



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

7:30 PM – REGULAR AGENDA*

1. Call to Order:
2. Roll Call: Breen, Clark, Harrell, Koch, Ross
3. Oral Communications:

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

4. Old Business:
 - a. Continued Architectural Review for a New Residence, Detached Garage, Guest House, Pool, and Site Development Permit X9H-681, 40 Antonio Court, Melton Residence, File #: 44-2014 (Staff: D. Pedro)
 - b. Architectural Review for Modifications to Previously Approved New Residence – Additional Skylight, 287 Westridge Drive, Lovazzano Residence, File #: 08-2004 (Staff: C. Borck)
5. New Business:
 - a. Architectural Review for Carport Enclosure, 14 Franciscan Ridge, Rapp Residence, File #: 47-2014 (Staff: C. Borck)
6. Commission and Staff Reports:
7. Approval of Minutes: November 10, 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.

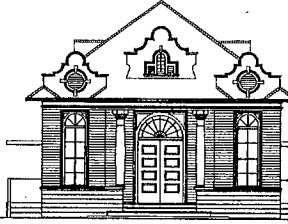
PUBLIC HEARINGS

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: November 21, 2014

CheyAnne Brown
Planning Technician



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Debbie Pedro, Planning Director

DATE: November 24, 2014

RE: Architectural Review and Site Development Permit for a New Residence, Second Unit, Pool House, and Swimming Pool, File # 44-2014, APN: 079-220-010, 40 Antonio Court, Melton Residence

RECOMMENDATION

Staff recommends that the ASCC review the revised project plans submitted by the applicant on November 17, 2014 and approve the requested site development permit, subject to the recommended conditions of approval in Attachment 1 and any additional conditions deemed necessary.

BACKGROUND

The applicant is requesting approval to develop the 4.48 acre vacant property with a 5,123 sq. ft. single story residence, a 596 sq. ft. detached garage, a 738 sq. ft. guest house, a 426 sq. ft. pool house, and a swimming pool. 820 cubic yards of grading is proposed outside of the building footprint which includes 580 cubic yards of cut and 240 cubic yards of fill. The grading work will occur at the swimming pool, patio, lawn and driveway areas.

On November 10, 2014, the ASCC conducted a preliminary review of the proposed new residence and accessory structures. The staff report with additional background on the project and draft meeting minutes are included in Attachment 2.

DISCUSSION

In response to ASCC comments at the preliminary review meeting, the applicant has submitted revised plans on November 17, 2014 with the following changes to the project:

1. Light Reduction

Two small windows on the north elevation of the garage have been removed to reduce the amount of light emanating from that space (Sheets 2.1 and 3.1). An occupancy sensor will be installed so that lights will turn off when the garage is not in use. Clarifications have also

been made on the elevation drawings to show that portions of the windows (shaded gray) facing the homes on Antonio Court are painted sheet metal window boxes that are opaque.

At the request of Chair Koch, pool and hot tub lights have been included on the landscape lighting plan (Sheet 2.0). In addition, a total of 8 outdoor lights have been removed including 5 path lights in the lawn and vegetable garden areas at the west end of the house, 1 wall light in the rear of the detached garage, and 2 wall lights each on the guest house and the pool house. (Sheet A2.2)

2. Roof Plan

At the request of Commissioner Clark, a roof plan has been included (Sheets A2.3 and A2.4). No change has been made to the roof pitch to reduce the height of any of the buildings.

3. Parking

Required parking in the R-E/1A zoning district is 2 covered spaces and 2 guest spaces plus 1 addition guest space for the second unit. In response to comments in the November 10th staff report, a fifth parking space has been added in front of the attached garage. However, pursuant to Portola Valley Municipal Code Section 18.60.020.A (Required parking for dwellings), tandem parking is not allowed because "unobstructed vehicular access shall be provided to each parking space." To comply with the Town's parking requirements, the fifth parking space should be relocated to the area on the auto court directly north of the living room and shall not encroach within the required fire truck turnaround. (Condition #3)

4. Entry Gate and Fence

The Commission has questioned the need for a symbolic gate. The applicant has replaced the vehicular gate and wood rail fences with a pair of 4' tall salvaged wood entry posts. The down shielded path lights originally proposed in front of the gate have also been removed. It should be noted that the driveway backup/turnaround area at the entrance to the property shown on Sheet A1.1 encroaches into a 20' public utility easement and does not match the design shown on landscape site plan (Sheet L1.0) and civil engineering site plan (Sheet C2.0). Condition of approval #2 requires the site plan be corrected.

5. Landscaping

No substantive change has been made to the proposed landscape plan Sheet L1.0 which shows the preservation of 3 medium size coast live oaks east of the detached garage. The conceptual landscape design for this project includes new oak trees to be planted along the north and east sides of the house for screening and fruit trees near the northern corner of the property. The size of the 15 coast live oaks and 1 blue oak to be planted on this site are not called out on the plans and a note on Sheet L1.0 indicates that the final placement of the proposed trees will be determined on site in order to maximize screening.

To address neighbor concerns regarding the visibility of the house, it is recommended that a final landscape plan showing the size and location of all proposed screen trees be submitted for ASCC review. (Condition #4)

NEIGHBOR COMMENTS

At the preliminary site meeting on November 10th, the architect provided the Commission with a summary of their neighbor outreach efforts. (Attachment 3) According to the applicant, modifications made to the project to address neighbor concerns include: placement of screen trees to mitigate the view impact of the house for the neighbors on Antonio Court and moving the detached garage 27' east to preserve the view of Windy Hill Preserve for the neighbor at 35 Antonio Court.

The adjacent neighbor at 45 Los Charros spoke at the preliminary review meeting and noted their preference for fewer structures on the site. Namely, the detached garage that is to be used for storage should be removed or relocated. They also would like to see more oaks to help screen the new home from their view.

The adjacent neighbors at 30 and 35 Antonio Court have submitted letters to the ASCC prior to the November 10th preliminary review meeting expressing concerns regarding the height and mass of the buildings. On November 20, 2014, the Town received letters from both neighbors reiterating their concerns that no changes have been made to lower the height of the house. (Attachments 4 and 5) The ASCC should discuss these concerns and determine what design modifications, if any, would be appropriate to mitigate the view impacts to the adjacent neighbors.

CONCLUSION

The applicant has made design changes in response to directions provided by the ASCC. Other than the parking and driveway turnaround issues identified above, the project is in conformance with the Town's Zoning and Site Development Codes as well as the Development Standards of the Priory PUD statement. Prior to taking final action, the ASCC should consider the above comments and any new information presented at the November 24, 2014 meeting.

ATTACHMENTS

1. Vicinity Map
2. ASCC staff report and draft minutes dated November 10, 2014
3. Summary of neighbor outreach efforts provided by the applicant on November 10, 2014
4. Letter from Rene Lacerte and Joyce Chung at 35 Antonio Court dated November 19, 2014
5. Letter from Robin and Firouzeh Murray at 30 Antonio Court dated November 20, 2014
6. Project plans received on November 17, 2014

cc: Ted Sayre, Town Geologist
Town Council Liaison
Applicant

Recommended Conditions of Approval for
a New Residence, Second Unit, Pool House, and Swimming Pool,
40 Antonio Court, Melton Residence, File # 44-2014

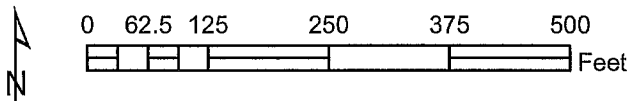
The following conditions are recommended if the ASCC finds it can act to approve the project:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the ASCC, depending on the scope of the changes.
2. The driveway backup area near the entrance of the property shall have a maximum width of 10' and shall not encroach within the 20' public utility easement. The subject area on the architectural site plan Sheet A1.1 shall be corrected to match the landscape site plan (Sheet L1.0) and civil engineering site plan (Sheet C2.0).
3. A fifth parking space shown on Sheet A1.1 shall be relocated to the area on the auto court directly north of the living room and shall not encroach within the required fire truck turnaround.
4. A final landscape plan with details of the type, size, and location of all proposed screen trees shall be submitted for review and approval by the ASCC.



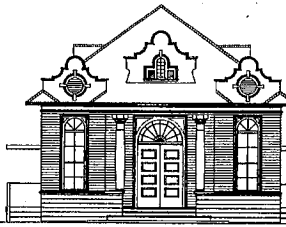
Vicinity Map

New Residence, Melton



APN 079-220-010, 40 Antonio Court

November 2014



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Debbie Pedro, Planning Director

DATE: November 10, 2014

RE: Preliminary Architectural Review and Site Development Permit for a New Residence, Second Unit, Pool House, and Swimming Pool, File # 44-2014, APN: 079-220-010, 40 Antonio Court, Lands of Melton

BACKGROUND

The 4.48 acre vacant property is accessed off of a 60' ingress egress easement at the end of the Antonio Court cul de sac. The parcel was one of three lots created with the Woodside Priory subdivision (73-PM, December 7, 2000). The site has gently inclined to moderately steep slopes that average 13.6%. A 20' public utility easement extends from the southwest corner to just north of the driveway access along the front of the property. Surrounding uses includes one and two story homes on abutting lots to the north and east, an undeveloped single family residential parcel to the south, and 4.56 acres of open space area to the west which is part of the Priory facilities.

A previous owner of the property had received approvals from the ASCC and Planning Commission in 2009 and 2010 to construct a 5,344 sq. ft. new residence with a 1,448 sq. ft. basement and a 750 sq. ft. second unit on the property. The project was never constructed and the permits have since expired.

The current owner is proposing to build a 5,123 sq. ft. single story contemporary style residence with a detached garage, guest house, pool house, and swimming pool. 820 cubic yards of grading is proposed which includes 580 cubic yards of cut and 240 cubic yards of fill. An additional 280 cubic yards of cut will occur within the building footprint at the western portion of the house. This excavation does not count towards the grading threshold of 1,000 cubic yards that triggers Planning Commission review of the project.

The proposal is further described in the set of architectural, civil, and landscape plans received on September 26, 2014. (Attachment 10) In addition to the plans, the project submittal includes the information listed below:

- Color and Materials Board which includes a weathered barnwood siding sample, wood siding color, window and door frame color, metal roof color and plaster/hardscape colors. The board will be available at the meeting.
- Completed “Build-It-Green Green Point Rated Project Checklist” with a target of 103 points.
- Completed Outdoor Water Use Efficiency Checklist.

CODE REQUIREMENTS

As required by sections 18.64.010.1 and 15.12.100.B of the Zoning and Site Development Codes, this application for a new residence has been forwarded to the ASCC for review. In addition to the Municipal Code, the Design Guidelines, as well as the provisions set forth in the Woodside Priory Planned Unit Development Statement are used to evaluate the project. (Attachment 2)

DISCUSSION

The following comments are offered for ASCC consideration:

Project Design and Exterior Materials. The owner is proposing to build a 5,123 sq. ft. single story contemporary style residence with a detached garage, guest house, pool house, and swimming pool. The proposed architecture for the house is a barn inspired design in an L-shape that sits against the north and west sides of a knoll near the center of the property. The bedroom wing and 2 car garage along the front of the house steps down with the slope and is set about 4.5 to 5’ lower which helps break up the horizontal mass of the building directly behind.

An approximately 600 sq. ft. outdoor room at the east end of the main house connects to an open courtyard which leads to the 738 sq. ft. detached guest house/second unit. The roof and north wall of the main house extends over the outdoor room to provide privacy and screening of the area from neighbor’s views. However, this resulted in increase in massing and added visual presence of the building, especially when viewed from the north or front of the property.

The architect has shared with staff that prior to submitting the formal application to the Town, the project has been modified a number of times to address concerns of the neighbors. The applicant will provide additional information at the site meeting on their design approach and the various changes that have been made to the project to date.

The currently proposed exterior material and finishes include:

- Weathered barnwood siding that will be used throughout most of the exterior.
- Painted exterior plaster walls at the south elevation of the guest house and pool house, east elevation of the attached and detached garages, and west elevation of the house outside of bedroom #1.
- Painted standing seam metal roof, fascia panels, and windows & door frames in a dark gray color.
- Board form concrete foundation and retaining wall.

Floor Area (FA), Impervious Surface Area (IS). The maximum allowable FA for the site is 7,161 sq. ft.. The total proposed floor area of the project is 6,883 sq. ft. and includes a 596 sq. ft. detached garage, a 738 sq. ft. second unit and a 426 sq. ft. pool house. The proposed floor area of the main house with the attached garage is 5,123 sq. ft. which is under the 85% floor area limit (6,087 sq. ft.).

The maximum allowable impervious surface (IS) area is 12,093 sq. ft. The proposed IS shown on the plans is 12,0762 sq. ft. The bulk of the IS area is for the driveway, parking court, covered patios, walkways and swimming pool areas.

Height and yard setback limits. The Priory PUD statement calls for single story development which limits the building height to 18 feet and the maximum building height to 24 feet. The proposed single story home has a maximum vertical height of 16'8" and maximum overall height of 24', in compliance with the PUD height limits. Compliance with required yard setbacks is demonstrated on plan Sheet A1.1. All structures are located within the primary building envelope.

Parking. Required parking in the R-E/1A zoning district is 2 covered spaces and 2 guest spaces plus 1 addition guest space for the second unit. The applicant is proposing 4 covered spaces in the garages. The additional guest parking space can be accommodated in the auto court between the garages but should be called out on the site plan.

Grading. The original plans submitted by the applicant includes 1,030 cubic yards of grading. The plans have since been revised to reduce the amount of grading to 820 cubic yards which includes 580 cubic yards of cut and 240 cubic yards of fill. 210 cubic yards of fill originally proposed at the western portion of the house under the bedrooms and attached garage have been removed and the area is proposed to be crawl space. The earthwork outside of the building footprint is primarily for the swimming pool, patios, and driveway. Revised plans reflecting the changes prepared by civil engineer Lea and Braze were received on November 7, 2014.

The Priory PUD states that "Residential development of Lot 1 shall preserve the basic topographic form, including the knoll top, of the site. Grading and structures may extend into the knoll, but the basic form shall be preserved and development shall not be sited on top of the knoll." The applicant has designed a project that wraps the house around the north and west sides of the knoll. The main house extends into the knoll, cutting up to 4' for a retaining wall at the north edge. The detached garage and guest house to the east are pulled away from the knoll and at an elevation that is 3'-4' lower. When viewed from the east and south, the natural land form of the site including the knoll is preserved and maintained. However, on the north and west sides, the knoll would not be visible as the house would be approximately 11' higher than the top of the knoll.

Landscaping. Three medium size coast live oaks located to the east of the detached garage will be preserved. The applicant has provided a tree survey report prepared by Urban Tree Management, Inc. that evaluated the conditions of the subject trees. (Attachment 1) According to the arborist, the trees are in good health and tree protection recommendations have been provided to minimize the risk of damage by the propose construction.

A landscape site plan Sheet L1.0 shows a conceptual landscape design which includes new oak trees planted along the north and east side of the house for screening and fruit trees near the northern corner of the property. The remainder of the site would be reseeded with native

grass and wildflowers. Depending on the discussions and comments at the preliminary meeting, the landscape design might have to be refined or modified to mitigate neighbor's view concerns.

Lighting. Proposed exterior lighting includes 47 recessed step lights and 16 path lights around the buildings. Specifications for the fixtures are called out on the lighting plan Sheet L1.2. 39 of the same recessed step lights will be used on the exterior walls of the building. The Priory PUD statement calls for using the minimum amount of light necessary to achieve essential illumination. Efforts should be made to reduce the number of proposed exterior lights. For example, the lights at the rear of the detached garage and in some of the planter areas are not required by the building code.

Fences and Entry Gate. The applicant is proposing a 4' tall x 14' wide vehicular gate with two 4' tall x 10' wide wood rail fences flanking the sides of the driveway. In addition, two downshielded path lights are proposed in front of the gate next to the backup/turnaround area at the driveway. According to the applicant's architect, the purpose of the gate is to mark the entrance to the property and deter future trespassers. There is an existing trail located at the eastern boundary of the property which continues along the rear of the Antonio Court properties and connect to Sausal Drive. Since there is no demarcation of property boundaries, users of the trail would often cut through the subject property to access Antonio Court via the private driveway over the ingress egress easement.

According to Priory PUD statement, "the visibility and obtrusiveness of entryways shall be minimized" and use of gates and entry structures are generally discouraged. However, minor entry structures or gates located a minimum of 40 feet from the front property line and a maximum height of 4 feet may be permitted, subject to ASCC approval. Since the intent of the entry gate/fence feature is to identify the property entrance and direct trail users away from the property, it is recommended that the applicant consider whether any alternative design solutions are available to achieve this goal.

In addition to the entry gate and fence, a 4 foot tall post and wire fence is also proposed around the side and rear of the house within the primary building envelope, in conformance with the PUD guidelines.

Sustainability Aspects of Project. The project architect has provided the enclosed Build-It-Green checklist targeting 103 points for the project. 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.

COMMITTEE REVIEW

Fire Marshal. The fire marshal has reviewed the proposal and provided recommended standard conditions of approval for the project. (Attachment 4)

Town Geologist. The Town geologist has no geologic or geotechnical objections to the general concept for the residential layout and design and recommends approval of the proposed plans with conditions. (Attachment 5)

Public Works. The public works director has reviewed the grading, drainage, and erosion control plan for the project and provided standard conditions for site development permit approval. (Attachment 6)

Conservation Committee. The committee's preliminary comments were generally positive. However, it noted the extensive impervious driveway and questioned the need for a symbolic gate in the front yard setback. (Attachment 7)

Trails Committee. The project was referred to the Trails Committee but comments have not been provided. As mentioned earlier in this report, there is an existing trail located at the eastern boundary of the property which continues along the rear of the Antonio Court properties and connect to Sausal Drive.

NEIGHBOR COMMENTS

The adjacent neighbors at 30 and 35 Antonio Court have submitted letters expressing their concerns regarding the visibility and design of the proposed home and accessory structures. (Attachments 8 and 9) The neighbors at 35 Antonio Court (Lands of Lacerte and Chung) have a direct view of the proposed house, detached garage, and guest house from their master bedroom and a partial view of the house and garage from their living room. The neighbors at 30 Antonio (Lands of Murray) have a view of the subject property from their dining room and master bedroom. Both neighbors have made suggestions to lower the house, modify the roof design, and/or relocate the house to the other side of the knoll to minimize the impact to the site and adjacent neighbors. While the new home will be visible from the neighboring properties, their views of the western hillside will not be substantially obstructed. The ASCC should discuss these concerns and suggest any design modifications that may be appropriate to mitigate the view impacts to neighbors.

In addition, the Town received an email from Tim Molak of Woodside Priory School supporting the project. (Attachment 10)

CONCLUSION

Staff recommends that the ASCC conduct the preliminary review of this project with a site meeting and then continue the review to the regular meeting. Key discussion issues for this project includes conformance of the project with the objectives of the Design Guidelines and the Priory PUD statement related to preservation of the general land form and vegetative character of the parcel, cutting development into the site, and the design of a low house profile that does not dominate the site.

The ASCC should then offer comments and directions to the applicant and architect to make any plan adjustments or clarifications before the ASCC considers final action on the application at the next available regular ASCC meeting.

ATTACHMENTS

1. Vicinity Map
2. Priory PUD
3. Tree Survey Report by Urban Tree Management, Inc. dated September 4, 2014
4. Comments from Fire Marshal dated October 29, 2014
5. Comments from Town Geologist dated October 24, 2014
6. Comments from Public Works Director dated October 29, 2014

7. Preliminary comments from Conservation Committee dated October 28, 2014
8. Letter from Robin and Firouzeh Murray at 30 Antonio Court dated November 5, 2014
9. Letter from Rene Lecerte and Joyce Chung at 35 Antonio Court dated November 7, 2014
10. Email from Priory School, 302 Portola Road dated November 7, 2014
11. Project plans received on September 26, 2014.

cc: Ted Sayre, Town Geologist
Town Council Liaison
Applicant

DRAFT UNAPPROVED MINUTES

Architectural and Site Control Commission **November 10, 2014**
Special ASCC Site Meeting, 40 Antonio Court, Preliminary Architectural Review for a New Residence with Detached Garage, Detached Guest House, Detached Pool House and Swimming Pool, and Site Development Permit X9H-681

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

Roll Call:

ASCC: Breen, Clark, Harrell, Koch, Ross (arrived at approximately 4:30 p.m.)

ASCC absent: None

Planning Commission Liaison: None

Town Council Liaison: None

Town Staff: Planning Director Debbie Pedro, Assistant Planner Carol Borck

Others present relative to the proposal for 40 Antonio Court:

Emily and Brian Melton, applicant
Danielle Wyss, project architect
Kelly Kopelson, project architect
Clinton Prior, project architect
Joni Janecki, landscape architect
Robin and Firouzeh Murray, 30 Antonio Court
Rene Lacerte and Joyce Chung, 35 Antonio Court
Linda Waissar, 7 Veronica Place
Roddy Mackowski, 45 Los Charros
Joyce Shefren, 30 Valencia Court
Jane Bourne, Conservation Committee
Judith Murphy, Conservation Committee

Pedro presented a summary of the staff report for the proposed residential development on the 4.48 acre parcel created as part of the 3 lot Priory subdivision. The proposal is for a 5,123 sq. ft. single story home, a 596 sq. ft. detached garage, a 738 sq. ft. guest house, and a 426 sq. ft. pool house on this vacant property.

Danielle Wyss, project architect, presented provided an overview of the project and their design approach. She explained that the L-shaped design of the house is inspired by barn architecture.

Joni Janecki, landscape architect, said the proposed entry gate is needed to establish a sense of symbolic enclosure. The owners have small children and they are concerned about off leash dogs that may run through their property.

The group walked around the building site and asked questions of the project team regarding the design of the house and accessory structures.

Joyce Chung, neighbor, commented on the massiveness of the roof. She asked whether a cathedral ceiling is necessary in the garage and would like to see a lower roof pitch. She also asked how tall the building is compared to the top of the knoll. Pedro responded that at the highest point, the house is 11' taller than the top of the knoll.

Robin Murray, neighbor, has concerns that this large structure would overpower the knoll.

DRAFT UNAPPROVED MINUTES

Commissioner Ross arrived at approximately 4:30 p.m.

Wyss provided the Commissioners with a written summary of the neighbor outreach efforts and highlighted changes made to the project including lowering the roof pitch from 9/12 to 8/12, stepping the house down to break up the horizontal mass in the front facing Antonio court, and moving the detached garage 27' to the east to open up the view of the western hillside for the neighbor at 35 Antonio Court. In trying to balance the concerns of the neighbors, the applicant is also trying to keep with the inspiration of barn architecture for the buildings.

Commissioner Breen noted that the Priory PUD statement speaks to the preservation of the basic topographic form of the site. She has concerns that the project may impact the knoll experience. Before ending the meeting, the commissioners walked to the area adjacent to back of 35 Antonio Court to have a broader view of the property including the knoll and the story poles.

Chair Koch thanked the design team and others present for participating in the site meeting. Project consideration was continued to the regular evening ASCC meeting.

Adjournment

The site meeting was adjourned at approximately 5:10 p.m.

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

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

Roll Call:

ASCC: Clark, Harrell, Koch, Ross
Absent: Breen
Planning Commission Liaison: None
Town Council Liaison: John Richards
Town Staff: Planning Director Pedro, Assistant Planner Borck

Planning Director Pedro called the roll.

Oral Communications

None

4a. Preliminary Review, Architectural Review for New Residence with Detached Garage, Detached Guest House, Detached Pool House and Swimming Pool, and Site Development Permit X9H-681, 40 Antonio Court, Melton Residence, File # 44-2014

Roll Call:

ASCC: Clark, Harrell, Koch, Ross
ASCC absent: Breen
Planning Commission Liaison: None
Town Council Liaison: John Richards
Town Staff: Planning Director Debbie Pedro, Assistant Planner Carol Borck

DRAFT UNAPPROVED MINUTES

Pedro presented the staff report and provided a summary of the preliminary site meeting conducted by the ASCC earlier in the day. Danielle Wyss, project architect presented the project to the ASCC and explained that the architectural design of the house is a combination of contemporary and rural barn aesthetics. The home was designed with the intention of respecting the site and its surroundings. The design follows a farm vernacular where the architecture is pulled apart to break up the structure into several buildings.

Joni Janecki, landscape architect presented the conceptual landscape plan and said the proposed location of the trees would serve to mitigate views to house while maintaining open views for the Antonio Court neighbors. The design goal is of natural landscaping instead of contrived ornamental landscaping.

Commissioner Clark noted that a roof plan should be included. He also suggested that a rendering for driveway approach be prepared.

Commissioner Harrell asked for clarification on the roof material and entry gate material. The architect responded that the roof will be metal and unstained wood will be used on the entry gate.

Commissioner Ross asked about the height of lights outside of the living room. The architect responded that the lights will be about 4.5 feet from the ground and recessed in the concrete foundation wall.

Chair Koch questioned the need for three windows in the garage as the glow will affect the neighbors. She also asked whether the detached garage structure can be moved closer to the house. The architect responded that because of the fire truck turnaround requirement, moving the garage to the west would result in more retaining walls and grading. The building envelope also limited where the garage can be located.

Chair Koch opened the public hearing.

Roddy Mackowski, 45 Los Charros said he can see the detached garage from his house. He thought the structure would be used for storage and not required.

Mrs. Mackowski, 45 Los Charros, said there are too many structures on this site and preferred to see fewer structures. She proposed eliminating the garage and wouldn't mind seeing more oaks.

Robin Murray, 30 Antonio Court, said that the structure should not overpower the site according to the Priory PUD statement. He mentioned the previously approved project on this property which followed the guidelines of the PUD. He believed that the sheer mass of the structure and its location over the knoll is not in conformance with the PUD. He suggested ways to reduce the physical mass including digging it lower, changing roof line, and relocating the structures.

Joyce Chung, 35 Antonio Court, thanked the owner for making some adjustments to the project to address their concerns. However, the orientation and mass of the building would dominate the land and change the feel of the area. She still had concerns about the detached garage and would like to see it lowered. She questioned the need of the entry gate and is open to discussing installing signage in the driveway easement for the purpose of property identification.

DRAFT UNAPPROVED MINUTES

Chair Koch closed the public hearing and summarized Commissioner Breen's email comments for the project. Breen said the building forms, simplicity of the design, and the palette of materials are lovely. She appreciated the thoughtful approach to siting but also suggested lowering the roof or plate height and possibly moving or eliminating the detached garage. She preferred fewer oaks to be planted on the property as they may block the Mackowski's view of the meadow.

Commissioner Clark said the Priory PUD does not exclude development near the knoll and he liked the way this home sits around the knoll and the multiple structures design. He noted that there are views from other vantage point including the Priory and areas off-site that should be considered. He made several suggestions including rotating the main house counter clockwise to the north or change the roof form over the outdoor room to a flat roof to lessen the massing and overall scale of the house. He had reservations about the entry gate and recommended adding shrubs to the area near 35 Antonio Court to provide immediate screening. He noted that the proposed exterior plaster color should be a darker shade, particularly on the western side of the house.

Commissioner Harrell commended the design team for working with the neighbors. She noted the need for something at the bottom of driveway to indicate the boundaries of the private property. She commented on the continuous ridge line of the roof and encouraged the applicant to explore the possibility of varying the roof lines or lowering the house. She agreed with Commissioner Clark that a darker plaster color would be desirable so there is less contrast.

Commissioner Ross said that the proposed project is well balanced and respects the site. There is tremendous amount of activities at the Priory school and the owner is using the knoll as a buffer to protect themselves from the school site below. He liked the campus effect of splitting up the structures on the property and the lighter color palette is better because a darker color would make the house look like a large boulder. While the linear roof line concerns him, lowering the house by a foot or two will have no effect on the neighbors as they will not see knoll. He questioned the need for a gate. He had no concerns about the lighting plan.

Chair Koch said the project is attractive and thoughtfully designed according to the requirements of the PUD. She had no concerns about the colors and materials but the number of lights should be reduced. She believed that the linearity of the house is causing concerns for the neighbors but lowering house is not going to make much of a difference. She questioned the need for the number of windows at the garage as well as the gate at the entrance to the property. She said the flat roof concept over the outdoor room would break up the continuous roof line and cause a design issue. She had no concerns with the landscape plan but suggested that the applicant work closely with the neighbors on adding significant trees for screening.

The project is tentatively scheduled for the ASCC meeting on November 24, 2014.

4b. Architectural Review for Residential Addition and Remodeling, 125 Fawn Lane, Huffman Residence, File # 45-2014

Borck presented the November 10, 2014 staff report for this proposal for approval of plans for a residential addition and remodel to the existing partial two-story residence. She advised that the area of the addition was currently uninhabitable attic storage space, and that the project would convert that space into a 205 square foot music room. She stated that the footprint and maximum height of the house would not change. She also noted that the project included remodeling of the

NEIGHBOR OUTREACH – 40 ANTONIO COURT

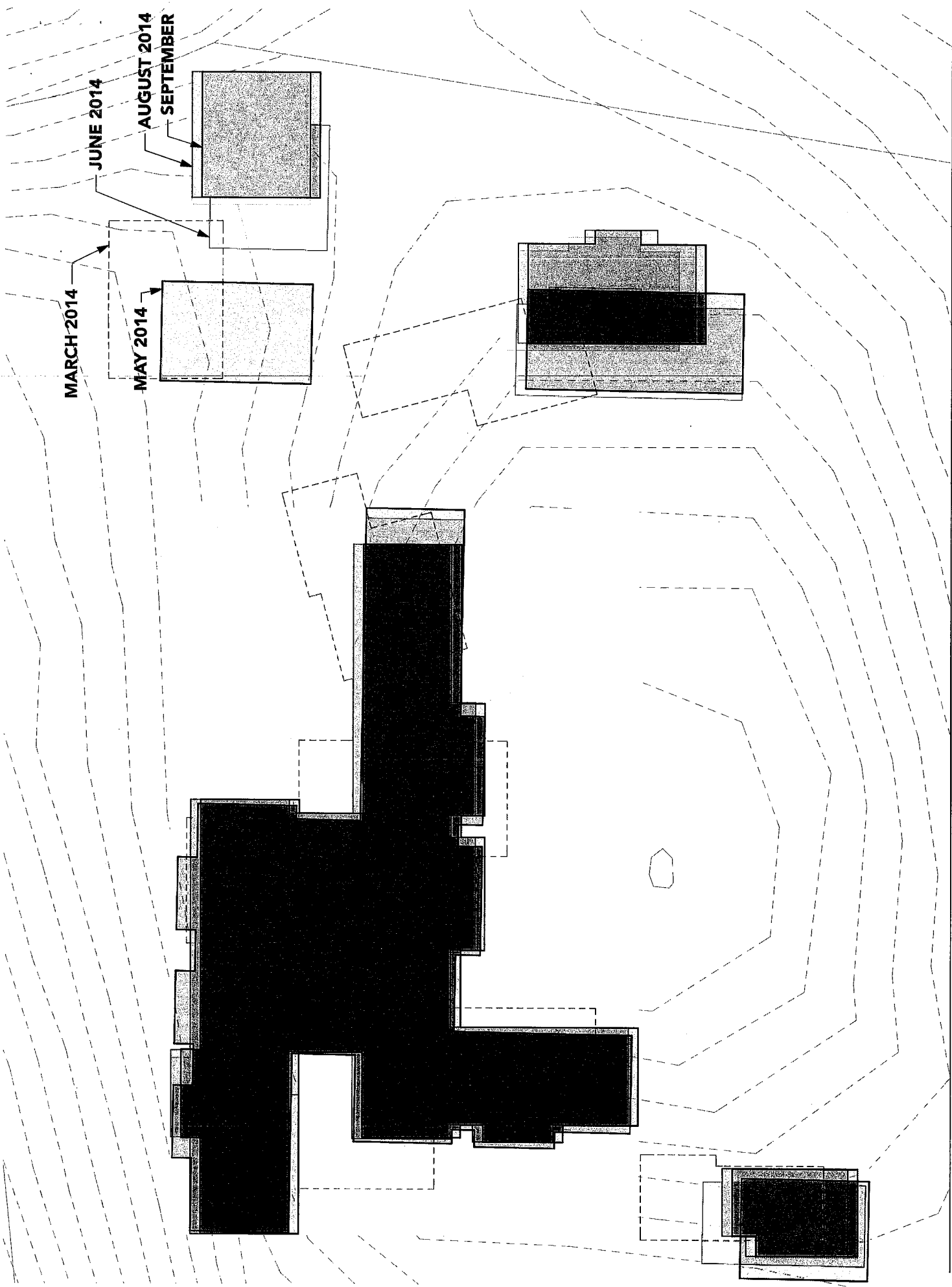
- We reached out to all seven adjacent neighbors starting in March 2014, and have reviewed the site plans with six of the seven.
- Note that our neighbor at 41 Los Charros did not respond to our offer.

- We received positive support with no requests from Tim Molak of the Woodside Priory, Daniel Abrams at 5 Veronica Place and Linda Waissar at 7 Veronica Place.
- Per the Priory HOA agreement, we received written approval from the two Veronica Place neighbors.

- Marty & Donna Mackowski at 45 Los Charros gave positive feedback on the building and landscaping plans, but requested that construction be staged on the Windy Hill side of the lot.
- We do not have a staging plan yet, but agreed that we would discuss with our GC once the project is approved.

- We had three meetings with Rene & Joyce Lacerte from 35 Antonio Court
- At their request, we moved the detached garage 27 feet south, to improve their Windy Hill view through our property.
- This required a re-design of a courtyard that was intended to be private.
- It also required us to widen the parking court, increasing our impervious surface by 596 square feet.
- At their request, we also placed trees on the southeastern side of the property to obscure the garage and guesthouse.
- We provided a landscaping plan and a rendering from their house, and requested that they confirm the placement of the trees. They did not respond.

- We had three meetings with Robin Murray from 30 Antonio Court.
- We accommodated his request for additional live oaks to screen the east side of the house.
- While his initial request for 15 trees was not consistent with our landscaping aesthetic; nor in keeping with the grassland and oak savanna plant community, we believe that our proposed placement of a cluster of 5 oak trees will obscure the house from his master bedroom window.



MARCH 2014

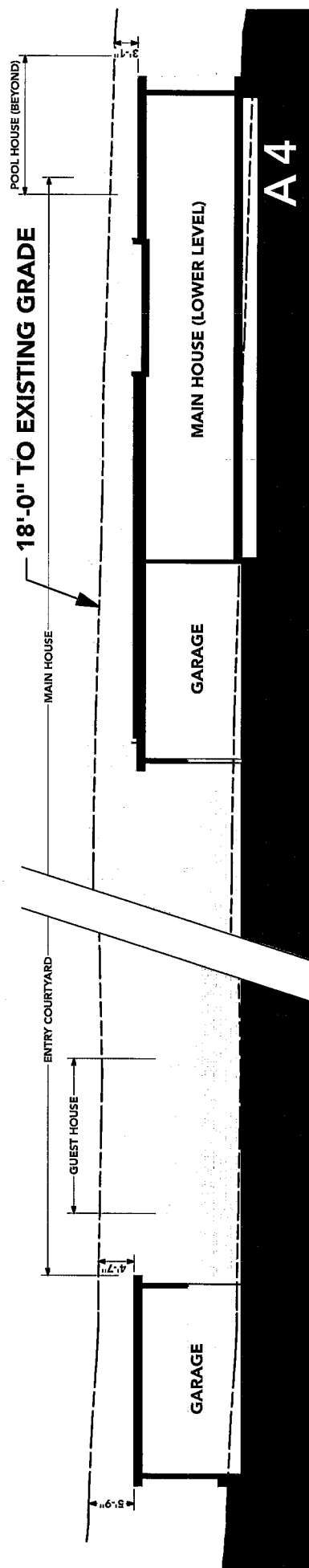
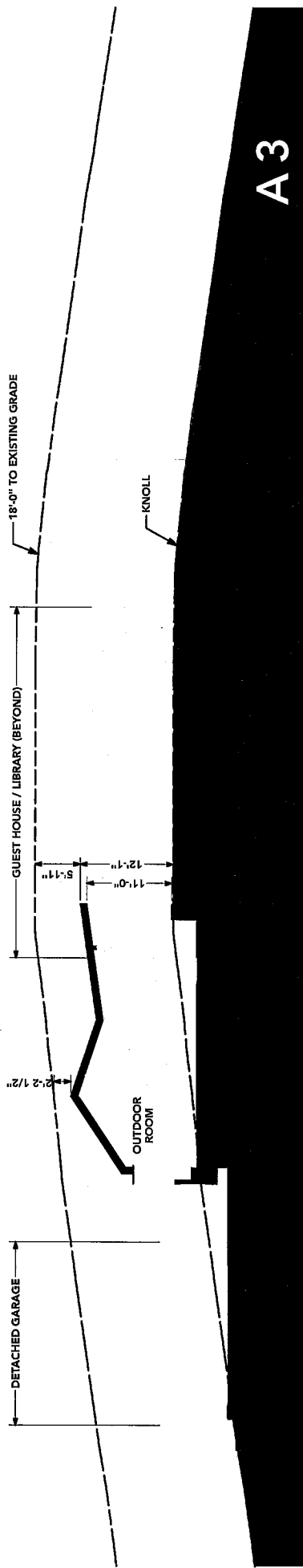
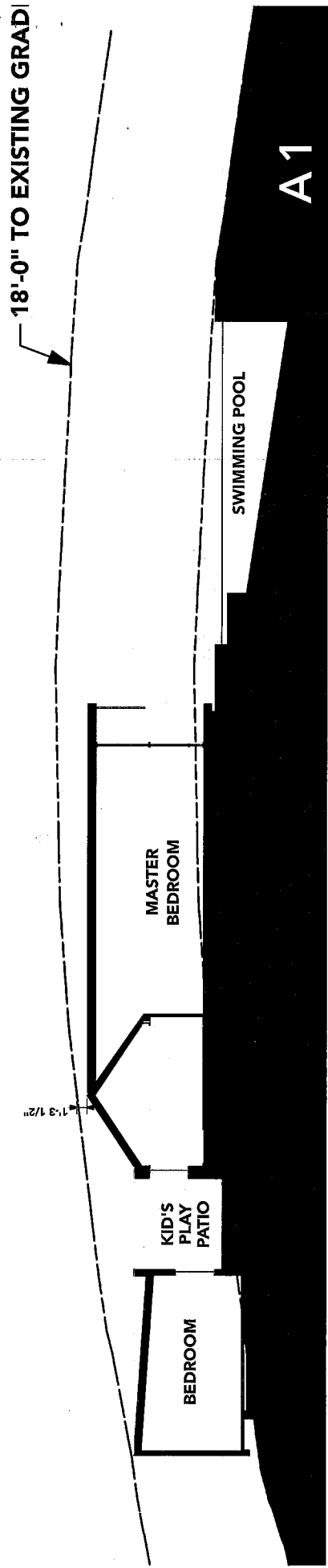
MAY 2014

JUNE 2014

AUGUST 2014
SEPTEMBER

MELTON FAMILY NEW RESIDENCE
40 ANTONIO COURT PORTOLA VALLEY

SHIFT GROUP



November 19, 2014

Dear ASCC Members:

We are following up from the recent 11/10 ASCC site visit and meeting, where the development of 40 Antonio Court was reviewed. As a reminder, our main concern is the height and apparent mass of the buildings from our perspective.

While we have met Brian Melton on the property several times prior to the site/ASCC meetings, we have never met with the architect, nor reviewed the full drawings, other than the footprint of the buildings. With the story poles up, it is clear that the main building dominates the knoll, which appears to be inconsistent with the spirit of the Woodside Priory PUD and the Portola Valley Design Guidelines.

Subsequent to the ASCC meeting, we reached out to Brian to discuss possible changes to mitigate the concerns we brought up at the meeting. He suggested that he would work on this with the architect, but the resubmitted plans do not address the concerns about the building height at all.

We appreciate Brian's willingness to meet with us, but thus far we haven't seen any movement towards a compromise on this issue. As we have suggested before, there are several possible options to address these concerns. We feel there is room for a reasonable solution.

Thank you for your consideration.

Sincerely,

Rene Lacerte and Joyce Chung
35 Antonio Court, Portola Valley
650-851-8602

*Firouzeh & Robin Murray
30 Antonio Court
Portola Valley, CA 94028*

Nov. 20, 2014

Dear Members of the ASCC,

We are writing once again to ask for your guidance and input regarding the 40 Antonio Court project.

We have concerns about the 40 Antonio Court plans & project that we have voiced both in writing, prior to the Nov 10 ASCC site visit and meeting, and verbally at the meeting itself. Our main concern is the height and prominence of the 120 feet long contiguous structure of the main house that dominates the knoll.

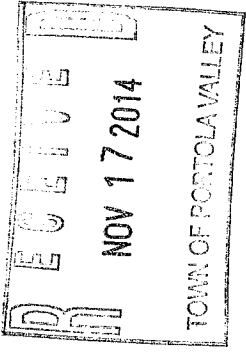
We have tried a number of avenues to constructively and directly address these concerns, including a meeting with Brian Melton on Nov 15, after the ASCC meeting. While we sincerely appreciate Brian taking the time to meet with us and also respect the Melton's architectural aspirations, the plan that was resubmitted on Monday does not address the issues we have raised – namely the height or prominence of the house - in any way.

We really are trying to be reasonable and constructive neighbors. After all, we have built a house ourselves and we know the many factors that have to be balanced in doing so. We also believe that there are solutions (e.g. drop the height of the roof) that could work for all parties – we just need your help so that we and the other neighbors can have a constructive discussion with the Meltons and their architect. This requires the involvement and direction of the ASCC. We would appreciate your guidance and response.

Sincerely,

Firouzeh & Robin Murray

*Firouzeh's cell: 415 279 2011
Robin's cell: 650 303 0443*



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MARK	DATE	DESCRIPTION
1/28/14	ASCC REVIEW	
1/13/14	REVISION FOR AC	

MELTON RESIDENCE 40 Antonio Court, Portola Valley, CA 94028

DESIGN REVISIONS PER 11/10/14 ASCC MEETING COMMENTS

- SHEET ARCHITECTURAL REVISIONS**
- A1.1 - Required parking spaces noted on Site Plan (four covered and one uncovered)
 - Inclusion of driveway turnaround in Architectural Site Plan
 - A2.1 - Inclusion of a note to verify that wall mounted exterior lights on the house are the proposed fixture shown on L1.2
 - Removal of three windows in Main House Garage
 - Reduction of outdoor lighting
 - A2.2 - Note calling out occupancy sensors for attached garage interior lighting
 - Inclusion of a note to verify that wall mounted exterior lights on the house are the proposed fixture shown on L1.2
 - Reduction of outdoor lighting
 - A3.1 - Removal of three windows in Main House Garage
 - Removal of several exterior light fixtures
 - A2.3 - Inclusion of Roof Plan over Main House
 - A2.4 - Inclusion of Roof Plan over Accessory Structures

- SHEET LANDSCAPE REVISIONS**
- L1.0 - Removal of the gate at the vehicular entry, transition to entry posts
 - Re-examination of quantity and placement of trees
 - L1.1 - Removal of the gate at the vehicular entry, transition to entry posts
 - L2.0 - Sheet renamed from previously titled L1.2
 - Reduction of outdoor lighting
 - Pool and hot tub lights included on landscape lighting plan
- SHEET CIVIL REVISIONS**
- C1.0 - Removal of the gate at the vehicular entry, transition to entry posts
 - C2.0 - Removal of the gate at the vehicular entry, transition to entry posts
 - C3.0 - Removal of the gate at the vehicular entry, transition to entry posts



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Table with 3 columns: MARK, DATE, DESCRIPTION. Includes dates like 7/24/14 and 8/27/14.

PROJECT NO: 1501
DATE: 8/27/14
PROJECT NAME: MELTON RES.

PROJECT DATA

NOT FOR CONSTRUCTION

A0.1

DRAWING INDEX

PROJECT DIRECTORY

PROJECT DATA

PROJECT DESCRIPTION

SYMBOL LEGEND

ABBREVIATIONS

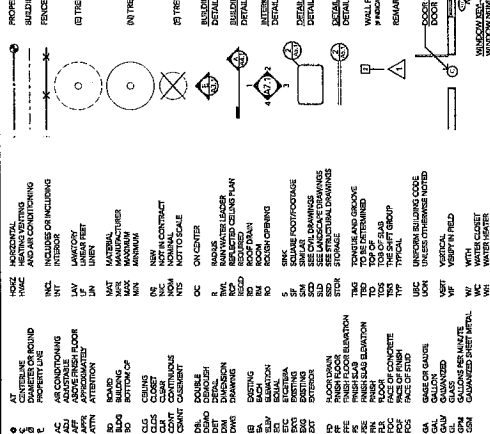
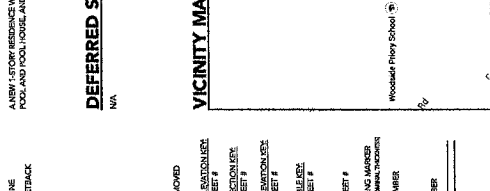
Table listing drawing sheets: A0.1 SITE PLAN, A0.2 GRADING & DRAINAGE PLAN, etc.

OWNER: DAN WERTON
ARCHITECT: THE SHIFT GROUP, INC.
CONTRACTOR: REYNOLDS CONSTRUCTION

APPLICABLE CODES
TOWN OF PORTOLA VALLEY DESIGN GUIDELINES PART 9 (REVISED SEPT 2013)
WOODSIDE FIRE PROTECTION DISTRICT FIRE DEPT SUBMITTAL REQUIREMENTS

AREA CALCULATIONS table with columns: SITE AREA, ADJUSTED PARCEL AREA, FLOOR AREA, ALLOWABLE PROPOSED.

DEFERRED SUBMITTALS
A. NEW CONSTRUCTION
1. FINISH FLOOR ELEVATION



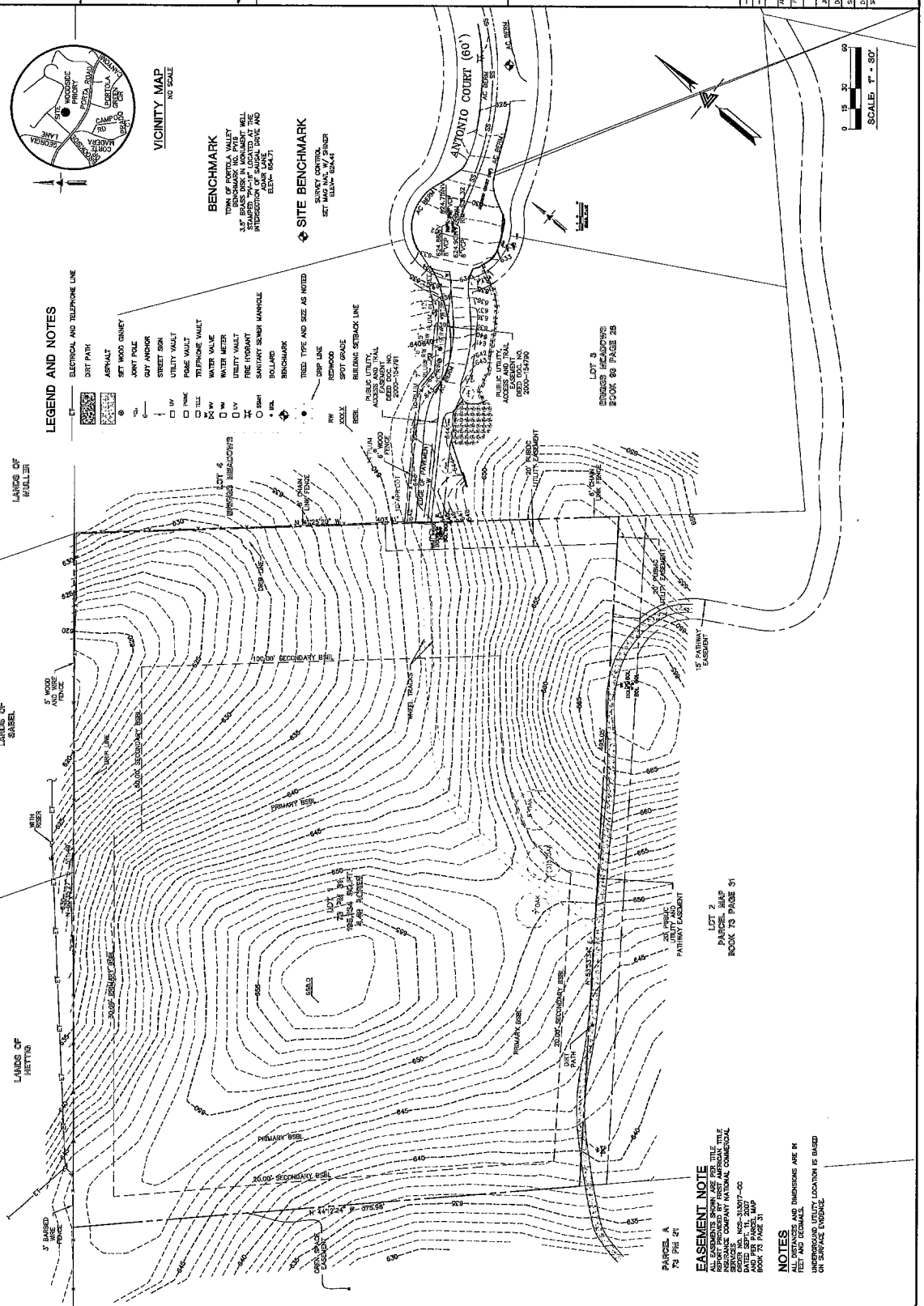


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 WWW.LEABRAZE.COM

ANTONIO COURT
 PORTOLIA VALLEY, CALIFORNIA

TOPOGRAPHIC SURVEY

DATE	09-11-06
SCALE	1"=20'
BY	
CHECKED BY	
APPROVED BY	
PROJECT NO.	2006-0252
SHEET NO.	1
TOTAL SHEETS	1



LEGEND AND NOTES

- ELECTRICAL AND TELEPHONE LINE
- DIRT PATH
- ASPHALT
- SET WOOD CONCRETE
- JOINT POLE
- SET ANCHOR
- STREET CORN
- UTILITY VALVE
- POLE VALVE
- TERMINUS VALVE
- WATER METER
- UTILITY VALVE
- FIRE HYDRANT
- SANITARY SINKER MANHOLE
- BOLLARD

- MARKED TYPE AND SIZE AS NOTED
- DRIP LINE
- SEWER
- SEWER MANHOLE
- SEWER CHECK VALVE
- SEWER BACKSUMP
- SEWER TIE-IN
- SEWER CLEAN OUT
- SEWER ACCESS AND TRAIL
- SEWER DEED DOC. NO. 2000-54780

BENCHMARK
 TRIMBLE 6000
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 MONUMENT IN CONCRETE
 INTERSECTION OF RAJAL DRIVE AND
 ELLEV = 864.71

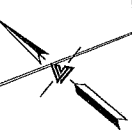
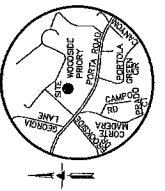
SITE BENCHMARK
 SURVEY ANCHOR
 SET W/ 3/4" I.D. W/ 3/4" I.D.
 ELLEV = 864.71

EASEMENT NOTE
 ALL EASEMENTS SHOWN ARE PER TITLE
 INSURANCE COMPANY NATIONAL COMMERCIAL
 COVER NO. MCS-31077-CO
 AND PER PLAT MAP
 BOOK 75 PAGE 31

NOTES
 ALL DIMENSIONS AND DIMENSIONS ARE IN
 FEET AND DECIMALS.
 UNRECORDED UTILITY LOCATION IS BASED
 ON SURFACE EVIDENCE.

LOT 3
 2006-0252
 BOOK 83 PAGE 26

LOT 2
 2006-0252
 BOOK 75 PAGE 31



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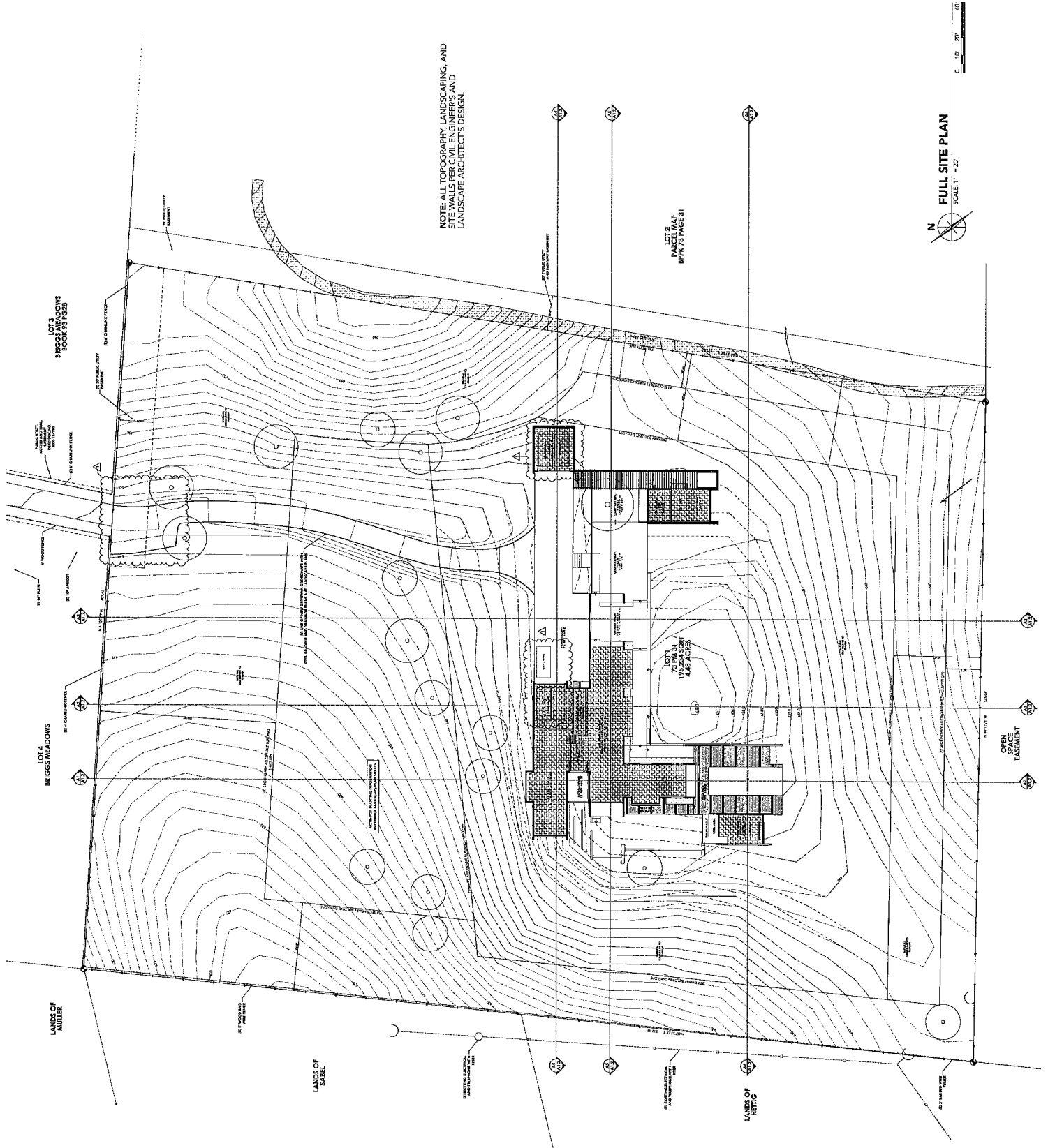
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ASCC REVIEW	07/26/14	ASCC REVIEW
DATE	11/13/14	REVISION FOR ACC

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SHEET 016

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A1.1



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MARK	DATE	DESCRIPTION
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2	11/13/14	REVISION FOR AC
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check: ASCC REVIEW
date: 9/26/17

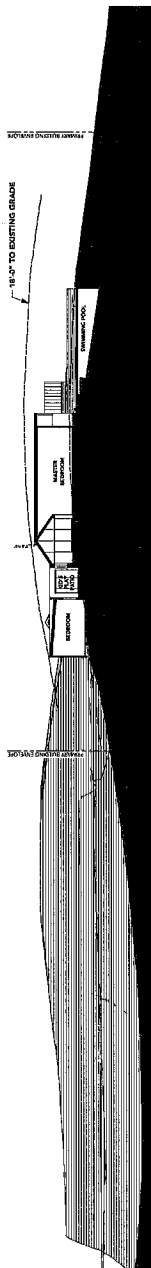
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SITE SECTIONS

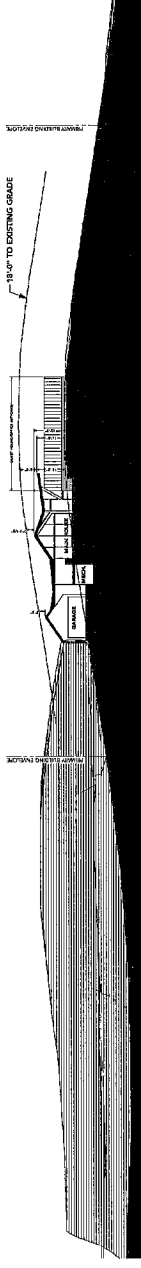
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A1.2

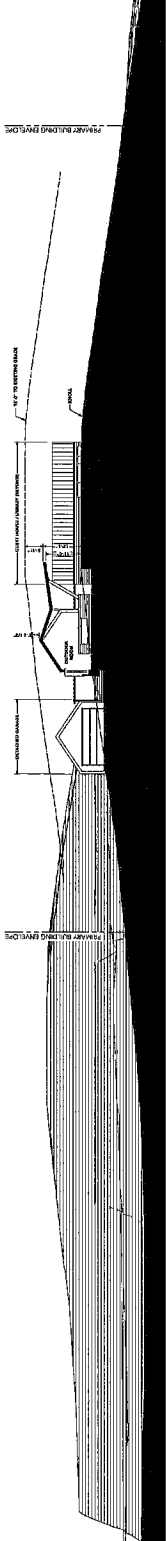
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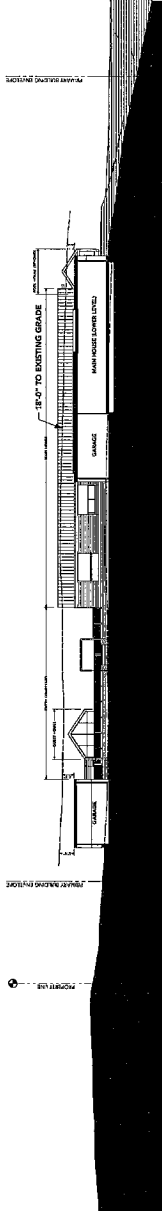
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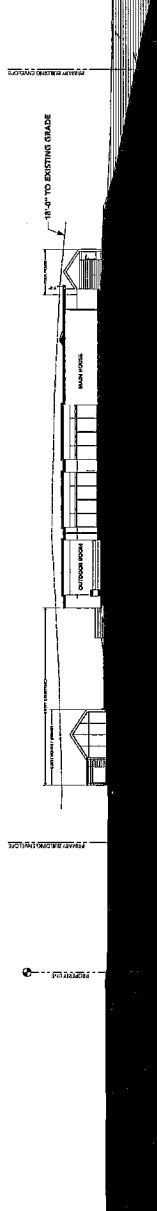
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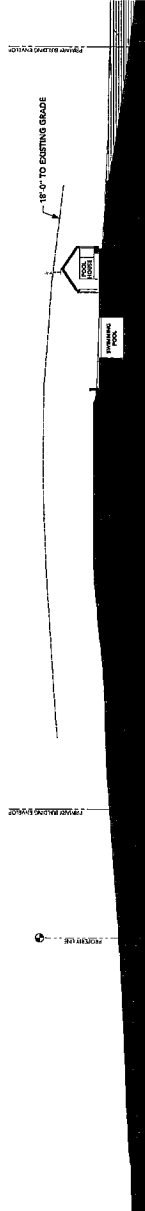
SITE SECTION A4



SITE SECTION A5



SITE SECTION A6



SCALE 1" = 20' 0" 10' 0" 5' 0"

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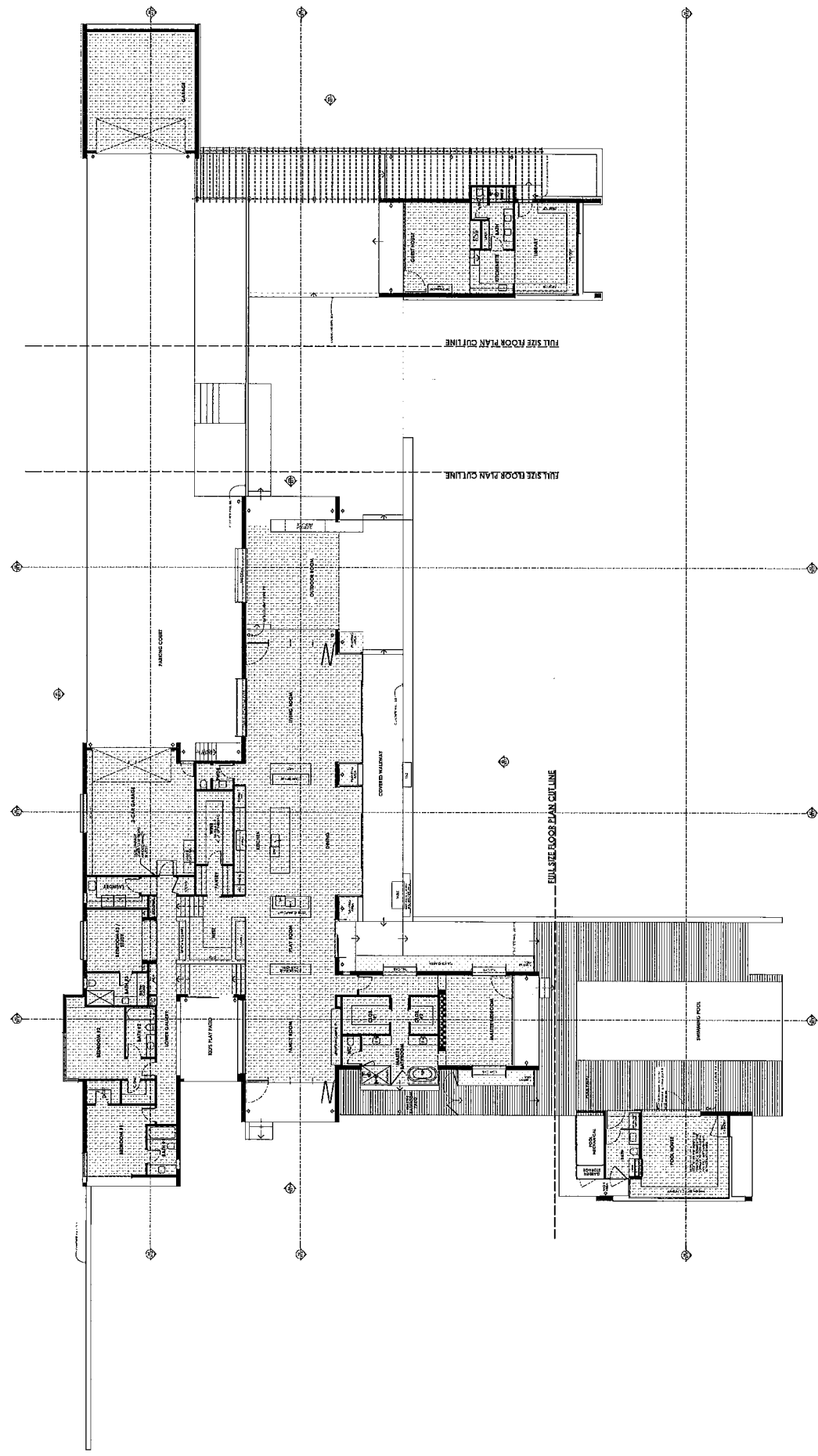
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1	11/17/14	ISSUED FOR A/C

DATE	DESCRIPTION
9/26/14	ASCC REVIEW

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STREET USE

FLOOR PLAN
KEY
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A2.0



PROJECT KEY PLAN
SCALE: 1/8" = 1'-0"

PROJECT
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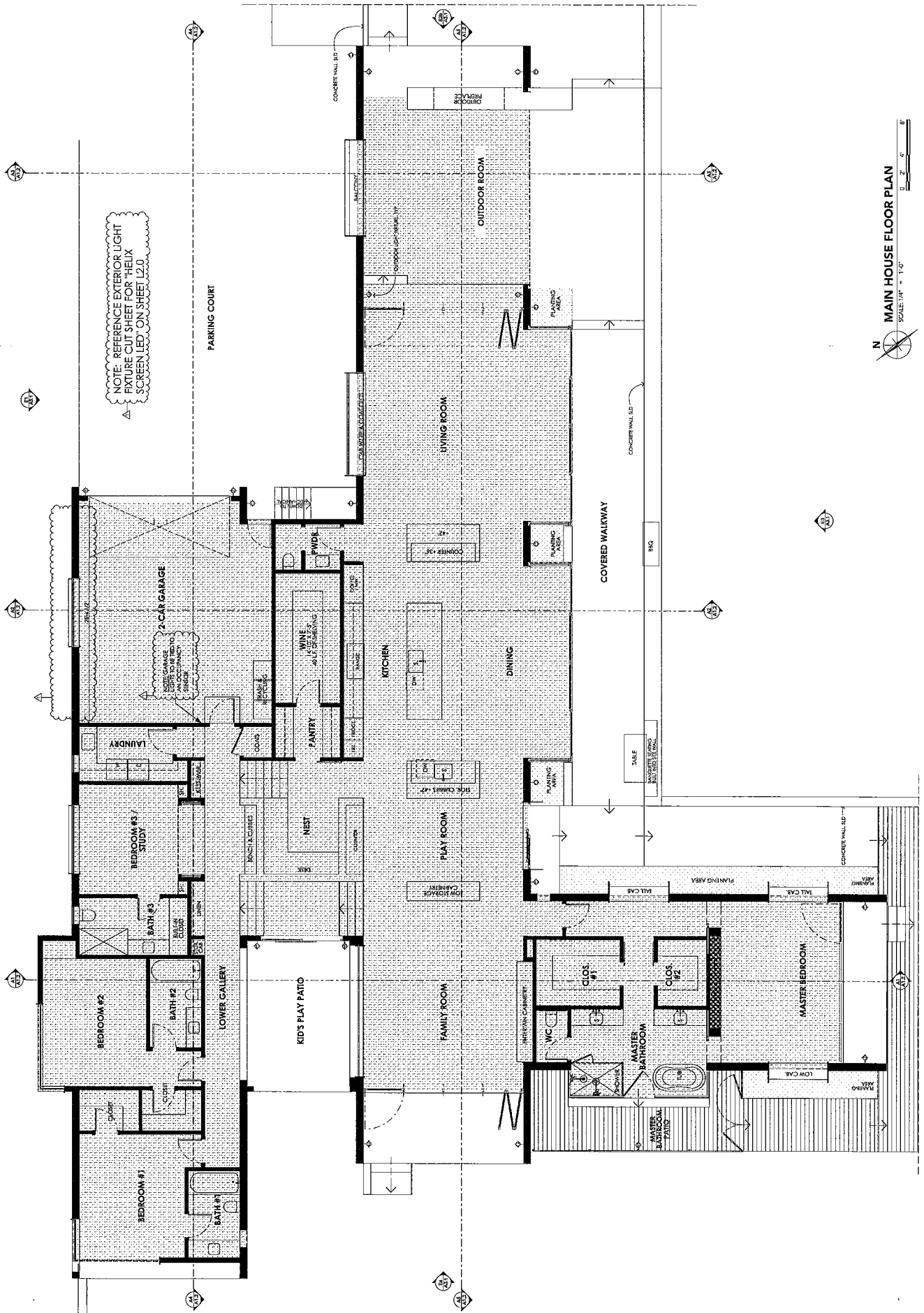
DATE	DESCRIPTION
12/17/14	ISSUED FOR A/C
09/25/14	ASCC REVIEW
09/25/14	ASCC REVIEW

phase: 01
 date: 9/25/14
 drawing: 01
 title: MAIN HOUSE FLOOR PLAN
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MAIN HOUSE FLOOR PLAN

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A2.1



NOTE: REFERENCE EXTERIOR LIGHT FIXTURE CUT SHEET FOR HELIX SCREEN LED, ON SHEET L2.0.



project

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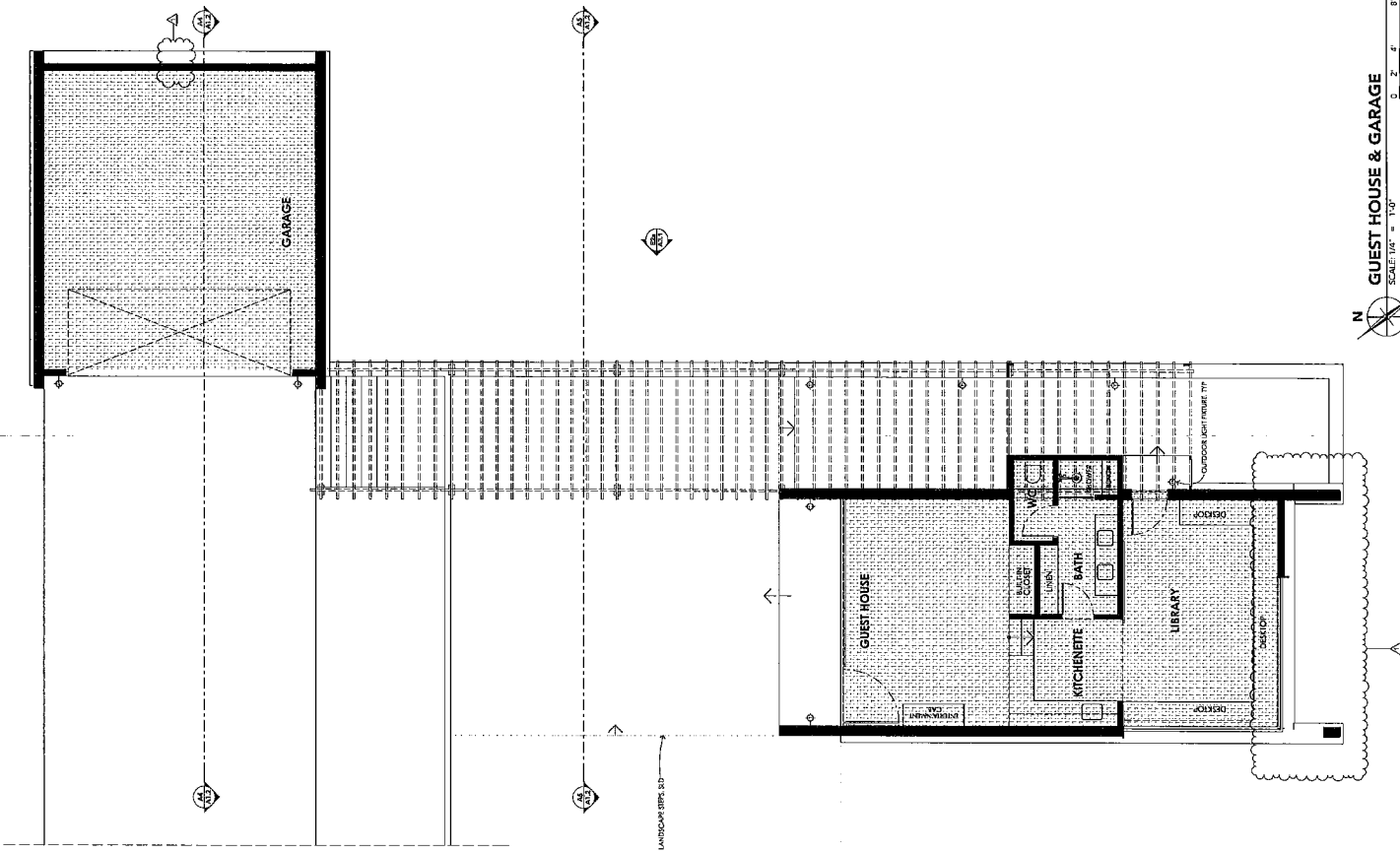
MARK	DATE	DESCRIPTION
1	11/13/14	REVISION FOR IAC
ASCC REVIEW	9/25/14	

phase: ACCURACY: 9/25/14
DATE: 9/25/14
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 9/25/14

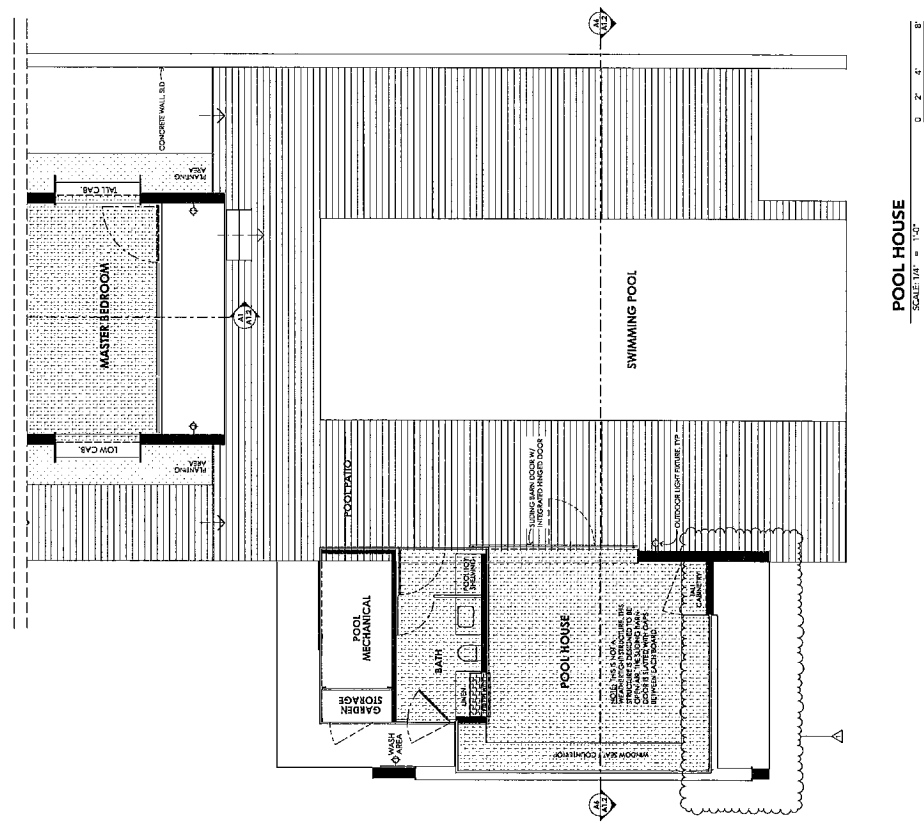
ACCESSORY STRUCTURES PLANS

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A2.2



NOTE: REFERENCE EXTERIOR LIGHT FIXTURE CUT SHEET FOR HELIX SCREEN LED. ON SHEET U2.D.



POOL HOUSE
SCALE: 1/4" = 1'-0"

Project

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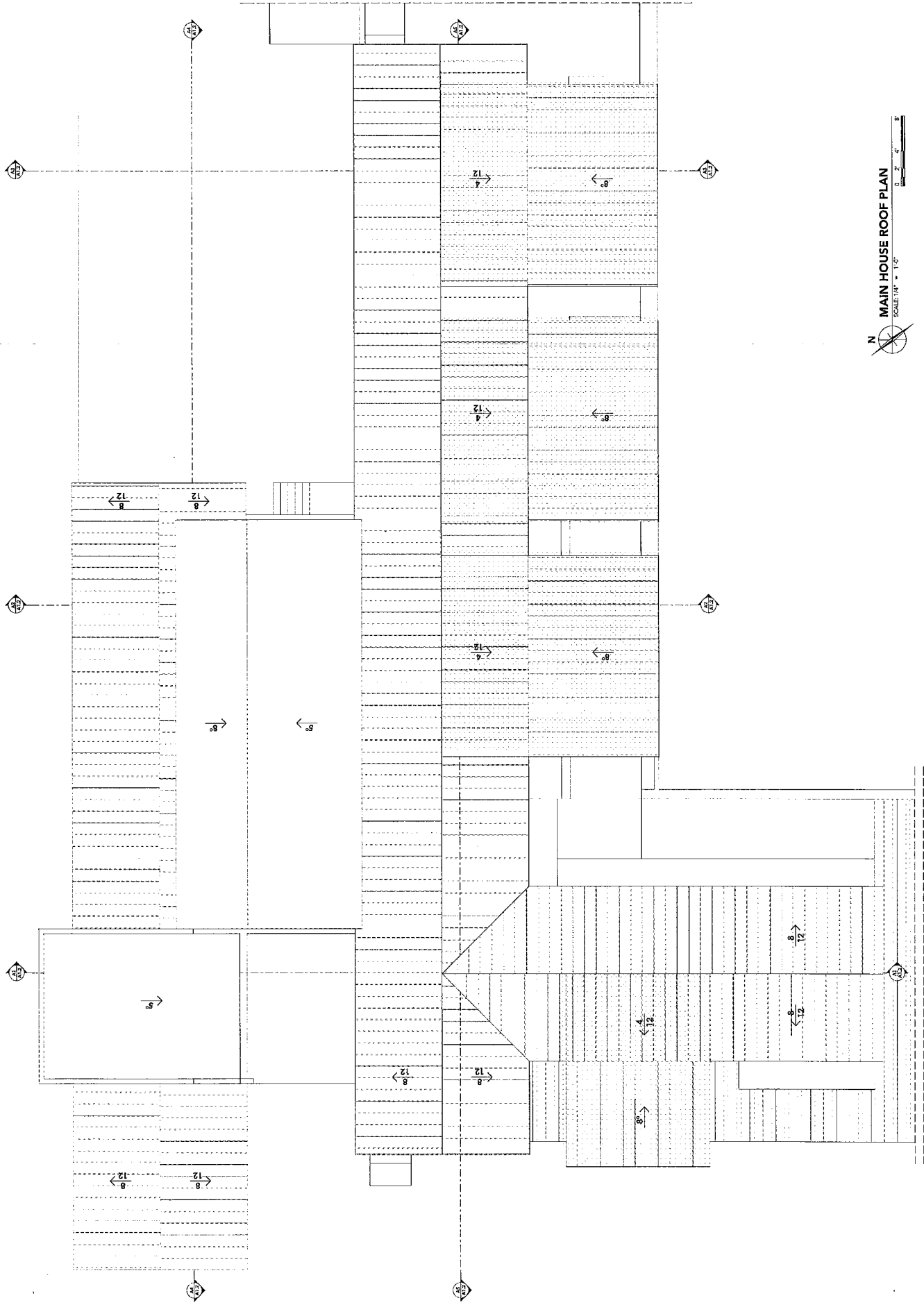
MARK	DATE	DESCRIPTION
1		ISSUE FOR PERMITTING
2		ISSUE FOR CONSTRUCTION

DATE	DESCRIPTION
9/26/21	ASCC REVIEW

DATE: 9/26/21
 DRAWING NO: ASCC REVIEW
 PROJECT: MELTON RESIDENCE
 SHEET: 01 OF 01
 NOTED: THESE DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED ON SITE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 SCALE: 1/4" = 1'-0"

MAIN HOUSE
ROOF PLAN
NOT FOR CONSTRUCTION

A2.3



MAIN HOUSE ROOF PLAN
 SCALE: 1/4" = 1'-0"
 NOT FOR CONSTRUCTION

project

MELTON
RESIDENCE
40 Antonio Court,
Portola Valley, CA
94028

architect

The Shift Group, Inc.
1059 Union Street, Ste B
San Francisco, CA 94133
415.260.8061
theShiftGroup.com

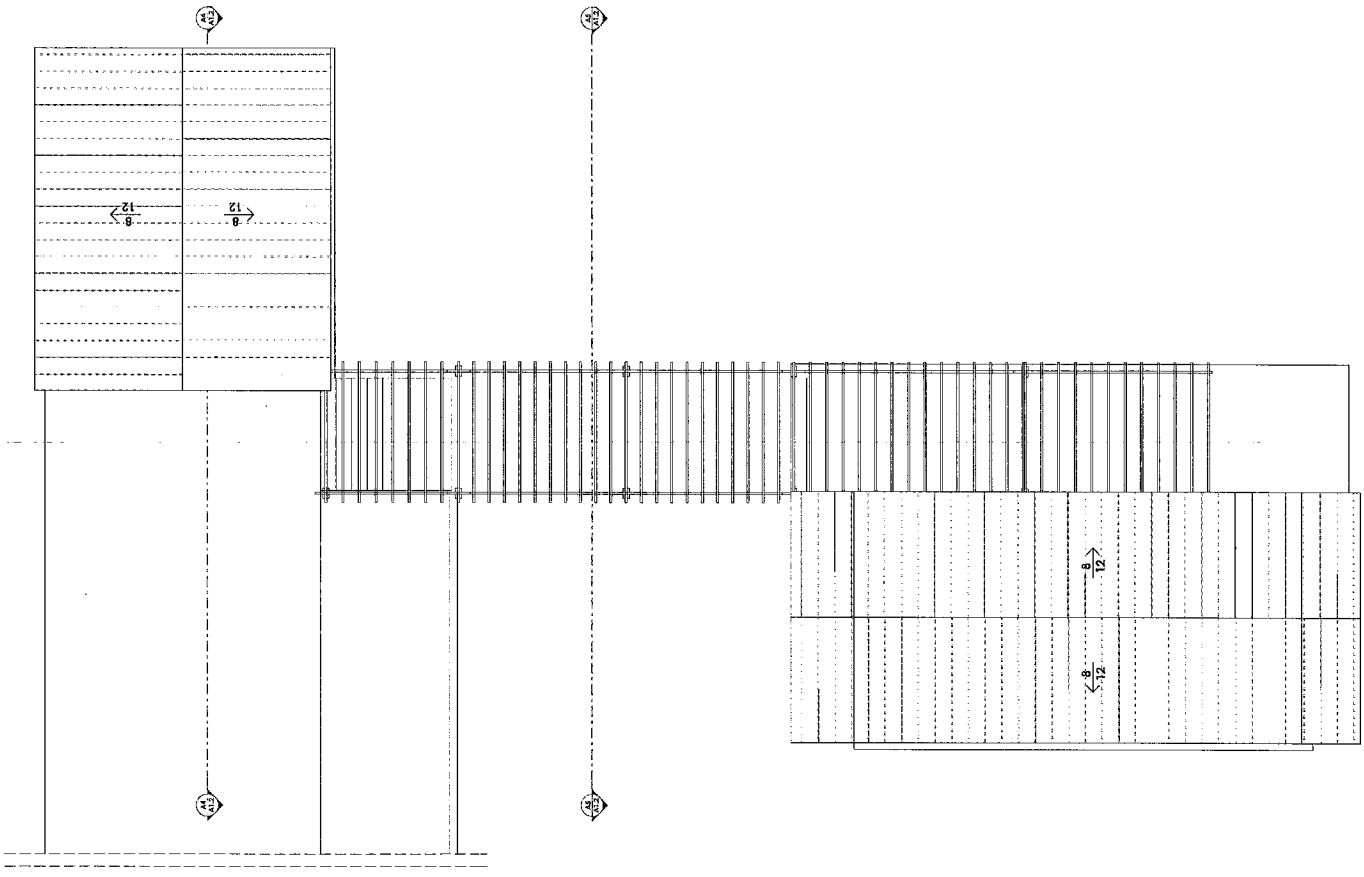


drawing	issue	date	description
1	1		ISSUE FOR PERMITS

check	date	description
ASCC REVIEW	9/26/14	

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ACCESSORY
STRUCTURE
ROOF PLANS
NOT FOR CONSTRUCTION



POOL HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

GUEST HOUSE & OFFICE ROOF PLAN
SCALE: 1/4" = 1'-0"

project
MELTON RESIDENCE
 40 Antonio Court,
 Portola Valley, CA
 94028

architect
 The Shift Group, Inc.
 1059 Union Street, Ste B
 San Francisco, CA 94133
 415.260.8061
 theShiftGroup.co



MARK	DATE	DESCRIPTION
1	09/24	ASCC REVIEW
2	11/24	INVESTIG. DRAC

DATE: 9/26/22

ASCC REVIEW

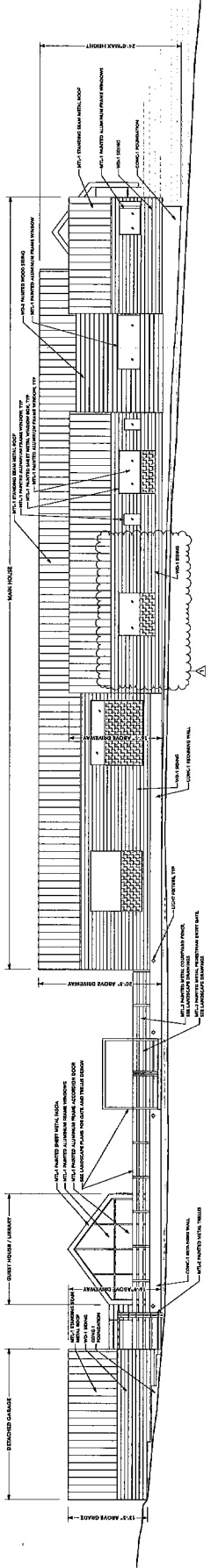
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3/18/2022

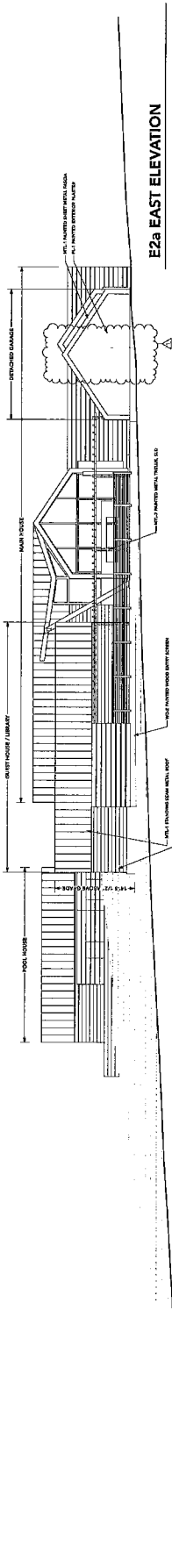
ELEVATIONS

NOT FOR CONSTRUCTION

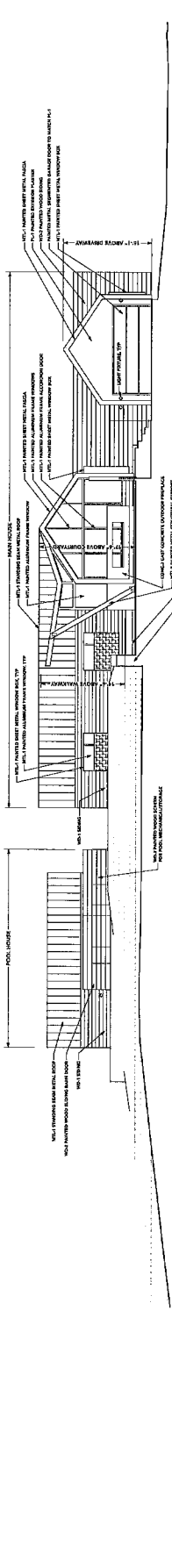
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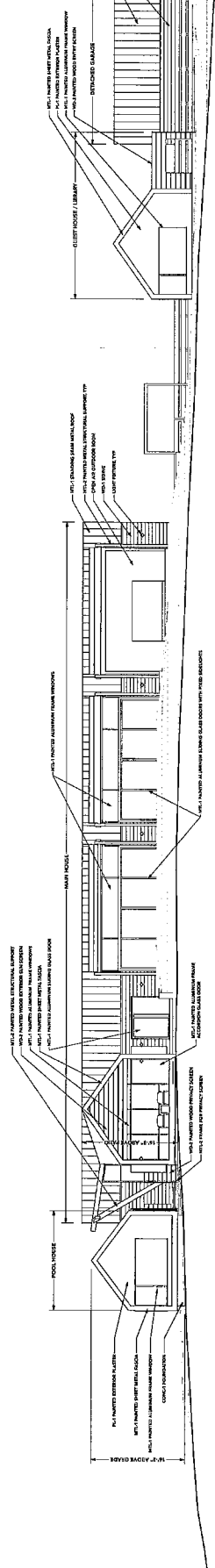
E1 NORTH ELEVATION



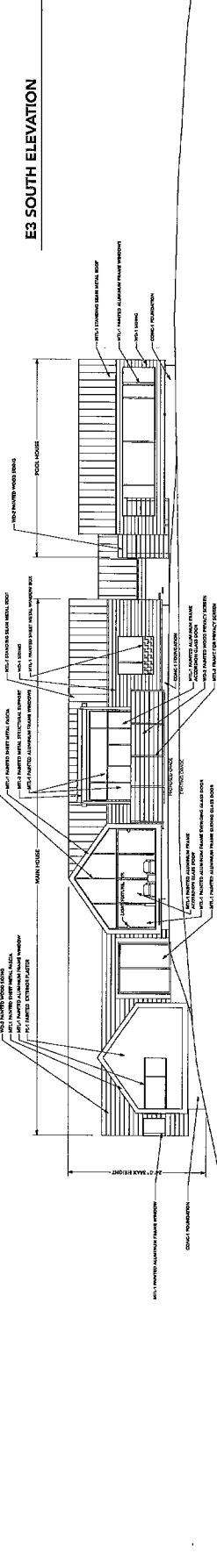
E2a EAST ELEVATION



E2b EAST ELEVATION



E3 SOUTH ELEVATION



E4 WEST ELEVATION

NOTE FOR CLEARANCES TO 18'-0\"/>



Project
**MELTON
 RESIDENCE**
 40 Antonio Court,
 Portola Valley, CA
 94028

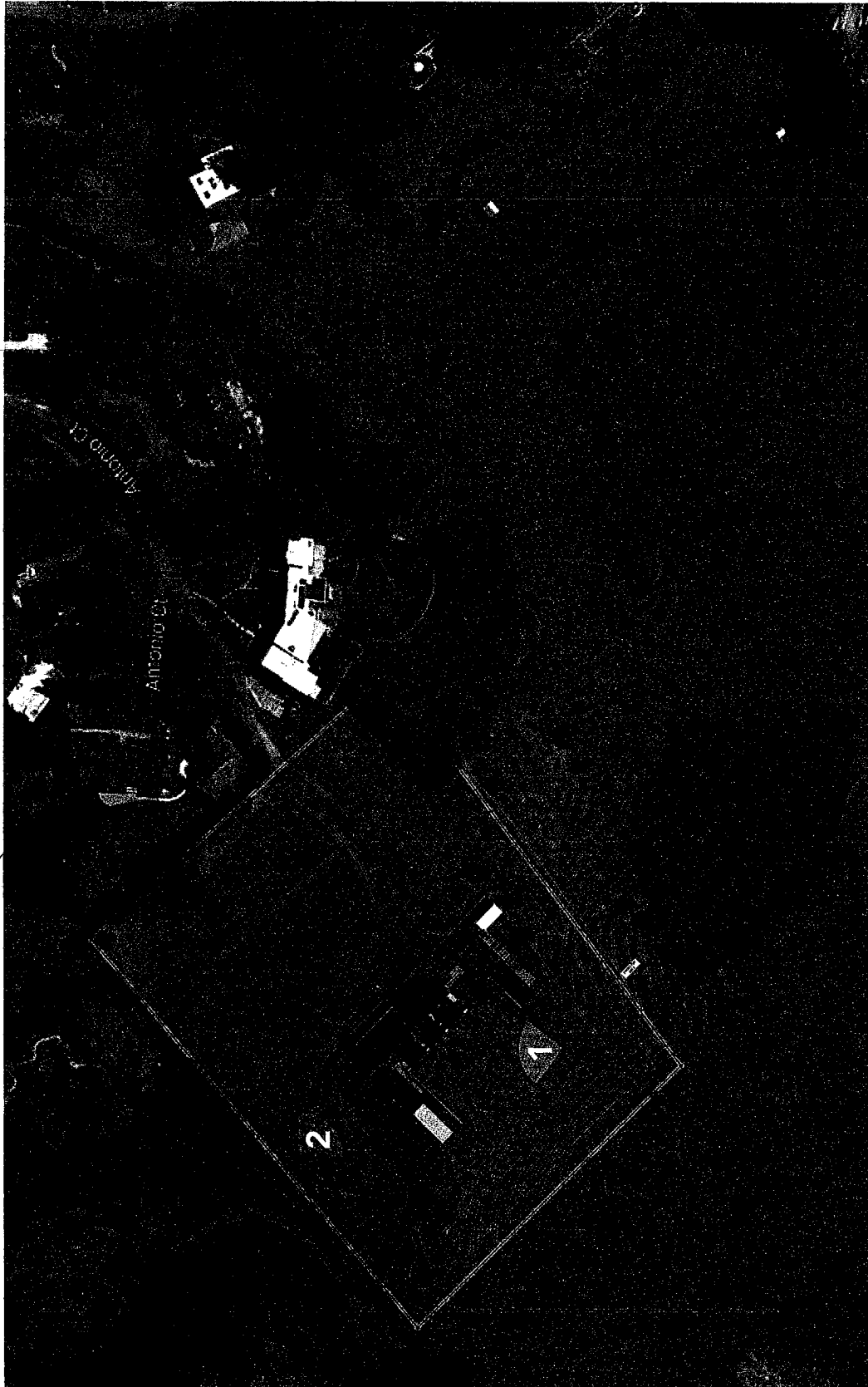
architect
 The Shift Group, Inc.
 1099 Union Street, Suite B
 San Francisco, CA 94133
 415.240.8865
 theSHIFTgroup.com



Sheet	Description
1	ARCHITECTURAL
2	ACCESSION
3	SECTION
4	SECTION FOR ACC
5	
6	
7	
8	
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10	
11	
12	
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18	
19	
20	

ASCE BR149
 7/28/18
 These drawings are prepared by
 an authorized member of the
 staff of the State Board of
 Engineers and Land Surveyors.

RENDERINGS
 KEY
 NOT FOR CONSTRUCTION



DRAWING LEGEND

(Dashed Line)	ARCHITECTURAL RENDERINGS
(Dotted Line)	NEIGHBORING PROPERTIES' PRIMARY VIEW
(Solid Line)	MELTON RESIDENCE PRIMARY VIEW

project

**MELTON
RESIDENCE**
40 Antonio Court,
Portola Valley, CA
94028

architect

The Shift Group, Inc.
11000 Sycamore St., B
San Francisco, CA 94133
415.240.8061
theshiftgroup.co



Drawing Dates		DATE	DESCRIPTION
DATE	DESCRIPTION	DATE	DESCRIPTION

PROJECT: **ASCC REVIEW**
DATE: **7/28/14**
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RENDERINGS
NOT FOR CONSTRUCTION



VIEW 1



VIEW 2

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



PORTAL VALLEY
 40 ANTONIO COURT
 PORTOLA VALLEY, CALIFORNIA

Melton Residence
 40 Antonio Court
 Portola Valley, California

SITE ANALYSIS

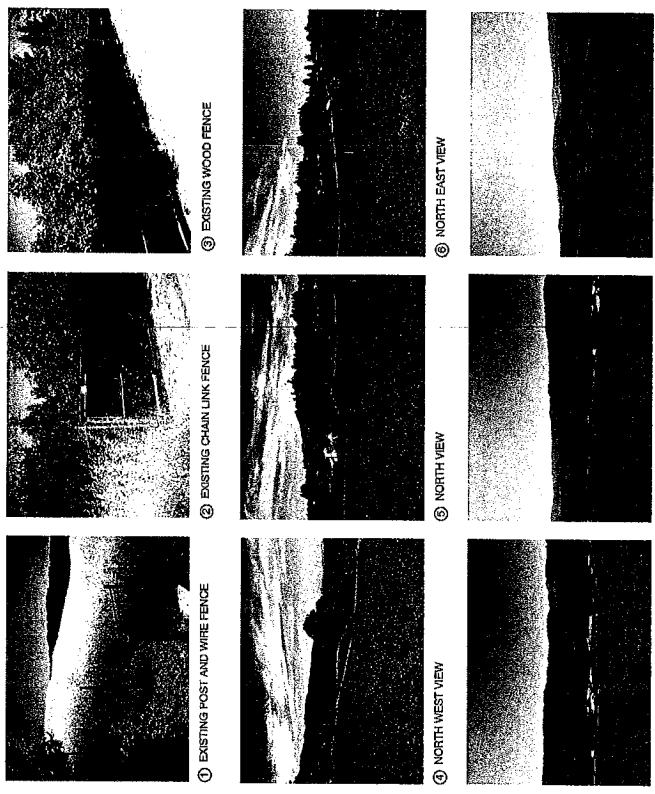
SHEET TITLE
 DATE
 DRAWN BY
 CHECKED BY

L0.0

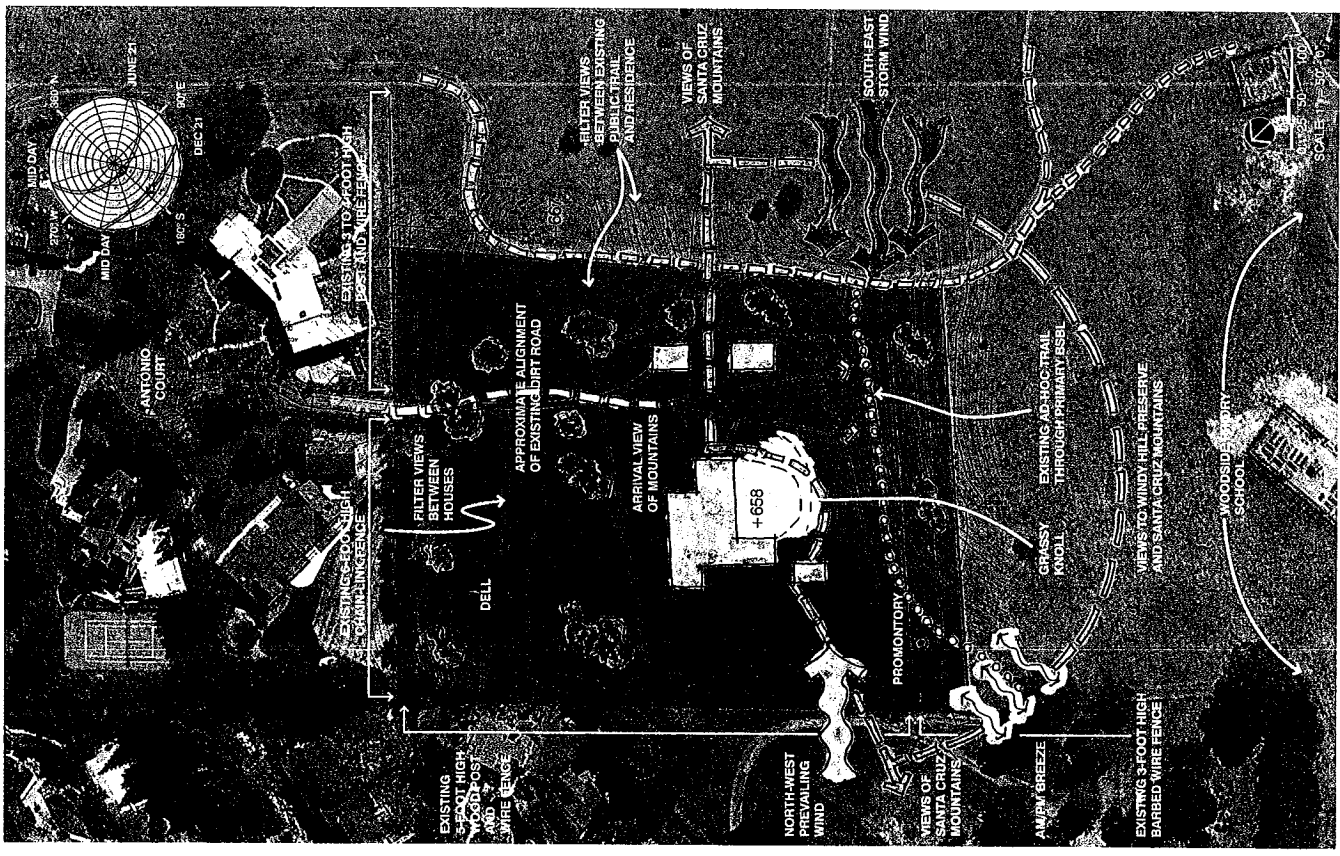
ORIGINAL SHEET SIZE: 80" x 42"



2 SLOPE DIAGRAM
 SCALE: 1" = 50'



1 EXISTING CONDITION PHOTOGRAPHS
 SCALE: 1" = 50'



3 SITE UNDERSTANDING DIAGRAM
 SCALE: 1" = 50'

LANDSCAPE SITE PLAN

Metton Residence
40 Antonio Court
Portola Valley, California

L1.0

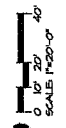
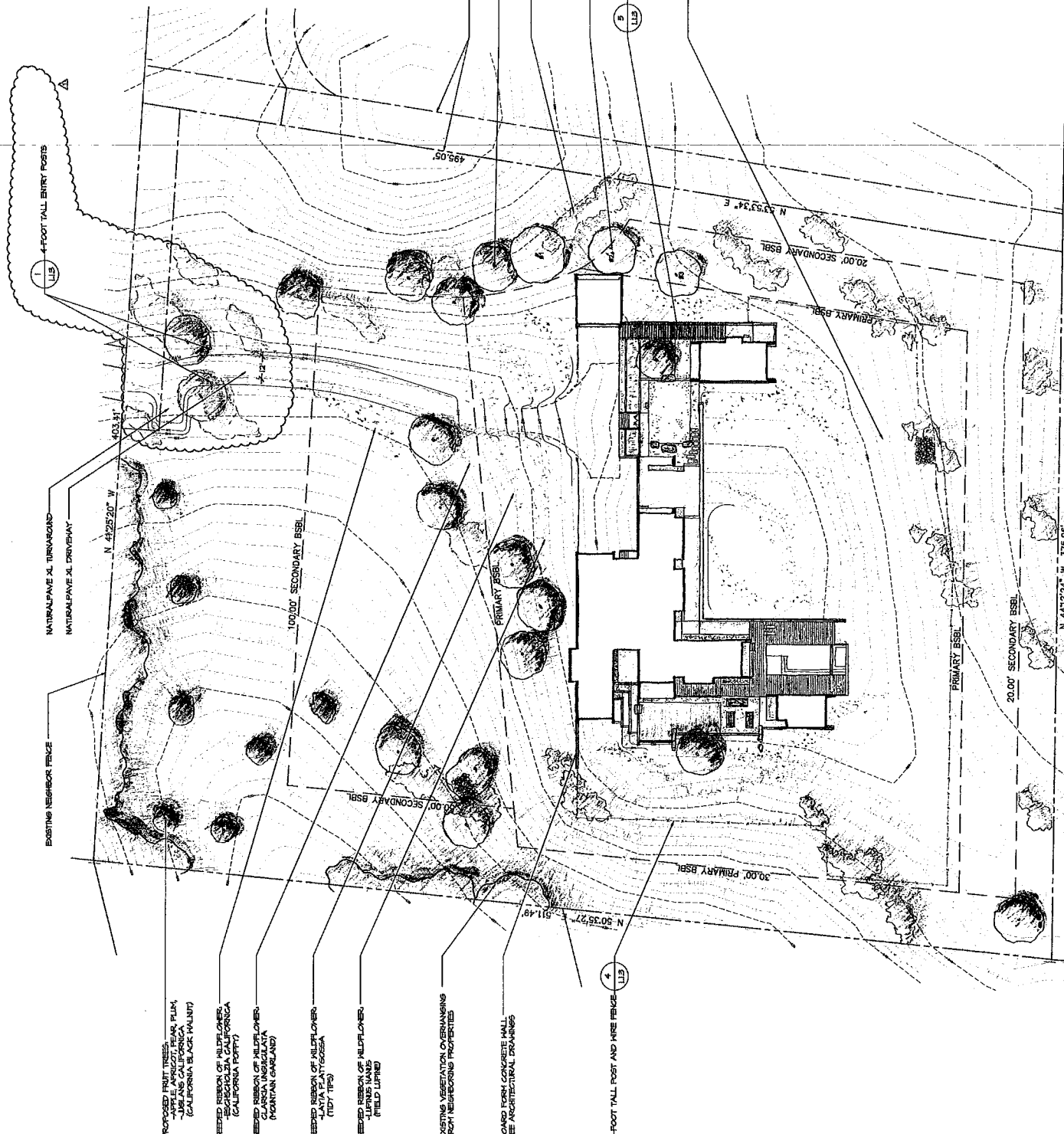
PROJECT: LANDSCAPE SITE PLAN
DATE: 10/20/20
DRAWN BY: [Name]
CHECKED BY: [Name]

NO.	DESCRIPTION
1	PROPOSED
2	EXISTING
3	REMOVED
4	AS-BUILT



- NOTES:**
- FINAL PLACEMENT OF PROPOSED TREES WILL BE DETERMINED ON-SITE IN ORDER TO MAINTAIN EXISTING UTILITIES AND ADJUST TO SITE CONDITIONS.
 - ALL PLANTINGS SHALL BE INSTALLED WITHIN THE 50-FEET FROM ALL STRUCTURES AND PATHS TO PREVENT DAMAGE TO STRUCTURES AND PATHS. ALL PLANTINGS SHALL BE REMOVED FROM THIS ZONE IMMEDIATELY UPON THE NEXT YEARLY WATERING SCHEDULE BEFORE THE ONSET OF EVERY YEAR.
 - ALL IRRIGATION SHALL BE WATER CONSERVING DRIP, WITH FLOW MATCHED PRECIPITATION RATES, AND SERVED BY AN AUTOMATIC SYSTEM. THE SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO CONSTRUCTION. THE IRRIGATION CONTROLLER SYSTEM ONLY OPERATES BETWEEN 8PT AND 10 AM.
 - PROPOSED SCREENING SHRUBS AND TREES TO MAINTAIN VISUAL PRIVACY FROM NEIGHBORHOODS SHALL BE PLANTED IN AREAS TO RECEIVE PERMANENT DRIP IRRIGATION. LAYERS SHALL HAVE SUB-SURFACE DRIP IRRIGATION. IRRIGATION WATER METER.
 - SOIL SHALL BE AMENDED PER SOILS REPORT.
 - A. TREES 60 INCH PLANTING HEIGHT SHALL BE APPLIED TO ALL PLANTING AREAS.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEED WITH TOWN APPROVED SEED MIX AND THEREAFTER MAINTAINED WITH PERMANENT IRRIGATION UNTIL ESTABLISHED.
 - BAY AREA HABITAT NATIVE SEED MIX:
- CALIFORNIA BLUE GRASS (CALIFORNIA BLUEGRASS)
- HORSESHOE CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- POA SECUNDA (NATIVE PINE BLUEGRASS)
 - REFER TO SHEET L1.4 FOR LANDSCAPE MATERIAL AND PLANT PHASES.
 - REFER TO SHEET L1.2 FOR LANDSCAPE LIGHTING PLAN.
 - ALL EXISTING TREES TO REMAIN UNTIL CONSTRUCTION AREA SHALL RESERVE TREE PROTECTION PER ARBORIST REPORT.

- 20-FOOT PUBLIC UTILITY EMBANKMENT
- PROPOSED TREE FOR SCREENING:
- QUERCUS AGRIFOLIA (COAST LIVE OAK)
- DROPS OF NATIVE SHRUBS FOR SCREENING:
- CALIFORNIA BLUE GRASS (CALIFORNIA BLUEGRASS)
- HORSESHOE CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- EXISTING TREES TO REMAIN. PROTECT IN PLACE. REFER TO ARBORIST REPORT.
- METAL TRELLIS WITH ALUMINUM METAL FENCE PANELS BETWEEN POSTS
- NATIVE GRASS AND SEED MIX:
- BAY AREA HABITAT NATIVE SEED MIX
- CALIFORNIA BLUE GRASS (CALIFORNIA BLUEGRASS)
- HORSESHOE CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- NORTHERN CALIFORNIA (CALIFORNIA BROME)
- POA SECUNDA (NATIVE PINE BLUEGRASS)



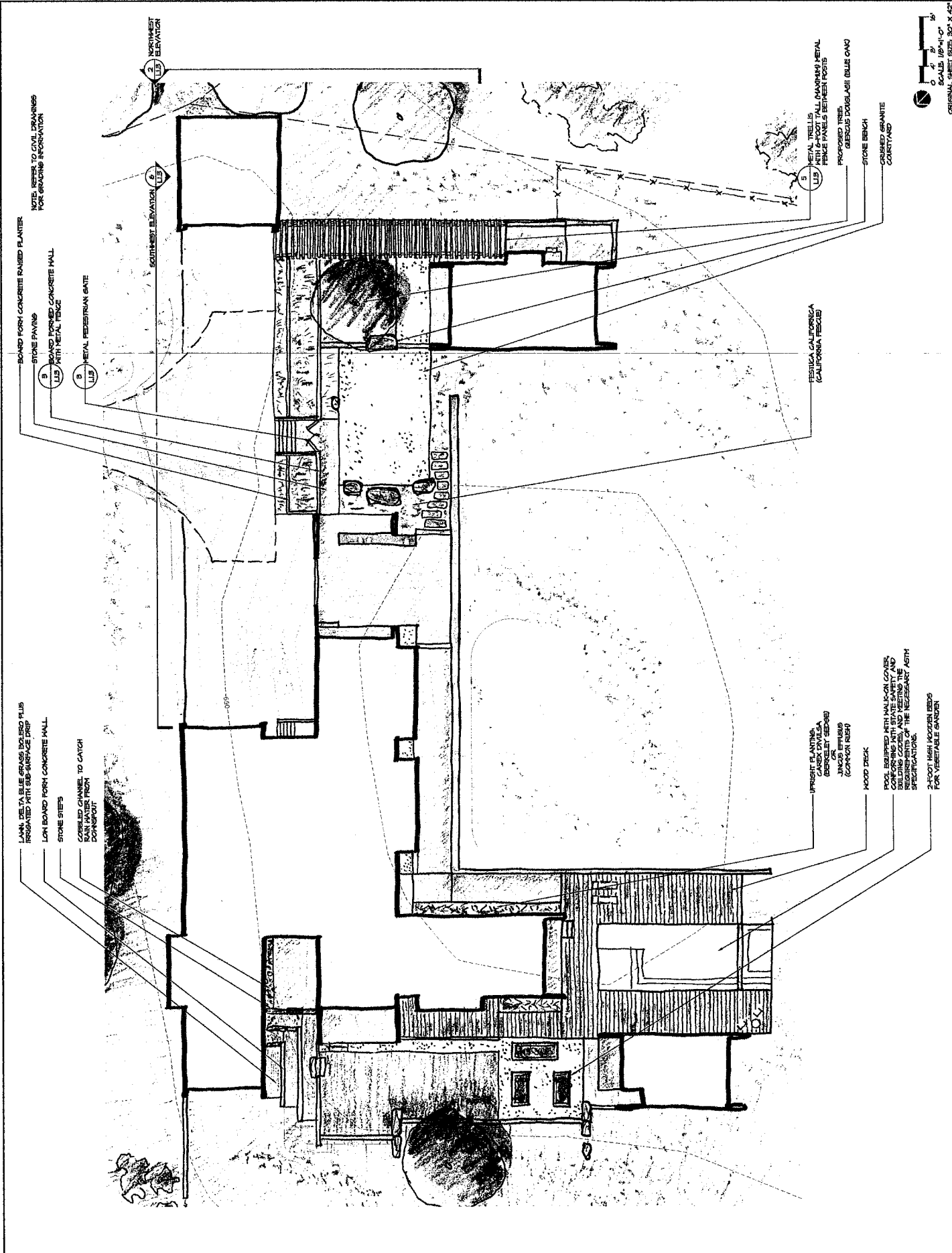
ORIGINAL SHEET SIZE: 30" X 42"

REVISIONS	NO. DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



Melton Residence
40 Antonio Court
Portola Valley, California

PROJECT: LANDSCAPE SITE PLAN ENLARGEMENT
SHEET TITLE: L1.1
DATE: 10/17/07
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8"=1'-0"
ORIGINAL SHEET SIZE: 30" X 42"



REVISIONS	DATE	DESCRIPTION
1	11/13/14	ASCO REVISIONS



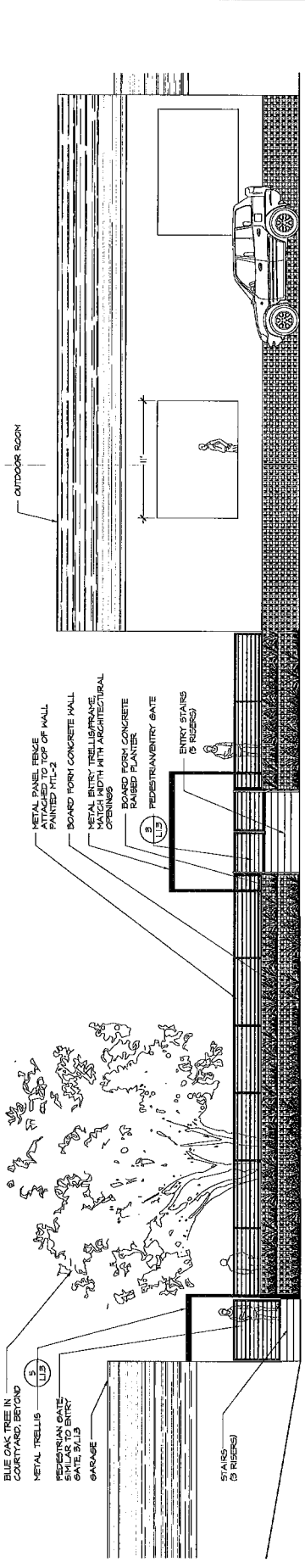
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Melton Residence
40 Antonio Court
Portola Valley, California

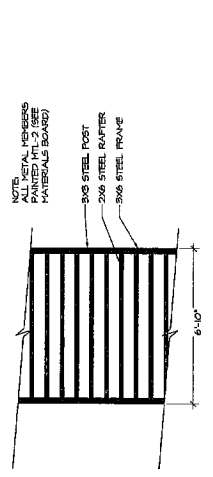
LANDSCAPE ELEVATIONS

SHEET TITLE
Scale
Drawing
Mark
ASCO/REVISION

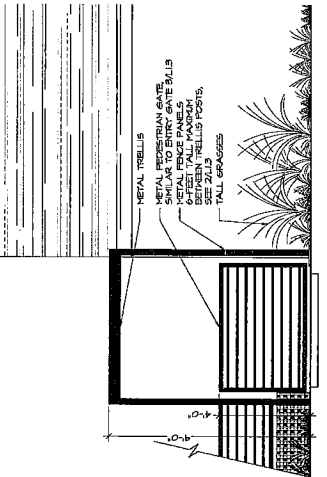
L1.3



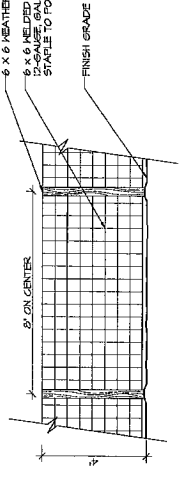
6 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



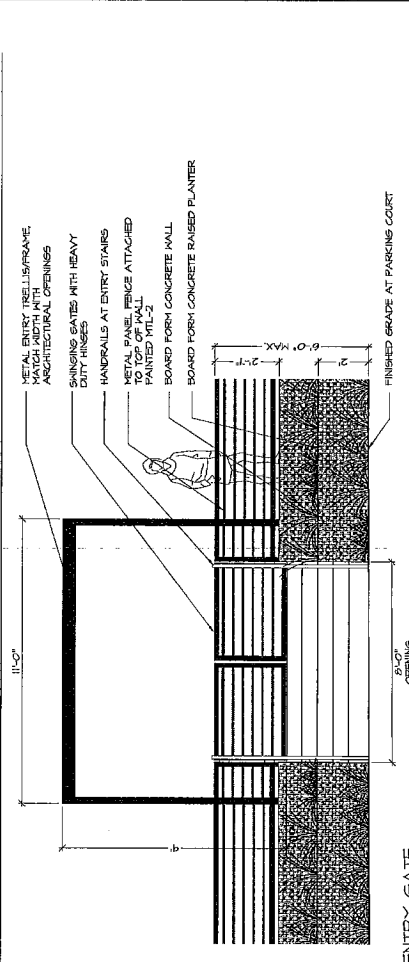
5 METAL TRELLIS
SCALE: 1/2" = 1'-0"



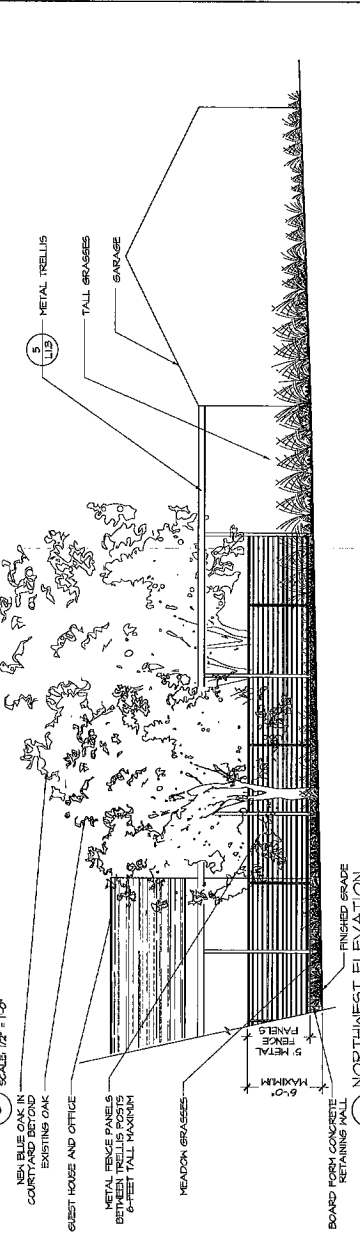
5 METAL TRELLIS
SCALE: 1/2" = 1'-0"



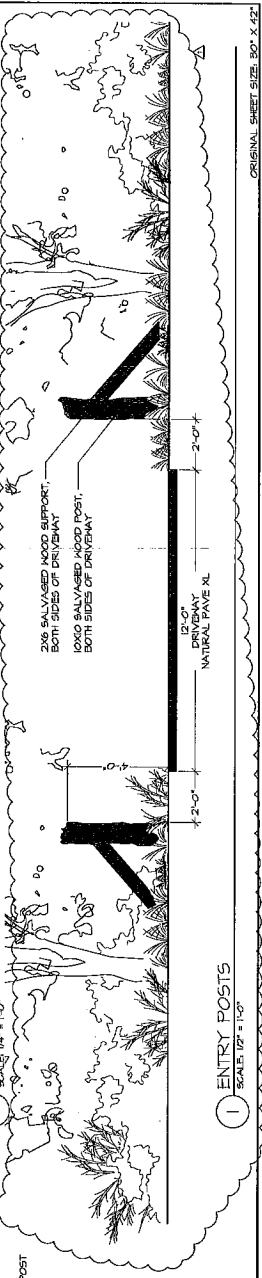
4 POST AND WIRE FENCE
SCALE: 1/2" = 1'-0"



3 PEDESTRIAN/ENTRY GATE
SCALE: 1/2" = 1'-0"

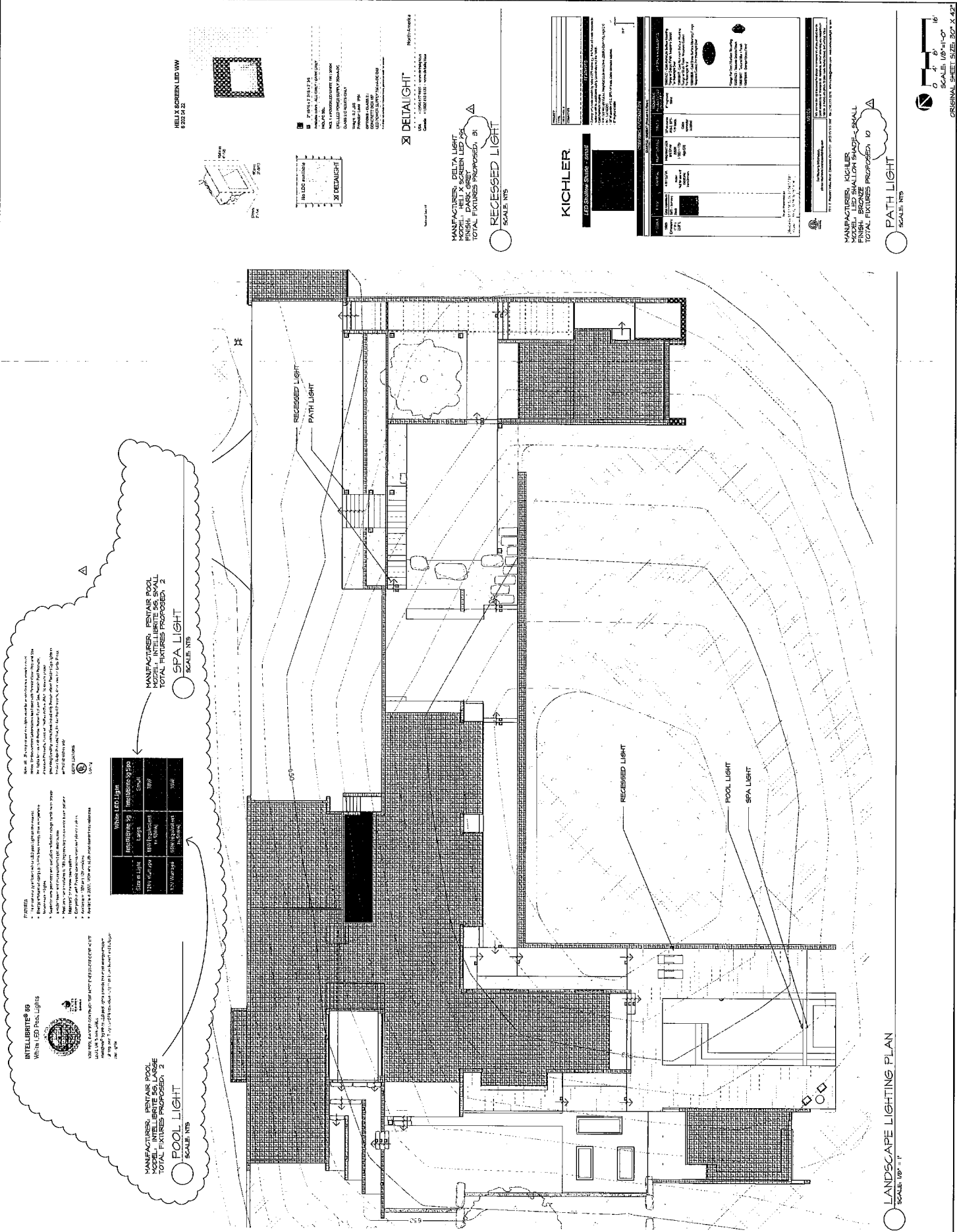


2 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



1 ENTRY POSTS
SCALE: 1/2" = 1'-0"

ORIGINAL SHEET SIZE: 30" x 42"



MANUFACTURER: PENFAIR POOL
 MODEL: INTELLIBRITE 56 SMALL
 TOTAL FIXTURES PROPOSED: 2
 SPA LIGHT
 SCALE: NTS

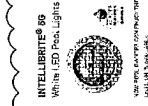
Manufacturer	Model	Quantity	Notes
Intellibrite 56	Small	2	Pool Light
Intellibrite 56	Small	2	Spa Light

MANUFACTURER: PENFAIR POOL
 MODEL: INTELLIBRITE 56 LARGE
 TOTAL FIXTURES PROPOSED: 2
 POOL LIGHT
 SCALE: NTS

MANUFACTURER: DELTA LIGHT
 MODEL: HELIX SCREEN LED 24
 TOTAL FIXTURES PROPOSED: 31
 RECESSED LIGHT
 SCALE: NTS

MANUFACTURER: KICHLER
 MODEL: HELIX SHALLOON SHADE-SMALL
 FINISH: BRONZE
 TOTAL FIXTURES PROPOSED: 10
 PATH LIGHT
 SCALE: NTS

NOTES:
 1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 2. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 3. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 4. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 5. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 6. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 7. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 8. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 9. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 10. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.



ORIGINAL SHEET SIZE: 30" X 42"

40 ANTONIO COURT PORTOLA VALLEY, CALIFORNIA



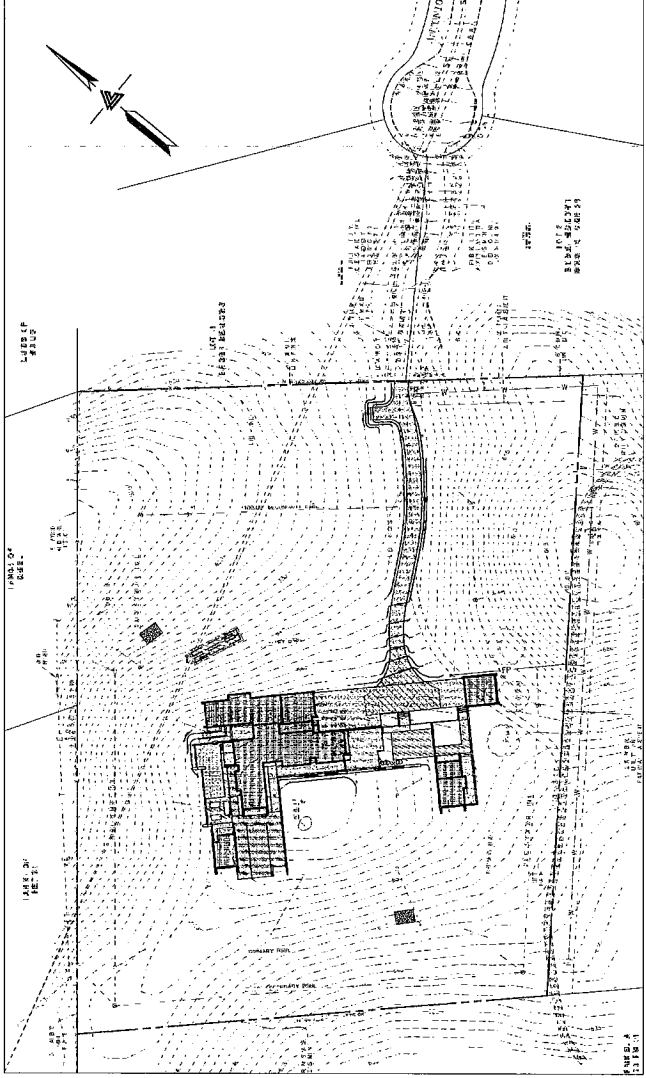
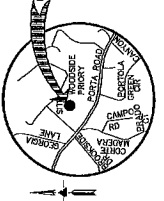
LEA & BRAZE ENGINEERING, INC.
255 MONTECALMO BLVD., SUITE 100
PORTOLA VALLEY, CA 94024
(415) 874-1000
WWW.LEAANDBRAZE.COM

VICINITY MAP
NO SCALE
PROJECT SITE

OWNER'S INFORMATION
OWNER: [Name Redacted]
ADDRESS: [Address Redacted]
CITY: PORTOLA VALLEY, CA
APR. 07/2008

REFERENCES
1. THE DESIGN AND DRAINAGE PLAN IS SUPERSEDED BY THE PROPOSED SURVEY BY LEA & BRAZE ENGINEERING, INC. DATED AUGUST 2007.
2. SITE PLAN BY THE SHURT GROUP, DUBLIN, CALIFORNIA.
3. SOIL REPORT BY TOMAS ENGINEERS, DUBLIN, CALIFORNIA, DATED AUGUST 2004.
4. METEOROLOGICAL DATA FROM THE NATIONAL WEATHER SERVICE, PORTOLA VALLEY, CALIFORNIA.

NOTES
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN AND SHALL VERIFY BOTH EXISTING AND PROPOSED UTILITIES ACCORDING TO FINAL PERMITS.

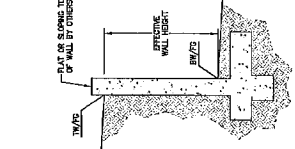


KEY MAP
1" = 40'

CATEGORY	CY	FILL	EXCAVATION	TOTAL
RETAINING WALL	10	0	10	10
EMBANKMENT	10	10	0	20
GRAVELL	10	0	0	10
TOTAL	30	10	10	50

- RETAINING WALL NOTES**
- RETAINING WALLS SHALL BE CONSTRUCTED TO REMAIN PERMANENTLY UPRIGHT.
 - ALL RETAINING WALLS SHALL BE CONSTRUCTED TO RESIST THE FULL EFFECTIVE SURFACE WATER PRESSURE.
 - ALL RETAINING WALLS SHALL BE CONSTRUCTED TO RESIST THE FULL EFFECTIVE SURFACE WATER PRESSURE.
 - ALL RETAINING WALLS SHALL BE CONSTRUCTED TO RESIST THE FULL EFFECTIVE SURFACE WATER PRESSURE.
 - ALL RETAINING WALLS SHALL BE CONSTRUCTED TO RESIST THE FULL EFFECTIVE SURFACE WATER PRESSURE.

- ABBREVIATIONS**
- ASB: ACCESSIBLE
 - BB: BURIED
 - CB: CONCRETE
 - CS: CURB
 - DA: DRAINAGE AREA
 - DE: DEVIATOR
 - EP: EROSION PROTECTION
 - FL: FLOW LINE
 - GP: GRAVELL
 - HR: HORIZONTAL
 - IS: INVERT
 - LA: LANDSCAPE
 - LI: LIGHTING
 - MT: MANHOLE
 - NU: NUMBER
 - OR: ORIGIN
 - PA: PAVEMENT
 - PE: PERMANENT ELEVATION
 - PL: PLANTING AREA
 - PR: PUBLIC RIGHT-OF-WAY
 - PS: PUBLIC SERVICES
 - RF: RIGHT-OF-WAY
 - RF: RIGHT-OF-WAY
 - RF: RIGHT-OF-WAY
 - RF: RIGHT-OF-WAY



NOTES
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED RETAINING WALLS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORTOLA VALLEY PERMITS.



EASEMENT NOTE
ALL EASEMENTS SHOWN ARE PER THE INSURANCE COMPANY NATIONAL COMMERCIAL INSURANCE POLICY, DATED AUGUST 2007, AND THE PLANS ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY CLAIMS.

NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SHEET INDEX

NO.	DESCRIPTION	DATE
C-1.0	OVERALL SITE PLAN	11-21-07
C-2.1	GRADING & DRAINAGE PLAN	11-21-07
C-2.2	GRADING & DRAINAGE PLAN	11-21-07
C-2.3	GRADING & DRAINAGE PLAN	11-21-07
C-2.4	GRADING & DRAINAGE PLAN	11-21-07
C-2.5	GRADING & DRAINAGE PLAN	11-21-07
C-4.0	DETAILS	11-21-07
C-4.1	DETAILS	11-21-07
C-4.2	DETAILS	11-21-07

ASSC REVIEW - NOT FOR CONSTRUCTION

C-1.0



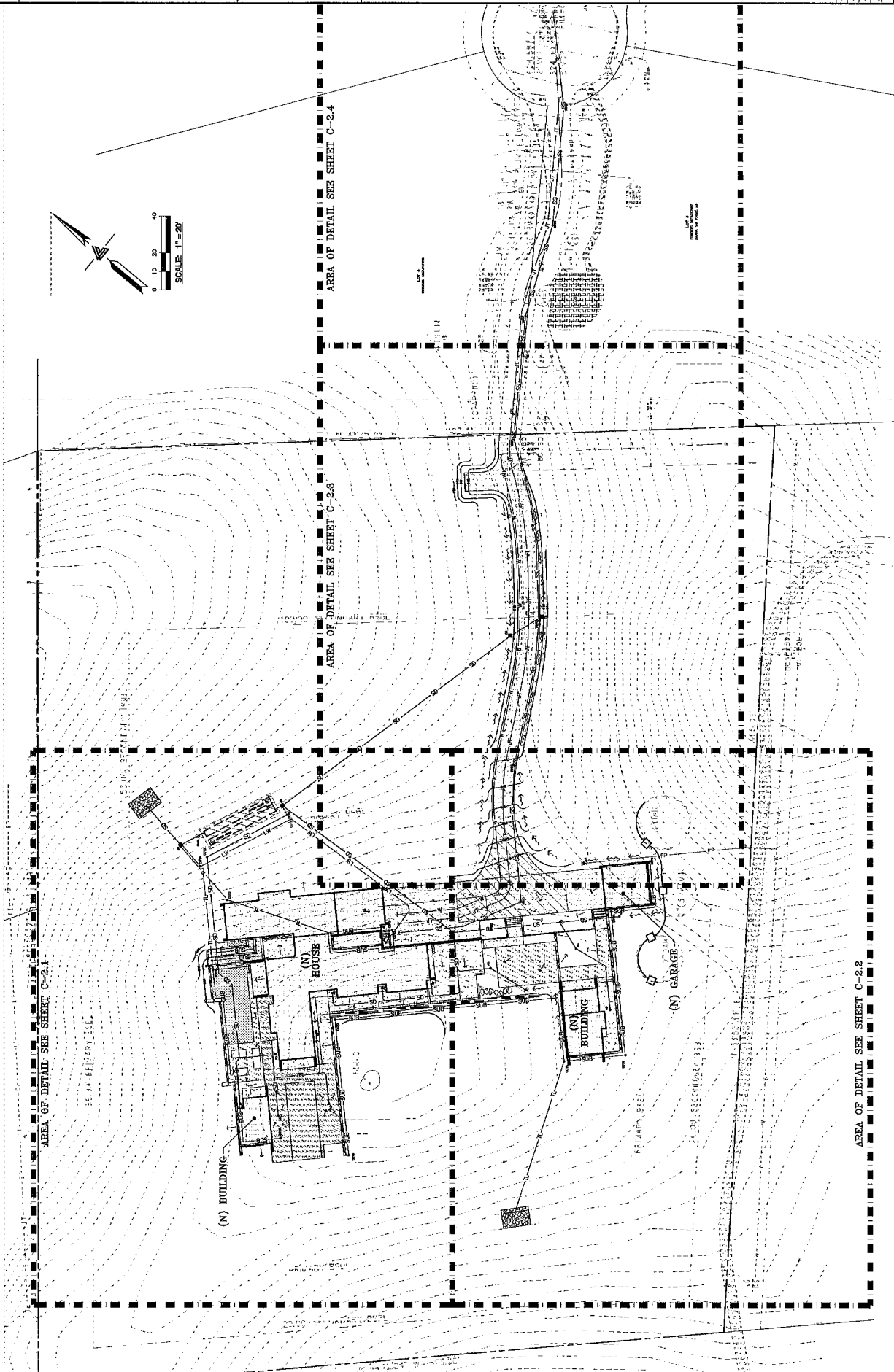
LEA & BRAZE ENGINEERING, INC.
 607 BUCKLE BROWN
 2005 WENTWORTH BLVD. # 100
 HAYWARD, CALIFORNIA 94541
 (925) 937-4900
 (925) 937-4905
 (925) 937-4906
 (925) 937-4907
 WWW.LEABRAZE.COM

40 ANTONIO COURT
 PORTOLA VALLEY, CALIFORNIA
 SAN MATEO COUNTY
 APR. 079-283-010

OVERALL SITE PLAN

DATE:	8-28-14
SCALE:	1" = 20'
DESIGN BY:	SB
DRAWN BY:	SB
CHECKED BY:	SB
DATE:	11-12-14
REVISIONS:	BY
APP. NO.:	21-0596

C-2.0
 03 OF 11 SHEETS



NOTE: ALL CONSTRUCTION STAKING REQUIRED. REFER TO SCHEDULING OR QUOTATIONS FOR STAKING SECTION OR PLEASE CONTACT ERIC BRAZE AT 925-937-4900 OR 925-937-4905 EXT 103. ebraze@leabraze.com

ASCC REVIEW - NOT FOR CONSTRUCTION



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 2435 BOSTON BLVD. SUITE 200
 PORTOLA VALLEY, CA 94557
 (925) 947-4949
 FAX (925) 947-1263
 WWW.LEAENGINEERING.COM

40 ANTONIO COURT
 PORTOLA VALLEY, CALIFORNIA
 SAN MATEO COUNTY
 APR 03-22-010

GRADING & DRAINAGE PLAN

DATE:	8-28-14
SCALE:	1" = 10'
ASD NO.:	2104264
PROJECT NO.:	14-0001
REVISIONS:	
BY:	
DATE:	
DESIGN BY:	
CHECK BY:	
DATE:	
SHEET NO.:	

C-22
 OF 11 SHEETS



ASCC REVIEW - NOT FOR CONSTRUCTION

- ◇ FLATWORK MEMBERS BEING DEMOLISHED SHALL BE SLOPED AT A MINIMUM 2% TO AN APPROVED DRAINAGE POINT OR TO THE STREET. ALL FLATWORK SHALL BE FINISHED TO THE FINISH GRADE SHOWN ON THIS PLAN. ALL FINISH GRADES SHALL BE VERIFIED BY A SURVEYOR. ALL FINISH GRADES SHALL BE VERIFIED BY A SURVEYOR.
- ◇ STORM DRAIN REMOVAL: REMOVE EXISTING 12" DIA. STORM DRAIN FROM THE PROPERTY. THE REMOVAL SHALL BE TO THE STREET OR TO THE STREET.
- ◇ CONCRETE PATCHING: PATCH ALL CONCRETE SURFACES WITH A MINIMUM 4" PCC (SR) OVER A 2" FIBER REINFORCED CONCRETE PATCH. PATCHES SHALL BE FINISHED TO THE FINISH GRADE SHOWN ON THIS PLAN. ALL FINISH GRADES SHALL BE VERIFIED BY A SURVEYOR.
- ◇ UTILITIES: REMOVE EXISTING UTILITIES FROM THE PROPERTY. ALL UTILITIES SHALL BE REMOVED TO THE STREET OR TO THE STREET.
- ◇ DEMOLITION: DEMOLISH EXISTING BUILDING AND STRUCTURES TO BE DEMOLISHED. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.



REQUIRED DRAINAGE INSPECTIONS
 THE TOWN OF PORTOLA VALLEY REQUIRES LEA & BRAZE ENGINEERING, INC. TO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION INSPECTION. PRE-CONSTRUCTION INSPECTIONS ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.
 POINT OF CONTACT:
 PETER CARLING
 LEA & BRAZE ENGINEERING, INC.
 (925) 947-4949 | peter@leaandbraz.com

NOTE: FOR CONSTRUCTION STAGING SCHEDULING OR QUOTATIONS FOR CONSTRUCTION, PLEASE CONTACT LEA & BRAZE ENGINEERING, INC. AT LEA & BRAZE ENGINEERING, INC. (925) 947-4949 EXT. 101. peter@leaandbraz.com

BUILDING AND NOTE: FOR CONSTRUCTION STAGING SCHEDULING OR QUOTATIONS FOR CONSTRUCTION, PLEASE CONTACT LEA & BRAZE ENGINEERING, INC. AT LEA & BRAZE ENGINEERING, INC. (925) 947-4949 EXT. 101. peter@leaandbraz.com



LEA & BRAZE ENGINEERING, INC.
 2545 HIGHLAND DRIVE WEST
 RICHMOND, CALIFORNIA 94804
 (925) 893-2900
 WWW.LEABRAZE.COM

40 ANTONIO COURT PORTOLA VALLEY, CALIFORNIA

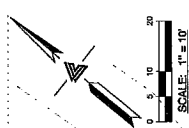
SUN MOUNTAIN COUNTY
 APR. 2016-200-010

GRADING & DRAINAGE PLAN

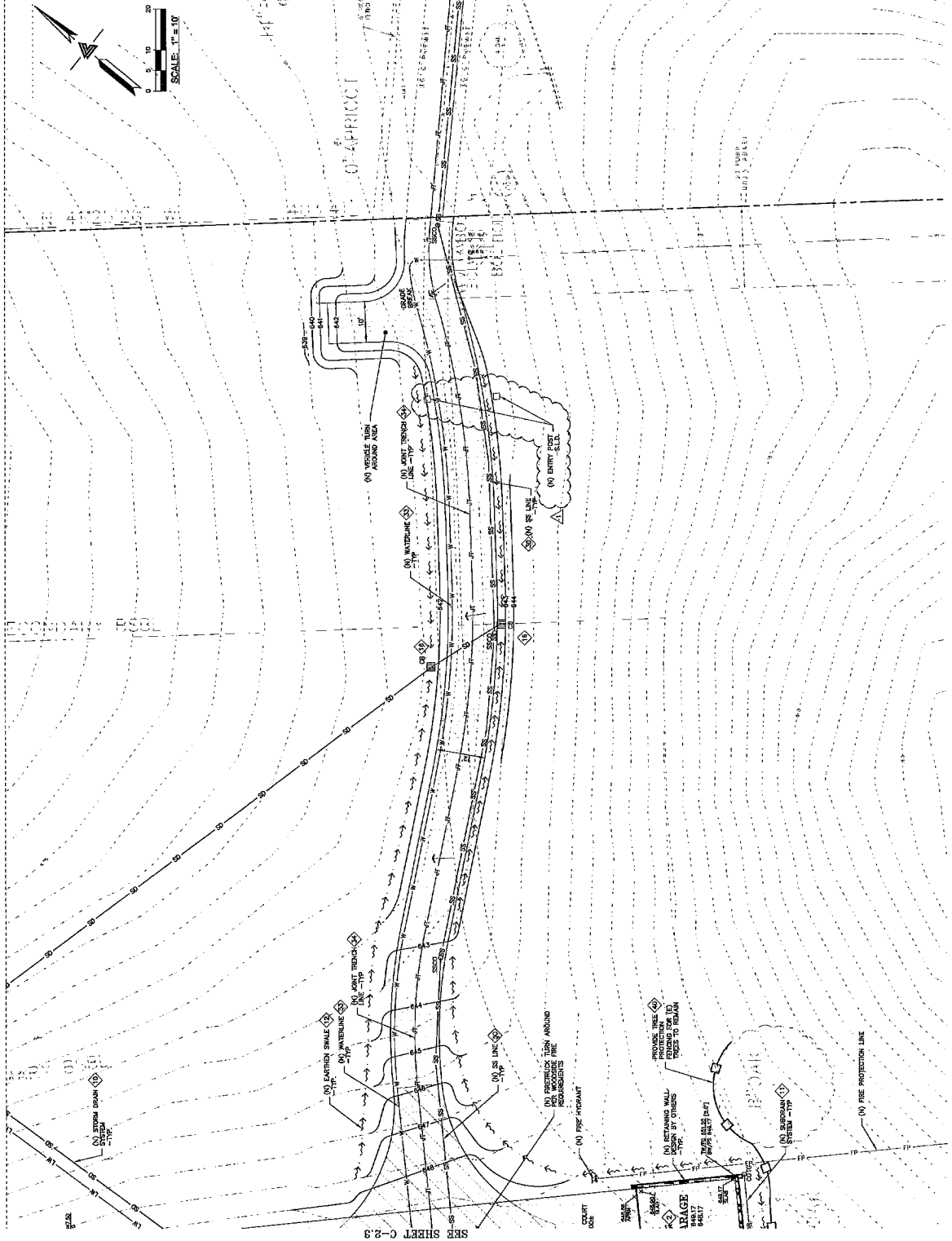
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SCALE	1" = 10'
DRAWN BY	SE
CHECKED BY	ES
SHEET NO.	3
SHEET TOTAL	3

C-2.3
 09 OF 11 SHEETS

- FLATWORK** - CONTRACTOR SHALL BE RESPONSIBLE FOR SLOPING AT ALL FINISHED GRADES AT SLOPING FORMERS SHALL BE SLOPED AT A MINIMUM OF 1/8" PER FOOT TO AN APPROVED DRAINAGE SYSTEM. ALL STRUCTURAL GRADES SHALL BE SLOPED TO AN APPROVED DRAINAGE SYSTEM. ALL EXISTING AND NEW CONCRETE SHALL BE SLOPED TO AN APPROVED DRAINAGE SYSTEM. ALL EXISTING AND NEW CONCRETE SHALL BE SLOPED TO AN APPROVED DRAINAGE SYSTEM.
- STORM DRAIN** - STORM DRAIN SYSTEM SHALL BE MINIMUM OF 12" PVC (C-90) OR 15" CONCRETE (C-100) WITH MINIMUM OF 1/4" PER FOOT TO AN APPROVED DRAINAGE SYSTEM. ALL STORM DRAIN SHALL BE SLOPED TO AN APPROVED DRAINAGE SYSTEM. ALL STORM DRAIN SHALL BE SLOPED TO AN APPROVED DRAINAGE SYSTEM.
- UTILITIES** - ALL SANITARY LATERALS SHALL BE 4" PVC (C-90) OR 6" CONCRETE (C-100) WITH MINIMUM OF 1/4" PER FOOT TO AN APPROVED DRAINAGE SYSTEM. ALL UTILITIES SHALL BE SLOPED TO AN APPROVED DRAINAGE SYSTEM. ALL UTILITIES SHALL BE SLOPED TO AN APPROVED DRAINAGE SYSTEM.
- DEMOLITION** - REMOVE EXISTING TREE PROTECTION AND REPAIR AS NEEDED.



SEE SHEET C-2.4



SEE SHEET C-2.3

REQUIRED DRAINAGE INSPECTIONS
 THE TOWN OF PORTOLA VALLEY REQUIRES LEA & BRAZE ENGINEERING, INC. TO PROVIDE ALL STAKEHOLDERS WITH A PRE-CONSTRUCTION MEETING. IT IS THE RESPONSIBILITY OF CONTRACTOR LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING WITH ALL NEIGHBORS. ALL INSPECTIONAL PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

POINT OF CONTACT:
 PETER CARLINO
 LEA & BRAZE ENGINEERING, INC.
 (925) 893-2900 pcarlino@leabrazeng.com

NOTE:
 PRE-CONSTRUCTION STAKING SCHEDULE OR QUOTATIONS REQUIRED. REFER TO DRAWING C-2.3 FOR STAKING INFORMATION.
 (925) 893-2900
 www.leabrazeng.com

ASCC REVIEW - NOT FOR CONSTRUCTION



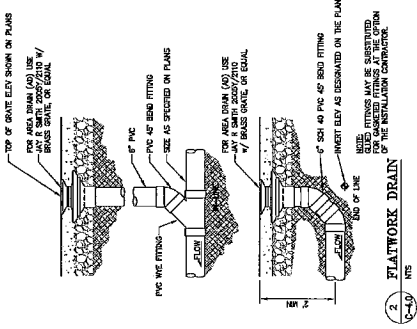
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 2155 INDUSTRIAL WAY, SUITE 100
 SAN JOAQUIN COUNTY, CALIFORNIA 95222
 (916) 938-4000
 (916) 938-4005
 (916) 938-4006
 WWW.LEABRAZE.COM

40 ANTONIO COURT
 PORTOLA VALLEY, CALIFORNIA
 SAN MAT COUNTY
 APR. 09-20-04

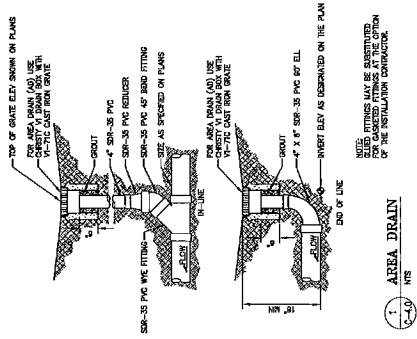
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IN CHARGE	TS

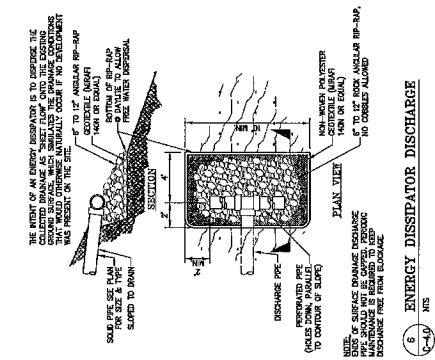
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 OF 11 SHEETS



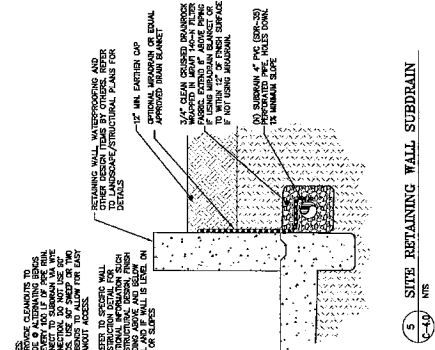
2. FLATWORK DRAIN
 C-4.0 NTS



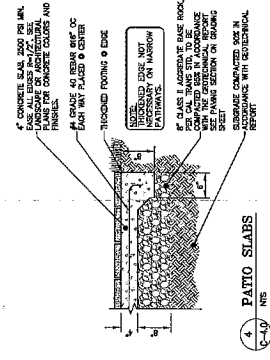
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 C-4.0 NTS



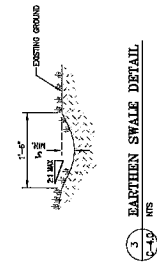
4. ENERGY DISSIPATOR DISCHARGE
 C-4.0 NTS



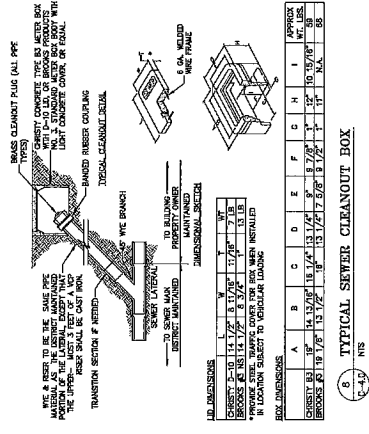
5. SITE RETAINING WALL SUBDRAIN
 C-4.0 NTS



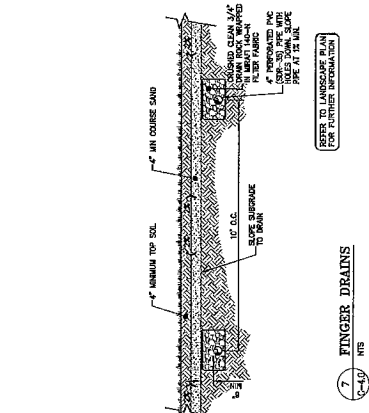
6. PATIO SLABS
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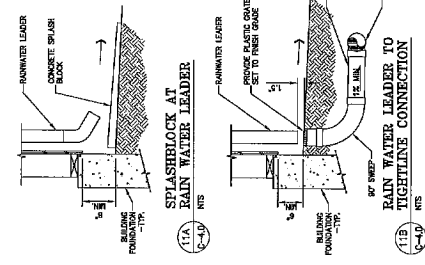
7. EARTH RETENTION SWALE DETAIL
 C-4.0 NTS



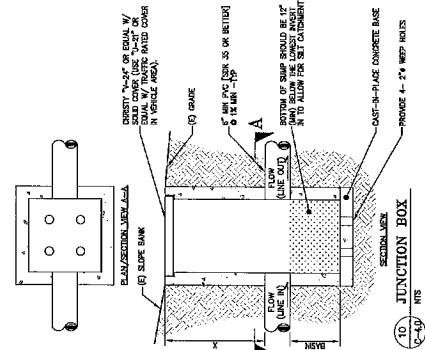
8. TYPICAL SEWER CLEANOUT BOX
 C-4.0 NTS



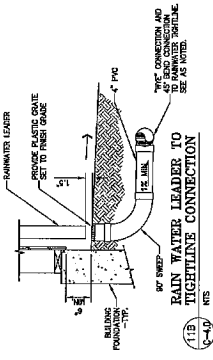
9. FINGER DRAINS
 C-4.0 NTS



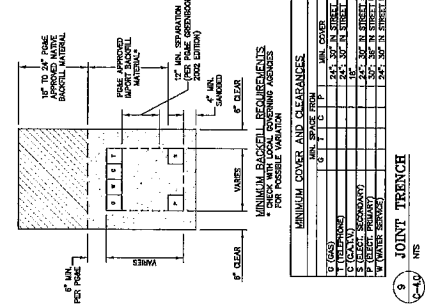
10. JUNCTION BOX
 C-4.0 NTS



11A. RAIN WATER LEADER
 C-4.0 NTS



11B. RAIN WATER LEADER TO TIGHTLINE CONNECTION
 C-4.0 NTS



9. JOINT TRENCH
 C-4.0 NTS

ASCC REVIEW - NOT FOR CONSTRUCTION

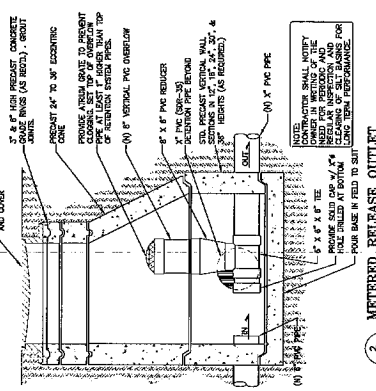


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 2155 HUNTERS RIVER WEST
 SUITE 100, HUNTERS RIVER, CA 94021
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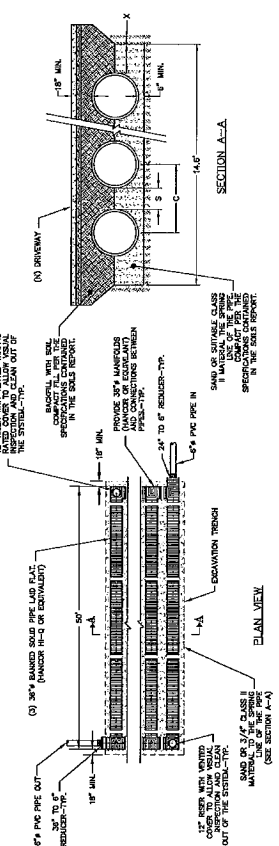
40 ANTONIO COURT
 PORTOLA VALLEY, CALIFORNIA
 SAN MATEO COUNTY
 APR. 09-200-010

DETAILS

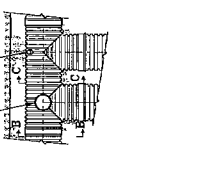
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 OF 11 SHEETS



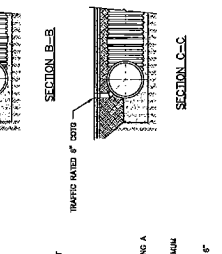
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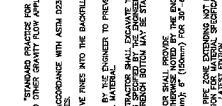
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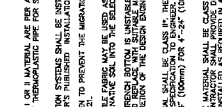
TYPICAL RISER / CLEANOUT DETAIL



SECTION A-A



SECTION B-B



SECTION C-C

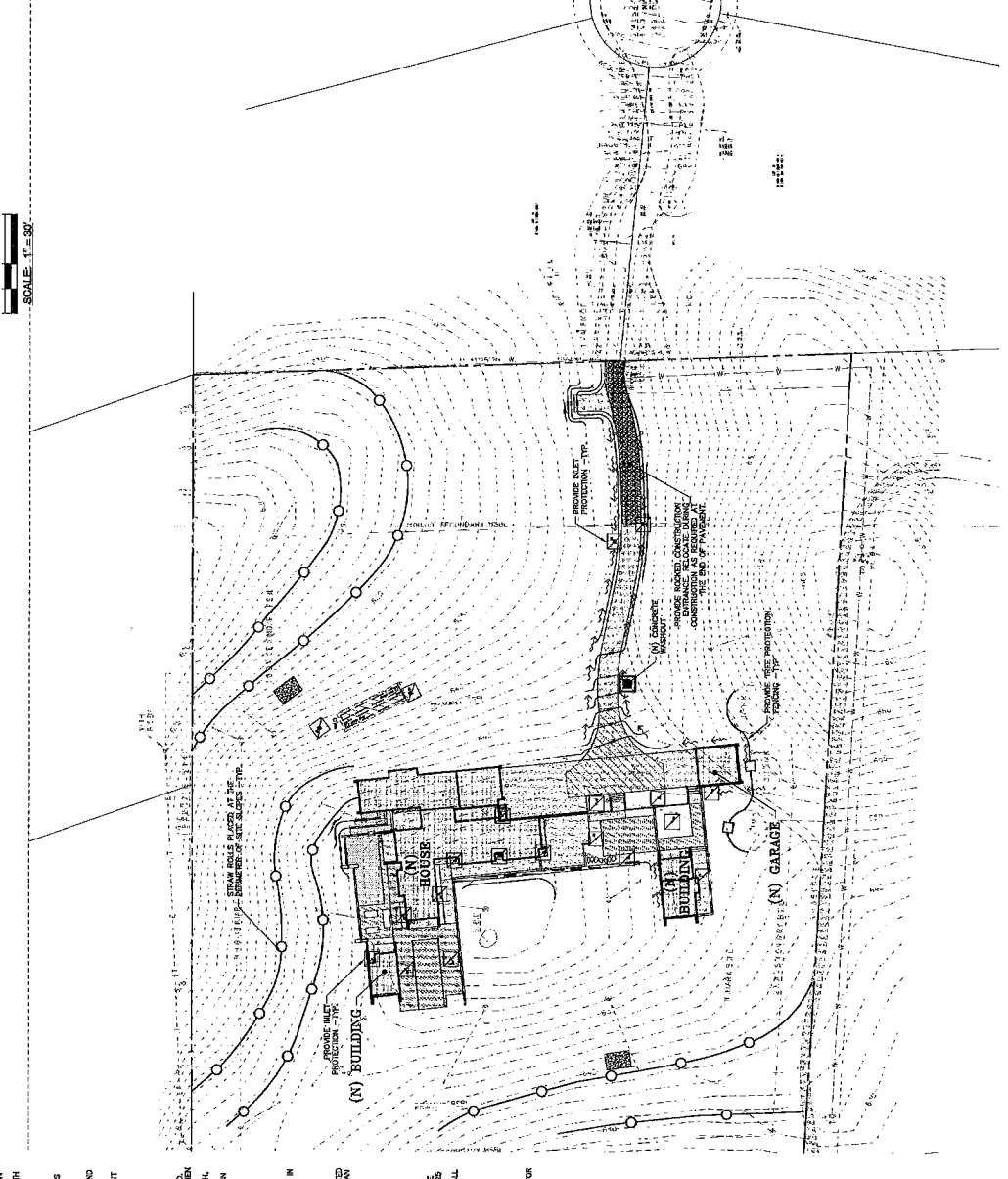
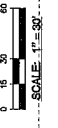
MINIMUM PIPE NOMINAL I.D.	NOMINAL O.D.	TYPICAL SPACING, "S"	TYPICAL WALL THICKNESS	MIN. SIZE WALL "X"
6"	48"	22"	63"	18"
(600 MM)	(1,067 MM)	(559 MM)	(1,600 MM)	(457 MM)

NOTE:
 1. CONTRACTOR SHALL VERIFY ALL MATERIALS WITH THE DESIGNER'S APPROVED LIST AND THE MANUFACTURER'S TECHNICAL DATA SHEET FOR SPECIFICATIONS AND APPLICATIONS. LATEST EDITION.
 2. ALL MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED BY THE DESIGNER.
 3. ALL MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED BY THE DESIGNER.
 4. ALL MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED BY THE DESIGNER.
 5. ALL MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED BY THE DESIGNER.
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 8. ALL MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED BY THE DESIGNER.
 9. ALL MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED BY THE DESIGNER.
 10. ALL MATERIALS SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED BY THE DESIGNER.



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 (714) 440-0102
 (714) 440-0103
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PROJECT NO:	ER-1
SHEET NO:	19
DATE:	8-28-14
SCALE:	1" = 30'
PROJECT:	PORTOLA VALLEY, CA
REVISIONS:	BY
DATE	BY



EROSION CONTROL NOTES - CONTINUED:

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR ALL EROSION CONTROL MEASURES FROM THE LOCAL JURISDICTION'S DEPARTMENT OF PUBLIC WORKS AND/OR PLANNING AND ZONING DEPARTMENT.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION'S DEPARTMENT OF PUBLIC WORKS AND/OR PLANNING AND ZONING DEPARTMENT.

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AND CONTAMINATING SURROUNDING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
2. SILT FENCES (AND/OR PILE ROLL) SHALL BE INSTALLED PRIOR TO SPREADING SOIL AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCES SHALL BE REPAIRED AS NEEDED AND MUST BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION'S DEPARTMENT OF PUBLIC WORKS AND/OR PLANNING AND ZONING DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION'S DEPARTMENT OF PUBLIC WORKS AND/OR PLANNING AND ZONING DEPARTMENT.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION'S DEPARTMENT OF PUBLIC WORKS AND/OR PLANNING AND ZONING DEPARTMENT.
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8. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION'S DEPARTMENT OF PUBLIC WORKS AND/OR PLANNING AND ZONING DEPARTMENT.
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EROSION CONTROL LEGEND:

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

REFERENCES:

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

PURPOSE:
 THE PURPOSE OF THIS PLAN IS TO PREVENT THE EROSION OF EXPOSED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION SITE AND CONTAMINATING SURROUNDING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION'S DEPARTMENT OF PUBLIC WORKS AND/OR PLANNING AND ZONING DEPARTMENT.
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EROSION CONTROL LEGEND:

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

REFERENCES:

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

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 B. SILT FENCES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 C. SEDIMENT TRAPS, BOMBS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP FILLED TO ITS ORIGINAL HEIGHT AND REPAIRED AS NEEDED.
 E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE LOCATION AND SHALL NOT BE REUSED.
 F. PILES AND BUNDLES MUST BE REPAIRED.
 G. SILT FENCES SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION.
 H. SILT FENCES SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION.

CONSTRUCTION ENHANCEMENT SHALL BE REPAIRED AS FOLLOWS:

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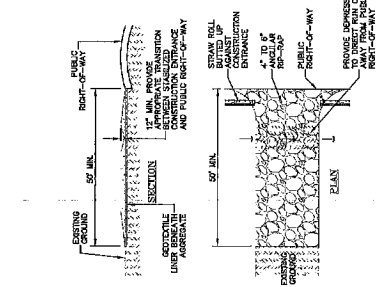
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 PORTOLA VALLEY, CALIFORNIA
 SAN MATEO COUNTY
 APR. 09-20-20

**EROSION CONTROL
 DETAILS**

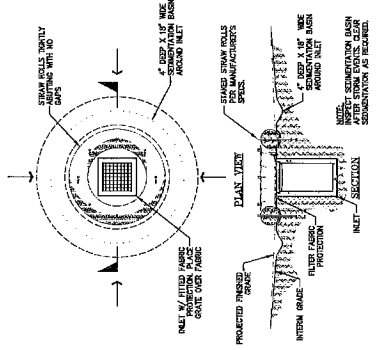
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SCALE	AS SHOWN
PROJECT NO.	14-0000
DATE	8-25-14
SCALE	AS SHOWN
PROJECT NO.	14-0000

ER-2
 11 OF 11 SHEETS

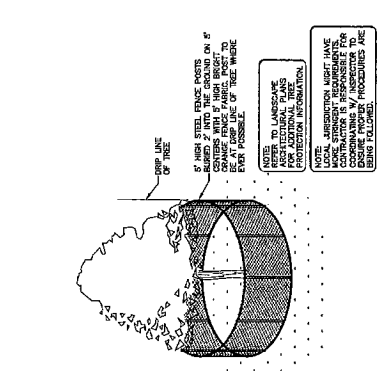
NOTES:
 1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN POSITION. 3" TO 5" DEEP SOIL ON CONTACT SURFACE MUST NOT BE REMOVED.
 2. SOIL SHALL BE CLEARED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.



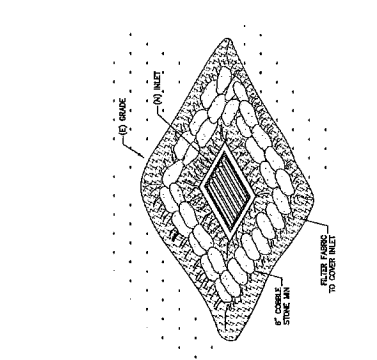
1 INLET PROTECTION
 ER-2 NTS



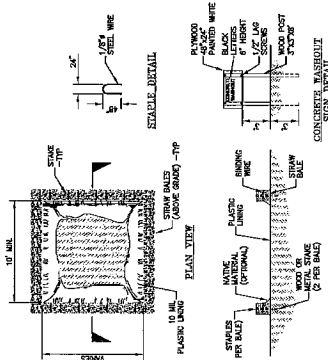
2 EXISTING TREE PROTECTION DETAIL
 ER-2 NTS



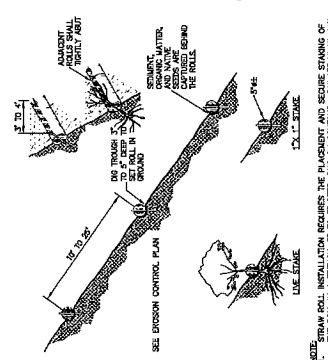
3 SEDIMENTATION BASIN
 ER-2 NTS



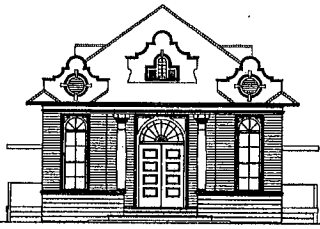
4 CONSTRUCTION ENTRANCE
 ER-2 NTS



5 STRAW ROLLS
 ER-2 NTS



6 CONCRETE WASHOUT SIGN DETAIL
 ER-2 NTS



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: November 24, 2014

RE: Architectural Review for Modifications to Previously Approved New Residence – Additional Skylight, File # 08-2004, 287 Westridge Drive, Lovazzano Residence

RECOMMENDATION

Staff recommends that the ASCC review the as-built roof plan, consider comments in this staff report and any additional comments which may be offered at the meeting, and approve the additional skylight with any additional conditions that may be necessary based on the ASCC's review.

BACKGROUND

This is an application for the approval of one "as-built" skylight to the ASCC approved residential redevelopment project. On July 12, 2004, the ASCC conditionally approved a 6,696 square foot new residence and 747 square foot guest house on the subject 3.3-acre Westridge subdivision property (see attached vicinity map). On August 30, 2006, the Town issued a building permit for project construction, and work has proceeded since that time.

On July 25 and 30, 2014, the Town received emails (attached) from the Westridge HOA inquiring about the installation of a skylight on the eastern side of the home nearest Alpine Road. The HOA stated that they did not recall the skylight being identified on the building plans and that they had concerns over potential light spill. Town Building Inspector, Randy Kidwell, reviewed the approved building permit plans and determined that one additional skylight located at the eastern side of the home had been installed without submittal of revised building plans. The project applicant was then directed to either remove the additional skylight or submit for "as-built" review by the ASCC.

The proposed additional skylight is shown on the enclosed roof plan, Sheet A-5, received on 9/22/14. In addition to the plan sheet, the proposal includes the information listed below:

- Skylight cut sheets, received on 9/26/14

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

DISCUSSION

The new residence project was approved by the ASCC in 2004 and has been under construction since 2006. While construction has been underway longer than is typical for residential redevelopment projects in town, the building permit has remained open and active. The approved building permit plans include a total of five skylights. These skylights were not a part of the ASCC approved plans and were reviewed and approved by staff prior to building permit issuance. Three skylights are located at the western end of the home over the master bathroom, hallway, and sitting room, one skylight is located centrally over the family room, and one skylight is located over the guest unit above the garage/workshop at the eastern end of the home. The additional skylight under consideration is located at the eastern end of the home over a bedroom.

On 9/26/14, staff visited the site and viewed all installed skylights from the interior of the home. Staff verified that there are no lights or shades mounted within any of the skylights, including the additional skylight under review. The applicant has confirmed that no lighting will be installed within the skylights, and that there is no lighting that will be mounted to shine upward into them. The skylight glazing is clear and not tinted.

As discussed above, the HOA brought the additional skylight to the Town's attention in July. Once the "as built" review request was received by the Town for ASCC review, staff directed the applicant to provide the roof plan showing the additional skylight to the HOA for consideration. The HOA has informed staff that the applicant has not yet submitted the revised roof plan. Although the HOA has not received materials from the applicant, the ASCC may still consider and act on the request as the Town does not enforce homeowner association CC&Rs.

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 November 24th ASCC meeting.

Attachments

1. Vicinity Map
2. Emails from Westridge HOA
3. Skylight cut sheets, received 9/26/14
4. Roof plan, received 9/22/14

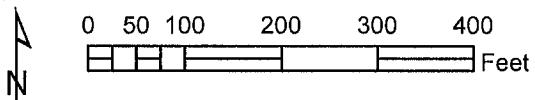
Recommended Conditions of Approval for Modifications to Previously Approved
New Residence - Additional Skylight
287 Westridge Drive, Lovazzano Residence, File # 08-2004

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

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the ASCC, depending on the scope of the changes.
2. There shall be no lighting mounted within any of the skylights. All lighting in the area around the skylights shall be downward directed.



Vicinity Map



APN 077-262-050, 287 Westridge Dr

November 2014

Carol Borck

From: Bev Lipman <bevlipman@sbcglobal.net>
Sent: Friday, July 25, 2014 7:47 AM
To: Carol Borck; Nick Pegueros
Cc: Bev Lipman
Subject: Lovazzano skylight

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE

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

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

The Committee may be reached by mail at the above address or through:

Bev Lipman 854-9199 bevlipman@sbcglobal.net or Walli Finch 854-2274

To Carol Borck, Assistant Planner
Nick Pegueros, Town Manager
Re: Lovazzano building project, 287 Westridge Drive, Portola Valley

Dear Carol and Nick,

We do not recall a skylight on the part of this building complex which is on the east (Alpine Road side) of this project nor do we believe we approved it. Was this skylight submitted and does the town approve?

We are concerned that the skylight could become a prominent light source. What steps has the Town taken to assure that this does not occur?

Sincerely,
Bev Lipman
WASC Secretary
854-9199

Carol Borck

From: Bev Lipman <bevlipman@sbcglobal.net>
Sent: Wednesday, July 30, 2014 11:11 AM
To: Carol Borck; Nick Pegueros; Howard Young
Cc: Rusty Day; Walli Degenhart; Dave Strohm; George Andreini; Bev Lipman
Subject: more on Lovazzano skylights

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE

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

Rusty Day, Chairman; Walli Finch, Treasurer; Bev Lipman, Secretary;

George Andreini, Trails; and David Strohm

The Committee may be reached by mail at the above address or through:

Bev Lipman 854-9199 bevlipman@sbcglobal.net or Walli Finch 854-2274

July 30, 2014

To Carol Borck, Assistant Planner

Re: Lovazzano building project, 287 Westridge Drive, Portola Valley

Carol,

Thanks for following up. . Since one of the Town's Major Community Goals, as listed in the General Policy in the General Plan, is to conserve the rural quality of Portola Valley by maintaining "minimal lighting so that the presence of development at night is difficult to determine" we think that the Lovazzano skylight question is important to the Town as well as to the Westridge neighborhood.

We would like to know:

- 1). what if any skylights beyond the approved skylights have been installed?
- 2). where exactly are they located and what sort of living space is beneath them?
- 3). what if anything ensures that such added skylights are incapable of emitting light at night?

If they are potential sources of night-time light, we think the homeowners should either remove them or make modifications to ensure that they are incapable of emitting light at night.

Bev Lipman, Secretary

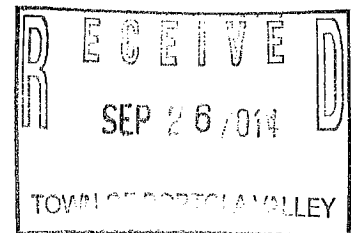
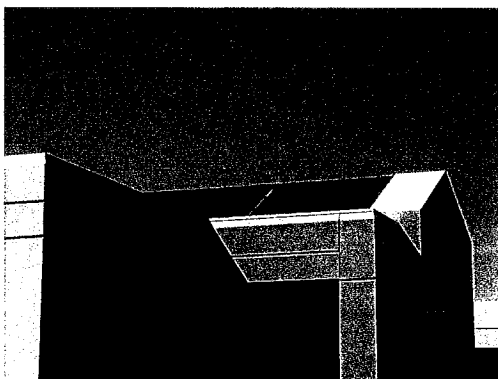
Cc: Nick Pegueros, Town Manager

Howard Young, Public Works Director



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 - - Ships Ladders
 - - Utility Line Bridges
 - - Ladder Accessories & Details
 - Get a Quote
- Photo Gallery
 - Skylight Photo Gallery
- Drawing Index
 - Skylight Drawing Index
 - Ladder Drawing Index

Multi-Lite Ridge Skylight



These types of skylights are applicable to conditions where the skylight continues in the same plane as the roof pitch and the ridge of the skylight follows the line of the ridge of the roof. They can also be mounted on curbs on flat roofs with a variety of skylight pitch options and glazed vertical ends. Both types of skylights can also be attached to adjacent vertical walls at either or both ends. Skylight pitch is generally determined by other architectural conditions or aesthetic requirements.

8-LITE RIDGE W/1" IGU SBAN 70 TEMP./CLR LAM

Curb size is determined by size and structural requirements and while shallow pitched ridges under 4" in 12" can be mounted on curbs perpendicular to the roof, a steeper pitch usually requires that the curb be plumb to the ground and the top of the curb be in the same plane as the slope of the roof and skylight (see drawing - perpendicular curb or plumb curb.) Ridge skylights with vertical ends require flashed and roofed flat curbs. To view standard details click here to see Ridge drawings.

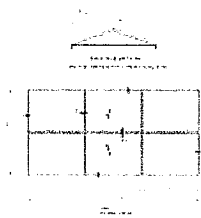
[Architectural Skylight Specifications](#)

Drawings

Ridge with glazed vertical ends

[PDF download](#)

[DWG download](#)



Ridge for curbs perpendicular to the roof

[PDF download](#)

[DWG download](#)

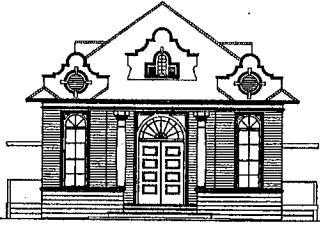


Glazing Options

Standard glass make-up is with insulated glass to limit heat loss and performance tinted or low-e glass products to control heat gain where required. Translucent or pattern glass is available if more diffused lighting is desired. All glass units are provided with code compliant exterior panels of tempered safety glass and interior panes of laminated safety glass. This combination also provides the maximum protection from ultraviolet light.

Royalite Manufacturing, Inc. © 1998-2014
1055 Terminal Way, San Carlos, CA 94070

1-800-875-9548
sales@royalite-mfg.com



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: November 24, 2014

RE: Architectural Review for Carport Enclosure, File # 47-2014, 14 Franciscan Ridge, Rapp Residence

RECOMMENDATION

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

BACKGROUND

The proposal is for approval of plans to enclose an existing carport on the property located at 14 Franciscan Ridge (see attached vicinity map). The lot was created as part of the Portola Valley Ranch No. 2 subdivision (January 1977).

The site currently contains a 2,878 square foot single-story residence and a 531 square foot detached carport. The carport is located approximately 30 feet back from the driveway connection at the cul-de-sac, and the home is located to the rear and east of the carport. The carport has a low-profile design with a flat roof and maximum height of approximately 10 feet. The existing house and carport have medium tan wood siding and light brown trim that will be matched with the improvements.

CODE REQUIREMENTS

As required by the Portola Valley Ranch Planned Unit Development (PUD) Statement and Section 3.8.6 of the Ranch Design Guidelines, this application has been forwarded to the ASCC for review. In addition, the project is evaluated for conformance with the provisions in the PUD Statement and criteria in the Ranch Design Guidelines.

DISCUSSION

The proposed enclosure would be accomplished with the installation of a new single, horizontal wood board automatic garage door. The finish color of the door was proposed to match the dark brown entry door to the residence; however, the Ranch design committee has conditioned their approval based on the submittal of lighter color options for the garage door (see attached letter dated 10/2/14). The project team is in the process of selecting a medium brown finish for the door that will be available for review at the 11/24/14 meeting. The rear and north side elevations have openings that would be filled in three feet up from the ground with new wood siding and then framed to support glass inserts. The trim around the glass inserts would match the existing medium tan siding. No other changes to the structure are proposed, and all existing vegetation is to be preserved. The carport has one existing down light located on the front elevation, and no new lighting is proposed.

There are no significant distant views through the carport, and close-in views of the trees and house immediately behind the carport do not appear significant from a public perspective. The Ranch design committee has reviewed and conditionally approved the project without requirements for any additional screening or softening features, such as a trellis with vines, as the carport is set back a minimum of 25' from the front property line.

Conformance with Portola Valley Ranch Planned Unit Development (PUD) Statement provisions.

The existing carport conforms to PUD siting requirements and the location was approved by the ASCC prior to house construction. The current proposal does not call for enlarging the carport, only for enclosure, thereby not raising any yard encroachment or other PUD siting issues.

Carport enclosure and conformance with design criteria.

The ASCC approved Carport Conversion Guidelines for the Ranch in 1999 (Attachment 4). The design guidelines provide that the enclosure conform to the architectural style of the house and suggest the use of architectural elements to make it more interesting if it is in a more visually prominent location, e.g., very close to the street right of way. The carport is set back approximately 30 feet from the cul-de-sac bulb, is low in profile, and not visually prominent.

Section 3.2.6.2, Garage Doors, of the Portola Valley Ranch Design Guidelines allows for the garage door to be painted **one color tone lighter or darker** than the garage siding to provide a greater sense of depth of the door setback and reduce the effect of the slab appearance of the garage door. The wenge siding in dark brown proposed for the garage door is much darker than the color of the garage siding. As noted earlier in this report, the PV design review committee has requested that a lighter color be used on the garage door. The applicant will provide the new color sample at the ASCC meeting on 11/24/14 for review and approval.

With the addition of the garage door, there will be very little potential for visual change in the area, except that views would be more to the garage door rather than vehicles and other materials in the carport.

The plans and data presented with the application appear to support a finding that the proposal conforms to the enclosure criteria. No further landscaping is proposed or was required by

Ranch design committee approval. In this case, additional landscaping does not appear necessary.

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 November 24th ASCC meeting.

Attachments

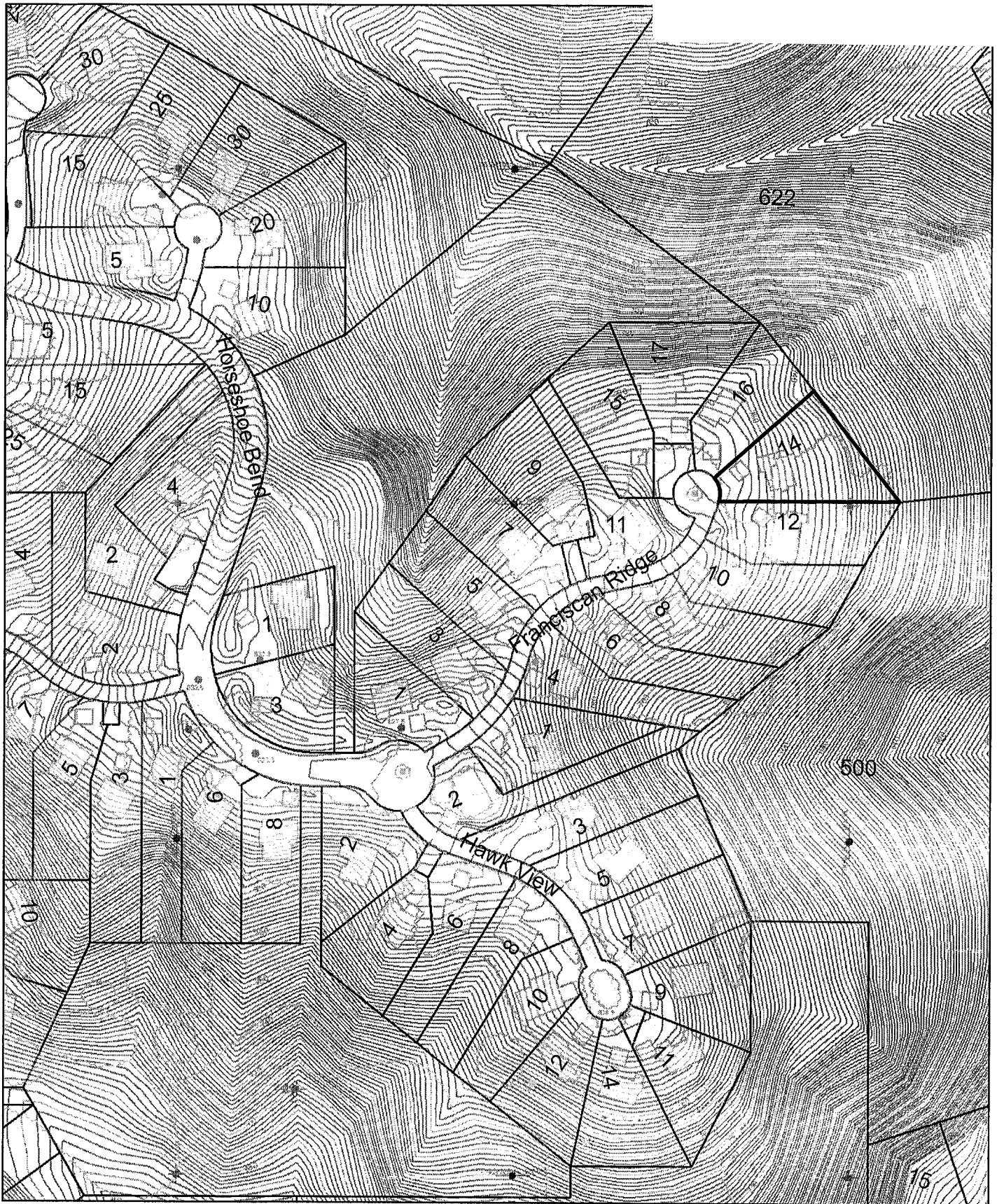
1. Recommended Conditions of Approval
2. Vicinity Map
3. Letter from Portola Ranch Association, dated 10/2/14
4. Portola Valley Ranch Carport Conversion Guidelines
5. Architectural plans prepared by The Hayes Group dated 9/15/14, received on 10/16/14

Report approved by: Debbie Pedro, Planning Director

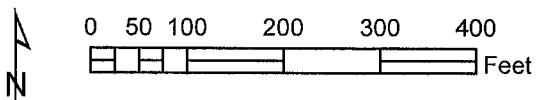
Recommended Conditions of Approval for a Carport Enclosure
14 Franciscan Ridge, Rapp Residence, File #47-2014

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

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the ASCC, depending on the scope of the changes.
2. The color to be used on the garage siding shall match the existing medium tan color of the carport and house.
3. The color of the garage door shall be one color tone lighter or darker than the garage siding, per the sample submitted at the ASCC meeting on 11/24/14.



Vicinity Map



APN 080-441-120, 14 Franciscan Ridge
November 2014

File

October 2, 2014

Roxy and Michelle Rapp
14 Franciscan Ridge
Portola Valley, CA 94028



1 INDIAN CROSSING
PORTOLA VALLEY
CALIFORNIA, 94028
650-851-1811

Re: #14-69

Dear Roxy and Michelle,

Please be advised that the Design Committee has **approved your application #14-69 for a carport conversion as submitted with the condition that the approved color of the garage door will be dependent upon the DC members reviewing and approving some lighter-in-color samples to be submitted to the Office as soon as possible.** Please be aware that an appeal period of five (5) working days follows any decision made by the Design Committee. The appeal period for your application expires on October 9, 2014.

Please note that there can be no deviation from the approved plan without the consent of the Design Committee.

If you have any questions about your application, please do not hesitate to contact the Office at (650) 851-1811.

Thank you very much for working with the Design Committee.

Sincerely,

A handwritten signature in cursive script that reads "Dana Rhine".

Dana Rhine
Management Office
Portola Ranch Association

***PORTOLA VALLEY RANCH
CARPORT CONVERSION GUIDELINES***

Approved by the ASCC February 22, 1999

SECTION 3.8 - CARPORT CONVERSION AND REMODELING

Approved by the ASCC February 22, 1999

3.8.1 - General Design Concept

3.8.1.1 Carport Conversions - Originally, open carports were widely used on the Ranch to create a feeling of openness and to reduce apparent mass on the narrow roads and tight cul-de-sacs. Over the last twenty plus years, much has changed. Most importantly, landscaping has matured. This has reduced the apparent mass of carports and garages. In many cases, this landscaping has altered the views through carports. In addition, today many homeowners place higher priority on the benefits of garages than on those of carports. Therefore, the design concept will include both carports and garages, provided the conversion of carports preserves the general architectural elements used on the Ranch, attempts to preserve views of distant hills and valleys and does not negatively impact parking in the neighborhood. All carports and garages must at all times have sufficient clear area to store two vehicles completely within the structure.

3.8.1.2 Carport Remodeling - Carports are intended to be open and for the storage of vehicles. Storage of other items may be provided for with enclosures which must not obstruct views or limit vehicle storage capability. Side and rear carport openings may be enclosed with clear materials. All such changes require Design Committee approval.

3.8.2 - Architectural Design, Carport Conversions

3.8.2.1 General - The enclosed structure must maintain the integrity of the architectural style of the house and use typical plans, design elements and materials used for the house. The design should attempt to make the conversion interesting rather than creating a plain box like structure. To help avoid a simple box appearance, the Design Committee may require the addition of one or more of several design elements. Such elements include the use of double fascia board trim; a change of roof line to even or uneven gable; an extension of the roof over the doors to provide shadowing and reduce the feeling of boxiness; a deeper set back of the doors than the existing post structure; the use of glass above eight feet in height; raised planting structures on side or corners of garage; and attached or detached trellises to provide interest, shadows and perhaps to tie to a structure or entry path. Two garage doors separated by a central post are required to break the large expanse of a single door. Where possible, these doors should be fabricated of

the same material as the garage siding, e.g., board and batten garage doors for a board and batten garage and shingled doors for a shingled garage. (See Exhibits 3.8.2.1A-K.) Special rules on color of doors apply. (See 3.2.6.2 Garage Doors.)

3.8.2.2 Views - To preserve or replace significant views through the enclosed structure, it may be required to add windows to the garage. (See 3.8.2.3 Landscape, below.) Other than to satisfy this need to preserve Significant Views, windows will not be allowed except above eight feet in height.

3.8.2.3 Landscape - Addition or removal of landscaping may be a method of reducing the apparent mass or improving views. Addition of shrubs, vines or trees may help soften the apparent mass of the proposed garage by hiding parts of the structure that would otherwise be exposed. Planting along the driveway and in front of the garage will further soften the impact of enclosure. However, the addition of landscaping may limit existing views. Should a view corridor exist through a carport, it may be possible to remove or trim tall shrubs or trees directly adjacent to the garage in order to re-establish the view corridor lost by the enclosure of the carport. New landscape material would then be chosen that would maintain the openness of the newly established view corridor. This approach, however, may have the unintended affect of increasing the apparent massing of the garage due to the removal of landscape material; so a balance is required and will be a major consideration by the Design Committee.

3.8.2.4 Doors - If a garage is closer than seven feet from the street, the garage doors must be segmented doors which roll on tracks (as contrasted to solid pivoting doors). The use of glazing in garage doors is not considered a compatible architectural design element within the Ranch. All overhead garage doors must be equipped with automatic garage door openers.

3.8.3 - New Construction

For either new construction or replacement of an existing parking structure, the structure should be located to minimize the loss of views and set back from the road to reduce the feeling of mass and provide off street parking. Carports and garages must adhere to the standards set forth in the PUD Statements.

3.8.4 - Parking

Carports and garages are designed to store vehicles. The Ranch has limited off street parking provided by Auxiliary Parking Easements (APEs). Ranch rules require that carports be retained open for car parking and that only neatly stacked fire wood and enclosed garbage cans be stored in carports. Whenever a carport is converted, the homeowner must agree to maintain the interior of the garage so that two cars can be parked inside.

3.8.5 - Carport Remodeling

3.8.5.1 Enclosing Side and Rear Openings - Side and rear openings may be enclosed with clear plastic or clear glass with Design Committee approval. (See Standard Detail 3.8.5.1.)

3.8.5.2 Carport Storage - All storage, other than vehicles and neatly stacked firewood, must be behind closed doors. Storage enclosures within a carport must be equivalent to the architectural style of the carport using the same materials in the same design and proportion as the main structure except for garbage can enclosures. (See Section 3.6.3.)

3.8.6 - Approvals Required

To convert a carport to a garage, a homeowner must receive approval from both the Design Committee and the ASCC. A building permit is also required.

required to paint the underside surfaces with the same stain used on the siding.

3.2.4.3 Carport Interiors - The interiors of carports should be stained the same color as the siding. If the ceiling of the carport is readily visible, the homeowner is required to stain the ceiling the same color as the siding.

3.2.5 - Fencing and Privacy Screens

Fences usually are left to weather or are stained consistent with other structural elements of the house. Fences which are the same style as the siding must be stained the same color as the house. A privacy screen should be stained the same as the siding or the trellis if it is attached to the house or deck or left to weather if the trellis is unstained. If it is free standing, it should be finished as if it were a fence.

3.2.6 - Front Doors, Garage Doors and Wooden Doors Located Elsewhere

3.2.6.1 Front Doors - There is a wide pallet of approved colors for application on front doors. The homeowner should select one of these which complements the colors of the house siding and fascia. (See Exhibit 3.2.11C.) If the door is wood, it may be painted or it may be finished with a clear or wood colored varnish like material. Wood doors finished with a varnish like material must use a low sheen satin or "eggshell" finish. If the door is painted, the paint must not have any more sheen than an "eggshell" finish.

3.2.6.2 Garage Doors - Garage doors have traditionally been painted the same color as the house siding. There is an opportunity to create more interest in the garage structure by selecting a color in the same tone range which is one color tone lighter or darker than the garage siding. This will give a greater sense of depth of the door setback and reduce the effect of the slab appearance of the garage door.

3.2.6.3 Other Doors - The finish on other wooden or steel doors in carports, or elsewhere, must also have a low reflectivity and must not have any more sheen than eggshell. If the house is stained, these doors must be stained the same color as the house siding. If the house is natural, these doors must be stained a color of very low contrast to the siding or left natural. If clear sealers are used, they

EXHIBIT 3.8.2.1A
STANDARD DETAIL - GARAGE
Double Fascia

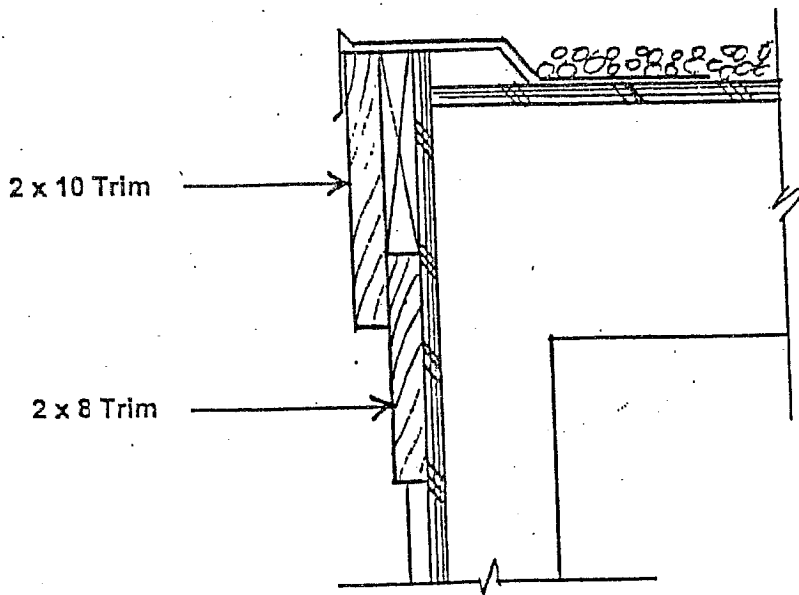
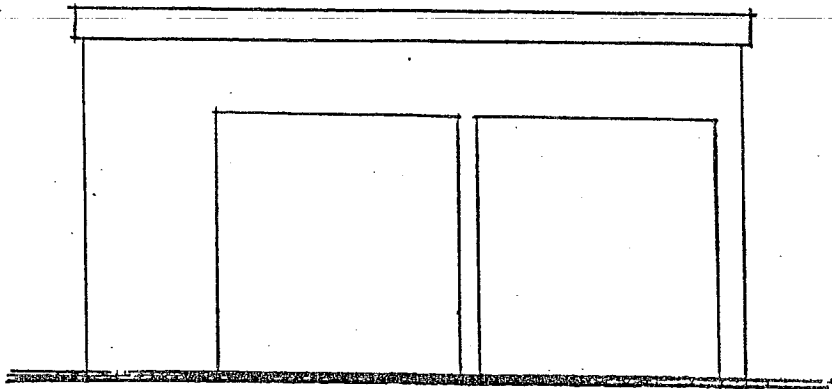
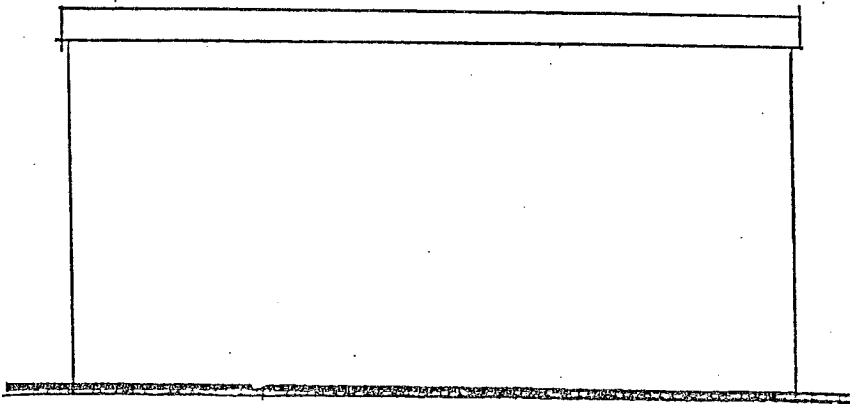


EXHIBIT 3.8.2.1B
STANDARD ELEVATION - GARAGE

Flat Roof Design



Front Elevation



Side Elevation

EXHIBIT 3.8.2.1C
STANDARD ELEVATION - GARAGE
Even Gable Roof Design

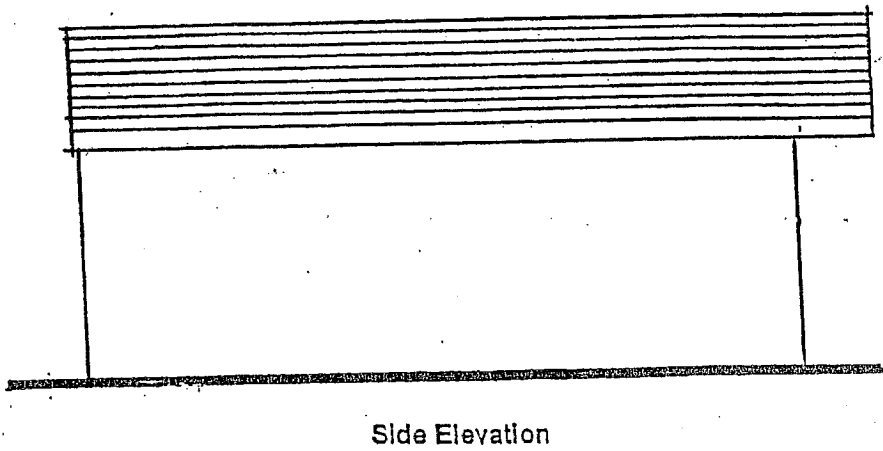
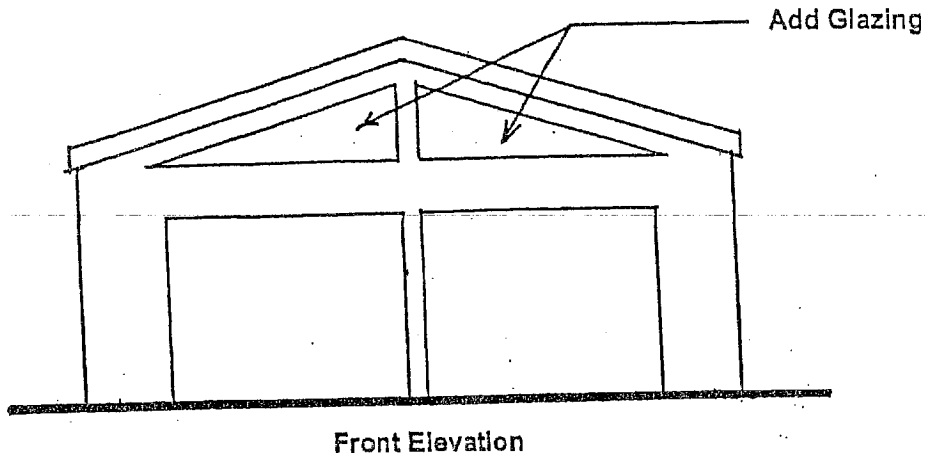
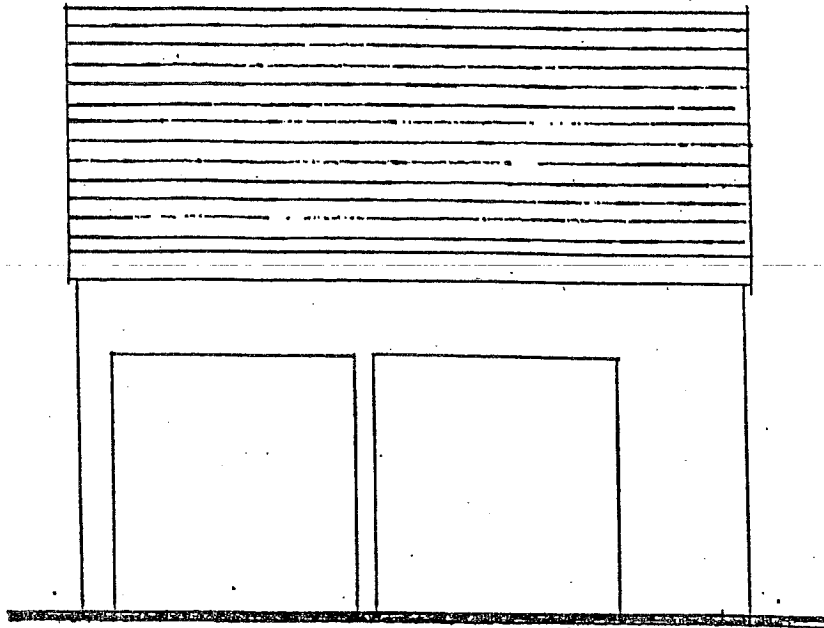
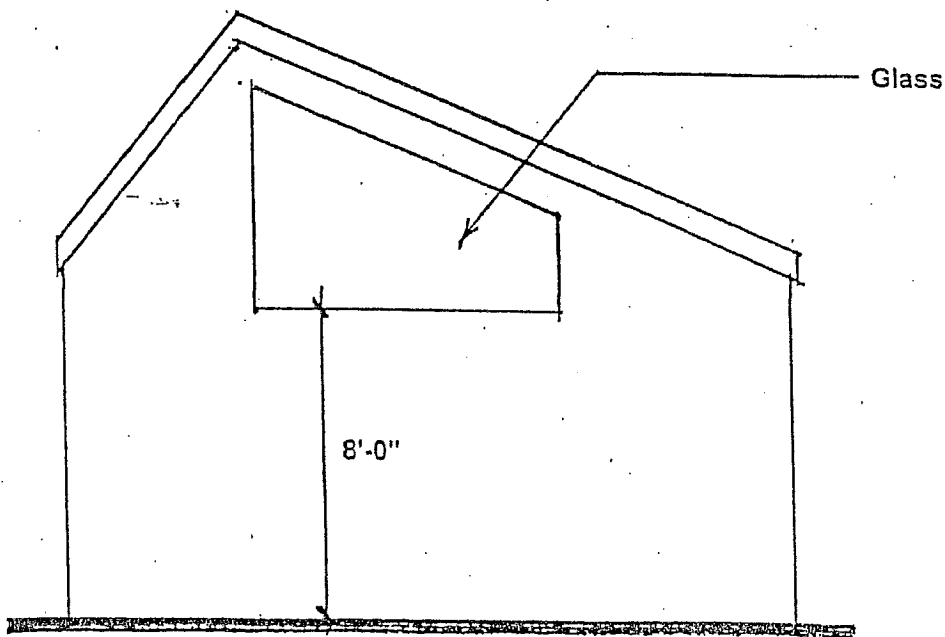


EXHIBIT 3.8.2.1D
STANDARD ELEVATION - GARAGE

Uneven Gable Roof Design



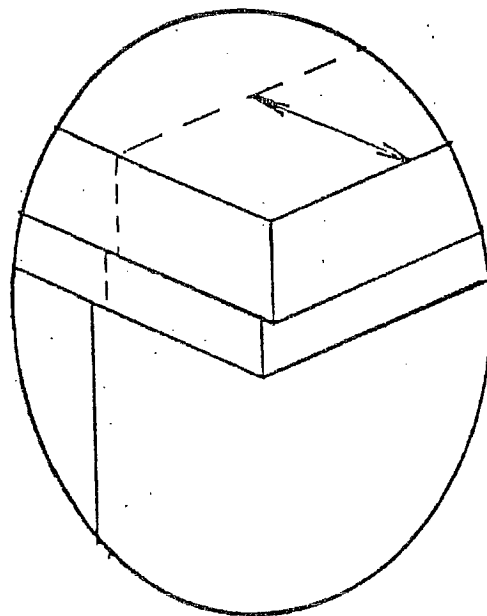
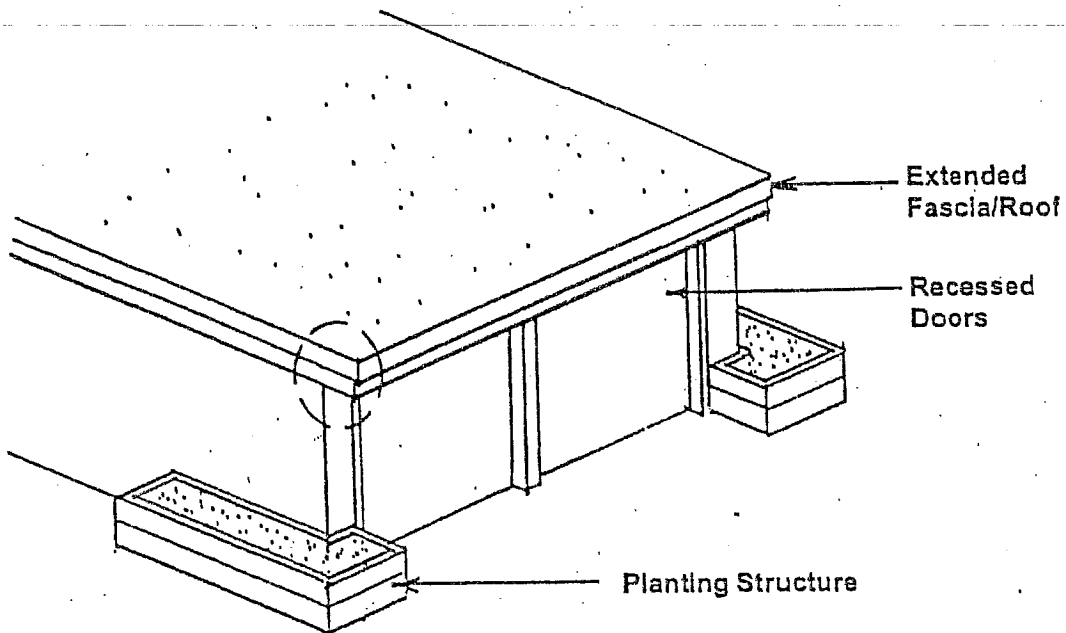
Front Elevation



Side Elevation

EXHIBIT 3.8.2.1E
STANDARD DETAIL - GARAGE

Fascia/Roof Extention
Recessed Doors
Planting Structures



Extend roof to
create overhang
and shadows

EXHIBIT 3.8.2.1F
STANDARD DETAIL - GARAGE
Recessed Doors

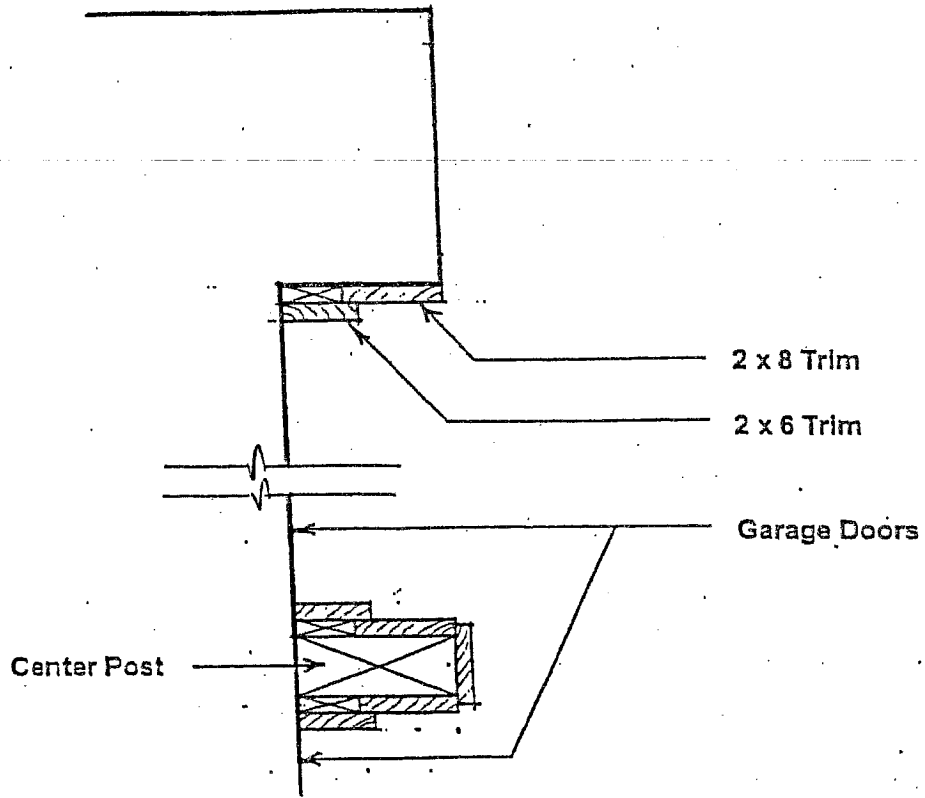
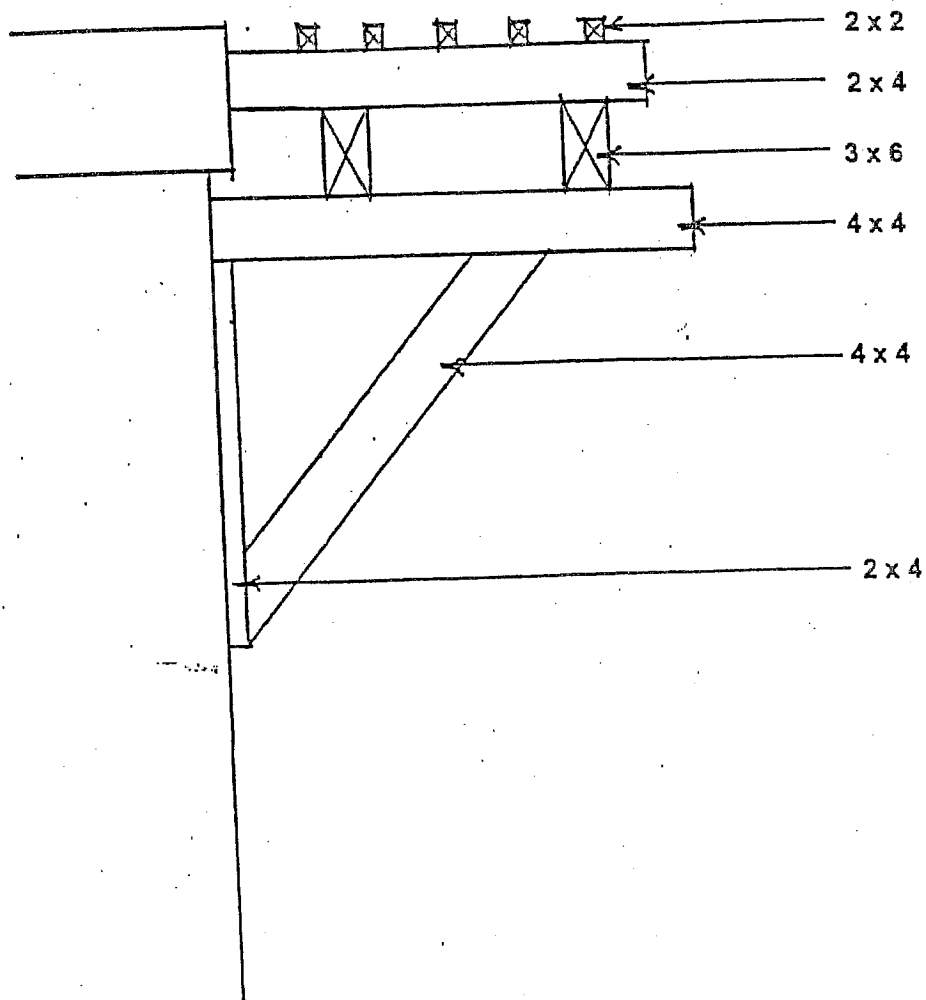


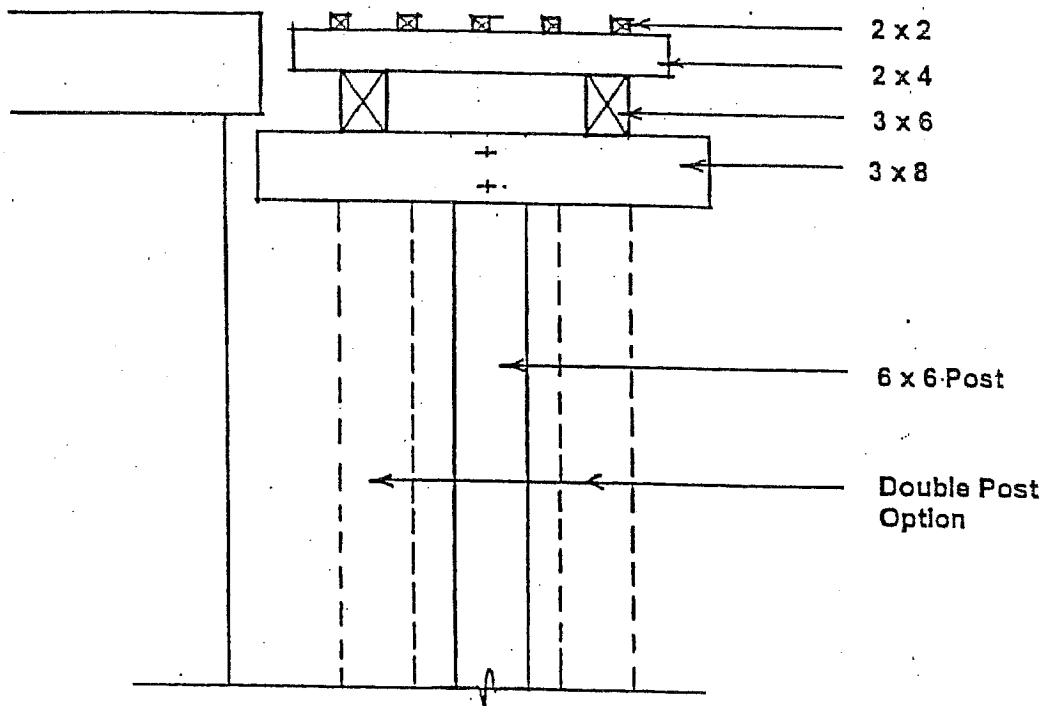
EXHIBIT 3.8.2.1G STANDARD DETAIL - GARAGE

Attached Trellis



Note: Sizes indicated are for example only. The intent is to show several layer design with lumber diminishing in size toward top of trellis. Members may be bevel cut to add interest; however, curved cuts are not allowed. Trellis may extend beyond garage to include other elements such as gates and entry walkways or wrap garage for additional interest.

EXHIBIT 3.8.2.1H
STANDARD DETAIL - GARAGE
Detached Trellis



Note: Sizes indicated are for example only. The intent is to show several layer design with lumber diminishing in size toward top of trellis. Members may be bevel cut to add interest; however, curved cuts are not allowed. Trellis may extend beyond garage to include other elements such as gates and entry walkways or wrap garage for additional interest.

EXHIBIT 3.8.2.11
STANDARD DETAIL - GARAGE
Door Finish

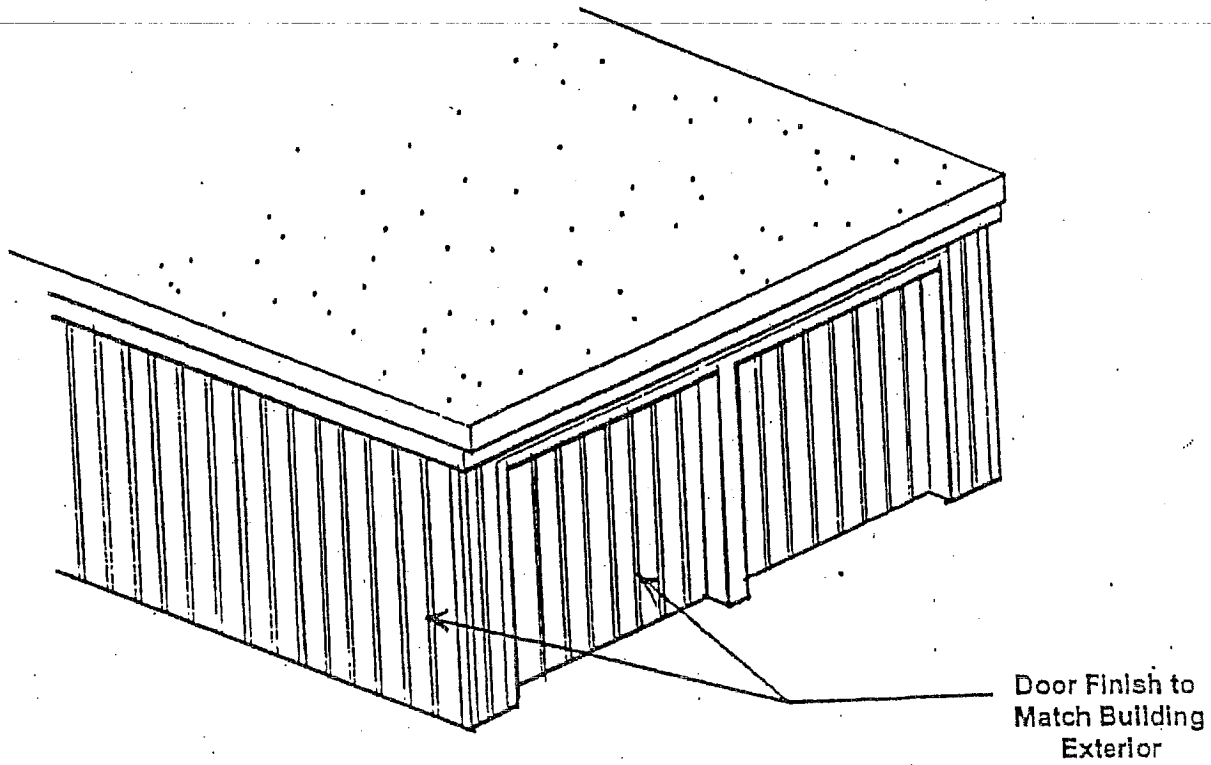


EXHIBIT 3.8.2.1J
STANDARD DETAIL - GARAGE
Door Finish

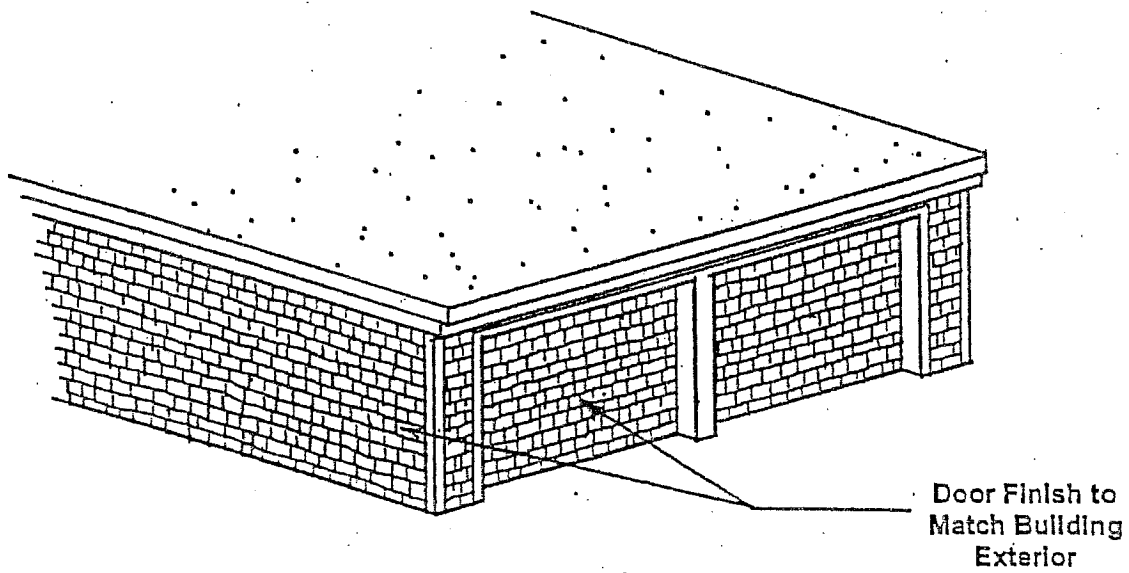
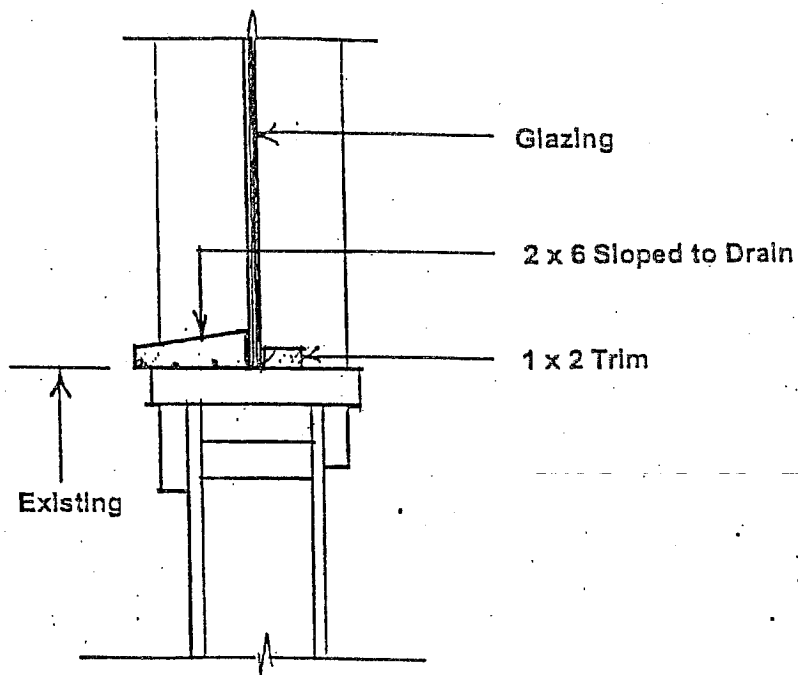


EXHIBIT 3.8.2.1K
STANDARD DETAIL - GARAGE

Glazing at Openings



Carpport Conversion for: Rapp Residence

14 Franciscan Ridge
Portola Valley
CA, 94028

ASCC SUBMITTAL - 09.15.14

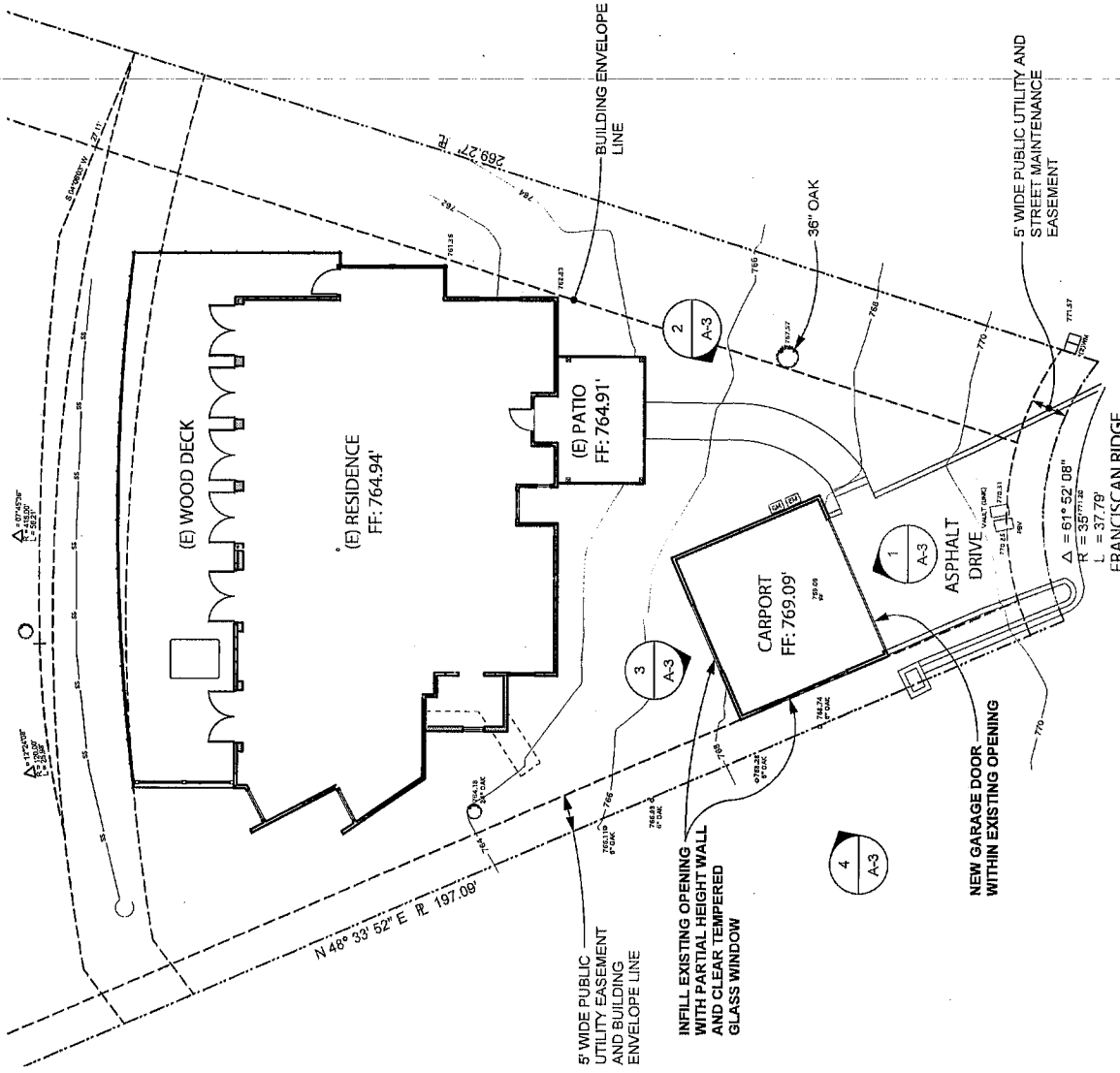
PROJECT DIRECTORY	VICINITY MAP	PROJECT INFORMATION	DRAWING INDEX
<p>OWNER ROXY RAPP 14 FRANCISCAN RIDGE, PORTOLA VALLEY, CA 94028 (650) 324-1528 ROXY@ROXYRAPP.COM</p> <p>ARCHITECT HAYES GROUP 2657 SPRING STREET REDWOOD CITY, CA 94063 (650) 365-0600, EXT. 15 (650) 365-0670 FAX KEN HAYES, AIA KHAYES@THEHAYESGROUP.COM</p>		<p>PROJECT DESCRIPTION: -CONVERT CARPORT TO ENCLOSED GARAGE. -NEW STAINED WOOD GARAGE DOOR -NEW CLEAR TEMPERED GLASS INFILL OF SIDE AND REAR OPENINGS.</p> <p>APN: 080-441-120</p> <p>ZONING DISTRICT: PC-SA-SD1</p> <p>CONSTRUCTION TYPE: V-B</p> <p>FIRE SPRINKLERS: BLDG. IS NOT SPRINKLERED</p> <p>OCCUPANCY: R-3</p> <p>BUILDING CODES: 2013 CBC (BASED ON 2012 IBC) 2013 CEC (BASED ON 2011 NEC) 2013 CMC (BASED ON 2012 UMC) 2013 CPC (BASED ON 2012 UPC) 2013 CALIFORNIA ENERGY CODE 2013 CFC (BASED ON 2012 IFC) ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS</p> <p>SITE AREA 25,110 SQUARE FEET (0.58 ACRES)</p> <p>EXISTING 2,878 SQUARE FEET 531 SQUARE FEET 1,224 SQUARE FEET</p> <p>PROPOSED NO NEW FLOOR AREA NO NEW FLOOR AREA NO NEW AREA</p> <p>IMPERVIOUS SURFACE SEE SITE PLAN</p>	<p>A-1 TITLE SHEET; PROJECT DIRECTORY, VICINITY MAP, PROJECT INFO, DRAWING INDEX</p> <p>A-2 SITE PLAN</p> <p>A-3 EXISTING PHOTOGRAPHS</p> <p>A-4 EXISTING GARAGE ELEVATIONS</p> <p>A-5 PROPOSED GARAGE ELEVATIONS</p> <p>A-6 GARAGE DETAILS</p>

14 FRANCISCAN RIDGE, PORTOLA VALLEY RANCH

09.15.14 | HG PROJECT #1438.00



TITLE SHEET



IMPERVIOUS SURFACE AREA		
	EXISTING	PROPOSED
DRIVEWAY	590 SQ FT	NO CHANGE
PATIO	205 SQ FT	NO CHANGE
FRONT WALKWAY	172 SQ FT	NO CHANGE
TOTAL	967 SQ FT	NO CHANGE

NOTE: FOR FINISH SCHEDULE SEE SHEET A-5

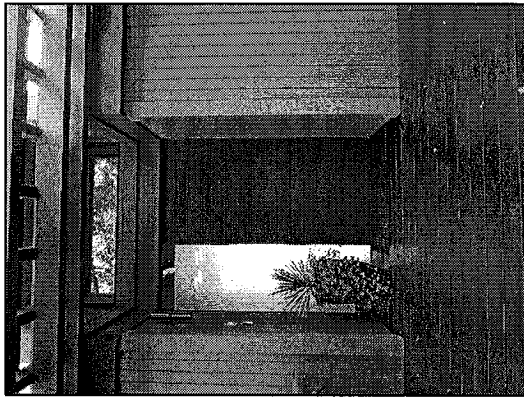


SITE PLAN A-2

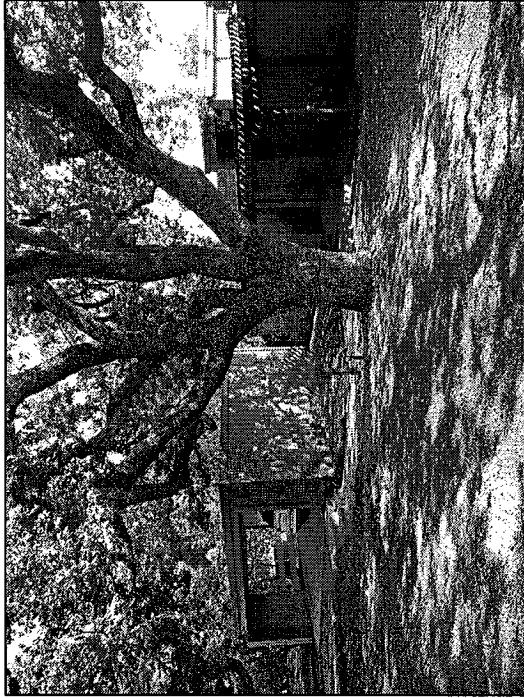
14 FRANCISCAN RIDGE, PORTOLA VALLEY RANCH

09.15.14 | HG PROJECT #1438.00

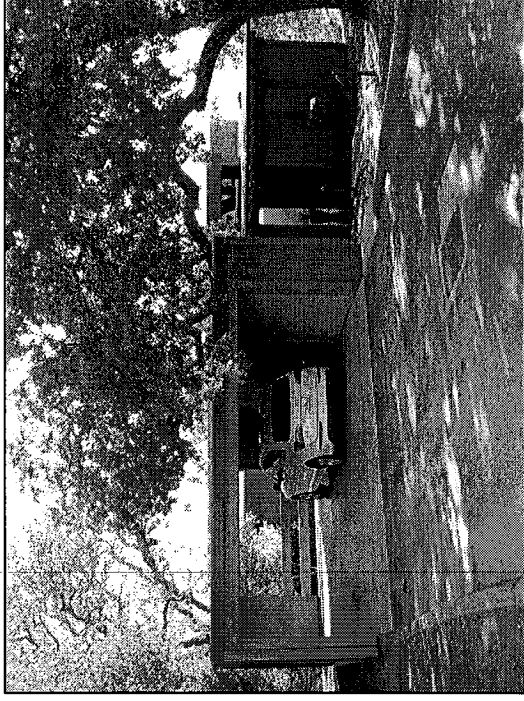




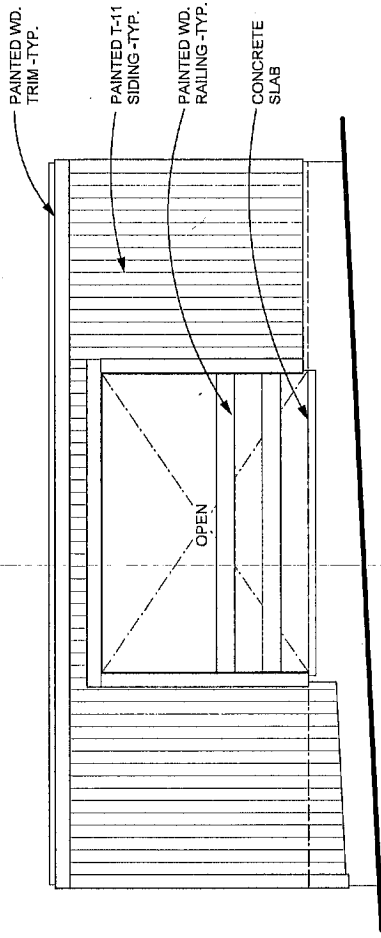
FRONT DOOR, GARAGE
DOOR TO MATCH WOOD FINISH



EXISTING CARPORT AND FRONT ELEVATION

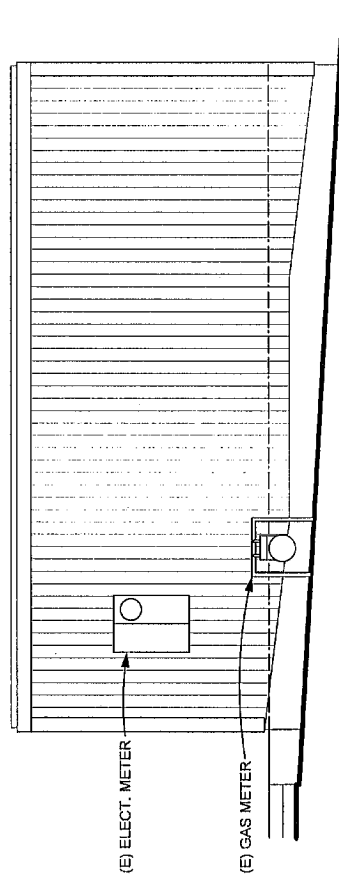
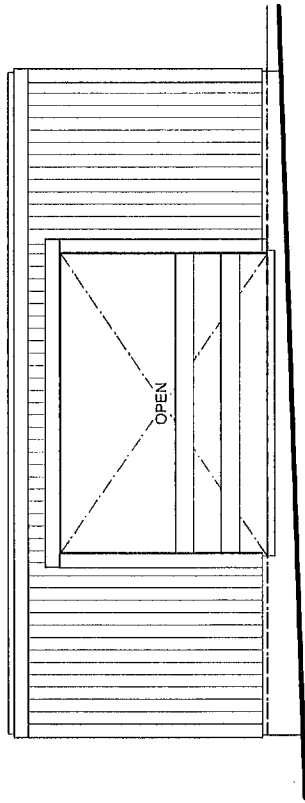


EXISTING CARPORT



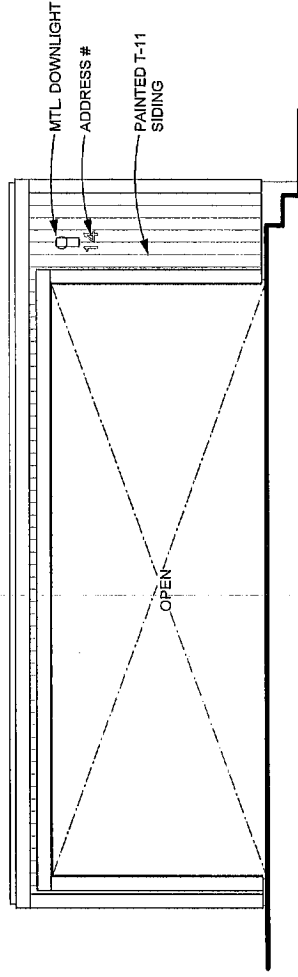
EXISTING SIDE GARAGE ELEVATION 4

EXISTING REAR GARAGE ELEVATION 2



EXISTING SIDE GARAGE ELEVATION 3

EXISTING FRONT GARAGE ELEVATION 1

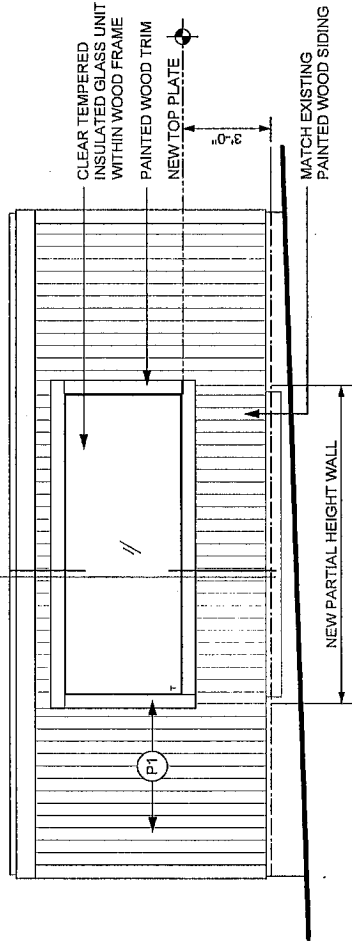


14 FRANCISCAN RIDGE, PORTOLA VALLEY RANCH

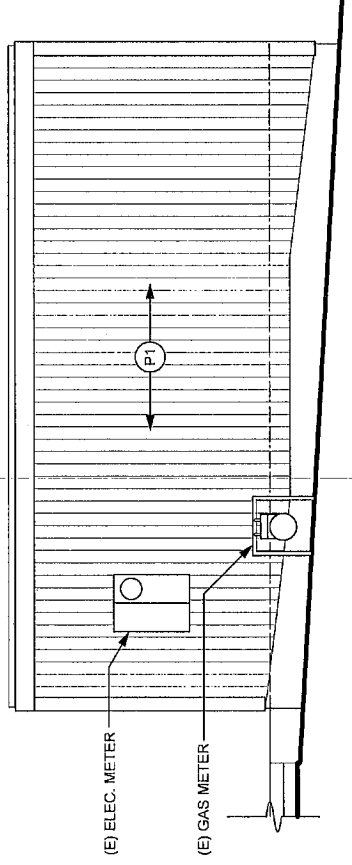
09.15.14 | HG PROJECT #1438.00

FINISH SCHEDULE

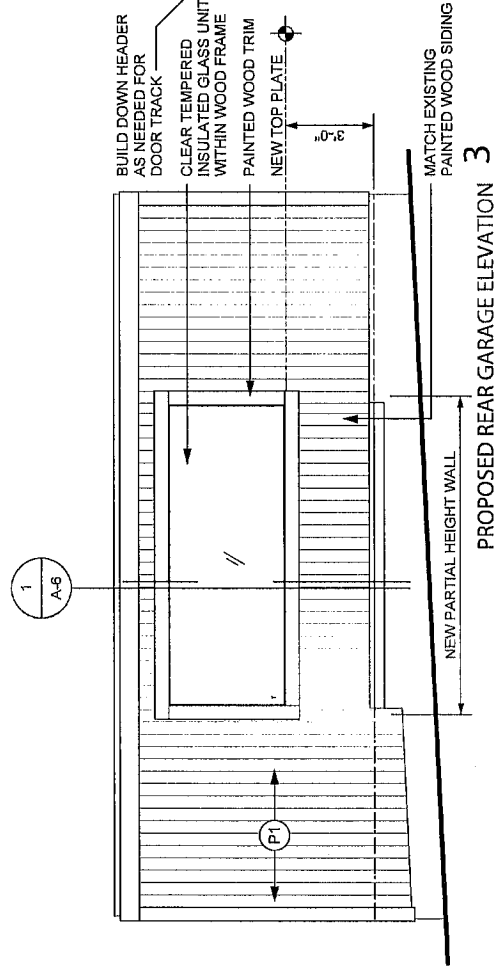
(WT)	GARAGE DOOR DARK STAINED WENGE FINISH TO MATCH EXISTING FRONT DOOR	(P1)	GARAGE BODY PAINT KELLY MOORE KM3943-3 'CREME DE CARMEL'
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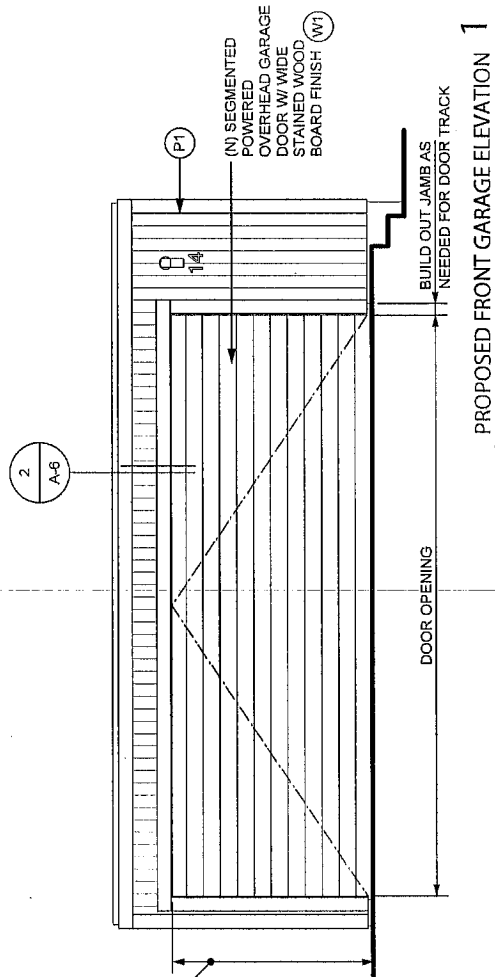
PROPOSED SIDE GARAGE ELEVATION 4



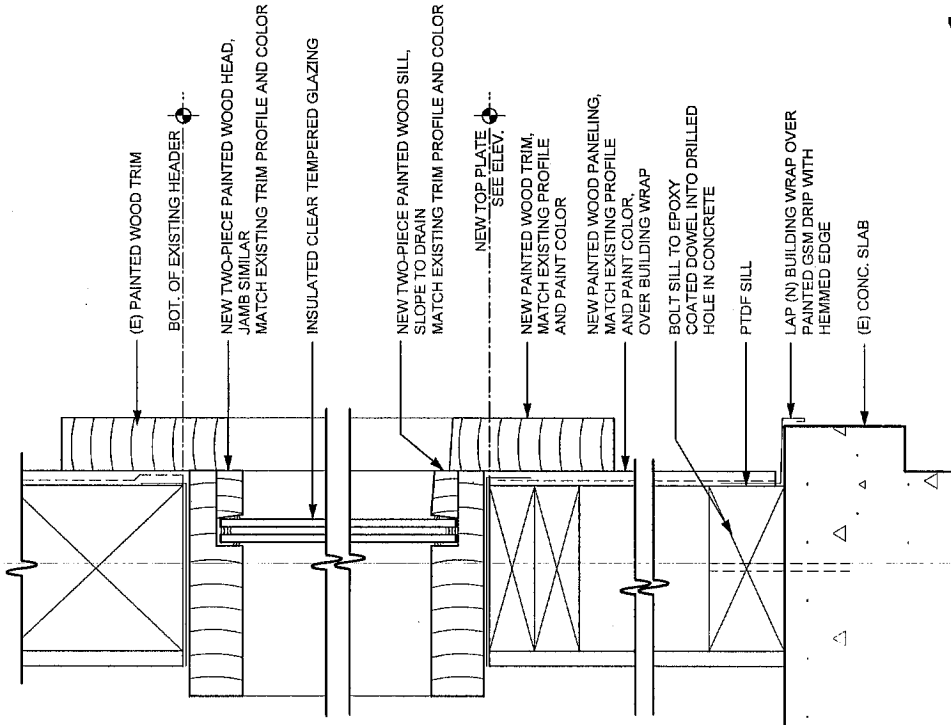
PROPOSED SIDE GARAGE ELEVATION 2



PROPOSED REAR GARAGE ELEVATION 3



PROPOSED FRONT GARAGE ELEVATION 1



2
HEADER EXTENSION AT NEW GARAGE DOOR
 SCALE 1 1/2" = 1'-0"

1
INFILL GLAZING @ SIDE AND REAR OPENING
 SCALE 3" = 1'-0"

NOTE: FOR FINISH SCHEDULE SEE SHEET A-5

DRAFT UNAPPROVED MINUTES

**Architectural and Site Control Commission November 10, 2014
Special ASCC Site Meeting, 40 Antonio Court, Preliminary Architectural Review for a New Residence with Detached Garage, Detached Guest House, Detached Pool House and Swimming Pool, and Site Development Permit X9H-681**

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

Roll Call:

ASCC: Breen, Clark, Harrell, Koch, Ross (arrived at approximately 4:30 p.m.)
ASCC absent: None
Planning Commission Liaison: None
Town Council Liaison: None
Town Staff: Planning Director Debbie Pedro, Assistant Planner Carol Borck

Others present relative to the proposal for 40 Antonio Court:

Emily and Brian Melton, applicant
Danielle Wyss, project architect
Kelly Kopelson, project architect
Clinton Prior, project architect
Joni Janecki, landscape architect
Robin and Firouzeh Murray, 30 Antonio Court
Rene Lacerte and Joyce Chung, 35 Antonio Court
Linda Waissar, 7 Veronica Place
Roddy Mackowski, 45 Los Charros
Joyce Shefren, 30 Valencia Court
Jane Bourne, Conservation Committee
Judith Murphy, Conservation Committee

Pedro presented a summary of the staff report for the proposed residential development on the 4.48 acre parcel created as part of the 3 lot Priory subdivision. The proposal is for a 5,123 sq. ft. single story home, a 596 sq. ft. detached garage, a 738 sq. ft. guest house, and a 426 sq. ft. pool house on this vacant property.

Danielle Wyss, project architect, presented provided an overview of the project and their design approach. She explained that the L-shaped design of the house is inspired by barn architecture.

Joni Janecki, landscape architect, said the proposed entry gate is needed to establish a sense of symbolic enclosure. The owners have small children and they are concerned about off leash dogs that may run through their property.

The group walked around the building site and asked questions of the project team regarding the design of the house and accessory structures.

Joyce Chung, neighbor, commented on the massiveness of the roof. She asked whether a cathedral ceiling is necessary in the garage and would like to see a lower roof pitch. She also asked how tall the building is compared to the top of the knoll. Pedro responded that at the highest point, the house is 11' taller than the top of the knoll.

Robin Murray, neighbor, has concerns that this large structure would overpower the knoll.

DRAFT UNAPPROVED MINUTES

Commissioner Ross arrived at approximately 4:30 p.m.

Wyss provided the Commissioners with a written summary of the neighbor outreach efforts and highlighted changes made to the project including lowering the roof pitch from 9/12 to 8/12, stepping the house down to break up the horizontal mass in the front facing Antonio court, and moving the detached garage 27' to the east to open up the view of the western hillside for the neighbor at 35 Antonio Court. In trying to balance the concerns of the neighbors, the applicant is also trying to keep with the inspiration of barn architecture for the buildings.

Commissioner Breen noted that the Priory PUD statement speaks to the preservation of the basic topographic form of the site. She has concerns that the project may impact the knoll experience. Before ending the meeting, the commissioners walked to the area adjacent to back of 35 Antonio Court to have a broader view of the property including the knoll and the story poles.

Chair Koch thanked the design team and others present for participating in the site meeting. Project consideration was continued to the regular evening ASCC meeting.

Adjournment

The site meeting was adjourned at approximately 5:10 p.m.

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

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

Roll Call:

ASCC: Clark, Harrell, Koch, Ross

Absent: Breen

Planning Commission Liaison: None

Town Council Liaison: John Richards

Town Staff: Planning Director Pedro, Assistant Planner Borck

Planning Director Pedro called the roll.

Oral Communications

None

4a. Preliminary Review, Architectural Review for New Residence with Detached Garage, Detached Guest House, Detached Pool House and Swimming Pool, and Site Development Permit X9H-681, 40 Antonio Court, Melton Residence, File # 44-2014

Roll Call:

ASCC: Clark, Harrell, Koch, Ross

ASCC absent: Breen

Planning Commission Liaison: None

Town Council Liaison: John Richards

DRAFT UNAPPROVED MINUTES

Town Staff: Planning Director Debbie Pedro, Assistant Planner Carol Borck

Pedro presented the staff report and provided a summary of the preliminary site meeting conducted by the ASCC earlier in the day. Danielle Wyss, project architect presented the project to the ASCC and explained that the architectural design of the house is a combination of contemporary and rural barn aesthetics. The home was designed with the intention of respecting the site and its surroundings. The design follows a farm vernacular where the architecture is pulled apart to break up the structure into several buildings.

Joni Janecki, landscape architect, presented the conceptual landscape plan and said the proposed location of the trees would serve to mitigate views to house while maintaining open views for the Antonio Court neighbors. The design goal is of natural landscaping instead of contrived ornamental landscaping.

Commissioner Clark noted that a roof plan should be included. He also suggested that a rendering for driveway approach be prepared.

Commissioner Harrell asked for clarification on the roof material and entry gate material. The architect responded that the roof will be metal and unstained wood will be used on the entry gate.

Commissioner Ross asked about the height of lights outside of the living room. The architect responded that the lights will be about 4.5 feet from the ground and recessed in the concrete foundation wall.

Chair Koch questioned the need for three windows in the garage as the glow will affect the neighbors. She also asked whether the detached garage structure can be moved closer to the house. The architect responded that because of the fire truck turnaround requirement, moving the garage to the west would result in more retaining walls and grading. The building envelope also limited where the garage can be located.

Chair Koch opened the public hearing.

Roddy Mackowski, 45 Los Charros said he can see the detached garage from his house. He thought the structure would be used for storage and not required.

Mrs. Mackowski, 45 Los Charros, said there are too many structures on this site and preferred to see fewer structures. She proposed eliminating the garage and wouldn't mind seeing more oaks.

Robin Murray, 30 Antonio Court, said that the structure should not overpower the site according to the PUD statement. He mentioned the previously approved project on this property which followed the guidelines of the PUD. He believed that the sheer mass of the structure and its location over the knoll is not in conformance with the PUD. He suggested ways to reduce the physical mass including digging it lower, changing roof line, and relocating the structures.

Joyce Chung, 35 Antonio Court, thanked the owner for making some adjustments to the project to address their concerns. However, the orientation and mass of the building would dominate the land and change the feel of the area. She still had concerns about the detached garage and would like to see it lowered. She questioned the need of the entry gate and is open to discussing installing signage in the driveway easement for the purpose of property identification.

DRAFT UNAPPROVED MINUTES

Chair Koch closed the public hearing and summarized Commissioner Breen's email comments for the project. Breen said the building forms, simplicity of the design, and the palette of materials are lovely. She appreciated the thoughtful approach to siting but also suggested lowering the roof or plate height and possibly moving or eliminating the detached garage. She preferred fewer oaks to be planted on the property as they may block the Mackowski's view of the meadow.

Commissioner Clark said the Priory PUD does not exclude development near the knoll and he liked the way this home sits around the knoll and the multiple structures design. He noted that there are views from other vantage point including the Priory and areas off-site that should be considered. He made several suggestions including rotating the main house counter clockwise to the north or change the roof form over the outdoor room to a flat roof to lessen the massing and overall scale of the house. He had reservations about the entry gate and recommended adding shrubs to the area near 35 Antonio Court to provide immediate screening. He noted that the proposed exterior plaster color should be a darker shade, particularly on the western side of the house.

Commissioner Harrell commended the design team for working with the neighbors. She noted the need for something at the bottom of driveway to indicate the boundaries of the private property. She commented on the continuous ridge line of the roof and encouraged the applicant to explore the possibility of varying the roof lines or lowering the house. She agreed with Commissioner Clark that a darker plaster color would be desirable so there is less contrast.

Commissioner Ross said that the proposed project is well balanced and respects the site. There is tremendous amount of activities at the Priory school and the owner is using the knoll as a buffer to protect themselves from the school site below. He liked the campus effect of splitting up the structures on the property and the lighter color palette is better because a darker color would make the house look like a large boulder. While the linear roof line concerns him, lowering the house by a foot or two will have no effect on the neighbors as they will not see knoll. He questioned the need for a gate. He had no concerns about the lighting plan.

Chair Koch said the project is attractive and thoughtfully designed according to the requirements of the PUD. She had no concerns about the colors and materials but the number of lights should be reduced. She believed that the linearity of the house is causing concerns for the neighbors but lowering house is not going to make much of a difference. She questioned the need for the number of windows at the garage as well as the gate at the entrance to the property. She said the flat roof concept over the outdoor room would break up the continuous roof line and cause a design issue. She had no concerns with the landscape plan but suggested that the applicant work closely with the neighbors on adding significant trees for screening.

The project is tentatively scheduled for the ASCC meeting on November 24, 2014.

4b. Architectural Review for Residential Addition and Remodeling, 125 Fawn Lane, Huffman Residence, File # 45-2014

Borck presented the November 10, 2014 staff report for this proposal for approval of plans for a residential addition and remodel to the existing partial two-story residence. She advised that the area of the addition was currently uninhabitable attic storage space, and that the project would convert that space into a 205 square foot music room. She stated that the footprint and maximum height of the house would not change. She also noted that the project included

DRAFT UNAPPROVED MINUTES

remodeling of the master bedroom that would involve adding a fireplace, raising the ceiling height, and altering the roof line above to a flat roof form.

Borck advised that the existing floor area concentration in the main structures was 86% of the maximum floor area permitted for the site. She stated that the proposed addition would bring the floor area concentration to approximately 89.3%. Although the current floor area of the main structure exceeds the 85% limit, she explained that any further increase is only possible subject to the ASCC making specific findings.

Virginia Huffman, applicant, and Janet Chuang, project architect, were present to discuss the project with ASCC members.

In response to a question concerning the proposed exterior lighting at the master bedroom decks, Ms. Chuang explained that the door at the rear deck was very wide, and that sconces on either side seemed appropriate. Regarding the proposed lighting on the east elevation deck, Ms. Chuang explained that the deck did lead to grade and was often accessed by the owner from the front yard, and that some lighting was necessary. Koch stated that the amount of proposed lighting seemed excessive. Ms. Chuang also confirmed that there was an existing light at the attic balcony.

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

Commissioners expressed general support for the project and agreed that:

- The findings per Section 18.48.020 of the Portola Valley Municipal Code could be made to allow the 89.3% concentration of floor area in the main structures;
- The proposed exterior lighting at the master bedroom decks should be reduced;
- Proposed interior lighting in the new music room should be downward directed, and no lights should be placed within the skylights.

Following discussion, Harrell moved, seconded by Ross, and passed (4-0) approve the proposed plans with the following conditions:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the ASCC, depending on the scope of the changes.
2. The material for the new flat roof over the master bedroom shall be specified to the satisfaction of Planning staff prior to building permit issuance.
3. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance.
4. There shall be no uplighting of trees and no lights are allowed within the skylight wells.
5. The proposed exterior lighting at the master bedroom deck shall be reduced and a revised lighting plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance.

DRAFT UNAPPROVED MINUTES

4c. Architectural Review for Garage Addition, 191 Ramoso Road, Mumford Residence, File # 42-2014

Borck presented the October 27, 2014 staff report for this proposal for approval of plans for a 1,471 square foot addition to the existing garage on the 2.6-acre property. She stated that the addition would be constructed in the same style, colors, and materials as the existing garage and that no new lighting was proposed. She advised that the addition met all zoning regulations and had been approved by the Westridge Homeowner's Association.

John Mumford, applicant, and Carter Warr, project architect, were present to discuss the project with ASCC members. Mr. Warr confirmed that the applicant had verified that he can access the proposed garage addition by driving under the existing breezeway and over the pool patio.

In response to questions, Mr. Warr stated that:

- There is no required separation of the structure and the pool by the Building Code
- The metal roof will be painted steel

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

Following discussion, Ross moved, seconded by Harrell, and passed (4-0) to approve the proposed plans with the following conditions:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the ASCC, depending on the scope of the changes.
2. A cut sheet for the proposed garage doors shall be submitted to the satisfaction of Planning staff prior to building permit issuance.
3. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance.

Commission and Staff Reports

Commissioner Harrell reported that the Portola Valley Ranch HOA would like to update the PVR Design Guidelines because many of the building materials and colors specified are either no longer manufactured or do not comply with State fire safety standards. She asked whether the ASCC would accept a multi-step process where amendments are made to the most outdated sections first or would they prefer to review the entire document. The Commission discussed various options and directed staff to work with Commissioner Harrell and PV Ranch representatives to discuss the update process and next steps.

Minutes

Ross moved, Clark seconded to approve the October 27, 2014 minutes as submitted. The motion passed 4-0.

Adjournment

The meeting was adjourned at 9:27 p.m.