TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, July 13, 2015
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

7:30 PM – REGULAR AGENDA*

1. Call to Order:

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

3. Oral Communications:

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

4. Old Business:

   a. Architectural Review and Site Development Permit for a New Residence and Swimming Pool, File #s: 01-2015 and X9H-688, 20 Minoca Road, Unger Residence (Staff: C. Borck)

   b. Modifications to Previous Approval for an Expanded Riding Arena and Grading for New Lunging Area, File #'s: 41-2014 and X9H-683, 15 Los Charros Lane, Sabel Residence (Staff: C. Borck)

5. New Business:

   a. Architectural Review for New Automatic Driveway Entry Gate and Columns, File #'s: 36-2014, 33 Grove Drive, Jernick Residence (Staff: C. Borck)

   b. Architectural Review for Addition and Remodel, File # 08-2015, 393 Golden Hills Drive, Munks Residence (Staff: C. Borck)

6. Commission and Staff Reports:

7. Approval of Minutes: June 8, 2015

8. Adjournment:

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

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

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

PUBLIC HEARINGS

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

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

Date: July 10, 2015

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: July 13, 2015

RE: Architectural Review and Site Development Permit for a New Residence and Swimming Pool, File #s: 01-2015 and X9H-688, 20 Minoca Road, Unger Residence

RECOMMENDATION

Staff recommends that the ASCC approve the proposed project, subject to the recommended conditions of approval in Attachment 1 and any additional conditions deemed necessary. In addition, the ASCC should provide a recommendation on the proposed grading/site development permit that will be forwarded to the Planning Commission for their consideration on July 15, 2015.

BACKGROUND

The applicant is requesting approval to construct a 3,579 square foot two-story residence with an attached two-car garage, a 1,785 square foot basement, and swimming pool on this 1.3-acre property. 1,400 cubic yards of grading is proposed which includes 750 cubic yards of cut and 650 cubic yards of fill. A majority of the earthwork is associated with the regrading of the driveway and development of the driveway hammerhead.

On May 26, 2015, the ASCC and Planning Commission conducted a joint preliminary review of the proposed project at the site. The staff report and meeting minutes from the May 26, 2015 meeting are included in Attachment 2.

CODE REQUIREMENTS

As required by sections 18.64.010.1 and 15.12.100.C of the Zoning and Site Development Codes, this application for a new residence and site development permit has been forwarded to the ASCC and Planning Commission, respectively, for review. In addition to the Municipal Code, the Design Guidelines are used to evaluate the project.

DISCUSSION

In response to ASCC comments at the preliminary review meeting, the applicant has submitted revised plans and photo simulations of the proposed house on July 9, 2015 (Attachment 6). The submittal includes only those plan sheets which have been revised. A full set of the originally submitted plans will be available at the July 13, 2015 meeting. As described in the transmittal from the architect, dated July 6, 2015 (Attachment 3), the following changes have been made to the project:

1. Landscaping

As directed by the ASCC, the project team has provided photo simulations of the view of the rear elevation and northwest corner of the new home from the uphill property at 30 Minoca Road (Sill). The photo-sims show what the new construction will potentially look like from the Sill property and how screen planting will help soften views of the new structure. The applicant requests that the final screen planting plan be determined at the time of rough framing with the in-field assistance of a designated ASCC member. The plant species being considered for these areas are Prunus lyonii, Heteromeles arbutifolia, and Vaccinium ovatum.

The Commission supported removal of the existing oleanders on the uphill slope, and the landscape plan has been updated to note that they will be removed and replaced with toyons. The final, detailed landscape plan will need to specify quantities and sizes of these toyons and all other proposed plantings.

The Commission also encouraged the applicant to protect and preserve as many oaks as possible that were otherwise identified for removal. Sheet D1.00 notes that hand-digging around the 9.7" blue oak located at the driveway turnaround and at the coast live oaks located to the west of the new house will be carried out during driveway and foundation construction. The applicant also noted at the preliminary meeting that it was his intent to retain as many of the oaks as possible pending final driveway design.

2. Architectural and Site Plans

In response to ASCC comments concerning the proposed glazing and potential interior lightspill, the plans have been modified to remove all proposed skylights. Additionally, the plans note that the home's glazing will have a low-e coating and exterior shades will be installed.

Commissioners also expressed concern over potential off-site visibility of the proposed pendant light located at the entry (fixture "B"). This fixture will be fitted with an optional cap that will help to conceal the light source (design "E", Attachment 4).

As discussed at the preliminary meeting, the house will be constructed to be "solar ready" although solar photovoltaics are not currently proposed. Sheet A2.01 has been modified to show the potential area of future roof-mounted solar panels and notes that they would be installed flush with the flat roof surface.

NEIGHBOR COMMENTS

The neighbors at 30 Minoca Road (Sill) and 435 Golden Oak Drive (DePierris/Friedman) were present during the preliminary site meeting on May 26th. At that meeting, the neighbors at 30 Minoca Road expressed concerns over the view of the new home's northwest corner from their driveway and of the home's roof top. The ASCC directed the project team to provide a screen planting plan for the home's northwest corner and a rendering of the home as will be seen from the Sill's property. The renderings and the planting proposal are discussed above.

The neighbor at 435 Golden Oak Drive expressed concerns over potential water impacts to her property if the proposed pool were to leak. Jeff Lea, project civil engineer, explained the design features of the proposed drainage system and advised that the new system would improve water containment on site. On July 8, 2015, the Town received a letter from Michael Friedman of 435 Golden Oak Drive discussing his further concerns on the proposed grading and drainage plans (Attachment 5). Mr. Friedman notes his concern regarding sheet flow off the driveway and onto the steep slope above his property. The grading and drainage plan (Sheet C-2.3) shows a 2% slope on the driveway that will direct water into an earthen swale located on the uphill side of the subject property. Additionally, the project civil engineer advises that the driveway will be constructed with curbing along the edge closest to the 435 Golden Oak property to help direct water away from the downhill neighbor's property.

Other concerns noted by Mr. Friedman include rocks and debris potentially falling downslope onto his property during driveway construction and ensuring that no work associated with the proposed project encroaches onto his property. A detailed construction staging plan will need to be submitted with the building permit, and this plan should include measures to contain all debris and potentially falling rocks on the subject property. There is no work or tree removal proposed outside of the subject property.

CONCLUSION

The applicant has made design changes in response to directions provided by the ASCC. The project is in general conformance with the Town's Zoning and Site Development Codes. Prior to completing action on the architectural review, the ASCC should consider the above comments and any new information presented at the July 13, 2015 ASCC meeting.

ATTACHMENTS

1. Recommended Conditions of Approval
2. ASCC staff report and meeting minutes dated 5/26/15
3. Transmittal letter from project architect, Michael Picard, dated 7/6/15
4. Exterior lighting cut sheet for pendant light, received 4/15/15
5. Letter from Michael Friedman, 435 Golden Oak Drive, received 7/8/15
6. Architectural plans, received on 7/9/15

Report approved by: Debbie Pedro, Town Planner

Recommended Conditions of Approval for a
New Residence, Swimming Pool and Site Development Permit X9H-688
20 Minoca Road, Unger Residence, File #01-2015

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. Compliance with conditions for driveway bridge construction set forth in the May 7, 2015 letter from the Town Geologist (Cotton, Shires, and Associates).

3. Compliance with conditions for driveway bridge construction set forth in the April 29, 2015 letter from the Town Engineer (NV5).

4. Compliance with conditions for driveway bridge construction set forth in the February 5, 2015 letter from the Fire Marshal.

5. A construction staging plan for the driveway bridge construction that includes crane and bridge assembly areas, installation sequence timeline, traffic control plan, and any additional information needed to install the bridge shall be submitted to the satisfaction of the Public Works Director and Planning staff prior to building permit issuance.

6. A construction staging and tree protection plan for the new residence construction shall be submitted to the satisfaction of Planning staff prior to building permit issuance. This plan shall include measures to contain all potentially falling rocks and debris on the subject property.

7. The final, detailed screen planting plan for the uphill slope and the northwest corner of the new home shall be reviewed and adjusted at the site by a designated ASCC member at the time of rough framing inspection.

8. The final, detailed planting plan for the site (excluding the areas noted in condition #7) shall be submitted to the satisfaction of a designated ASCC member prior to building permit issuance.

9. The driveway shall be constructed with a curb along the southeastern (downhill) edge, and all civil plan sheets shall be updated to identify this curbing to the satisfaction of Planning staff prior to building permit issuance.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC and Planning Commission

FROM: Carol Borck, Assistant Planner

DATE: May 26, 2015

RE: Preliminary Architectural Review and Site Development Permit for a New Residence and Swimming Pool, File #s: 01-2015 and X9H-688, 20 Minoca Road, Unger Residence

BACKGROUND

This proposal is for the approval of plans for a 3,579 square foot two-story residence with an attached two-car garage, 1,785 square foot basement, and a swimming pool on a 1.3-acre property located at 20 Minoca Road (see attached vicinity map). The lot is within a 1-acre zoning district and was created as part of the Alpine Hills No. 3 subdivision (Tract 718, April 1955). Surrounding uses include single-family homes to the north, south, and west, and the Stanford Wedge to the east.

Existing development of the moderate to steeply sloped site is concentrated in the northern corner of the property, and the proposed redevelopment would continue to utilize this general area of the site. The property currently contains a two-story ranch style residence with a detached garage and detached guest house that will be demolished with the project. The pads of the existing structures vary from elevation 554 to 571 as the development steps up the hillside. Street elevation is approximately 514 at the driveway entrance. The existing driveway crosses a seasonal drainage channel, and the existing bridge will be replaced to comply with Woodside Fire Protection District regulations.

The plans call for 1,400 cubic yards of grading counted pursuant to site development ordinance standards (PVMC Section 15.12.070). This includes 750 cubic yards of cut and 650 cubic yards of fill. Approximately 1,600 cubic yards of earth will be exported from the site.

The proposal is further described in the set of architectural, landscape, and civil plans received on April 15, 2015 (Attachment 15). In addition to the plans, the project submittal includes the information listed below:

- Exterior lighting cut sheets, received April 15, 2015
- Outdoor Water Efficiency Checklist, dated December 15, 2014

- Build It Green Checklist, received on January 5, 2015
- Arborist Report by McClenahan Consulting dated November 21, 2014
- Image of Proposed Pre-fabricated Steel Bridge, received on April 15, 2015
- Colors/Materials Board (to be available at ASCC meeting), received on January 5, 2015

CODE REQUIREMENTS

As required by sections 18.64.010.1 and 15.12.100.C of the Zoning and Site Development Codes, this application for a new residence and site development permit has been forwarded to the ASCC and Planning Commission, respectively, for review. In addition to the Municipal Code, the Design Guidelines are used to evaluate the project.

DISCUSSION

The scope of the proposed project includes demolition of the existing home, guest house, garage (6,286 square feet total) and site improvements and construction of a new 3,579 square foot two-story contemporary style residence with an attached two-car garage, 1,785 square foot basement, and swimming pool. A portion of the home's lower level and garage count as basement (Sheet A1.00) pursuant to PVMC Section 18.04.065, and this area is not counted toward the square footage of the structure. The new residence will be situated in the general area of the existing guest house and garage, with the rear wall of the structure located at the 20-foot side yard setback line. Siting of the new residence has been largely driven by the design of the driveway hammerhead required by the Fire District and the location of the existing building pad.

The proposed new residence is a contemporary style that will have a flat roof form and be dug down into the northern hillside which will help to reduce the apparent massing of the structure. The home's two-story front (southeast) elevation will be broken up by an upper level patio on the south end of the home that will sit just above a planted area of fill sloping down to the pool level. Steps leading down from the patio along the fill slope will provide access down to the ground level. The wall supporting this area of fill will be approximately 12-feet in height and extend towards the pool from the east end of the main level patio.

The kitchen/dining, living, office and master bedroom spaces are located on the main level with patios off both the dining and living rooms. The lower level of the home includes the garage, two guest bedrooms, and recreation room. The lower level of the home will be dug into the hillside with a finished floor elevation of 560.50, and as a result, the home will present as a single story when viewed from the neighboring property to the northwest at 30 Minoca Road. The northwest (rear) elevation of the home's upper level has been designed so that only the stairwell and kitchen area have glazing facing the neighboring property.

The upward slope of the property generally runs in a northerly direction. The finished floor of the main level of the home will be at elevation 571.91, which is approximately 58 feet above Minoca Road. For comparison, the finished floor elevation of the existing garage is 571.3 and 567.5 for the existing guest house.

While the new residence will project higher above grade than most of the existing buildings, it does not appear that the views from the neighboring property at 30 Minoca will significantly change. The height of the home's rear elevation will be approximately 15 feet above grade (approximately elevation 587), and the building pad at 30 Minoca appears to be at

approximately 580. Existing screening vegetation between the two homes currently serves to soften views to the site, and some additional planting could be installed to provide a more substantial buffer in the view openings. It appears that very limited views to the new home will be experienced from other properties in the vicinity and from Golden Oak Drive.

The front elevation of the home's upper level will be composed primarily of glass, capturing the primary view corridor of the property. It will be important to understand the interior lighting of these areas and if the glass will have any tinting or measures to control exterior light spill.

The proposed lap pool will be located in front of, and parallel to, the southern half of the home. Pool walls will extend a maximum of approximately two and one-half feet above grade. The pool equipment will be located within the home's basement.

Driveway bridge

There is an existing 46-foot long wood vehicle bridge located just beyond the driveway apron that spans the existing drainage channel. This bridge does not meet Woodside Fire Protection District regulations (50,000 lb load rating) and is required to be replaced as part of the redevelopment project. A new, prefabricated bridge (Attachment 2), with concrete decking and metal guard rails, and new concrete abutments will be installed at approximately the same location as the existing bridge. The new, single-span bridge will be 12-feet wide and 55-feet long with 2'3" high weathered steel guardrails. Utilities will be mounted under the bridge deck and brought up the driveway.

The proposed bridge has been reviewed by the Town Geologist, the Fire Marshal, and the Town Engineer (NV5). The Town Geologist advises that the project geotechnical consultant has performed an investigation of the site and provided geotechnical design recommendations for the bridge that, in general, appear appropriate (Attachment 8).

The Fire Marshal calls for the bridge to meet standards for fire apparatus loads and to post 50,000 lb load limit signage on the bridge (Attachment 11).

The Town Engineer has found the proposed bridge to be in general accordance with standard bridge industry design practices (Attachment 10). They advise that due to the constraints of the site, that the civil plans should indicate crane and bridge staging/assembly areas, installation sequences, etc. that will be necessary to install the bridge.

As the existing drainage channel is not recognized as a creek, only a building permit is required for the new bridge construction.

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

The project proposes a floor area of 3,579 square feet concentrated in the main structure which is 67% of the allowed floor area for the property. There are no other buildings proposed. The proposed impervious surface is 5,501 square feet which is well under the 7,969 square foot limit.

The proposed structure complies with 28- and 34-foot height limits stipulated in Section 18.48.010 of the PVMC for the R-E/1A zoning district. The proposed maximum height of the house is approximately 27'.

The proposed structure fully complies with all setbacks as demonstrated on plan sheet A1.00.

Parking

Required parking in the R-E/1A zoning district is two covered spaces and two guest spaces. The project proposes two covered spaces in the garage, one guest space at the top of the driveway, and one guest space in the autocourt.

Grading and Site Development Committee review

The project proposes 1,400 cubic yards of grading which includes 750 cubic yards of cut and 650 cubic yards of fill. The majority of this earthwork is necessary to regrade the driveway and develop the hammerhead to meet Fire District requirements. The driveway design will meet the maximum 20% slope and 14-foot width requirements. Cut as deep at 10 feet and fill as deep as two feet will be required to create the hammerhead and autocourt. The driveway will be regraded, and up to five feet of fill will be placed on the upper section, and up to three feet of fill will be placed on the lower section. The retaining wall along the driveway will vary from approximately two to five and one-half feet in height. There will be approximately 1,600 cubic yards of earth exported from the site that includes the excavation for the pool and basement.

Town Geologist. The Town Geologist, in his letter dated February 2, 2015 (Attachment 7), recommends approval of the site development permit with the condition that storm drain detention system details will be provided with the building permit.

Public Works. The Public Works Director, in his memorandum dated February 9, 2015 (Attachment 9), has provided standard conditions for site development permit approval as well as requiring that the driveway apron be revised to comply with the 20-foot width limit (PVMC 15.12.310.A). The project civil engineer has advised the Public Works Director that the Fire District requires a minimum 40-foot turning radius on both sides of the driveway which will require that the apron be approximately 60 feet as shown on Sheet C-2.2. The Public Works Director has approved this design.

Fire Marshal. The Fire Marshal, in her letter dated February 5, 2015 (Attachment 11), includes all standard conditions concerning fire code, driveway, and bridge requirements for conditional approval of the site development permit.

County Environmental Health. The Health Officer, in his memorandum dated January 27, 2015 (Attachment 12) approves the site development permit with the condition that a permit to abandon the existing septic tank serving the guest unit be obtained by the applicant prior to building permit final inspections The existing system serving the main residence is adequate for the new development.

Conservation Committee. The committee's January 28, 2015 comments (Attachment 13) note a number of proposed invasive grasses (Stipa tenuissima, Miscanthus sinensis, and Jarava ichu) that have now been eliminated from the landscape plan.

In response to the committee comments, the applicant is proposing a Prunus lyonii (Catalina Cherry) instead of a Bay tree and removed the driveway lighting.

Trails Committee. The Trails Committee, in their email dated February 11, 2015 (Attachment 14), advises that a Town trail (located in the public right-of-way) crosses the driveway apron, and that the apron will need to be scored with the project.

In general, none of the Site Development Committee reviews raise significant issues.

Exterior materials and finishes, exterior lighting, and skylights

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

- Reclaimed or light gray stained wood siding
- Metal fascia, canopies, guardrail framing, chimney caps, and window frames in a dark bronze with LRV of <10%
- Weathered sheet steel pool walls, guardrail mesh, and garage doors with LRV of <15%
- TPO membrane roofing in gray that will meet the 40% LRV requirement
- Soffits in natural wood
- Board formed concrete walls in gray or tan
- Asphalt driveway entrance
- Concrete driveway
- Permeable paver auto court and patios

Samples will need to be submitted for the proposed patio and autocourt pavers, driveway concrete, and TPO roofing. The plans do not include a railing detail for the upper courtyard and steps leading to the ground level on the southeast elevation, and this will need to be provided.

Proposed exterior and landscape lighting is shown on Sheet L-2 and the fixture cut sheets are attached. The fixtures and proposed locations appear to be in general compliance with Town guidelines. No lighting is proposed for the driveway bridge.

There are three skylights proposed for the new residence. The skylights would be located over the hallway that runs the length of the structure.

Landscaping and fencing

The majority of the site is maintained in an open, native woodland and chaparral condition. The proposed landscape plan, Sheet L-1, is conceptual, and a final, detailed landscape/planting plan will need to be submitted. Planting is kept close to the new residence and includes five non-fruiting olives. Comments from the Conservation Committee on the plant selection are discussed above, and the current planting plan has been revised to remove the noted invasive species. As discussed above, consideration should be given to providing some additional screen planting on the northwest slope behind the house that will help to further soften views to the house from the neighboring property, but not grow so high as to potentially block views. The conceptual planting plan proposes three toyon in the area of home's proposed glazed stairwell, and further consideration for screen planting along the rear elevation will be needed.

Six significant trees are proposed for removal as noted in the arborist report dated November 21, 2014 (Attachment 6). Trees #1 and #6 (both blue oaks) are in poor to fair condition and are impacted by the proposed house and driveway. Tree #16 (coast live oak) is in poor to fair condition and will be impacted by the new bridge. Tree #17, a buckeye in fair condition, is

located under the bridge, and preservation is uncertain. Trees #10, #12 and #18 (blue oak, coast live oak and bay laurel), located to the south of the driveway, are proposed for removal due to poor condition and structure. Additionally, the three cedars along the driveway will be removed. The Conservation Committee also supports the removal of the existing pines and the fertile olive tree near the driveway entrance.

The arborist's site drawing located within the report also includes four "X's," and these are trees that have been previously removed under permit. The report also includes recommendations for tree protection during construction, and a detailed tree protection plan will need to be submitted with the building permit.

No new fencing is proposed with the project. The existing post and wire fencing along the northeast (rear) property line is proposed to remain; however, it is in disrepair and should be removed. The existing chain link fencing within the northwest side yard will be removed with the project. The new pool will be fit with a locking cover to meet Building Code security requirements.

"Sustainability" aspects of project

The project architect has provided the enclosed Build-It-Green checklist targeting 102 points for the project, whereas, 136.5 points would be required under the Town's previous Green Building Ordinance. The Town's Green Building Ordinance is currently not in effect due to the adoption of the Cal Green Code 2013 that superseded it as of January 1, 2014. Staff will be working with the Town Council in the future to determine if a new green building ordinance should be developed, and in the meantime, staff is requesting t hat all ASCC applications include a completed Build-It-Green checklist.

NEIGHBOR COMMENTS

No public comments have been received as of the writing of this report.

CONCLUSION

The ASCC and Planning Commission should conduct the May 26, 2015 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect make any plan adjustments or clarifications that members conclude are needed before both commissions consider final action on the application. Project review should then be continued to the regular June 22, 2015 ASCC meeting.

Attachments

1. Vicinity Map
2. Image of Proposed Pre-fabricated Steel Bridge, received on 4/15/15
3. Exterior lighting cut sheets, received 4/15/15
4. Outdoor Water Efficiency Checklist, dated 12/15/14
5. Build It Green Checklist, received on 1/05/15
6. Arborist Report by McClenahan Consulting dated 11/21/14
7. Comments from Town Geologist dated 2/2/15
8. Comments from Town Geologist on proposed bridge dated 5/7/15
9. Comments from Public Works Director dated 2/9/15
10. Comments from NV5 on proposed bridge dated 4/29/15

11. Comments from Fire Marshal dated 2/5/15
12. Comments from County Environmental Health dated 1/27/15
13. Comments from Conservation Committee dated 1/28/15
14. Comments from Trails Committee dated 2/11/15
15. Architectural plans, received 4/15/15

Report approved by: Debbie Pedro, Town Planner

ARCHITECTURAL AND SITE CONTROL COMMISSION **MAY 26, 2015**

Special Joint ASCC/Planning Commission Site Meeting, 20 Minoca Road, Preliminary Architectural Review for New Residence, Swimming Pool, and Site Development Permit X9H-688

Vice-Chair Harrell called the special site meeting to order at 4:00 p.m.

Roll Call:

ASCC: Breen, Clark, Harrell
ASCC absent: Koch, Ross
Planning Commission: Gilbert, Hasko, Von Feldt
Planning Commission absent: McKitterick, Targ
Town Council Liaison: None
Town Staff: Town Planner Pedro, Assistant Planner Borck

Others present relative to the proposal for 20 Minoca Road:

Bill Unger, applicant
Michael Picard, project architect
John Stillman, project geotechnical consultant
Jeff Lea, project civil engineer
Moshe Gray, project general contractor
Graciella DePierris, 435 Golden Oak Drive
Alvin and Ann Sill, 30 Minoca Road

Ms. Borck presented the May 26, 2015 staff report on this preliminary review of the proposed new residence and site improvements. She advised that the project will involve 1,400 cubic yards of grading that counts towards the site development permit and that the Planning Commission is the approving body on the permit. She stated that the proposed redevelopment will utilize the existing building pad and will be located at the 20' side setback line. She noted that the existing driveway would be re-graded and that the driveway bridge will also be replaced as required by the Woodside Fire Protection District. She emphasized that the front elevation of the home will be composed primarily of glass, and that it will be important to understand the interior lighting and if the glass will have any tinting or measures to control lightspill.

Michael Picard, project architect, provided the background to the development of the design concept, advising that the position of the house was essentially determined by the location of the driveway hammerhead necessary for fire truck turnaround. In response to a question, he advised that the roof material would be a gray TPO sheet that would meet the Town's li ght reflectivity requirement. In response to a question concerning potential interior light spill, Mr. Picard advised that exterior shades will be installed on the home's glazing and that the interior lighting would be downward-directed ceiling lights.

Alvin Sill, 30 Minoca Road, had concerns over proposed solar panel placement on the roof. Mr. Unger clarified that the roof was only being made "solar ready" at this time, and that a solar photovoltaic system had not yet been designed.

Mr. Picard then led the commissioners through the site to view the trees proposed for removal and the relationship between the new development and the 30 Minoca property. Commissioners viewed the story poles from the Sill property, and the Sills expressed concern over their views of the new roof. Commissioner Clark suggested that Mr. Picard consider alternate roof solutions that could mitigate some of the roof visibility by the Sills. Vice-Chair Harrell requested that the project architect present a 3-D model of the home at the follow-up ASCC meeting so that everyone could better visualize what the Sills will see from their home.

Graciella DePierris, 435 Golden Oak Drive, expressed concerns over potential water impacts to her property if the proposed pool were to leak. Jeff Lea, project civil engineer, explained the design features of the proposed drainage system and advised that the new system would improve water containment on

site. Ms. DePierris invited the ASCC to her property to view the condition of her hillside to illustrate her concerns.

After commissioners viewed the existing bridge and there were no further public comments, ASCC members agreed that they would offer comments on the proposal at the regular evening ASCC meeting. Planning Commissioner Alex VonFeldt offered that the proposed grading seemed appropriate, that she was comfortable with the removal of the double-trunk live oak at the rear of the house, and that the blue oaks proposed for removal should be saved where possible. She also advised that tree protection would be very important for the project. Other Planning Commissioners in attendance held their comments and will submit them via email to Planning staff. Thereafter, project consideration was continued to the regular evening ASCC meeting.

Adjournment

The special site meeting was adjourned at approximately 5:00 p.m.

Commissioner Clark supported the recommendation to the Planning Commission for the lot line adjustment and noted that there is a need for weed abatement on the lot. Ms. Pedro said staff will work with the property owner to abate any public nuisance.

Commissioner Breen supported the lot line adjustment. She agreed that the invasives should be removed from the site and the area cleaned up.

Vice Chair Harrell stated her support of the lot line adjustment.

The Commission unanimously recommended the Planning Commission approve the proposal.

(b) Continued Review of Site Development Permit Application for Landslide Repair, File #: X9H-660, 16/42 Santa Maria Avenue, Bylund (Staff: K. Kristiansson)

Ms. Kristiansson presented the report regarding the site development permit application and a review of the joint field meeting with the ASCC and Planning Commission that was held on May 20, 2015, with regard to landslide repair on Santa Maria Avenue. She advised that the area labeled as "existing driveway" at 40 Santa Maria was actually a parking pad for the residence at 40 Santa Maria and the former driveway was located further east. She said property records show an ingress egress easement across 40 Santa Maria, and both the area labeled "existing driveway" and the previous driveway location appear to be within that easement.

Ms. Kristiansson said that staff is recommending the ASCC recommend Planning Commission approval of the Initial Study/Mitigated Negative Declaration and Site Development Permit X9H-660 with the conditions as provided in the staff report.

Vice Chair Harrell called for questions from the Commissioners.

Commissioner Clark asked if there was resolution to the existing/original driveway issue with 40 and 42 Santa Maria. Mr. Bylund said there is a lot of room within the easement for a driveway and additional parking and whoever develops the lot in the future could design driveway that would likely satisfy both parties.

Commissioner Breen said, because of the many sudden oak deaths in that area, it is important their plans consider protection of the oaks. Mr. Bylund said that all the bay trees and acacias within the slide envelope will be removed and the oaks will be treated for SOD.

Vice Chair Harrell asked for public comments or questions. There were none.

The Commission reco mmended ap proval by the Planning Commission of the Initial Study/Mitigated Negative Declaration and Site Development Permit X9H-660 with the conditions as provided in the staff report.

(5) NEW BUSINESS

(a) Preliminary Architectural Review and Site Development Permit for a New Residence and Swimming Pool, File #s: 01-2015 and X9H-688, 20 Minoca Road, Unger Residence (Staff. C. Borck)

Vice Chair Harrell noted that the ASCC conducted a site meeting at the property today and viewed the story poles and existing conditions with the project team. Ms. Borck presented the staff report describing the proposed project plans for a new residence and swimming pool located on Minoca Road. Ms. Borck said that at the conclusion of the field meeting, staff and Commissioner Clark met with the property owner at 435 Golden Oak who expressed concerns over the potential instability of the steep hillside above her home, particularly if the applicant's new pool leaks and water flows downward into the hillside. Ms. Borck

said that based on the proposed plans and input from the project civil engineer, it appeared the proposed drainage system would be an improvement to the existing condition.

Vice Chair Harrell asked the applicant for any additional comments. There were none.

Vice Chair Harrell called for questions from the Commission.

Commissioner Clark asked the applicant if they could provide renderings of the house as viewed from the corner at the neighbor's driveway and at the deck over the roof. The applicant said they would provide the additional renderings.

In response to Vice Chair Harrell's question about light spill, the applicant said the light would be concentrated in the kitchen and a small amount in the dining room, and the windows are tinted. The applicant noted that the front of the house is not visible to Portola Valley residents.

Michael Freidman, 435 Golden Oak Drive, said they have had a consultant examine the soil and foundation issues near the hillside on their property, and the consultants have attributed ground settlement and drainage issues to water coming down the hillside. He said water coming from a leak in the pool at the project site could cause major structural problems to his home. He requested some reassurance backed up with the reports regarding the pool and drainage and the impact to the hillside.

The applicant said the civil engineer and geotechnical engineer visited the site today and this neighbor's concern was brought to their attention. He said the engineer's response was the improvements will be beneficial to Mr. Freidman's property. Vice Chair Harrell advised Mr. Friedman that the grading, engineering, and drainage evaluations required to obtain the building permits will result in a better design than the current unimproved condition of the hillside. Ms. Pedro added that a geotechnical consultant evaluation indicates the project has been reviewed, including the pool, and there are no geotechnical objections to the development proposal. Ms. Pedro said storm drain discharge is also evaluated in the report and it is recommended that it be evaluated to ensure that no concentrated storm water is discharged onto any unstable slope areas. Vice Chair Harrell advised Mr. Friedman to review the project reports and forward any additional questions or comments to the Town.

Commissioner Clark supported the small footprint of the project, no new fencing, removal of the chain link fencing, limited landscaping with no lawn, the scale of the home, and the roof profile. He said while the north elevation indicates only two windows, they are fairly significant and there should be more layered landscape screening of the stairwell lights.

Commissioner Breen supported the project. She said the design is stunning and beautiful and there is minimal offsite visual impact. She appreciated the less is more approach to landscaping. She said the oleander should be changed out for Toyons. She would recommend that the light source from the tube light fixture be screened from below. She said the new driveway configuration will be helpful to the neighbors and their concern about water. She supported the removal of the oak that project arborist suggested pruning because it is declining, and she hopes they can keep the Blue Oak at the top of the driveway.

Vice Chair Harrell supported the project. She suggested that plantings can be used to help soften the view of the house. She also wanted to ensure that the uphill neighbors are impacted as little as possible and requested that the two renderings suggested by Commissioner Clark be provided.

(6) COMMISSION AND STAFF REPORTS: None.

(7) APPROVAL OF MINUTES: May 11, 2015. Commissioner Breen moved to approve the minutes as submitted. Seconded by Commissioner Clark, the motion passed 3-0.

(8) ADJOURNMENT [*8:37 p.m.*]

159 South Jackson Street, Suite 600, Seattle WA 98104 USA

OLSON KUNDIG ARCHITECTS

Town of Portola - ASCC and SCC meeting revisions

DATE: July 6, 2015

TO: Carol Borck

FROM: Michael Picard
Olson Kundig Architects

PROJECT: 20 Minoca Road, Bill Unger Residence

Cover:

- Revised rendering to reflect concrete wall in front of pool has been removed

D- 1 - Demo

- Hand digging has been noted next to oak trees that are desirable to save to protect root structures from foundation work.
- A note showing removal of the dilapidated chain link fence has been added.

L- 1 - Landscape Planting

- A note showing removal of Oleanders and replacing with Toyons has been added.
- Notes were added to provide landscape screening along neighbor's property at 30 Minoca.
    - The applicant would like to defer a final decision on the exact type and layout of planting to be used for screening between the new house and the 30 Minoca Road property. It will be more beneficial for everyone to determine screening when the rough framing is up. The goal will be to screen at the stair window area to mitigate light for the 30 Minoca property and provide privacy for the applicant. Additional screening will be provided at the corner of the property to screen the façade at the corner of the house as viewed from the 30 Minoca driveway. The following are proposed:
        - The plantings are limited. They need to be shrubby but 15' tall-ish, drought tolerant, shade or filtered sun tolerant, evergreen, on the Town's 'allowed' list.
        - The plantings being considered are Prunus Lyonii, Heteromeles, and few Vaccinium Ovatum. The plantings would be arranged in a natural manner.
        - Once rough framing is up, we would like to propose a designated ASCC member to assist in the field to see the framing and views to help adjust the planting plan. The plan will be finalized and approved by this member.

L- 2 - Lighting

- Redundant plant info has been deleted that was shown on L-1. Fixture B, a note has been added selecting a snooted option extending the tube fixture to mitigate direct view of the light source.

A2.01 - Roof Plan

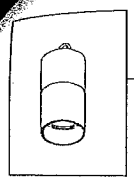
- Skylights have been deleted as they are no longer in the project.
- The house is "solar ready" with no current plans for solar panels. However, there was a question about where they would be. A layout has been shown that meets the energy requirements of the house but keeps the panels out of the main view corridor of the 30 Minoca neighbor (see renderings). Additionally, the solar panels will be flat mounted on the roof.

A3.0 - Elevation

- A note has been added calling out the solar coating on the glass and exterior shades, both could lessen light spill.

Renderings

- Two renderings were requested from the 30 Minoca property. One was from the deck looking over the house, one from the driveway looking at the tall corner of the house as the hill falls away. Both views have been included, in 3 versions - existing with story poles visible, house added with no vegetation, and one showing vegetation added.



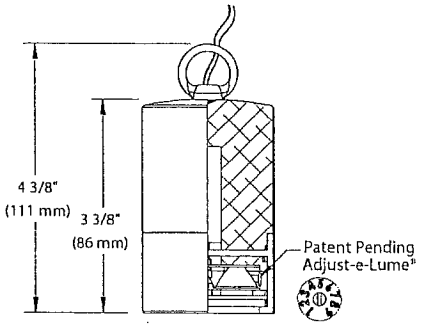
BKSSL SOLID STATE LIGHTING

the power of with adjust-e-lume® TECHNOLOGY

RING MOUNT

PROJECT:	
TYPE:	

"C" CAP



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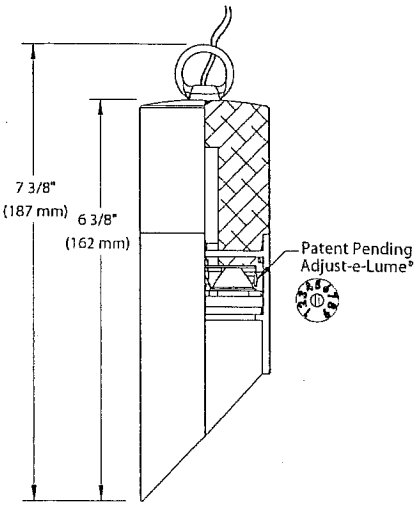
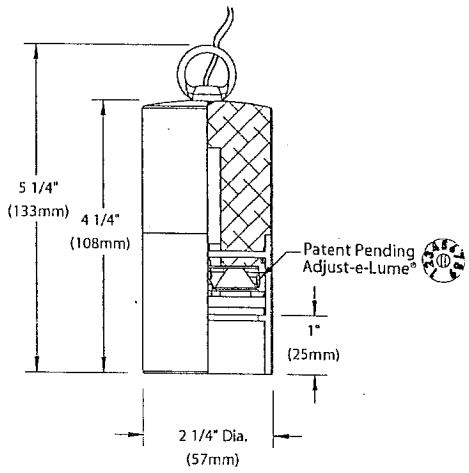
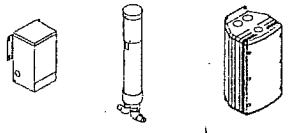


"E" CAP



Accessories *(Configure separately)*

Remote Transformers:



TR Series | Power Pipe™ | UPMRM™

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.

Ring
1" dia. brass mounting ring allows for cable or hook mounting (hardware by others). External wire leads extend approximately 14" beyond ring.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('D'), or 1" deep bezel with 90° cutoff ('E') cap styles.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL™
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset *output intensity.*

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood = Blue.

Remote Transformer
For use with 12VAC BKSSL remote transformer.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Standard 8750. Certified to CAN/CSA Standard C22.2 No. 9, CSA TIL B-58B. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP66 Rated. Made in USA.

ETL Intertek | Made in the USA | lighting facts | RoHS

®Teflon is a registered trademark of DuPont Corporation.
®Energy Star is a registered trademark of the United States Environmental Protection Agency.

Department of Philosophy
Stanford University
Stanford, CA 94305

July 8, 2015

To: Architectural and Site Control Commission
Planning Commission
Town of Portola Valley

Re: Proposed Site Development Permit X9H-688 at 20 Minoca Road

Myself and my spouse Graciela De Pierris are co-owners of the property at 435 Golden Oak Drive, directly below the property at 20 Minoca Road. After attending the preliminary meeting of the Architectural and Site Control Commission on May 26, 2015, we reviewed the documents concerning the Proposed Site Development Permit at 20 Minoca Road collected by the Commission. We then contacted Mr. Jon Hagen (P.E., G.E.), Project Engineer at Ned Clyde Construction, Inc., who reviewed these same documents and, with permission from Mr. Bill Unger, the owner of the property at 20 Minoca Drive, visited this property with us on June 17, 2015 in order to consider the relation of the proposed building project to our property on the steep hillside below.

Mr. Jon Hagen raised the following concerns to us:

1. Concerning grading and drainage along the proposed new driveway, the plans that he viewed were not clear enough to show the grading or placement of drainage measures. We do not want sheet flow off the driveway onto the steep slope above our property. Plans should have been made for a curb (or wall) on the downhill side and/or grading of the driveway surface so that water flows towards the earthen swale on the uphill side away from the downhill slope above our property. This should also apply to drainage from the proposed new swimming pool and from the proposed new house more generally.

2. Mr. Hagen emphasized a very serious concern about the potential for construction debris and large rocks falling down the hillside during construction. The plans that he saw indicated that silt fences are to be installed below the driveway. However, there is a serious question whether these would be strong enough to capture and retain large rocks or boulders, should one get loose. We saw several on the surface and grading will likely expose more. The contractor should install plywood fencing to more effectively prevent large objects from rolling down the steep hillside above our property and likely damaging our house.

3. Mr. Hagen also emphasized that all exposed slopes (especially the slope on the steep hillside above our property) should be vegetated. The plans do indicate either planting or

hydroseeding to take place. Mr. Hagen suggests that jute mesh on exposed slopes greatly helps in establishing grass and plants on steep hillsides.

We ourselves would like to add that the existing driveway should not be moved or expanded in such a way as to encroach upon our property. Nor should any trees presently on our property be removed without our permission.

In sum, we would like to have written assurances adequately addressing the four issues raised above:

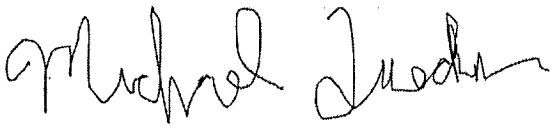
(a) Grading and drainage issues should be adequately clarified in accordance with (1) above.

(b) The strong measures recommended by Mr. Jon Hagen in (2) above to prevent rocks and boulders from sliding down the steep hillside above our property should be implemented, including not only silt fences but also plywood fencing appropriate to larger and more dangerous objects.

(c) Similarly, vegetation and planting on the same steep hillside should be undertaken in accordance with (3) above, together with jute mesh to help in establishing grass and plants there.

(d) The existing driveway should not be moved or expanded in such a way as to encroach upon our property; nor should trees presently on our property be removed without our permission.

Respectfully submitted,



Michael Friedman
Frederick P. Rehmus Family Professor of Humanities
Director, Patrick Suppes Center for the History and Philosophy of Science
Professor of Philosophy

SHEET INDEX

Sheet Group	Sheet No.	SHEET NAMES
01 COVER	0.00	COVER PAGE
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02 GENERAL	D1.00	DEMOLITION PLAN
03 CIVIL	C-0	TOPOGRAPHIC AND BOUNDARY SURVEY
03 CIVIL	C-1.1	TITLE SHEET
03 CIVIL	C-2.1	OVERALL SITE PLAN
03 CIVIL	C-2.2	GRADING & DRAINAGE PLAN
03 CIVIL	C-2.3	GRADING & DRAINAGE PLAN
03 CIVIL	C-3.1	DRIVEWAY PROFILE
03 CIVIL	C-3.2	DRIVEWAY PROFILES
03 CIVIL	C-4.1	DETAILS
03 CIVIL	C-5.1	GRADING SPECIFICATIONS
03 CIVIL	ER-1	EROSION CONTROL PLAN
03 CIVIL	ER-2	EROSION CONTROL PLANS
04 LANDSCAPE	I-1	IRRIGATION PLAN
04 LANDSCAPE	-2	LEGEND, NOTES & SCHEDULES
04 LANDSCAPE	I-3	IRRIGATION DETAILS
04 LANDSCAPE	I-4	IRRIGATION DETAILS
04 LANDSCAPE	L-1	LANDSCAPE PLAN
04 LANDSCAPE	L-2	LANDSCAPE LIGHTING PLAN
05 ARCHITECTURAL	A1.00	SITE PLAN
05 ARCHITECTURAL	A2.00	PRESENTATION LOWER AND MAIN LEVEL PLANS
05 ARCHITECTURAL	A2.01	PRESENTATION ROOF PLAN
05 ARCHITECTURAL	A3.00	EXTERIOR ELEVATIONS
05 ARCHITECTURAL	A3.01	EXTERIOR ELEVATIONS
05 ARCHITECTURAL	A3.10	BUILDING SECTIONS
05 ARCHITECTURAL	A3.11	BUILDING SECTIONS
05 ARCHITECTURAL	A6.00	PRESENTATION LOWER AND MAIN LEVEL RCP'S

SHEET INDEX

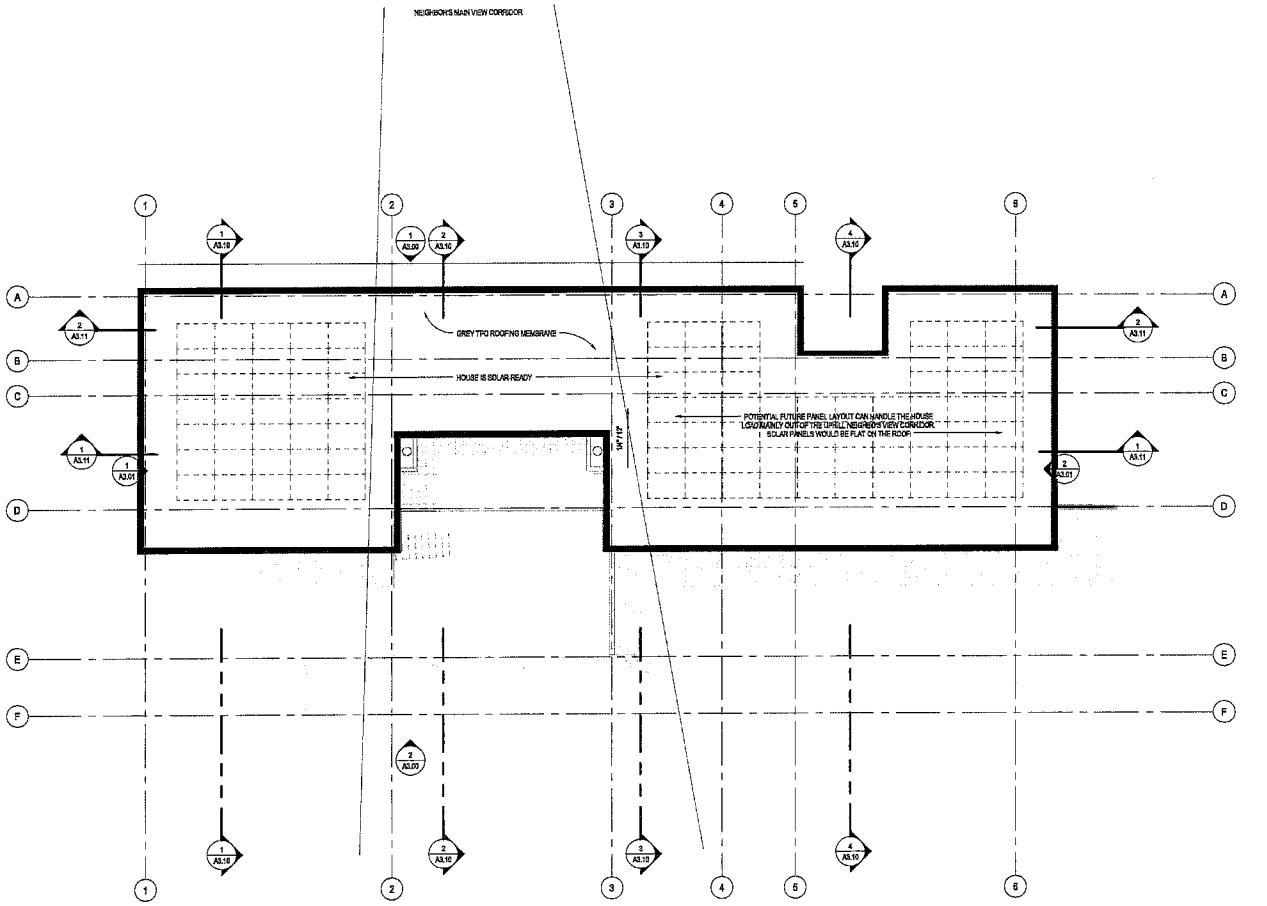
UNGER RESIDENCE

20 MINOCA ROAD, PORTOLA VALL 94028

ASCC & SDP REVIEW DRAWINGS
14 MAY 2015

OLSON KUNDIG ARCHIT
159 South Jackson Street, 6th Floor, Seattle WA 98104 USA T+1 206 624 5670 F+1 206 624 9730 www.olsg

Attachment 6



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

OLSON KUNDIG ARCHITECTS
159 South Jackson Street, 6th Floor, Seattle WA 98104 USA • t 1 206 624 5670 F • f 1 206 624 3730 www.olsonkundigarchitects.com

project:
UNGER RESIDENCE
20 MINOCA ROAD, PORTOLA VALLEY, CA 94028

principal architect TK
project manager MP
drawn by WK
Author
checked by Checker
job no. 13074
date 14 MAY 2015

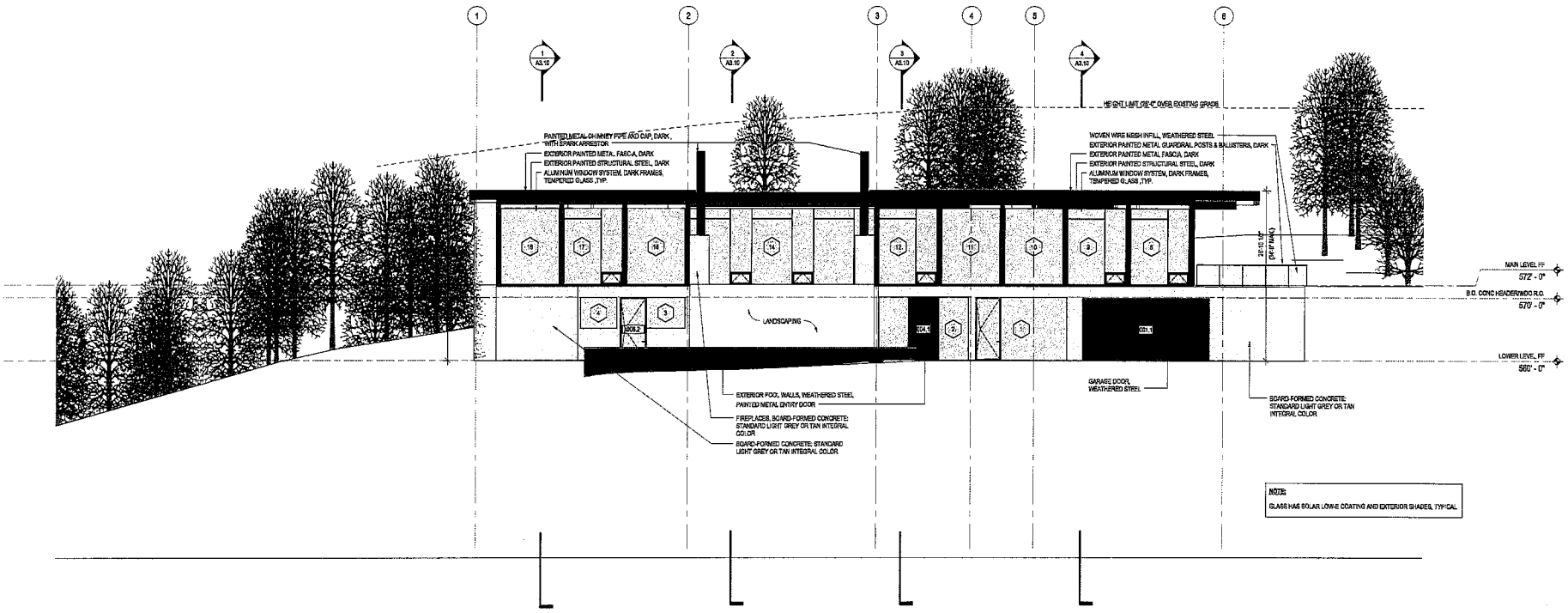
revisions:

no.	date	by

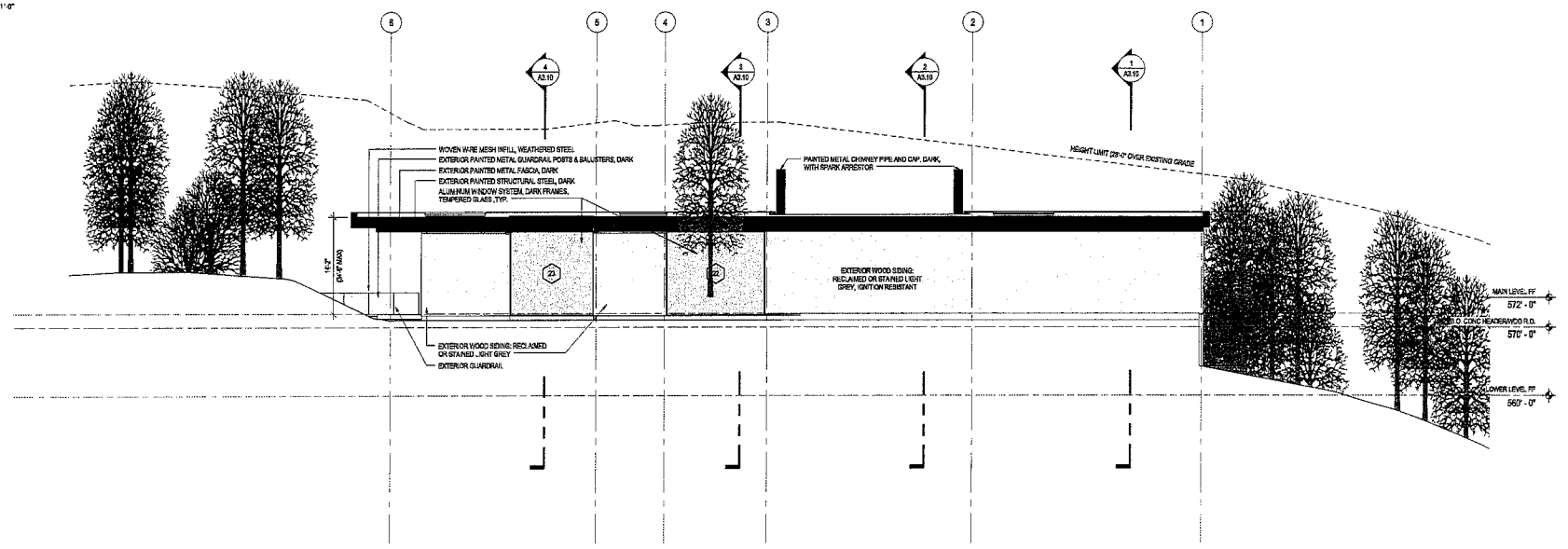
NOT FOR CONSTRUCTION
ASCC & SDP REVIEW DRAWINGS
14 MAY 2015

PRESENTATION ROOF PLAN

A2.01



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

OLSON KUNDIG ARCHITECTS
159 South Jackson Street, 6th Floor, Seattle WA 98104 USA T +1 206 624 5670 F +1 206 624 3730 www.olsonkundigarchitects.com

PROJECT
UNGER RESIDENCE
20 MINOCA ROAD, PORTOLA VALLEY, CA 94028

principal architect TK
project manager MP
drawn by WK
checked by
job no. 13074
date 14 MAY 2015

revisions:

no.	date	by

NOT FOR CONSTRUCTION
ASCC & SDP REVIEW DRAWINGS
14 MAY 2015

EXTERIOR ELEVATIONS

A3.00

OLSON KUNDIG ARCHITECTS

358 South Jackson Street, 6th Floor, Seattle, WA 98104 USA T +1 206 624 5670 F +1 206 624 3220 www.olsonkundigarchitects.com

project:
UNGER RESIDENCE
20 MINOCA ROAD, PORTOLA VALLEY, CA 94028

principal architect TK
project manager MP
drawn by MK
checked by
job no. 1324
date 14 MAY 2015

revisions:

no.	date	Revision	by
1	Date	Revision	by

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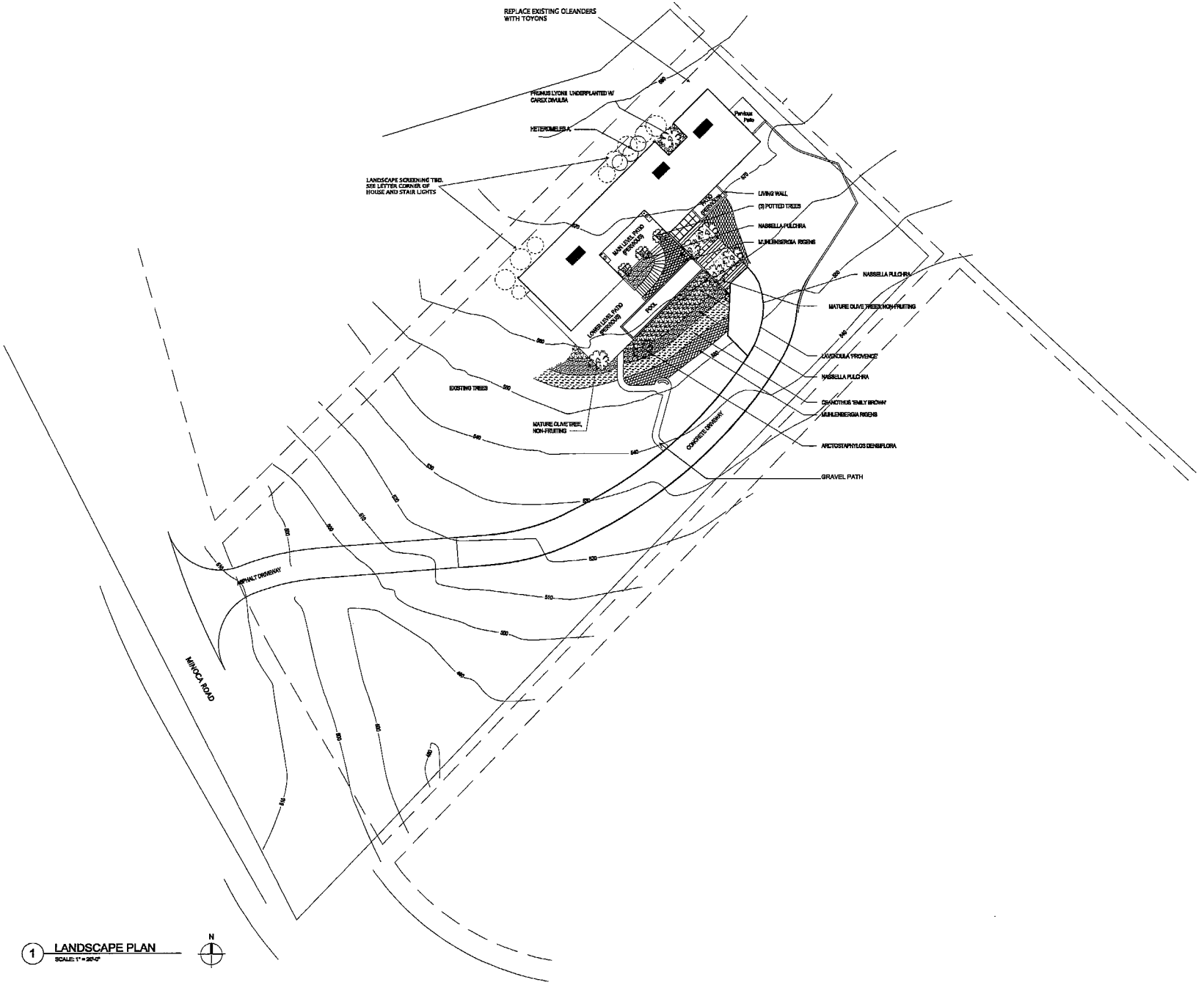
ASCC & SDP REVIEW DRAWINGS
14 MAY 2015

DEMOLITION PLAN

D1.00



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

N

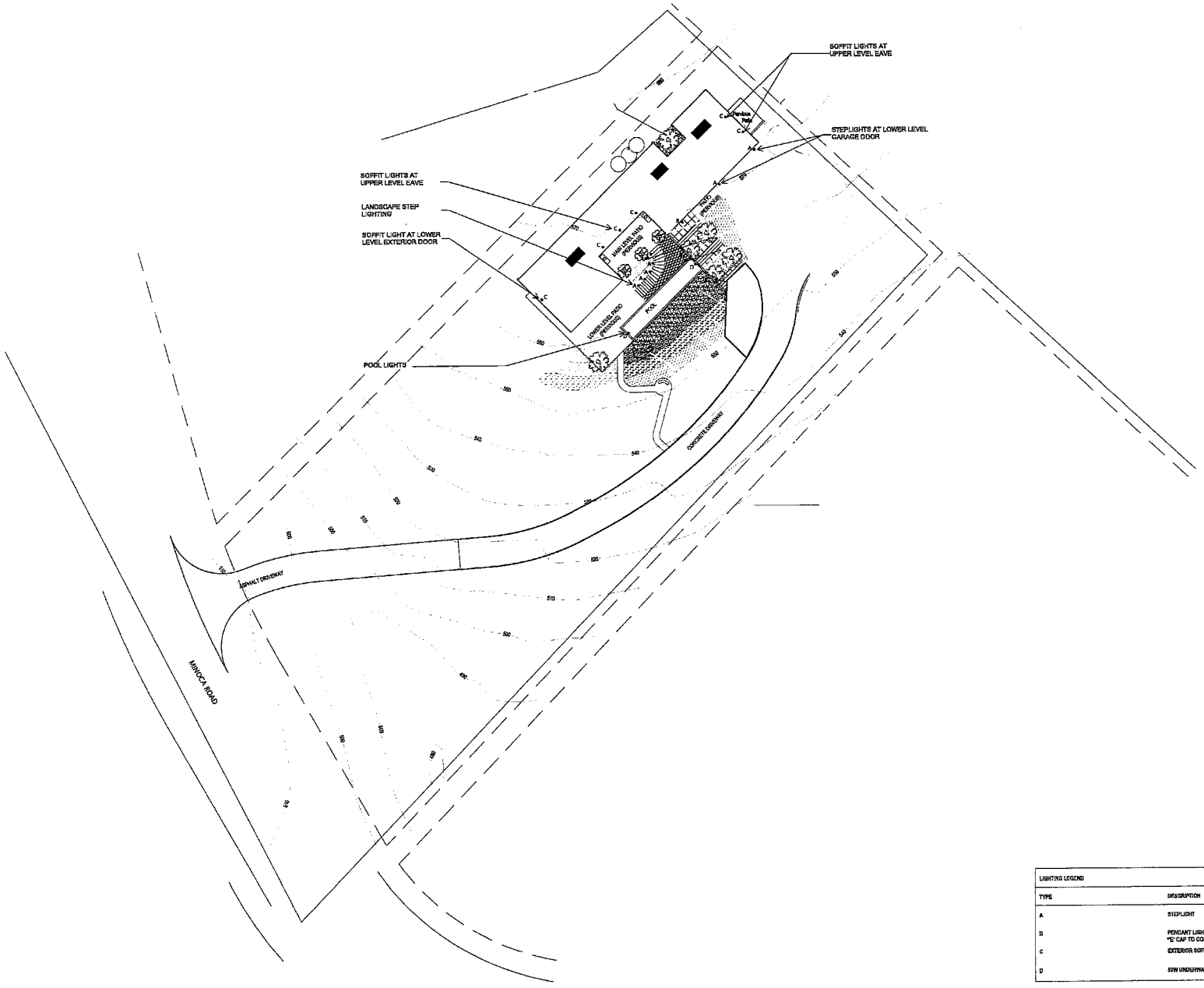
Viridian Landscape Architecture
P.O. Box 389
Pacific Grove, CA 93950
Phone: 831.521.6692 - rosemaryw@vlastudio.com -
www.vlastudio.com

UNGER/BAKER RESIDENCE
20 MINOCA ROAD
PORTOLA VALLEY, CA
A.P.N. 079-103-040

DATE:	Feb. 2, 2015
SCALE:	1" = 20'-0"
DRAWN BY:	R.W.
REVISION:	

LANDSCAPE PLAN

L-1



1 LANDSCAPE LIGHTING PLAN
SCALE: 1" = 30'-0"

LIGHTING LEGEND		
TYPE	DESCRIPTION	
A	STEPLIGHT	B-K LIGHTING MINI-MICRO 3 WATT STEPLIGHT
B	PENDANT LIGHT AT ENTRY CANOPY; B-K LIGHTING RING MOUNT DELTA STAR 8-WATT PENDANT "E" CAP TO CONCEAL LIGHT SOURCE	
C	EXTERIOR SOFFIT LIGHTS AT UPPER PATIO; B-K LIGHTING SQUARE VERSA STAR	
D	50W UNDERWATER POOL LIGHT	

OLSON KUNDIG ARCHITECTS
159 South Jackson Street, 8th Floor, Seattle WA 98104 USA T +1 206 624 5670 F +1 206 624 3730 www.olsonkundigarchitects.com

project:
UNGER RESIDENCE
20 MINOCA ROAD, PORTOLA VALLEY, CA 94028

principal architect TK
project manager MP
drawn by WK
Author
checked by Checker
job no. 13074
date 8 MAY 2015

revisions:

no.	date	by

NOT FOR CONSTRUCTION
ASCC & SDP REVIEW DRAWINGS
8 MAY 2015

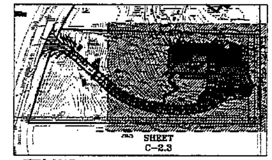
LANDSCAPE LIGHTING PLAN

L-2

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

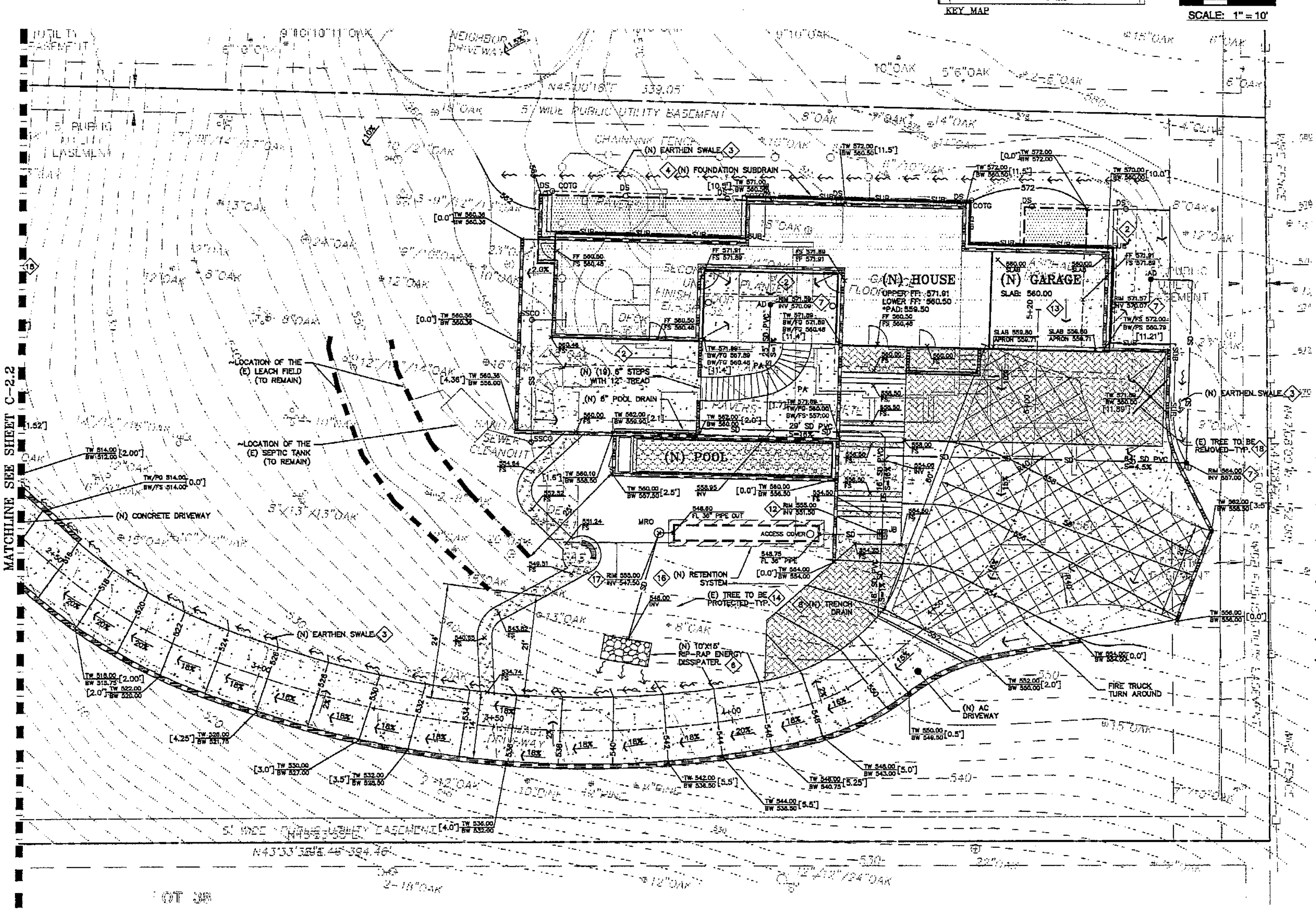
NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103. gbraze@leabraze.com

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



KEY MAP

SCALE: 1" = 10'



ANNOTATION KEY

1. SLOPE FINISHED GRADES A MIN. OF 3% AT LEAST 6' (SIX FEET) FROM THE BUILDING, AND GRADE AS REQUIRED FOR POSITIVE DRAINAGE OUTFALL. MAINTAIN A MINIMUM OF 6" CLEAR BETWEEN WOOD FRAME AND EXTERIOR EARTHEN GRADE PER U.B.C. – TYP.
2. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARD POSITIVE DRAINAGE AS SHOWN ON PLANS.
3. CONSTRUCT EARTHEN SWALES (@ 2% MIN.) TOWARD POSITIVE OUTFALL. SEE DTAIL 4 ON SHEET C-4.1.
4. INSTALL NEW SUBDRAIN SYSTEM AROUND THE BUILDING FOUNDATION AND RE-SLOPED AT A MINIMUM OF 1%. USE 4" PVC PERFORATED PIPE WITH THE HOLES DOWN SURROUNDED WITH CLASS II PERMEABLE DRAIN ROCK AND WRAPPED IN FILTER FABRIC. SUBDRAINS SHALL BE DEDICATED LINES NOT CONNECTED TO SD SYSTEM. SLOPE TO OUTFALL @ DAYLIGHT. PROVIDE CLEANOUTS AT MAJOR CHANGES OF DIRECTION OF THE TIGHTLINE AND AT A MINIMUM OF 50' INTERVALS ALONG THE TIGHTLINE PER SOILS ENGINEER'S RECOMMENDATIONS.
5. CONNECT ROOF DOWNSPOUTS TO (N) 4" PVC TIGHTLINE (SDR-35) AT 2% MIN. PROVIDE CLEANOUTS AT MAJOR CHANGES OF DIRECTION OF THE TIGHTLINE AND AT A MINIMUM OF 50' INTERVALS ALONG THE TIGHTLINE. AVOID USING 90° CONNECTIONS AND INSTEAD USE 45° CONNECTIONS OR LESS WHEREVER POSSIBLE. SCREENING SHALL BE INSTALLED IN THE GUTTERS TO PREVENT FAILURE.
6. PLACE ENERGY DISSIPATER PER A.B.A.G., AND TOWN STANDARDS. SEE DETAIL 1 ON SHEET C-4.1.
7. INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS OR BRASS ATRIUM.
8. (N) TRENCH DRAIN IN DRIVEWAY.
9. GRATE (NDS PART 70C) IN LANDSCAPE OR PLANTER AREAS. DO NOT USE PLASTIC GRATES. SEE DETAIL 2 ON SHEET C-4.1.
10. REMOVE (E) TREES –TYP. REFER TO LANDSCAPE PLAN.
11. INSTALL (N) TIGHTLINE SYSTEM 6" PVC AT 2% MIN. PROVIDE CLEANOUTS AT 50' INTERVALS OR MAJOR BENDS.
12. INSTALL (N) "CHRISTY V-24" JUNCTION BOX WITH STANDARD GRATE & WITH CONCRETE BOTTOM FLUSH WITH LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 BASS WATERFALL. INSTALL SOLID METAL RIM BOLTED DOWN. SEE DETAIL 3 ON SHEET C4.1.
13. PROVIDE 1% CROSS SLOPE ON SLAB TO PROVIDE FOR ADEQUATE GARAGE DRAINAGE.
14. CONTRACTOR SHALL PLACE PROTECTIVE FENCING AROUND TRESS TO REMAIN TO PROTECT DURING CONSTRUCTION PER TOWN STANDARDS –TYP.
15. INSTALL LANDSCAPE WALL 3.0' HIGH MAX. EXTEND TOP OF WALL 0.5' ABOVE DRIVEWAY TO ACT AS A CURB.
16. INSTALL (N) RETENTION SYSTEM. SEE DETAIL 5 C-4.1.
17. INSTALL (N) METER RELEASE OUTLET. SEE DETAIL 6 C-4.1.
18. (E) TREE TREE TO BE REMOVED.

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LEA No. 31876 CIVIL STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
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WWW.LEABRAZE.COM

20 MINOCA ROAD PORTOLA VALLEY CALIFORNIA

SAN MATEO COUNTY

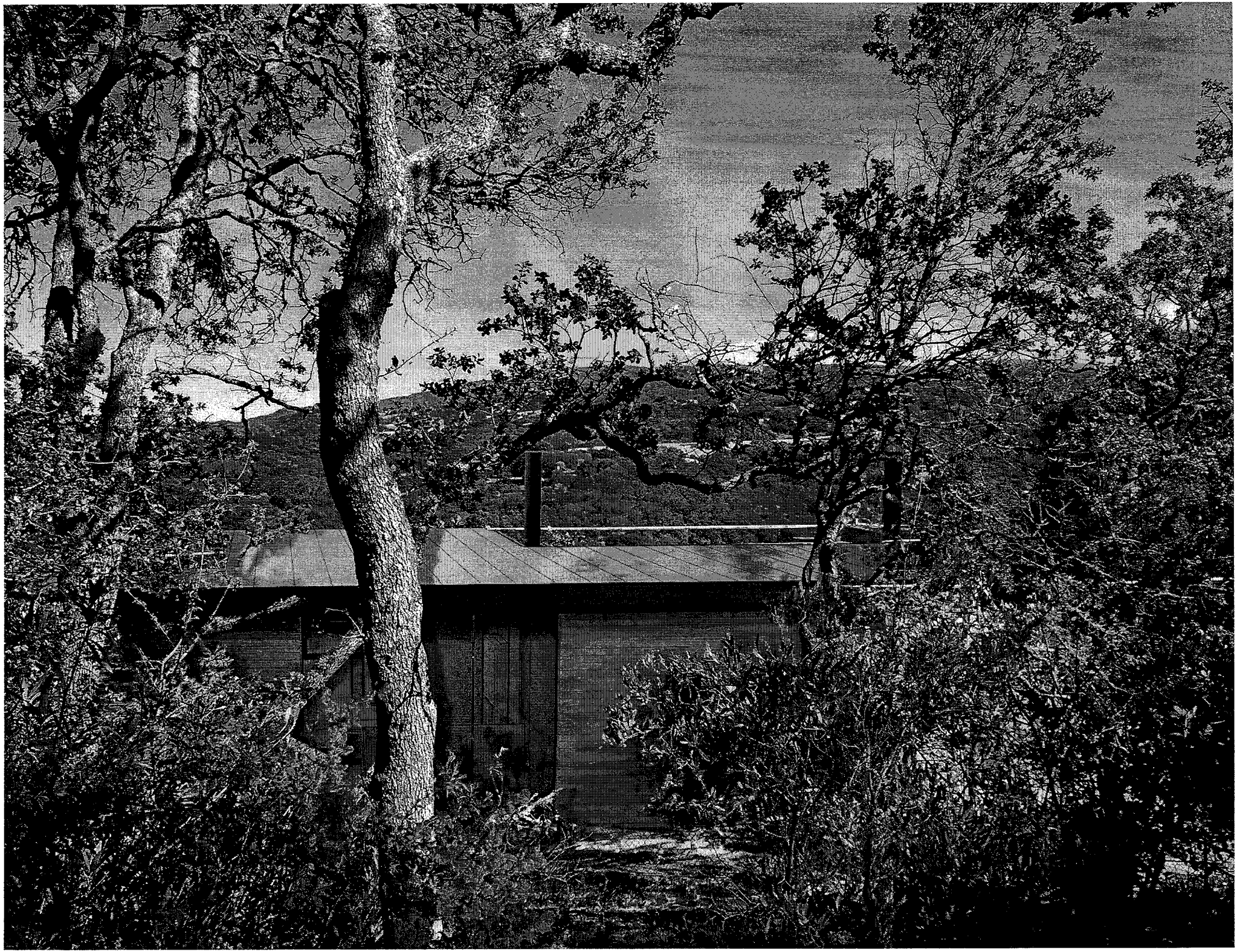
APN: 079-103-040

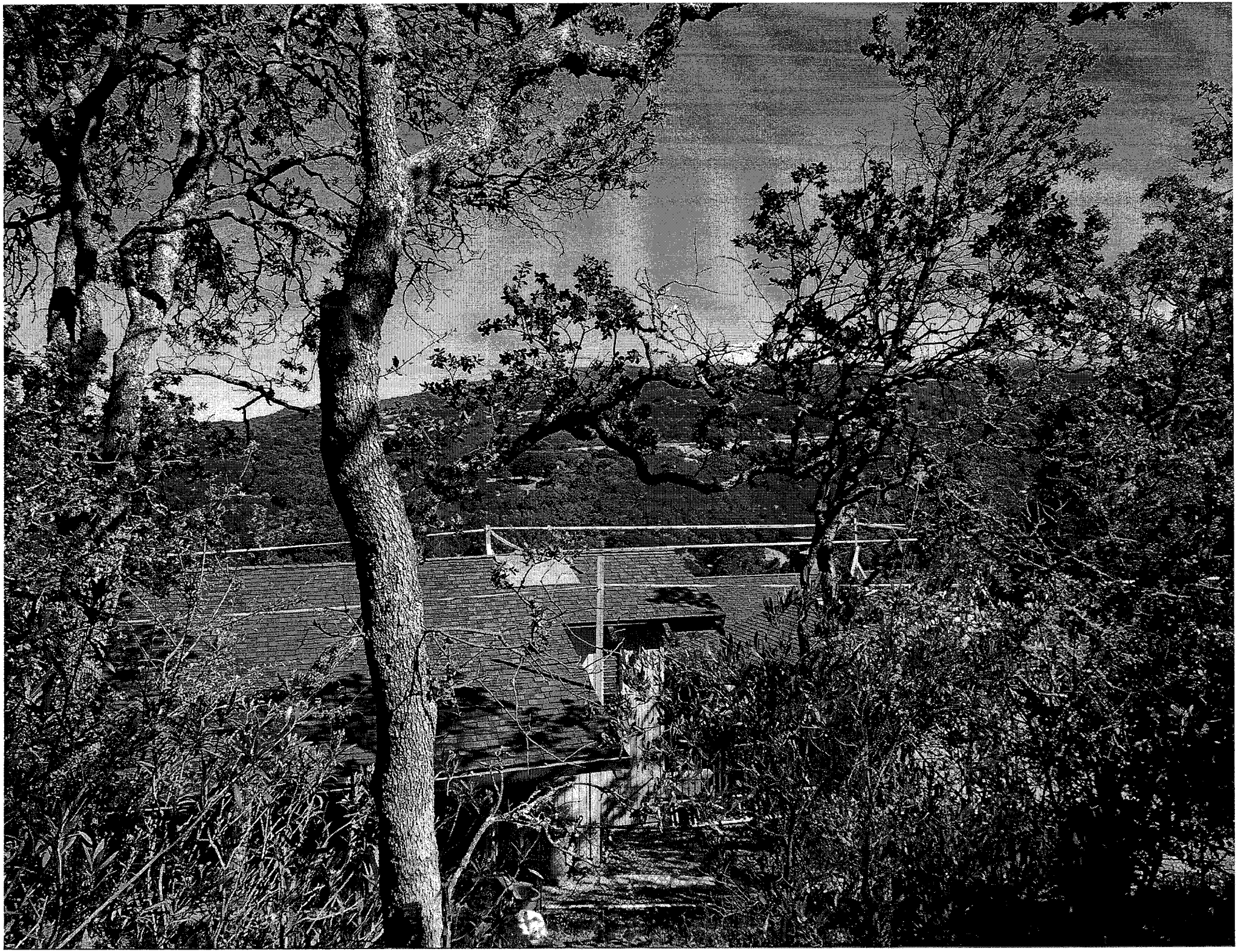
GRADING & DRAINAGE PLAN

REVISIONS	BY

JOB NO:	2110212
DATE:	4-9-15
SCALE:	1"= 10'
DESIGN BY:	PC/RB
DRAWN BY:	PC/WA
SHEET NO:	C-2.3

04 OF 10 SHEETS





MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: July 13, 2015

RE: Modifications to Previous Approval for an Expanded Riding Arena and Grading for New Lunging Area, File #s: 41-2014 and X9H-683, 15 Los Charros Lane, Sabel Residence

RECOMMENDATION

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

BACKGROUND

On October 27, 2014, the ASCC approved the construction of a new 478 square foot barn and the conversion of an existing corral into a 2,754 square foot riding arena on the subject property. The staff report prepared for the October 27th meeting and meeting minutes are included in Attachment 2.

Building permit #15667 for the new barn was reviewed and approved by the Town on June 11, 2015. However, site development permit approval by San Mateo County Environmental Health Department for the grading work over the proposed riding arena was contingent upon locating the septic system leach lines. The applicant conducted a site investigation and found that the leach lines run under the existing corral, and therefore, expansion of the corral area is not feasible. As an alternative, the applicant is proposing to keep the existing corral and grade a 2,500 square foot area in the southwest corner of the property for a new lunging area where the horses will be lunged before they are ridden. The plans call for approximately 414 cubic yards of grading which includes 207 cubic yards of cut and 207 cubic yards of fill.

In addition to the plans submitted on May 14, 2015 (Attachment 9), the project submittal includes the information listed below:

- Transmittal letter from project architect, dated May 14, 2015

- Geotechnical review letter by Wayne Ting, dated May 13, 2015
- Geotechnical response to Town of Portola Valley by Wayne Ting, dated May 22, 2015

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

CODE REQUIREMENTS

As required by section 15.12.100.B of the Site Development Code, this application for a new riding arena has been forwarded to the ASCC for review. In addition to the Municipal Code, the Design Guidelines are used to evaluate the project.

DISCUSSION

As discussed above, the proposal includes grading a new 2,500 square foot horse lunging area in the southwest corner of the property. The existing barn has been demolished and construction of the new barn is underway as approved by the ASCC on October 27, 2014. The existing corral area will remain and will not be expanded. The new lunging area will provide a level area for the applicants' horses to be exercised, but will not be used as a corral. There is no fencing or other structure proposed with the lunging area. No trees will be removed with the project. Once the grading for the lunging area is complete, it will be seeded with a pasture seed mix; no other planting is proposed.

The proposed lunging area will be located at the rear of the property. There is existing screening vegetation between the subject property and both the uphill rear neighbor at 161 Sausal Drive and the neighbor to the southwest at 25 Los Charros Lane. It does not appear that the lunging area will significantly impact the neighboring properties.

Grading and Site Development Committee review

The project proposes 414 cubic yards of grading which includes 207 cubic yards of cut and 207 cubic yards of fill. Cut as deep as three feet and fill up to five feet will be required to grade the lunging space to an average slope of four percent. Slope contours around the arena will be smoothed, and no retaining walls are proposed. A drainage swale will be created around the southeastern side of the lunging area

Town Geologist. The Town Geologist, in his letter dated June 1, 2015, indicated no geotechnical objections to the proposal and recommends approval of the site development permit as proposed (Attachment 6).

Public Works Director. The Public Works Director, in his memorandum dated May 14, 2015, has provided standard conditions for site development permit approval (Attachment 7).

Health Officer. The Health Officer has approved the proposed location of the lunging area as noted in his email dated May 20, 2015 (Attachment 8).

In general, none of the Site Development Committee reviews raise significant issues.

Compliance with impervious surface and setback standards

The total existing impervious surface on site (with the barn construction) is 4,336 square feet and well under the 7,150 square foot limit. Site impervious surface will not change with the current proposal as no gravel or other materials will be placed within the graded area.

The proposed grading extends into the rear and side yard setback areas and is in compliance with the Town's grading standards per PVMC Section 15.12.250.

CONCLUSION

Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the July 13th ASCC meeting.

Attachments

1. Recommended conditions of approval
2. ASCC staff report and meeting minutes dated 10/27/14
3. Transmittal letter from project architect, dated 5/14/15
4. Geotechnical review letter by Wayne Ting, dated 5/13/15
5. Geotechnical response to Town of Portola Valley by Wayne Ting, dated 5/22/15
6. Review comments from the Town Geologist, dated 6/1/15
7. Memorandum from Public Works Director, dated 5/14/15
8. Email from the Health Officer, dated 5/20/15
9. Architectural plans, received 5/14/15

Report approved by: Debbie Pedro, Town Planner

Recommended Conditions of Approval for Permit Modification and New Horse Lunging Area
15 Los Charros Lane, Sable Residence, File #s: 41-2014 and X9H-683

The following conditions are recommended if the ASCC finds it can act to approve the modified 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. Compliance with conditions set forth in the June 1, 2015 letter from the Town Geologist (Cotton, Shires, and Associates).

3. Compliance with conditions set forth in the May 14, 2015 memorandum from the Public Works Director.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: October 27, 2014

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

RECOMMENDATION

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

BACKGROUND

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

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

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

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

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

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

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

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

DISCUSSION

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

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

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

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

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

Site Development Permit Committee review

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

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

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

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

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

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

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

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

Exterior materials and finishes, exterior lighting

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

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

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

- Wood arena fencing in brown

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

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

Landscaping and fencing

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

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

"Sustainability" aspects of project

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

CONCLUSION

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

Attachments

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

Report approved by: Debbie Pedro, Planning Director

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

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

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

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

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

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

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

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

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

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

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

Commissioners expressed general support for the project and agreed that:

- The finding per Section 18.58.020 D3a of the Portola Valley Municipal Code could be made, and that the existing structure may remain in its current location.
- The window facing Portola Road should have framing and trim that comply with Town's 50% color light reflectivity guideline.
- The proposed sconce at the rear elevation of the garage should be eliminated.

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

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

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

3. The exterior lighting plan shall be modified to: 1) eliminate one light from the front elevation of the garage; and 2) eliminate the one light proposed at the rear elevation of the garage.

4. The framing and trim for the window facing Portola Road shall comply with the Town's 50% color light reflectivity guidelines, and the other two windows on the structure may have white framing and trim. A sample of the proposed color for the window facing Portola Road shall be submitted to the satisfaction of the Planning Director prior to building permit issuance.

5b. Architectural Review for New Barn, Arena Expansion, and Site Development Permit X9H-682, 15 Los Charros Lane, Lands of Sabel, File #: 41-2014

Borck presented the October 27, 2014 staff report for this proposal for approval of plans for a new 478 square foot barn with attached 560 square foot covered tack up area and a site development permit for riding arena expansion on the subject 1-acre property. She stated that the existing barn would be demolished, and the existing arena would be expanded from approximately 1,300 square feet to approximately 2,700 square feet. She advised that the plans called for 288 cubic yards of grading, including 110 cubic yards of fill for the allan block walls at the arena and 178 cubic yards of fill to be used as backfill at the barn retaining wall and for leveling the arena. She stated that review comments received from the Public Works Director and Town Geologist raised no significant issues, and that it was expected that the pending reviews from Woodside Fire and San Mateo County Health would also include standard conditions of approval. Borck noted that no new landscaping was proposed, but that any proposed plantings for the arena's tiered walls would need to be specified with the building permit.

Tom Sabel, applicant, and Carter Warr, project architect, were present to discuss the project with ASCC members. Mr. Warr presented a color rendering of the proposed arena and barn to illustrate the goals of the arena expansion and the design scheme. He stated that it was the applicant's intention to install plantings at the arena walls for screening. He stressed that the off-site view impacts of the barn and arena were minimal.

In response to questions, Mr. Sabel clarified that:

- The neighboring property has a spring and drainage has been an issue for that property, but not for his.
- He has removed several pine trees from his property and has been relandscaping the property over time.
- He would like to keep the large pine tree on the uphill side of the new barn as it would provide shade for the horses.

In response to questions, Mr. Warr clarified that:

- The color rendering of the arena and barn was not to scale.
- He will be working with San Mateo County Health regarding any septic leachfield regulations.
- There is no lighting proposed at the stairs or path in the rear of the new barn.

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

Breen enthusiastically supported horsekeeping on the property. She advised that the arena walls should be landscaped. She expressed concern over the possible visibility of the bulbs in the proposed exterior light fixtures from off-site, and that perhaps a different fixture should be proposed. Mr. Warr advised that the fixtures could be fit with LED bulbs that have a solid bottom. He added that the proposed pendant fixture on the upper level deck could be eliminated, and that a step light installed in a post could be an alternate lighting solution for that location.

Breen also asked the applicant if there was any opportunity to open up views for his neighbors by removing additional pine trees. Mr. Sabel advised that his rear neighbor had previously removed trees for his view, and the other neighboring properties did not have views through his property. He added that he was still in the process of determining a timeline for future pine tree removal and landscape planting that would work with his budget.

Ross and Clark also supported an alternative exterior light fixture at the upper level deck and the use of a solid-base LED bulb on the proposed sconce at the main level.

Koch further supported the removal of pine trees to open up views for the property.

Following discussion, Clark moved, seconded by Ross, and passed (4-0) to approve the proposed plans and site development permit X9H-682 with the following conditions:

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

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

3. All arena fencing located within the 50-foot front setback shall be off-set one foot from the allan block retaining wall to the satisfaction of the Planning Director at the time of final inspections.

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

5. The proposed exterior pendant light at the barn's upper level deck shall be replaced with rail or post-type lighting. The revised lighting plan and fixture cut sheet shall be submitted to the satisfaction of a designated ASCC member prior to building permit issuance.

6. The proposed exterior sconce at the barn's lower level shall be fit with an LED bulb having a solid bottom. The revised lighting plan shall include this specification to the satisfaction of the Planning Director prior to building permit issuance.

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

8. A detailed planting plan for the allan block retaining walls shall be submitted to the satisfaction of a designated ASCC member prior to building permit issuance.

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

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

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

Commission and Staff Reports

Pedro announced that there would be a joint ASCC/Planning Commission meeting at 4pm on 11/10/14 for new residence at 40 Antonio Court.

Breen reported that she had reviewed revised landscaping plans for 230 Shawnee Pass.

Clark reported that he had reviewed follow-up conditions for 229 Corte Madera.

Koch confirmed that the retirement dinner for Tom Vlasic is on 11/3/14.

Minutes

Breen moved, Ross seconded to approve the October 13, 2014 minutes as submitted. The motion passed 4-0.

Adjournment

The meeting was adjourned at 8:30 p.m.

CJW ARCHITECTURE

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

To: Town of Portola Valley
Building & Planning

Re: Sabel-Helms 15 Los Charros
Revision to Site Development Permit

DT: May 14, 2015

Enclosed are the following documents for review by the Town ASCC for a revision to the existing Site Development approval.

- Site Plan, Sheet A-1.2
  - (2) full size sheets (24x36)
  - (7) reduced sheets (12x18)
  - (1) reduced sheet (8.5 x 11)

- Review letter from project Geo-tech (2) copies

Explanation

A condition of the original approval was to locate the existing septic tank and leach lines at the request of the health department. That investigation was undertaken, as a result we discovered that the septic system is not in the exact location shown in the county records. The location of the leach lines makes the retaining walls that were part of the original design infeasible.

Having an area to exercise horses on a lunge line is still a critical component of this project so we are submitting the enclosed revision which has a number of benefits for the site while meeting the needs of the owners.

The revised design has been located in an area away from the septic system and will have no impact on the septic system or the trees. The revised design reduces the amount of grading, will not require any retaining walls and will not require any sub-surface drainage systems since it is no longer connected to a building or held up by retaining walls. Locating the lunging area in this new location will also not require any fencing or footing material. The project geo-tech has reviewed and approved this new design. After final grading the area will be seeded with Pacific Seed Dry Horse Pasture seed.

Pro
13 May 2015

WAYNE TING & ASSOCIATES, INC.

GEOTECHNICAL CONSULTANTS
42329 Osgood Road, Unit A, Fremont, CA 94539
Phone (510) 623-7768
E-Mail: tingwayne@yahoo.com

Mr. Thomas Sabel
15 Los Charros Lane
Portola Valley, CA 94028

Subject: **LUNGING AREA SITE PLAN REVIEW**
Proposed Lunging Area Plan
15 Los Charros Lane
Portola Valley, California

Reference:
1) Geotechnical Investigation
Wayne Ting & Associates, Inc.
Dated 21 August 2014
2) Site Plan
By CJW Architecture
Sheets A1.2 and A1.3, Revision date 4/8/15

Dear Mr. Sabel:

At your request, **Wayne Ting & Associates, Inc. (WTAI)** has reviewed the above referenced materials pertaining to the subject project.

Based on our review, it is our opinion that the plans (Reference 2) as submitted, conform to the geotechnical recommendations presented in Reference 1.

Should you have any questions relating to the contents of this letter or should additional information be required, please contact our office at your convenience.

Very truly yours,

WAYNE TING & ASSOCIATES, INC.

Wayne Ting

Wayne L. Ting, C.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
WAYNE L. TING
No. C 46276
Exp: 12/31/16
CIVIL
STATE OF CALIFORNIA

Copy: 1 to Mr. Sabel

22 May 2015

WAYNE TING & ASSOCIATES, INC.

GEOTECHNICAL CONSULTANTS
42329 Osgood Road, Unit A, Fremont, CA 94539
Phone (510) 623-7768 Fax (510) 623-7861

Mr. Thomas Sabel
15 Los Charros Lane
Portola Valley, CA 94028

Subject: **RESPONSES TO TOWN OF PORTOLA VALLEY**
Proposed Riding Arena
15 Los Charros Lane
Portola Valley, California

References:
1. Geotechnical Investigation
By Wayne Ting & Associates, Inc.,
Dated 21 August 2014
2. Supplemental Geotechnical Peer Review
By Cotton, Shires and Associates, Inc.
Dated 18 May 2015

Dear Mr. Sabel:

At your request, **Wayne Ting & Associates, Inc. (WTAI)** has performed a site reconnaissance and reviewed the above referenced materials pertaining to the subject project to respond the concerns of Town of Porto Valley.

Responding to the Concern of Supplemental Geotechnical Considerations in Item 1 of Reference 2:

CUT AND FILL SLOPE

1. It is noted that the cut slope will be along the southern side of the property line, near the fence, and it is in WTAI's opinion that this cut will most likely not have any adverse impacts to any nearby structures since the structures are at least 20 feet way from this cut slope. This cut, however, may cause small creeping of the existing fence towardly downslope but should not cause any major impacts.

2. Recommendations for all fill slopes should not be steeper than 2:1 (horizontal:vertical). Cut slopes in stiff natural materials should not exceed 2:1 (H:V).

3. A shear key must be established at the toe of all fill and must be at least 8 feet in width and 3 feet cut into the stiff native material. The bottom of the keyway excavation should be sloping back into the hillside at a minimum gradient of 3 percent. After the excavation of the keyway, backfill material can be placed. Fill materials should be placed in lifts not exceeding 8 inches in uncompacted

thickness and compacted to a minimum relative compaction of 90 percent with 2 percent moisture over optimum. The relative compaction is based on the maximum dry density as determined by ASTM D1557 Latest Version Laboratory Test Procedure. Subsequent benches should be placed at vertical heights of 3 feet and should extend horizontally into the firm soil. A typical section is presented in the attached Figure 1, Fill Slope Detail.

4. During the grading operations, fill slopes must be compacted and should be over-constructed. At the completion of grading operations, the excess fill or loose soils existing on the slopes should be cut to a firm and adequately designed slope grade. Track-walking of the slope surface should only be utilized to seal the surface.

5. Before work is stopped due to heavy rains, a positive gradient away from slopes should be provided to carry surface runoff water away from the slope and to areas where erosion can be controlled. After the completion of slope grading, the exposed cut and fill slopes should be planted with deep-rooted native plants or hydro-seeded to minimize erosion. After grading is completed and WTAI has finished the observation of the work, no further grading shall be done except with the approval of WTAI. Some minor erosion on slopes should be expected thus requiring periodic maintenance.

6. It is estimated that the difference in height of the cut for the arena in the southern side is about 4 feet, from elevation of 628.5, original slope, to 624.5, arena finish grade. Therefore, as an alternative to cutting, on site retaining wall can be utilized, following recommendations as stated in reference 1.

Responding to the concern of geotechnical construction inspection in Item 3 of Reference 2:

We will provide letters of inspections in regard to geotechnical construction phases of the project to the Town Engineer later.

Should you have any questions relating to the contents of this letter, please contact our office at your convenience.

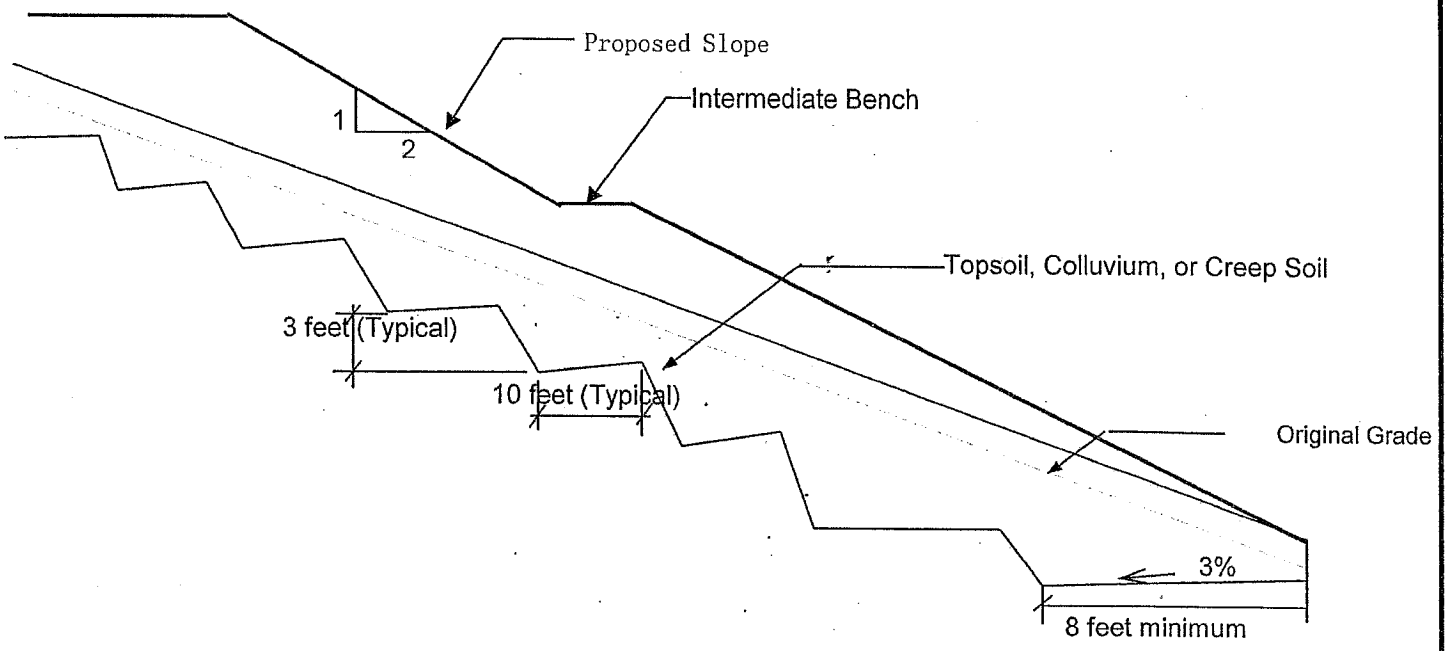
Very truly yours,

WAYNE TING & ASSOCIATES, INC.

Wayne L. Ting, C.E.
Principal Engineer

Copies: 2 to Mr. Sable

FILL SLOPE DETAIL



NOTES:

1. Intermediate benches should be spaced according to the recommendations presented in this report.
2. Where natural grade is steeper than 6:1, bench into firm soil as determine by WTAI.
3. Keyway width should be a minimum of 8 feet and extended 3 feet into firm soil or rock

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

June 1, 2015
V5384C

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

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

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

- Responses to Town of Portola Valle, Propose Riding Arena (letter), prepared by Wayne Ting and Associates, Inc., dated May 22, 2015.

In addition, we have reviewed pertinent technical documents from our office files.

DISCUSSION

We understand that the applicant has modified the previous site plan for a riding arena, which was originally to be located in the northeastern portion of the property, but has recently been moved to the southern portion of the site. The new arena location will be near the southern property boundary, and will include an approximate 6-foot high, by 50-foot long cut within the 20-foot rear yard setback. Grading volumes include approximately 207 cubic yards of cut, and 207 cubic yards of fill.

In our previous review report, dated May 18, 2015, we recommended that supplemental geotechnical criteria be provided to address the close proximity of the proposed cutslope to the southern property boundary, and in particular, the potential for the cutslope to destabilize the adjacent property.

CONCLUSIONS AND RECOMMENDED ACTION

The Project Geotechnical Consultant has inspected the site and has provided supplemental geotechnical criteria for the proposed riding arean cut that appear to be consistent with industry standards. These recommendations include constructing proposed cuts and fills with maximum slope angles of 2:1 (Horizontal:Vertical), and keying and benching fill into stiff native material. The consultant has indicated that the proposed cut adjacent to the southern property line should not have adverse impacts to neighboring structures, which are at least 20 feet from the property line. The consultant has also indicated that a retaining wall could be constructed as an alternative to a cutslope along the southern property boundary. We do not have geotechnical objections to the proposed layout of the site improvements, and recommend approval of the permit application from a geotechnical standpoint. The following should be performed prior to final (as-built) project approval:

1. **Geotechnical Construction Inspection** – The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to the placement of steel and concrete.

   These inspections should be performed in general conformance with the Town construction inspection guidelines, titled: *Requirements for Geotechnical Construction Inspection and Testing.* The following should specifically be performed:

   - The cutslope for the riding arena should be closely inspected by the Geotechnical Consultant to assure that the earth materials are stable, and that the cutslope is graded no steeper than the recommended maximum cutslope inclination. The keyway for fill placement should be closely inspected to assure that engineered fill materials are keyed sufficiently into competent bedrock materials below the soil.

   The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the Town Engineer for review prior to final (as-built) project approval.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited

to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

John Wallace
Principal Engineering Geologist
CEG 1923

Patrick O. Shires
Senior Principal Geotechnical Engineer
GE 770

JMW:POS:st

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 10/15/14 revised 5/14/15 *
RE: 15 Los Charros - Barn

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

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

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

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

In addition:

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

*Project Revision 5/14/2015 – Revised to include 50'x50' horse area per revised plans dated 4/8/15

Carol Borck

To: Stanley Low
Subject: RE: 15 Los Charros

From: Stanley Low [mailto:slow@smcgov.org]
Sent: Wednesday, May 20, 2015 12:27 PM
To: Carol Borck
Subject: Re: 15 Los Charros

Yes, I remember this project. I am fine with the new proposal. Project will be uphill from the existing septic.
Thank you for checking with me.
Stan

Sabel-Helms Lunging Space ASCC SET

ABBREVIATIONS

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

SYMBOLS LEGEND

- SECTION NO. / DWG. NO.
- ELEVATION NO. / DWG. NO.
- DETAIL NO. / DWG. NO.
- DOOR TYPE / HARDWARE GROUP
- WINDOW TYPE
- 37-2 1/8" — DIMENSIONS TO FACE OF STUD OR WALL
- 37-2 1/8" — DIMENSION TO CENTERLINE
- REVISION
- ELEVATION
- LEVEL LINE CONTROL POINT ON DATUM
- MATCH LINE
- KEYNOTES

MATERIALS LEGEND

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

PROJECT TEAM

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

SOILS:
WAYNE TING & ASSOCIATES
GEOTECHNICAL CONSULTANTS
42501 OSGOOD ROAD, UNIT A
FREMONT, CA 94539
ATT.: WAYNE TING
T: 510-623-7166
E-MAIL: tinguszyne@yahoo.com

ARBORIST:
DON ARAKI
THE TREE SPECIALIST
ATT.: DON ARAKI
1116 NEVADA AVE.
SAN JOSE, CA 95125
T: 408-294-1077
F: 408-711-4614

DRAWING INDEX

PROJECT DATA

CJW Job No. 2012.1200
PROJECT ADDRESS: 15 Los Charros Lane, Portola Valley, CA 94025
ASSESSOR'S PARCEL No. 079-060-110

BUILDING OCCUPANCY GROUPS

TYPE OF CONSTRUCTION: V-B
OCCUPANCY TYPE: U
NUMBER OF STORIES: 2

SITE ANALYSIS

ZONING: R-E1a(SD)-s
GEOLOGIC ZONE: "Sm" "Sm"-"Sm"
FLOOD ZONE: Zone "C"
PLACE, AREA: 1.2 acre (43,560 sf)
AVERAGE SLOPE: 26.2%
ADJUSTED PARCEL: 0.99(0 acres (51,854 sf)

ADJUSTED MAX. FLOOR AREA (AMFA): 4,958 sf
85% of AMFA 4,710 sf

SINGLE STORY (1st) BONUS 5% (AMFA) 5,180 sf
85% of AMFA 4,403 sf

ADJUSTED MAX. IMPERVIOUS AREA (AMIS) 7,150 sf

PROPOSED PROJECT SCOPE OF WORK:

GRADE A 52'x 50' AREA IN THE SOUTHWEST CORNER OF THE PROPERTY TO CREATE A LUNGING/ EXERCISE AREA FOR HORSES.

EXISTING FLOOR AREA CALCULATIONS:

(E) MAIN HOUSE 1st floor	1,000 sf
(E) MAIN HOUSE 2nd floor	450 sf
(E) ATTACHED GARAGE	450 sf
(E) BARN	437 sf
TOTAL EXISTING FLOOR AREA	2,887 sf

PROPOSED FLOOR AREA CALCULATIONS:

(E) MAIN HOUSE 1st floor	1,000 sf
(E) MAIN HOUSE 2nd floor	450 sf
(E) ATTACHED GARAGE	450 sf
(E) BARN REMOVED	0 sf
(N) BARN (2nd+RD)	816 sf
TOTAL PROPOSED FLOOR AREA	3,066 sf

PROPOSED IMPERVIOUS SURFACE AREA:

TOTAL EXISTING IMPERVIOUS AREA:	3,784 sf
TOTAL PROPOSED IMPERVIOUS AREA:	4,336 sf
TOTAL ALLOWABLE IMPERV. AREA:	7,150 sf
TOTAL UNDER ALLOWABLE:	2,814 sf

PROPOSED CUT AND FILL

- ALL SOILS WILL BE KEPT ON SITE.

GRADING VOLUMES

CUT:	207 CYDS. EXISTING SOIL
FILL:	207 CYDS. EXISTING SOIL
TOTAL	414 CYDS.

APPLICABLE CODES

ALL CONSTRUCTION SHALL CONFORM TO THE

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

THE LOCAL JURISDICTION OF THE TOWN OF PORTOLA VALLEY

IMPERVIOUS SURFACE CALCULATION

EXISTING IMPERVIOUS SURFACES	SQUARE FEET
Driveway	1871
Existing Coral	1457
Misc Landscape features	486
SUB TOTAL	3814
Driveway exclusion	30
TOTAL	3784
NEW IMPERVIOUS SURFACES	
New Barn	552
TOTAL NEW	552
TOTAL PROPOSED IMPERVIOUS SURFACES	4336

HORSE KEEPING CALCULATIONS

HORSES ALLOWED: 1.0 ACRE = 2 HORSES or 8 quarter horses =)
CORRALS ALLOWED: MIN 200 SF - MAX. 4,000 SF

HORSES PROPOSED: 2 HORSES
CORRALS BARN PROPOSED: 1 @ 1,457 SF (728.5 sf / horse)

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

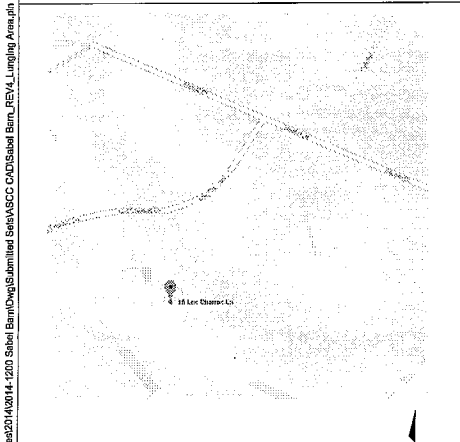
6c. All fastening devices to be concealed, unless otherwise shown.

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

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

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

SITE LOCATION MAP



VICINITY MAP

N.T.S.

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

LICENSED ARCHITECT — CARTER JEWELL WARR — NO. C-19597 REN. 8-30-15 — STATE OF CALIFORNIA

• PROJECT •

Sabel-Helms Lunging Space
15 Los Charros Lane
Portola Valley CA 94028

• SHEET TITLE •

Title Sheet

SCALE: N.T.S.

• RE

No.	Date
1	1/16/15
2	03/01/15
3	04/08/15

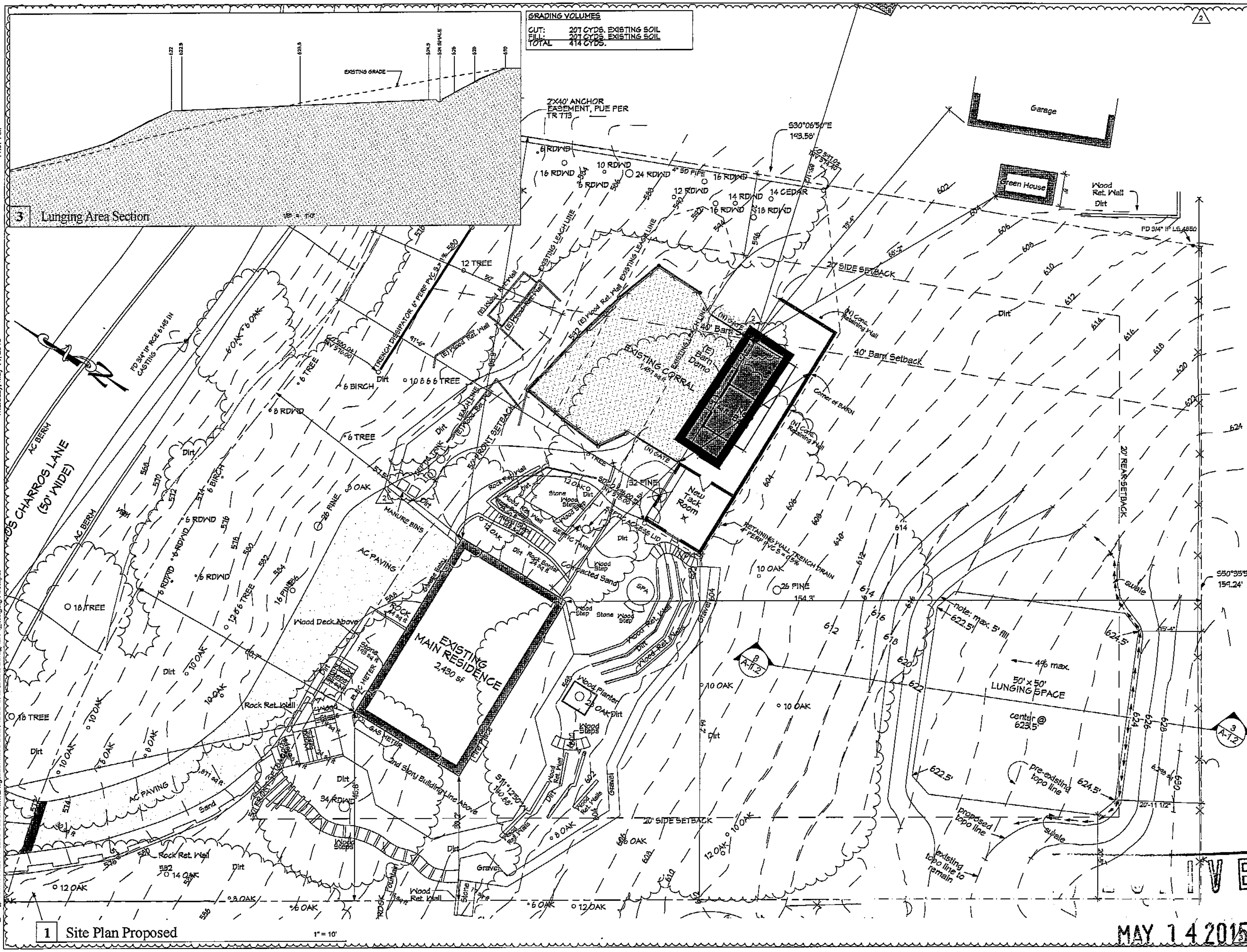
• JOB:

• DATE

• SHEE

Attachment 9

10:55 AM
Friday, May 15, 2015
M:\CJW_Job_Files\2014\2014-1200 Sabel Barn\Dwgs\Submitted Sets\ASCC CADS\Sabel Barn_REV4_Lunging Area.pln



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

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

LICENSED ARCHITECT CARTER JESSE WARR NO. C-19397 REN. 6-30-15 STATE OF CALIFORNIA

• PROJECT •

Sabel-Helms Lunging Space
15 Los Charros Lane
Portola Valley CA 94028

• SHEET TITLE •

Site Plan-Proposed
SCALE: N.T.S.

• REVISIONS •

No.	Date	Notes
1	1/16/15	ASCC LISTING
2	03/01/15	ARENA OMISSION
3	04/09/15	LUNGING AREA

JOB: 2014.1200
DATE: 8-31-2014
SHEET: A-1.2

RECEIVED MAY 14 2015 TOWN OF PORTOLA VALLEY

M:\CJW_Job_Files\2014\2014-1200 Sabel Barn\Dwg\Submitted Sets\ASCC CAD\Sabel Barn_REV4_Lunging Area.pln Thursday, May 14, 2015 11:57 AM

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: July 13, 2015

RE: Architectural Review for New Automatic Driveway Entry Gate and Columns, File #: 36-2014, 33 Grove Drive, Jernick 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 new entry gate and columns as proposed or include any conditions which may be necessary based on the ASCC's review.

BACKGROUND

This proposal is for approval of plans for a new automatic driveway entry gate and columns on the 1 acre property located on the northwest side of Grove Drive (see attached vicinity map). The lot was created as part of the Stonegate subdivision (Tract 608, August 1948) and is located in the R-E/1A zoning district. In 2013, a fence permit was issued for a manually operated entry gate and four-foot high horse fencing within the front yard. Construction of the manual gate and fencing was completed in January 2014. The existing entry gate is approximately six feet in height and is located just beyond the 50-foot front setback. The applicant proposes to remove the existing entry gate and replace it with a new automatic gate and stone columns in the same location.

The proposal is further described in the set of drawings and materials received on June 4, 2015 (Attachment 2).

CODE REQUIREMENTS

As required by section 18.42.016.C of the Zoning Code, this application for a new automatic entry gate has been forwarded to the ASCC for review. This regulation requires all entryway features subject to a building permit to be reviewed and approved by the ASCC. Building permits are typically not required for manual gates unless they are over six feet in height; however, automatic gates do require a building permit.

DISCUSSION

The proposed entry gate is approximately six feet in height, 12 feet in width, and is a double "swing-out" style. The gate will be constructed of cedar wood in a natural finish with wire mesh. To accommodate the existing slant of the driveway, one column will be 6'8" in height and the other column will be 7'4" in height. The columns will be 24" square and be finished in stone veneer. The gate and columns will be installed in the location of the existing entry gate, just beyond the 50-foot front setback.

There is existing vegetation along the driveway and within the front yard that will provide screening of off-site views to the gate and columns.

Compliance with gate standards of the zoning ordinance

The property is located within an R-E/1 acre zoning district. In this district, a driveway entry gate must be placed away from the front property line at least one-half the distance of the required 50-foot front yard setback (PVMC Section 18.42.016.A). As shown on the partial site plan, the existing gate is located more than 50 feet from the front property line, and the new gate and columns will be installed in this same location. As the 6' gate and 7'4" (max) columns will be located beyond the 50-foot front setback, they are not subject to the height and opacity limits (four-feet and 50%, respectively) of fences and gates located within the front setback area. For reference, an area calculation of the gate has been provided on the elevation detail that demonstrates the gate opacity is under 50%.

Call box location and lighting

The keypad would be installed approximately 30 feet from the front property line. It would be mounted on a dark brown metal post, and lighting would be limited to the built-in LED keypad light. No additional lighting is proposed as part of this project.

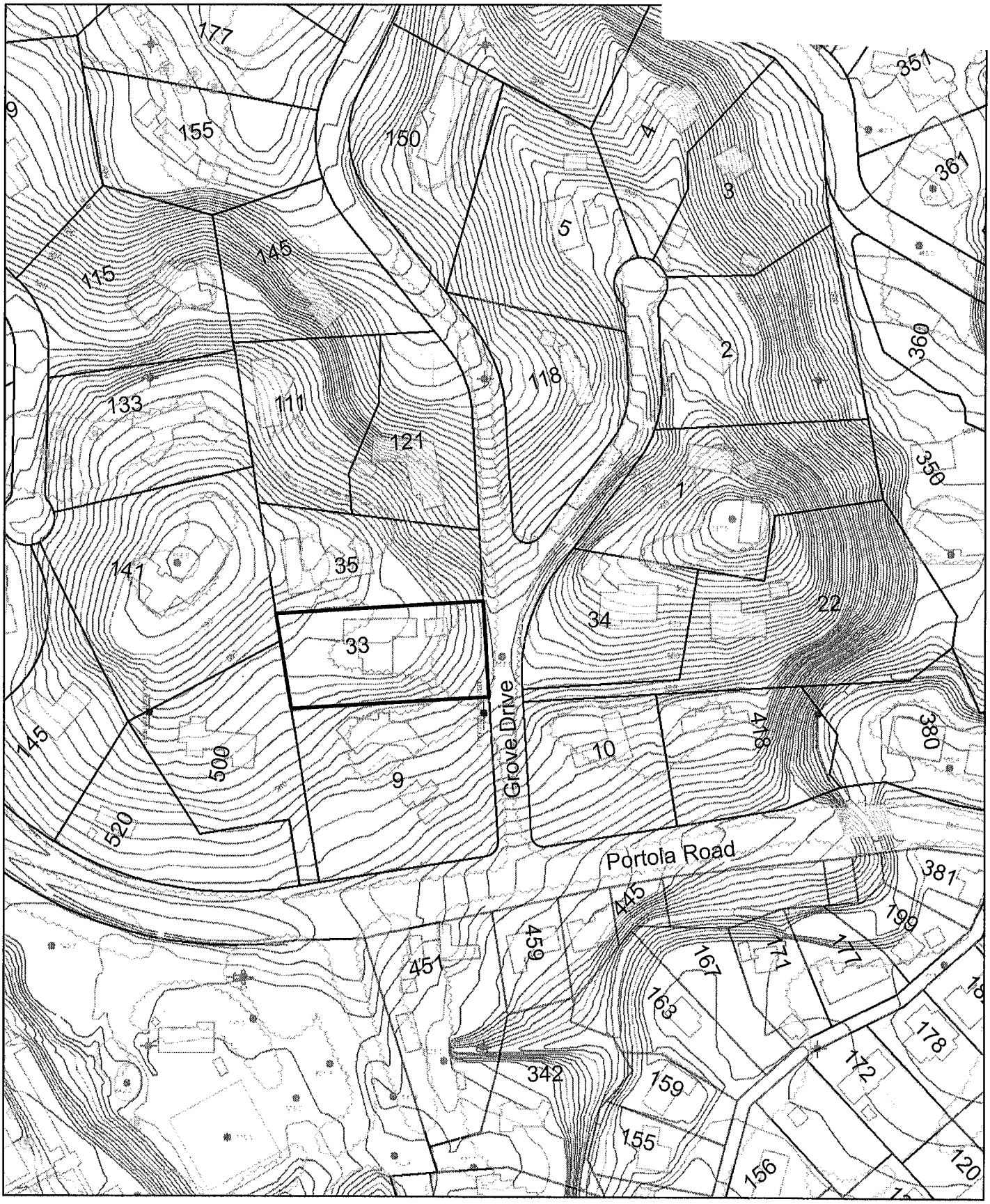
CONCLUSION

Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the July 13, 2015 ASCC meeting.

ATTACHMENTS

1. Vicinity Map
2. Plans and materials, received on 6/4/15

Report approved by: Debbie Pedro, Town Planner

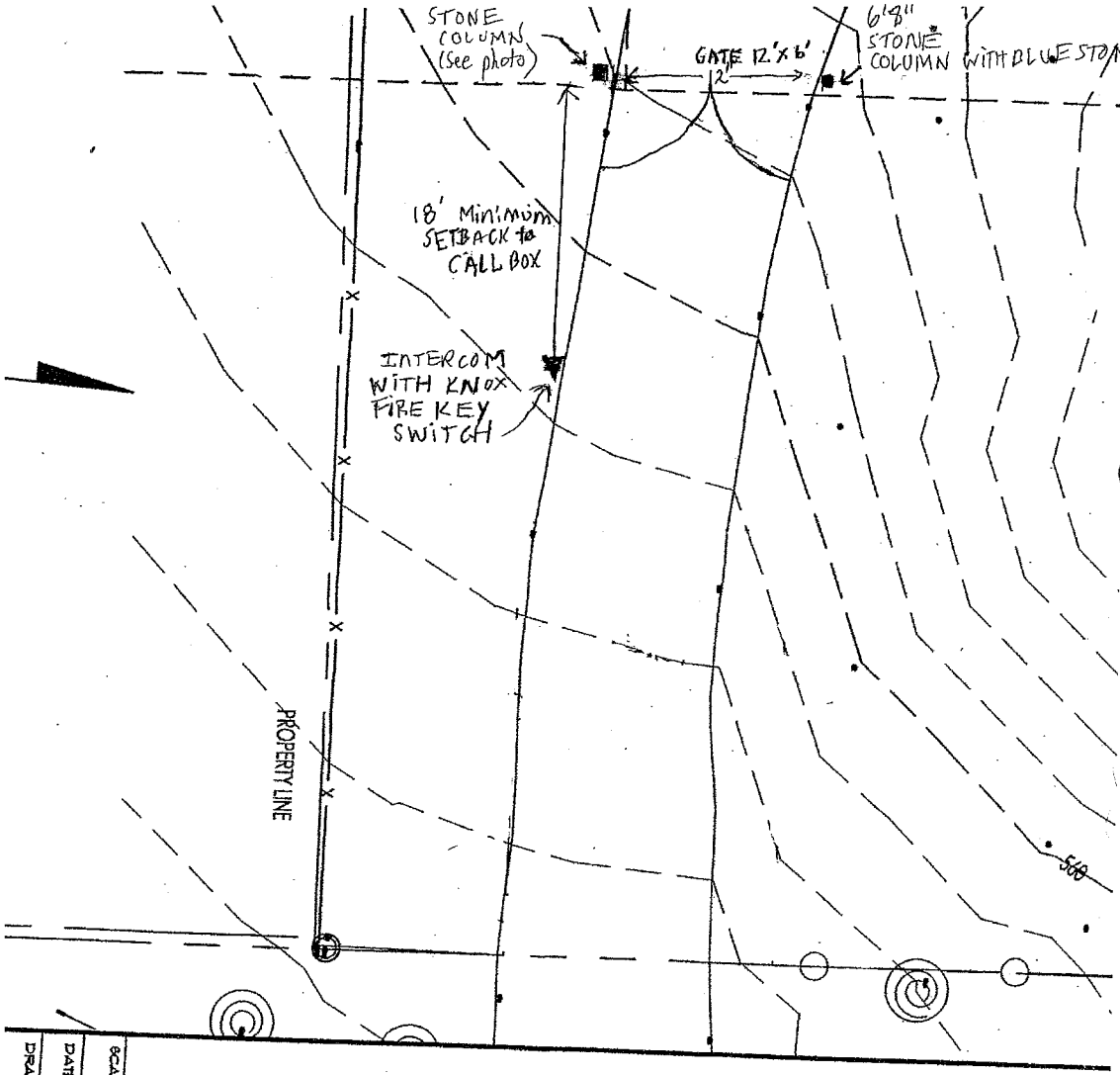


Vicinity Map

N

0 50 100 200 300 400
Feet

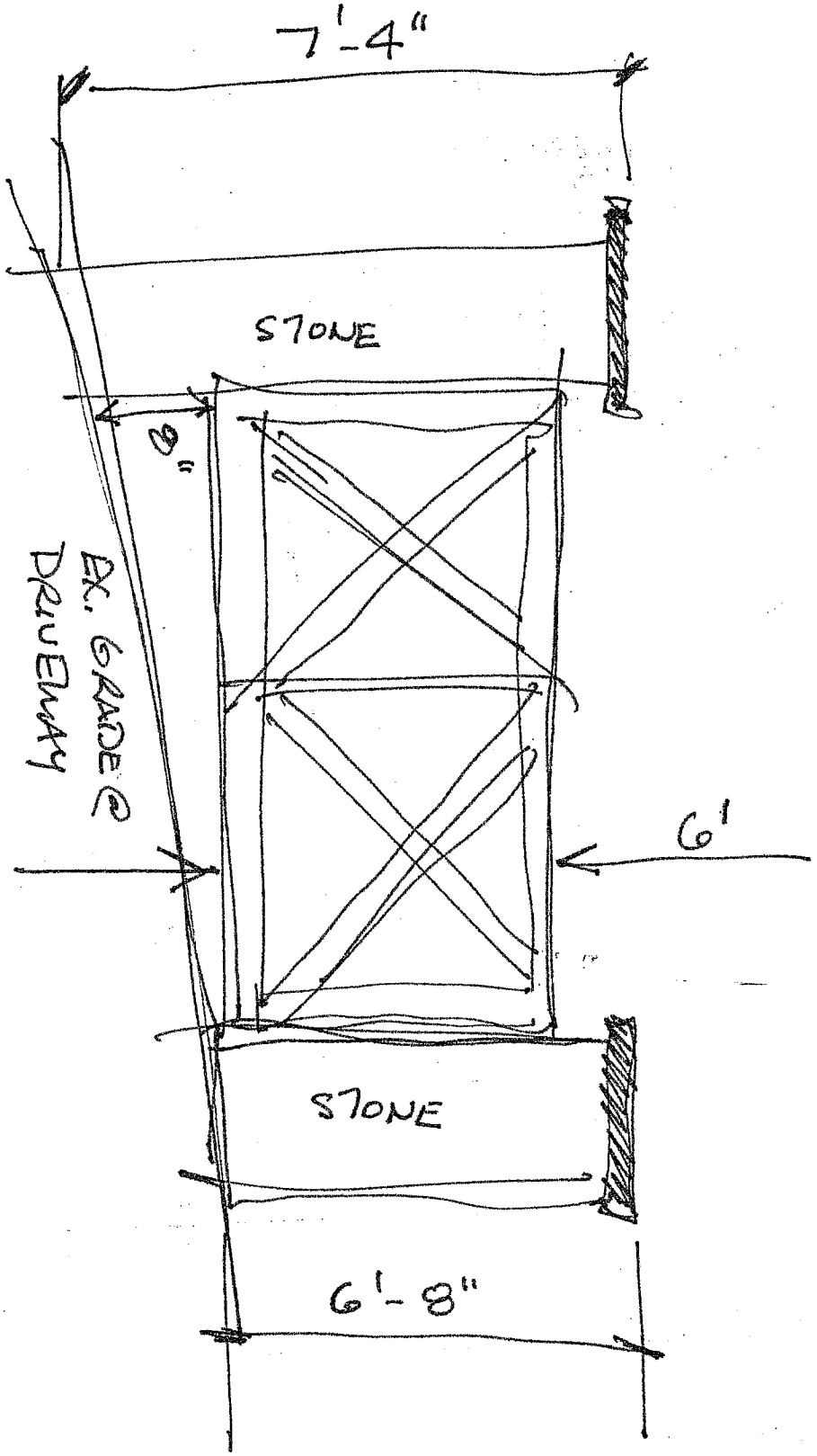
APN 079-040-020 33 Grove Drive
July 2015

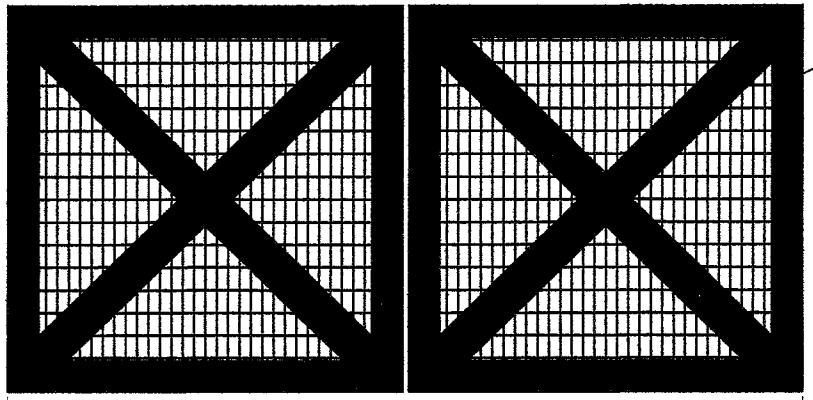


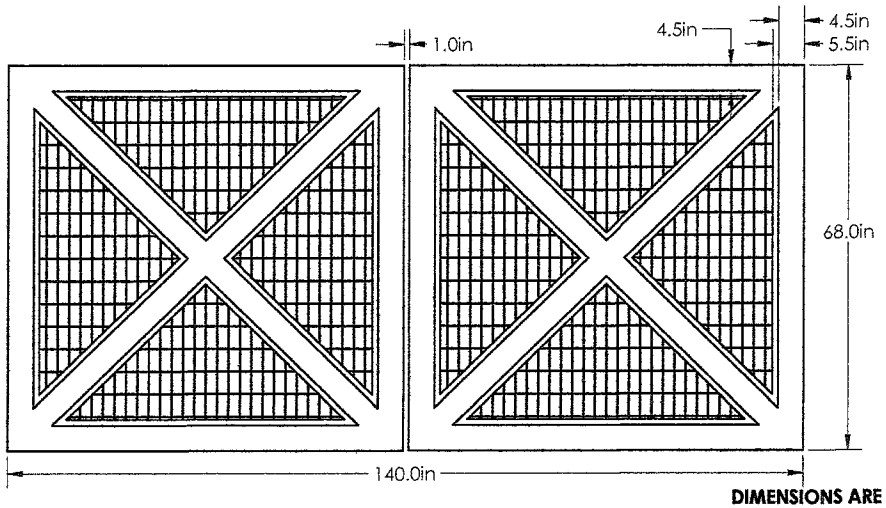
Attachment 2

DRAWN:
DATE: 07-25-03
SCALE: 1/8" = 1'-0"

JERNICK RESIDENCE
33 GROVE DRIVE, PORTOLA VALLEY, CA
079-040-020


7'-4"
STONE
8"
EX. GRADED DRIVEWAY
6'
STONE
6'-8"





Solid Surface Area 4,720 sq in

Total Surface Area 9,520 sq in

Solid 49.6%
Open 50.4%

- gate is behind 50 foot setback line
- open width meets 12 foot minimum clearance
- wood is clear heart cedar

DIMENSIONS ARE IN INCHES

RECEIVED
JUN 04 2015
TOWN OF PORTOLA VALLEY

NAME	DATE	TITLE:
Lawson Fisher	3/21/2015	Clair Jernick 33 Grove Dr Portola Valley, CA
World Wide Innovations		


stone matches existing wall
24" x 24" columns
RECEIVED
JUN 04 2015
TOWN OF PORTOLA VALLEY

EXAMPLE

Installation/Owner's Manual

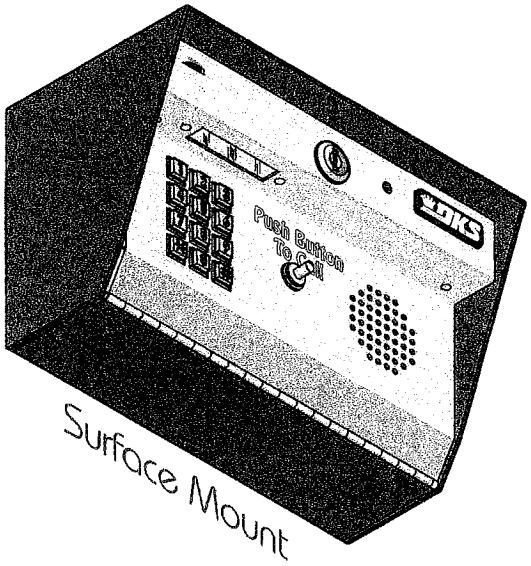
Model 1812 Classic

Residential Telephone Intercom/Access Control System

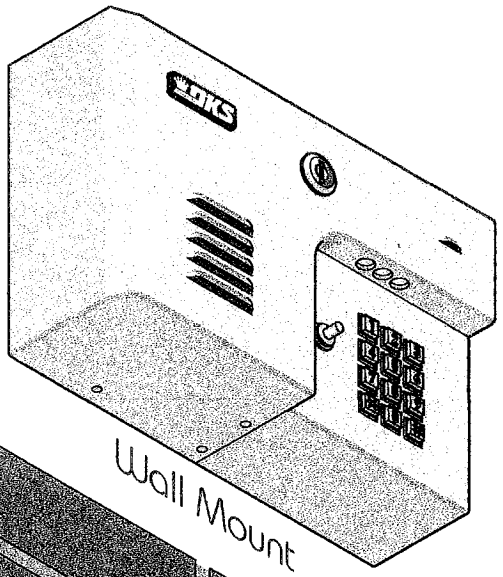
Use this manual for circuit board 1871-010 Revision S or higher.

1812-065-U-12-13

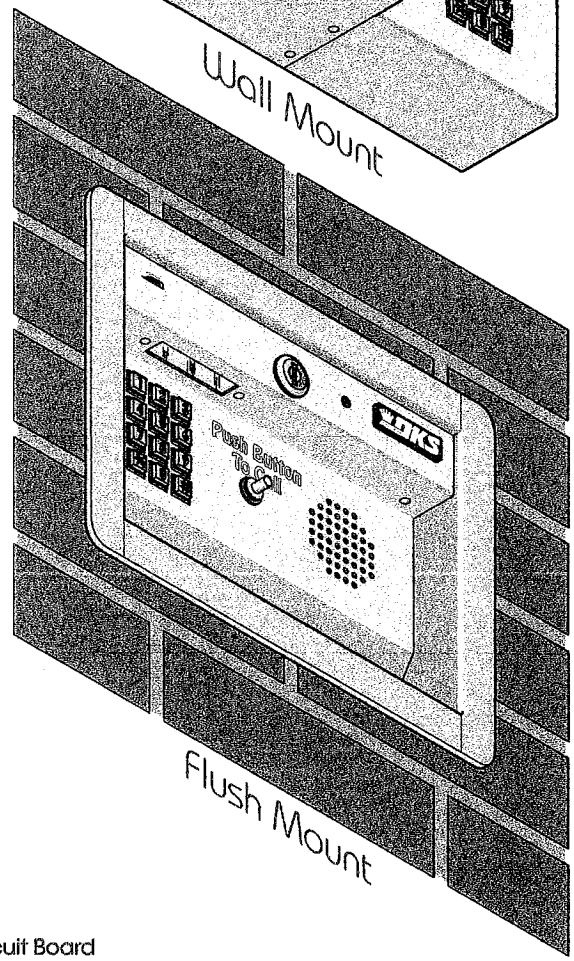
Control a main door and gate.



Surface Mount



Wall Mount



Flush Mount

- will be installed on a dark brown mounting post.

Date Installed: _____

Installer/Company Name: _____

_____

Phone Number: _____

Circuit Board Serial Number and Revision Letter: _____

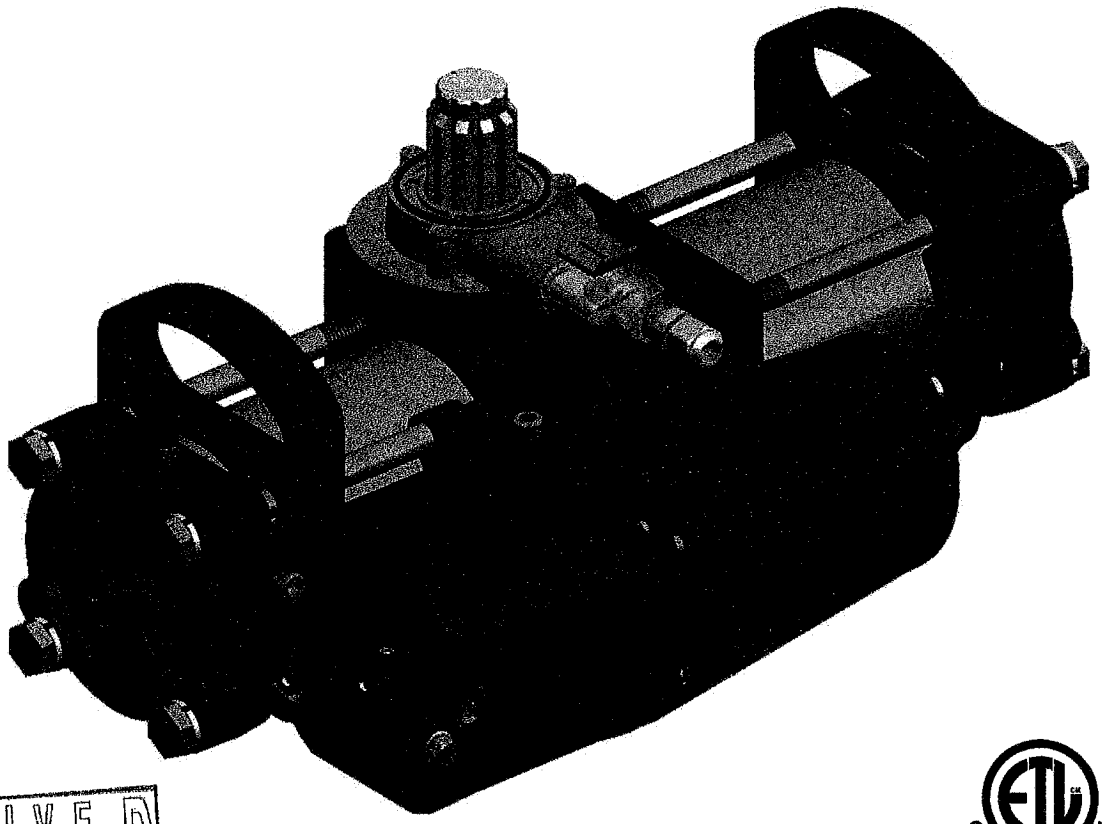
Leave Manual with Owner

c ETL LISTED us
Intertek

DOORKING®

S800H

24V Underground Hydraulic Swing Gate Operator



c ETL LISTED us
Intertek
UL325 - UL991

FAAC International Inc.
Headquarter & East Coast Operations
5151 Sunbeam Road
Suites 9-11
Jacksonville, FL 32257
Tel. 866 925 3222
www.faacusa.com

FAAC International Inc.
West Coast Operations
357 South Acacia Avenue
Unit 357
Fullerton, CA 92831
Tel. 800 221 8278

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Carol Borck, Assistant Planner

DATE: July 13, 2015

RE: Architectural Review for Addition and Remodel, File # 08-2015, 393 Golden Hills Drive, Munks Residence

RECOMMENDATION

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

BACKGROUND

This proposal is for the approval of plans for a 780 square foot addition to an existing single-story residence on the 2.05-acre property located at the end of the Golden Hills Drive cul-de-sac (see attached vicinity map). The lot was created as part of the Oak Hills Number 1 subdivision (Tract 738, January 1956) and is located in the R-E/2A zoning district. The property is also within the Oak Hills HOA.

The site currently contains an existing 2,003 square foot single-story ranch style home with an attached 464 square foot garage constructed in 1966. The site is moderately to steeply sloped, and the front of the property was graded level for the construction of the house and site improvements. Surrounding uses include single family homes to the north, south, east, and west.

In addition to the architectural, civil, and landscape plans received on June 2, 2015 (Attachment 8), the project submittal includes the information listed below:

- Exterior Lighting Cut Sheets, received on June 2, 2015
- Arborist Report by McClenahan Consulting, dated March 13, 2015
- Build It Green Checklist, received on April 27, 2015
- Outdoor Water Efficiency Checklist, received on June 10, 2015
- Colors/Materials Samples (to be available at ASCC meeting), received on June 2, 2015

CODE REQUIREMENTS

As required by section 18.64.010.1 of the Zoning Code, this application has been forwarded to the ASCC for review because the addition is over 400 square feet. In addition to the Municipal Code, the Design Guidelines are used to evaluate the project.

DISCUSSION

The scope of the project includes construction of a new 501 square foot attached garage, a 279 square foot house addition, and interior remodel to convert the existing attached garage to living space. The new, two-car garage would be located at the south end of the existing garage, and the existing 237 square foot shed in this location would be demolished. Construction of the new garage will require approximately 39 cubic yards of cut into the adjacent hillside. Low retaining walls, less than four feet in height, will extend along and out from the east and south elevations of the garage to support the cut. A trash enclosure area will be graded adjacent to the new garage, bringing the total proposed earthwork for the project to approximately 44 cubic yards. As the total proposed grading is under 50 cubic yards, a site development permit is not required pursuant to PVMC Section 15.12.070.

The proposal also includes remodeling of most of the existing interior spaces of the home and the addition of 279 square feet to provide for a breakfast nook and additional hallway space at the south elevation of the home. The plans propose to match the ranch style architecture of the existing home.

As noted above, the property is located within the Oak Hills HOA, and the HOA has reviewed and approved the proposed plans (Attachment 3).

The site is screened by existing vegetation, and it appears that the proposed additions will be minimally visible from off-site and will not significantly impact views from neighboring properties.

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

The project proposes a floor area of 3,247 square feet concentrated in the main structure, which is 59.5% of the allowed floor area for the property. The proposed impervious surface for the site is 6,618 square feet and below the 7,682 square foot limit.

The proposed addition complies with the 18- and 24-foot height limits for a single story structure. The proposed maximum height of the addition is 11'7".

The proposed addition complies with all required setbacks.

Parking

Required parking in the R-E/2A zoning district is two covered spaces and two guest spaces. The project proposes two covered spaces in the new garage, and the two guest spaces are accommodated within the existing autocourt.

Exterior materials and finishes and exterior lighting

The proposed finish treatments for the project will match existing and meet Town reflectivity guidelines:

- Board and Batten siding in Ticonderoga Taupe, LRV 27%
- Trim and windows in dark bronze, LRV 3%
- Clay tile roofing
- Reuse of existing wood garage doors
- Brick accents to match the existing chimney
- Dark gray patio tiles

Proposed exterior lighting is shown on Sheet A2.1, and the cut sheets are in Attachment 4. The plan proposes one 60-watt sconce fixture at each door. The fixture and proposed locations appear to be in general compliance with Town guidelines. There are six existing 25-watt sconces on the patio posts, facing outward along the home's west elevation. These fixtures completely conceal the bulb and are proposed to remain. As there is only one path light proposed in this area, the ASCC should consider if the request to retain the post-mounted lights is acceptable.

Proposed landscape lighting is identified on Sheet L1 and includes seven 20-watt path lights. The proposed fixture and locations appear in general compliance with Town lighting guidelines.

Landscaping and fencing

The project proposes minimal landscape planting as identified on Sheet L1. The existing patio at the west end of the house will be retiled and a new gravel patio will be placed at the south end of the house. The asphalt in the existing autocourt will be replaced with gravel.

Fencing proposed with the project includes five-foot grape stake fencing at the new trash enclosure at the south end of the new garage and extending out from the south elevation of the home to provide a screen for the new gravel patio area. There is existing non-conforming seven-foot wood and wire fencing located within the front and side yard setback areas. Fence regulations for the 2-acre zoning district permit only four-foot high horse fencing to be located within setback areas (PVMC Section 18.43.020). It is recommended that the existing non-conforming fencing be removed, and any new fencing shall comply with Town standards.

No trees are proposed for removal with the project. The arborist report (Attachment 5) evaluates the existing multi-trunk blue oak located adjacent to the existing shed that is to be demolished. After shed demolition, bark mulch will be placed in this area. The report states that the tree is in good health and will not be impacted by the construction of the new garage. A detailed construction staging and tree protection plan will need to be submitted with the building permit. The plan should incorporate arborist report recommendations for protection of the blue oak discussed above.

"Sustainability" aspects of project

The project architect has provided the enclosed Build-It-Green checklist targeting 49 points for the project, whereas, 25 points would be required under the Town's previous Green Building Ordinance. The Town's Green Building Ordinance is currently not in effect due to the adoption

of the Cal Green Code 2013 that superseded it as of January 1, 2014. Staff will be working with the Town Council in the future to determine if a new green building ordinance should be developed, and in the meantime, staff is requesting that all ASCC applications include a completed Build-It-Green checklist.

NEIGHBOR COMMENTS

No public comments have been received as of the writing of this report.

CONCLUSION

Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the July 13th ASCC meeting.

Attachments

1. Recommended Conditions of Approval
2. Vicinity Map
3. Email from Oak Hills HOA, received 4/23/15
4. Exterior Lighting Cut Sheets, received on 6/2/15
5. Arborist Report by McClenahan Consulting, dated 3/13/15
6. Build It Green Checklist, received on 4/27/15
7. Outdoor Water Efficiency Checklist, received on 6/10/15
8. Architectural plans, received 6/2/15

Report approved by: Debbie Pedro, Town Planner

Recommended Conditions of Approval for Addition and Remodeling
393 Golden Hills Drive, Munks Residence, File #08-2015

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 Town Planner or the ASCC, depending on the scope of the changes.

2. A detailed construction staging and tree protection plan shall be submitted to the satisfaction of Planning staff prior to building permit issuance. The plan shall include all provisions for protection of the blue oak, located at the south side of the garage addition, as stated in the arborist report dated March 13, 2015.

Vicinity Map

N

0 50 100 200 300 400
Feet

APN 077-212-110 393 Golden Hills Dr
June 2015

Carol Borck

From: Dennis DeBroeck <DDebroeck@fenwick.com>
Sent: Thursday, April 23, 2015 11:10 AM
To: Carol Borck
Cc: Brenda Munks; Laurie Chase (laurie@thechases.org); 'Joan Diengott'; 'William J. Clancey'; Alan Bickell; Jennifer Ayer Sandell
Subject: 393 Golden Hills
Attachments: MunkSitePlanOakHills_4_13_15.pdf

Carol
On behalf of the Oak Hills HOA we have reviewed the attached plans and met with the architect on site. We find the plans reasonable and within our guidelines.
Regards
Dennis DeBroeck

RH

LIVING DINING BED BATH LIGHTING TABLEWARE WINDOWS RUGS DÉCOR HARDWARE OUTDOOR GIFTS baby&child ART SALE

BRAXTON SCONCE

~~$199 - $279~~ Special $169 - $249

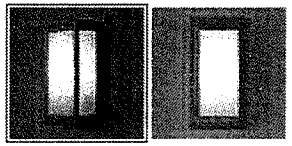
Our contemporary Braxton sconce combines ribbed glass in a frame of bronze-plated steel with white-painted interiors.

Show product details...

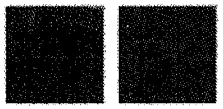
DIMENSIONS

Small Sconce: 6¾"W x 4¾"D x 12"H

Large Sconce: 8½"W x 5½"D x 16½"H



Finish Options



Bronze Weathered Zinc

Attachment 4

proposed exterior:
Munks Residence
393 Golden Hills Dr.

From: **Anita Sunder** asunder@rh.com
Subject: Braxton Sconce.
Date: May 18, 2015 at 11:33 AM
To: laurie@thechases.org

Dear Laurie

It was so nice talking to you.

Here is the information.

BRAXTON SCONCE

~~$199 - $279~~ **Special $169 - $249**

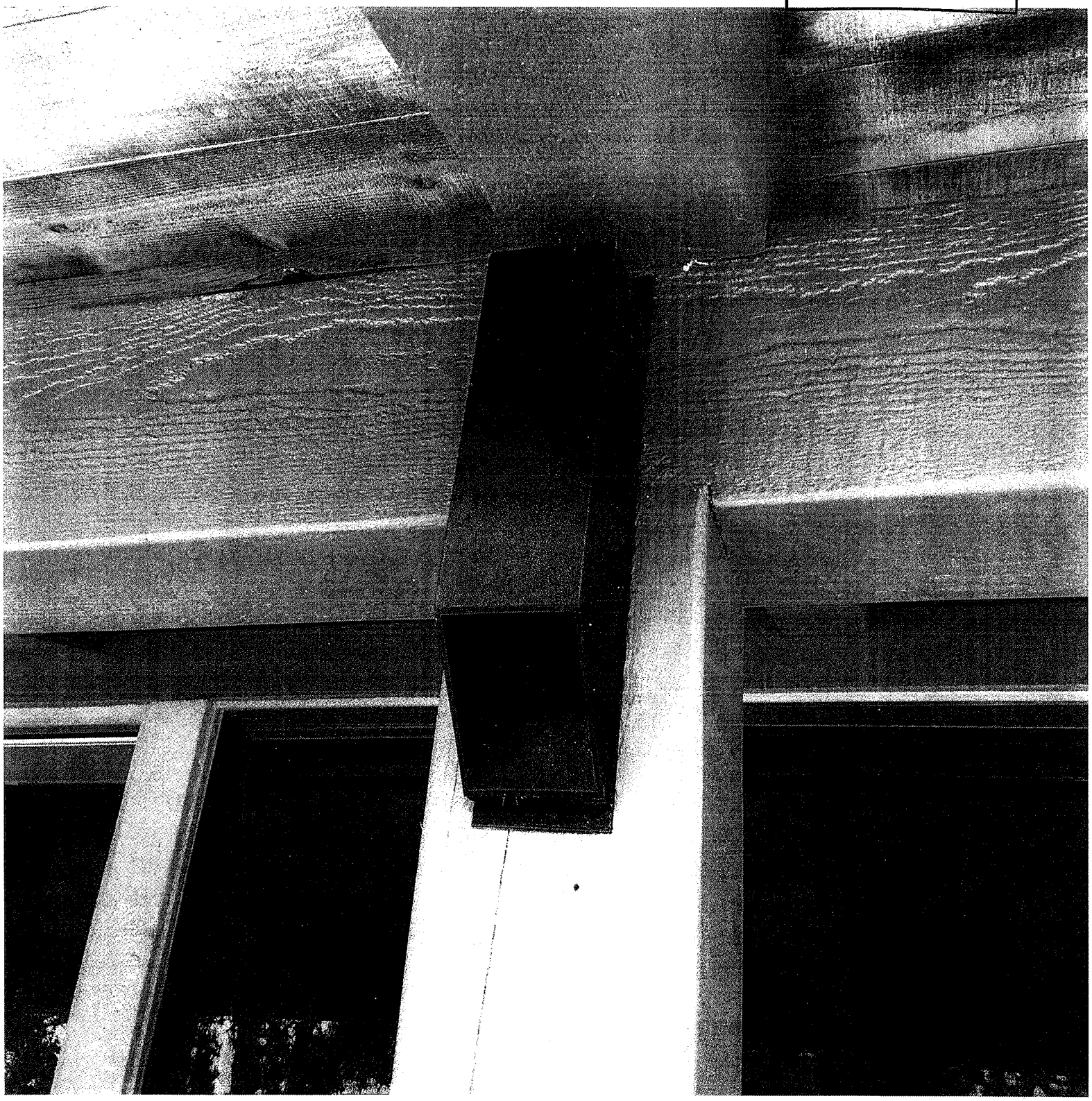
Our contemporary Braxton sconce combines ribbed glass in a frame of bronze-plated steel with white-painted interiors.

Hide product details...

- Made of steel and zinc
- Small sconce uses one 60W max. bulb
- Large sconce uses one 75W max. bulb
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire
- Hangs vertically
- Assembly required
- Large Sconce is *Catalog and Web only*

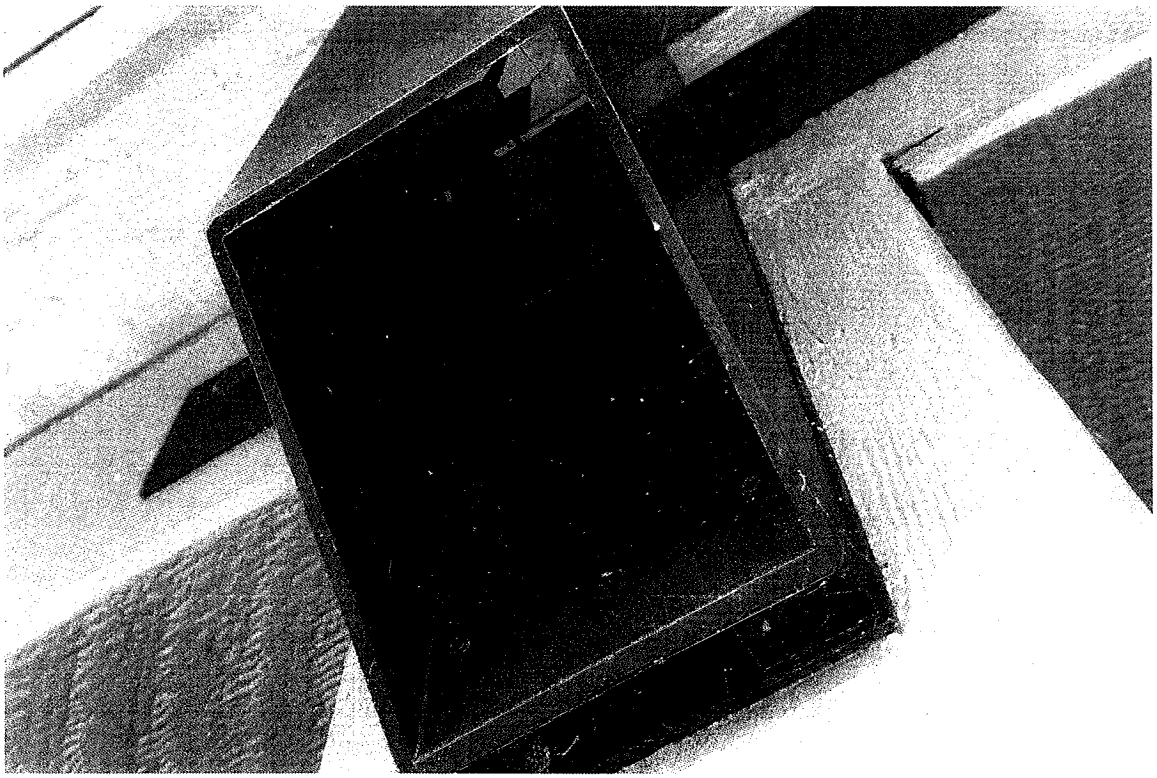
Warm Regards

Anita Sunder
RH | Gallery Designer
The Gallery in Palo Alto & Los Gatos
T 650.804.5839 | F 650.328.4740



(e) fixture to remain
3.5" w x 3.5" deep x 10" high
25 W bulb

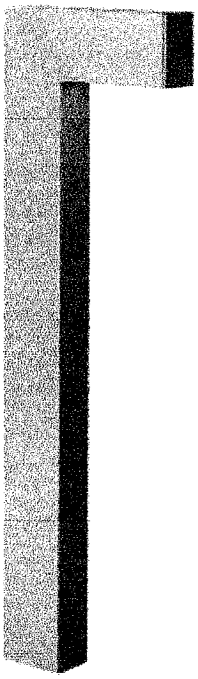
Munks Residence
393 Golden Hills Dr.



Click here to print this page

YLIGHTING

Atlantis Path Light



Item Code: HNK-ATLANTIS-PATH-LIGHT

Description: **Material(s):** Aluminum

Dimensions: 6.5" W X 22" H

Lamp Type: XENON

Bulbs: Xenon: 1 X 20W T3 Bi-Pin Xenon Low Voltage lamp (included)

Listing: UL , CUL , WET LOCATION

Manufacturer Specifications: Click to download specifications.

Price: Price: $109.00
+ Free Shipping

Options: **Model:**
1518TT- Titanium
1518BZ- Bronze
1518HE- Hematite

Design by Hinkley Lighting.With it's distinctive "L" shape, the Atlantis Path Light from Hinkley Lighting features three metal finishes (Bronze, Titanium and Hematite), Xenon lamping and 36" lead wire (12 awg).This design is ideal for path lighting. Installation Note: Requires 12V-15V Outdoor Rated Low Voltage Transformer (sold separately).

If you have questions, call (866) 428 9289

McClenahan Consulting, LLC

Arboriculturists Since 1911

1 Arastradero Road, Portola Valley, CA 94028-8012
Telephone (650) 326-8781
Fax (650) 854-1267
www.spmcclenahan.com

March 13, 2015

Mrs. Greg A. Munks
393 Golden Hills Drive
Portola Valley, CA 94028

Assignment
As requested, I inspected the California blue oak northeast of existing barn to determine size, present condition, impact of proposed improvements and provide recommendations for tree protection and preservation.

Background
Proposed site improvements will include demolition of existing barn, construction of a new two car garage and minor modification to existing driveway.

The Blue oak is located approximately 30-inches from barn on easterly side. The available root environment has been mulched with wood chips and rhododendrons are growing within easterly canopy drip line. The tree has been well maintained as evidenced by uniform budding and lack of interior deadwood.

Proposed demolition of barn (paved interior surface) will greatly expand potential lateral root environment on westerly side of trunk. Garage construction will encroach no closer than within 15 feet of trunk and over excavation will encroach no closer than within 12 feet of trunk. At these distances, no impact to buttress/sinker roots will occur from excavation/grading and sufficient lateral root environment will remain to allow sustained vitality.

To minimize possible lateral root injury, hand excavation to a maximum 30-inch depth is required upon completion of demolition when excavation/grading occurs within drip line area. No roots greater than 1-inch in diameter may be severed without prior inspection by the site arborist.

No other impact to site trees as a result of demolition, garage construction or driveway modification is expected.

Methodology
No root crown exploration, climbing or plant tissue analysis was performed for this Level II inspection.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation
#1: California blue oak *(Quercus douglasii)*
10.0", 11.0", 19.0", **low branching DSH** (diameter standard height)
Height: 40' **Spread:** 35'
Condition: Good
Location: East of barn
Observation: Tree has reached bud break and uniform distribution of foliage and shoot elongation indicates good vigor. Low branching habit exhibits strong wood attachments and no evidence of decay or defects was observed. The root crown is slightly buried from annual mulching and restoration of natural grade within 2 feet of trunk is advised.

Conclusion
Proposed construction activity will not create significant impact to tree environment and continued health is considered most favorable. Tree Preservation Guidelines to include tree protection fencing installation will further enhance tree condition and prolong life expectancy.

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan
In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than five times the trunk diameter, (i.e. 30" diameter tree x 5=150" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is ***mandatory.***

Barricades
Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. These barricades should remain in place until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)
During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch (1") in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line ***within twenty-four (24) hours.***

Fertilization
A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Mulch
Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection
Periodic inspections by the ***Site Arborist*** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC

By: **James M. McClenahan**
Registered Consulting Arborist #249
American Society of Consulting Arborists

JMMc: pm

McClenahan Consulting, LLC
Arboriculturists Since 1911
1 Arastradero Road, Portola Valley, CA 94028-8012
Telephone (650) 326-8781
Fax (650) 854-1267
www.spmcclenahan.com

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: James M. McClenahan
Date: March 13, 2015

GreenPoint Rated Existing Home Checklist

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

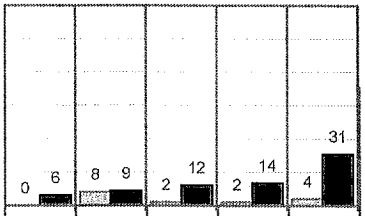
This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each lable are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage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

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

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

Enter Label: **Elements**

Points Achieved: **49**



GreenPoint Rated Existing Home Checklist version 2.1

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points				
No	**1. Home is Located within 1/2 Mile of a Major Transit Stop**		2				
	2. Compact Development & House Size						
1	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
TBD	b. Home Size Efficiency **(5 points is average, points awarded based on home size)**					1~9	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services:						
	TIER 1: 1) Day Care 2) Community Center 3) Public Park						
	4) Drug Store 5) Restaurant 6) School						
	7) Library 8) Farmer's Market 9) After School Programs						
	10) Convenience Store Where Meat & Produce are Sold						
	TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners						
	4) Hardware 5) Theater/Entertainment 6) Fitness/Gym						
	7) Post Office 8) Senior Care Facility 9) Medical/Dental						
	10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket						
No	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile		1				
No	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:		1				
	Designated Bicycle Lanes are Present on Roadways;						
	Ten-Foot Vehicle Travel Lanes;						
	Street Crossings Closest to Site are Located Less Than 300 Feet Apart;						
	Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands						
	4. Safety & Social Gathering						
Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
No	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1				
Yes	c. Porch (min. 100sf) Oriented to Streets and Public Spaces	1	1				
	5. Diverse Households						
Yes	a. Home Has at Least One Zero-Step Entrance (prerequiste for 5b. And 5c.)	1	1				
Yes	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space	1	1				
Yes	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars	1	1				
No	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26	5					
A. SITE			Possible Points				
No	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**		1				1
	2. Divert Construction and Demolition Waste						
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals **(Required for both Whole House and Elements, if Applicable)**	Y				R	
Yes	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals	2				2	
No	**3. Construction IAQ Management Plan**				2		

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	Total Points Available in Site = 6	2					
B. FOUNDATION			**Possible Points**				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
No	a. Minimum 20% Flyash and/or Slag Content					1	
No	b. Minimum 30% Flyash and/or Slag Content					1	
Yes	**2. Moisture Source Verification and Correction (Required for Whole House)**	Y			R	R	
	3. Retrofit Crawl Space to Control Moisture						
No	a. Control Ground Moisture with Vapor Barrier				2		
No	b. Foundation Drainage System					2	
No	**4. Pest Inspection and Correction**					1	
	5. Design and Build Structural Pest Controls						
No	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1	
No	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation					1	
No	**6. Radon Testing and Correction or Radon Resistant Construction**				1		
	Total Points Available in Foundation = 10						
C. LANDSCAPE			**Possible Points**				
No	**Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)**						
	1. Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
No	b. No Plant Species Require Shearing					1	
Yes	c. 50% of Plants Are California Natives or Mediterranean Cimate Species	3					3
No	**2. Fire-Safe Landscaping Techniques**		1				
	3. Minimal Turf Areas						
Yes	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	2					2
Yes	b. Turf is <25% of Landscaped Area	2					2
No	c. Turf is <10% of Landscaped Area or eliminated						2
No	**4. Shade Trees Planted**		1	1			1
Yes	**5. Plants Grouped by Water Needs (Hydrozoning)**	2					2
	6. High-Efficiency Irrigation Systems Installed						
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	2					2
Yes	b. System Has Smart Controllers	3					3
Yes	**7. Compost and Recycle Garden Trimmings on Site**	1					1
≥90%	**8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**	2					2
No	**9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing**					1	
Yes	**10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward**	1	1				
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						
No	a. Cistern(s) is Less Than 750 Gallons						1
No	b. Cistern(s) is 750 to 2,500 Gallons						1
No	c. Cistern(s) is Greater Than 2,500 Gallons						1
Yes	**12. Soil Amended with Compost**	2				1	1
	Total Points Available in Landscape = 32	21					
D. STRUCTURAL FRAME & BUILDING ENVELOPE			**Possible Points**				
	1. Optimal Value Engineering						
No	a. Place Rafters & Studs at 24-Inch On Center Framing					1	
No	b. Size Door & Window Headers for Load					1	
No	c. Use Only Jack & Cripple Studs Required for Load					1	
	2. Use Engineered Lumber						
50%	a. Engineered Beams & Headers	0.5				1	
No	b. Insulated Headers			1			
No	c. Engineered Lumber for Floors					1	
No	d. Engineered Lumber for Roof Rafters					1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
No	f. Oriented Strand Board for Subfloor					1	
No	g. Oriented Strand Board Wall and Roof Sheathing					1	
	3. FSC Certified Wood						
No	a. Dimensional Lumber, Studs, and Timber					4	
No	b. Panel Products					2	
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
No	a. Floors			2		2	
No	b. Walls			2		2	
No	c. Roofs			2		2	

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	5. Reduce Pollution Entering the Home from the Garage						
No	a Tightly Seal the Air Barrier between Garage and Living Area				1		
No	b. Install Garage Exhaust Fan OR Have a Detached Garage				1		
No	**6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**			1			
	7. Overhangs and Gutters						
≥90%	a. Minimum 16-Inch Overhangs and Gutters	1				1	
≥90%	b. Minimum 24-Inch Overhangs and Gutters	1		1			
	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
Yes	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits	1				1	
No	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home					2	
Yes	**9. Sound Exterior Assemblies (Required for Whole House)**	Y				R	
	Total Points Available in Structural Frame & Building Envelope = 36	**3.5**					
E. EXTERIOR FINISH			**Possible Points**				
No	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**					2	
No	**2. Rain Screen Wall System Installed**					2	
≥90%	**3. Durable & Noncombustible Cladding Materials**	1				1	
≥90%	**4. Durable & Fire-Resistant Roofing Materials or Assembly**	2				2	
	Total Points Available in Exterior Finish = 7	**3**					
F. INSULATION			**Possible Points**				
	1. Install Insulation with 30% Post-Consumer Recycled Content						
No	a. Walls and Floors					1	
No	b. Ceilings					1	
	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
75%	a. Walls and Floors	0.75			1		
75%	b. Ceilings	0.75			1		
≥90%	**3. Inspect Quality of Insulation Installation before Applying Drywall**	1		1			
	Total Points Available in Insulation = 5	**2.5**					
G. PLUMBING			**Possible Points**				
	1. Distribute Domestic Hot Water Efficiently						
≥50%	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	2		1			1
No	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
No	c. Install On-Demand Circulation Control Pump			1			1
≥90%	**2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)**	2					2
	3. Water Efficient Fixtures						
Yes	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) **(Required For Whole House)**	Y					R
≥90%	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi	3					3
≥90%	c. Bathroom Faucets Use ≤ 1.5 gpm	2		1			1
Yes	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	Y					R
	Total Points Available in Plumbing = 13	**9**					
H. HEATING, VENTILATION & AIR CONDITIONING			**Possible Points**				
	1. General HVAC Equipment Verification and Correction						
Yes	a. Visual Survey of Installation of HVAC Equipment **(Required for Whole House and Elements)**	Y		R			
No	b. Conduct Diagnostic Testing to Evaluate System			2			
No	c. Conduct Flow Hood Test and Assess Delivery of Air			1			
No	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal			1			
No	**2. Design and Install HVAC System to ACCA Manuals J, D and S**			4			
	3. Sealed Combustion Units						
No	a. Furnaces				2		
No	b.Water heaters				2		
75%	**4. Zoned, Hydronic Radiant Heating**	1.5		1	1		
No	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**		1				
	6. Effective Ductwork Installation						
No	a. New Ductwork and HVAC unit Installed Within Conditioned Space			1			
No	b. Duct Mastic Used on All Ducts, Joints and Seams			1			
Yes	c. Ductwork System is Pressure Relieved	1		1			
No	**7. High Efficiency HVAC Filter (MERV 6+)**				1		
No	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**				1		
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
≥90%	a. ENERGY STAR Bathroom Fans Vented to the Outside	1			1		
No	b. All Bathroom Fans are on Timer or Humidistat				1		
Yes	c. Kitchen Range Hood Vented to the Outside	1			1		

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	10. Mechanical Ventilation System for Cooling Installed						
No	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
No	b. Whole House Fan			1			
	11. Mechanical Ventilation for Fresh Air Installed						
No	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)				1		
No	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1		
No	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
	12. Carbon Monoxide						
Yes	a. Carbon Monoxide Testing and Correction **(Required for Whole House)**	Y			R		
Yes	b. Carbon Monoxide Alarm(s) Installed	1			1		
Yes	**13. Combustion Safety Backdraft Test (Required for Whole House and Elements)**	Y			R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	5.5					
I. RENEWABLE ENERGY			**Possible Points**				
	1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset			25			
	Total Points Available in Renewable Energy = 25						
J. BUILDING PERFORMANCE			**Possible Points**				
TBD	**1. Energy Survey and Education (Required for Elements or Meet J3)**	N		R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)						
	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)						
TBD	a) Attic Insulation up to or Exceeding Current Code			1			
TBD	b) Crawl Space Insulation up to or Exceeding Current Code			1			
TBD	c) Wall Insulation up to or Exceeding Current Code			1			
TBD	d) High Efficiency Furnace (90% AFUE Minimum)			1			
TBD	e) Seal Ducts and Duct Leakage is <15%			1			
TBD	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
TBD	h) High Efficiency Water Heater ≥.62EF			0.5			
TBD	i) Radiant Barrier in Attic			0.5			
TBD	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5			
TBD	k) Duct insulation to Code			0.5			
TBD	l) Programmable Thermostat			0.5			
TBD	m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			0.5			
	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)			10+			
No	**4. Design and Build Zero Energy Homes**			5			
No	**5. Comprehensive Utility Bill Analysis**			1			
	Total Points Available in Building Performance = 16+						
K. FINISHES			**Possible Points**				
No	**1. Entryways Designed to Reduce Tracked in Contaminants**				1		
	2. Low/No-VOC Paint						
≥90%	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)	1			1		
No	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))				2		
50%	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**	1			2		
50%	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**	1			2		
No	**5. Recycled-Content Paint**					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local						
No	a. Cabinets					1	
No	b. Interior Trim					1	
No	c. Shelving					1	
No	d. Doors					1	
No	e. Countertops					1	
Yes	**7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements) (EPA IAP)**	Y			R		

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
No	a. Doors				1		
No	b. Cabinets and Countertops				2		
No	c. Interior Trim and Shelving				1		
Yes	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	3			3		
	Total Points Available in Finishes = 21	**6**					
L. FLOORING			**Possible Points**				
No	**1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local** *Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.*					4	
No	**2. Thermal Mass Floors**			1			
No	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**				2		
	Total Points Available in Flooring = 7						
M. APPLIANCES AND LIGHTING			**Possible Points**				
Yes	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)**	2		1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
Yes	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)	3		1			2
Yes	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)	2					2
	3. ENERGY STAR Refrigerator Installed						
No	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**			1			
No	b. ENERGY STAR Qualified & < 20 cu.ft Capacity **(Mutually Exclusive with J3)**			1			
	4. Built-In Recycling & Composting Center						
Yes	a. Built-In Recycling Center	2				2	
No	b. Built-In Composting Center					1	
No	**5. Electrical Survey (Required for Whole House)**	N				R	
Yes	**6. Verification of Entire Electrical System**	2				2	
No	**7. Energy Efficient Lighting**			1			
No	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**					1	
No	**9. Lighting Controls Installed**			1			
	Total Points Available in Appliances and Lighting = 13+	**11**					
N. OTHER			**Possible Points**				
Yes	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	Y		R			
No	**2. Develop Homeowner Manual of Green Features/Benefits**			1			1
	3. Hazardous Waste Testing						
No	a. Lead Testing Interior, Exterior and Soil				1		
No	b. Asbestos Testing and Remediation				1		
Yes	**4. Gas Shut Off Valve (motion/ non-motion)**	2			1	1	
	Total Points Available in Other = 6	**2**					
P. INNOVATIONS			**Possible Points**				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
No	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
No	1. Irrigation System Uses Recycled Wastewater						1
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
No	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					1	
No	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood				1		
No	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements				1		
	3. Use FSC-Certified Engineered Lumber						
No	a. Engineered Beams and Headers					1	
No	b. Insulated Engineered Headers					1	
No	c. Wood I-Joists or Web Trusses for Floors					1	
No	d. Wood I-Joists for Roof Rafters					1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
No	f. Roof Trusses					1	

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

Summary

Total Available Points	224+	25	83	46	76	47
Minimum Points Required (Whole House)	50		20	5	6	8
Minimum Points Required (Elements)	25		8	2	2	4
Total Points Achieved	**49**	**6.0**	**8.8**	**12.3**	**13.5**	**31.0**

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

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

Signature _____ Date 6/9/15

Project Information

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

Applicant Name (print): MUNKS Contact Phone #:

Project Site Address: 393 GOLDEN HILLS

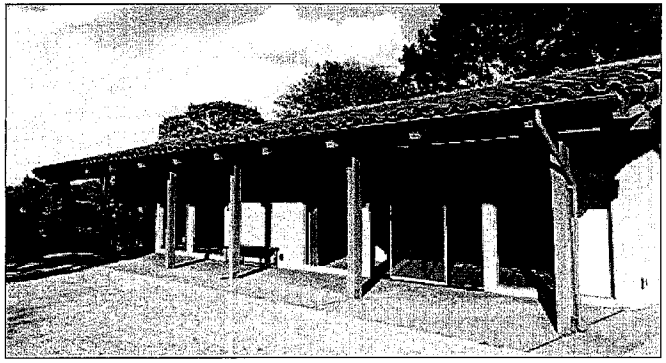
Project Area (sq.ft. or acre): # of Units: # of Meters: 1

		Agency Review (Pass)	Agency Review (Fail)
	Total Landscape Area (sq.ft.): 3490 ☒ Tier 1 (1,000 - 2,500 sq.ft.) ☐ Tier 2 (2,501 - 5,000 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.): 685	☐	☐
	Non-Turf Irrigated Area (sq.ft.): 2795	☐	☐
	Special Landscape Area (SLA) (sq.ft.): 0	☐	☐
	Water Feature Surface Area (sq.ft.): 0		

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

MUNKS RESIDENCE

393 GOLDEN HILLS DRIVE, PORTOLA VALLEY, CA



ChaseDiengott
ARCHITECTS

914 ROSE AVENUE
PIEDMONT, CA 94611
510.595.6665
jmdiengott@gmail.com

RECEIVED
JUN 02 2015
TOWN OF PORTOLA VALLEY

OWNER

MUNKS RESIDENCE
393 Golden Hills Drive
Portola Valley, California
A.P. NO.: 077-212-110

SUBMITTAL

5/19/15 ASCC APPROVAL

SYMBOLS:

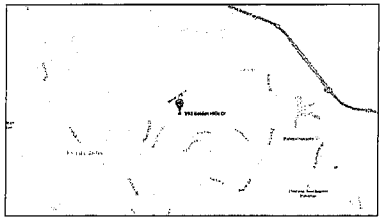
- DETAIL NUMBER / SHEET WHERE OCCURS
- VIEW DIRECTION / SECTION NUMBER / SHEET WHERE OCCURS
- ELEVATION (SHADING INDICATES DIRECTION OF VIEW) / SHEET WHERE OCCURS
- DOOR CALL-OUT SEE SCHEDULE ON SHEET A.204
- WINDOW CALL-OUT / SEE SCHEDULE ON SHEET A.204
- REVISION
- ELEVATION

DIRECTORY:

CLIENT:	BRENDA AND GREG MUNKS 393 GOLDEN HILLS DR, PORTOLA VALLEY, CA PH: 650.854.2460
ARCHITECT:	CHASE DIENGOTT ARCHITECTURE 914 ROSE AVENUE PIEDMONT, CA 94611 PH: 510.595.6665
CONTRACTOR:	MUELLER NICHOLLS, INC 2400 UNION STREET OAKLAND, CA 94607 PH: 510.444.5000
CIVIL ENGINEER:	LEA & BRAZE ENGINEERING, INC 2495 INDUSTRIAL PKWY HAYWARD, CA 94545 PH: 510.887.4086
LANDSCAPE ARCHITECT:	JIM REDMAN LANDSCAPE MENLO PARK, CA PH: 650.222.0038
ARBORIST:	McCLENAHAN TREE SERVUCE 1 ARASTRADERO ROAD PORTOLA VALLEY, CA 94028 PH: 650.326.8781

SHEET INDEX:

VICINITY MAP:



PROJECT INFORMATION:

SCOPE: 780 SF ADDITION INCLUDING GARAGE AND LIVING SPACE. INTERIOR REMODEL OF KITCHEN, FAMILY ROOM, BEDROOMS AND TWO BATHROOMS. NEW HALF BATH. REPLACEMENT OF ALL EXTERIOR WINDOWS AND DOORS.

SITE INFORMATION:

JOB ADDRESS: 393 GOLDEN HILLS DRIVE
ASSESSOR'S PARCEL NUMBER: 077-212-110
ZONING DISTRICT: R-E/2a/SD-2a
GEOLOGIC ZONE: Sbr, Sun, Pd
FLOOD ZONE: Zone "C" and "A"
PARCEL SIZE: 2.05 acres (89,298 sf)
AVERAGE SLOPE: 43.41%
ADJUSTED PARCEL: .9750 acres (42,470 sf)
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: NO
MAXIMUM HEIGHT: 28'
NUMBER OF STORIES: 1
'PARKING: 2 COVERED PARKING SPACES (10' x 20' STALL)
NUMBER OF STORIES: 1
SETBACKS: (OAKHILLS) 50' FRONT, 50' SIDE, 50' BACK

FLOOR AREA CALCULATIONS:

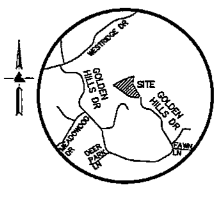
	EXISTING	PROPOSED	ADDITION	MAX ALLOW.
HOUSE:	2,003 SF	2,746 SF	743 SF	*5457 SF
GARAGE:	464 SF	501 SF	37 SF	
***SHED:	237 SF			
TOTAL:	2,704 SF	3,247 SF	780 SF	**4,639 SF

*Maximum floor area for property 5,457 sf including single story 5% bonus
**This number refers to 85% of AMFA
***Shed to be removed

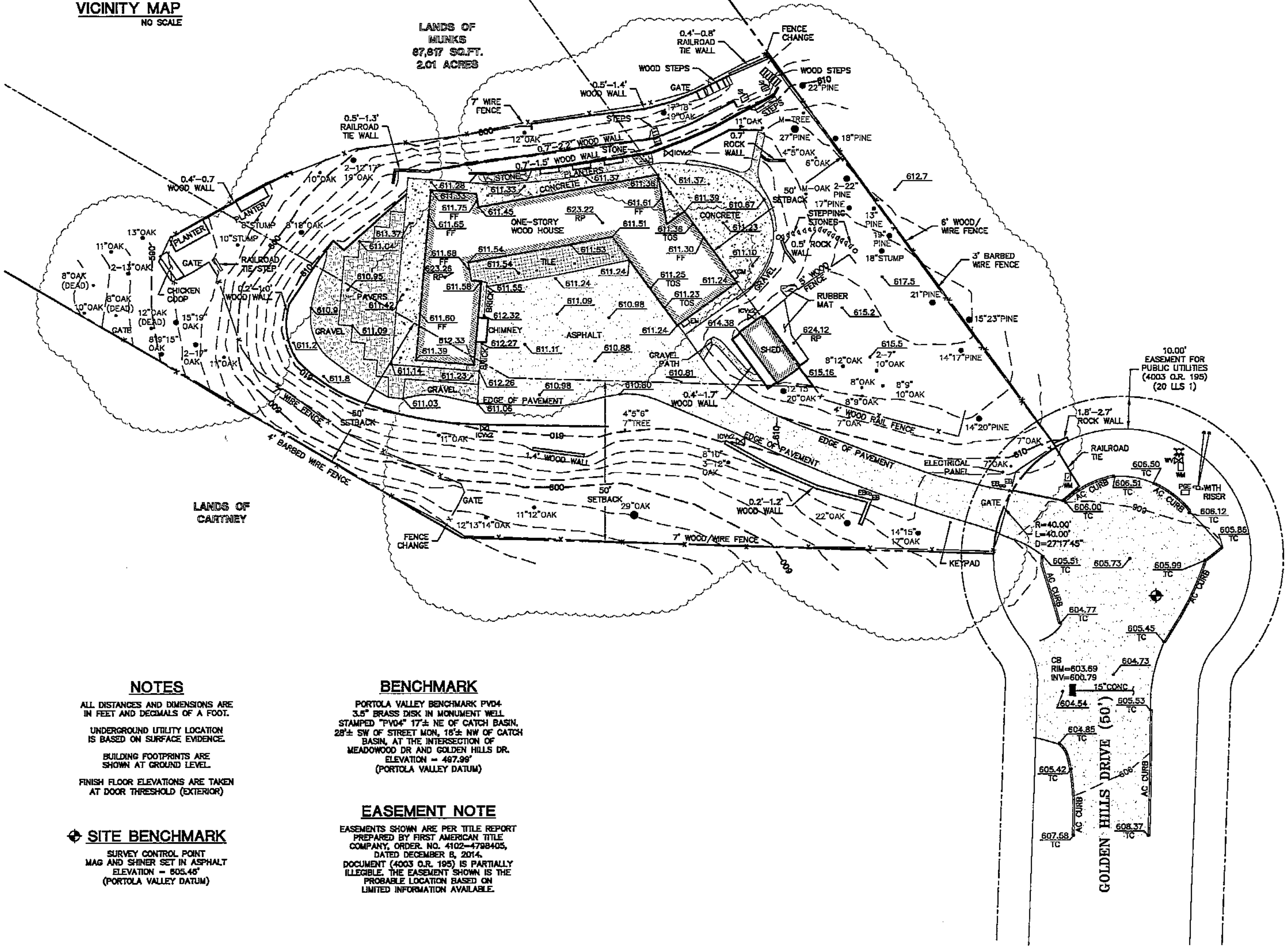
IMPERVIOUS SURFACE CALCULATIONS:

	EXISTING	PROPOSED SF	MAX ALLOW.
IMPERVIOUS:	6,692 SF	6,618 SF	7,682 SF

Attachment 8



VICINITY MAP
NO SCALE



LEGEND AND NOTES

- BOUNDARY LINE
- EASEMENT LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x — FENCE LINE
- BW — BOTTOM OF WALL
- CONC — CONCRETE
- FF — FINISH FLOOR
- M— — MULTIPLE TRUNKS
- RP — ROOF PEAK
- SL — SEPTIC LID
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- TW — TOP OF WALL
- CB — CATCH BASIN
- EB — ELECTRICAL BOX
- EM — ELECTRICAL METER
- FIRE HYDRANT
- GM — GAS METER
- GUY ANCHOR
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- PGE — PG&E VAULT
- WM — WATER METER
- WV — WATER VALVE
- WOOD POST
- BENCHMARK
- XXX.XX — SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- PAVERS
- STONE
- TILE
- DRIPLINE — TREE: TYPE AND SIZE AS NOTED

0 8 16 32
SCALE: 1" = 16'

NOTES

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

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 605.45' (PORTOLA VALLEY DATUM)

BENCHMARK

PORTOLA VALLEY BENCHMARK PV04 3.5" BRASS DISK IN MONUMENT WELL STAMPED "PV04" 17'± NE OF CATCH BASIN, 28'± SW OF STREET MON, 16'± NW OF CATCH BASIN, AT THE INTERSECTION OF MEADOWOOD DR AND GOLDEN HILLS DR. ELEVATION = 497.99' (PORTOLA VALLEY DATUM)

EASEMENT NOTE

EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER. NO. 4102-4798405, DATED DECEMBER 8, 2014. DOCUMENT (4003 O.R. 195) IS PARTIALLY ILLEGIBLE. THE EASEMENT SHOWN IS THE PROBABLE LOCATION BASED ON LIMITED INFORMATION AVAILABLE.

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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HAYWARD, CALIFORNIA 94545
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(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

393 GOLDEN HILLS DRIVE
PORTOLA VALLEY, CALIFORNIA

SAN MATEO COUNTY APN: 077-212-110

PARTIAL TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO:	2150017
DATE:	02-05-15
SCALE:	1" = 16'
DRAWN BY:	JN
SHEET NO:	SU1

01 OF 01 SHEETS

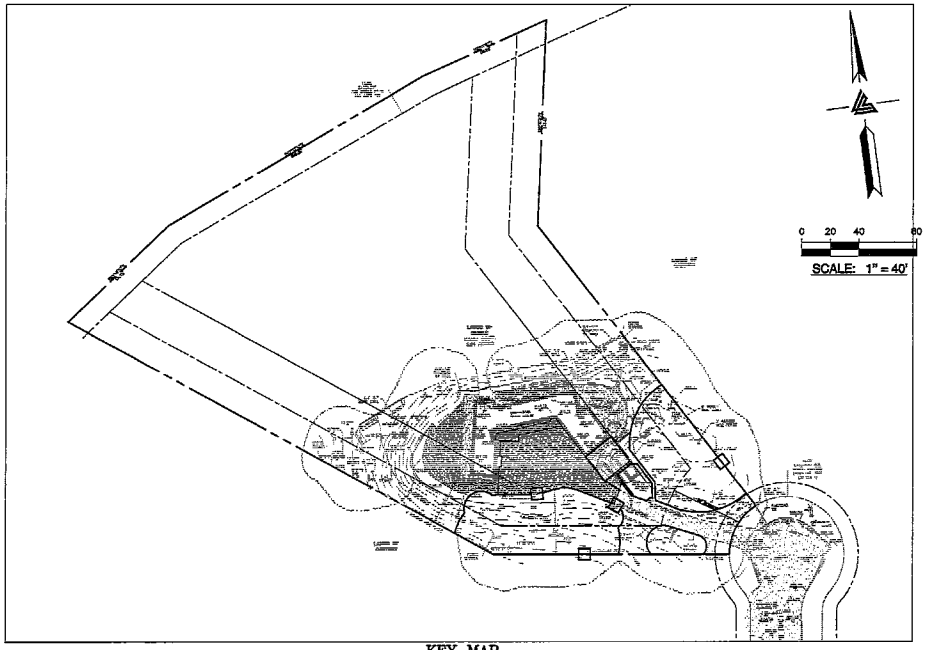
393 GOLDEN HILLS DRIVE
PORTOLA VALLEY, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
523.87 FW	522.97 INV	STREET SIGN / SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE	XX" TREE	TREE TO BE REMOVED

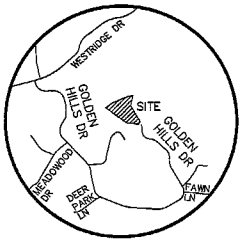
ABBREVIATIONS

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



KEY MAP
1" = 40'

VICINITY MAP
NO SCALE



OWNER'S INFORMATION

OWNER:
MUNKS RESIDENCE
393 GOLDEN HILLS DRIVE
PORTOLA VALLEY, CALIFORNIA

APN: 077-212-110

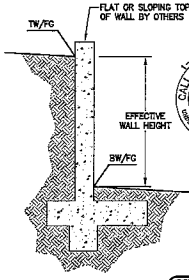
REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED:
"TOPOGRAPHIC SURVEY"
393 GOLDEN HILLS DRIVE
PORTOLA VALLEY, CALIFORNIA
DATE: 2-5-15
JOB# 2150017
2. SITE PLAN BY CHASE DIENGOTT ARCHITECTS ENTITLED:
"MUNK RESIDENCE"
393 GOLDEN HILLS DRIVE
PORTOLA VALLEY, CALIFORNIA
DATE:12-07-12

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

RETAINING WALL NOTES

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



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

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

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

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	40	5	45
FILL	0	0	0
EXPORT			45

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

NOTES

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FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 605.46'
(PORTOLA VALLEY DATUM)

BENCHMARK

PORTOLA VALLEY BENCHMARK PV04
3.5" BRASS DISK IN MONUMENT WELL
STAMPED "PV04" 17'± NE OF CATCH BASIN, 28'± SW OF STREET MON, 16'± NW OF CATCH BASIN, AT THE INTERSECTION OF MEADOWOOD DR AND GOLDEN HILLS DR.
ELEVATION = 497.99'
(PORTOLA VALLEY DATUM)

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

SHEET INDEX

ASCC REVIEW

LEA & BRAZE ENGINEERING, INC.
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(F) (510) 887-3019
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2000 C STREET, SUITE 300
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(P) (916)956-1336
(F) (916)797-7363
WWW.LEABRAZE.COM

393 GOLDEN HILLS DRIVE
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY
APN: 077-212-110

TITLE SHEET

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

JOB NO:	2150530
DATE:	5-28-15
SCALE:	AS NOTED
DESIGN BY:	GA
DRAWN BY:	RP
SHEET NO:	C-1.0
	1 OF 06 SHEETS

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

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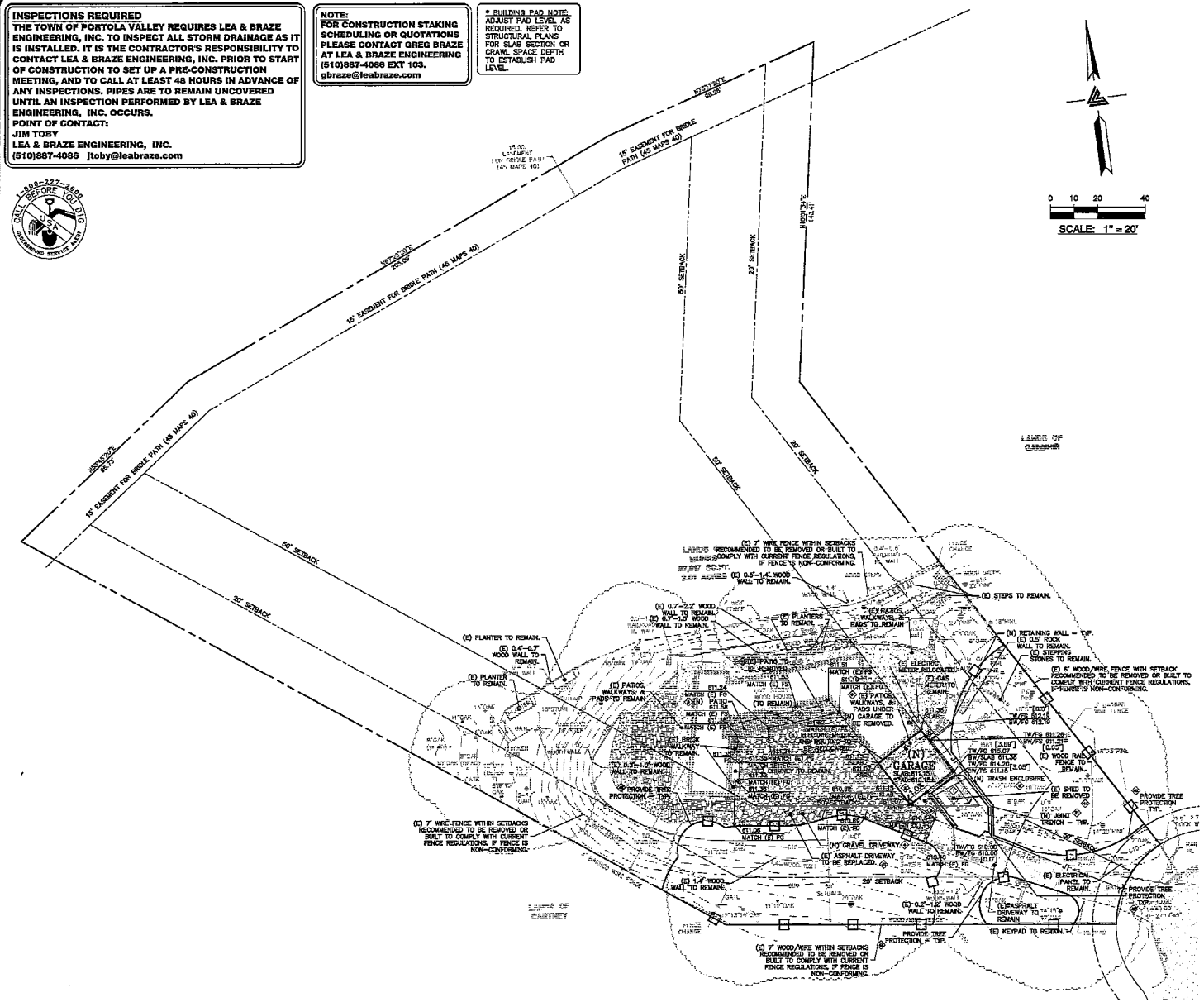
* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



FLATWORK KEYNOTES 1 TO 5

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 6" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP.
3. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) GRAVEL DRIVEWAY. SEE DETAIL 1 SHEET C-3.0.
5. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 SHEET C-3.0.

UTILITIES KEYNOTES 31 TO 31

31. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION KEYNOTES 41 TO 42

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 3 ON SHEET C-3.0.

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393 GOLDEN HILLS DRIVE
PORTOLA VALLEY, CALIFORNIA

SAN MATEO COUNTY

APN: 077-212-110

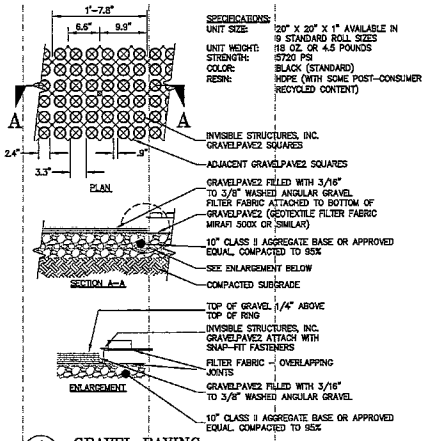
GRADING AND DRAINAGE PLAN

REVISIONS	BY

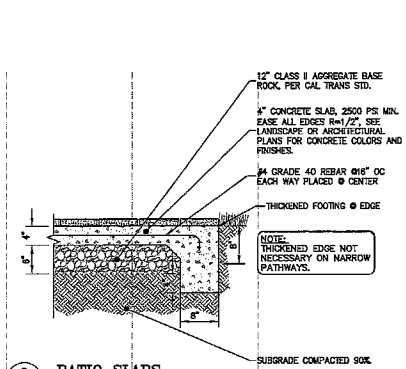
JOB NO:	2150530
DATE:	5-26-15
SCALE:	AS NOTED
DESIGN BY:	GA
DRAWN BY:	RP
SHEET NO:	C-2.0

2 OF 06 SHEETS

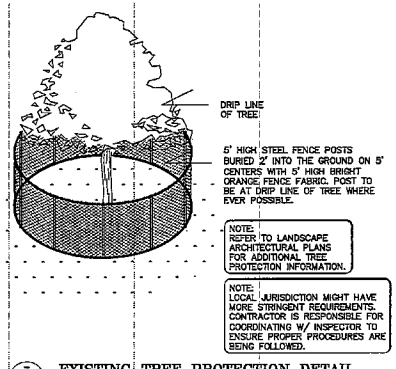
ASCC REVIEW



1 GRAVEL PAVING
C-3.0 NTS
SCALE 1" = 1'-0"



2 PATIO SLABS
C-3.0 NTS
SCALE 1" = 1'-0"



3 EXISTING TREE PROTECTION DETAIL
C-3.0 NTS
SCALE 3/16" = 1'-0"

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393 GOLDEN HILLS DRIVE
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY
APN: 077-212-110

DETAILS

REVISIONS	BY

JOB NO:	2150530
DATE:	5-26-15
SCALE:	NTS
DESIGN BY:	GA
DRAWN BY:	RP
SHEET NO:	C-3.0
	3 OF 06 SHEETS

ASCC REVIEW

GENERAL NOTES

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

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

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

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

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

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

WORK SEQUENCE

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

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

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

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

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

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

SITE PROTECTION

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

STORMWATER POLLUTION PREVENTION NOTES

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

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

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

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

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

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

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

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

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

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

SUPPLEMENTAL MEASURES

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

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

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

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

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

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

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

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

2. GENERAL

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

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

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

3. CLEARING AND GRUBBING

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

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

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

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

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

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

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

4. SITE PREPARATION AND STRIPPING

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

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

5. EXCAVATION

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

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

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

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

B. FILL CONSTRUCTION

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

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

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

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

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

7. CUT OR FILL SLOPES

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

8. SEASONAL LIMITS AND DRAINAGE CONTROL

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

9. DUST CONTROL

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

10. INDEMNITY

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

11. SAFETY

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

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

12. GUARANTEE

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

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

13. TRENCH BACKFILL

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

14. EROSION CONTROL

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

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

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

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

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

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

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

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

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

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

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

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

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

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

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

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

15. CLEANUP

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

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

REGISTERED PROFESSIONAL ENGINEER No. C78655 CIVIL STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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393 GOLDEN HILLS DRIVE
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY
APN: 077-212-110

GRADING SPECIFICATIONS

REVISIONS	BY
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-	-
-	-

JOB NO:	2150530
DATE:	5-26-15
SCALE:	NO SCALE
DESIGN BY:	GA
DRAWN BY:	RP
SHEET NO:	C-4.0

ASCC REVIEW

PURPOSE:

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

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL, OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

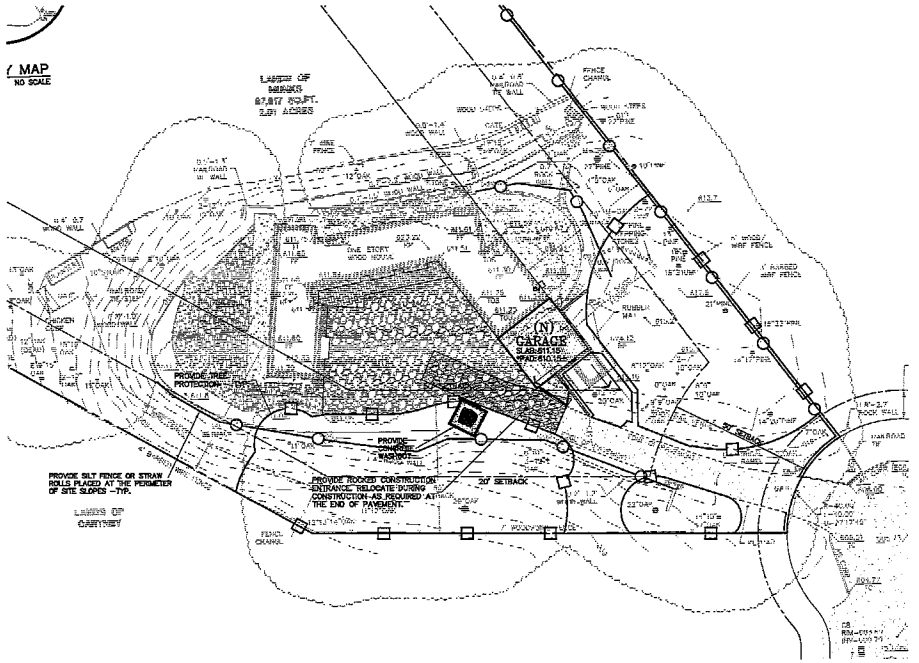
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED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

REFERENCES:

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

PERIODIC MAINTENANCE:

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



EROSION CONTROL LEGEND

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

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

0 10 20 40
SCALE: 1" = 20'

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SAN MATEO COUNTY
APN: 077-212-110

EROSION CONTROL PLAN

REVISIONS	BY
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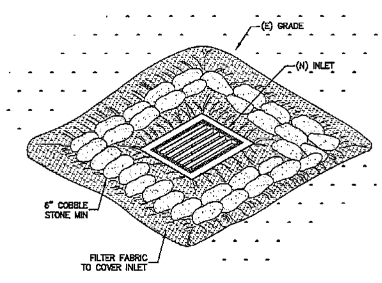
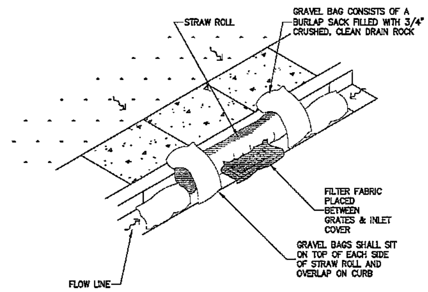
JOB NO:	2150530
DATE:	5-26-15
SCALE:	AS NOTED
DESIGN BY:	CA
DRAWN BY:	RP
SHEET NO:	ER-1
	5 OF 05 SHEETS

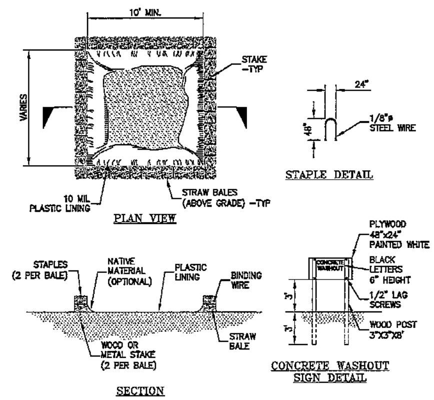
ASCC REVIEW



1 INLET PROTECTION
ER-2 NTS



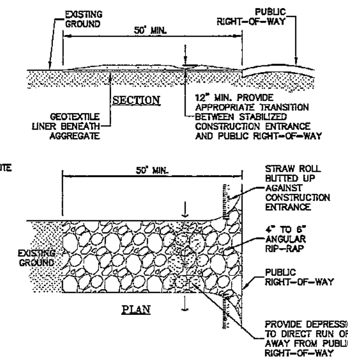
2 STREET INLET PROTECTION
ER-2 NTS



NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 CONCRETE WASHOUT
ER-2 NTS



NOTES:

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

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

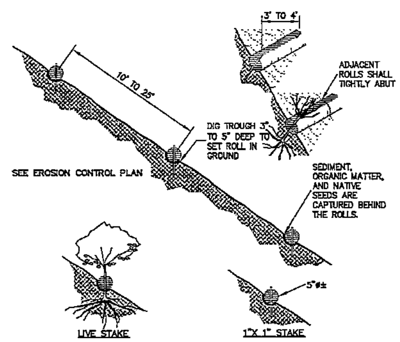
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

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

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

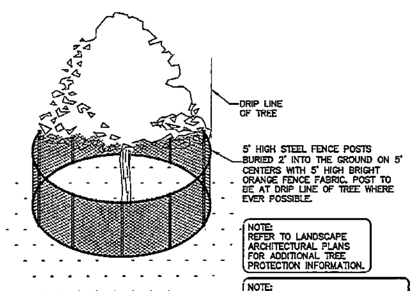
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

4 CONSTRUCTION ENTRANCE
ER-2 NTS



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

5 STRAW ROLLS
ER-2 NTS



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

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

6 EXISTING TREE PROTECTION DETAIL
ER-2 NTS

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EROSION CONTROL DETAILS

REVISIONS	BY
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JOB NO:	2150530
DATE:	5-28-15
SCALE:	AS NOTED
DESIGN BY:	GA
DRAWN BY:	RP
SHEET NO:	ER-2

6 OF 06 SHEETS

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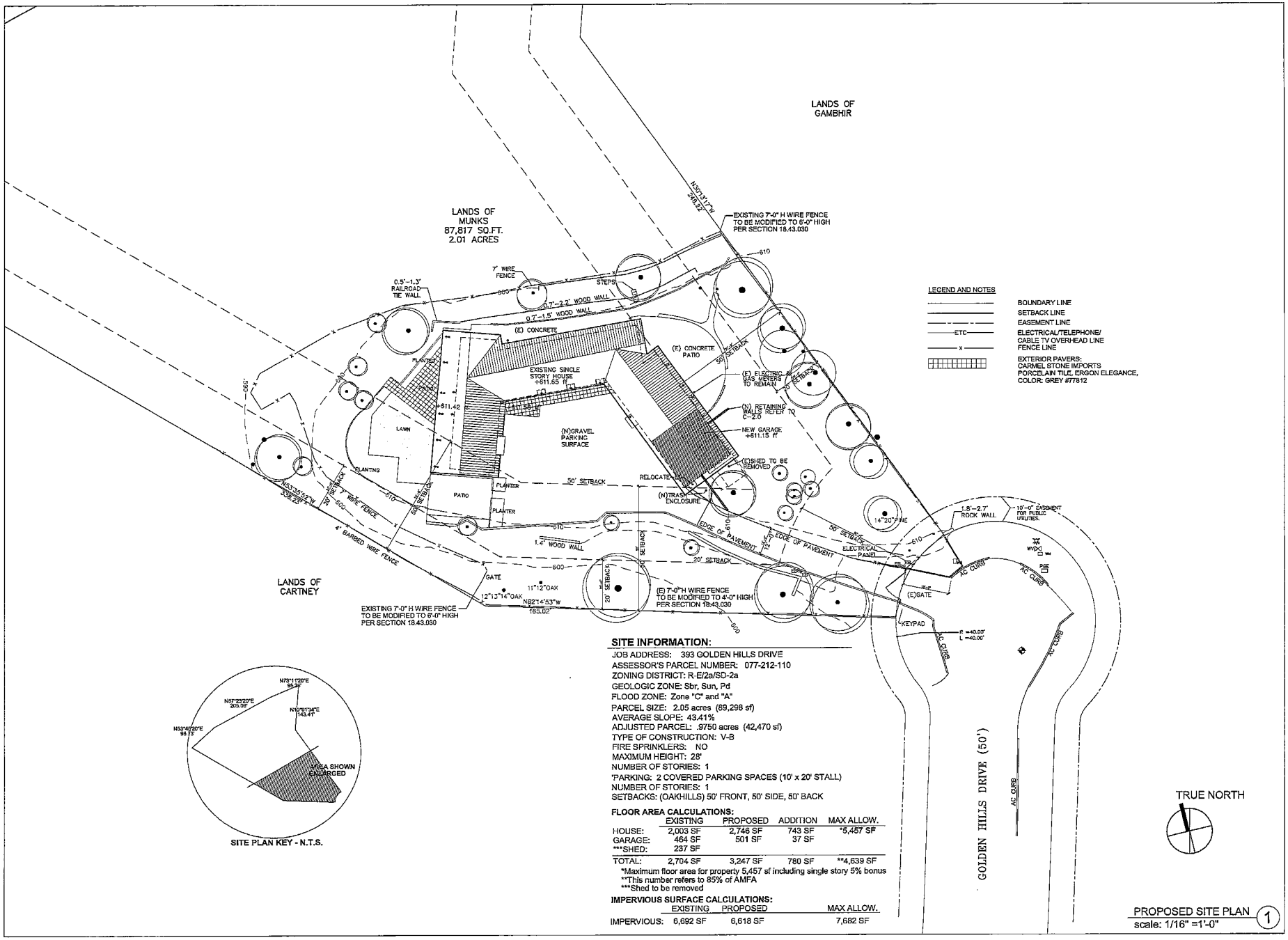

SITE INFORMATION:

JOB ADDRESS: 393 GOLDEN HILLS DRIVE
ASSESSOR'S PARCEL NUMBER: 077-212-110
ZONING DISTRICT: R-E/2a/SD-2a
GEOLOGIC ZONE: Sbr, Sun, Pd
FLOOD ZONE: Zone "C" and "A"
PARCEL SIZE: 2.05 acres (89,298 sf)
AVERAGE SLOPE: 43.41%
ADJUSTED PARCEL: .9750 acres (42,470 sf)
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLERS: NO
MAXIMUM HEIGHT: 28'
NUMBER OF STORIES: 1
'PARKING: 2 COVERED PARKING SPACES (10' x 20' STALL)
NUMBER OF STORIES: 1
SETBACKS: (OAKHILLS) 50' FRONT, 50' SIDE, 50' BACK

FLOOR AREA CALCULATIONS:

	EXISTING	PROPOSED	ADDITION	MAX ALLOW.
HOUSE:	2,003 SF	2,746 SF	743 SF	*5,457 SF
GARAGE:	464 SF	501 SF	37 SF	
***SHED:	237 SF			
TOTAL:	2,704 SF	3,247 SF	780 SF	**4,639 SF

*Maximum floor area for property 5,457 sf including single story 5% bonus
**This number refers to 85% of AMFA
***Shed to be removed

IMPERVIOUS SURFACE CALCULATIONS:

	EXISTING	PROPOSED	MAX ALLOW.
IMPERVIOUS:	6,692 SF	6,618 SF	7,682 SF

PROPOSED SITE PLAN (1)
scale: 1/16" =1'-0"

ChaseDiengott
ARCHITECTS

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jmdiengott@gmail.com

OWNER

MUNKS RESIDENCE
393 Golden Hills Drive
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A.P. NO.: 077-212-110

SUBMITTAL

5/19/2015 ASCC SUBMITTAL

02012015
JOB NO.

DRAWN BY:
02/01/15
DATE
1/16"=1'-0"
SCALE

SITE PLAN
DRAWING TITLE

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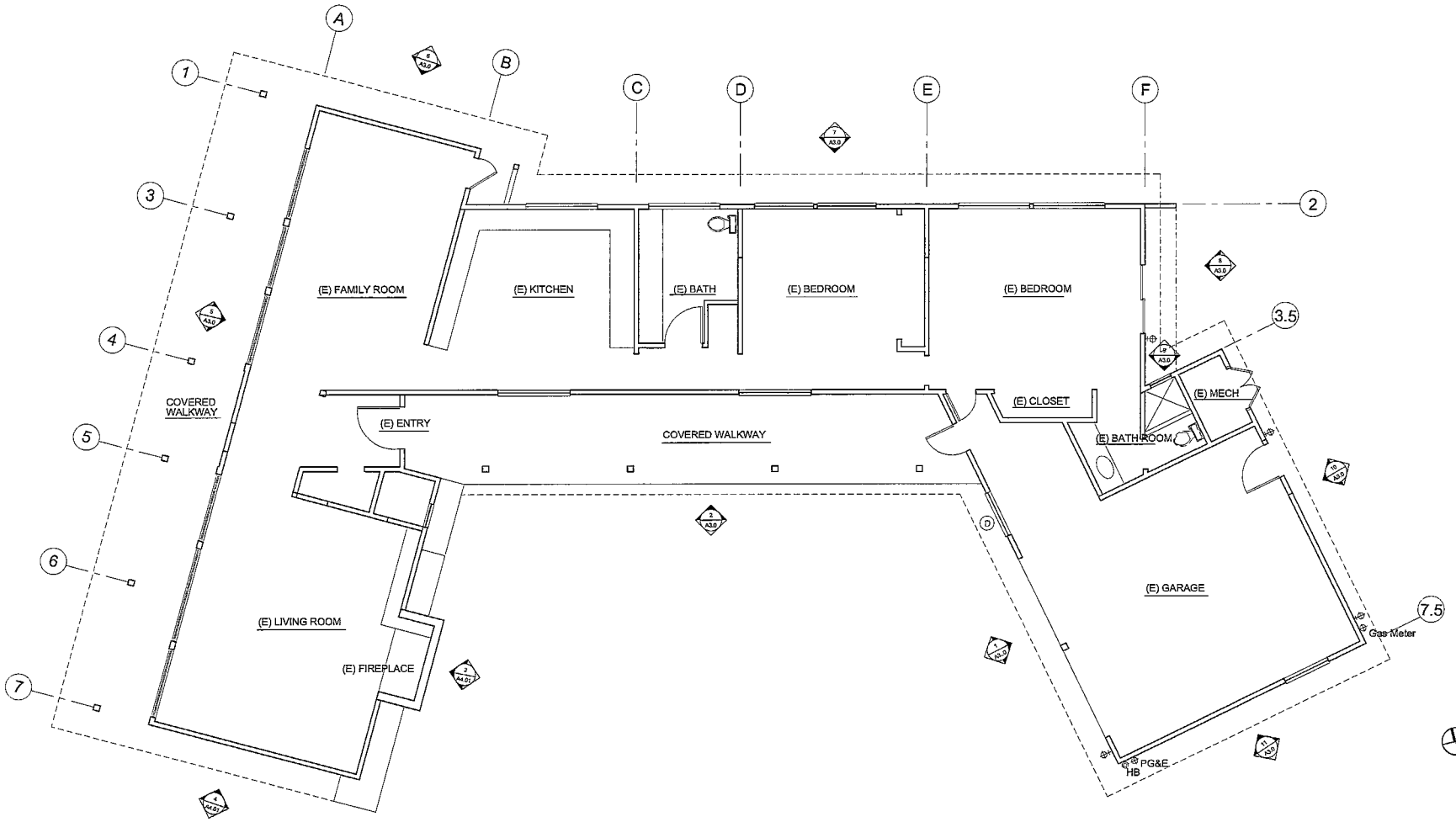

EXISTING FLOOR PLAN 1

DATE: 3/2/2015 SCALE: 1/4" = 1'-0"

LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW PARTITION

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DRAWN BY:
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EXISTING FLOOR PLAN
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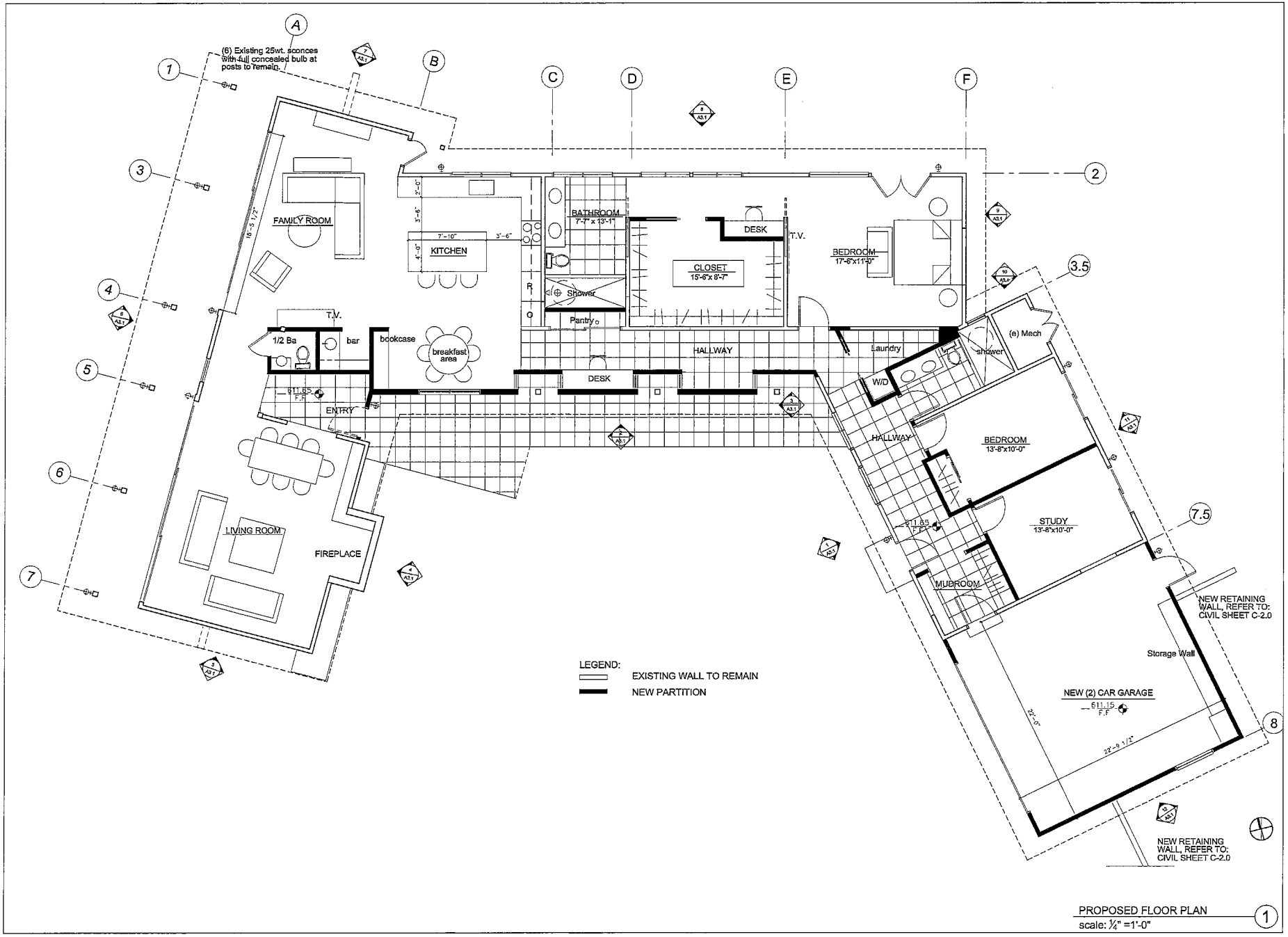

PROPOSED FLOOR PLAN 1
scale: ¼" =1'-0"

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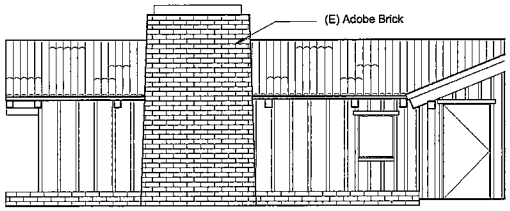
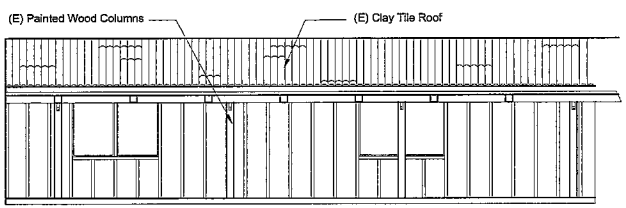
PROPOSED FLOOR PLAN
DRAWING TITLE

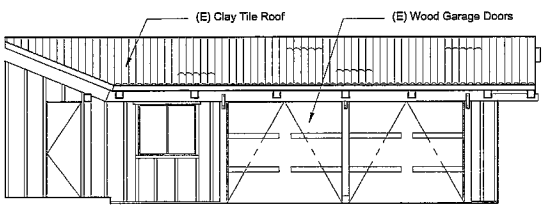
A2.1



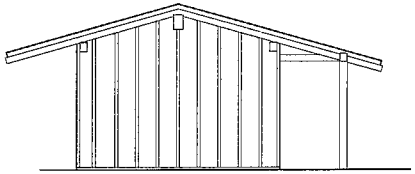
EXISTING EAST ELEVATION 3
SCALE: 1/4" = 1'-0"



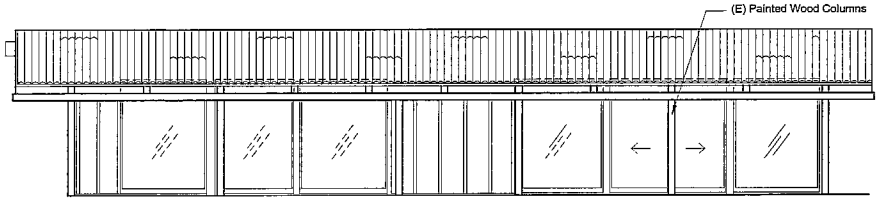
EXISTING SOUTH ELEVATION 2
SCALE: 1/4" = 1'-0"



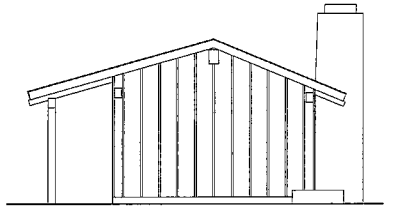
EXISTING WEST ELEVATION 1
SCALE: 1/4" = 1'-0"



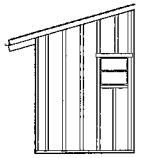
EXISTING NORTH ELEVATION 6
SCALE: 1/4" = 1'-0"



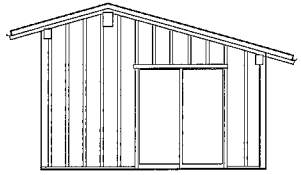
EXISTING WEST ELEVATION @ COLUMN LINE 5
SCALE: 1/4" = 1'-0"



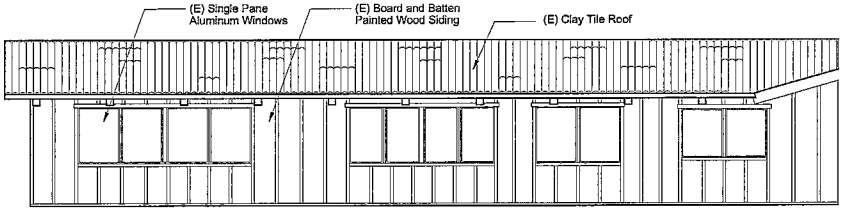
EXISTING SOUTH ELEVATION 4
SCALE: 1/4" = 1'-0"



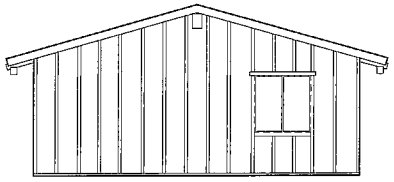
(E) NORTH 9



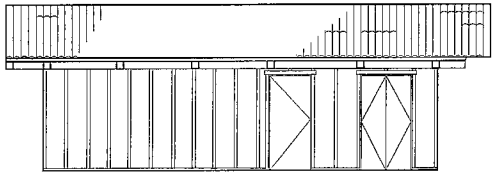
(E) EAST 8
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION 7
SCALE: 1/4" = 1'-0"



EXISTING SOUTH 11



EXISTING EAST 10
SCALE: 1/4" = 1'-0"

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A.P. NO.: -077-212-110

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05/19/2015 ASCC SUBMITTAL

01012015
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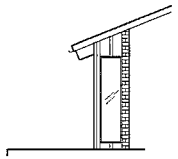
DRAWN BY:

01/01/15
DATE

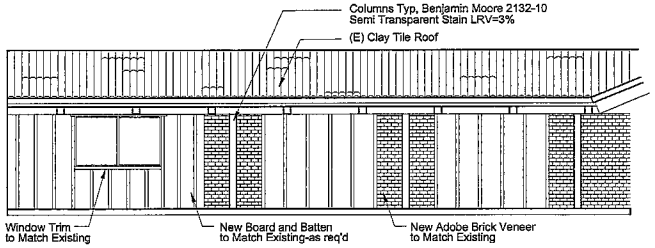
1/4"=1'=0"
SCALE

EXISTING EXTERIOR ELEVATIONS
DRAWING TITLE

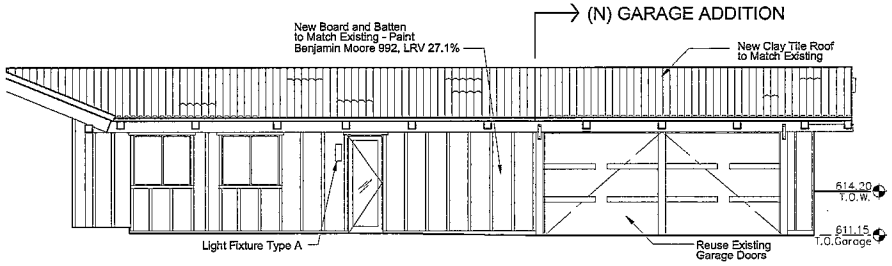
A3.0



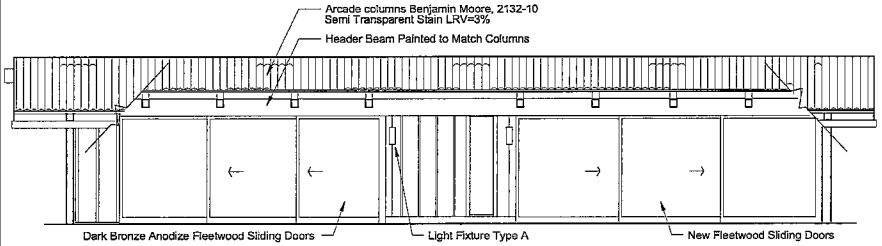
TYP SIDE WINDOW 3
SCALE: 1/4" = 1'-0"



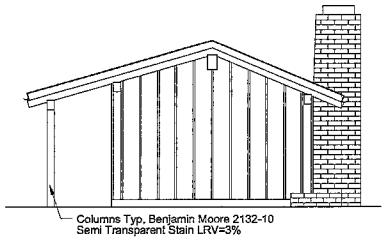
PROPOSED SOUTH ELEVATION 2
SCALE: 1/4" = 1'-0"



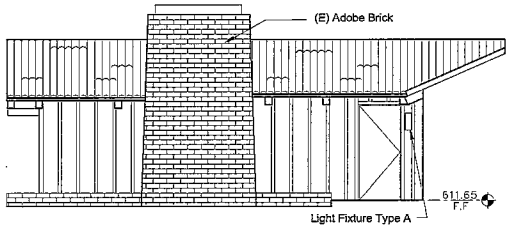
PROPOSED WEST ELEVATION 1
SCALE: 1/4" = 1'-0"



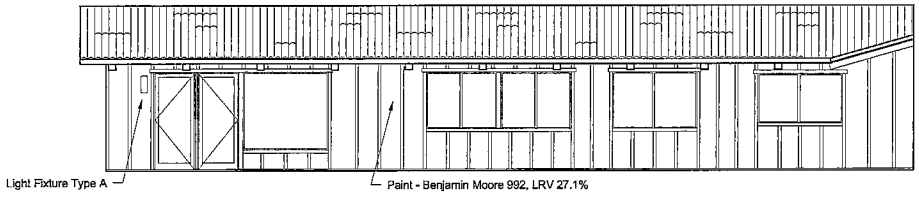
PROPOSED WEST ELEVATION @ WINDOW WALL 6
SCALE: 1/4" = 1'-0"



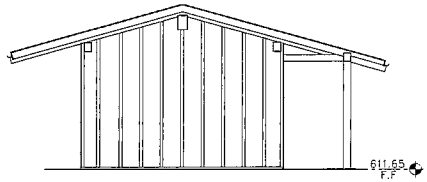
PROPOSED SOUTH ELEVATION 5
SCALE: 1/4" = 1'-0"



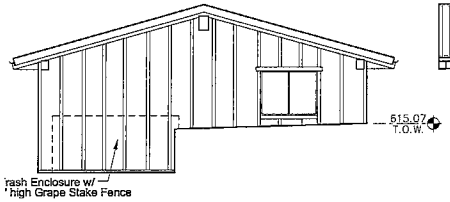
PROPOSED EAST ELEVATION 4
SCALE: 1/4" = 1'-0"



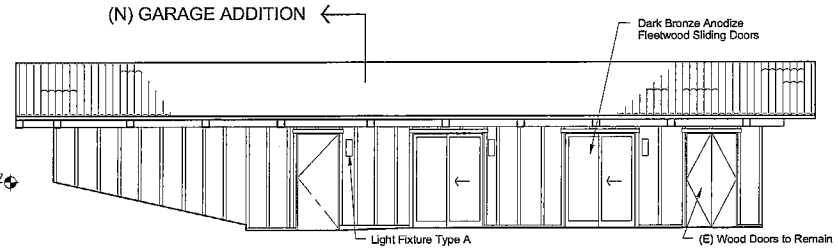
PROPOSED NORTH ELEVATION 8
SCALE: 1/4" = 1'-0"



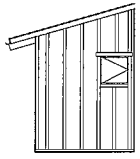
PROPOSED NORTH ELEVATION
NO CHANGE
SCALE: 1/4" = 1'-0" 7



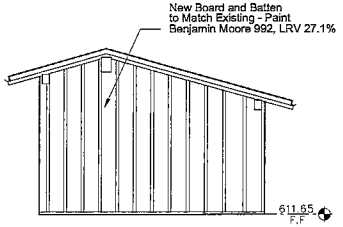
(N) SOUTH 12



(N) EAST 11
SCALE: 1/4" = 1'-0"



(N) NORTH 10



(N) EAST 9
SCALE: 1/4" = 1'-0"

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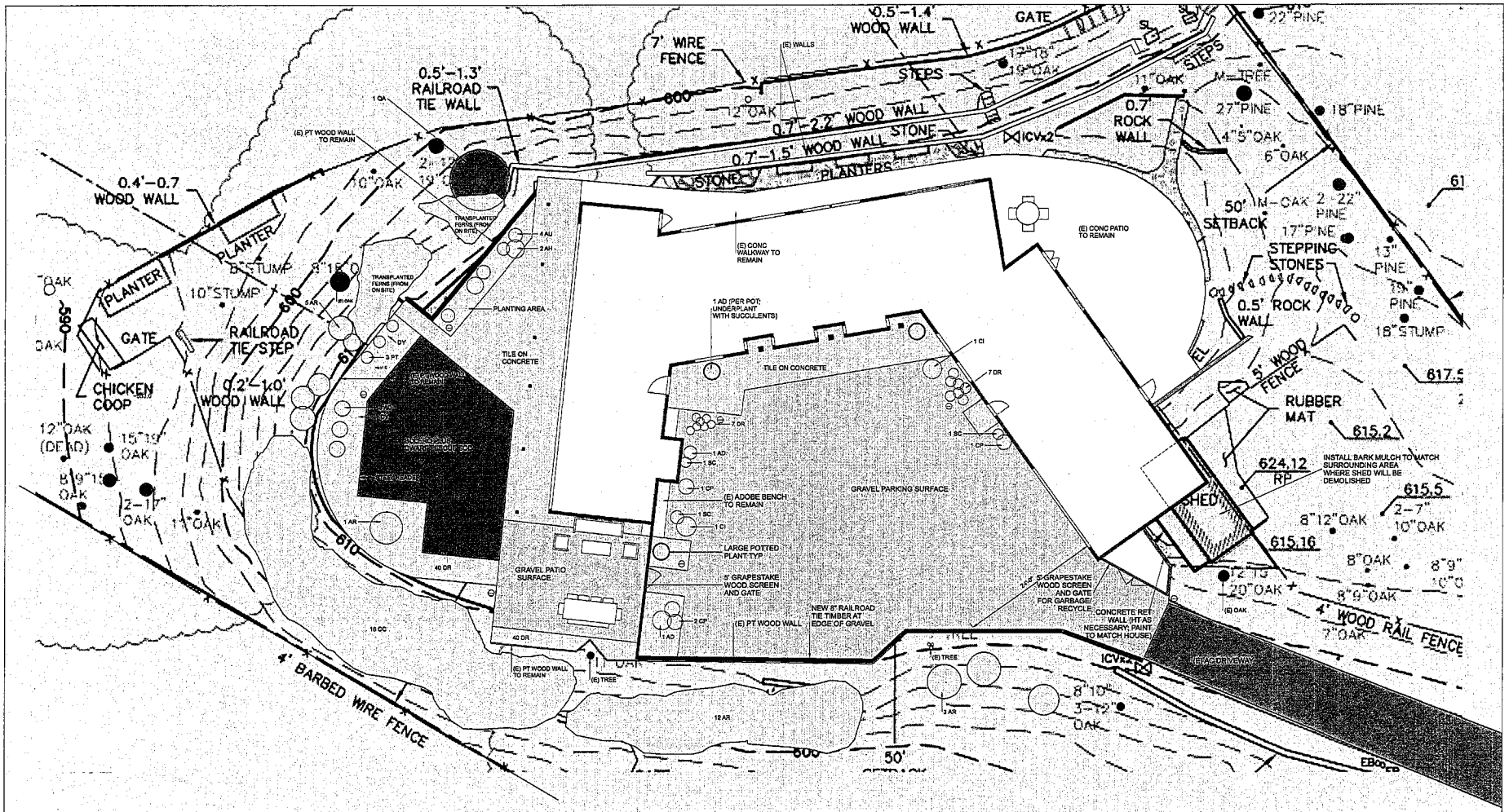


CONCEPT PLAN 1"= 8' | 1

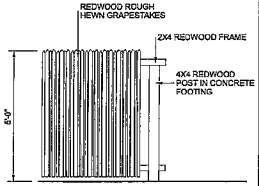
TILE ON CONCRETE:
Carmel Stone Imports Porcelain Tile: Ergon Elegance #77812, color grey

DRIVEWAY AND PATIO GRAVEL:
3/8" DESERT GOLD

MATERIALS LIST | 6

SYM	SIZE	BOTANICAL NAME	COMMON NAME
AD	15G	AGAVE DESMETTIANA	SMOOTH AGAVE
AH	5G	ARCTOSTAPHYLOS HOOKERi	MONTERREY MANZANITA
AR	5G	ARCTOSTAPHYLOS DENS H MCMINN	VINE HILL MANZANITA
AU	1G	ARCTOSTAPHYLOS UU PT REYES	GROUND MANZANITA
CC	5G	CEANOTHUS CONCHA	CONCHA CEANOTHUS
CI	15G	DWARF CITRUS	VAR BY OWNER
CP	5G	CORREA IVORY BELLS	WHITE AUSTRALIAN FUSCHIA
DR	1G	DIANELLA REVOLUTA LITTLE REV	LITTLE REV FLAX LILY
DY	4"	DYMONDIA MARGARETAE	SILVER CARPET
QA	24" BOX	QUERCUS AGRIGFOLIA	COAST LIVE OAK
SC	5G	SANTOLINA CHAMAECYP	LAVENDER COTTON

SUGGESTED PLANTING LIST | 5



FENCE ELEVATION | 4

PLANTING/IRRIGATION NOTES:
1) ALL PLANTING AREAS TO HAVE MINIMUM TWO INCHES OF BARK MULCH

2) TURF TO BE BOLERO PLUS DWARF FESCUE FROM DELTA BLUEGRASS

3) IRRIGATION SYSTEM TO INCLUDE MP ROTATOR SPRAY HEADS FOR LAWN AND LOW VOLUME DRIP FOR ALL OTHER AREAS

4) AVOID OVERSPRAY AND RUN OFF

5) INSTALL RAIN SENSOR SHUT OFF ON NEW IRRITROL CONTROLLER. PROGRAM IRRIGATION TO RUN ONLY BETWEEN 8PM AND 10 AM

NOTES | 3

PATHLIGHTS (7):
HINKLEY ATLANTIS 1518 BZ-LED

TRANSFORMER LOCATIONS, SWITCHING TBD WITH OWNER

LV LIGHTING LEGEND | 2

ELEMENTS LANDSCAPE design construction garden care
PO Box 7543
Menlo Park, CA 94026
Tel: 650 847.1252
jim@elements-landscape.com

Stamp: REGISTERED LANDSCAPE ARCHITECT JAMES REDMAN No. 3549 Exp. 02-28-17 STATE OF CALIFORNIA

Munks Residence
393 Golden Hills Dr
Portola Valley, CA

Planting/lighting Plan

Rev 5/21/15
By: JGR
Scale: NOTED

L1

PORTOLA VALLEY ARCHITECTURAL AND SITE CONTROL COMMISSION JUNE 8, 2015
Council Chambers (Historic Schoolhouse), 765 Portola Road, Portola Valley, CA 94028

(1) CALL TO ORDER

Chair Ross called the regular meeting to order at 7:30 p.m. in the Town Center Historic School House Meeting Room, 765 Portola Road.

(2) ROLL CALL

Present:	ASCC: Breen, Clark, Ross
Absent:	Harrell, Koch
Planning Commission Liaison:	None
Town Council Liaison: Mayor	Jeff Aalfs
Town Staff:	Town Planner Debbie Pedro, Deputy Town Planner Karen Kristiansson, Assistant Planner Carol Borck

(3) ORAL COMMUNICATIONS: None.

(4) OLD BUSINESS

(a) Continued Review of Conditional Use Permit, Variance, and Architectural and Site Plan Review Applications for Pipeline Replacement and Consolidation of Pump Stations 8 and 13, File #s: 3-2015, X7D-176, and X7E-138, Portola Road right-of-way, Pump Station 8 on Portola Road across from Hayfields Road, and Pump Station 13 at the corner of Portola Road and Stonegate Drive, California Water Service Company (Staff K. Kristiansson)

Ms. Kristiansson presented the staff report regarding the pipeline replacement and pump station consolidation project. She said that in response to ASCC's preliminary review comments, Cal Water has provided the following update: tree protection measures for Tree #8 have been modified to allow for installation of the generator and electrical panel, the acacias and eucalyptus trees adjacent to the site will be removed, the acoustic shelters will be lowered from 9'4" to 8'8", and the grape stake fence along Portola Road will be returned to the Town for reuse or recycling.

Ms. Kristiansson said the Town received a letter from San Mateo County requesting that conditions for work in the county right-of-way be included in the transportation mitigation measure. The mitigation measure has been revised in the initial study and mitigated negative declaration to address San Mateo County's concerns.

Chair Ross asked how much of the project is located within San Mateo County's right-of-way. Ms. Kristiansson referred to an exhibit and said the comments from the County applied solely to the portion of the right-of-way located in the unincorporated County areas outside of Portola Valley's Town boundary.

Commissioner Breen expressed concern about the strong visual presence of the equipment near Portola Road, and Chair Ross asked the applicant to discuss the acoustics issue.

Ms. Kristiansson said that moving the pumps to the back of the site would reduce their visual presence but puts them closer to the adjacent residential property and would exceed the required noise limits.

John Puccinelli, California Water Service Company Project Manager and Civil Engineer, provided the Commission with background and schedule of the project. He said the pipeline construction will start in September 2015 and finish by February 2016. The pump station construction would start in December 2015 and finish by April 2016. He noted that if they wait until fall to implement the planting plan, the site will be unlandscaped from April 2016 until the fall.

Chair Ross invited questions from the Commissioners.

Commissioner Breen asked about the plans for site restoration once Station 8 is removed. Mr. Puccinelli advised that the area will be dry seeded and restored to its original condition.

Chair Ross opened the public hearing.

Fred Wydler, 1385 Westridge Drive, expressed concerns about visibility of the pumps from his property. Ms. Kristiansson explained that the pump site is small and almost entirely within the setback. She said the site has been used as a utility pump station since 1955 and is considered to be legal nonconforming. Ms. Pedro added that it is impossible for the project to meet the setback requirements and variance findings can be made for the proposed modifications to the existing facility.

With regard to Mr. Wydler's concerns about the emergency generator's noise levels, Ms. Kristiansson said use of the generator is limited to a 15-minute test per week, between specific daytime hours, or in emergency situations.

Chair Ross closed the public hearing and requested Commissioner comments.

Commissioner Clark expressed support of the project.

Commissioner Breen was supportive of the project. She said that she preferred the grouse tan paint color for the equipment and emphasized that new planting is key to mitigating the view of the facility. She suggested that two ASCC members be involved in field placement of the landscape planting.

Chair Ross also preferred the grouse tan color and agreed that two ASCC members should assist with the planting placement. He supported postponing planting until the fall of 2016. He suggested additional planting, if possible, between the neighbor's driveway and the fence. Since the rear fence is on the property line and there is no room between the driveway and the fence, Chair Ross suggested planting vines on the fence.

Commissioner Breen moved to approve the Architectural and Site Plan Review and recommend approval by the Planning Commission of the Conditional Use Permit, Variance, Initial Study and Mitigated Negative Declaration for the proposed project, with the amendment to Condition 4 to have two designated members of the ASCC assist with field placement of the plantings and specifying the color grouse tan to be used on the equipment and shelters. Seconded by Commissioner Clark, the motion carried 3-0.

(5) NEW BUSINESS

(a) Study Session on Amendments to the Second Unit Ordinance (Staff: D. Pedro)

Ms. Pedro presented the staff report summarizing the key amendments to the Second Unit Ordinance. She said that staff is conducting a study session tonight and is seeking comments and direction from the ASCC. The comments will then be incorporated into the draft ordinance and forwarded to the Planning Commission and the Town Council for consideration.

Commissioner Breen was uncomfortable with amendment #3 to increase the threshold for staff level review from 400 square feet to 750 square feet. Ms. Pedro pointed out that even though a 750 square foot second unit would qualify for staff level review, it may be forwarded to the ASCC for architectural review if it there are any unusual features or site conditions. Ms. Kristiansson added that the proposed amendments have been approved by the Council as part of the housing element last year.

Chair Ross suggested that the ASCC be advised at their regular meetings of new second unit applications. He is concerned that staff may not be able to require certain conditions to mitigate potential impacts, such as light spill, that the ASCC could.

Commissioner Breen likes the idea of having new second unit applications reported to the ASCC under Commission and Staff Reports on the meeting agenda.

Mayor Aalfs asked if neighbors would be notified of 750 square-foot projects under staff review. Ms. Pedro said that administrative approvals do not require public hearings and neighbors are typically not noticed. However, courtesy notices can be sent to adjoining property owners and staff approvals may be appealed to the ASCC.

Ms. Pedro said the Planning Commission questioned whether items #10, #11, and #12, which are duplicates of items in the design guidelines, should be included in the ordinance, with the observation that a guideline is not as strong as an ordinance and inclusion would effectively make second units have more restrictions than a new residence. Chair Ross was in support of leaving those items in the Second Unit Ordinance.

Commissioner Clark also supported keeping the language within the ordinance.

Chair Ross asked for public comment. There was none.

The ASCC was generally supportive of the proposed amendments to the Second Unit Ordinance.

(6) COMMISSION AND STAFF REPORTS: [*8:38 p.m.*]

Commissioner Breen advised that she assisted in the placement of the three screening oak trees for the cellular monopine at the Priory.

Chair Ross advised that he reviewed and approved the construction staging plan for 250 Alamos.

Ms. Kristiansson advised that her last day working for the Town would be June 30th and expressed her appreciation for the dedication and work of the ASCC.

Ms. Pedro thanked Ms. Kristiansson for her work with the Town.

(7) APPROVAL OF MINUTES: May 26, 2015. Commissioner Clark moved to approve the May 26, 2015, minutes as submitted. Seconded by Commissioner Breen, the motion passed 3-0.

(8) ADJOURNMENT [*8:41 p.m.*]