal Live Oak	12"	30'	15'	Good	Good
3	Monterey Pine	43"	70'	30'	Poor	Poor
4	Coastal Live Oak	17"	25'	30'	Good	Good
5	Almond Tree	12"	12'	10'	Fair	Fair
6	Coastal Redwood	14"	20'	10'	Good	Good
7	Coastal Redwood	18"	20'	10'	Good	Good
8	Coastal Redwood	16"	20'	10'	Good	Good
9	Coastal Redwood	16"	20'	10'	Good	Good
10	Coastal Redwood	16"	15'	10'	Good	Fair
11	Coastal Redwood	12"	15'	10'	Good	Good
12	Coastal Redwood	24"	25'	15'	Good	Good
13	Coastal Redwood	10"	15'	8'	Good	Good
14	Coastal Redwood	6"	10'	5'	Good	Good

D.B.H. - Diameter at Breast Height

4.3 Basic Tree Preservation Measures (TPMs)

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

Tree Protection Fence (TPF)

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

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

· Use ***a continuous 6' foot high chain link fence with an allowed 2' foot opening to provide access for inspections.*** The Posts = 8 ft. tall X 2" inch diameter galvanized

posts driven 2 feet into the soil. Post Signs on the fence (8.5" X 11") warning of "penalty for working inside of fence or removal without written permission of Project or City Arborist (specific sign wording can be provided in memo form).

· Fence ***as much of the root zones as possible***, ideally 5' feet beyond the drip lines (branch tips) or including the entire TPZ. For this project's design constraints, the fence locations are pulled back to hardscape perimeters (with supplemental root zone protection described below).

· Prohibit ***all construction impact*** from disturbing the root zone area which can effect tree preservation.

·The "clinical" area of the trees are the trunk and the branch structures that we see above the ground, however to ensure the health of the tree and facilitate preservation we must also acknowledge and take into consideration the complex structures of the root system under the ground responsible for structural and nutritional health; therefore, ***should work be required within the TPZ the advice and guidance of a Project Arborist should be employed.***

SUPPLEMENTAL PROTECTION – MULCH – ROOT ZONE BUFFER

Wood chip mulch shall be applied over open room zones (beneath trees' drip lines) to a depth of 4-6 inches, tapering to soil level within the 9 inches nearest the tree trunk.

Wood chips from tree pruning operations are ideal – they make a mulch that provides exceptional benefits to all trees – modifying the soil environment to conserve moisture, promote beneficial soil microbes, buffer against weather (desiccating sun, drying winds, pounding raindrops, temperature extremes), cushion the soil structure from foot (or vehicle) traffic.

Provide this for all trees – even inside of TPFs.

Where this buffer is used when TPFs cannot be placed at a drip line, additional supplemental material(s) may be required. When pre-existing driveway asphalt, or similar durable surface can be maintained intact, that may suffice. Otherwise for those cases, arborist sign-off is required, but generally depends on the traffic load:

-foot traffic and wheelbarrows: sheets of 5/8-inch plywood tacked together.

-Small bobcat-type vehicles and "Fergie" – size tractors: increase chip depth to 9 inches with 1-inch plywood sheets.

-Occasional full-size vehicles (cars, pickups, service vans): 9-inches of chips.

-Cement trucks, haulers, loaded dump trucks, heavy duty delivery trucks ["construction site temporary access road"]: a layer of biaxial geogrid (e.g. Tensar

BX1200, or equal) on top of existing grade, topped with 12 inches of chips with 1-inch trench plate, tack welded together to avoid slipping apart.

Removal of any existing driveway or parking lot asphalt from over root zone areas must be performed with care. The excavator/tractor/trucks must keep all tires/tracks on the existing asphalt, picking it up as it goes. Re-laying the paving surfacing is done in reverse path, again keeping all tires/tracks on the hard surface above any root zone.

ROOT-SENSITIVE DESIGN

Additional preservation suggestions and techniques to consider can include:

-Pier and grade beam (on top of existing grade) to suspend construction above the roots.

-Trenchless technology to place utilities beneath roots without severing by trenching.

-Porous concrete, porous asphalt, open pavers can be used for some surfaces to let both air and water into root zones.

-Re-route the layout in a different location to avoid tree roots.

-Ramp over tree roots to avoid compacting their soil or severing them.

SUPPLEMENTAL WATERING AND FERTILIZING

Objective: To provide moisture to promote vigorous, healthy root growth.

Procedures:

Water application hints can be found in the ISA BMPs (Fertilization).

Generally, a basic rule is to provide a deep soaking once a month during the hottest months of the year. Start before construction commences. Continue for a year after project completion. Modify by on-site arborist observations, especially during the "dry season" or in "drought conditions".

One application of water can be made to be included with a fertilizer application By surface application or soil injected to a depth of 6-8 inches.

Rules of thumb:

-10-20 gallons of water per trunk diameter incher per month, applied evenly over the root zone.

-Applying one inch of water will wet a moderate clay soil to about a depth of 1 ft.

-Soil samples should be lab tested to determine nutrients lacking-lab fertilizer recommendations should be followed.

PRUNING

General: The care of trees is the obvious domain of tree care contractors. Any clearance pruning, removals, aesthetic trimming, removal of limbs, root pruning, stump grinding, and/or remedial repair must be performed by a tree care contractor with a current California Contractor's License – the appropriate classification is C61/D49, with

workers being WC-ISA Certified Tree Workers supervised by an ISA Certified Arborist. This includes removal of trees and/or stumps with intertwining/overlapping branches or roots.

Routine: Typically trees would benefit from pruning near the end of a project, sometimes to improve the health and structure of some, but also to remove any deadwood, establishing a benchmark against which one can measure changes n the trees' status (e/g/, accumulation of new deadwood, hence decline).

Project-Critical: Of particular importance here may be a project clearance issues. Depending on the owner's decision about which trees to retain, crown cleaning, thinning and raising may be needed, especially structural pruning for the near at hand perimeter trees.

Standards: All tree work must comply with applicable tree-specific ANSI Standards and be performed within the guidelines of the ISA Best Management Practices – qualified tree care contractors will be thoroughly familiar with those published industry standards.

Typical pruning types to be used are described in the cited standards. Most of the trees would benefit from "cleaning" to remove deadwood and diseased or superfluous branches; plus, they can be improved structurally by "thinning" to reduce foliage branch end weights; many will require "raising" for project clearance.

Over-Pruning: Care must be taken to avoid over-pruning trees that one seriously wants to preserve. Not only does that ruin trees' structure, but it also removes so many food producing leaves that it stresses the trees (puts them on a diet), sometime irrecoverably.

Generally, one can prune 25% from a young, vigorously growing oak or redwood without resulting in a stress reaction. Mature trees usually show stress when 15% is pruned out. Over-mature specimens can readily show decline when even 5% of the live foliage is removed from an area of the foliage canopy.

Pruning Specifications: Objectives and procedures must be project-specific. As project details take shape, the Project Arborist can draft tree-specific pruning specs in line with those general guidelines, depending on the extent to which the project is designed to accommodate tree preservation.

Root Pruning: Any roots that must be severed must be cut cleanly (no shatter, rip, tear). A tree care contractor must root prune along any line, cut, or trench will disrupt roots larger that 1-inch in diameter. This root pruning is best scheduled prior to the installation contractor's work – this actually both speeds up the work for the contractor and cause less damage to the trees.

CUTS / FILLS

Cuts into the root zones must be minimized, per roots and root zones discussions above. Preview by Project or City Arborist required before commencing.

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Office: 1198 Nevada Avenue, San Jose, CA 95125

ROOT CROWN CHANGES / DISTURBANCES

Root crown: the base of a tree – where the trunk ends and scaffold roots flare off into the surrounding soil. No change or disturbance may occur in any root crown area and all materials inadvertently or intentionally accumulating there must be removed.

ATTACHMENTS

No construction apparatus shall be attached to any tree (braces, signs, slings, etc.).

TRENCHES

Proactively avoid routing any trench under any tree's drip line (including utility, sewer, phone, cable, electric, drainage, irrigation, decorative lighting, pool supply, etc.).

In the unlikely event that a trench must cross a root system, the plan must be reviewed by the Project Arborist before that work can be done.

Consider alternatives – Tunnel with trenchless technology equipment? Hand dig? Trench straight toward a tree's trunk from both sides and then follow tunneling procedures for the short distance between (tree-specific distances recommendations can be made, based on an individual subject tree's size)?

When trenching across a root zone is necessary on-site monitoring by Project Arborist is required.

EQUIPMENT CLEANING

Establish a "Clean Out" site for such equipment as concrete trucks, cement forums, plastering apparatus, paint tools, etc. This must be located well away from any tree's root zone – or even any future planting areas.

All (sub) contractors must be on-notice that equipment must never be cleaned out over any tree's root zone – only within the designated "Clean Out" site.

STORAGE

No storage of gasoline, oil, or other chemicals over any tree's root zone.
No storage of any construction materials inside of any tree protection fence.

CHEMICAL SPILLS

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

Promptly confine and clean up any chemical spill over any root zone.

PARKING

No parking under tree canopies unless the root zones are protected. This will be precluded if they can be fenced at the drip lines. Even ore important is the root zone wood chip mulch.

Traffic causes irreparable harm to the soil structure and to the tree's roots due to the compaction.

Root zone compaction under a traffic load can be reduced by thickening the root zone buffer – say, beefing up to 6-8 inches of wood chips. Alternative buffer surfaces might include (alone or in combination): crushed rock, plywood sheets, steel plate, etc.

And one still must be careful of clearances to avoid bark bruising, trunk scrapes and limb breakage.

PUBLICATION & NOTICE

A copy of these tree protection measures must be on site, available to all workers, so they will be on notice regarding the tree's requirements.

One effective method is to paste up these pages on a sheet (usually titled "Tree Preservation Plan, Sheet T-1", or equivalent) and be certain that it is included in every set of construction drawings issued.

LANDSCAPE PLAN

A well-though-out landscaping plan can be essential. It must take into account the status and longevity of this site's existing trees. Plan for the irrigation lines to be laid on top of existing grade, placed beneath the wood-chip-mulch layer. Expect no irrigation or water-loving plants within 10 feet of any mature tree's trunk.

MONITORING

Project Arborist inspections begin with a sign-off to confirm that initial tree protection measures are in place before commencement of any other part of the project.

The City of Los Altos requires periodic monitoring inspections by the Project Arborist verifying that the tree preservation measures continue to be effective, with monthly reports faxed to the owner and the City Arborist.

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Office: 1198 Nevada Avenue, San Jose, CA 95125

PENALTIES

All (sub) contractors and their personnel must understand that they are responsible for their actions around these trees.

Circumventing tree protection measures will most certainly cause the tree(s) additional stress. This can be calculated as a change in the tree's status and there are formulae for assessing damage dollar amounts (see CTLA, Council of Tree and Landscape Appraisers).

Besides penalties derived from action on the City Ordinance, court have required contractors to pay penalties directly to the property owner suffering the damage/loss (diminution in tree value), sometimes assessed as double or triple if intentional action.

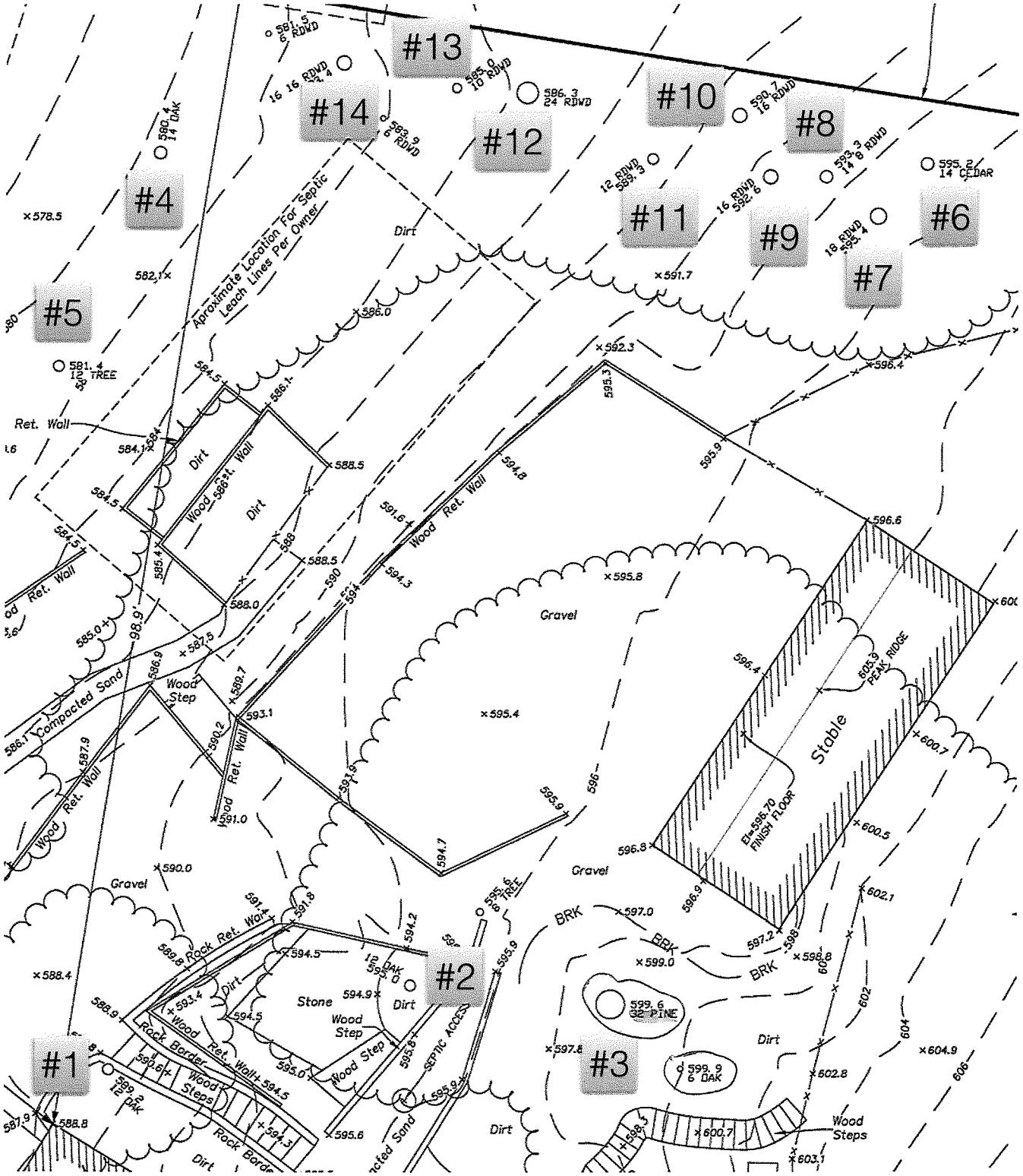
5.0
CERTIFICATION

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief and are made in good faith.

Thank you for the opportunity to be of service to you. Should you have any questions or concerns please feel free to contact me at any time of the day.

Respectfully submitted,

Don Araki
ISA Certified Arborist #WE-6547A
The Tree Specialist
(408) 209-1007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#11
#12
#13
#14
Approximate Location For Septic Leach Lines Per Owner
Dirt
Gravel
Stable
Wood Step
Wood Steps
Wood Ret. Wall
Rock Ret. Wall
Rock Border
Compacted Sand
Septic Access
Stone
BRK
Ret. Wall
Ele=596.70 FINISH FLOOR
605.9 PEAK RIDGE
599.6 32 PINE
599.9 6 OAK
595.6 6 TREE
581.4 12 TREE
580.4 14 OAK
595.0 12 OAK
599.2 12 OAK
595.2 14 CEDAR

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 10/15/14
RE: 15 Los Charros - Barn

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.

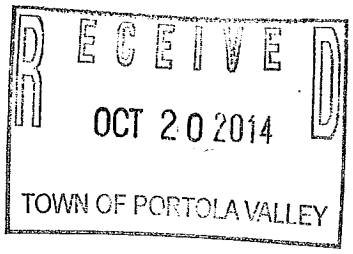
In addition:

4. All Local, County, State regulations as it pertains to horse barns/stables and water quality shall be met.

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

October 20, 2014
V5384

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



SUBJECT: **Geologic and Geotechnical Peer Review**
RE: Sabel, New Barn and Riding Arena
15 Los Charros Lane
Site Development Permit #X9H-682

At your request, we have completed a geologic and geotechnical peer review of the Site Development Permit application for the proposed new barn and riding arena using the following documents:

- Geotechnical Investigation (report), prepared by Wayne Ting and Associates, Inc, dated August 21, 2014;
- Architectural Plans, including: Site and Floor Plans, Section, and Elevations (4 sheets, various scales), prepared by CJW Architecture, dated August 31, 2014; and
- Civil Plans, including: Grading and Drainage Plan, Erosion Control Plan, Details, and Notes (6 sheets, various scales), prepared by Flo-Rite Engineers, dated September 22, 2014;

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

DISCUSSION

We understand that the applicant proposes to demolish the existing barn and corral and construct a new barn and riding arena in approximately the same location, east of the existing residence. The proposed construction will include a concrete retaining wall up to approximately 9.5 feet in height to support the cut slope for the new barn. Additionally, a series of terraced Allan Block walls, totaling approximately 10 feet in height, will support artificial fill materials to expand the existing corral pad.

SITE CONDITIONS

The subject property is generally characterized by moderately steep (12 to 16 degree inclinations), natural, north-facing hillside topography. Previous grading for the existing barn includes the generation of a relatively level building pad that includes a cutslope to the south and a fillslope on the north side of the pad. This relatively level pad is the site of the existing corral. A moderate sized crack, up to 0.5-inch wide, extends through the corral just upslope from the existing wood retaining wall which supports the downslope side of the corral. Drainage in the vicinity of the corral is characterized by infiltration and sheetflow to the north.

According to the Town Geologic Map, the northern portion of the subject property is underlain, at depth, by sedimentary bedrock materials of the Santa Clara Formation (interbedded conglomerate, sandstone, siltstone and potentially expansive claystone). The southern portion of the site is underlain, at depth, by greenstone bedrock materials of the Franciscan Complex. These materials are locally overlain by potentially expansive silty clay (colluvium and residual soil materials). According to the Town Ground Movement Potential Map, the proposed barn site is located near the boundary of two movement potential categories, including 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 material; expansive soils may also occur within other map units"*. The proposed barn site is also near a mapped "Sbr" zone, which is defined as: *"level ground to moderately steep slopes underlain by bedrock within approximately three feet of the ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement, and soil creep"*. The active San Andreas fault is mapped approximately 2,700 feet southwest of the existing property. A mapped fault of undetermined activity is located approximately 700 feet northwest of the subject property.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed barn and site improvements are constrained by potentially expansive surficial soil materials, creep and settlement of non-bedrock materials, and anticipated very strong to violent seismic ground shaking. The Project Geotechnical Consultant has performed a site investigation and has provided geotechnical design recommendations for project construction. These recommendations include supporting the upslope retaining wall on a conventional footing with a deepened footing extending a minimum of 4 feet below grade. Recommendations for the terraced block walls on the downslope side of the riding arena include a footing depth of 12 inches, utilizing on-site soils for wall backfill, utilizing a maximum wall height of 4 feet, and designing the walls for surcharge loads. We do not have geologic or geotechnical objections to the general concept for the barn and riding arena, and thus, **recommend approval of the Site Development Permit application.**

However, prior to approval of Building Permits, we recommend that the Project Geotechnical Consultant address the following:

1. **Supplemental Geotechnical Design Criteria** – The Project Geotechnical Consultant should provide geotechnical recommendations for the proposed Allen Block walls:

   - Recommendations to re-use on-site soils for retaining wall backfill should be re-evaluated. The on-site soils have been documented to be potentially highly expansive, and these types of soils are typically not recommended for use in modular block wall backfill.

   - Recommendations have been provided for 12 inches of embedment of the lowest retaining wall into native earth materials. The native earth materials have been found to be potentially highly expansive, and are susceptible to settlement and downslope creep. Recommendations should be considered for deeper foundation embedment (i.e., below the typical creep zone, and below the zone of typical large moisture fluctuations) to limit the potential for wall distress.

   - Recommendations have been provided to design the walls for surcharge loads from the upper walls; however, no specifications for how to apply the surcharge load have been provided. The consultant should provide more detailed criteria for applying upper wall surcharge loads to the lower walls.

2. **Development Plans** – Project plans should be generated that incorporate the supplemental recommendations of the Project Geotechnical Consultant.

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

   The results of the Supplemental Geotechnical Design Criteria, Development Plans, and Geotechnical Plan Review should be submitted to the Town for review and approval by the Town Geotechnical Consultant prior to the issuance of the building permit.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Town with its 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

John M. Wallace
Principal Engineering Geologist
CEG 1795

David T. Schrier
Principal Geotechnical Engineer
GE 2334

JMW:DTS:JD

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 6.0

SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points. Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6), and meet the prerequisites CALGreen Mandatory M5.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated
Build It Green is not a code enforcement agency.

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

Single Family New Home Version 6.0.2

Points Achieved: 2

Certification Level: None

POINTS REQUIRED

2	10	25	30	6	50	6	120	6	00
		Minimum Points							Achieved Points

RECEIVED
OCT 14 2014
TOWN OF PORTOLA VALLEY

PROJECT NAME		Points Achieved	Possible Points: Community	Energy	IAQ/Health	Resources	Water	NOTES
MEASURES								
CALGreen								
TBD	CALGreen Res (REQUIRED)	0		1	1	1	1	
A. SITE								
Yes	A1. Construction Footprint	1				1		Tree protection plan
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 65% C&D Waste Diversion(Including Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)					2		
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1		
Yes	A3. Recycled Content Base Material	1				1		
TBD	A4. Heat Island Effect Reduction (Non-Roof)			1				
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				1			
	A6. Stormwater Control: Prescriptive Path							
TBD	A6.1 Permeable Paving Material						1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
Yes	A6.3 Non-Leaching Roofing Materials	0					1	
TBD	A6.4 Smart Stormwater Street Design		1					
Yes	A7. Stormwater Control: Performance Path	0					3	
B. FOUNDATION								
Yes	B1. Fly Ash and/or Slag in Concrete	1				1		
TBD	B2. Radon-Resistant Construction				2			
Yes	B3. Foundation Drainage System	2				2		Directed to on site dispater
No	B4. Moisture Controlled Crawlspace	0			1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
0.00%	Enter the landscape area percentage							No irrigated landscaping
TBD	C1. Plants Grouped by Water Needs (Hydrozoning)						1	
TBD	C2. Three Inches of Mulch in Planting Beds						1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1		
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	C5. Trees to Moderate Building Temperature		1	1			1	
TBD	C6. High-Efficiency Irrigation System						2	
TBD	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil						2	
TBD	C8. Rainwater Harvesting System						3	
TBD	C9. Recycled Wastewater Irrigation System						1	
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation						2	
TBD	C11. Landscape Meets Water Budget						2	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	C13. Reduced Light Pollution		1					
TBD	C14. Large Stature Tree(s)		1					
TBD	C15. Third Party Landscape Program Certification						1	
TBD	C16. Maintenance Contract with Certified Professional						1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	D2. Construction Material Efficiencies					1		
	D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1		
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1		
TBD	D3.3 Engineered Lumber for Roof Rafters					1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
Yes	D3.5 OSB for Subfloor	0.5				0.5		
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5		
No	D4. Insulated Headers	0		1				No conditioned spaces (Barn)

Single Family New Home	Version 6.0.2							
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	**D7. Energy Heels on Roof Trusses**			1				
16 inches	**D8. Overhangs and Gutters**	1		1		1		16" design
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached Garage	0			2			N/A
No	D9.2 Mitigation Strategies for Attached Garage	0			1			N/A
	D10. Structural Pest and Rot Controls							
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0				1		
Yes	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	1				1		P.T lumber within 8" of soil, conc. in other areas
TBD	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**				1	1		
E. EXTERIOR								
TBD	**E1. Environmentally Preferable Decking**					1		
TBD	**E2. Flashing Installation Third-Party Verified**					2		
No	**E3. Rain Screen Wall System**	0				2		
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		Steel roofing
TBD	**E6. Vegetated Roof**		2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
No	F1.1 Walls and Floors	0				1		N/A unconditioned space (Barn)
No	F1.2 Ceilings	0				1		N/A unconditioned space (Barn)
	F2. Insulation that Meets the CDPH Standard Method--Residential for Low Emissions							
No	F2.1 Walls and Floors	0			1			N/A unconditioned space (Barn)
No	F2.2 Ceilings	0			1			N/A unconditioned space (Barn)
	F3. Insulation That Does Not Contain Fire Retardants							N/A unconditioned space (Barn)
No	F3.1 Cavity Walls and Floors	0			1			N/A unconditioned space (Barn)
No	F3.2 Ceilings	0			1			N/A unconditioned space (Barn)
No	F3.3 Interior and Exterior	0			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
No	G1.1 Insulated Hot Water Pipes	0		1				N/A unconditioned space (Barn)
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0					1	N/A unconditioned space (Barn)
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	N/A unconditioned space (Barn)
	G2. Install Water-Efficient Fixtures							
No	G2.1 WaterSense Showerheads with Matching Compensation Valve	0					2	N/A unconditioned space (Barn)
No	G2.2 WaterSense Bathroom Faucets	0					1	N/A unconditioned space (Barn)
No	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	0					1	N/A unconditioned space (Barn)
No	**G3. Pre-Plumbing for Graywater System**	0					1	N/A unconditioned space (Barn)
No	**G4. Operational Graywater System**	0					3	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
No	H1.1 Sealed Combustion Furnace	0			1			N/A unconditioned space (Barn)
No	H1.2 Sealed Combustion Water Heater	0			2			N/A unconditioned space (Barn)
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			N/A unconditioned space (Barn)
	H3. Effective Ductwork							
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1				N/A unconditioned space (Barn)
No	H3.2 Pressure Balance the Ductwork System	0		1				N/A unconditioned space (Barn)
No	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	0			1			N/A unconditioned space (Barn)
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1				N/A unconditioned space (Barn)
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
No	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	A	R	R	R	R	R	N/A unconditioned space (Barn)
No	H6.2 Advanced Ventilation Standards	0			1			N/A unconditioned space (Barn)
No	H6.3 Outdoor Air Ducted to Bedroom and Living Areas	0			2			N/A unconditioned space (Barn)
	H7. Effective Range Hood Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			N/A unconditioned space (Barn)
No	H7.2 Automatic Range Hood Control	0			1			N/A unconditioned space (Barn)
No	**H8. No Fireplace or Sealed Gas Fireplace**	0			1			N/A unconditioned space (Barn)
No	**H9. Humidity Control Systems**	0			1			N/A unconditioned space (Barn)
No	**H10. Register Design Per ACCA Manual T**	0		1				
No	**H11. High Efficiency HVAC Filter (MERV 8+)**	0			1			
I. RENEWABLE ENERGY								
No	**I1. Pre-Plumbing for Solar Water Heating**	0		1				no heated water in structure
TBD	**I2. Preparation for Future Photovoltaic Installation**			1				
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25				
	I4. Net Zero Energy Home							
No	I4.1 Near Zero Energy Home	0		2				
No	I4.2 Net Zero Electric	0		4				

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J. BUILDING PERFORMANCE AND TESTING								
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1			N/A unconditioned space (Barn)
No	J2. Supply and Return Air Flow Testing	0		1	1			N/A unconditioned space (Barn)
No	J3. Mechanical Ventilation Testing and Low Leakage	0			1			N/A unconditioned space (Barn)
No	J4. Combustion Appliance Safety Testing	0			1			N/A unconditioned space (Barn)
2008	J5. Building Performance Exceeds Title 24 Part 6							
0.00%	J5.1 Home Outperforms Title 24 Part 6	0						
TBD	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst			1				N/A unconditioned space (Barn)
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1				
No	J8. ENERGY STAR for Homes	0		1				N/A unconditioned space (Barn)
No	J9. EPA Indoor airPlus Certification	0			1			
No	J10. Blower Door Testing	0			2			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Individual Entryways				1			
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		no cabinets specified
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		no shelving specified
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		no counter tops specified
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			solid wood doors
TBD	K5.2 Cabinets and Countertops				2			no cabinets or counter tops specified
TBD	K5.3 Interior Trim and Shelving				2			solid wood interior trim, no shelving
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2			
Yes	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	2			2			no products with formaldehyde specified
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0			1			
L. FLOORING								
TBD	L1. Environmentally Preferable Flooring					3		
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method--Residential				3			
Yes	L3. Durable Flooring	1				1		
Yes	L4. Thermal Mass Flooring	1		1				
M. APPLIANCES AND LIGHTING								
No	M1. ENERGY STAR® Dishwasher	0					1	N/A no appliances in barn
No	M2. CEE-Rated Clothes Washer	0		1			2	N/A no appliances in barn
No	M3. Size-Efficient ENERGY STAR Refrigerator	0		2				N/A no appliances in barn
	M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0				1		N/A
No	M4.2 Built-In Composting Center	0				1		N/A
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				100% LED lighting
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2				
N. COMMUNITY								
	N1. Smart Development							
TBD	N1.1 Infill Site		1			1		N/A
No	N1.2 Designated Brownfield Site	0	1		1			N/A
No	N1.3 Conserve Resources by Increasing Density	0		2		2		N/A
No	N1.4 Cluster Homes for Land Preservation	0	1			1		N/A
	N1.5 Home Size Efficiency	0				9		N/A
478	Enter the area of the home, in square feet							
0	Enter the number of bedrooms							
No	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop	0	2					Not a home or habitable residence
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2					.6 miles from bus stop
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
TBD	N3.3 Traffic Calming Strategies		2					
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers		1					
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1					
TBD	N5.3 Porches Oriented to Street and Public Space		1					
TBD	N5.4 Social Gathering Space		1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				N/A
No	N6.2 Cooling Load	0		2				N/A
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			N/A
No	N7.2 Full-Function Independent Rental Unit	0	1					
O. OTHER								
TBD	O1. GreenPoint Rated Checklist in Blueprints	R	R	R	R	R	R	
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5	
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
TBD	O5. Home System Monitors			1			1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
TBD	O7. Green Appraisal Addendum	R						
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1		

Summary

Total Available Points in Specific Categories	342	26	131	54	83	48
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	21.0	1.0	3.0	5.0	12.0	0.0

Sabel-Helms Barn ASCC SET

ABBREVIATIONS

ACCESS DOOR	AD	EXPANSION	EXP.	PAINTED	PTD.
ACCESS PANEL	AP	EXPANSION JOINT	EXP JT.	PANEL BAR	PB.
ACOUSTICAL	ACOUST.	EXTENSION	EX.	PARTITION	PTN.
ADHESIVE	ADH.	EXTERIOR	EXT.	PERFORATED	PERF.
ADJUSTABLE	ADJ.			PLASTER	PLAS.
ADOPTED ITE	ADOR.	FACE OF	FO.	PLASTIC	PLSTC.
AIR CONDITIONER	AC	FIBER BOARD	FB.	PLYWOOD	PLY. WD.
ALUMINUM	AL	FINISH	FIN.	POINT	PT.
ANCHOR BOLT	AB	FIRE ALARM	FA.	POLISHED PLATE GLASS	PPGL.
AREA DRAIN	AD	FIRE EXTINGUISHER	F.E.	POLYVINYL CHLORIDE	PVC.
ASBESTOS	ASB.	FIRE EXTINGUISHER CABINET	F.E.C.	POUNDS PER SQUARE FOOT	PSF.
ASBESTOS CEMENT PIPE	ACP.	FIRE TREATED	FT.	POUNDS PER SQUAREINCH	PSI.
ASPHALT	ASPH.	FLASHING	FL.	PRE CAST CONCRETE	PC.
ASPHALTIC CONCRETE	AC	FLAT BAR	FB.	PROPERTY	PROP.
		FLAT HEADED WOOD SCREW	FHWS.	PROPERTY LINE	PL.
		FLOOR	FLR.		
BEGINNING OF VERTICAL CURVE	BVC.	FLOOR DRAIN	FD.	RADIUS	R.
BENCHMARK	BM.	FLOORING	FLR.	REDWOOD	RWD.
BLOCKING	BLKG.	FLOW LINE	FL.	REFRIGERATOR	REF.
BOARD	BD.	FLUORESCENT	FLUOR.	REINFORCED CONCRETE PIPE	RCP.
BOTTOM	BTM.	FOOTING	FTG.	REINFORCING	REINF.
BUILDING	BLDG.	FOUNDATION	FDN.	REQUIRED	REQD.
				RESILIENT	RESIL.
		GAGE OR GAUGE	GA.	RESISTANT	RES.
CABINET	CAB.	GALVANIZED	GALV.	ROOF DRAIN	RD.
CARRIAGE BOLT	CB	GALVANIZED IRON	GI.	ROOM	RM.
CAST-IN-PLACE	CIP.	GLASS	GL.	ROUGH	RGH.
CAST-IRON	CI.	GLUE-LAM BEAM	GLB.		
CAST IRON PIPE	CIP	GRADE	GR.		
CATCH BASIN	CB	GROUND	GRND.	SCHEDULE	SCHED.
CEILING	CLG.	GYPSUM	GYP.	SECTION	SECT.
CEMENT	CEM.			SELECT	SEL.
CENTER	CTR.			SHEATHING	SHTHG.
CENTER TO CENTER	CTR'S	HANGER	HGR.	SIDING	SDG.
CERAMIC	CER.	HARDBOARD	HDBD.	SIMILAR	SIM.
CLEAN OUT TO FLOOR	CTF	HARDWARE	HDW.	SINGLE ACTING	SA.
CLEAN OUT TO GRADE	CTG	HARDWOOD	HRWD.	SLOPE	S.
CLEAR	CLR.	HEADER	HDR.	SOLID CORE	SC.
CLOSET	CLO.	HEATER	HTR.	SPACE	SPC.
COLUMN	COL.	HEIGHT	HT.	SQUARE	SQ.
CONCRETE	CONC.	HIGH STRENGTH BOLT	HSB.	STAINLESS STEEL	S.S.
CONCRETE PIPE UN-REINFORCED	CP	HOLLOW CORE	HC.	STANDARD	STD.
CONSTRUCTION	CONST.	HORIZONTAL	HOR.	STEEL	STL.
CONSTRUCTION JOINT	CJ	HOSE BIB	HB.	STORAGE	STOR.
CONTINUOUS	CONT.	HOUR	HR.	STRUCTURAL	STR.
CORRUGATED METAL PIPE	CMP			SUSPENDED	SUSP.
COUNTER	CTR.	INSIDE DIAMETER	ID.	SYMBOL	SYMB.
COUNTERSINK	CSK.	INSULATION	INS.	SYMMETRICAL	SYMM.
CUBIC YARD	C.Y.	INTERIOR	INT.		
CURB INLET	CI	INVERT	INV.		
		INVERT ELEVATION	IE.	TELEPHONE	TEL.
				TEMPERED	TEMPD.
DETAIL	DET.	JOINT	JT.	TERRAZZO	TER.
DIAMETER	DIA.			TIE DOWN	TD.
DIMENSION	DIM.			TONGUE AND GROOVE	T&G.
DISPENSER	DISP.	LAMINATED	LAM.	TOP OF CURB	TC.
DOOR	DR.	LAVATORY	LAV.	TOP OF RAIL	TR.
DOUBLE	DBL.			TYPICAL	TYP.
DOUBLE-ACTING	DA.	MACHINE	MACH.		
DOUGLAS FIR	DF.	MACHINE BOLT	MB.	UNDERGROUND	UG.
DOWN	DN.	MAN HOLE	MH.	UNLESS OTHERWISE NOTED	U.O.N.
DOWN SPOUT	DS	MANUFACTURER	MFR.	URINAL	UR.
DRAIN	DR	MANUFACTURING	MFG.		
DRINKING FOUNTAIN	DF	MAXIMUM	MAX.	VENT THROUGH ROOF	VTR.
DRAWING	DWG.	MECHANICAL	MECH.	VERTICAL	VERT.
DUCTILE IRON PIPE	DIP	METAL	MTL.	VERTICAL CURVE	VC.
		MINIMUM	MIN.	VERTICAL GRAIN	VG.
		MOUNTING	MTG.	VINYL ASBESTOS TILE	VAT.
EACH	EA.			VITREOUS CLAY PIPE	VCP.
EACH FACE	EF	NEW	NEW		
EACH WAY	EW	NOMINAL	NOM.	WAREHOUSE	WHSE.
EDGE OF PAVEMENT	EP	NOT IN CONTRACT	NIC.	WATER CLOSET	WC.
ELECTRIC	ELEC.			WATER HEATER	WH.
ELECTRIC WATER COOLER	EWC.	OBSCURE	OBS.	WATERPROOF	W.P.
ELEVATION	EL.	ON CENTER	OC.	WEAKENED PLANE JOINT	WPJ.
ELEVATOR	ELEV.	OPENING	OPNG.	WINDOW	WDW.
EQUAL	EQ.	OPPOSITE	OPP.	WITH	W/.
EQUIPMENT	EQUIP.	OUTSIDE DIAMETER	OD.	WITHOUT	W/O.
EXISTING	(E)	OUTSIDE FACE OF STUD	OFS.	WOOD	WD.
		OVAL HEADED WOOD SCREW	OHWS.		

SYMBOLS LEGEND

- SECTION NO. / DWG. NO.
- ELEVATION NO. / DWG. NO.
- DETAIL NO. / DWG. NO.
- DOOR TYPE / HARDWARE GROUP
- WINDOW TYPE
- 3'-2 1/8" — DIMENSIONS TO FACE OF STUD OR WALL
- 3'-2 1/8" — DIMENSION TO CENTERLINE
- REVISION
- ELEVATION — LEVEL LINE CONTROL POINT ON DATUM
- MATCH LINE
- KEYNOTES

MATERIALS LEGEND

- EARTH COMPACTED FILL
- ROCK FILL
- CONCRETE
- MASONRY
- STONE
- METAL
- ROUGH STRUCTURAL WOOD
- BLOCKING
- FINISH WOOD
- PLYWOOD
- GYPSUM WALL BOARD
- CERAMIC TILE

PROJECT TEAM

ARCHITECT: CJW ARCHITECTURE
130 PORTOLA ROAD, SUITE A
PORTOLA VALLEY, CA 94028
ATT: Carter Warr
T 650-851-9335 F 650-851-9337
E-MAIL carter@cjwarchitecture.com

CIVIL ENGINEER: FLOW-RITE ENGINEERS
P O BOX 24364
SAN JOSE, CA 95154
ATT: WADE HAMMOND
T 408-482-7140 F 408-471-0260
E-MAIL WADEL@FLORITESTORM.COM

SOILS: HAYNES TING & ASSOCIATES
GEOTECHNICAL CONSULTANTS
42324 OSGOOD ROAD, UNIT A
FREMONT, CA 94539
ATT: HAYNES TING
T 510-623-7785
E-MAIL: tingsays@yahoo.com

DRAWING INDEX

TITLE
T-0.1 TITLE SHEET

ARCHITECTURAL
A-1.1 SITE PLAN & SITE SECTION
A-2.1 FLOOR PLANS
A-3.1 BARN EXTERIOR ELEVATIONS

CIVIL ENGINEERING
C-1 TITLE SHEET
C-2 NOTES
C-3 GRADING AND DRAINAGE PLAN
C-4 EROSION CONTROL PLAN
C-5 DETAILS
C-6 CONSTRUCTION BEST MANAGEMENT PRACTICES

SITE LOCATION MAP

VICINITY MAP
NTS

PROJECT DATA

CJW Job No 2012.1200
PROJECT ADDRESS 15 Los Cabreros Lane, Portola Valley, CA 94028
ASSESSOR'S PARCEL No 074-060-170

BUILDING OCCUPANCY GROUPS

TYPE OF CONSTRUCTION V-B
OCCUPANCY TYPE U
NUMBER OF STORIES 1

SITE ANALYSIS

ZONING R-1/S-94/SD-1a
SHOOLING ZONE "Ken-Yon" Basic
FLOOD ZONE Zone "C"
PARCEL AREA 1.5 acres (65,560 sf)
AVERAGE SLOPE 24.0%
ADJUSTED "D" PARCEL 0.0647 acres (2,864 sf)

ADJUSTED MAX. FLOOR AREA [AMFA] 4,773 sf
25% of AMFA 4,148 sf

SINGLE STORY (1st) ZONING 5% [AMFA] 5,180 sf
8% of AMFA 4,403 sf

ADJUSTED MAX. IMPERVIOUS AREA [AMIA] 7,750 sf

PROPOSED PROJECT SCOPE OF WORK:

(N) HORSE BARN WITH TWO STALLS, TACK ROOM AND UPPER OFFICE SPACE.
(N) PADDOCK AND ARENA FENCING

EXISTING FLOOR AREA CALCULATIONS:

(E) MAIN HOUSE 1st floor	1,022 sf
(E) MAIN HOUSE 2nd floor	450 sf
(E) ATTACHED GARAGE	450 sf
(E) BARN	451 sf
TOTAL EXISTING FLOOR AREA	2,861 sf

PROPOSED FLOOR AREA CALCULATIONS:

(E) MAIN HOUSE 1st floor	1,022 sf
(E) MAIN HOUSE 2nd floor	450 sf
(E) ATTACHED GARAGE	450 sf
(E) BARN REMAINED	0 sf
(N) BARN 1,200 + 150 SF	1,350 sf
TOTAL PROPOSED FLOOR AREA	3,272 sf

EXISTING IMPERVIOUS SURFACE AREA:

TOTAL EXISTING IMPERVIOUS AREA	3,057 sf
TOTAL PROPOSED IMPERVIOUS AREA	3,612 sf
TOTAL ALLOWABLE IMPERV. AREA	7,750 sf
TOTAL UNDER ALLOWABLE	4,138 sf

PROPOSED CUT AND FILL

SEE CIVIL SHEET C-1

APPLICABLE CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
CalGreen

THE LOCAL JURISDICTION OF THE TOWN OF PORTOLA VALLEY

IMPERVIOUS SURFACE CALCULATION

EXISTING IMPERVIOUS SURFACES	SQUARE FEET
Driveway	1871
Existing Corral	1304
Misc Landscape features	486
SUB TOTAL	3661
Driveway exclusion	30
TOTAL	3631
NEW IMPERVIOUS SURFACES	
Barn Tack Up Area	550
New Corral	2754
TOTAL NEW	3304
TOTAL PROPOSED IMPERVIOUS SURFACES	6975

HORSE KEEPING CALCULATIONS

HORSES ALLOWED 2 ACRE = 1 HORSES (4 acres for horses)
CORRALS ALLOWED MIN 600 SF MAX 5,000 SF

HORSES PROPOSED 2 HORSES
CORRALS PROPOSED 2 @ 1,754 SF

GENERAL NOTES

1. CODE COMPLIANCE

1a. Contract and Construction Documents include: AIA Document A201 (2007), the General Conditions of the contract for Construction.

1b. All work is to be performed in accordance with all governing codes, ordinances, and regulations.

2. UTILITIES AND SITE WORK

2a. General Contractor shall verify all underground utility locations prior to excavation, trenching, or grading of any kind. General Contractor shall coordinate with applicable utility companies when routing electrical, telephone, cable TV, gas, water, sanitary sewer services, or any other utility.

2b. Construction Documents include the Geotechnical Investigation Report by:

2c. Geotechnical Engineer and Civil Engineer shall coordinate drainage system and approved before backfilling. Drainage and positive flow of entire system shall be tested prior to backfill.

2d. General Contractor shall include Soils Engineer in the inspection of foundations, foundation waterproofing and drainage systems, and all related facets of the job. The Architect requires a signed letter stating that the work is in compliance with the Soils Engineer's recommendations.

3. DIMENSIONS

3a. No dimensions shall be taken by scaling from the drawings. Correct architect for dimension clarifications or additional dimensions as required. Refer to the Cover Sheet for dimensioning standards. Details and the dimensions provided therein take precedence over general floor plans, elevations, and sections.

3b. Verify all dimensions on the job site prior to ordering or manufacturing.

3c. Dimensions noted "clear" must be accurately maintained, and shall not vary more than +/-1/8" without written instruction from the Architect. Dimensions marked + or - mean a tolerance not greater nor smaller than 2" from indicated dimension. Verify field dimensions exceeding tolerance with the Architect and custom Architects approval.

4. DISCREPANCIES

4a. In case of any discrepancy in the contract documents, consult the Architect before proceeding.

5. GENERAL CONTRACTOR RESPONSIBILITIES

5a. General Contractor shall be responsible for coordination and execution of the work shown or implied in the construction documents. General Contractor is responsible for all construction means, methods and procedures.

5b. General Contractor shall commence all tasks of work and all trades involved to avoid conflict in the location, installation, and construction of all items of work as indicated on the construction documents. Every work is to be installed by the trades directly. allowances for such work must be made. Coordinate with Architect.

5c. General Contractor shall review all Planning and Construction Documents. Architectural Drawings include: reflected ceiling, basic electrical lighting, and mechanical plans, and all schedules prior to pouring concrete and prior to framing. Coordinate locations of shafts, electrical wiring conduit, HVAC ductwork, and light fixtures with locations of foundations and framing, the intention that locations of framing members do not conflict with locations of recessed light fixtures.

5d. General Contractor shall install all appliances specified and all equipment specified according to the respective manufacturer's instructions. All installation bracketing, mountations, and other information regarding appliances and equipment shall be handed directly to the Owner in a manila envelope at the time of substantial completion. Contractor shall verify that every appliance and every piece of equipment is in perfect working order and that information about all warranties and guarantees is made known to the Owner.

5e. The installer of each major unit of work is required to inspect the substrate and conditions to receive work and shall report all unsatisfactory conditions to the General Contractor and shall not proceed until satisfactory conditions are attained.

5f. No work shall commence with unapproved materials. Any work done with unapproved materials and equipment is at the contractor's risk. See specifications for submittal and substitution requirements.

5g. Construction materials stored on the site shall be properly stacked and protected so as to prevent damage or deterioration until used. Failure in this regard may be cause for rejection of material and/or work.

5h. Newfinishing finishes and construction shall be protected by the contractor from potential damage caused by construction activity. Damage to finishes or construction caused in this manner shall be repaired or replaced (owner's discretion) by the contractor with identical material and/or finishes. Contractor shall make and maintain a photographic record notebook with dated/timestamped photographs.

5i. In addition to those shown on drawings, provide and locate access doors or panels in ceiling and wall construction as required by mechanical, plumbing, and electrical work.

5j. General Contractor shall leave the job site "broom clean" at the end of each working day. All materials shall be stored in a neat and safe place to avoid accidents.

6. EQUIPMENT BACKING:

6a. For mounting heights not clearly outlined in the plans or schedules, coordinate with the Architect. Architect shall confirm all electrical device and light fixture locations before contractor pulls wire.

6b. Provide solid backing as necessary for wall mounted shelves, fixtures, and fittings, even when work is to be done by Owner directly. Coordinate work and locations with Owner and Architect.

6c. All fastening devices to be concealed, unless otherwise shown.

7. WEATHER PROOFING:

7a. Weather-strip all exterior doors and windows.

7b. Caulk or otherwise seal around all openings to limit infiltration, including but not limited to: Exterior joints around windows and door frames, between sole plates and floors, at exterior wall intersections and between roof and between roof and walls.

7c. General Contractor shall verify that all work on the exterior of the property will be left in a watertight condition prior to the elements that will be tested for water tightness prior to substantial completion.

RECEIVED
OCT 09 2014
TOWN OF PORTOLA VALLEY

CJW ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Sabel-Helms Barn
15 Los Cabreros Lane
Portola Valley CA 94028

• SHEET TITLE •

Title Sheet

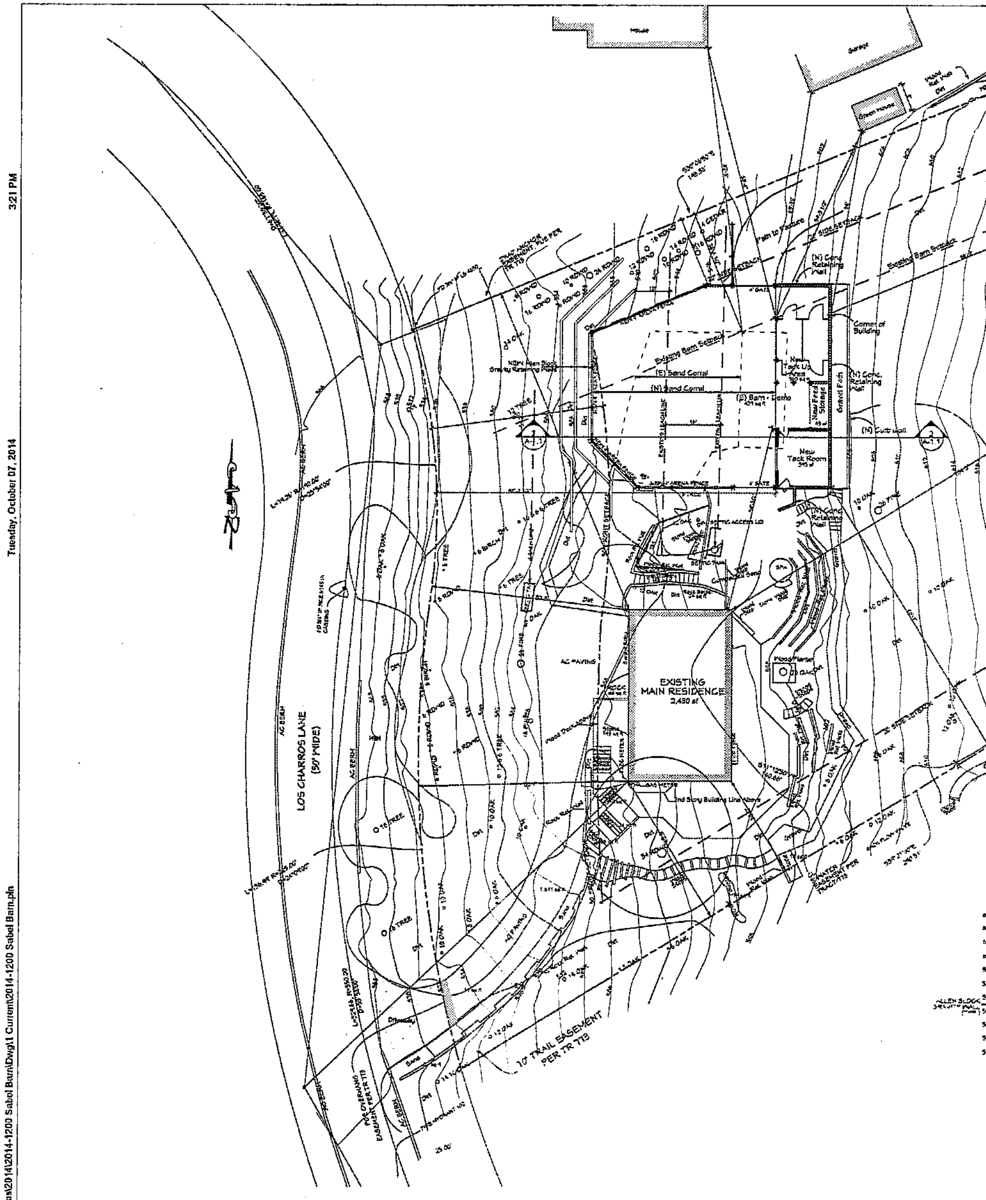
• REVISIONS •

No	Date	Notes

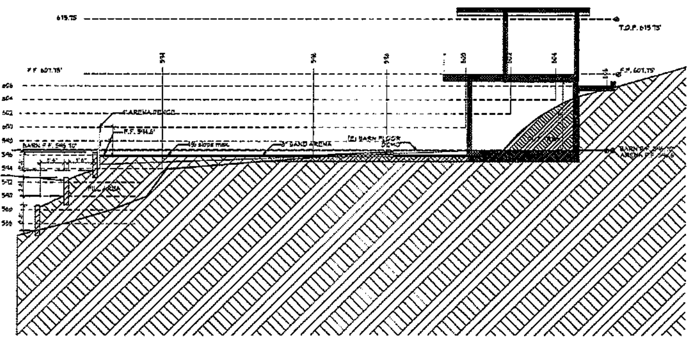
JOB 2014 1200
DATE 8-31-2014
SHEET T-0.1

12:23 PM
Tuesday, October 07, 2014
M:\CJW_Job_Files\2014\2014-1200 Sabel Barn\Dwg\1 Current\2014-1200 Sabel Barn.pln

Attachment 8



1 Site Plan 1/16" = 1'-0"



2 Barn Site Section 1/8" = 1'-0"

C J W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to CJW Architecture.

• PROJECT •

Sabel-Helms Barn
15 Los Charros Lane
Portola Valley CA 94028

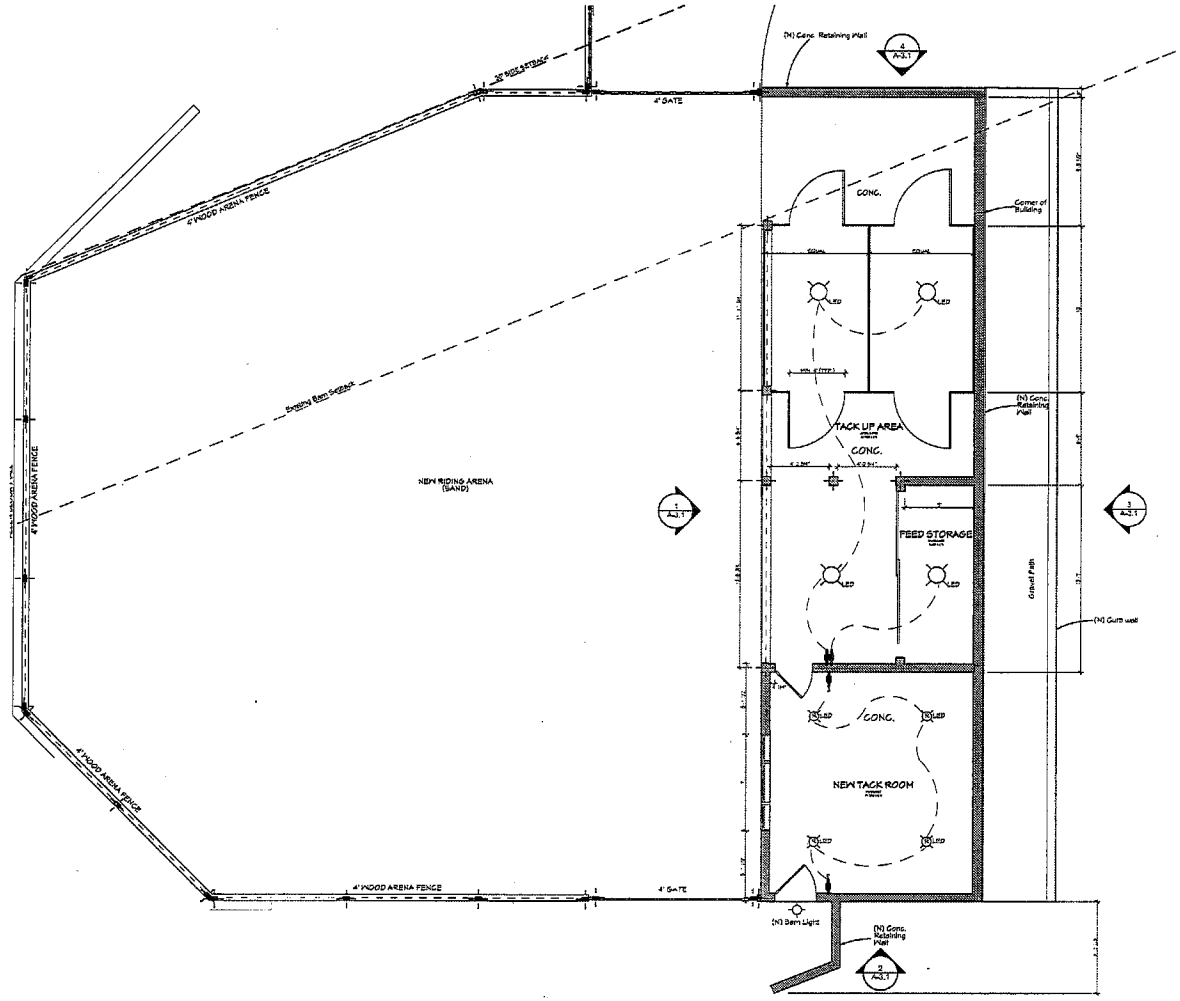
• SHEET TITLE •

Site Plan

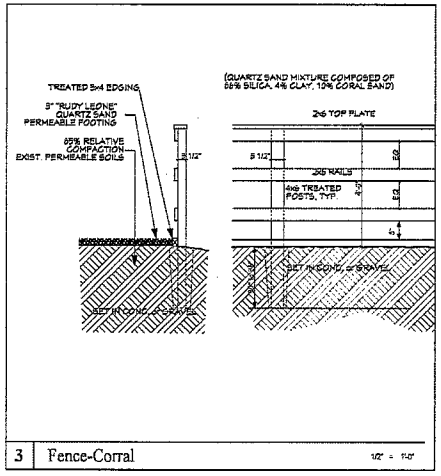
• REVISIONS •

No	Date	Notes

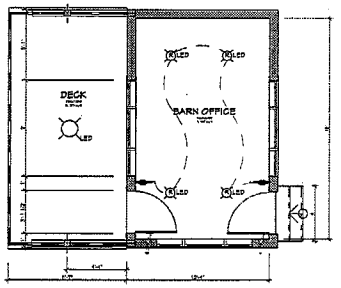
• JOB: 2014.1200
• DATE 8-31-2014
• SHEET A-1.1



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



3 Fence-Corral 1/2" = 1'-0"



2 2nd FLOOR 1/4" = 1'-0"

CJ W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Sabel-Helms Barn
15 Los Charros Lane
Portola Valley CA 94028

• SHEET TITLE •

Main Floor Plan

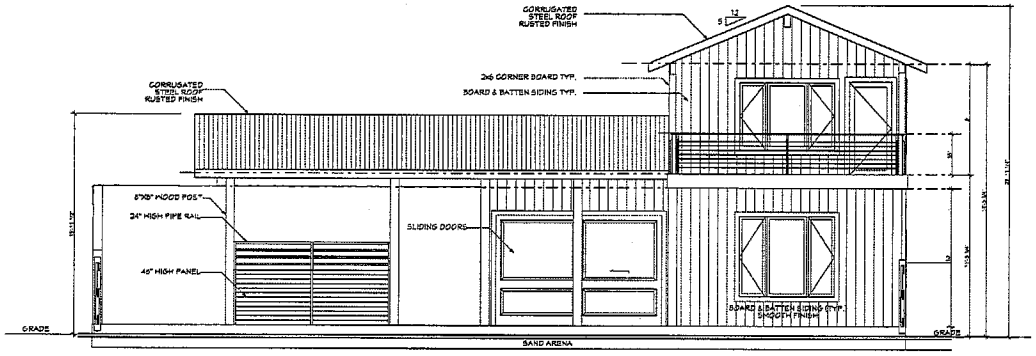
• REVISIONS •

No.	Date	Notes

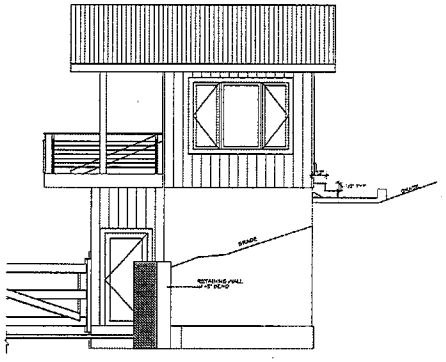
• JOB: 2014.1200

• DATE: 8-31-2014

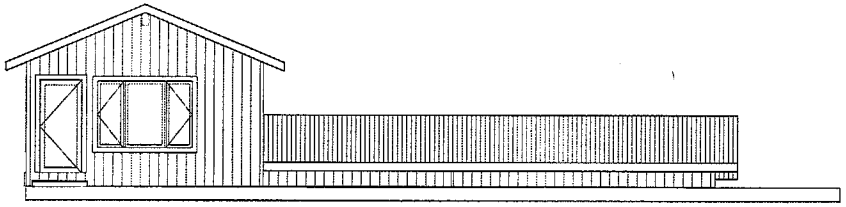
• SHEET: A-2.1



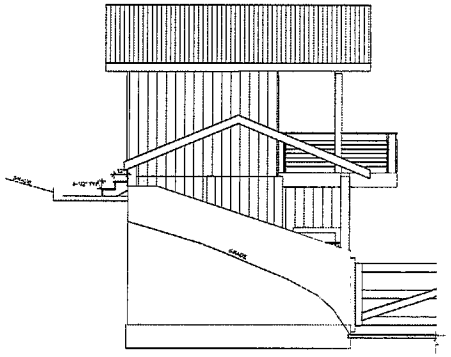
1 FRONT ELEVATION 1/4" = 1'-0"



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



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



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

CJ W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Sabel-Helms Barn
15 Los Charros Lane
Portola Valley CA 94028

• SHEET TITLE •

Exterior Elevations

• REVISIONS •

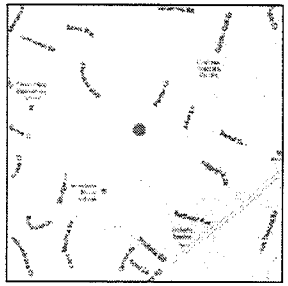
No.	Date	Notes

• JOB: 2014.1200

• DATE: 8-31-2014

• SHEET: A-3.1

SABEL-HELMS BARN
15 LOS CHARROS LANE
PORTOLA VALLEY CA, 94028



VICINITY MAP
N.T.S.

SCOPE OF WORK

GRADING DRAINAGE AND SITE IMPROVEMENTS PERTAINING TO CONSTRUCTION OF NEW BARN AND STABLE.

PROJECT INFORMATION

OWNERS:
THE SABEL-HELMS
15 LOS CHARROS
PORTOLA VALLEY, CA 94028

CIVIL ENGINEER:
FLO-RITE ENGINEERS, INC.
P.O. BOX 24369
SAN JOSE, CA 95125
408-942-7140

APPLICABLE CODES

ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES:

2013 CALIFORNIA BUILDING CODE (CBC)
2009 INTERNATIONAL BUILDING CODE (IBC)
TOWN OF PORTOLA VALLEY MUNICIPAL CODE

BENCHMARK

BENCHMARK:
FV-16 ELEVATION 554.71'

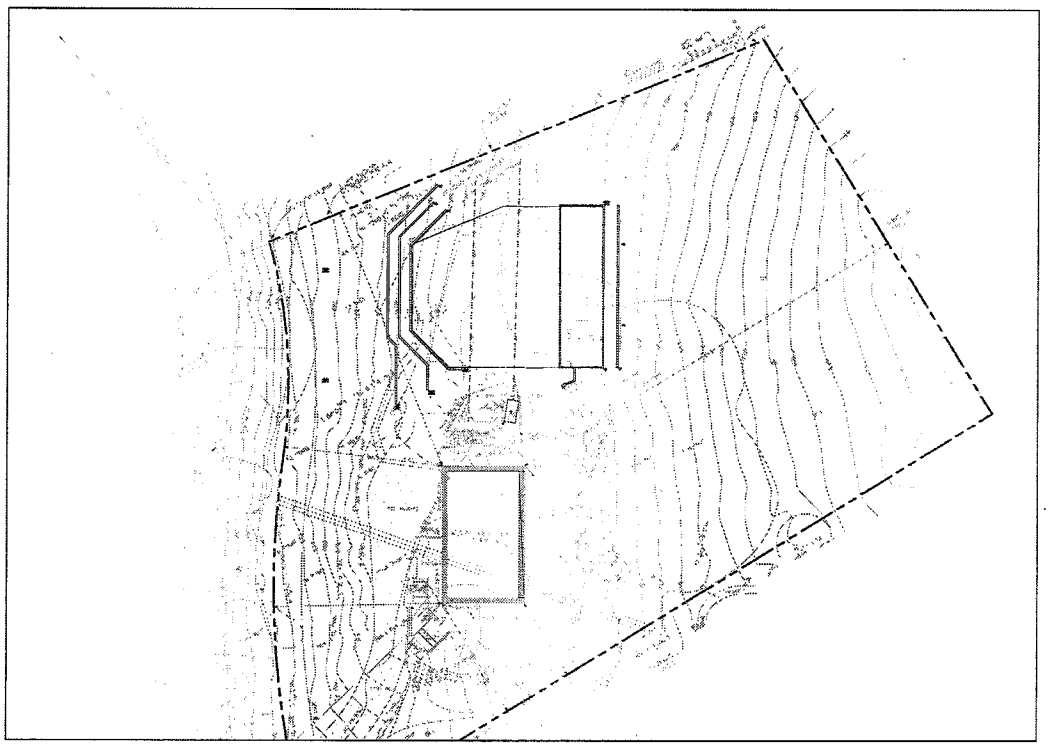
ABBREVIATIONS

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

EARTHWORK QUANTITIES

CUT	30 C.Y.
FILL	75 C.Y.
TOTAL	95 C.Y.
CUT FOR BARN	256 C.Y.
FILL FOR WALLS	119 C.Y.
BALANCE	163 C.Y. FILL

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



LEGEND

EXISTING	PROPOSED	
	6"SS	SANITARY SEWER
	10" SD	STORM DRAIN
	2"FM	FORCE MAIN
	6"FW	FIRE WATER LINE
	2"W	DOMESTIC WATER SERVICE
	2"IRR	IRRIGATION SERVICE
		NATURAL GAS
	E	ELECTRIC
	JT	JOINT TRENCH
		FENCE
		CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		SPLASH BLOCK

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	NOTES
C-3	GRADING PLAN AND STORM DRAINAGE PLAN
C-4	EROSION CONTROL PLAN
C-5	DETAILS SHEET
C-6	BEST MANAGEMENT PRACTICES

CALL BEFORE YOU DIG
811
UNDERGROUND SERVICE ALERT

0 20 40
GRAPHIC SCALE

FLO-RITE ENGINEERS
CIVIL ENGINEERING, STORMWATER MANAGEMENT
FLO-RITE ENGINEERS, INC.
P.O. BOX 24369
SAN JOSE, CA. 95154
PHONE (408) 942-7140
FAX (408) 979-8269

REGISTERED PROFESSIONAL ENGINEER
No. 72873
EXP. 12-31-14
CIVIL
STATE OF CALIFORNIA

TITLE SHEET
SABEL-HELMS RESIDENCE
15 LOS CHARROS LANE
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

NO:	REVISIONS:	DATE:

Project No. FLO1077
Date 9/22/2014
Designed By VNM
Drawn By VNM
Checked By VNM
Scale 1"=20'
Sheet C-1

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO THE SUBMITTING OF A BID.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.
5. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
6. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
7. ALL WORK SHALL BE IN CONFORMANCE WITH THE PROJECTS GEOTECHNICAL REPORT, PROVIDED BY OTHERS
8. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE COMPLETE RECORD SET OF PRINTS OF ALL THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT LOCATION, SIZES, MATERIALS AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE ENGINEERS PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE ENGINEER.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY TO PERFORM THE IMPROVEMENTS IN THESE PLANS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH THE AGENCIES REQUIREMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE NATIONAL STATE AND LOCAL LAWS.
10. WHERE IS FOUND THAT FIELD CONDITIONS ARE NOT AS SHOWN ON THE PLANS, THE CONSULTING ENGINEERS MUST MAKE REVISIONS AND/OR ADJUSTMENTS TO THE SATISFACTION OF THE CITY ENGINEER/OWNER PRIOR TO THE FURTHER CONSTRUCTION.
11. CONTRACTOR SHALL CAREFULLY PRESERVE THE SURROUNDING PROPERTY BY CONFINING OPERATION WITHIN THE LIMITS OF THE WORK AREA. ALL EXISTING UTILITIES AND IMPROVEMENTS
12. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE COMPLETE SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT LOCATION, SIZES, MATERIALS AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD PRINTS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL REVIEW AND APPROVAL BY THE ENGINEER.
13. CONTRACTOR SHALL CAREFULLY PRESERVE THE SURROUNDING PROPERTY BY CONFINING OPERATION WITHIN THE LIMITS OF WORK AREA. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY/OWNER/ENGINEER.
14. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.
15. IN THE EVENT OF A WET UNSTABLE TRENCH BOTTOM OR IF GROUND WATER IS ENCOUNTERED, DEWATERING WILL BE REQUIRED. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER FOR DEWATERING RECOMMENDATIONS.
16. ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE STORED ON SITE AND STREET MUST BE KEPT FREE OF DEBRIS.

DEMOLITION NOTES :

1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL TO THE SATISFACTION OF THE CONSULTING ENGINEER.
8. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE RE-REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.
9. COORDINATE ALL UTILITY SHUT-DOWNS/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE
10. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

GRADING NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE IMPERVIOUS LANDING 2.0% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK OR FORM WORK FOR CURBS AND/OR FLATWORK.
2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE EXISTING TO A CONDITION THAT THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. BRING ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.
3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION.
4. IMPORT SOILS SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND SPECIFICATIONS
5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.
6. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL AND DEBRIS TRASH, BROKEN STONE, OR ROCK GREATER THAN 1" IN DIAMETER MAY BE MULCHED AND USED IN LANDSCAPE AREAS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'. HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET THE REQUIREMENTS OF GRADING NOTE 1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT, WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

PAVEMENT SECTIONS:

1. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS
2. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ONSITE IMPROVEMENTS HAVE BEEN COMPLETED INCLUDING ALL GRADING AND CONCRETE WORK CORRECTLY PLACED

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY OTHERS. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE
2. CLIENT AGREES TO HOLD FLO-RITE ENGINEERS HARMLESS FROM ANY AND ALL OCCURRENCIES RESULTING FROM THE INACCURACIES OF THE TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

SITE MAINTENANCE

1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.

CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED
4. CITY FIELD ENGINEER SHALL HAVE 24-HOUR NOTICE FOR INSPECTION.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED, PRIOR TO CONSTRUCTION COMMENCEMENT AND SHALL CONTINUE IN EFFECT UNTIL UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
2. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS. THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
3. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AT THE END OF EACH DAY AND PRIOR, DURING AND AFTER A RAIN EVENT. ANY NECESSARY REPAIRS SHALL BE MADE PRIOR TO ANY STORM EVENTS AND AT REASONABLE EVENTS DURING A RAIN EVENT UPON EXTENDED DURATIONS REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
4. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR/OWNER SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
6. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CITY. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCE THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
7. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE WATERED AS NECESSARY TO PREVENT DUST NUISANCE.
8. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SNAILES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
9. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
10. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
11. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
12. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
13. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
14. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
15. CLEAN UP ALL SPILLS USING DRY METHODS.
16. CALL 911 IN CASE OF A HAZARDOUS SPILL.
17. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY ASSOCIATION BMP HANDBOOK, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS.
18. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
19. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE RIGHT-OF-WAY IS PERMITTED.
20. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.
21. CONSTRUCTION ENTRANCES AND WHEEL WASHERS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE SITE, ALL TIRES AND TRACKS SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO LEAVING THE SITE.

RECORD DRAWINGS:

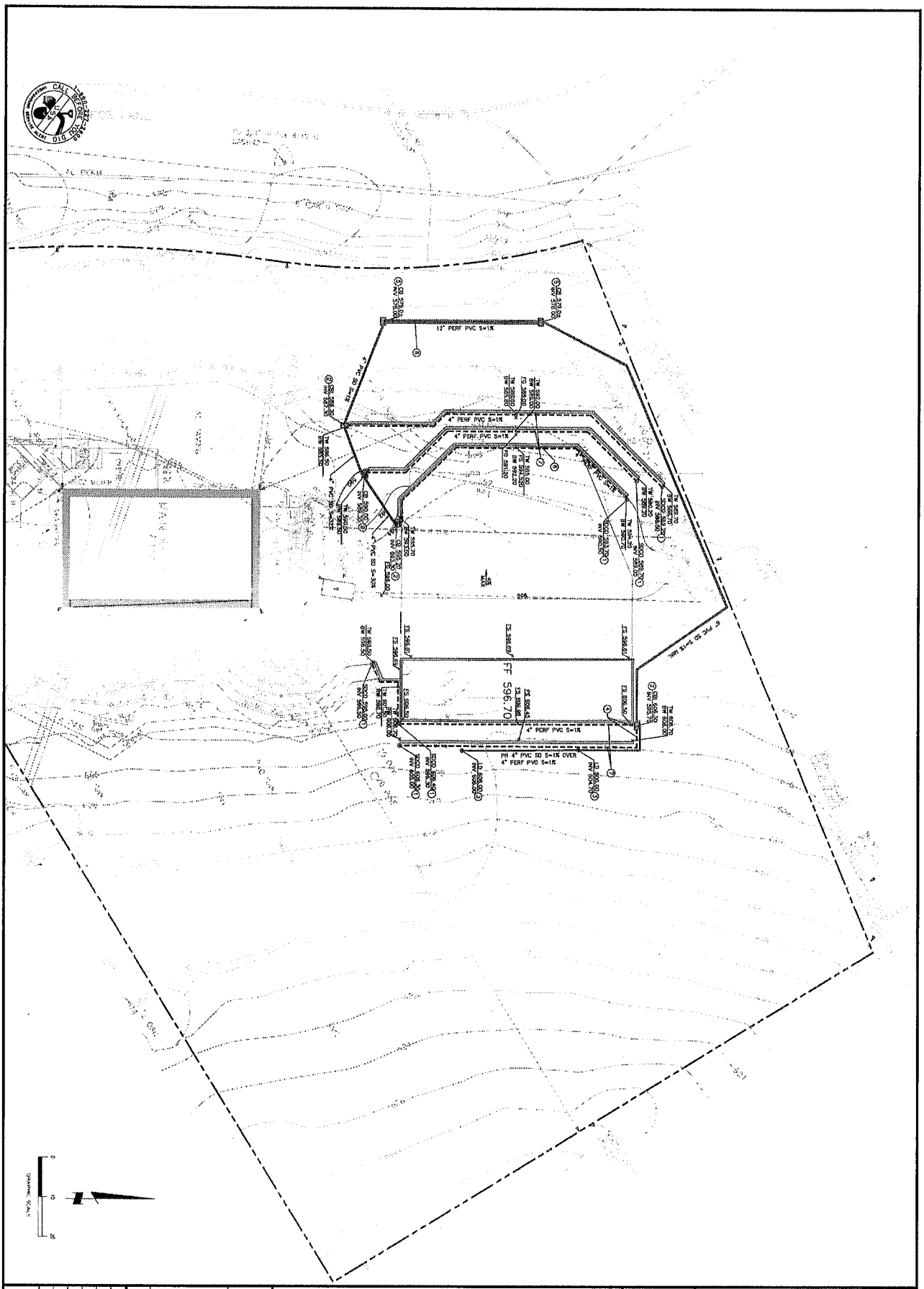
1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE.

GENERAL UTILITY SYSTEM NOTES:

1. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND INVERT ELEVATION OR DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, AND ALL PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES A TO COORDINATE WORK SCHEDULES.
4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH THE CIVIL ENGINEER TO REVIEW LOCATION PRIOR TO INSTALLATION.
8. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE AGENCIES.
12. ALL UTILITY SERVICE LATERALS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.
13. ALL EXISTING UTILITY VAULTS AND/OR PULL BOXES THAT ARE LOOSE AND/OR BROKEN SHALL BE RE-SECURED AND/OR REPLACED TO THE CITY'S SATISFACTION.
14. JOINT TRENCH, GAS AND ELECTRIC LINES AND APPURTENANCES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL REFERENCE OTHER PLANS FOR INSTALLATION OF THESE FACILITIES.
15. VERTICAL SEPARATION REQUIREMENTS:
    - 15.1. A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE OVER EXISTING SANITARY SEWER PIPELINES.
    - 15.2. WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
16. HORIZONTAL SEPARATION REQUIREMENTS:
    - 17.1. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES DO SO AT A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
    - 17.2. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.
18. ALL WATER PIPES SHALL BE DUCTILE IRON PIPES THRUST BLOCKS SHALL BE LOCATED PER CAL WATER STANDARDS.
19. ALL SANITARY LINES SHALL BE PVC SDR 35.

STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4-INCH THROU



C-3

Scale:	1"=10'
Sheet:	
Drawn By:	VNM
Checked By:	VNM
Drawing No.	
Date:	9/22/2014
Project No.	FLO1077

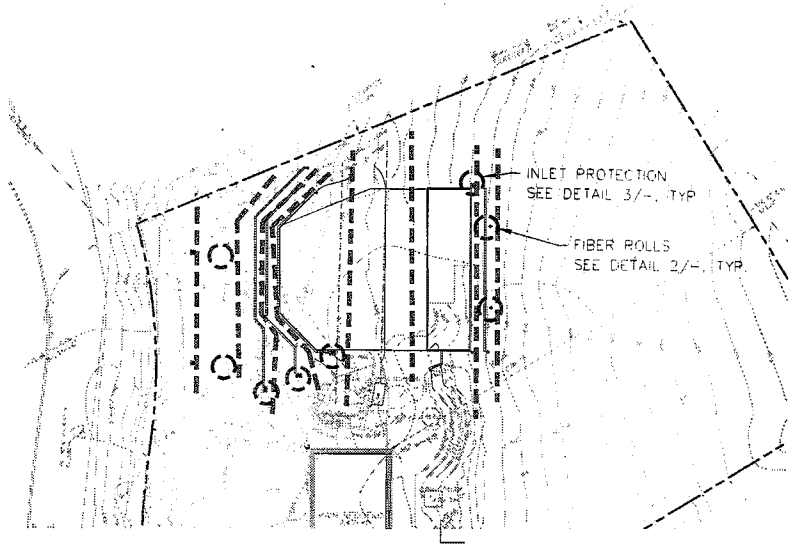
NO:	REVISIONS:	DATE:

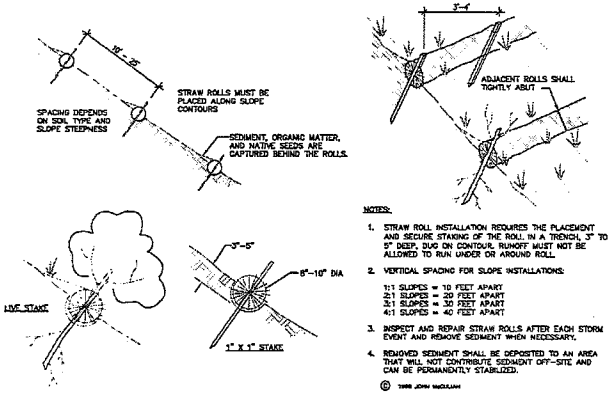
GRADING AND DRAINAGE PLAN
SABEL-HELMS RESIDENCE
15 LOS CHARROS LANE

PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER VINOD M. KUMAR C 72570 CIVIL 12-31-15 STATE OF CALIFORNIA

FLO-RITE ENGINEERS
CIVIL ENGINEERS, STORMWATER MANAGEMENT
FLO-RITE ENGINEERS, INC.
P O BOX 24399
SAN JOSE CA, 95154
PHONE: (408) 982-7140
FAX: (408) 979-0286





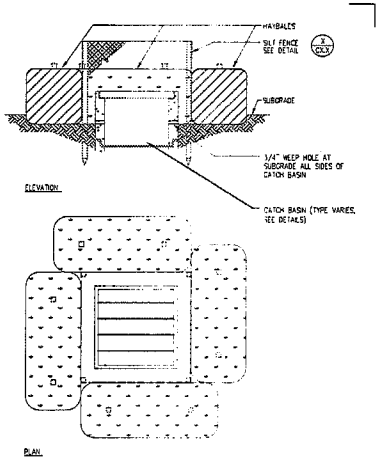
NOTES:

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. VERTICAL SPACING FOR SLOPE INSTALLATIONS:

   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

2 STRAW ROLL

SCALE : NOT TO SCALE



3 CATCH BASIN PROTECTION

SCALE : NOT TO SCALE

SEE SHEETS C-1 FOR LEGEND AND C-2 FOR NOTES

GRAPHIC SCALE
0 40 80

FLO-RITE ENGINEERS
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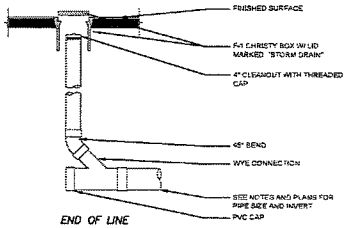
REGISTERED PROFESSIONAL ENGINEER
VINH N. MAI
C 71873
EXP. 12-31-14
CIVIL
STATE OF CALIFORNIA

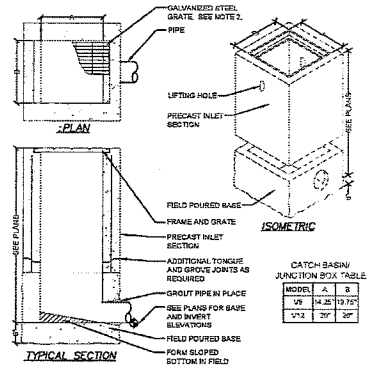
EROSION CONTROL PLAN
SABEL-HELMS RESIDENCE
15 LOS CHARROS LANE
SAN MATEO COUNTY
CALIFORNIA
PORTOLA VALLEY

NO:	REVISIONS:	DATE:

Project No.
FLO1077
Date
9/22/2014
Designed By
VNM
Drawn By
VNM
Checked By
VNM
Scale
1"=40'
Sheet
C-4



1 CLEANOUT NON-TRAFFIC RATED



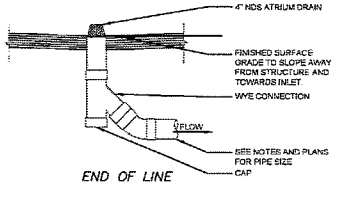
CATCH BASIN/ JUNCTION BOX TABLE

MODEL	A	B
V8	14.25"	19.75"
V12	20"	30"

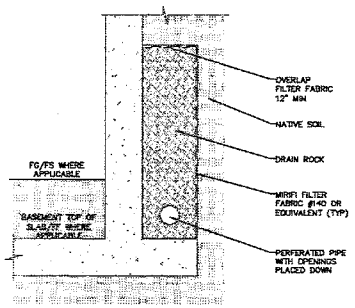
NOTES:

1. INLET AND GRATE SHALL BE CHRISTY DROP INLET, OR EQUIVALENT.
2. USE V12 TRAFFIC RATED CATCH BASIN IN ALL TRAFFIC AREAS
3. USE V8 NON-TRAFFIC RATED CATCH BASIN IN ALL OTHERS AREAS

2 CATCH BASIN

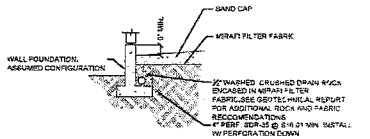


3 LANDSCAPE DRAIN WITH SILT TRAP

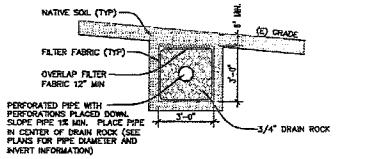


1) SEE GEOTECHNICAL REPORT FOR PIPE SIZE, MATERIAL AND SLOPE INFORMATION.
2) SEE GEOTECHNICAL REPORT FOR ALL TRENCH DIMENSIONS, DRAIN ROCK SIZE AND PLACEMENT.
3) SEE GEOTECHNICAL REPORT FOR ALL COMPACTION RECOMENDATIONS.
4) SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION REGARDING FILTER FABRIC, VAPOR BARRIER AND BASEMENT WATERPROOFING.
5) ASSUMED WALL CONFIGURATION, SEE STRUCTURAL PLANS BY OTHERS FOR BASEMENT SLAB AND WALL DESIGN.

4 SUB-DRAIN DETAIL



5 RETAINING WALL TRENCH DRAIN



6 TRENCH DISSIPATOR

FLO-RITE ENGINEERS
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REGISTERED PROFESSIONAL ENGINEER — VINOD N. MEHTA — C 73073 — EXP. 12-31-14 — CIVIL — STATE OF CALIFORNIA

DETAILS SHEET
SABEL-HELMS RESIDENCE
15 LOS CHARROS LANE
SAN MATEO COUNTY
CALIFORNIA
PORTOLA VALLEY

NO:	REVISIONS:	DATE:

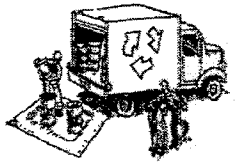
Project No. FLO1077
Date 9/22/2014
Designed By VNM
Drawn By VNM
Checked By VNM
Scale AS SHOWN
Sheet C-5

Construction Best Management Practices (BMPs)

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Environment.

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecasted or if not actively being used within 14 days.
- ☐ Use dirt, trench or excess rock stained water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

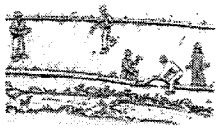
Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills or leaks that may reach storm drains or waterways by using absorbent materials on pavement, and dispose of as soon as you notice the spill. Never wash spills into storm drains or waterways.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including spills of any quantity that may pose a threat to human health or the environment. In addition, you are required to report these releases to the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.

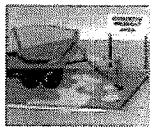
Paving/Asphalt Work

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

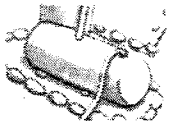
- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If saw-cut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



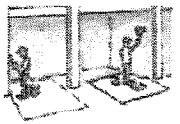
- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a sewer system or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known contamination, testing is required prior to any discharge of groundwater. Consult with the engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Store erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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FAX (408) 879-9359

REGISTERED PROFESSIONAL ENGINEER
No. 72873
EXP. 12-31-14
CIVIL
STATE OF CALIFORNIA

BEST MANAGEMENT PRACTICES SHEET
SABEL-HELMS RESIDENCE
15 LOS CHARROS LANE
PORTOLA VALLEY — SAN MATEO COUNTY — CALIFORNIA

NO:	REVISIONS:	DATE:

Project No.: FLO1077
Date: 9/22/2014
Designed By: VNM
Drawn By: VNM
Checked By: VNM
Scale: AS SHOWN
Sheet: C-6

Architectural and Site Control Commission **October 13, 2014**

Special ASCC Site Meeting, 110 Shawnee Pass, Preliminary Architectural Review for New Residence with Detached Garage, Garden Shed, and Swimming Pool

Chair Koch called the special site meeting to order at 4:04 p.m.

Roll Call:

ASCC: Breen, Clark, Koch, Ross (arrived approximately 4:25)
ASCC absent: Harrell
Planning Commission Liaison: None
Town Council Liaison: None
Town Staff: Planning Director Pedro, Deputy Town Planner Kristiansson, Assistant Planner Borck

Others present relative to the proposal for 110 Shawnee Pass:

Valerie Wookey, applicant
Carter Warr, project architect
Kevin Schwarckopf, project architect

Borck presented the October 10, 2014 staff report on this preliminary review of the proposed new residence and site improvements. She stated that the proposed home would utilize a portion of the existing building pad and extend 20 to 25 feet closer to the street than the existing home, as shown by the story poles. She noted that the design of the home's front elevation proposed to take advantage of the averaging provision in the zoning ordinance while the overall average setback of 50 feet is maintained. She advised that all other setbacks would be met by the house, garage, and garden shed. Borck noted that the proposed floor area in the main structures was at the 85% limit and the maximum height of the structure at the two-story element was approximately 27 feet. She advised that a detailed planting plan would need to be developed and submitted for review.

ASCC members considered the staff report and the following plans, dated 8/18/14 unless otherwise noted:

Sheet T-0.1, Title Sheet, dated 9/2/14
Sheet T-0.2, Build It Green Checklist, dated 6/25/14
Sheet SU1, Topographic Survey, by Lea & Braze, dated 4/28/14
Sheet A-1.1, Proposed Site Plan (includes exterior lighting)
Sheet A-1.2, Proposed Shed Plans & Exterior Lighting Cut Sheets
Sheet A-2.1, Proposed Floor Plans
Sheet A-3.1, Proposed Exterior Elevations
Unnumbered sheet, Proposed Garage Loft Floor Plan, received 8/29/14

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

- Outdoor Water Efficiency Checklist, dated 8/29/14
- Colors/Materials Board, received 8/21/14

Carter Warr, project architect, reviewed the proposed project and described recently designed changes to the originally submitted plans, which were developed once the story poles were erected in order to move the house further away from the oaks north of the house. He advised

that the revised proposal included shifting the new home eight feet to the south, which could be accomplished without changing the floor plan or main house design by reducing the breezeway/carport area to a smaller garden area and eliminating the two guest parking spaces that had been shown in that area. The modifications also included lowering the ridge line over the breezeway. Mr. Warr clarified that other adjustments had been made to the plans earlier based on discussions with Town staff, including reducing the size of the house so that it would comply with the 85% limit. Mr. Warr also noted that the fruit trees in the rear yard would be preserved as well as some of the plums along the street frontage.

In response to questions, Mr. Warr stated that:

- Approximately 3,000 sf of no-mow grass was proposed;
- The new house had been designed to accommodate roof-mounted solar photovoltaics;
- The project is subject to current requirements of the Cal Green 2013 code; and
- The cedar tree at the driveway would be preserved.

Mr. Warr also explained how the proposal meets the Town's regulations on setback averaging, and that the design provides relief of massing of the front elevation. Clark asked if Mr. Warr had considered rotating the front elevation off of the setback, and Mr. Warr said that many options had been looked at prior to the current proposal.

The project team then led the ASCC through the site to view the story poles and existing conditions. Mr. Warr explained the eight-foot shift of the structure away from the northern property line and how the originally proposed design would require intensive pruning of the existing oaks. He confirmed that only the breezeway area was reduced, and that otherwise the entire program was simply shifted to the south.

In response to questions, Mr. Warr provided the following additional information:

- The three larger plum trees along the street frontage were proposed to be removed.
- The driveway will be asphalt at the street connection and pavers in the autocourt.
- The oleanders along the northern property line were to remain and provide site screening.
- Some of the olive trees in the rear yard will be removed.
- The chain link fencing along the rear property line and other existing property line fencing is to remain.
- The only new fencing proposed with the project is located within the front setback area, at the breezeway, at the garage, and at the vegetable garden.

Breen suggested that the northernmost plum tree be either removed or relocated so that it would not be under an oak tree, in addition to removing the three larger plum trees.

Regarding the chain link fencing along the rear property line, Clark noted that such style of fencing would be discouraged in Town, and that the project presented the opportunity to correct the existing fencing.

Ross arrived at 4:25 p.m.

Koch asked if commissioners had any further questions. Mr. Warr offered to walk Ross through the proposed plan revisions once the meeting had adjourned.

Mr. Warr advised that the neighbors had been contacted and were generally supportive of the project, that the project did not involve a large amount of site disturbance, and that the existing trees provided screening for the new structures.

Koch commented that the construction staging plan would be very important for this busy street, and Mr. Warr advised that the plan was in the process of being developed.

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

Adjournment

The special site meeting was adjourned at approximately 4:30 p.m.

Architectural and Site Control Commission **October 13, 2014**
Regular Evening Meeting, 765 Portola Road, Portola Valley, California

Chair Koch called the regular meeting to order at 7:30 p.m. in the Town Center historic School House meeting room.

Roll Call:

ASCC: Breen, Clark, Koch, Ross
Absent: Harrell
Planning Commission Liaison: Judith Hasko
Town Council Liaison: John Richards
Town Staff: Planning Director Pedro, Deputy Town Planner Kristiansson, Assistant Planner Borck

Planning Director Pedro called the roll.

Oral Communications

Clark acknowledged Breen for her enthusiastic work in assisting in the organizing of the Town's 50th birthday celebration.

Architectural Review for Automation of Existing Entry Gate, 33 Grove Drive, Jernick

Kristiansson advised that the project was continued to the 10/27/14 meeting at the request of the applicant.

Preliminary Architectural Review for New Residence, Detached Garage, Garden Shed, and Swimming Pool, 110 Shawnee Pass, Wookey

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

- shifting the home eight feet away from the northern property line;
- reducing the breezeway/carport area to a small garden area which would eliminate the two additional guest parking spaces; and
- lowering the ridge line at the breezeway.

Carter Warr, project architect, was present to discuss the project with ASCC members. He stated that the preliminary review process allows time to make adjustments to plans before final action and he appreciates this process and finds it to be valuable to clients and neighbors.

In response to questions, Mr. Warr clarified that:

- The no-mow grass would be located in the rear yard between the patios and retaining wall.
- The eight-foot shift of the home to the south also involves shifting the entire yard program that includes the pool, patios, and fire pit.
- The square symbols on the site plan are posts and not additional exterior lights.

Mr. Warr also noted that he had heard at the site meeting that the rear chain link fence was a concern and that construction staging was important. He advised that the plans had been shared with the neighbors and that reactions were positive.

Public comments were then requested, and none were offered. ASCC members then discussed the proposal.

Ross stated that he supported the project and that the proposed changes were beneficial to the design.

Breen commented that the design fit the neighborhood, and she supported the proposed revisions. She stated that the project presented the opportunity to bring the rear fencing into conformance with Town regulations. She expressed concern over the amount of lavender proposed for the front yard and stated that lavender is not easily maintained. She advised that some manzanita and other native shrubs would be appropriate near the street frontage to soften the amount of lavender. She also stated that there should be fewer plum trees along the street, and that she would love to see staged removal of the oleanders over time.

Mr. Warr offered that they were considering some low native shrubs and bulbs along the street and were open to removing more plum trees. Breen noted that the focus should be on the oak tree at the street, and that it would be beneficial to have some views into the property from the street. She said that she would prefer not to see a progression of plum trees planted formally in a row along the street.

Clark supported the project and design changes. He agreed with Breen concerning the placement of shrubs along the street and phasing out of the oleanders along the northern property line over time. Regarding the chain link fence along the rear property line, he also suggested that some of the linear hedge plantings be removed and a landscape plan be executed in this area.

Koch expressed her support of the project design changes. She stated that the front yard landscaping should include more natives and the removal of more than three of the existing plum trees. She suggested that the applicants fully understand the maintenance required in growing lavender. Koch also supported the phasing out of the oleanders and the removal of the rear chain link fencing.

Mr. Warr advised that the applicants may be harvesting the lavender and wanted a more agrarian feel to the front yard. He stated that they would be planting it in dense rows so that it did not look like individual plant balls. He summarized the direction of the ASCC to provide intentions for the landscape plan and to propose a solution for the rear chain link fencing and hedge plantings. Breen stated that the chain link and "cheater" wires could be removed from the metal tube fencing. Mr. Warr advised that the applicant needed to fence their dog in, and that they had not thought about the existing fence as it was in good condition.

Clarification of ASCC Review Requirements for Entryway Features

Kristiansson presented the October 13, 2014 staff report. She noted that the zoning code calls for ASCC review of entryway features that require building permits. However, based on discussions with the Deputy Building Official, it appears that building permits would only be needed for features which are electric or over six feet in height. As a result, a person building a manual gate is not currently required to go through ASCC review, while a person building an electric gate with the same design would be required to go through ASCC review. In addition to this inconsistency, it also appears from the record of ordinance adoption that the original intent was that most entryway features would be subject to ASCC review. She noted that while this should eventually be clarified in the code, staff could in the meantime refer all entryway features to the ASCC under the provisions of the fence ordinance.

Commissioners discussed the entryway features review requirements. Breen noted that staff would review applications though the same lens as the ASCC and staff level review could be more efficient for applicants. Ross said that he agreed that staff would use the same lens, but staff is more bound to approve an application if it meets the letter of the regulations, and he was concerned that may not always be sufficient on smaller properties. Breen agreed and pointed out that the ASCC review also provides for public discussion and neighbor notification. The ASCC agreed that staff should refer all entryway features to the Commission, and that these provisions should be clarified as part of the zoning ordinance update.

Commission and Staff Reports

Koch reported she had reviewed revised exterior lighting and trim color for 205 Cervantes

Breen inquired about the status of the observatory at 455 Minoca. Pedro advised that the neighbors involved were working together on vegetative screening options, and that staff has had no recent interactions with them.

Ross reported that he, Judy Murphy, and planning staff had visited 18 Redberry and recommended one live oak and one toyon to replace the two failed madrones.

Breen inquired about status of the house at 17 Redberry. Borck advised that the ASCC and Planning Commission had approved the project and that the building permit had not yet been received by the Town.

Minutes

Breen moved, Ross seconded to approve the August 25, 2014 minutes as submitted. The motion passed 4-0.

Adjournment

There being no further business, the meeting was adjourned at 8:08 p.m.