TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, September 26, 2016
7:00 PM – Regular ASCC Meeting
Special Field Meeting (time and place as listed herein)
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL ASCC FIELD MEETING*

4:00 p.m. 302 Portola Road Field meeting for review of Modification to a Previously Approved Garden Pavilion at Woodside Priory School

7:00 PM – REGULAR AGENDA*

1. Call to Order:

2. Roll Call: Commissioners Koch, Sill, Wilson, Vice Chair Breen and Chair Ross

3. Oral Communications:

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

4. New Business:

   a. Architectural Review for Detached Second Unit, File # 26-2015, 135 Shawnee Pass, Chang Residence (Staff: A. Cassidy)

   b. Architectural Review for a Driveway Entry Gate and Fencing, File # 31-2016, 158 Pinon Drive, Thomson Residence (Staff: A. Smith)

   c. Architectural Review for Driveway Entry Gate and Fencing, File #: 32-2016, 737 Westridge Drive, Woods Residence (Staff: C. Brown)

   d. Architectural Review for Modification to a Previously Approved Garden Pavilion, File # 29-2015, 302 Portola Road, Woodside Priory School (Staff: A. Cassidy)

5. Commission and Staff Reports:

6. Approval of Minutes: September 12, 2016

7. Adjournment:

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*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: September 23, 2016

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Arly Cassidy, Associate Planner

DATE: September 26, 2016

RE: Architectural Review for Detached Second Unit,
File # 26-2015, 135 Shawnee Pass, Chang 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 second unit 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 a 750 square foot single-story detached second unit, an interior modification to the main house, and landscaping on the 1.03-acre property located at 135 Shawnee Pass (See Vicinity Map, Attachment 2). The lot is located in the R-E/1-acre zoning district. The property was created as part of the Arrowhead Meadows Unit No. 2 subdivision (Tract No. 761, March 1958) and is located at the corner of Shawnee Pass and Shoshone Place. It is surrounded by single family homes on the east and south, and across Shoshone Place and Shawnee Pass to the north and west.

The site currently contains an existing 4,166 square foot single-story ranch style home with a three car attached garage and a swimming pool. The family plans to build the second unit then inhabit it while they remodel the existing main house. The full remodel will be submitted later as a separate application; currently, the only change proposed to the main house is a combination of two bedrooms into one (see Primary Residence Partial Plans, Sheet A1.04). This reduction in bedroom count in the main house allows the family to add the proposed second unit's bedroom to the existing septic system with no upgrades or changes.

With the long term plan of a full house renovation in mind, the currently proposed site improvements are as minimal as possible. The proposed driveway and path removal is necessary for the property to remain under the permitted impervious surface numbers and the proposed landscaping is the minimal needed to beautify the property.

The proposal is further described in the set of architectural and landscape plans received on September 7, 2016 (Attachment 4). In addition to the plans, the project submittal includes the information listed below:

- Outdoor Water Efficiency Checklist, dated 7/28/16
- Build It Green Checklist, received on 7/28/16
- Colors/Materials Board (to be available at ASCC meeting), received on 7/28/16

CODE REQUIREMENTS

As required by sections 18.64.010.A.1 and 18.12.040.B.15.d of the Zoning Code, this application for a second unit has been forwarded to the ASCC for review. 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 750 square foot detached second unit on the east side of the property, where four olive trees will be relocated to the property edge to act as screening. Within the existing house, a single dividing wall will be removed to form one bedroom out of two. A large section of existing driveway and pathway will be removed from the front and side yards, and new landscaping (without permanent irrigation) installed at the existing and second unit approaches.

The second unit will have two connected masses, with the smaller and shorter closer to the street. The roof line extends up from a center low point at the front door, which faces west towards the existing house. The north section of the unit, housing the bedroom, bathroom and washer/dryer (300 sq. ft.), has a roof slope of 1.25:12 and maximum height of 13'. The south massing, housing the kitchen/dining/living room in open plan (406 sq. ft.), has a roof slope of 1.5:12 and a maximum height of 13.75'. The exterior design is a cement board and batten, which will match the existing house. A 350 sq. ft. concrete patio sits directly south of the common area and mostly under the projecting roof line.

The unit's window selection and location are generally discrete. Only one window faces from the bedroom north toward the street, and two others face west toward the main house from the north corner of the bedroom; all three have clearstories above them. The west façade also includes a bathroom window and a clear glass front door, set back from the main building walls. The south wall is entirely windows, including centered sliding doors and full clearstory, a treatment that wraps to both the east and west. One final large window sits across from the entrance door, facing east. Trees and landscaping appear to block the unit from the nearest neighbors and should prevent most light spillage past the property line. There are no skylights.

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

The total proposed floor area for the site is 4,916 square feet, 344 square feet less than the 5,260 square foot limit for the property. The existing floor area in the main structure is 4,166 square feet which is 79.2% of the allowed floor area for the site. The total proposed impervious surface for the site is 7,157 square feet, 651 square feet less than the total allowed impervious surface of 7,808. Total grading is 45 cubic yards, and thus does not require a site development

permit. This number is generated from the driveway and path removal and a small amount of fill at the rear of the second unit.

The proposed second unit complies with the 18- and 24-foot height limits stipulated in Section 18.12.040.B10 of the PVMC. The proposed maximum height of the second unit is approximately 15' to the top of the roofline.

The proposed second unit complies with all required setbacks. The northwest corner of the roof overhangs the 20' side setback line by 3', as permitted by code section 18.52.070.A. Within the front setback sits an existing non-conforming freestanding light fixture with exposed blubs. Staff has included a condition requiring the removal of this fixture (Condition 4).

Parking

Required parking in the R-E/1A zoning district is two covered spaces and two guest spaces. The proposed one-bedroom second unit requires one additional parking space (PVMC Section 18.12.040.B8). Parking is accommodated by the existing two-car garage, planned two car pad in the front set back, and the existing space on the driveway pad, adjacent to the new unit.

Exterior materials, finishes and exterior lighting

Per the Town's Second Unit Ordinance, second units up to 750 sq. ft. in size may be approved by staff if it meets certain conditions. The proposed unit is subject to ASCC review because the building is not similar to the main residence in its architectural style. Where the existing house is a low ranch home with a peaked roof, the proposed second unit has a butterfly roof which rises toward opposite sides of the building at north and south.

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

A. Wood Window Trim & Adjacent Panels: Alexandria Beige paint, LRV approximately 30%
B. Concrete Siding (Primary): Gloucester Sage paint, LRV approximately 19%
C. Metal Soffit for Roof & Visor: Soffit: Kendall Charcoal paint, LRV approximately 10%
D. Siding (Spine): Iron Mountain paint, LRV approximately 8%
E. Vinyl Window Frame/Sash: Tan vinyl, LRV approximately 44%
F. Wood Entry Door & Glulam Beams: Natural stain, LRV approximately 29%
G. Aluminum Clad Wood Sliding Doors: Dark Bronze, LRV approximately 6%
H. Metal Roofing: LRV approximately 24%

Proposed exterior lighting and fixture cut sheets for the second unit are shown on Sheet A1.02. The four path lights and three recessed downlights over the outdoor patio all appear to be in compliance with Town lighting guidelines. The proposed exterior wall sconce at the front door of the second unit, however, is non-conforming, as it contains 2 bulbs; code section 18.12.040.B.11 limits second unit light fixtures to one blub. Staff has proposed a condition of approval requiring that a fixture with only one bulb be substituted for the non-compliant fixture (Condition 2).

Landscaping and fencing

New landscaping is proposed at the front of the existing property, along Shawnee Pass, and at the entrance of the proposed second unit (Landscape/Planting Plan, Sheet A1.01). No

permanent irrigation is planned for either location. At the front, a large portion of the existing loop driveway will be removed, representing 1,348 sq. ft. of impervious surface. An existing path connecting the front area to the side driveway on Shoshone Place (636 sq. ft.) will also be removed. A new pad for two guest parking spaces (455 sq. ft.) will be added to the east side of the remaining driveway.

The front yard will be planted with a range of large and low flowering shrubs, including lavender and ceanothus. Four existing olive trees will be relocated from the second unit building site to the exterior side yard. Additional proposed landscaping for the unit includes manzanita buses, long grasses, ceanothus, and a bark seed with California poppy along the street-facing yard. Other than the four relocated olives, only one young magnolia grandiflora tree will be removed, for the new guest parking spaces. A detailed planting plan for the front yard and second unit lists species type and location (Landscape/Planting Plan, Sheet A1.01).

A flagstone walk is proposed to replace the removed driveway section, and would connect the front door to Shawnee Pass. A flagstone of Connecticut Bluestone is proposed. In addition, the plans include an optional use of the stone along the shallow patio along the front of the house, and covering an optional low concrete wall at the end of the remaining front drive.

Two types of fencing are shown near the new second unit (Fence Details, Sheet A1.01a). One is a continuation of the existing 68" cedar fence with rounded 74" gate. The existing fencing screens the north side of pool equipment and trash enclosure area from street view, and the proposed fence will enclose this area within 68" cedar fencing to match. Both existing and proposed cedar fencing are well behind the setback line and therefore conforming.

The second fencing type is existing cedar post and wire fence which already surrounds the area of the proposed second unit and landscaping. At 60" (5 feet), this fence is non-conforming both for its height and location. Code section 18.43.030.B.1 states that "Fence heights shall not exceed four feet in front yards, six feet in side and rear yards, and four feet in side yards along road rights-of-way." The fence location (Sheet A1.00) is slightly beyond the property line, putting it in the public right of way. For these reasons, staff recommends a Condition of Approval (Condition 3) requiring the modification of the existing cedar and wire fence to a conforming height and location.

Sustainability aspects of project

The project architect has provided the Build-It-Green checklist targeting 75 points for the project (Attachment 7). 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. 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 September 26th ASCC meeting.

Attachments

1. Recommended Conditions of Approval
2. Vicinity Map
3. Outdoor Water Efficiency Checklist, dated 7/28/16
4. Build It Green Checklist, received on 7/28/16
5. Architectural plans, received on 9/7/16

Report approved by: Debbie Pedro, Planning Director DP.

Recommended Conditions of Approval for Detached Second Unit
135 Shawnee Pass, Chang Residence, File #26-2016

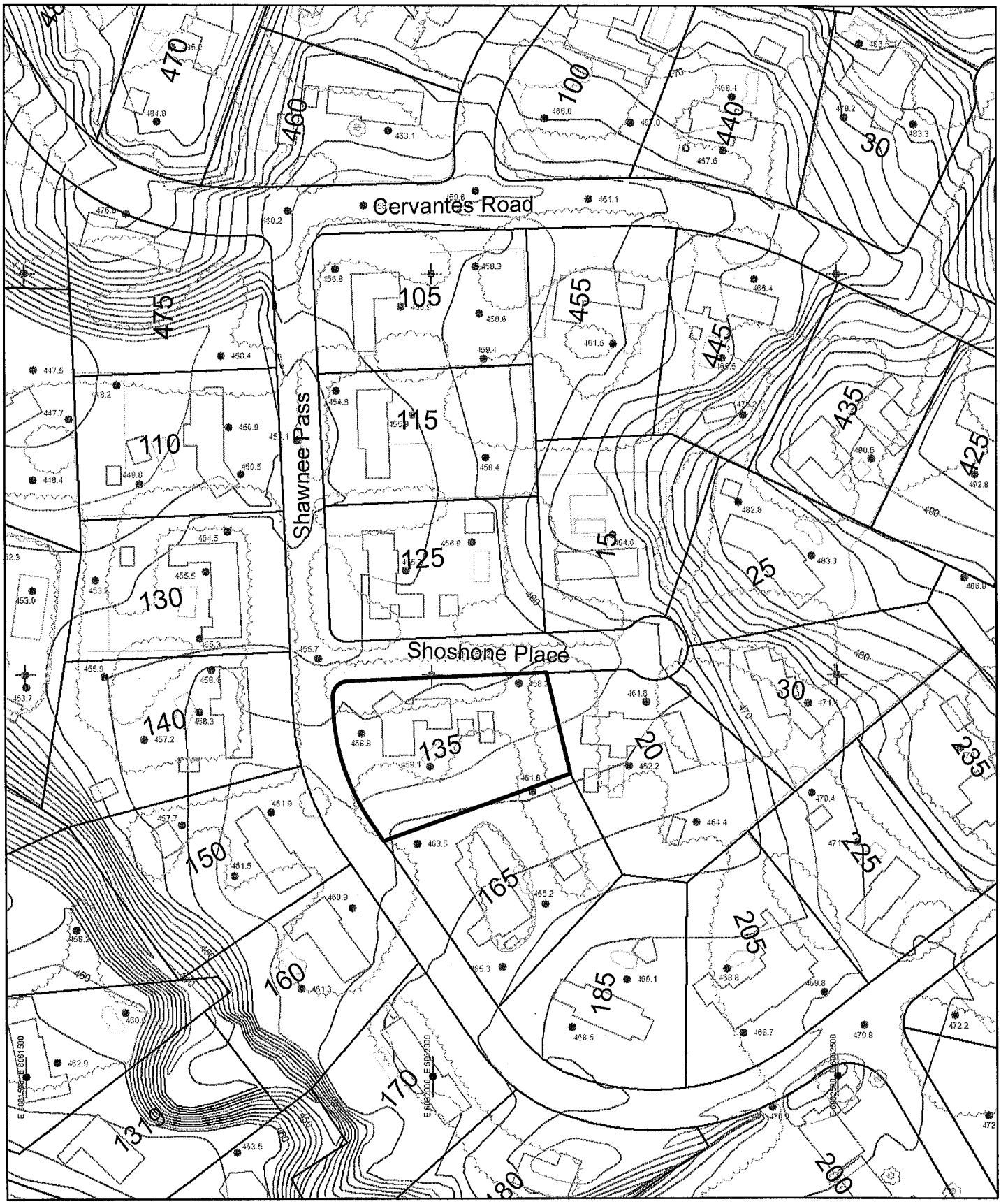
The following conditions are recommended if the ASCC finds it can act to approve the project:

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. The exterior lighting fixture proposed at the front door of the second unit shall be substituted for a fixture with only one bulb with a maximum of 75 watts with frosted glass, or 25 watts with clear glass.

3. The existing post and wire fence surrounding the area of the proposed second unit shall be brought into compliance by being moved south off of the Town's right of way and onto the subject property, and shall be lowered to a maximum height of 4' or 48".

4. The freestanding light fixture in the front yard shall be removed.



Vicinity Map

N

0 40 80 160 240 320
Feet

135 Shawnee Pass
September 2016

Attachment 3

OUTDOOR WATER USE EFFICIENCY CHECKLIST

RESIDENTIAL 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: Bao Chang Date: 7-28-16

RECEIVED
JUL 28 2016
TOWN OF PORTOLA VALLEY

Project Information

☒ New Construction ☐ Rehabilitated ☐ Other:

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

Applicant Name (print): BAO CHANG Contact Phone #: 650-704-9075

Project Site Address: 135 Shawnee Pass Portola Valley CA 94028

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

			Agency Review (Pass)	Agency Review (Fail)
For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.):	500ft	☐	☐
	Turf Irrigated Area (sq.ft.):	0	☐	☐
	Non-Turf Irrigated Area (sq.ft.):	~500sf	☐	☐
	Irrigated Special Landscape Area (SLA) (sq.ft.):	—	☐	☐
	Water Feature Surface Area (sq.ft.):	—		
Landscape Parameter	**Requirements**	**Project Compliance**		
Plant Material	Low water using plants are installed for at least 80% of plant area	☒ Yes ☐ No, See Special Landscape Area and/or Recycled Water Area	☐	☐
Turf	No turf proposed	☒ Yes ☐ No, See Water Budget	☐	☐
	There is no turf in parkways < 10 feet wide	☒ Yes ☐ No, if adjacent to a parking strip	☐	☐
	All turf is planted on slopes ≤ 25%	☐ Yes	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	☐	☐
Compost	At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches	☒ Yes ☐ No, See Soil Test	☐	☐
Mulch	At least 3-inches of mulch on exposed soil surfaces	☒ Yes	☐	☐
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☒ Yes	☐	☐
	Irrigation controllers do not lose programming data when power source is interrupted	☒ Yes	☐	☐
	Irrigation system includes pressure regulators	☒ Yes	☐	☐
	Manual shut-off valves are installed near the connection to the water supply	☒ Yes	☐	☐
	All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher	☒ Yes drip.	☐	☐
	Areas < 10 feet shall be irrigated with subsurface irrigation	☒ Yes ☐ No, but there is no runoff or overspray	☐	☐

OUTDOOR WATER USE EFFICIENCY CHECKLIST

Metering	Separate irrigation meter	☐ Yes ☒ No, not required if < 5,000 sq ft	☐ ☐
Swimming Pools / Spas	Cover highly recommended	☐ Yes ☒ No, not required	☐ ☐
Water Features	Recirculating	☐ Yes —	☐ ☐
Documentation (per section 492.3)	Project Information	☐ Yes	☐ ☐
	Water Efficient Landscape Worksheet (optional if no turf and 80% native, low water use plants)	☐ Prepared by professional	☐ ☐
	Soil Management Report (optional if < 2,500 sq ft of landscape area)	☐ Prepared by professional	☐ ☐
	Landscape Design Plan (optional if < 2,500 sq ft of landscape area)	☐ Prepared by professional	☐ ☐
	Irrigation Design Plan (optional if < 2,500 sq ft of landscape area)	☐ Prepared by professional	☐ ☐
	Grading Design Plan (optional if < 2,500 sq ft of landscape area)	☐ Prepared by professional	☐ ☐
Audit	Post-installation audit completed	☐ Completed by professional	☐ ☐

Auditor:

Materials Received and Reviewed:

- ☐ Project Information
- ☐ Water Efficient Landscape Worksheet
- ☐ Residential Outdoor Water Use Efficiency Checklist
- ☐ Post-Installation Audit
- ☐ Landscape Design Plan
- ☐ Soil Management Report
- ☐ Irrigation Design Plan
- ☐ Grading Design Plan

Date Reviewed:

☐ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Material Distributed to Applicant

- ☐ Regional Water Efficient Landscape Ordinance
- ☐ Residential Outdoor Water Use Efficiency Checklist
- ☐ Water Efficient Landscape Worksheet
- ☐ Plant List
- ☐ Other:

Measures Recommended to Applicant

- ☐ Drip irrigation
- ☐ Plant palate
- ☐ Grading
- ☐ Pool and/or spa cover
- ☐ Dedicated irrigation meter
- ☐ Other:

Comments:

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 6.0

SINGLE FAMILY CHECKLIST

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

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (8), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory. H6 1, J5 1, O1, O7

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

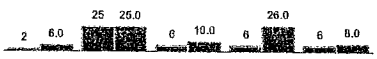
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Single Family New Home Version 6.0.2

Points Achieved: 75

Certification Level: Certified

POINTS REQUIRED



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

Single Family New Home	Version 6.0.2							
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
≥40%	D5.2 Panel Products	1				3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
Yes	**D7. Energy Heels on Roof Trusses**	1		1				
24 inches	**D8. Overhangs and Gutters**	2		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2			2			
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1		
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1		
E. EXTERIOR								
TBD	**E1. Environmentally Preferable Decking**					1		
TBD	**E2. Flashing Installation Third-Party Verified**					2		
Yes	**E3. Rain Screen Wall System**	2				2		
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
No	**E6. Vegetated Roof**	0	2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					1		
TBD	F1.2 Ceilings					1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
No	F2.1 Walls and Floors	0			1			
No	F2.2 Ceilings	0			1			
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
TBD	G2.1 WaterSense Showerheads with Matching Compensation Valve						2	
TBD	G2.2 WaterSense Bathroom Faucets						1	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams						1	
No	**G3. Pre-Plumbing for Graywater System**	0					1	
No	**G4. Operational Graywater System**	0					3	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1			
TBD	H1.2 Sealed Combustion Water Heater				2			
Yes	**H2. High Performing Zoned Hydronic Radiant Heating System**	2		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
Yes	H3.2 Pressure Balance the Ductwork System	1		1				
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**				1			
	H5. Advanced Practices for Cooling							
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				1			
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas				2			
	H7. Effective Range Hood Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
TBD	H7.2 Automatic Range Hood Control				1			
TBD	**H8. No Fireplace or Sealed Gas Fireplace**				1			
TBD	**H9. Humidity Control Systems**				1			
Yes	**H10. Register Design Per ACCA Manual T**	1		1				
TBD	**H11. High Efficiency HVAC Filter (MERV 8+)**				1			
I. RENEWABLE ENERGY								
TBD	**I1. Pre-Plumbing for Solar Water Heating**			1				
TBD	**I2. Preparation for Future Photovoltaic Installation**			1				
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25				
	I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home			2				
TBD	I4.2 Net Zero Electric			4				

Single Family New Home Version 6.0.2

J. BUILDING PERFORMANCE AND TESTING								
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1			
Yes	J2. Supply and Return Air Flow Testing	2		1	1			
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1			
TBD	J4. Combustion Appliance Safety Testing				1			
2008	J5. Building Performance Exceeds Title 24 Part 6							
0.00%	J5.1 Home Outperforms Title 24 Part 6	0		60				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
Yes	J7. Participation in Utility Program with Third-Party Plan Review	1		1				
Yes	J8. ENERGY STAR for Homes	1		1				
No	J9. EPA Indoor airPlus Certification	0			1			
TBD	J10. Blower Door Testing				2			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Individual Entryways				1			
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
≥80%	K4.1 Cabinets	2				2		
≥80%	K4.2 Interior Trim	2				2		
≥80%	K4.3 Shelving	2				2		
≥80%	K4.4 Doors	2				2		
Yes	K4.5 Countertops	1				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2			
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0			1			
L. FLOORING								
≥50%	L1. Environmentally Preferable Flooring	2				3		
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3			
Yes	L3. Durable Flooring	1				1		
No	L4. Thermal Mass Flooring	0		1				
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1					1	
CEE Tier 2	M2. CEE-Rated Clothes Washer	2		1			2	
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1		2				
	M4. Permanent Centers for Waste Reduction Strategies							
TBD	M4.1 Built-In Recycling Center					1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2				
N. COMMUNITY								
	N1. Smart Development							
No	N1.1 Infill Site	0	1			1		
No	N1.2 Designated Brownfield Site	0	1		1			
No	N1.3 Conserve Resources by Increasing Density	0		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	0				9		
750	Enter the area of the home, in square feet							
1	Enter the number of bedrooms							
Yes	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop	2	2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
TBD	N3.3 Traffic Calming Strategies		2					
	N4. Outdoor Gathering Places							
No	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	0	1					
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1					
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Cellars		1					
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1					
No	N5.3 Porches Oriented to Street and Public Space	0	1					
No	N5.4 Social Gathering Space	0	1					
	N6. Passive Solar Design							
Yes	N6.1 Heating Load	2		2				
Yes	N6.2 Cooling Load	2		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0.5		0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
Yes	O5. Home System Monitors	2		1			1	
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1		
Summary								
	Total Available Points in Specific Categories	342	26	131	54	83	48	
	Minimum Points Required in Specific Categories	50	2	25	6	6	6	
	Total Points Achieved	**75.0**	**6.0**	**25.0**	**10.0**	**26.0**	**8.0**	

Attachment 5

ABBREVIATIONS

@	AT	HM	HOLLOW METAL	TG	TEMPERED GLASS
C L	CENTERLINE	HORIZ	HORIZONTAL	T.O.	TOP OF ...
P L	PROPERTY LINE	H.P.	HIGH POINT	T.O.S	TOP OF SLAB
ø	DIAMETER	HR	HOUR	TPH	TOILET PAPER HOLDER
#	NUMBER OR POUND	HT.	HEIGHT	TYP	TYPICAL
(E)	EXISTING	HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	U.N.O.	UNLESS NOTED OTHERWISE
(N)	NEW	HW	HOT WATER	VCT	VINYL COMPOSITE TILE
ABV	ABOVE	I.D.	INSIDE DIAMTER	V.I.F.	VERIFY IN FIELD
AD	AREA DRAIN	IN.	INCH	WC	WATER CLOSET
ADJ	ADJACENT	INSUL.	INSULATION	WD	WOOD
AFF	ABOVE FINISH FLOOR	INT	INTERIOR	WH	WATER HEATER
ALT	ALTERNATE	JB	JUNCTION BOX	WL	WATER LINE
ALUM	ALUMINUM	JT	JOINT	W/O	WITH OUT
APPROX	APPROXIMATE	LAM.	LAMINATE	WIN	WINDOW
ARCH	ARCHITECTURAL	LAV	LAVATORY	WP	WATERPROOF
BLKG	BLOCKING	LOC	LOCATION	WR	WATER RESISTANT
BM	BEAM	L.P.	LOW POINT		
B.O.	BOTTOM OF ...	LT	LIGHT		
C.B.	CATCH BASIN	MAX.	MAXIMUM		
C.I.P	CAST IN PLACE	M.C.	MEDICINE CABINET		
C.J.	CONTROL JOINT	MDO	MEDIUM DENSITY OVERLAY		
CLG	CEILING	MECH.	MECHANICAL		
CLKG	CAULKING	MEMB.	MEMBRANE		
CLO.	CLOSET	MTL	METAL		
CLR	CLEAR	MFR	MANUFACTURER		
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM		
CONT.	CONTINUOUS	MR	MIRROR		
COL.	COLUMN	MISC.	MISCELLANEOUS		
CONC	CONCRETE	N/A	NOT APPLICABLE		
CORR.	CORRIDOR	N.I.C.	NOT IN CONTRACT		
C.T.	CERAMIC TILE	NO.	NUMBER		
CPT	CARPET	NOM	NOMINAL		
DBL	DOUBLE	N.T.S.	NOT TO SCALE		
DEMO	DEMOLITION	OC	ON CENTER		
DET.	DETAIL	O.D.	OVERFLOW DRAIN		
DIA	DIAMETER	OFF.	OFFICE		
DIM	DIMENSION	OH	OVERHEAD		
DN	DOWN	OPNG	OPENING		
D.O.	DOOR OPENING	OPP.	OPPOSITE		
DW	DISHWASHER	PL	PLATE		
DWG	DRAWING	PLAM	PLASTIC LAMINATE		
EA.	EACH	PLYWD	PLYWOOD		
ELE	ELEVATION	PNL	PANEL		
EF	EXHAUST FAN	R	RISER		
ELEC	ELECTRICAL	R.A.	RETURN AIR		
ELEV	ELEVATOR	RAD	RADIUS		
EQ	EQUAL	RD	ROOF DRAIN		
EQUIP	EQUIPMENT	REINF	REINFORCED		
EXIST	EXISTING	REQ.	REQUIRED		
EXT	EXTERIOR	REV	REVISION		
F.D.	FLOOR DRAIN	R.H.	RIGHT HAND		
F.E.	FIRE EXTINGUISHER	RM	ROOM		
F.F.	FINISH FLOOR	R.O.	ROUGH OPENING		
FIN.	FINISH	SD	SMOKE DETECTOR		
FLR	FLOOR; FLOORING	SG	SAFETY GLAZING		
FLUOR.	FLUORESCENT	S.O.G.	SLAB ON GRADE		
F.O.C.	FACE OF CONCRETE	S.O.R.	STANDARD OUTLINE RECOMMENDATIONS		
F.O.F.	FACE OF FINISH	SPEC	SPECIFICATION		
F.O.I.C.	FURNISHED BY OWNER; INSTALLED BY CONTRACTOR	SQ FT	SQUARE FEET		
FT	FOOT OR FEET	SQ IN	SQUARE INCH		
FURR.	FURRING	SSTL	STAINLESS STEEL		
GA.	GAUGE	STOR.	STORAGE		
GALV.	GALVANIZED	SYM.	SYMMETRICAL		
GC	GENERAL CONTRACTOR	T	TREAD		
GL	GLASS	TB	TOWEL BAR		
GR.	GRADE	T.B.D.	TO BE DETERMINED		
GWB	GYPSUM WHITE BOARD	T.O.C.	TOP OF CURB		
HB	HOSE BIB	T&G	TONGUE & GROOVE		

SYMBOLS LEGEND

ROOM REFERENCE	DINING WOOD
DOOR/WINDOW REFERENCE	WINDOW / DOOR
SKYLIGHT REFERENCE	S-1
SECTION	1 A4.00
DATUM	XXX'-X" T.O. XX
DETAIL REFERENCE	1 A4.00
INTERIOR ELEVATION REFERENCE	
REVISIONS REFERENCE	
NORTH SYMBOL	N

GENERAL PROJECT NOTES

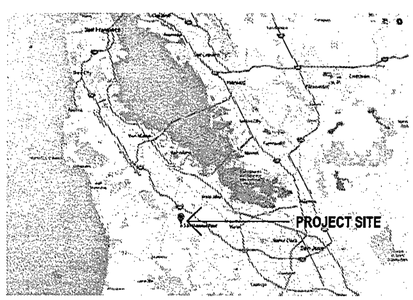
WRITTEN DIMENSIONS:

1. WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATIONS SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.
2. DIMENSIONS ARE FROM FACE OF FRAMING TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
3. VERIFY HARD DIMENSIONS FOR BUILT-IN ONE PIECE TUBS AND SHOWERS.

DESIGN-BUILD NOTES:

1. ALL FOUNDATION DAMP PROOFING AND WATERPROOFING IS DESIGN-BUILD. REFER TO STILLWATER OUTLINE DETAILS, DRAWINGS, AND S.O.R. FOR INSTALLATION AND PRODUCT RECOMMENDATIONS.
2. ALL WATER PROOFING SYSTEMS ARE DESIGN-BUILD. REFER TO STILLWATER OUTLINE WATER PROOFING DETAILS, DRAWINGS, AND S.O.R. FOR INSTALLATION AND PRODUCT RECOMMENDATIONS.
3. MECHANICAL SYSTEMS ARE DESIGN-BUILD. DESIGN TO INCLUDE SIZING AND SELECTION OF SYSTEM COMPONENTS. REFER TO S.O.R. FOR STILLWATER RECOMMENDATIONS.
4. PLUMBING SYSTEMS AND FIRE SPRINKLER SYSTEMS ARE DESIGN-BUILD. DESIGN TO INCLUDE SIZING AND SELECTION OF SYSTEM COMPONENTS AND SWITCHING. REFER TO S.O.R. FOR STILLWATER RECOMMENDATIONS.
5. ELECTRICAL SYSTEMS ARE DESIGN-BUILD. DESIGN TO INCLUDE SIZING AND SELECTION OF SYSTEM COMPONENTS AND SWITCHING. REFER TO S.O.R. FOR STILLWATER RECOMMENDATIONS.
6. SITE WORK, INCLUDING UTILITY CONNECTIONS AND FLATWORK, IS DESIGN-BUILD. REFER TO STILLWATER DRAWINGS AND S.O.R. FOR STILLWATER RECOMMENDATIONS.
7. KITCHEN, BATHROOM, AND UTILITY ROOM CABINETRY IS DESIGN-BUILD. REFER TO STILLWATER DRAWINGS AND S.O.R. FOR STILLWATER RECOMMENDATIONS.

VICINITY MAP



PROJECT TEAM

OWNER:	BAO CHANG AND MIKE CHANG 135 SHAWNEE PASS PORTOLA VALLEY, CA 94028	LANDSCAPE ARCHITECT:	DIANA GREEN DESIGN 4850 ALPINE ROAD PORTOLA VALLEY, CA 94028
DEALER:	STILLWATER DWELLINGS 3950 6TH AVE NW SEATTLE, WA 98107 206-547-0565	LAND SURVEYOR:	L. WADE HAMMOND 39000 NEWARK BLVD, SUITE C NEWARK, CA 94560 TEL: 510 579-6112 FAX: 510-951-8004 WADE@WHLANDSURVEYOR.COM
DESIGNER:	STILLWATER DWELLINGS 3950 6TH AVE NW SEATTLE, WA 98107 CONTACT: VOX: (206) 547-1812 FAX: (206) 547-0563	CIVIL ENGINEER:	XPROX CIVIL ENGINEERING 555 BRYANT STREET SUITE 365 PALO ALTO, CA 94301 INFO@XPROX.COM
STRUCTURAL ENGINEER:	TBD		

GENERAL INFORMATION

PROPERTY ADDRESS	135 SHAWNEE PASS PORTOLA VALLEY, CA 94028
ASSESSOR'S PARCEL NO:	77032010
JURISDICTION:	TOWN OF PORTOLA VALLEY
APPLICABLE CODES	2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING CODE
LOT SIZE	44607 sf
FIRE SPRINKLER SYSTEM	REQUIRED
FIRE HAZARD ZONE	NON-VHFHSZ LOCAL RESPONSIBILITY AREA (LRA)
FIRE PROTECTED CONSTRUCTION	NOT REQUIRED

ZONING INFORMATION

ZONE	R-E	
HEIGHT LIMIT	28' (18' FOR ADU)	
BUILDING FLOOR AREA	5103 MAX FOR SITE	
PARCEL COVERAGE	N/A	
IMPERVIOUS SURFACE AREA	7642 SF	
SETBACKS	MINIMUM FRONT YARD SETBACK	50'
	MINIMUM SIDEYARD SETBACK	20'
	MINIMUM REAR YARD SETBACK	20'

ENERGY CODE INFORMATION

PRESCRIPTIVE: SEE TYPICAL WALL SECTIONS A3.05, A3.06 & A3.07 FOR ACTUAL WALL, ROOF, FLOOR ASSEMBLY R-VALUES
CLIMATE ZONE: CA CLIMATE ZONE 3
CODE REFERENCE: 2013 CALIFORNIA GREEN BUILDING CODE

COMPONENT	MINIMUM VALUES	ACTUAL VALUES
FENESTRATION U-FACTOR	0.32	0.28
SKYLIGHT U-FACTOR	NR	0.46
FENESTRATION MAX SHGC	NR	NR
CEILING R-VALUE	R 30	R49.5
WALLS ABOVE GRADE	R13+5	R 15+13
WALLS BELOW GRADE (INTERIOR)	R13	R15
WALLS BELOW GRADE (EXTERIOR)	R5	NA
FLOORS, SLAB PERIMETER	NR	NR
FLOORS, RAISED	R19	R20
FLOORS, CONCRETE, RAISED	R0	NA
RADIANT BARRIER (ROOF)	REQ	0

PROPOSED RESIDENCE AREAS (ADU)

FIRST FLOOR LIVING:	750 SF	OUTDOOR PATIO:	340 SF
GARAGE	N/A	ROOF AREA:	1,285 SF
BUILDING FOOTPRINT	750 SF		

FLOOR AREAS

EXISTING STRUCTURES	4165 SF
PROPOSED ADU	0750 SF
PROPOSED TOTAL	4915 SF
MAX ALLOWED	5260 SF PER 18.48.010 TABLE NO. 1

IMPERVIOUS SURFACE

EXISTING IMPERVIOUS SURFACE	5103 SF
EXISTING IMPERVIOUS SURFACE TO BE REMOVED	223 SF
PROPOSED NEW IMPERVIOUS	1277 SF
PROPOSED TOTAL IMPERVIOUS	7157 SF
MAX ALLOWED IMPERVIOUS	7508 SF PER 18.48.010 TABLE NO. 1

DRAWING LIST - PHASE 2 ASCC APPLICATION

A0.00 GENERAL INFORMATION
A0.01 EXISTING RESIDENCE DIAGRAM & STREET VIEWS

SURVEY

C0.1 PRELIMINARY GRADING & DRAINAGE PLAN
C4.1 EROSION CONTROL PLAN
C4.2 BEST MANAGEMENT PRACTICES

A1.00 ARCHITECTURAL SITE PLAN
~~A1.01 LANDSCAPE PLANTING PLAN~~
A1.01a FENCE DETAILS
~~A1.02 EXTERIOR/LANDSCAPE LIGHTING PLAN~~
~~A1.03 SITE STAKING & STORY POLE PLAN~~
A1.04 PRIMARY RESIDENCE PARTIAL PLANS

A2.00 ARCHITECTURAL FOUNDATION PLAN
A2.01 ENTRY LEVEL FLOOR PLAN
A2.02 ROOF PLAN
A3.00 EXTERIOR ELEVATIONS
A3.01 ~~EXTERIOR ELEVATIONS~~
A4.00 BUILDING SECTION

Stillwater dwellings
3950 6TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0563

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77032010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

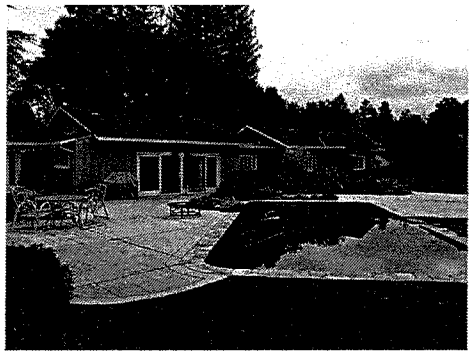
DOCUMENT RELEASES	
DATE	DESCRIPTION
03/28/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP

DRAWN: W/JH
SHEET
GENERAL INFORMATION

A0.00

VIEW 3

VIEW 4



VIEW 5

VIEW 2

VIEW 1

Stillwater
dwellings
3250 19TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0563

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77032010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

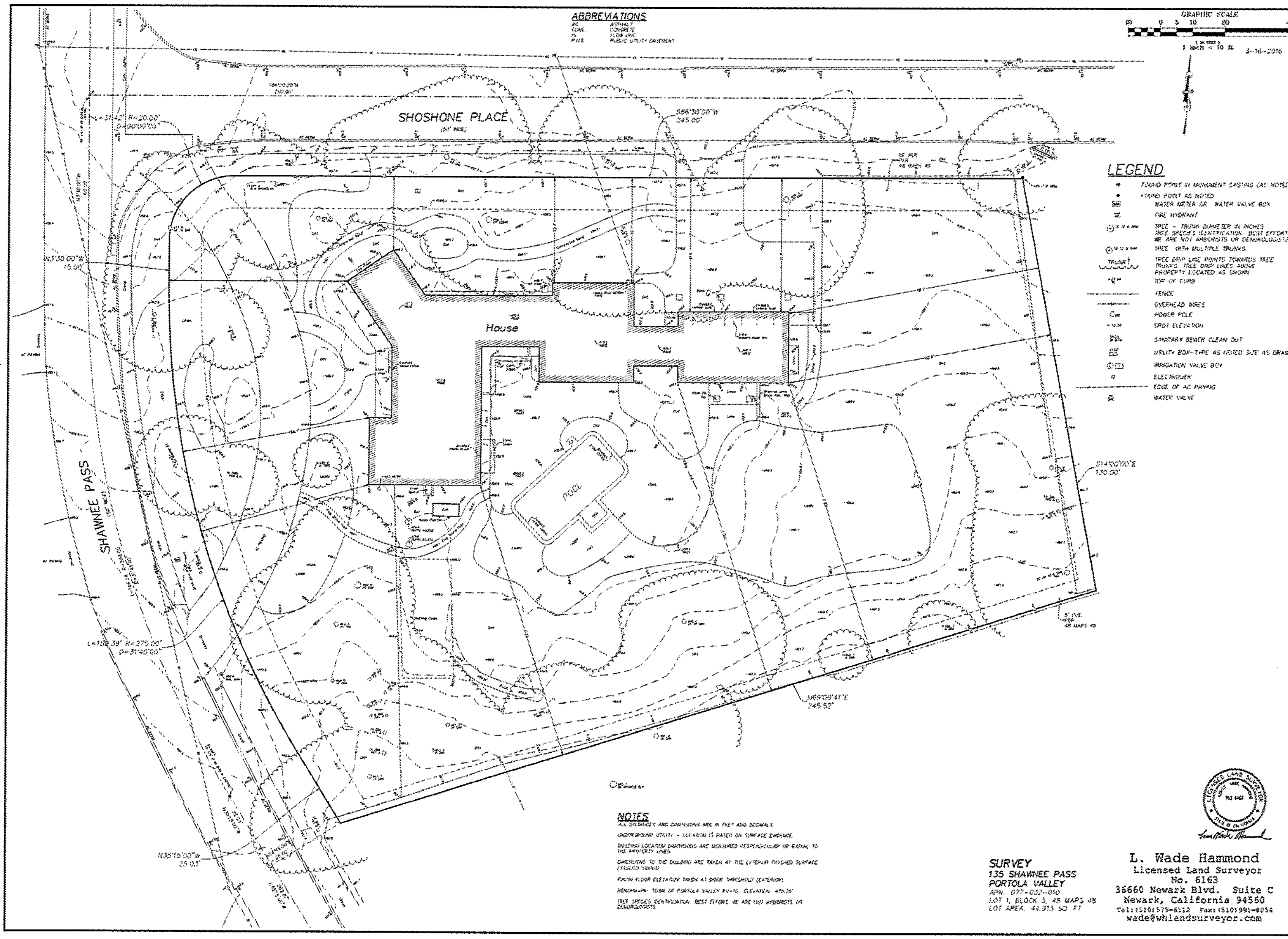
DOCUMENT RELEASED	
DATE	DESCRIPTION
03/29/16	PHASE 1 - PRICING
07/25/16	PHASE 1 - ASCC APP
09/02/16	PHASE 2 - ASCC APP

DRAWN MJ/JH

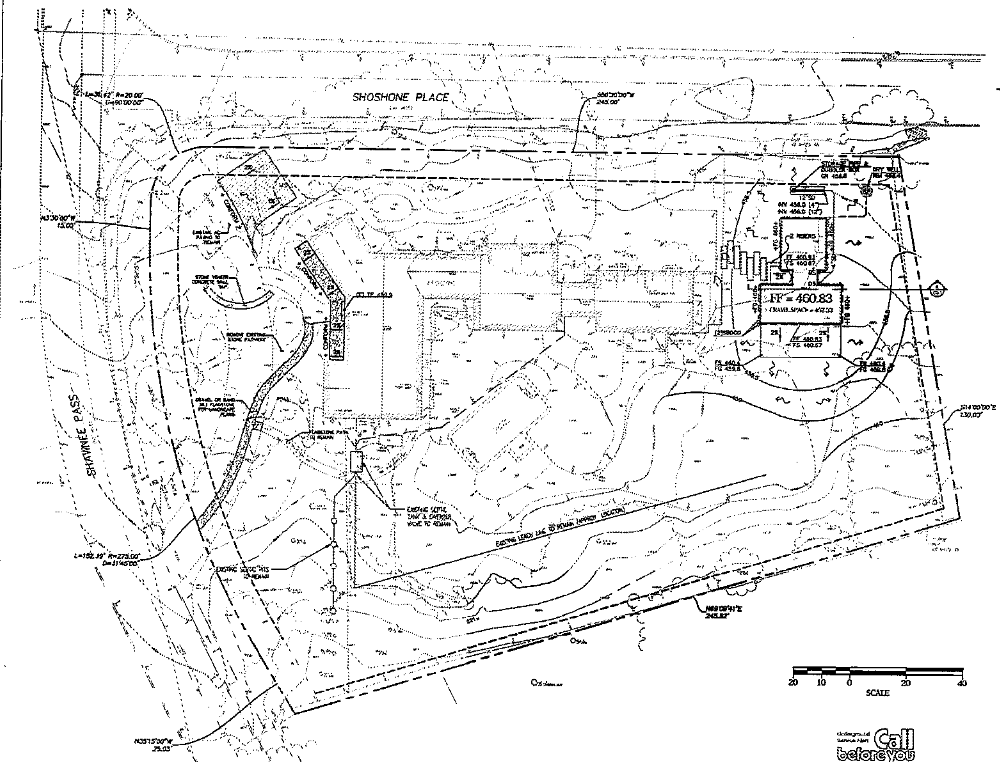
SHEET
EXISTING RESIDENCE DIAGRAM & STREET VIEWS

A0.01

file: 16-CHANG-126_PLOT A000.dwg / Sheet: A0.01 / Plot Date: September 1, 2016


ABBREVIATIONS
GRAPHIC SCALE
1 inch = 10 ft.
3-16-2016
SHOSHONE PLACE
(50' WIDE)
S86°30'00"W
245.00'
SHAWNEE PASS
House
POOL
N3°30'00"W
15.00'
L=31.42' R=20.00'
D=90°00'00"
L=152.39' R=275.00'
D=31°45'00"
N35°15'00"W
35.03'
S14°00'00"E
130.00'
N69°09'41"E
245.52'
LEGEND
FIRE HYDRANT
FENCE
OVERHEAD WIRES
POWER POLE
SPOT ELEVATION
SANITARY SEWER CLEAN OUT
IRRIGATION VALVE BOX
EDGE OF AC PAVING
WATER VALVE
NOTES
SURVEY
135 SHAWNEE PASS
PORTOLA VALLEY
APN. 077-032-010
LOT 1, BLOCK 5, 48 MAPS 48
LOT AREA. 44,913 SQ FT
L. Wade Hammond
Licensed Land Surveyor
No. 6163
35660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112 Fax:(510)991-8054
wade@whlandsurveyor.com

SURVEY



GRADING REQUIREMENTS:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENTS TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.

NOTES:

1. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
2. ALL TREE REMOVAL SHALL BE PERFORMED AS SHOWN ON ARCHITECTURAL SHEETS AND FOLLOWING THE ARBORIST REPORT FOR THE PROJECT IF APPLICABLE. THIS INCLUDES BUT IT IS NOT LIMITED TO GRADING OPERATIONS ADJACENT TO EXISTING TREES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE INTEGRITY OF TREES TO REMAIN WHICH SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
4. THE HOMEOWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE ASPECTS FOR THE DRAINAGE SYSTEM. SUCH MAINTENANCE INCLUDES BUT IT IS NOT LIMITED TO FUTURE EROSION FROM THE BUBBLER ONTO THE RIGHT OF WAY.
5. STORAGE PIPE AND BUBBLER BOX TO BE MOVED FARTHER AWAY FROM THE PROPERTY LINE ONLY UPON APPROVAL OF THE GEOTECHNICAL ENGINEER.

PRELIMINARY EARTHWORK QUANTITIES
(ASCC: AREA BREAKDOWN)

PAVED PATHWAYS:	5 C.Y.	CUT
NEW AC PAVEMENT:	20 C.Y.	CUT
SITEWORK:	20 C.Y.	FILL
TOTAL TO BE MOVED:	45 C.Y.	LAND DISTURBANCE

FOR ASCC PLANNING AND DESIGN REVIEW PURPOSES, PRELIMINARY EARTHWORK NUMBERS EXCLUDE THE BUILDING FOOTPRINT AND DRIVEWAY PAVEMENT MATERIAL REMOVED:

BUILDING:	105 C.Y.	CUT
AC PAVEMENT REMOVAL:	20 C.Y.	CUT

PRELIMINARY EARTHWORK
QUANTITIES (GROSS NUMBERS)

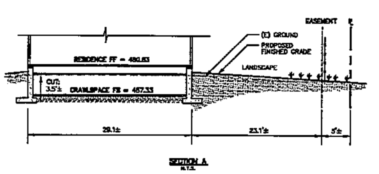
	150 C.Y.	CUT
	20 C.Y.	FILL
BALANCE:	130 C.Y.	EXPORT
TOTAL TO BE MOVED:	170 C.Y.	DISTURBANCE

CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES. EARTHWORK QUANTITIES SHOWN ARE PRELIMINARY AND FOR PLANNING PURPOSES ONLY.

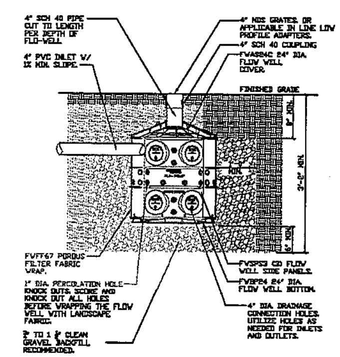
Call before you Dig.
1-800-227-2600

ABBREVIATIONS:

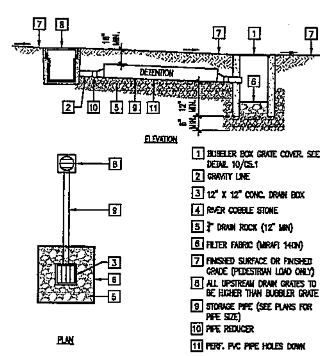
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE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



3 NTS LONG. SECTION — LONGITUDINAL SECTION



2 N.T.S. FLOWELL — DRY WELL (NDS FLO-WELL)



1. BUBBLER BOX GRATE COVER. SEE DETAIL 10/C5.1
2. GRAVITY LINE
3. 12" X 12" CONC. DRAIN BOX
4. RIVER COBBLE STONE
5. 3" DRAIN ROCK (12" MIN)
6. FILTER FABRIC (MIRAFI 140N)
7. FINISHED SURFACE OR FINISHED GRADE (PEDESTRIAN LOAD ONLY)
8. ALL UPSTREAM DRAIN GRATES TO BE HIGHER THAN BUBBLER GRATE
9. STORAGE PIPE (SEE PLANS FOR PIPE SIZE)
10. PIPE REDUCER
11. PERF. PVC PIPE HOLES DOWN

1 NTS STOP & BB — STORAGE PIPE & BUBBLER BOX

HATCH LEGEND:

ASPHALTIC CONCRETE PAVEMENT	PER GEOTECHNICAL REPORT RECOMMENDATIONS.
SITE CONCRETE	PER GEOTECHNICAL REPORT RECOMMENDATIONS.
GRAVEL OR FLAGSTONE PATH	PER LANDSCAPE PLANS
NEW LANDSCAPE	PER LANDSCAPE PLANS

KPROX
CIVIL ENGINEERING
555 BRYANT STREET, SUITE 368
PALO ALTO, CA 94301
P: (650) 549-4249
info@kprox.com
www.kprox.com

FOR PLAN REVIEW ONLY

NOT FOR CONSTRUCTION

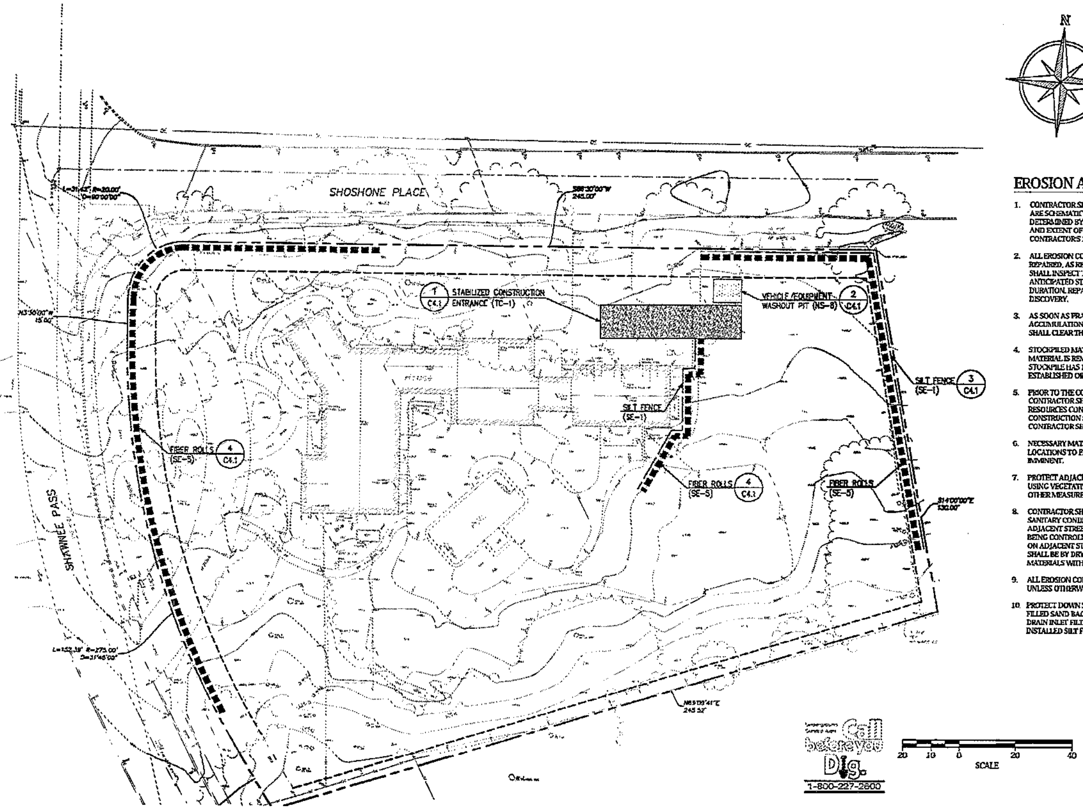
DESCRIPTION:	DATE:
ASCC SUBMITTAL	07/25/2016
ASCC SUBMITTAL	09/02/2016

CHANG RESIDENCE
135 SHAWNEE PASS
PORTOLA VALLEY, CA 94028

PROJECT No:	16-6102
DATE:	06/16/2016
SCALE:	1" = 20'
DESIGN/DRAWN:	SL
CHECKED:	IK

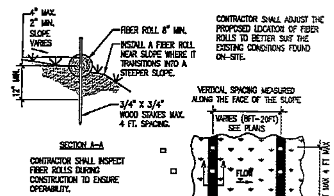
SHEET TITLE
PRELIMINARY GRADING & DRAINAGE PLAN

C0.1



EROSION AND SEDIMENTATION CONTROL NOTES:

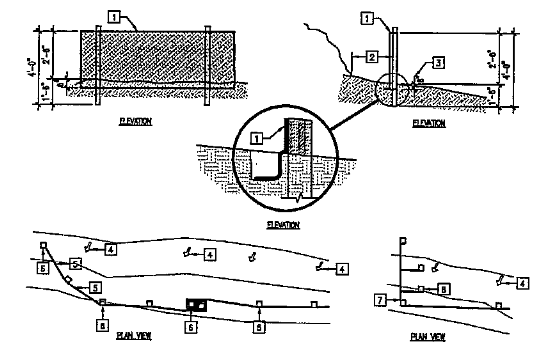
1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL 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 MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY'S RIGHT-OF-WAY IS PERMITTED.
9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.



NOTES:

A. INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.
B. AT ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.
C. FIBER ROLLS SHALL BE BUTTED TIGHTLY AT THE JOINTS.
D. DO NOT OVERLAP JOINTS.
E. FIBER ROLLS SHALL BE INSPECTED WEEKLY AND AFTER STORMS AND REPAIRED OR REPLACED AS NEEDED.

4 N.T.S. FIBERROLLS → FIBER ROLLS

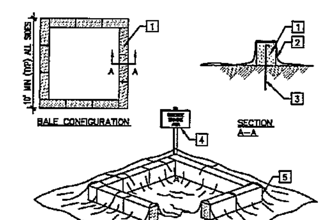


1. FILTER FABRIC MATERIAL (36" ROLLS).
2. MAINTAIN 3FT MINIMUM CLEARANCE TO TOE OF SLOPE.
3. MINIMUM BURY = 6".
4. FLOW DIRECTION ARROW (TYP).
5. ANGLE ENDS OF FILTER FABRIC FENCE TO ASSURE THAT SOIL & SEDIMENT ARE TRAPPED.
6. INTERLOCKED 2"X2" POSTS W/ATTACHED FABRIC.
7. CORNER CONFIGURATION.
8. WINGS TO BREAK UP LENGTH OF SLOPE.

NOTES:

A. CONTRACTOR SHALL IMPLEMENT FIBER ROLLS BEHIND SILT FENCE IF SHOWN ON PLANS.
B. USE CAUTION WHILE DIGGING SILT FENCE POSTS. KEEP A REASONABLE CLEARANCE TO EXISTING UTILITIES, STRUCTURES AND/OR TREES TO REMAIN.

3 N.T.S. SILT FENCE → SILT FENCE



1. STRAW BALES, FIBER ROLLS OR EQUAL.
2. 60 MIL POLYETHYLENE OR EQUAL WATERPROOF PLASTIC MEMBRANE.
3. 2"x2" STAKES OR #4 J-BARS (TWO PER BALE TYPICAL).
4. SIGN TO BE 24"x36" MIN FACING NEAREST STREET OR ACCESS POINT.
5. DEPTH TO BE 24" MINIMUM.

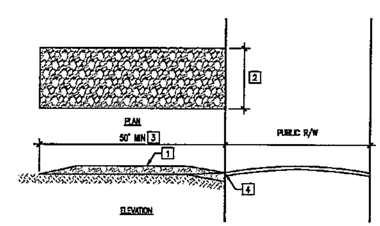
THIS SECTION IS REMOVED FOR GRAPHICAL REPRESENTATION ONLY. PERIMETER SHALL BE CONTINUOUS.

NOTE:

CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50FT MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

WATER IN WASHOUT PIT SHALL BE PUMPED ONCE IT REACHES 18" MAX.

2 N.T.S. WASHOUT → CONCRETE WASHOUT



1. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
2. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
3. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50', UNLESS OTHERWISE APPROVED BY THE REVIEWING AGENCY.
4. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R/W

NOTES:

A. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2" TO 3" STONE.
B. PROVIDE A FANNED STABILIZED ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
C. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARD OR OTHER APPROVED METHODS.
D. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

1 NTS CON ENTR → STABILIZED CONSTRUCTION ENTRANCE

KPROX
CIVIL ENGINEERING
555 BRYANT STREET, SUITE 368
PALO ALTO, CA 94301

FOR PLAN REVIEW ONLY

NOT FOR CONSTRUCTION

DESCRIPTION:	DATE:
ASCC SUBMITTAL	07/25/2016

CHANG RESIDENCE
135 SHAWNEE PASS
PORTOLA VALLEY, CA 94028

PROJECT No:	16-6102
DATE:	06/16/2016
SCALE:	AS SHOWN
DESIGN/DRAWN:	SL
CHECKED:	JK

SHEET TITLE

EROSION CONTROL PLAN

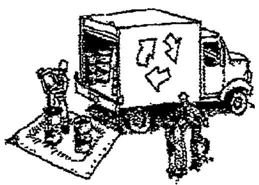
C4.1

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

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

Materials & Waste Management



Non-Hazardous Materials
- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

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

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

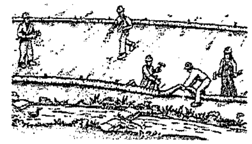
Construction Entrances and Perimeter
- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment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

Equipment Management & Spill Control

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

Spill Prevention and Control
- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



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

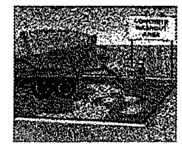
Sediment Control
- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - ■ Unusual soil conditions, discoloration, or odor.
  - ■ Abandoned underground tanks.
  - ■ Abandoned wells
  - ■ Buried barrels, debris, or trash.

Paving/Asphalt Work

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

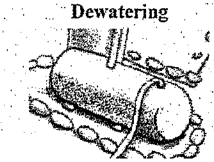
Sawcutting & Asphalt/Concrete Removal
- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you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

Concrete, Grout & Mortar Application



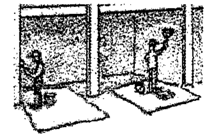
- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

Dewatering



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

Painting & Paint Removal



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

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

Landscape Materials

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

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

Call before you Dig. 1-800-227-2600

KPROX
CIVIL ENGINEERING

FOR PLAN REVIEW ONLY

NOT FOR CONSTRUCTION

DESCRIPTION:	DATE:
ASCC SUBMITTAL	07/25/2016

CHANG RESIDENCE
135 SHAWNEE PASS
PORTOLA VALLEY, CA 94028

PROJECT No:	16-6102
DATE:	06/16/2016
SCALE:	AS SHOWN
DESIGN/DRAWN:	SL
CHECKED:	IK

SHEET TITLE
BEST MANAGEMENT PRACTICES

C4.2

GENERAL PROJECT NOTES:

1. SEE COVER SHEET A0.00.

DESIGN-BUILD PROJECT NOTES:

1. SEE COVER SHEET A0.00.

GENERAL SITE PLAN NOTES:

1. SITE LAYOUT SHOWN IS CONCEPTUAL. FINAL GRADING, UTILITIES, PAVING, LANDSCAPING, HARDSCAPING, ETC TO BE COORDINATED BY OWNER WITH LANDSCAPE ARCHITECT AND CONTRACTOR UNLESS NOTED OTHERWISE.
2. REFER ALSO TO OWNER-CONSULTANT SURVEY IF ATTACHED.

EROSION CONTROL NOTES:

1. AT LEAST PER THE LOCAL JURISDICTIONS MOST STRINGENT REQUIREMENTS.
2. SEE CIVIL DRAWINGS.

SOILS NOTES:

1. SOILS REPORT GUIDELINES TAKE PRECEDENCE.
2. SOIL SUBGRADES SHALL BE PREPARED AS NEEDED TO ACHIEVE A FIRM, UNYIELDING STATE BEFORE ANY CONCRETE, PAVEMENT, OR FILL SOIL IS PLACED, SEE SOILS REPORT.
3. LOOSE GRANULAR SOILS SHALL BE COMPACT TO A DENSITY COMMENSURATE WITH THE SURROUNDING SOILS. SEE SOILS REPORT.
4. ORGANIC OR SOFT COHESIVE SOILS SHALL BE OVER EXCAVATED AND REPLACED WITH A GRANULAR STRUCTURAL FILL MATERIAL. SEE SOILS REPORT.
5. FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LIFTS AND AND COMPACTED TO A UNIFORM DENSITY OF AT LEAST 95% OF THE STANDARD PROCTOR OR AT LEAST 90% OF THE MODIFIED PROCTOR.
6. TEMPORARY CUT SLOPES ARE LIMITED PER LOCAL BUILDING CODE.
7. TEMPORARY DRAINAGE MEASURES TO MANAGE WATER DURING CONSTRUCTION SHALL BE PER LOCAL JURISDICTION REQUIREMENTS.

LEGEND:

- PROPOSED BUILDING FOOTPRINT
- ROOF OVERHANG
- PROPERTY LINE
- SETBACK LINE
- GRADE ELEVATION
- EXISTING GRADE CONTOUR – TO REMAIN
- EXISTING GRADE CONTOUR – REVISED
- NEW GRADE CONTOUR
- TREE
- E — ELECTRIC LINE
- C — CABLE LINE
- T — TELEPHONE LINE
- SW — STORMWATER LINE
- S — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- SP — FIRE SPRINKLER LINE
- GAS — GAS METER
- WM — WATER METER
- ELECTRICAL METER – MAIN
- ELECTRICAL METER
- FENCELINE
- SILT FENCE
- ITEMS TO BE REMOVED/EXTENT OF DEMOLITION

UTILITIES CHECKLIST:

ELECTRIC: MAIN HOUSE HAS POWER FROM POLE OFF OF SHOSHONE PLACE. NEED TO CONFIRM: CAN POWER COME OFF OF MAIN HOUSE OR DOES NEW POWER LINE NEED TO BE PULLED FROM SHOSHONE PLACE?

GAS: MAIN HOUSE GAS METER IS LOCATED AT SOUTH FACADE. NEED TO CONFIRM: HOW TO GET GAS LINE TO ADU?

WATER: MAIN HOUSE WATER METER IS LOCATED AT SHAWNEE PASS. NEED TO CONFIRM: HOW TO GET WATER TO ADU?

SANITARY: MAIN HOUSE IS ON-SITE SEPTIC. BEDROOMS BEING REDUCED AT PRIMARY RESIDENCE SO THAT SEPTIC SYSTEM CAN ACCOMODATE NEW ADU BEDROOM.

IMPERVIOUS SURFACE CALCULATIONS:

SEE DIAGRAM ON THE RIGHT

FLOOR AREA CALCULATIONS:

EXISTING HOUSE: 4195 SF

PROPOSED NEW ADU: 750 SF

PROPOSED TOTAL: 4918 SF

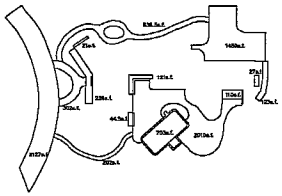
MAX FLOOR AREA ALLOWED: 5178 SF

HEIGHT CALCULATIONS:

AVERAGE GRADE = 458'

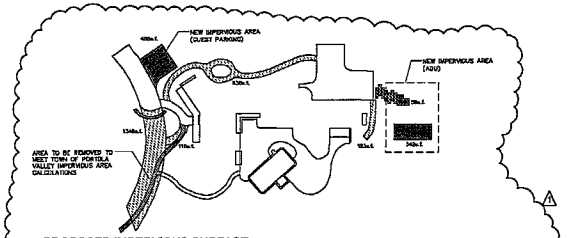
ACTUAL BUILDING HEIGHT = SEE ELEVATIONS

MAXIMUM ALLOWED BUILDING HEIGHT = 16'-0"



EXISTING IMPERVIOUS SURFACE

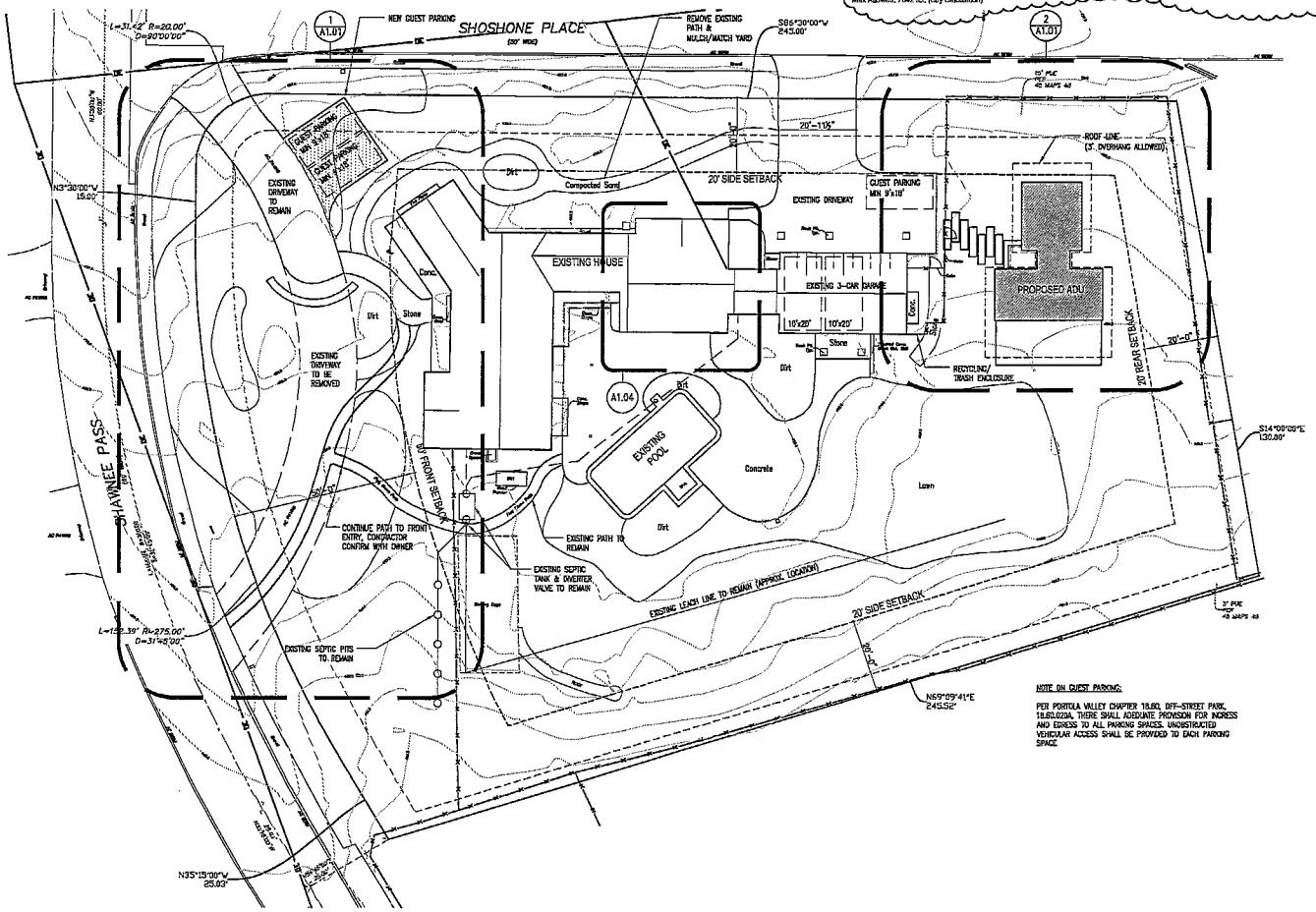
Existing: 8103 s.f.
Max Allowed: 7642 s.f. (City Calculation)



PROPOSED IMPERVIOUS SURFACE

Existing: 8103 s.f.
New Impervious Area: 400 s.f.(ADU) + 455 s.f.(Guest Parking) + 299 s.f. (Walk to House) + 112 s.f. (walk to ADU) + 54 s.f. (wall at driveway) = 1317 s.f.
Area to be Removed: 2225 s.f.
Total: 8103 s.f. + 1317 s.f. – 2223 s.f. = 7197 s.f.
Max Allowed: 7642 s.f. (City Calculation)

- PROPOSED NEW IMPERVIOUS AREA
- AREA TO BE REMOVED TO MEET CITY REQUIREMENTS
- EXISTING IMPERVIOUS AREA TO REMAIN



NOTE ON GUEST PARKING:

PER PORTOLA VALLEY CHAPTER 18.60, OFF-STREET PARK. 18.60.020A, THERE SHALL ADEQUATE PROVISION FOR INGRESS AND EGRESS TO ALL PARKING SPACES. UNOBSTRUCTED VEHICULAR ACCESS SHALL BE PROVIDED TO EACH PARKING SPACE.

SITE PLAN
SCALE: 1" = 15'-0"

15 0 15 30 60

Stillwater dwellings
3950 9TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0585
FAX: (206) 547-0583

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77022010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

ECOMMITTAL ISSUES	
DATE	DESCRIPTION
03/29/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP A

DRAWN: MJ/JH

SHEET

ARCHITECTURAL SITE PLAN

A1.00

File: 16-CHANG-126_PLOT A1.dwg / Sheet: A1.00 / Plot Date: September 1, 2016

KEY

——— HARDSCAPE EXIST TO REMAIN

– – – DEMO/HARDSCAPE TO REMOVE

——— NEW HARDSCAPE

PLANT LIST

A — ARCTOSTAPHYLOS 'HOWARD MCMINN' – 5 GALLON

AS — ARCTOSTAPHYLOS SUNSET – 5 GALLON

CALAMAGROSTIS FOLIOSUS – 1 GALLON

CE — CEANOTHUS 'EMILY BROWN' – 5 GALLON

L — LAVANDULA CROSSO – 1 GALLON

M — MUHLENBERGIA RIGNS – 1 GALLON

OLIVE TREE

P — PEROVSKIA – 1 GALLON

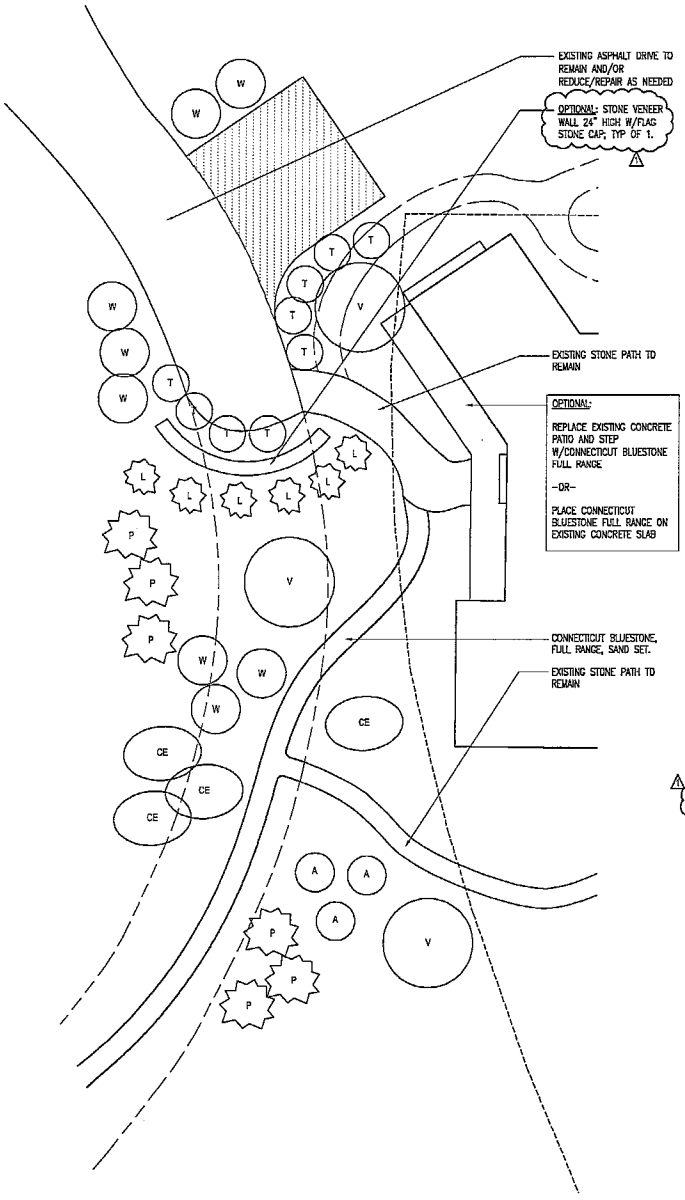
T — TELICRUM CHAMEDRYS – 1 GALLON

V — VITEX AGNUS CASTUS – 15 GALLON

W — WESTRINGIA ROSMARINIFOLIA – 5 GALLON

NOTES:

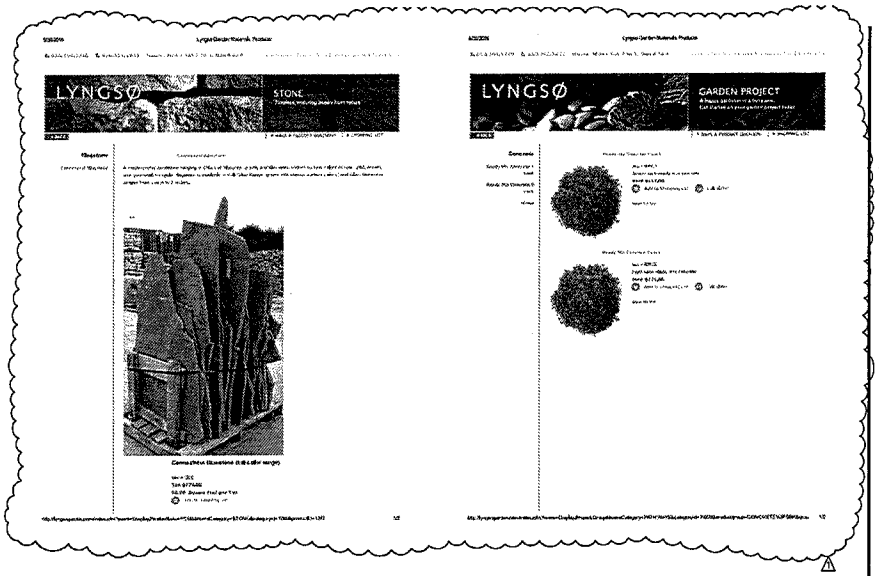
THERE WILL BE NO IRRIGATION ASSOCIATED WITH THE PLANTINGS IN THE FRONT OF THE HOUSE. PLANTINGS WILL BE INSTALLED AT TIME OF FINAL AND HAND WATERED AND/OR AN ENTIRE NEW LANDSCAPE PLAN WILL BE SUBMITTED AT THAT TIME; THE INTENTION OF THE APPLICANT IS TO REMODEL THE MAIN HOUSE WHEN THE ADU IS COMPLETE. AT THIS TIME THERE IS NO PLAN TO ADD IRRIGATION TO THE FRONT.

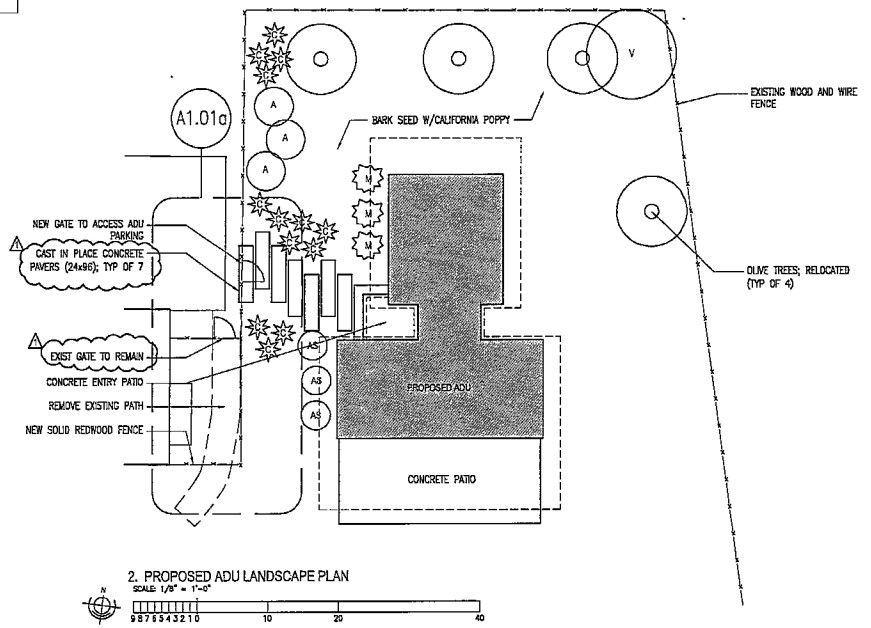


1. ENTRANCE LANDSCAPE PLAN

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

9 8 7 6 5 4 3 2 1 0 10 20 40





2. PROPOSED ADU LANDSCAPE PLAN

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

9 8 7 6 5 4 3 2 1 0 10 20 40

Stillwater dwellings
3950 6TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0585
FAX: (206) 547-0580

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77002010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASES	
DATE	DESCRIPTION
03/28/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP

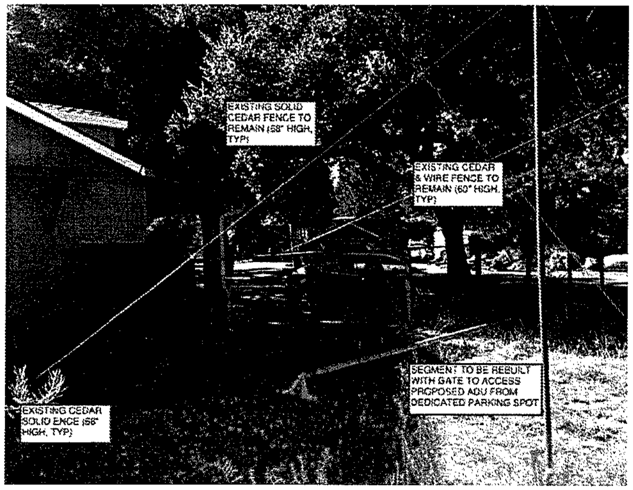
DRAWN W/JH

SHEET

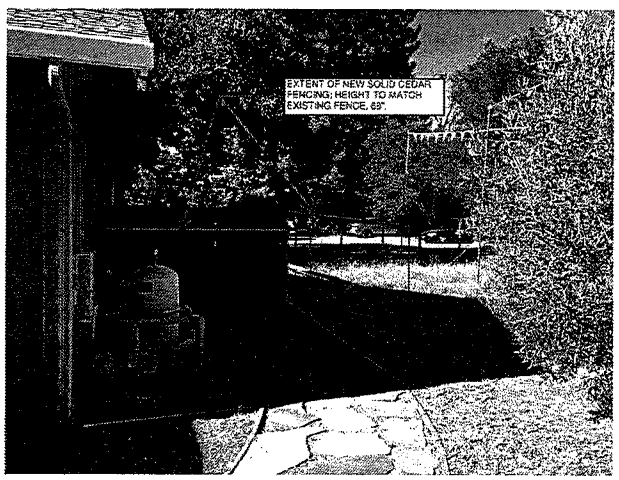
LANDSCAPE / PLANTING PLAN

A1.01

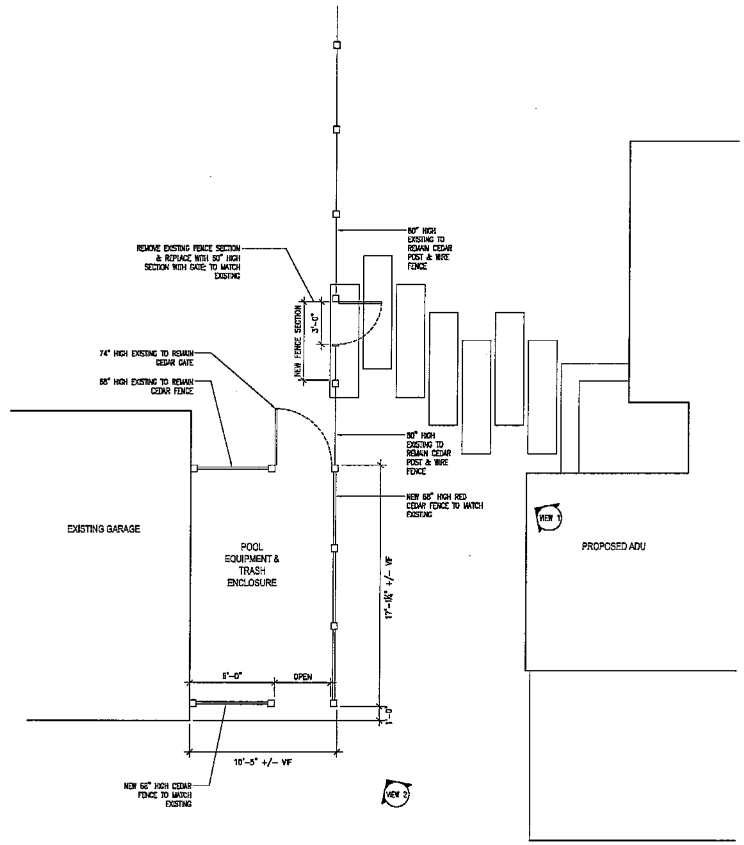
Plan 16-CHANG-126_PLOT A1S1.dwg / Sheets A1.01 / Plot Date September 2, 2016



VIEW 01



VIEW 02



FENCE DETAIL PLAN
SCALE: ¼" = 1'-0"

Stillwater dwellings
3850 6TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0563

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77032010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASES:	
DATE	DESCRIPTION
03/28/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP

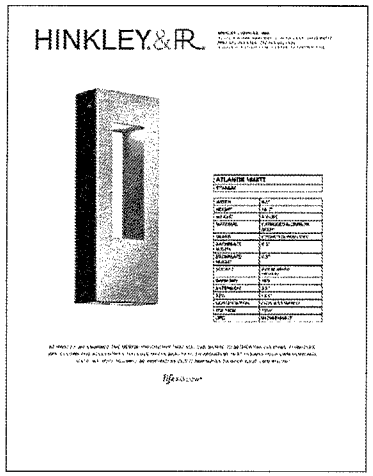
DRAWN W/CH

SHEET

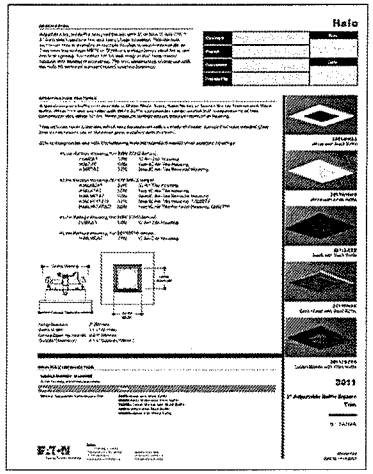
FENCE DETAILS

A1.01a

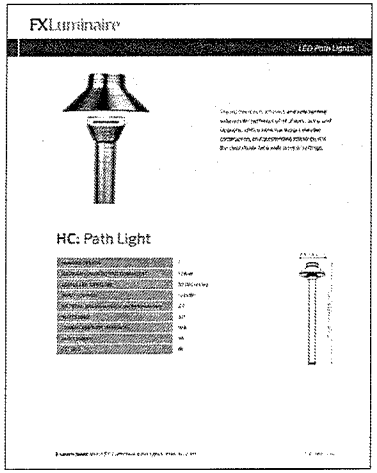
File: 16-CHANG-126_PLOT A01a.dgn / Sheet: A1.01A / Plot Date: September 1, 2016



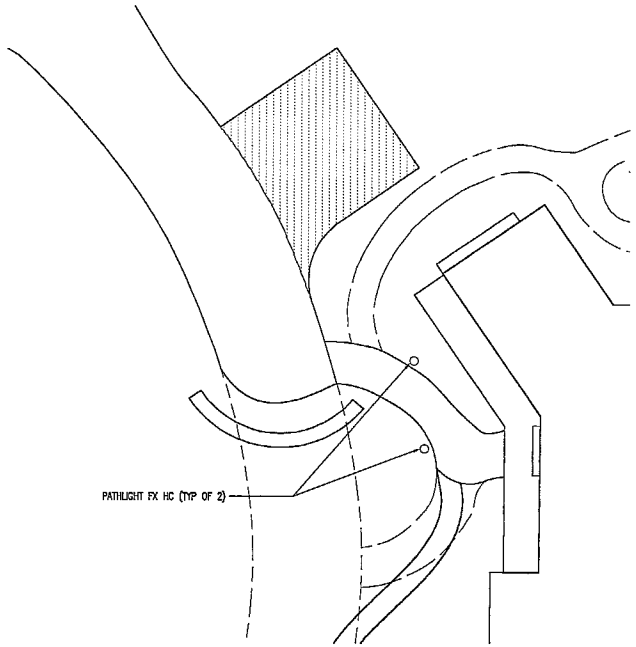
EXTERIOR WALL SCONCE - NIGHT SKY



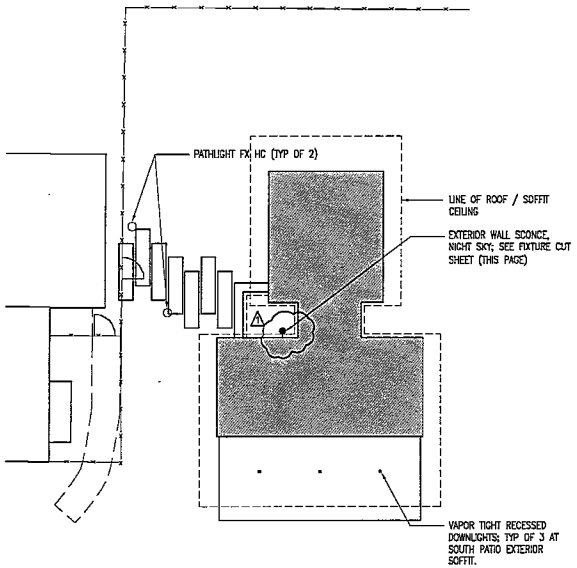
RECESSED DOWNLIGHT - VT @ EXTERIOR SOFFITS



LANDSCAPE LIGHTING - PATHLIGHT



ENTRANCE LIGHTING PLAN
SCALE: 1/8" = 1'-0"



PROPOSED ADU LIGHTING PLAN
SCALE: 1/8" = 1'-0"

Stillwater dwellings
3950 6TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0563

135 Skawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77092010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASES:	
DATE	DESCRIPTION
03/28/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP Δ

DRAWN: MJH

SHEET: EXTERIOR / LANDSCAPE LIGHTING PLAN

A1.02

File: 16-CHANG-126_PLOT A102.dwg / Sheet: A102 / Plot Date: September 1, 2016

GENERAL PROJECT NOTES:

1. SEE COVER SHEET A0.00.

DESIGN BUILD PROJECT NOTES:

1. SEE COVER SHEET A0.00.

SITE STAKING PLAN NOTES:

1. PER PORTOLA VALLEY, CA MUNICIPAL CODE SECTION 18.54.040.D, THE PERIMETER OF ALL PROPOSED STRUCTURES SHALL BE CLEARLY STAKED AND LABELED ON THE SITE AT THE TIME OF SUBMITTAL OF AN APPLICATION FOR ASCC REVIEW. SAID STAKING SHALL BE MAINTAINED DURING THE PERIOD THE APPLICATION IS UNDER CONSIDERATION BY THE TOWN.

STORY POLE PLAN NOTES:

1. PURSUANT TO THE POLICY OF THE ASCC STORY POLES MUST BE INSTALLED AS PART OF THE APPLICATION REVIEW PROCESS FOR ALL PROPOSALS FOR NEW RESIDENCES.

2. STORY POLES SHALL BE IN PLACE FOR REVIEW AT LEAST 10 DAYS PRIOR TO THE SCHEDULED HEARING DATE WITH THE ASCC.

3. ONCE THE APPLICATION HAS BEEN REVIEWED AND ACTED ON BY THE ASCC, THE STORY POLES SHALL REMAIN IN PLACE DURING THE 15 DAY ARCHITECTURAL REVIEW APPEAL PERIOD, AND REMOVED NO LATER THAN 10 DAYS AFTER THE APPEAL PERIOD HAS EXPIRED.

4. IF AN APPLICATION HAS BEEN APPEALED, THE POLES SHALL REMAIN IN PLACE DURING THE APPEAL PROCESS AND THEN BE REMOVED WITHIN 10 DAYS OF COMPLETION OF ACTION ON THE APPEAL.

5. THE KEY FACTORS IN THE PLACEMENT OF STORY POLES ARE THAT THE POLES ACCURATELY SHOW LOCATIONS AND PROPOSED HEIGHTS AND REMAIN "ACCURATELY" IN PLACE DURING THE COURSE OF PROJECT REVIEW.

STORY POLE PLAN GUIDELINES:

1. THE STORY POLE SITE PLAN SHALL CLEARLY IDENTIFY WHERE THE STORY POLES HAVE BEEN PLACED, WHAT THEY MODEL, AND THE HEIGHTS OF THE STORY POLES RELATIVE TO EXISTING GROUND ELEVATION. THE TOPS OF THE STORY POLES SHOULD ACCURATELY MATCH THE HEIGHTS OF THE FEATURES THEY ARE MODELING AND THE HEIGHT OF THE POLES SHOULD BE CLEARLY RECORDED ON THE SITE PLAN. THE STORY POLE PLAN AND THE ACTUAL PLACEMENT OF THE STORY POLES SHALL BE CERTIFIED BY THE PROJECT SURVEYOR, ENGINEER, OR ARCHITECT.

2. THE STORY POLES SHOULD MODEL THE PROPOSED RIDGE LINE HEIGHT AND SHOULD OUTLINE LOCATION WHERE RIDGES MEET THE PLANNED WALL PLANES AND NOT THE ROOF EAVE EXTENSIONS.

3. THE TAPE USED TO OUTLINE THE RIDGES AND TOPS OF WALLS SHOULD BE TIGHTLY STRUNG AND HAVE SUFFICIENT SIZE AND COLOR TO BE READILY IDENTIFIABLE FOR REASONABLE DISTANCES. FURTHER, THE STORY POLES SHOULD BE SUFFICIENT SIZE, 2x4 OR HEAVIER BOARDS, AND PLACED WITH SUFFICIENT SUPPORT TO STAND FOR TWO WEEKS WITHOUT LEANING SO THAT TAPING CAN BE AS STABLE AS POSSIBLE DURING THE PROJECT REVIEW PROCESS.

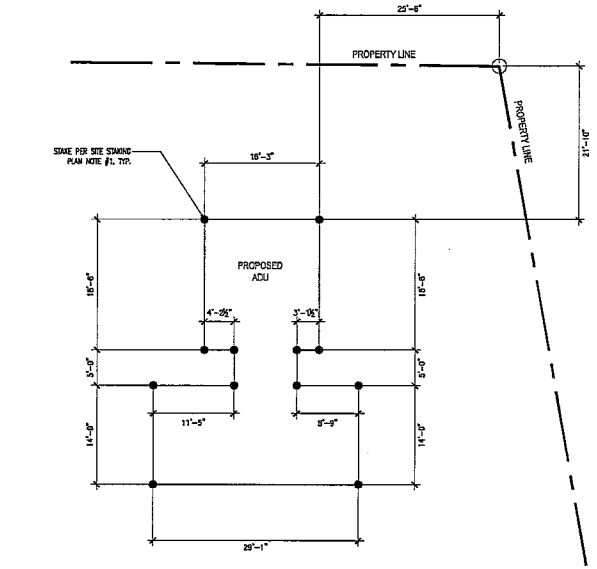
4. IF, DURING THE COURSE OF PROJECT REVIEW, A DESIGN CHANGE IS MADE OR REQUIRED BY THE ASCC THAT CHANGES THE PLANNED HEIGHTS, THE STORY POLES SHALL BE MODIFIED IF REQUIRED BY THE ASCC. IF THE STORY POLES ARE REQUIRED TO BE MODIFIED, THEY SHALL BE IN PLACE IN THE MODIFIED CONDITION AT LEAST 10 DAYS PRIOR TO FINAL ASCC ACTION.

LEGEND:

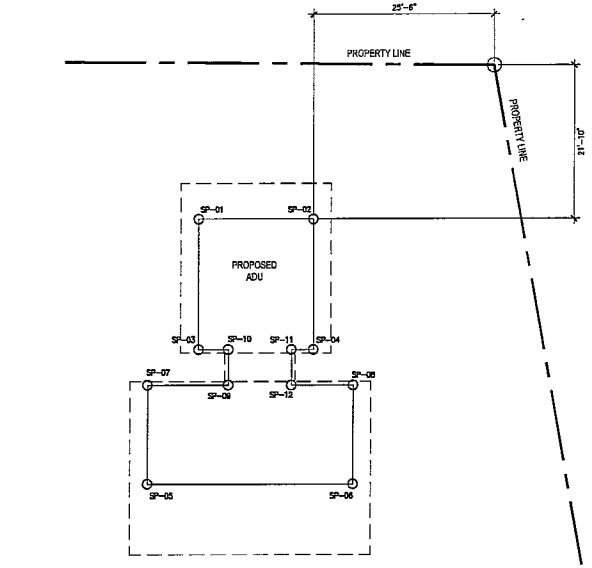
●	STAKE
O SP-01	STORY POLE

STORY POLE SCEDULE:

SP-01 =	473.33'
SP-02 =	473.33'
SP-03 =	471.33'
SP-04 =	471.33'
SP-05 =	473.33'
SP-06 =	473.33'
SP-07 =	471.33'
SP-08 =	471.33'
SP-09 =	470.00'
SP-10 =	470.00'
SP-11 =	469.83'
SP-12 =	469.83'



SITE STAKING PLAN
SCALE: 1/8" = 1'-0"



STORY POLE PLAN
SCALE: 1/8" = 1'-0"

Stillwater dwellings
5950 45th Ave NW
Seattle WA 98107
TEL: (206) 547-6682
FAX: (206) 547-6682

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77022010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASES:	
DATE	DESCRIPTION
03/28/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP Δ

DRAWN MJH

SHEET

SITE STAKING & STORY POLE PLAN

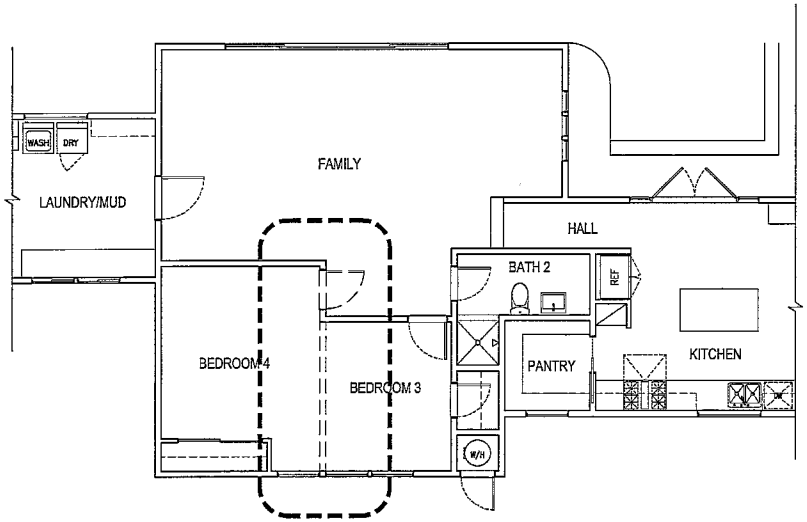
A1.03

LEGEND

— — — DEMO

═══ EXISTING TO REMAIN

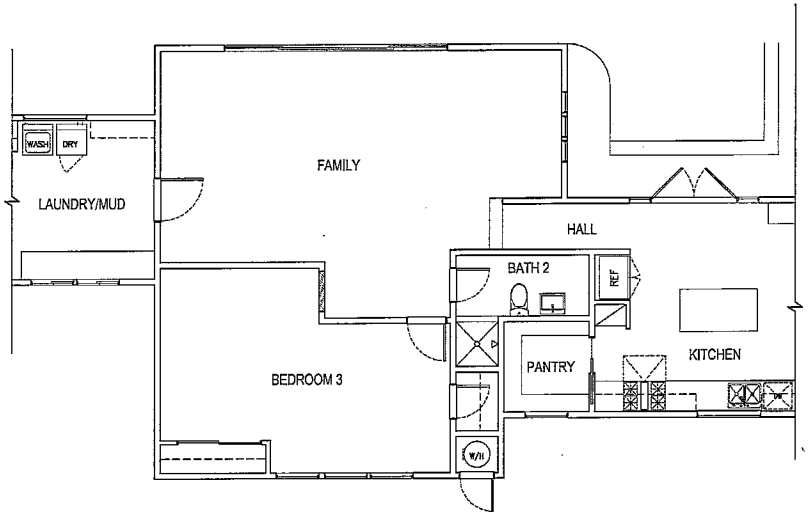
▨ PROPOSED



CURRENT DEMOLITION SCOPE OF WORK

EXISTING BEDROOM 3 & 4 DEMOLITION SHALL INCLUDE THE WALL AND DOOR ENTRY TO BEDROOM 4.

EXISTING CONDITIONS/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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

Stillwater dwellings
3200 5TH AVE W
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0563

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77032010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT REVISIONS:	
DATE	DESCRIPTION
03/28/16	PHASE I - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP 2

DRAWN W/AH

SHEET
PRIMARY RESIDENCE PARTIAL PLANS 2

A1.04

File: 16-CHANG-126_PLOT A104.dwg / Sheet: A104 / Plot Date: September 1, 2016

NOTES: FOUNDATION PLAN

GENERAL PROJECT NOTES:
1. SEE COVER SHEET A0.00.

DESIGN-BUILD PROJECT NOTES:
1. SEE COVER SHEET A0.00.

FOUNDATION NOTES:
1. CONCRETE TOLERANCES SHALL BE PER ACI 117-10.
2. SLOPE ALL CONCRETE STOOPS AND/OR PATIOS ¼" PER FOOT AWAY FROM DOORWAYS.
3. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR CEDAR.
4. PROVIDE SOLID BLOCKING UNDER BEARING WALLS
5. PROVIDE 6 MIL VISQUEEN VAPOR BARRIER WITH 12" OVERLAP AT SEAMS.
6. FASTENERS INTO OR IN CONTACT WITH PRESSURE-TREATED OR FIRE-RETARDANT WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON, BRONZE, OR COPPER. EXCEPTION ½" DIAMETER OR GREATER STEEL BOLTS.
7. FILTER FABRIC TO BE 6 OUNCE PER SQUARE YARD MINIMUM WEIGHT, NON-WOVEN, GEO-TEXTILE FABRIC SPECIFICALLY DESIGNED FOR THE PURPOSE OF ALLOWING WATER PASSAGE WHILE RETAINING SOILS. SHOULD HAVE AN APPARENT OPENING SIZE EQUAL TO A #70 (OR FINER) US SIEVE
8. PERFORATED FOOTING DRAIN TO BE PVC SCHEDULE 40 OR SDR 35
9. MIN. FOOTING DEPTH TO BE 18" BELOW LOWEST ADJACENT SOIL GRADE

CRAWL SPACE VENTILATION NOTES:
1. CRAWL SPACES ARE POWER VENTED; DESIGN BUILD BY CONTRACTOR.
2. INSTALLATION MUST MEET THE REQUIREMENTS OF IRC R408.3; EXPOSED EARTH MUST BE COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER.
3. CRAWL SPACES ARE TO BE POWER VENTED AND SHALL MEET CODE REQUIREMENTS.

LEGEND:
- CONCRETE WALL
- CONCRETE FOOTING
- WALL
- PONY WALL
- WALL/CEILING ABOVE
- WALL HIDDEN BELOW
- FLOOR DRAIN
- EMM ELECTRICAL METER MAIN
- EM ELECTRICAL METER
- CRAWL SPACE VENT
- CRAWL SPACE ACCESS DOOR
- WSO WATER STUB OUT
- PDCSO PHONE/DATA/CABLE STUB OUT
- SSSO SANITARY SEWER STUB OUT
- ESO ELECTRICAL STUB OUT
- GSO GAS STUB OUT
- FSSO FIRE SPRINKLER STUB OUT
- SWSO STORM WATER STUB OUT
- GM GAS METER
- EG UFER GROUND CONNECTED TO FOUNDATION REBAR
- CABLE INTERFACE, PHONE INTERFACE

PER R408.3 UNVENTED CRAWL SPACE:
VENTILATION OPENINGS IN UNDER-FLOOR SPACES SHALL NOT BE REQUIRED WHERE:

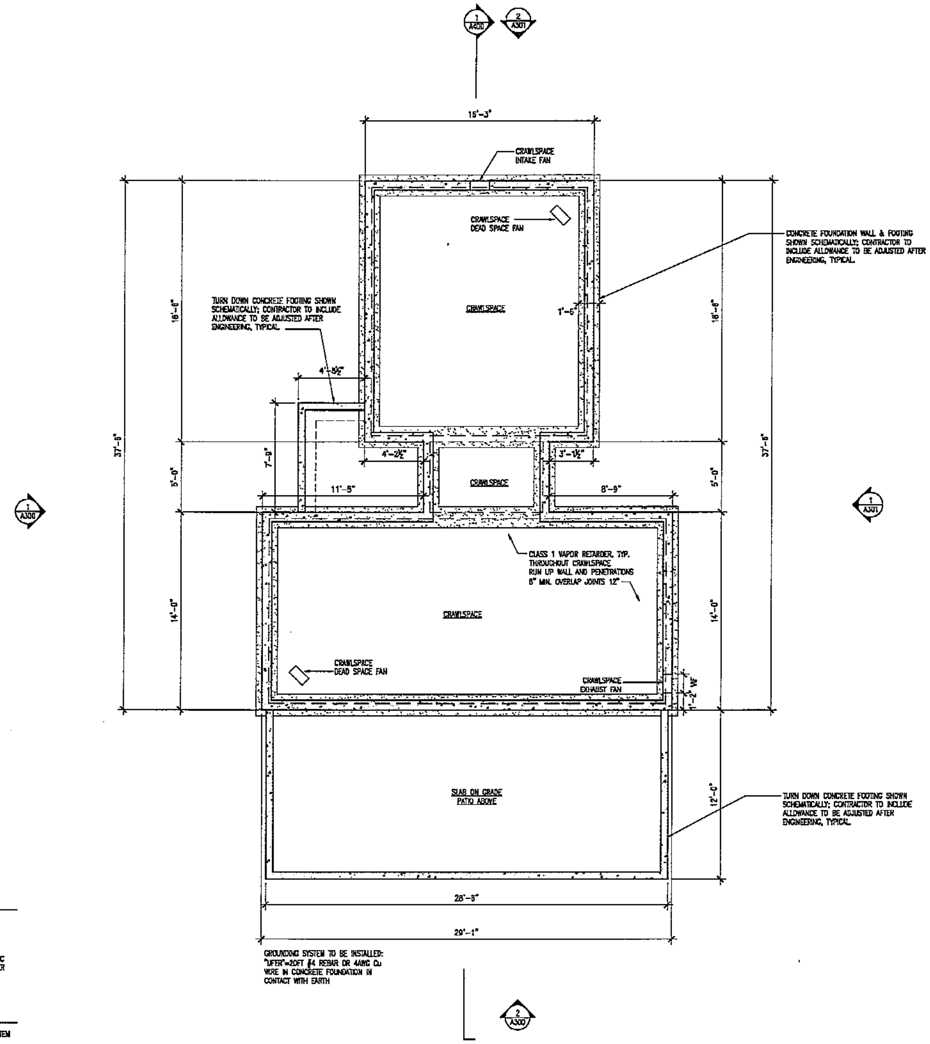
1. EXPOSED EARTH IS COVERED WITH A CONTINUOUS CLASS I VAPOR RETARDER PER WAC R408.3-1 (ALSO REFER TO TYPICAL ASSEMBLY SHEETS A0.05 & A0.06)

2. PROVIDE CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF CRAWLSPACE FLOOR AREA. CRAWL SPACE PERIMETER WALLS SHALL BE INSULATED IN ACCORDANCE WITH THE MINIMUM INSULATION REQUIREMENTS PER WASHINGTON ENERGY CODE (ALSO REFER TO TYPICAL ASSEMBLY SHEETS A0.05 & A0.06).

BASIS OF DESIGN: ATMOX "CLOSED" CRAWLSPACE SYSTEM
CRAWLSPACE "POWER VENTILATION SYSTEM" IS DESIGN BUILD BY MECHANICAL SUB-CONTRACTOR. SYSTEM DESIGNATED HEREIN IS A BASIS OF DESIGN RECOMMENDATION TO DEMONSTRATE CODE CONFORMANCE.

CUBIC FEET OF CRAWLSPACE: 1875 CUBIC FEET x 0.07 = 131.25 TOTAL CFM OF EXHAUST FANS NEEDED.

(1) 145 CFM EXHAUST FANS REQUIRED; (1) 145 CFM INTAKE FAN REQUIRED. DEAD SPACE FAN LOCATIONS ARE RECOMMENDED AS INDICATED ON PLAN BELOW.



FOUNDATION PLAN
SCALE: ¼" = 1'-0"

Stillwater dwellings
3950 5TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0545
FAX: (206) 547-0563

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77032010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASES:	
DATE	DESCRIPTION
03/28/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP 1

DRAWN: W/JH
SHEET
ARCHITECTURAL FOUNDATION PLAN

A2.00

File: 16-CHANG-126_PLOT A200 plans.dwg / Sheet: A2.00 / Plot Date: September 1, 2016

NOTES: FLOOR PLAN

GENERAL PROJECT NOTES:
1. SEE COVER SHEET A0.00.

WRITTEN DIMENSIONS:
1. SEE COVER SHEET A0.00.

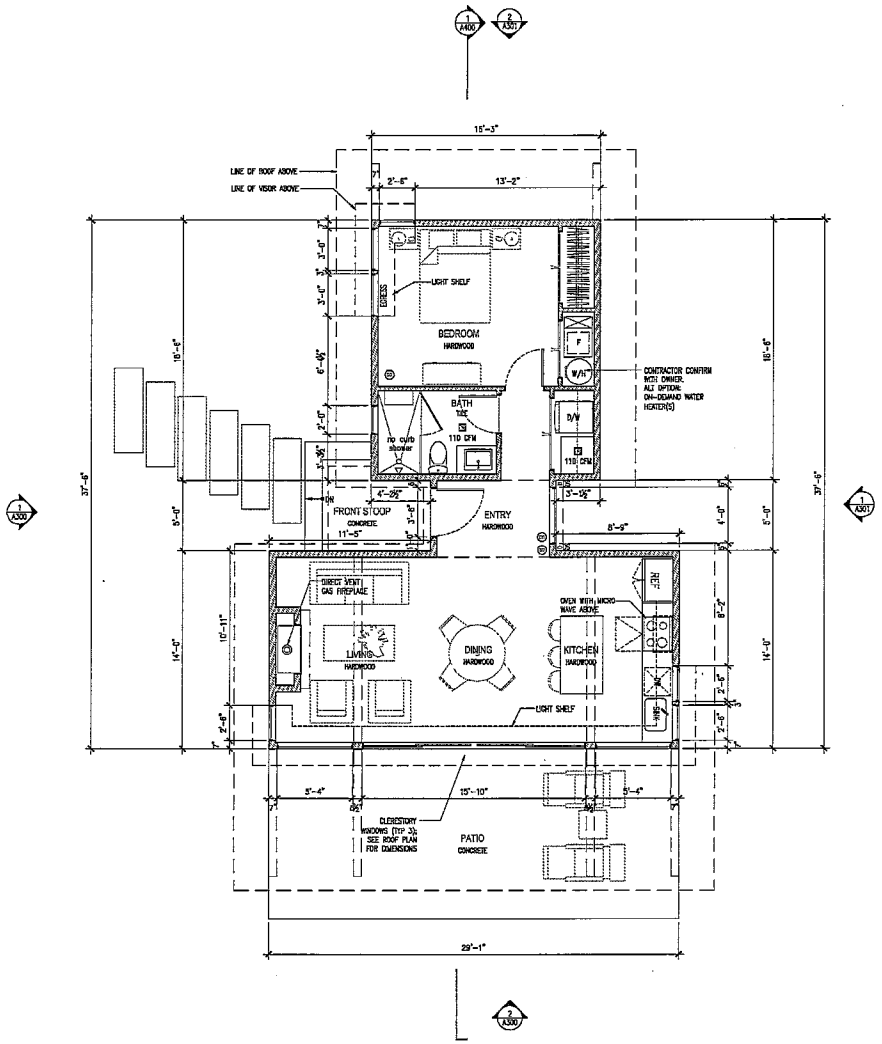
DESIGN-BUILD PROJECT NOTES:
1. SEE COVER SHEET A0.00.

ENERGY CODE NOTES:
1. SEE COVER SHEET A0.00.

HVAC NOTES:
1. INSTALLATION PER ASHRAE 90A-88.
2. ALL DUCTING TO BE INSULATED AND SHEET METAL U.N.O.
3. ALL PILOTS, BURNERS, AND SWITCHES TO BE MINIMUM +18" ABOVE SLAB.
4. PROVIDE +18" PLATFORM OF 2 LAYERS ¾" PLYWOOD.
5. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ⅓ AND LOWER ⅓ OF THE WATER HEATER.
6. PROVIDE PRESSURE RELIEF VALVE DRAIN TO EXTERIOR.
7. MAXIMUM HOT WATER TEMP DISCHARGING INTO A BATHTUB OR WHIRLPOOL BATH SHALL BE LIMITED TO 120°F. THE WATER HEATER SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
8. PROVIDE OUTSIDE COMBUSTION AIR FOR NON-DIRECT VENT APPLIANCES.
8. PROVIDE OUTSIDE COMBUSTION AIR FOR NON-DIRECT VENT APPLIANCES.

LEGEND:

- CONCRETE WALL
- WALL
- WALL/CEILING ABOVE
- WALL HIDDEN BELOW
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FAN
- FLOOR DRAIN
- SHOWER HEAD
- TOILET PAPER HOLDER
- TOWEL RING
- TOWEL BAR
- HANGING ROD & SHELF
- WINDOW/DOOR DESIGNATION
- EP — ELECTRICAL PANEL
- ESP — ELECTRICAL SUB PANEL
- EMM — ELECTRICAL METER MAIN
- EM — ELECTRICAL METER
- SCD — STRUCTURED DATA BOX W/OUTLET
- WB — RECESSED WASHER BOX
- DB — RECESSED DRYER BOX
- WSO — WATER SHUT OFF VALVE
- HB — FROST FREE HOSE BIB
- GB — GAS BIB
- GM — GAS METER
- CRAWL SPACE ACCESS
- SHOWER CURTAIN
- WF — WATER FILTER
- CABLE INTERFACE, PHONE INTERFACE



ENTRY LEVEL FLOOR PLAN
SCALE: ¼" = 1'-0"
9 8 7 6 5 4 3 2 1 0 10 20

Stillwater dwellings
3650 5TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0643

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77032010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASED	
DATE	DESCRIPTION
03/28/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP 1

DRAWN: MK/AH

SHEET
ENTRY LEVEL FLOOR PLAN

A2.01

NOTES:

GENERAL PROJECT NOTES:

1. SEE COVER SHEET A0.00.

DESIGN-BUILD PROJECT NOTES:

1. SEE COVER SHEET A0.00.

ROOF VENTILATION:

1. AN UN-VENTED ROOF ASSEMBLY IS PROPOSED.
2. REFER TO A0.05 THRU A0.08 FOR ASSEMBLY DESCRIPTIONS.

ROOF PENETRATIONS:

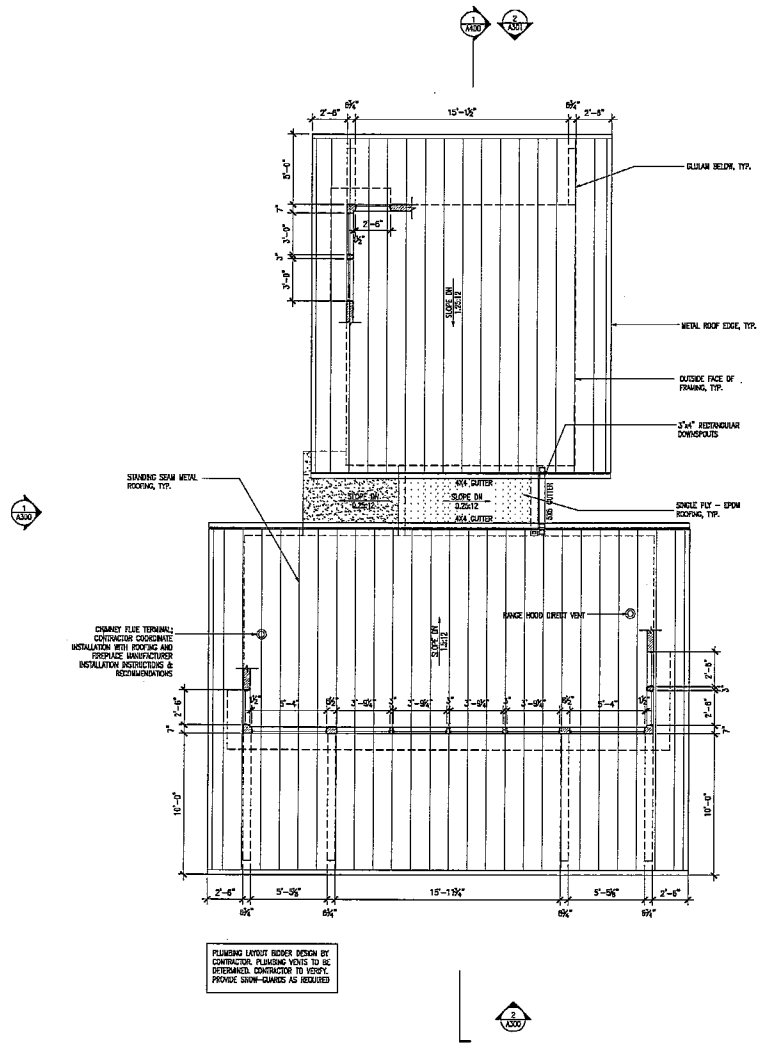
1. ALL ROOF PENETRATIONS TO BE GROUPED TOGETHER AND LOCATED AS FAR AWAY FROM THE ROOF EDGE AS POSSIBLE.

GUTTER AND DOWNSPOUT SIZING:

1. CONTRACTOR TO VERIFY GUTTER & DOWNSPOUT SIZES TO CONFIRM THE APPROPRIATENESS FOR LOCAL PROJECT CONDITIONS. SIZES INDICATED HEREIN ARE APPROXIMATE RECOMMENDATIONS.
2. REFER TO STILLWATER S.D.&. FOR GUTTER AND DOWNSPOUT RECOMMENDED PRODUCTS.

LEGEND:

- STANDING SEAM METAL ROOF
- SINGLE PLY MEMBRANE ROOFING
- STEEL CANOPY
- GUTTER
- DS — DOWNSPOUT
- DIVERTER
- AREA DRAIN
- SLOPE X:12 — ROOF PITCH
- LINE OF WALL BELOW
- CHIMNEY FLUE TERMINAL



ROOF PLAN
SCALE: ⅜" = 1'-0"

9 8 7 6 5 4 3 2 1 0 10 20

Stillwater dwellings
3950 8TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0543

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77032010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASES	
DATE	DESCRIPTION
03/25/16	PHASE 1 PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP 2

DRAWN: W/JH

SHEET
ROOF PLAN

A2.02

File: 16-CHANG-126_PLOT A200 plans.dwg / Sheet: A2.02 / Plot Date: September 1, 2016

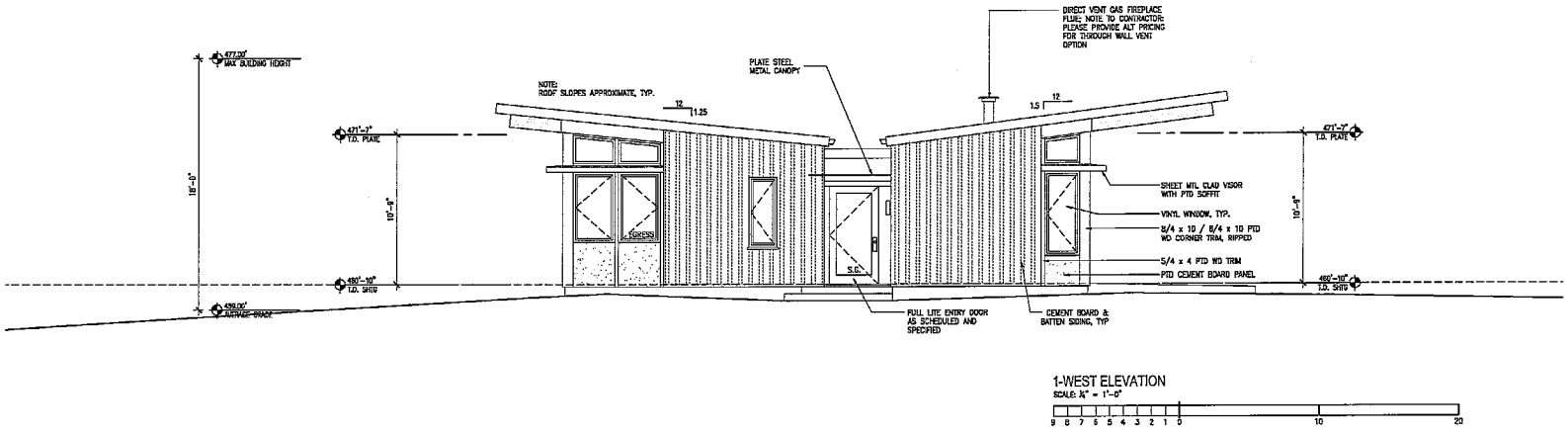
NOTES:

GENERAL PROJECT NOTES:
1. SEE COVER SHEET A0.00.

DESIGN-BUILD PROJECT NOTES:
1. SEE COVER SHEET A0.00.

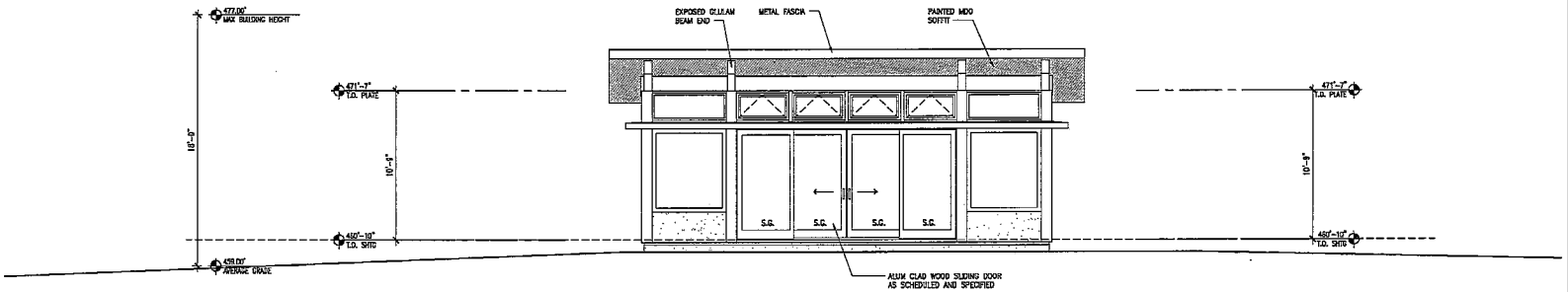
LEGEND:

- CEMENT BOARD & BATTEN SIDING
- CEMENT BOARD PANEL SIDING
- EXISTING GRADE
- NEW GRADE AND EXISTING GRADE UNCHANGED
- FLOOR LINE (T.O. SHEATHING)
- BUILDING HEIGHT LIMIT LINE
- CONCRETE
- ELECTRIC METER
- GAS METER
- PHONE INTERFACE
- CABLE INTERFACE
- EXTERIOR OUTLET
- HOSE BIB
- GAS BIB
- WALL SCONCE



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

9 8 7 6 5 4 3 2 1 0 10 20



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

9 8 7 6 5 4 3 2 1 0 10 20

Stillwater dwellings
3950 5TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0643

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77032010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASES	
DATE	DESCRIPTION
03/28/16	PHASE I- PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP 2

DRAWN: W/AH

SHEET
EXTERIOR ELEVATIONS

A3.00

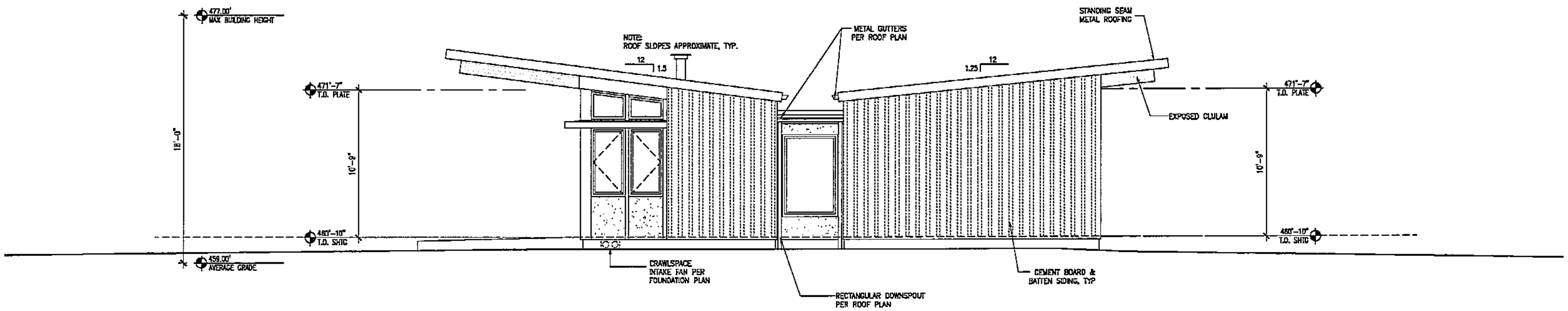
NOTES:

GENERAL PROJECT NOTES:
1. SEE COVER SHEET A0.00.

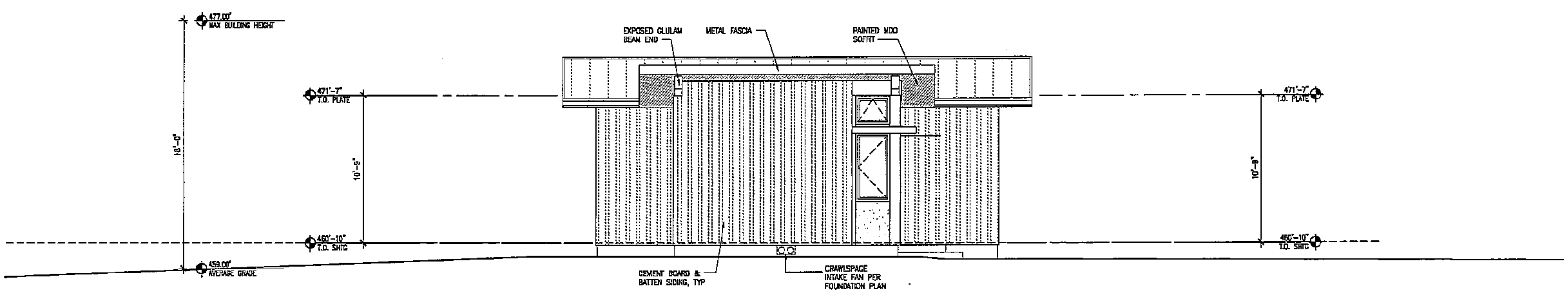
DESIGN-BUILD PROJECT NOTES:
1. SEE COVER SHEET A0.00.

LEGEND:

- CEMENT BOARD & BATTEN SIDING
- CEMENT BOARD PANEL SIDING
- EXISTING GRADE
- NEW GRADE AND EXISTING GRADE UNCHANGED
- FLOOR LINE (T.O. SHEATHING)
- BUILDING HEIGHT LIMIT LINE
- CONCRETE
- ELECTRIC METER
- GAS METER
- PHONE INTERFACE
- CABLE INTERFACE
- EXTERIOR OUTLET
- HOSE BIB
- GAS BIB
- WALL SCONCE



1-EAST ELEVATION
SCALE: ¼" = 1'-0"



2-NORTH ELEVATION
SCALE: ¼" = 1'-0"

Stillwater dwellings
3950 6TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0543

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77032010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASE:

DATE	DESCRIPTION
03/28/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP

DRAWN W/JH
SHEET

EXTERIOR ELEVATIONS

A3.01

File: 15-CHANG-126_PLOT A300.dwg / Sheet: A3.01 / Plot Date: September 1, 2016

NOTES:

GENERAL PROJECT NOTES:
1. SEE COVER SHEET A0.00.

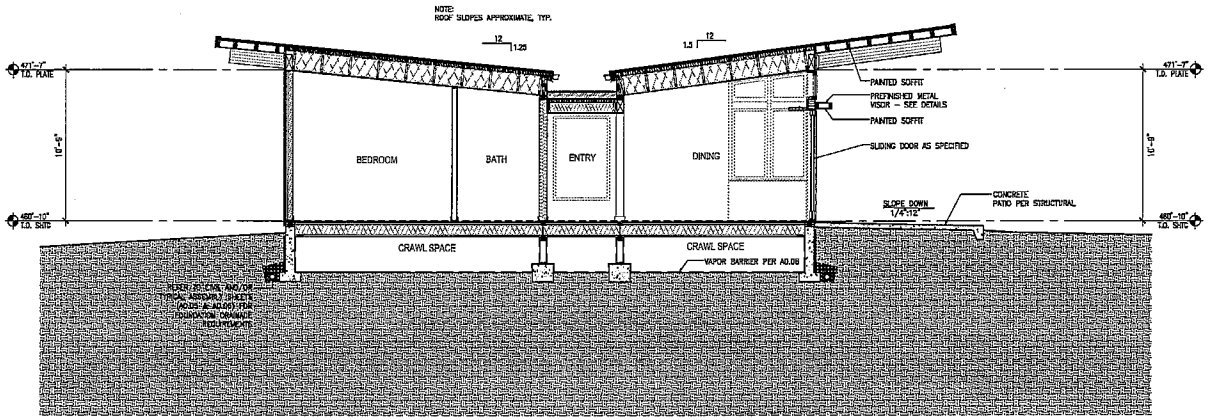
DESIGN-BUILD NOTES:
1. SEE COVER SHEET A0.00.

FOUNDATION NOTES:
1. SEE FOUNDATION PLAN(S).

SOILS NOTES:
1. SEE SITE PLAN.

LEGEND:

- EXISTING GRADE
- NEW GRADE AND EXISTING GRADE UNCHANGED
- FLOOR LINE (T.O. SHEATHING)
- BUILDING HEIGHT LIMIT LINE
- EARTH
- FREE DRAINING FILL
- GRAVEL
- CONCRETE
- BATT INSULATION
- RIGID INSULATION
- SPRAY FOAM INSULATION
- ASSEMBLY TYPE DESIGNATION, REFER TO SHEETS A0.05 THRU A0.08



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

9 8 7 6 5 4 3 2 1 0 10 20

Stillwater dwellings
3950 5TH AVE NW
SEATTLE WA 98107
TEL: (206) 547-0565
FAX: (206) 547-0563

135 Shawnee Pass
Portola Valley, CA 94028
TAX PARCEL #: 77022010

CHANG RESIDENCE
PROJECT #: 16-CHANG-126
PHASE 2 - ASCC APPLICATION
(NOT FOR CONSTRUCTION)

DOCUMENT RELEASED	
DATE	DESCRIPTION
03/28/16	PHASE 1 - PRICING
07/25/16	PHASE 2 - ASCC APP
09/02/16	PHASE 2 - ASCC APP 1

DRAWN MH/JH

SHEET
BUILDING SECTION 1

A4.00

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Adrienne Smith, Sustainability and Planning Intern

DATE: September 26, 2016

RE: Architectural Review for a Driveway Entry Gate and Fencing, File # 31-2016, 158 Pinon Drive, Thomson Residence

RECOMMENDATION

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

BACKGROUND

The subject property is a 2.81 acre parcel located on the east side of Pinon Drive. Created as part of the Westridge Number 9 subdivision (Tract No. 787, April 1960), the property is zoned R-E/2.5. Surrounding uses include single family homes to the north, south, and west. There is a 15-foot wide Parkway and Bridle Path easement within the front setback area along Pinon Drive.

The proposal is further described in the set of project plans received on August 22, 2016. (Attachment 5)

CODE REQUIREMENTS

As required by section 18.42.016.C of the Zoning Code, this application has been forwarded to the ASCC for review.

DISCUSSION

The applicant has submitted a plan to replace an existing driveway entry gate, the front yard fencing and a portion of the fencing along the side property line.

The existing automatic entry gate and columns will be removed and replaced with a 4' tall, 15' 3" wide single slide retractable gate with an adjoining pedestrian entrance. Constructed with

4"x4" tubular plate steel frame and 2"x2" redwood rails, the frame will have a rust finish and the redwood will be unstained. The pedestrian entrance will be 4'x3' in dimension, lockable and constructed of a 2"x6" frame and cross brace and 2"x6" redwood rails.

The entry gate will be connected to a new 4' tall horse fence to replace existing non-conforming post and wire fencing that encroaches upon the parkway and bridle path easement running along the front of the property. The new fence will be constructed of 2"x6" redwood rails and 6"x6" redwood posts. A new section of horse fencing will also be installed along the north side of the property extending approximately 66' back from the front property line to be tied into existing wire fencing. The existing wire fencing on the southern side of the property will remain.

The call box will be mounted on a black metal post, located approximately at the front property line. No lighting is proposed with the call box. Call box specifications are in Attachment 3.

Compliance with gate and fencing standards of the zoning ordinance

The property is located within an R-E/2.5 zoning district. In this district, a driveway entry gate must be placed away from the 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 site plan, the entry gate is proposed to be located 25 feet in from the front property line. The opacity limit for gates within the front yard is 50% (PVMC Section 18.43.040.A.2). An area calculation of the gate is provided in Attachment 5 that demonstrates compliance with the opacity limit. Both the gate and fencing have a maximum height of four feet, meeting the ordinance height limit (PVMC Section 18.43.030.B.1). The entry gate and fencing do not exceed the color reflectivity value of 40% as required under PVMC Section 18.43.050.A.

Westridge Architectural Supervising Committee (WASC)

The Westridge Architectural Supervising Committee has reviewed the proposed plans and has provided a letter of approval. (Attachment 4)

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 September 26, 2016 meeting.

ATTACHMENTS

1. Recommended conditions of approval
2. Vicinity Map
3. Call box specifications
4. Westridge Architectural Supervising Committee approval letter dated August 16, 2016
5. Project plans received on August 22, 2016

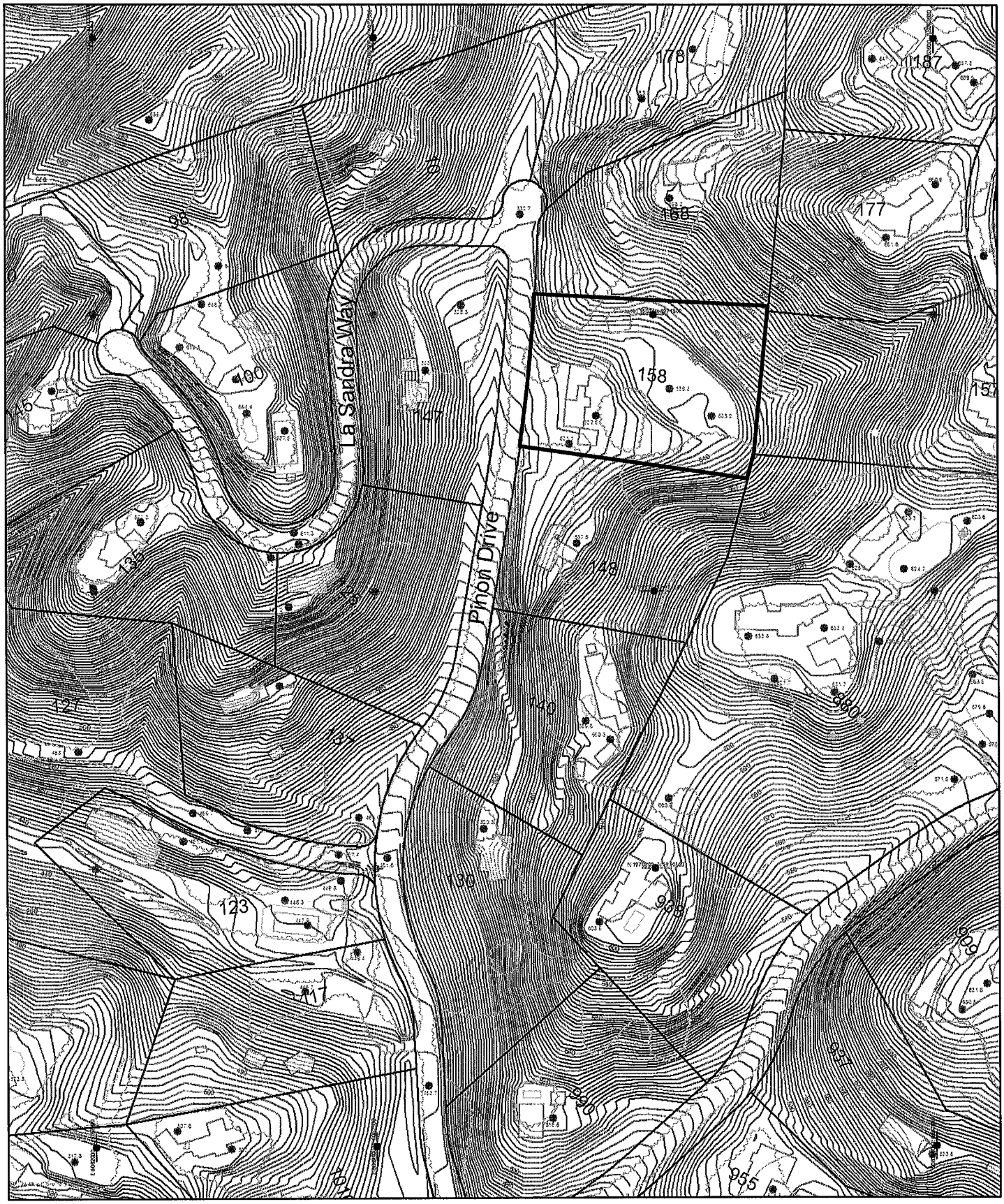
Report approved by: Debbie Pedro, Planning Director DP.

Recommended Conditions of Approval for Driveway Entry Gate and Fencing, 158 Pinon Drive, Thomson Residence, File # 31-2016

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

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the ASCC, depending on the scope of the changes.

2. The entry gate rails, fence posts, and rails shall be constructed of unstained redwood per the approved project plans. Any change to the proposed materials must be approved by the Planning Director prior to construction.



Vicinity Map

N

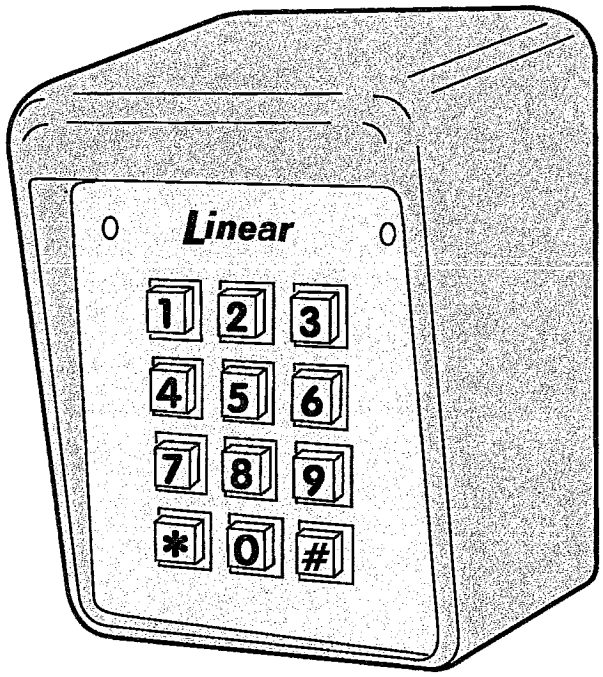
0 60 120 240 360 480
Feet

158 Pinon Drive
September 2016

LinearACCESS®

AK-11

Digital Keyless Entry System



Installation and Programming Instructions

Linear®
(760) 438-7000
USA & Canada (800) 421-1587 & (800) 392-0123
Toll Free FAX (800) 468-1340
www.linearcorp.com

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FEATURES 2
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BASIC PROGRAMMING 6
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AK-11 OPERATION 10
MANAGER'S ENTRY CODE LOG 11
LINEAR LIMITED WARRANTY 12
FCC NOTICE 12

INTRODUCTION

Linear's AK-11 is a digital keyless entry system designed for access control applications. The keypad is housed in a rugged cast aluminum enclosure that can be mounted to a pedestal or bolted directly to a wall. The die-cast keys have bright, easy-to-read yellow graphics.

Up to 480 entry codes, from 1 to 6 digits in length, can be programmed. They can activate either, or both, of the relay outputs. Relay #1 has a 5 Amp capacity. Relay #2 has a 1 Amp capacity.

Two LED indicators show the status of the entry system. The left LED lights red to indicate power, then turns green when access is granted. The right LED lights yellow when the keypad is in "lockout" condition (from too many incorrect code entries). The keypad's courtesy light can be always off, always on or be programmed to illuminate from 1-4 minutes after any keypress (default 2 minutes). An internal sounder beeps when each key is pressed.

The DOOR SENSE/INHIBIT input can be used two ways. If programmed for "door sense", a switch on the door detects forced entry or door ajar situations. If programmed for "inhibit", the input can be wired to a "service" switch or automatic timer that will disable the Relay #1 when required.

The REQUEST-TO-ENTER input can be wired to a pushbutton or fire access keyswitch to provide codeless entry for authorized personnel. The "anti-passback" feature prevents using the same code twice before the programmed time elapses.

The ALARM SHUNT output activates when access is granted. This output can be wired to shunt alarm contacts on the access door/gate to prevent triggering of an alarm when authorized access occurs.

Two solid state outputs, capable of switching 100 mA to common, are programmable to signal forced entry, door ajar, lockout, alarm circuit shunting, request-to-enter, and keypad active conditions.

The AK-11 is powered from a 12-24 Volt AC or DC source. Power can be obtained from the access device or a separate power supply. The EEPROM memory retains all entry codes and programming, even without power.

SPECIFICATIONS

MECHANICAL

Case dimensions: 4.00" W x 5.50" H x 3.00" D

ELECTRICAL

Voltage: 12-24 Volts AC or DC

Current: 10 mA typical, 150 mA maximum

Outputs: Relay #1
Form "C" 5 Amps @ 24 Volts maximum
Relay #2
Form "C" 1 Amp @ 24 Volts maximum
Solid state outputs (Outputs #3 & #4)
Short-to-common 100 mA
@ 24 VDC maximum

ENVIRONMENTAL

Temperature: -22°F to 149°F (-30°C to 65°C)

Humidity: 5% to 95% non-condensing

FEATURES

- ✓ KEYPAD PROGRAMMABLE
- ✓ 480 ENTRY CODE CAPACITY
- ✓ 1-6 DIGIT ENTRY CODE LENGTH
- ✓ 4 INDEPENDENT OUTPUTS (TIMED/TOGGLED)
- ✓ 4 INDEPENDENT TIMERS
- ✓ EACH ENTRY CODE CAN BE PROGRAMMED TO ACTIVATE EITHER OR BOTH RELAYS
- ✓ RELAY CONTACTS ARE FORM "C" (N.O. & N.C)
- ✓ SOLID STATE OUTPUTS ARE OPEN COLLECTOR (SWITCH-TO-COMMON)
- ✓ TWO LED INDICATORS
- ✓ COURTESY LAMP
- ✓ PIEZO SOUNDER
- ✓ TIMED ANTI-PASSBACK (LAST 3 VALID ENTRIES)
- ✓ KEYPAD LOCKOUT
- ✓ TACTILE KEY FEEL
- ✓ DOOR SENSE INPUT
- ✓ INHIBIT INPUT
- ✓ REQUEST-TO-ENTER INPUT

COMPONENT LOCATIONS

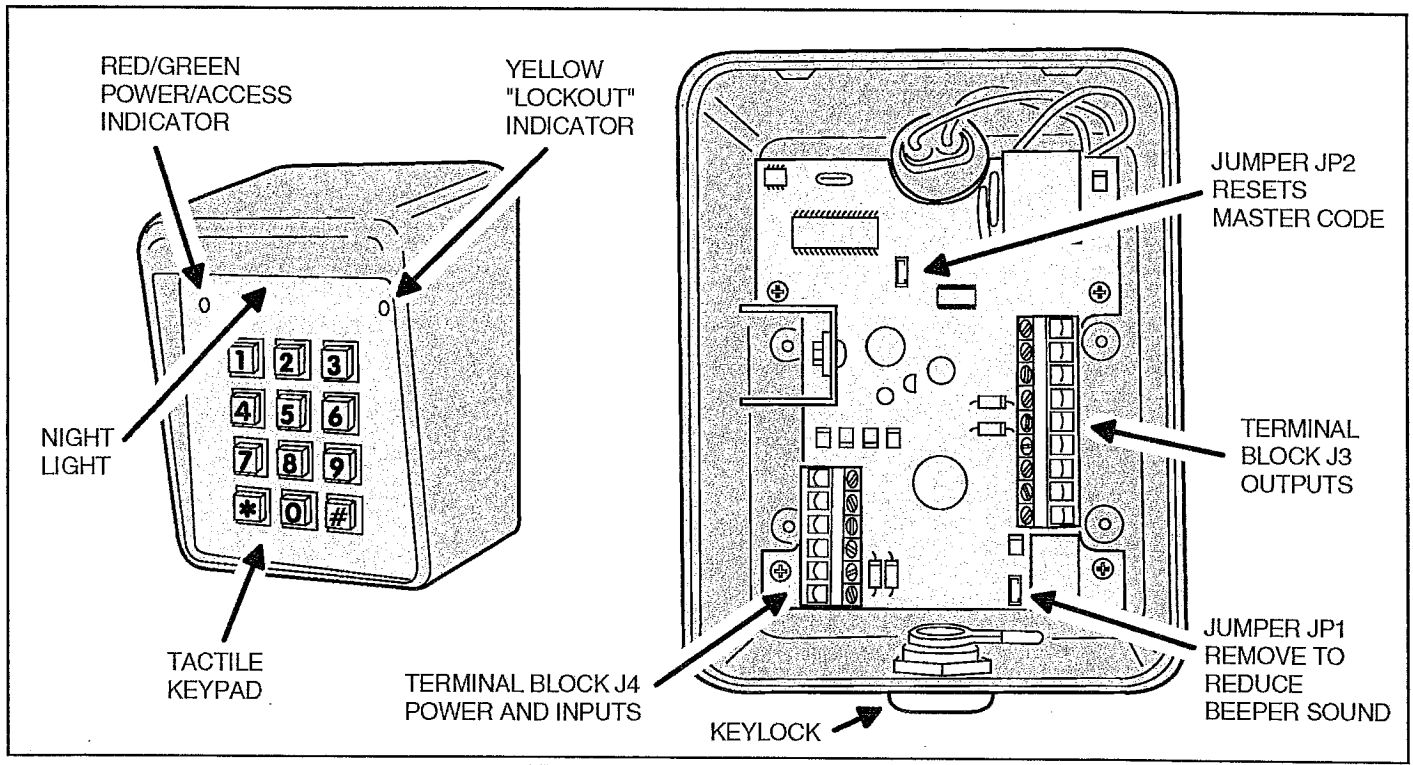


Figure 1. Component Locations

WIRING DIAGRAM

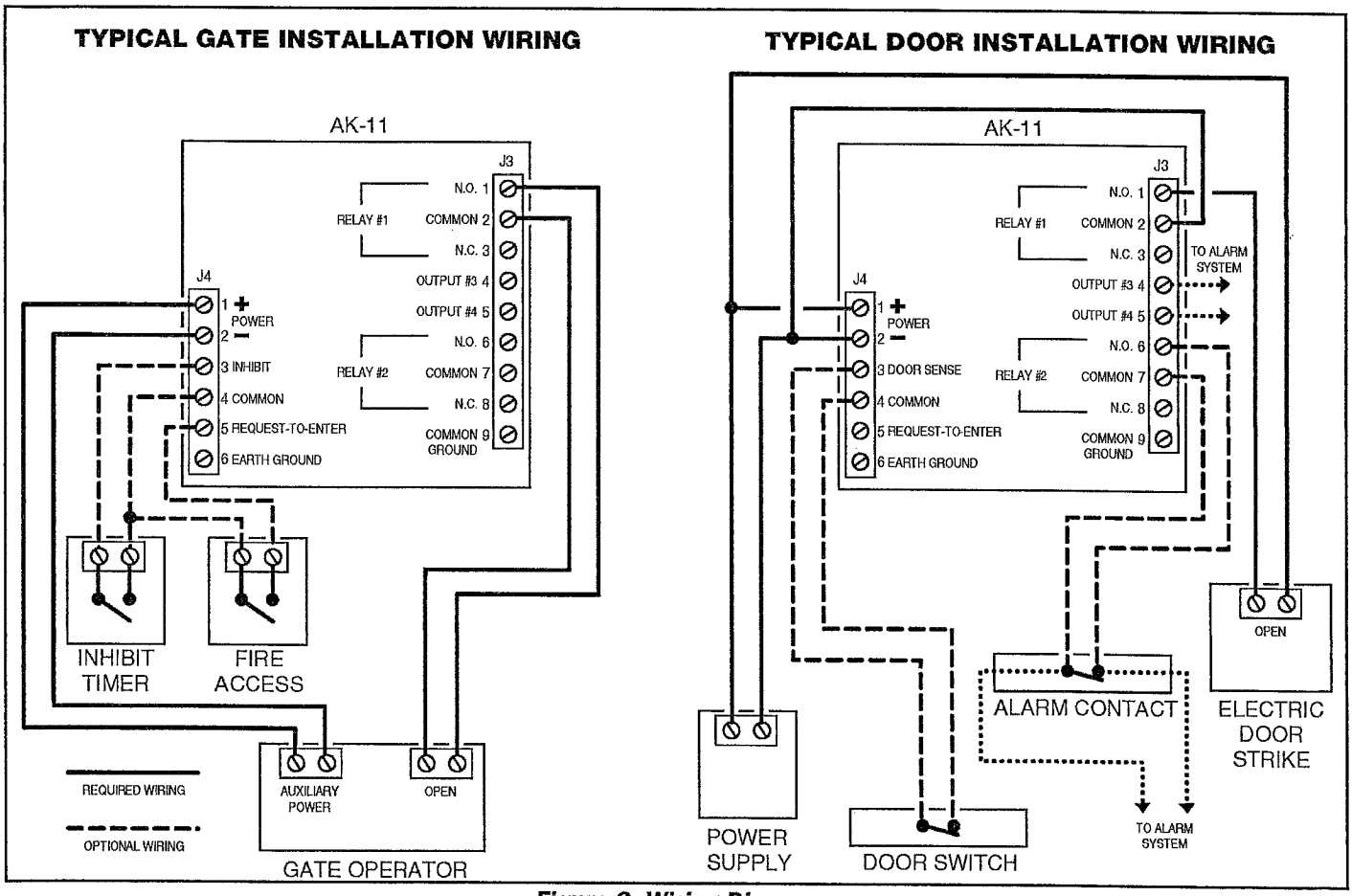


Figure 2. Wiring Diagram

INSTALLATION

To avoid damage to the unit from static discharges, connect the EARTH GROUND terminal to a good earth grounding point. Suggested wiring size is 18 AWG for earth ground and power (up to 500 feet of 18 AWG wire can be run for power, use larger wire for longer runs). Use 22 AWG or larger (depending on the load) for all other connections.

✦ ***CAUTION: If the unit is AC powered, and one side of the power transformer secondary is connected to earth ground, connect the grounded side to the "-" power terminal of the unit.***

Select a location for the keypad. For door access control installations, mount the keypad near the controlled door. For gate control installations, mount the keypad in clear view of the gate, but far enough from the gate so the user cannot touch the gate from the keypad.

★ ***WARNING: TO AVOID SERIOUS INJURY OR DEATH, MAKE SURE THAT THE UNIT IS FAR ENOUGH FROM THE GATE SO THAT THE USER CANNOT TOUCH THE GATE WHILE OPERATING THE KEYPAD. HOWEVER, THE GATE MUST BE FULLY VISIBLE FROM THE KEYPAD.***

Pedestal Mounting

The AK-11 keypad can be mounted on a standard pedestal.

☐ Use four security bolts and locking nuts to secure the keypad's backplate to the pedestal (see Figure 3).

Wall Mounting

The AK-11 keypad can be mounted directly to a wall or flat surface.

☐ Use the appropriate fasteners to secure the keypad's backplate to the mounting surface.

☐ When mounting the keypad to a concrete wall, use concrete wedge anchors or molly anchors (see Figure 4).

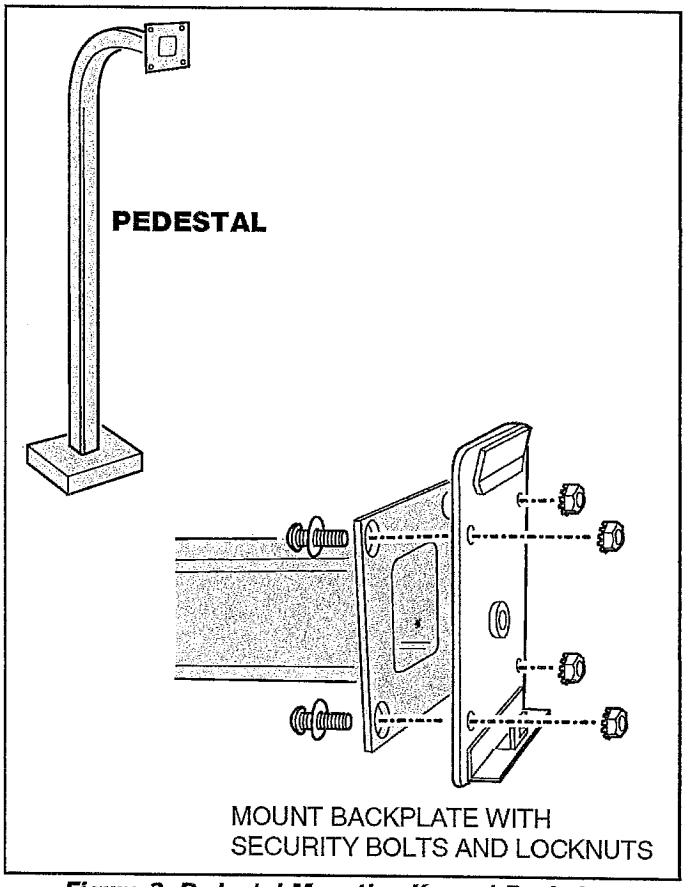


Figure 3. Pedestal Mounting Keypad Backplate

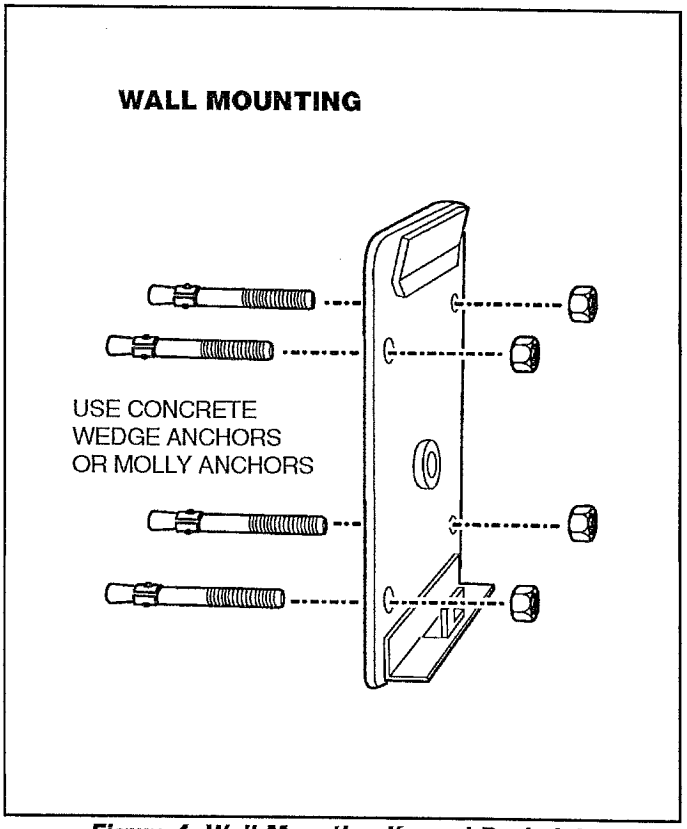


Figure 4. Wall Mounting Keypad Backplate

Gate Control

- ☐ Route four wires between the gate and the keypad (two for power, two for control).
- ☐ Connect the gate operator's auxiliary or radio power output terminals to the keypads POWER input terminals (observe wiring polarity).
- ☐ Connect the gate operator's OPEN terminals to the keypad's Relay #1 COMMON & N.O. terminals.

☞*NOTE: For operator wiring specifics, refer to the gate operator's wiring diagram.*

- ☐ If a request-to-enter pushbutton or fire access keyswitch is going to be used, route two wires from the keypad to the normally open switch. Connect the wires to the normally open switch and to the keypad's REQUEST-TO-ENTER and COMMON terminals.
- ☐ If an inhibit switch or timer is going to be used, route two wires from the keypad to the inhibit switch or timer relay. Connect the inhibit switch/timer terminals to the keypad's INHIBIT and COMMON terminals.

☞*NOTE: If the INHIBIT input is going to be used, it must be programmed to select that input type. See the Programming Options section of this manual.*

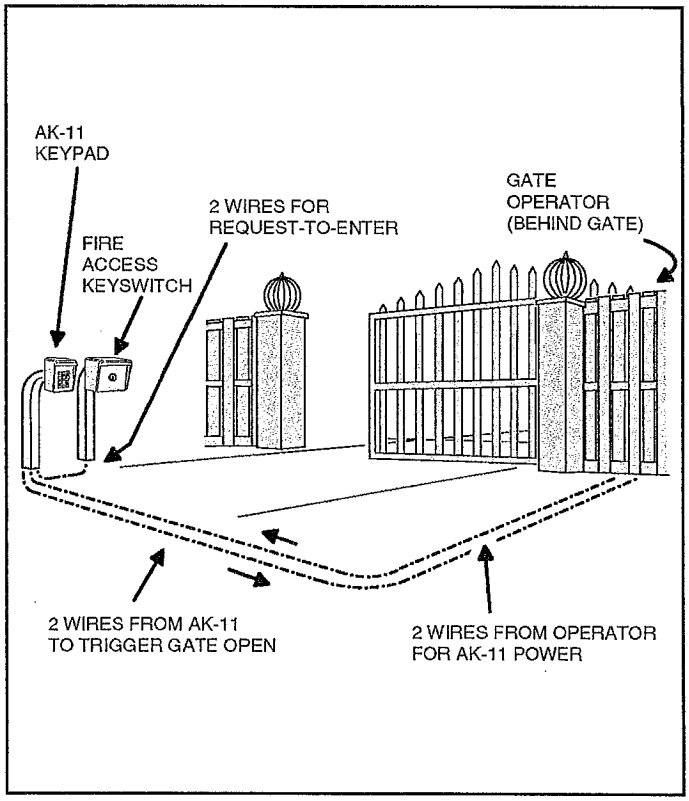


Figure 5. Gate Installation

Door Control

- ☐ Install a low voltage electric door strike for unlocking the door.
- ☐ Choose a location for the power supply or transformer.
- ☐ Route two wires between the power supply and the keypad. Connect the power supply's output terminals to the keypad's POWER input terminals (observe wiring polarity).
- ☐ Route two wires between the door strike and the keypad. Connect one of the door strike wires to the keypad's Relay #1 N.O. terminal. Connect the other door strike wire to the keypad's POWER + terminal. Connect a wire between the keypad's POWER - terminal and the Relay #1 COMMON terminal.
- ☐ If a request-to-enter pushbutton or fire access keyswitch is going to be used, route two wires from the keypad to the normally open switch. Connect the wires to the normally open switch and to the keypad's REQUEST-TO-ENTER and COMMON terminals.
- ☐ To use the door sense feature to detect forced entry or door ajar conditions, install a normally closed door switch on the door and route two wires from the switch to the keypad. Connect the door switch to the keypad's DOOR SENSE and COMMON terminals.
- ☐ If an inhibit switch or timer is going to be used, route two wires from the switch or timer to the keypad. Connect the inhibit switch/timer terminals to the keypad's INHIBIT and COMMON terminals.

☞*NOTE: Either door sense or inhibit can be used. Both features cannot be used at the same time.*

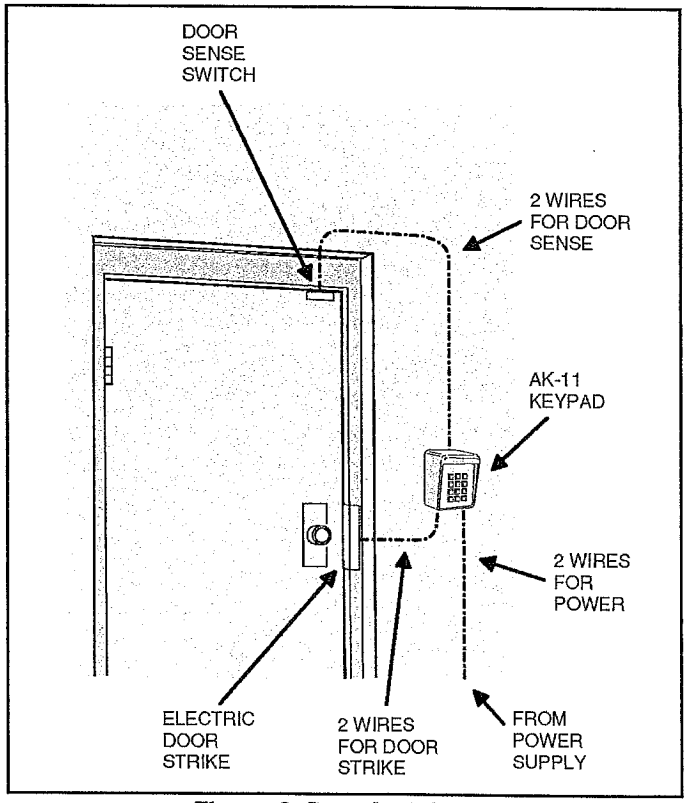


Figure 6. Door Installation

FACTORY DEFAULTS

MASTER PROGRAMMING CODE	123456
ENTRY CODE LENGTH	4 DIGITS
REQUEST-TO-ENTER OUTPUT	RELAY #1
ALARM SHUNT OUTPUT	DISABLED
FORCED ENTRY OUTPUT	OUTPUT #3
DOOR AJAR OUTPUT	OUTPUT #4
RELAY #1 ON TIME	2 SECONDS
RELAY #2 ON TIME	2 SECONDS
SOLID STATE OUTPUT #3 ON TIME	2 SECONDS
SOLID STATE OUTPUT #4 ON TIME	2 SECONDS
DOOR SENSE/INHIBIT INPUT	DOOR SENSE
KEYPAD LOCKOUT OUTPUT	DISABLED
KEYPAD ACTIVE OUTPUT	DISABLED
DOWNLIGHT ON-TIME	2 MINUTES
BEEPER SOUNDS WHEN KEY PRESSED	YES
BEEPER SOUNDS DURING RELAY #1	NO
BEEPER SOUNDS DURING RELAY #2	NO
BEEPER SOUNDS DURING OUTPUT #3	NO
BEEPER SOUNDS DURING OUTPUT #4	NO
KEYPAD LOCKOUT COUNT	3 TRIES BEFORE LOCKOUT
ANTI-PASSBACK TIME	NO ANTI-PASSBACK

BASIC PROGRAMMING

When the AK-11 is in programming mode, both LEDs will turn off until programming begins. After a programming option number is entered the yellow LED will blink. This indicates that the AK-11 is ready to accept the new programming data. After the new data entry is complete, the green LED will light while the data is being stored. The red LED will light if any programming data is entered incorrectly, and the command will have to be fully re-entered.

Entering Programming Mode

The 6-digit Master Programming Code (default = 123456) is used to enter Programming Mode.

Press: # 9 # Master Code

Master Code = the current 6-digit Master Programming Code

Exiting Programming Mode

Press: * * #

The red LED will light when Programming Mode is exited.

☞*NOTE: The AK-11 will automatically exit Programming Mode after two minutes of inactivity.*

Re-entering a Command After a Mistake

If the red LED lights, indicating an incorrect entry, or a wrong key is pressed during programming, to clear the keypad and re-enter the command:

Press: * 9 #

Setting Entry Code Length — Default: 4 digits

Press: 0 3 # Length #

Length = 1 - 6 for entry code length

☞*NOTE: If the Entry Code Length is going to be changed from the factory default of four digits, make this change first, before programming any entry codes.*

Adding a New Entry Code

Press: 0 1 # Code # Code # Action #

Code = The new entry code: 1-999999, depending on code length

Action = Relay output entry code will activate as follows:

1 = Relay #1, timed open
2 = Relay #2, timed open
3 = Both Relays, timed open
10 = Relay #1, toggled
20 = Relay #2, toggled
30 = Both Relays, toggled
12 = Relay #1 toggled; Relay #2, timed open
21 = Relay #1, timed open; Relay #2 toggled

The yellow LED will flash quickly while the AK-11 searches its memory for available space and duplicate entries. The green LED will light when the new code is stored.

If the new entry code chosen is already being used for another entry code, the red LED will light. A new *unique* code needs to be entered.

☞*NOTE: Leading zeros (zeros before the code number, i.e. 0001) do not need to be entered when programming a new entry code. The AK-11 will internally add any zeros to fill all digits determined by the entry code length setting. Leading zeros will have to be entered by the user when entering their code to gain access.*

Erasing a Single Entry Code

Press: 0 2 # Code # Code #

Code = The entry code to delete.

The yellow LED will flash quickly while the AK-11 searches its memory for the code to erase. The green LED will light when the code is erased.

Erasing All Entry Codes

★ ***WARNING: Performing this command will remove <u>all</u> entry codes from the memory.***

Press: 9 7 # 0 0 0 0 0 0 # 0 0 0 0 0 0 #

☞*NOTE: The green LED will light while the memory is being erased. This may take up to 15 seconds.*

Changing the 6-Digit Master Programming Code

Press: 9 8 # Master Code # Master Code #

Master Code = The new 6-digit Master Programming Code

New master code: _____

PROGRAMMING OPTIONS

Select Door Sense or Inhibit Input
Default: Door Sense

The input on terminal block J4, terminal #3 can be programmed for DOOR SENSE or INHIBIT.

Press: 1 0 # Input#

Input = 1 for Inhibit,
= 0 for Door Sense

When programmed for DOOR SENSE, if an open condition on the input occurs *before* access is granted (with an entry code or with the request-to-enter input) a FORCED ENTRY output will occur. If an open condition remains *60 seconds after* a relay activation for access, a DOOR AJAR output will occur.

When programmed for INHIBIT, a closed condition on the input will prevent relay #1 from activating when access is requested (with an entry code). This mode is typically used with an external timer to disable the access device at certain times.

Select Forced Entry Output **Default: Output #3**

Sets which output activates if the Door Sense input opens before access is granted. This output is not timed.

Press: 1 1 # Output #

Output = Output to Activate (0-4)
1 = Relay #1 2 = Relay #2 3 = Output #3
4 = Output #4 0 = No Output

Select Door Ajar Output **Default: Output #4**

Sets which output activates if the Door Sense input stays open after access is granted. This output is not timed.

Press: 1 2 # Output #

Output = Output to Activate (0-4)
1 = Relay #1 2 = Relay #2 3 = Output #3
4 = Output #4 0 = No Output

Select Keypad Lockout Output **Default: No Output**

Sets which output activates when the keypad is "locked out" after too many incorrect entry code attempts. The lockout time is 60 seconds.

Press: 1 3 # Output #

Output = Output to Activate (0-4)
1 = Relay #1 2 = Relay #2 3 = Output #3
4 = Output #4 0 = No Output

Select Keypad Active Output **Default: No Output**

Sets which output activates when any keys are pressed. This output is timed.

Press: 1 4 # Output #

Output = Output to Activate (0-4)
1 = Relay #1 2 = Relay #2 3 = Output #3
4 = Output #4 0 = No Output

Select Alarm Shunt Output **Default: No Output**

Sets which output activates during the time access is granted. (Use this output to shunt alarm contacts attached to the access door.) This output may be timed or latched.

Press: 1 5 # Output #

Output = Output to Activate (0-4)
1 = Relay #1 2 = Relay #2 3 = Output #3,
4 = Output #4 0 = No Output

Select Request-to-Enter Output **Default: Relay #1**

Sets which output activates when the Request-to-Enter input is grounded. This output remains activated for at least the length of time specified by the On-times for the relays or outputs. If the Request-to-Enter input continues to be grounded beyond the time specified by the On-times for the relays or outputs, the output will remain activated as long as the Request-to-Enter input remains grounded.

Press: 1 6 # Output #

Output = Output to Activate (0-4)
1 = Relay #1 2 = Relay #2 3 = Output #3
4 = Output #4 0 = No Output

Relay #1 On-time **Default: 2 Seconds**

Sets the length of time Relay #1 activates when triggered.

Press: 2 1 # Seconds #

Seconds = Output time in seconds (0-60)

Relay #2 On-time **Default: 2 Seconds**

Sets the length of time Relay #2 activates when triggered.

Press: 2 2 # Seconds #

Seconds = Output time in seconds (0-60)

Solid-state Output #3 On-time **Default: 2 Seconds**

Sets the length of time Output #3 activates when triggered.

Press: 2 3 # Seconds #

Seconds = Output time in seconds (0-60) 99 = Toggle mode

Solid-state Output #4 On-time **Default: 2 Seconds**

Sets the length of time Output #4 activates when triggered.

Press: 2 4 # Seconds #

Seconds = Output time in seconds (0-60)
99 = Toggle mode

Set Downlight On-Time **Default: 2 Minutes**

Sets the time duration that the downlight remains on after a key press.

Press: 2 5 # Duration #

0 = Always off 1 = 1 minute 2 = 2 minutes 3 = 3 minutes
4 = 4 minutes 99 = Always on

Beep Sounds on Keystrokes **Default: Yes**

Selects whether or not the keypad beeps as each key is pressed.

Press: 4 0 # Sound #

Sound = 1 for Yes = 0 for No

Beep Sounds During Relay #1 **Default: No**

Selects whether or not the keypad beeps during Relay #1 activation.

Press: 4 1 # Sound #

Sound = 1 for Yes = 0 for No

Beep Sounds During Relay #2 **Default: No**

Selects whether or not the keypad beeps during Relay #2 activation.

Press: 4 2 # Sound #

Sound = 1 for Yes = 0 for No

Beep Sounds During Output #3 **Default: No**

Selects whether or not the keypad beeps during Output #3 activation.

Press: 4 3 # Sound #

Sound = 1 for Yes
= 0 for No

Beep Sounds During Output #4 **Default: No**

Selects whether or not the keypad beeps during Output #4 activation.

Press: 4 4 # Sound #

Sound = 1 for Yes
= 0 for No

Keypad Lockout Count **Default: 3 Tries**

Sets the number of incorrect entry code attempts allowed before the keypad "locks out".

Press: 5 0 # Attempts #

Attempts = Number of attempts before lockout (2-7)

Anti-passback Time **Default: No Anti-passback**

Sets the length of time an entry code will not function after it is used.

Press: 5 1 # Minutes #

Minutes = Time in Minutes (1-4)
0 = No Anti-passback

Master Reset

✦ ***CAUTION: Performing a master reset will clear the entire memory of the AK-11 and return all programmable options to the factory default values. ALL ENTRY CODES WILL BE ERASED.***

STEP 1 Disconnect power from the keypad.

STEP 2 Press and hold down the * and # keys.

STEP 3 Apply power to the keypad, continue holding the keys down until the red LED starts flashing.

STEP 4 Release the keys. The red and yellow LEDs will remain lit until the process is complete, then the yellow LED will go out.

Resetting the Master Code

STEP 1 Open the AK-11 case.

STEP 2 Locate jumper JP2. This jumper is used to reset the master code.

STEP 3 With power applied to the keypad, remove jumper JP2. The keypad will begin to beep, signaling that the code has been reset.

STEP 4 Replace jumper JP2.

THE MASTER PROGRAMMING CODE IS NOW 123456.

Solid State Outputs

The two solid state outputs (Output #3 & Output #4) can be programmed to activate during various conditions. These outputs can be used to activate indicators or sounders. See Figure 7 for wiring examples using the solid state outputs.

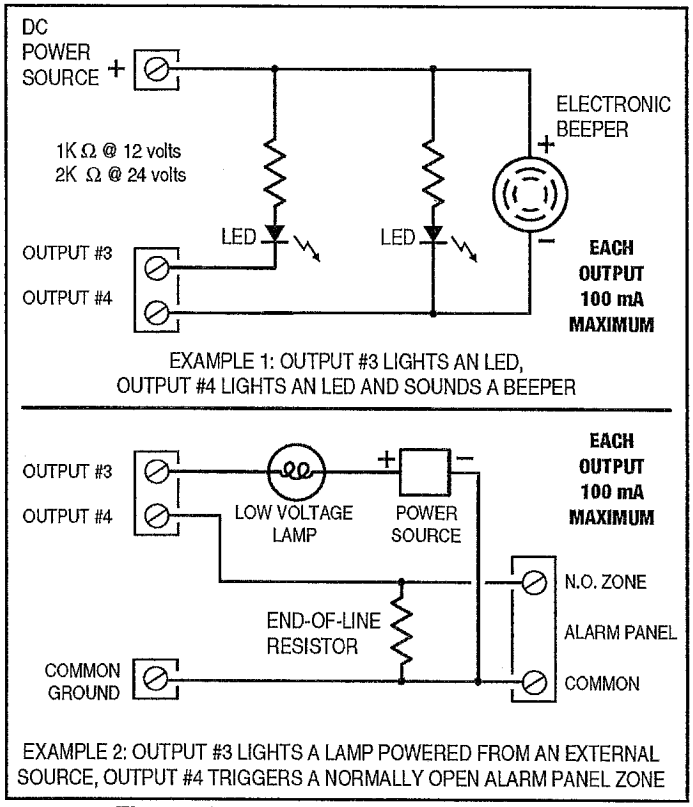


Figure 7. Using the Solid State Outputs

Beeper Sound Level

The keypad's beeper can be set to low or high level.

☐ If the keypad's beeper is too loud for the keypad's location, remove jumper JP1 (see Figure 8).

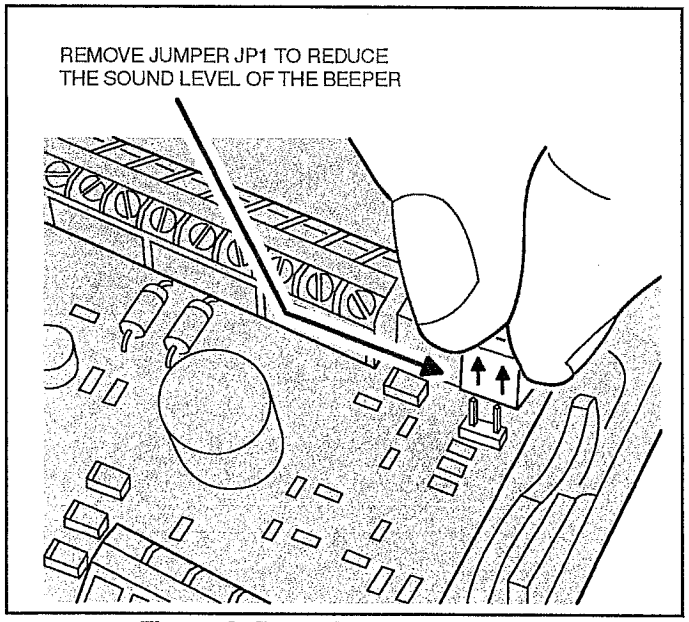


Figure 8. Removing Beeper Jumper

Locking Keypad

After the installation is complete. Lock the keypad using the keylock (see Figure 9).

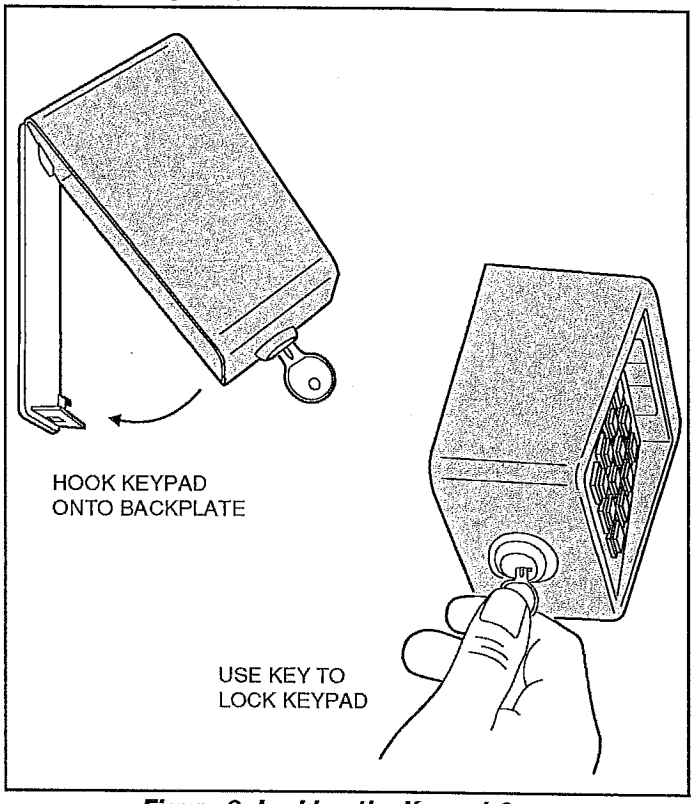


Figure 9. Locking the Keypad Case

AK-11 OPERATION

- ✓ Users of the AK-11 have up to 40 seconds to key in their entry code.
- ✓ Up to eight seconds are allowed between each keystroke.
- ✓ All digits of the entry code must be entered. Example: If the code is 0042, the user must enter "0 0 4 2".
- ✓ If the wrong key is pressed, pressing the * key will reset the keypad. The correct code can then be re-entered.
- ✓ After a correct code is entered, the red LED will turn green and the programmed relay will activate for the programmed time.
- ✓ If the number of incorrect codes entered exceeds the keypad lockout count, the yellow LED will light, indicating that the keypad is locked out. The lockout will remain for one minute.
- ✓ After a valid code has been entered, it will be unusable until the anti-passback time expires.

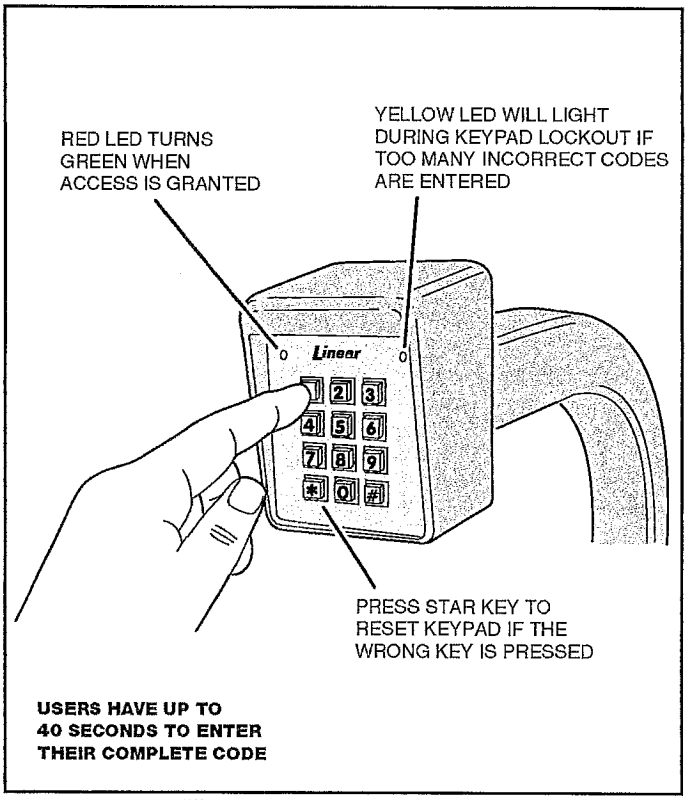


Figure 10. Operating AK-11

MANAGER'S ENTRY CODE LOG

NAME	ADDRESS OR APARTMENT NUMBER	ENTRY CODE	RELAY NUMBER
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled
			◊1 Timed ◊2 Timed ◊1 Toggled ◊2 Toggled

LINEAR LIMITED WARRANTY

This Linear product is warranted against defects in material and workmanship for twenty-four (24) months. The Warranty Expiration Date is labeled on the product. **This warranty extends only to wholesale customers** who buy direct from Linear or through Linear's normal distribution channels. **Linear does not warrant this product to consumers.** Consumers should inquire from their selling dealer as to the nature of the dealer's warranty, if any. **There are no obligations or liabilities on the part of Linear LLC for consequential damages arising out of or in connection with use or performance of this product or other indirect damages with respect to loss of property, revenue, or profit, or cost of removal, installation, or reinstallation.** All implied warranties, including implied warranties for merchantability and implied warranties for fitness, are valid only until Warranty Expiration Date as labeled on the product. **This Linear LLC Warranty is in lieu of all other warranties express or implied.**

All products returned for warranty service require a Return Product Authorization Number (RPA#). Contact Linear Technical Services at 1-800-421-1587 for an RPA# and other important details.

FCC NOTICE

Changes or modifications not expressly described in this manual or approved by the manufacturer could void the user's authority to operate the equipment.

This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to Part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures:

- Reorient or relocate the receiving antenna.
- Increase the separation between the equipment and receiver.
- Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- Consult the dealer or an experienced radio/TV technician for help.

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE

3130 Alpine Rd. #288, PMB 164, Portola Valley, CA 9402
Walli Finch, Treasurer; Bill Dewes, Secretary; George Andreini; Charles Zaffaroni & David Strohm

Nick Thomson
158 Pinon Drive
Portola Valley, CA 94028

Dear Nick,

August 16, 2016

Thank you for coordinating our site visit today to review your proposed driveway gate and front yard fence designs, dated July 2016. We approve both design elements, as well as, the removal of certain inconsequential trees/plants at the front of the property, where needed for the fence installation.

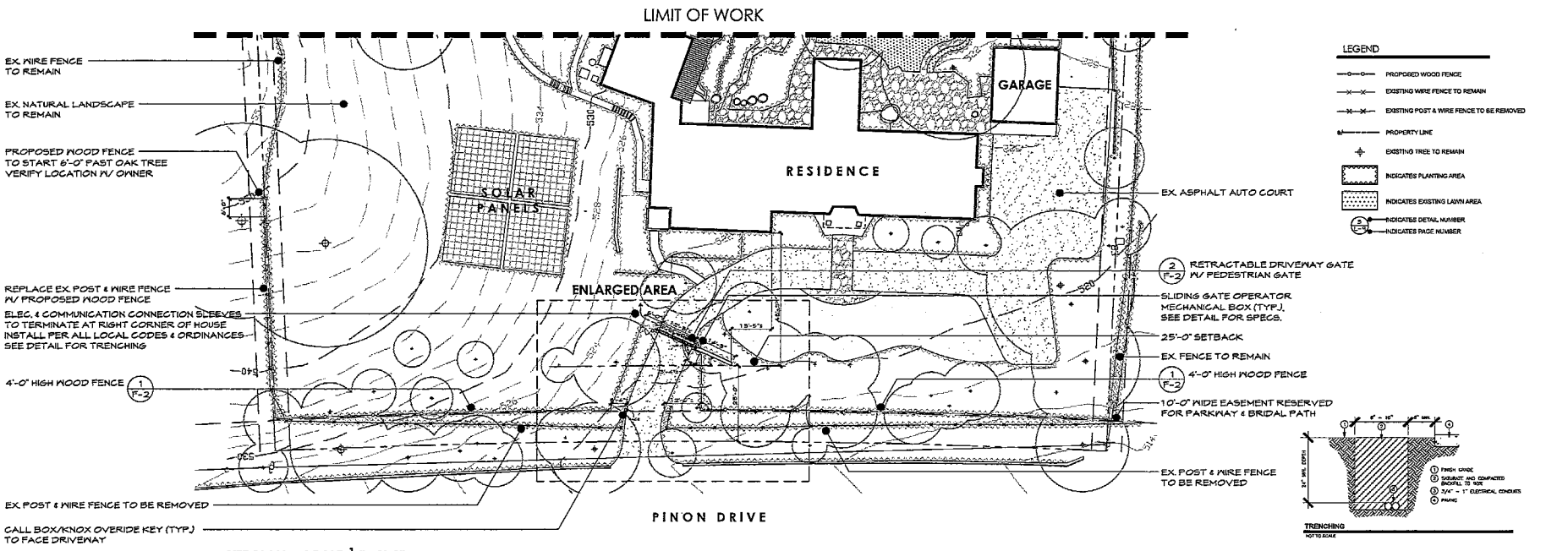
Per our discussion, should you desire to replant for desired additional screening we recommend use of indigenous trees and plants in keeping with majority of your landscaping.

Please don't hesitate to contact me regarding any questions or concerns regarding our conclusions.

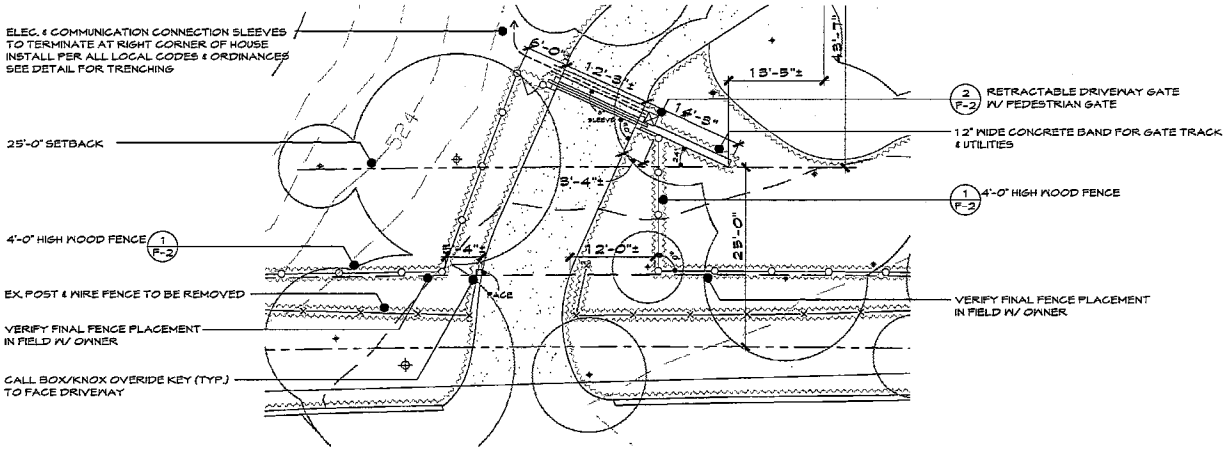
Best regards,

Bill Dewes
WASC Secretary
Email: bdewes@sbcglobal.net
Mobile: (650) 862-5280

cc: Portola Town Planning: Carol Borck & CheyAnne Brown



SITE PLAN - SCALE $\frac{1}{16}$"= 1'-0"



ENLARGED SITE PLAN - SCALE $\frac{1}{8}$" = 1'-0"

DIG ALERT

-UNDERGROUND SERVICE ALERT: BEFORE EXCAVATING CALL U.S.A. UNDERGROUND SERVICE ALERT, CALL TOLL FREE: 800-227-2600, 48 HOURS BEFORE ALL PLANNED WORK OPERATIONS.

LAYOUT NOTES

1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES BY EXPERIENCED WORKMEN AND A LICENSED LANDSCAPE CONTRACTOR.
2. CONTRACTOR TO FAMILIARIZE HIM / HERSELF WITH ALL ON SITE CONDITIONS PRIOR TO BIDDING PROJECT.
3. THE CONTRACTOR SHALL VERIFY ALL DISTANCES AND DIMENSIONS IN THE FIELD; ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH ANY WORK.
4. CONTRACTOR SHALL NOT MAKE ANY FIELD CHANGES UNLESS AUTHORIZED BY THE OWNER AND LANDSCAPE ARCHITECT. ANY UNAUTHORIZED CHANGES SHALL BE CORRECTED TO CONFORM WITH THE PLANS AT NO COST TO THE OWNER.
5. VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT AT ALL TIMES. CONTRACTOR TO PAY FOR ANY DAMAGES TO UTILITIES. TELEPHONE U.S. ALERT TO LOCATE ANY UTILITY LOCATIONS IN DOUBT. ALLOW TWO DAYS LEAD TIME. (800) 227-2600. THE LOCATION AND PROTECTION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ELECTRICAL AND PLUMBING WORK.
7. THE CONTRACTOR SHALL SECURE PERMITS FOR ALL WORK FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGE DUE TO OPERATIONS, OR NEGLECT OF SUB-CONTRACTORS.
9. ALL PROPERTY AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
10. WRITTEN DIMENSIONS SHOWN ON DRAWINGS SHALL IN ALL CASES TAKE PRECEDENCE OVER SCALED DIMENSIONS.
11. ALL DIMENSIONS ARE FROM OUTSIDE THE FACE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED ON PLANS.
12. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
13. CONTRATOR TO PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ANY PLANTS DAMAGED OR DESTROYED DURING CONSTRUCTION AT CONTRACTOR'S OWN EXPENSE.
14. ALL GRADING SHALL BE IN ACCORDANCE WITH LOCAL GRADING CODES AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN, COORDINATE, AND PAY FOR ANY AND ALL ADDITIONAL PERMITS AND ALL INSPECTIONS REQUIRED.
15. CONTRACTOR SHALL GRADE SITE SO THAT THE SITE HAS POSITIVE DRAINAGE.
16. LANDSCAPE AREAS SHALL DRAIN AWAY FROM ALL BUILDINGS AND FACILITIES AT 2% MIN. OR AS SHOWN ON PLANS.
17. LANDSCAPE MOUNDS AND FILL AREAS SHALL BE SPREAD IN LOOSE LIFTS OF 6" OR LESS AND COMPACTED BY WATER SATURATION TO A DEGREE OF 90% OR GREATER.
18. EXPORTED SOIL AND DEBRIS SHALL GO TO A LEGAL DUMP SITE.
19. ALL LANDSCAPE AREAS SHALL BE SMOOTH IN CHARACTER AND SHALL HAVE NATURAL TRANSITIONS BETWEEN CONTOURS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL MATTER OF DEBRIS SHALL BE REMOVED BY THE CONTRACTOR FROM THE SURFACE UPON WHICH FILL IS TO BE PLACED.
21. THE CONTRACTOR SHALL STAKE THE LAYOUT FOR THE WALKWAYS, WALLS, FENCES, PRIOR TO CONSTRUCTION FOR LANDSCAPE ARCHITECT AND OWNERS REVIEW.
22. THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES, COLORS AND PAVING MATERIALS TO THE LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
23. ALL CONCRETE FLATWORK LAYOUT SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
24. ALL WALLS AND WALKS SHALL HAVE A SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS. JOIN ALL EXISTING PAVING FLUSH.
25. THE CONTRACTOR SHALL PROVIDE SLEEVES UNDER WALKWAYS, WALLS, FENCES PRIOR TO CONSTRUCTION FOR LANDSCAPE ARCHITECT AND OWNERS REVIEW.
26. ALL PLANTING AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF MULCH.
27. SITE INFORMATION WAS TAKEN FROM DRAWINGS PREPARED BY LEA & BRAZE ENGINEERING, HAYWARD, CA (510) 887-4086, MAY 2015 BRING ANY DISCREPANCIES TO CONTRACTOR FOR A DECISION.

JOHN DALRYMPLE
LANDSCAPE ARCHITECTURE

THOMSON RESIDENCE
158 PINON DRIVE
PORTOLA VALLEY, CA 94028

ENTRY GATE & FRONT FENCE PLAN

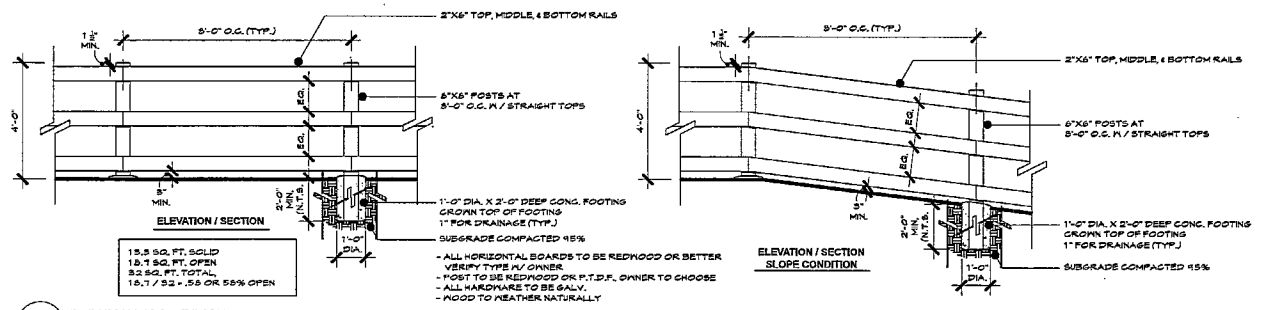
LICENSED LANDSCAPE ARCHITECT
JOHN DALRYMPLE
No.3632
Signature
Renewal Date
Date
STATE OF CALIFORNIA

DATE
7-15-16
REVISIONS

SCALE
SEE PLAN
NORTH

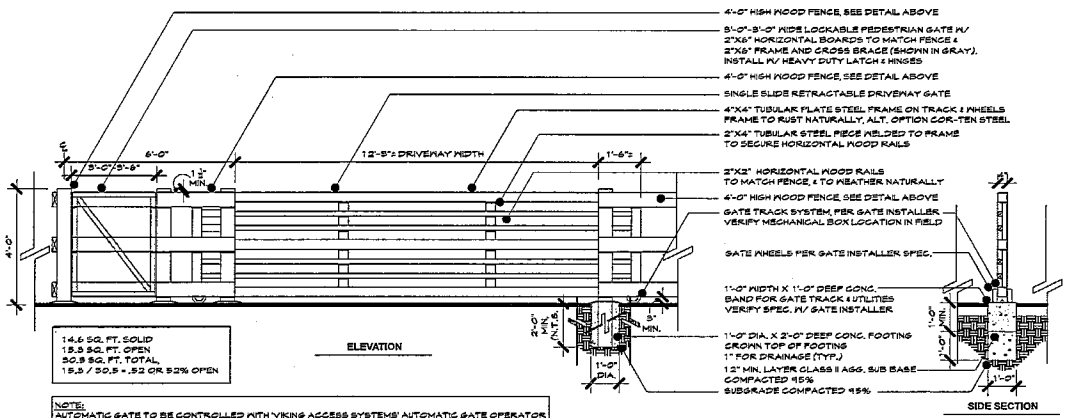
SHEET
F - 1

Attachment 5



1 4'-0" HIGH WOOD FENCE

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



2 RETRACTABLE DRIVEWAY GATE W/ PEDESTRIAN GATE

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

JOHN DALRYMPLE
LANDSCAPE ARCHITECTURE

THOMSON RESIDENCE
158 PINON DRIVE
PORTOLA VALLEY, CA 94028

ENTRY GATE & FRONT FENCE DETAILS

LICENSED LANDSCAPE ARCHITECT
JOHN N. DALRYMPLE
No. 5532
Signature
Renewal Date
STATE OF CALIFORNIA

DATE
7-15-16
REVISIONS

SHEET
F - 2

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: CheyAnne Brown, Planning Technician

DATE: September 26, 2016

RE: Architectural Review for Driveway Entry Gate and Fencing, File #: 32-2016, 737 Westridge Drive, Woods 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 fencing 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 approval of plans for a driveway entry gate and fencing on the 2.635 acre property located on the southern side of Westridge Drive between Favonio and Goya Roads (see vicinity map, Attachment 2). The lot was created as part of the Westridge No. 3 subdivision (Track 632, December 4, 1950) and is located in the R-E/2.5a zoning district. Surrounding uses include single family homes to the north, south, east, and west. There is a 15-foot wide trail easement within the front setback area along Westridge Drive.

The proposal is further described in the set of drawings and materials received on August 22, 2016 and September 16, 2016 (Attachment 5).

CODE REQUIREMENTS

As required by section 18.42.016.C of the Zoning Code, this application for a new entry gate has been forwarded to the ASCC for review.

DISCUSSION

The proposed metal entry gate is 4 feet in height, 12 feet in width, and is a double "swing-out" style. The gate will be dark brown metal and the columns will be 24 inch square and finished in stone veneer. The gate and columns will be installed 82 feet from the front property line.

In addition to the gate, the applicant is proposing a horse fence that will attach to the entry gate and extend along the side property lines as shown on Sheet 1. The fencing along the western side of the property will be installed inside the property line and follow a path that will not impact the existing trees and vegetation. The fencing along the eastern property line will follow the property line up to the top of the driveway.

A keypad will be inset in the new west column along with the knox switch. No lighting is proposed with the keypad and the keypad specifications are found in Attachment 3.

Compliance with gate and fencing standards of the zoning ordinance

The property is located within an R-E/2.5a zoning district. In this district, a driveway entry gate must be placed away from the 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 site plan, the gate is proposed to be located 82 feet in from the front property line. Since the gate and columns will be located beyond the 50-foot front setback, they are not subject to the height (4 feet) and opacity limits (50%) of fences and gates located within the front setback area (PVMC Section 18.43.040.A.2). The metal gate will be a dark brown color and does not exceed the color reflectivity value of 40% as required under PVMC Section 18.43.050.A.

In addition to the entry gate, the applicant proposes fencing that will extend out from the gate to the side property lines. Within the 2.5-acre zoning district, only horse fencing is permitted within the required yard setback areas. The proposed 4 foot high wood and wire fencing complies with Town horse fence regulations as stipulated in PVMC Section 18.43.060.

Westridge Architectural Supervising Committee (WASC)

The Westridge Committee (WASC) has reviewed the proposed plans and has provided a letter of approval. (Attachment 4)

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 September 26, 2016 ASCC meeting.

ATTACHMENTS

1. Recommended conditions of approval
2. Vicinity Map
3. Keypad specifications, received 09/16/16
4. Westridge Architectural Supervising Committee Approval Letter dated August 10, 2016
5. Plans, received on 08/22/16 and 09/16/16

Report approved by: Debbie Pedro, Planning Director

Recommended Conditions of Approval for Driveway Entry Gate and Fencing, 737 Westridge Drive, Woods Residence, File #32-2016

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.

Vicinity Map

0 50 100 200 300 400 Feet

N

737 Westridge Drive
September 2016

CHAMBERLAIN®

LiftMaster®

PROFESSIONAL

Models 377LM, 377LMC 315 MHz Security+® Wireless Keyless Entry

FEATURES

For use with any 315 MHz SECURITY+® garage door openers having a purple "learn" button.

Personalized Password: Up to 10,000 possible combinations. Password can be easily changed if desired.

Temporary Password: Can be added for visitors or service persons. This temporary password can be limited to a programmable number of hours or a programmable number of entries.

Rolling Code: While your password remains constant until you change it, the code between the Keyless Entry and the receiver changes with each use, randomly accessing over 100 billion new codes.

Operation: Opener activates when 4-digit password and ENTER button is pressed.

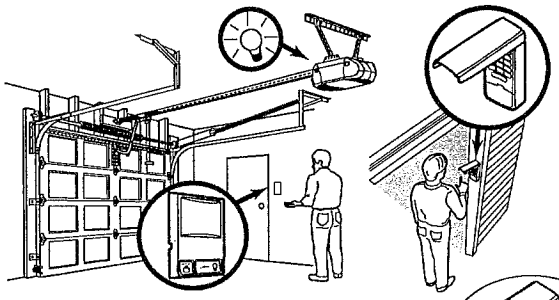
If wrong numbers are accidentally pressed, correction can be made immediately. The ENTER button will transmit only the last four digits.

The keypad will blink for 15 seconds after the password is transmitted. During that time the ENTER button can be used to stop or reverse the door travel.

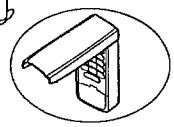
The Lock feature on openers with Multi-Function Door Controls is designed to prevent operation of the door from portable transmitters. However, the door will open and close from the door control push button and the Keyless Entry.

One Button Close: Opener can be closed by pressing only the ENTER button if the one button close feature has been activated. This feature has been activated at the factory. To activate or deactivate this feature press and hold buttons 1 and 9 for 10 seconds. The keypad will blink twice when the one button close is active. The keypad will blink four times when one button close is deactivated.

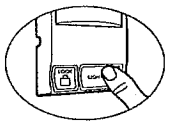
USING THE MULTI-FUNCTION DOOR CONTROL



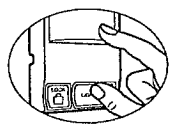
1. Enter a four digit personal identification number (PIN) of your choice on the keypad. Then press and hold ENTER.



2. While holding the ENTER button, press and hold the LIGHT button on the Multi-Function Door Control.



3. Continue holding the ENTER and LIGHT buttons while you press the push bar on the Multi-Function Door Control (all three buttons are held).



4. Release buttons when the motor unit lights blink. It has learned the code. If light bulbs are not installed, two clicks will be heard.

⚠ WARNING

To prevent possible SERIOUS INJURY or DEATH from a moving gate or garage door:

- Install Keyless Entry Control within sight of the garage door, out of reach of children at a minimum height of 5 feet (1.5 m), and away from all moving parts of door.
- ALWAYS keep remote controls out of reach of children. NEVER permit children to operate, or play with remote control transmitters.
- Activate gate or door ONLY when it can be seen clearly, is properly adjusted, and there are no obstructions to door travel.
- ALWAYS keep gate or garage door in sight until completely closed. NEVER permit anyone to cross path of moving gate or door.

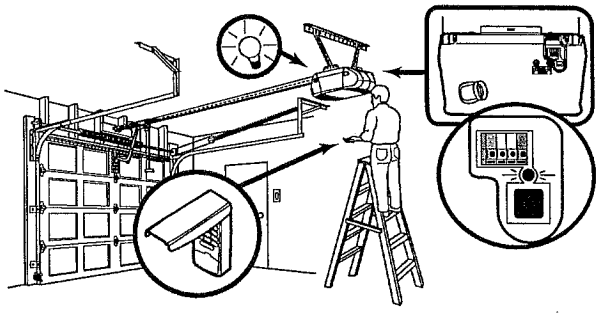
NOTICE: To comply with FCC and or Industry Canada rules (IC), adjustment or modifications of this receiver and/or transmitter are prohibited, except for changing the code setting or replacing the battery. THERE ARE NO OTHER USER SERVICEABLE PARTS.

Tested to Comply with FCC Standards FOR HOME OR OFFICE USE. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

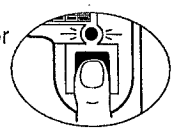
SETTING THE PERSONAL ENTRY PASSWORD

We recommend that you install the battery and program the Keyless Entry now, prior to installation. Then you can test the reception at the mounting location before you proceed further.

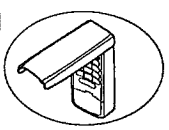
USING THE "LEARN" BUTTON



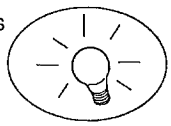
1. Press and release the "learn" button on motor unit. The learn indicator light will glow steadily for 30 seconds.



2. Within 30 seconds, enter a four digit personal identification number (PIN) of your choice on the keypad. Then press and hold the ENTER button.



3. Release the button when the motor unit lights blink. It has learned the code. If light bulbs are not installed, two clicks will be heard.



Side two contains instructions for installing the Keyless Entry, changing the personal entry password and setting a temporary password.

TO CHANGE AN EXISTING, KNOWN PIN

If the existing PIN is known, it may be changed by one person without using a ladder.

1. Press the four buttons for the present PIN, then press and hold the # button.

   The opener light will blink twice. Release the # button.

2. Press the new 4-digit PIN you have chosen, then press ENTER.

The motor unit lights will blink once when the PIN has been learned.

Test by pressing the new PIN, then press ENTER. The door should move.

TO SET A TEMPORARY PIN

You may authorize access by visitors or service people with a temporary 4-digit PIN. After a programmed number of hours or number of openings, this temporary PIN expires and will no longer open the door. It can be used to close the door even after it has expired. To set a temporary PIN:

1. Press the four buttons for your personal entry PIN (not the last temporary PIN), then press and hold the * button.

   The opener light will blink three times. Release the button.

2. Press the temporary 4-digit PIN you have chosen, then press ENTER.

   The opener light will blink four times.

3. To set the number of ***hours*** this temporary PIN will work, press the number of hours (up to 255), then press *.

   OR

3. To set the number of ***openings*** this temporary PIN will work, press the number of times to open (up to 255), then press #.

The opener light will blink once when the temporary PIN has been learned.

Test by pressing the four buttons for the temporary PIN, then press ENTER. The door should move. If the temporary PIN was set to a certain number of openings, remember that the test has used up one opening. To clear the temporary password, repeat steps 1-3, setting the number of hours or times to 0 in step 3.

SPECIAL NOTE: *The temporary password can ONLY be programmed to Keyless Entries working on a 315 MHz Chamberlain or LiftMaster Garage Door Opener. It WILL NOT work on Keyless Entries programmed to an external receiver.*

The temporary password will continue to CLOSE the door even after the time has expired. To eliminate this, program a new temporary password into the Keyless Entry.

THE KEYLESS ENTRY BATTERY

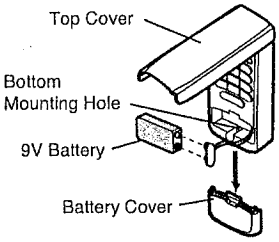
⚠ WARNING

To prevent possible SERIOUS INJURY or DEATH:

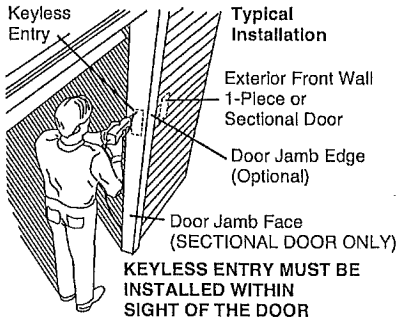
- NEVER allow small children near batteries.
- If battery is swallowed, immediately notify doctor.

The battery should produce power for at least one year. Replace when the Keyless Entry illumination becomes dim or it doesn't stay on after a keystroke.

Dispose of old battery properly.



INSTALLATION



1. Choose a convenient location for installation. Install out of the reach of children at a minimum height of 5 feet (1.5 m), away from all moving parts of door.

   For a one-piece door, choose the optional location shown in the illustration to avoid injury as the door swings up and out.

   Test the reception of the Keyless Entry by operating your opener from the selected location. Change the location if necessary.

2. Remove the battery cover to access the bottom mounting hole. Slide the cover down to remove. Remove battery.

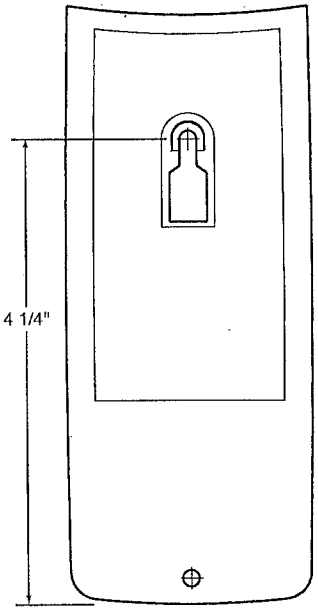
3. Center the keypad at eye level against the selected location. Mark 4-1/4" (10.8 cm) up the centerline from the bottom and drill a 1/8" (3.2 mm) pilot hole. Install top mounting screw, allowing 1/8" (3.2 mm) to protrude above surface. Position keypad on screw head and adjust for snug fit.

   With cover open so bottom mounting hole is visible, Mark the position of the hole. Remove keypad and drill 1/8" (3.2 mm) pilot hole. Replace keypad and complete installation with bottom screw, using care to avoid cracking plastic housing. Do not overtighten.

   Reinstall battery and replace the battery cover. To replace battery cover slide up and snap it into place.

KEYLESS ENTRY MOUNTING

(For reference only.)



Replacement parts:

Keypad cover	41D542-2
Battery	10A25
Battery cover	41D541

FOR SERVICE DIAL OUR TOLL FREE NUMBER:

U.S. 1-800-528-2817 **Canada 1-800-654-4736**

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE

3130 Alpine Rd. #288, PMB 164, Portola Valley, CA 94028
Walli Finch, Treasurer; Bill Dewes, Secretary; George Andreini, Trails; & David Strohm

The Committee may be reached by mail at the above address or through:
Bill Dewes 851-2605 bdewes@sbcglobal.net or Walli Finch 854-2274

Priscilla and Ward Woods
737 Westridge Drive
Portola Valley CA 94028

Re: Driveway Gate & Driveway Fence

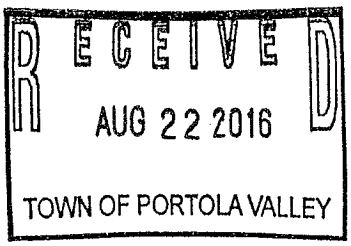
Dear Priscilla & Ward, August 10, 2016

We reviewed your most recent proposed driveway gate and fence design, dated July 2016, with your project manager Dale Williams and approve the final design.

Ms. Williams noted she will discuss the new fence with adjacent neighbors to ensure there are no issues with removing the old fences bordering your driveway, as well as, ensure there is no impact to existing plants. While the recent engineering survey indicates the fence will be located on your property, we also recommend sharing the placement as a courtesy to your neighbors.

Regards,

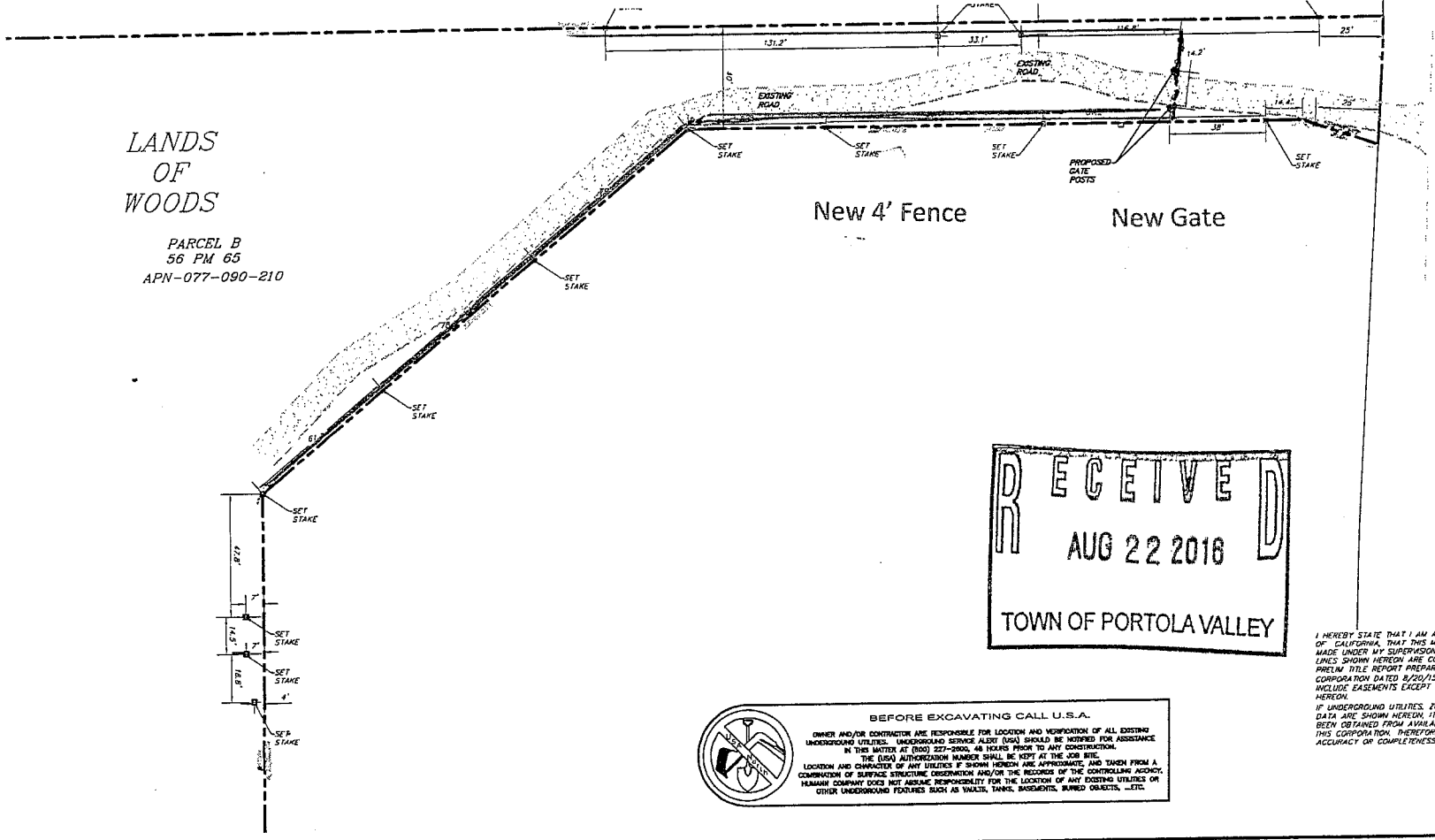
Bill Dewes
WASC Secretary
Email: bdewes@sbcglobal.net
Mobile: 650.862.5280
cc: Carol Borck



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

New 4' Fence set inside property line so as not to interfere with trees or most foliage that provides privacy



RECEIVED
AUG 22 2016
TOWN OF PORTOLA VALLEY

BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

I HEREBY STATE THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JULY 2016, AND THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND A PRELIM TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION DATED 8/20/15 AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.
IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

PARTIAL FENCE LINE STAKING
PARCEL B, 56 PM 65
PORTOLA VALLEY CA

triad/holmes assoc

7/20/16
1"=20'
MN
09-1753
09-1753STK
1

Attachment 5

18.43.060 - Horse fences.

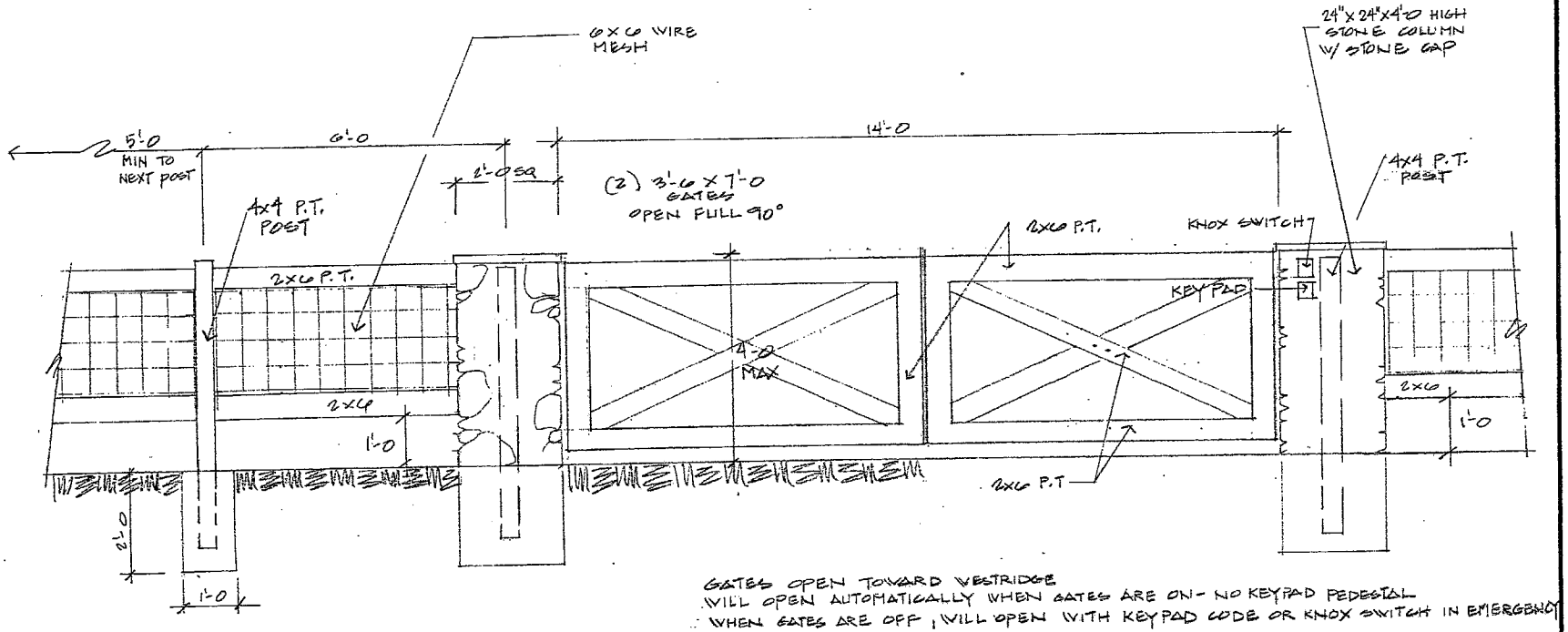
A. Horse fences shall conform to the following standards:

1. There shall be no more than three horizontal wood members, each not to exceed six inches in width or no more than four horizontal wood or wire members, each wood member not to exceed four and a half inches in width.
2. The cross sections of posts must not exceed six inches by six inches; such posts shall not exceed four feet in height and shall be spaced no closer than five feet apart.
3. Six inch by six inch wire mesh may be attached to a horse fence but shall not exceed the height of the horse fence. Nothing else shall be attached to a horse fence that would violate the standards set forth in Section 18.43.060A and/or alter the visual characteristics of the horse fence.
4. Horse fence opacity shall not exceed fifty percent. See Section 18.43.040.A.4.
5. Horse fences shall not exceed four feet in height. See Section 18.43.030.B.2.

B. Gates attached to horse fences are exempted from Section 18.43.060.A.1.—3., but shall conform to height and opacity standards for horse fences and be of a similar design as a horse fence.

C. Horse fences that are also used as corral and pasture fences, must, in addition, comply with special requirements as set forth in the town stable ordinance

(Ord. 2005-360, § 3, 2005; Ord. 1988-242 Section 2 (Ex. A) (part), 1988; Ord. 1967-80 Section 1 (6207.4), 1967; Ord. 2001-338 Section 3 (part), 2001).



GATES OPEN TOWARD WESTRIDGE
WILL OPEN AUTOMATICALLY WHEN GATES ARE ON - NO KEYPAD PEDESTAL
WHEN GATES ARE OFF, WILL OPEN WITH KEYPAD CODE OR KNOX SWITCH IN EMERGENCY

FENCE DRAWING 1"=1'-0

RECEIVED
SEP 10 2018
TOWN OF PORTOLA VALLEY

REVISIONS	BY

JILL McGOVERN
Associated Design Consultants
(530) 400-0750 • email adcdahoe@hotmail.com

OWNER
737 WESTRIDGE

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
OF	SHEETS

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Arly Cassidy, Associate Planner

DATE: September 26, 2016

RE: Architectural Review for Modification to a Previously Approved Garden Pavilion, File # 29-2015, 302 Portola Road, Woodside Priory School

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 garden pavilion 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 a 1,679 square foot pavilion, including 406 square feet of interior space, to sit adjacent to and downhill from the existing garden, behind the recently approved STREAM classroom building. An existing use permit (X7F-030) for the site of 50.374 acres was originally approved in 1968 and last amended in February 2016 for the new STREAM classroom building. The property abuts Portola Road, a scenic corridor, to the southwest and single family homes in all other directions (See Vicinity Map, Attachment 2). The crest of the hill to the northeast, under which the school nestles, is an open space easement. The pavilion will be used for education in sustainable gardening practices and storage of gardening materials and tools.

At the November 20, 2012 ASCC meeting, the Commission reviewed and approved an application for a garden and entry pavilion, finding that the proposed project was consistent with the existing use permit (Attachment 3). The proposal included a garden of approximately 7,850 square feet and an entry pavilion of unspecified size. A building permit for the garden and pavilion was issued on January 9, 2013; the garden was subsequently built, but the pavilion was not. The building permit was finaled on September 13, 2013.

The Priory School is now returning to ASCC with an application for a slightly modified pavilion. The proposal is further described in the set of architectural plans received on August 8, 2016 (Attachment 7).

CODE REQUIREMENTS

As required by section 18.64.010.A.1 of the Zoning Code, this application for a garden pavilion has been forwarded to the ASCC for review. In addition to the Municipal Code, the Design Guidelines and existing Use Permit are used to evaluate the project.

DISCUSSION

The scope of the project includes construction of a 1,679 square foot pavilion, 406 square feet of which is enclosed space. Two separate storage rooms are proposed, each 203 square feet, set on either side of the building as you approach from the school's main campus. The center of the pavilion is covered but open to the garden behind. Two sets of wide stairs accompany the structure; the first form a shallow front porch and the second lead to the west side of the structure and behind, where a metal prep sink is mounted.

Both storage rooms have sliding barn doors on their east and west sides. In the northeast corner to the rear of the building, a cut out in the decking makes space for tractor parking and storage cabinets. Four windows face south toward the school and three face north toward the garden. The proposed materials are stained wood (redwood or cedar) with a dark grey corrugated metal roof. Grey trim with bronze window and door frames are proposed. A total of 30 cubic yards of fill is calculated for the building's construction.

The new pavilion will be used to store garden materials such as soil and mulch, the garden tractor, tools, and other classroom materials. Classes will be taught in the garden and under the pavilion during normal school hours.

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

The previously approved garden pavilion plans, submitted on January 7, 2013 (BP# A-14850), show a pavilion of 1,276 square feet with no interior space. The current proposal is for a 1,679 sq. ft. pavilion, including 406 sq. ft. of storage space and a large central area of 1,273 sq. ft. of decking.

The two storage rooms count as floor area, and the decking counts as impervious surface. As part of the 2016 amendment of the Conditional Use Permit, the Planning Commission increased the maximum scholastic Building Floor Area for the site to 105,053 square feet to accommodate the proposed STREAM building. However, since the ASCC and Planning Commission approval, the project architect has made minor modifications to the building and reduced the STREAM building floor area from 12,403 to 11,263 square feet. The difference of 1,140 sq. ft. of building floor area can accommodate the 406 square feet of new floor area proposed for the pavilion. The maximum total Impervious Surface for the site is 315,693 sq. ft., of which 17,085 sq. ft. is unbuilt, which more than accommodates the proposed 1,273 of impervious surface.

The proposed maximum height of the pavilion's roof is 20' ¾" above the front grade and 17' 11¼" above the rear grade. (The previously approved pavilion had a height of 19'10" at the front.) From the lowest trail on the hillside above the garden, the story poles of the pavilion nestle into the hillside and the general roof lines of the Priory site, creating minimal visual impact. The building is sited well away from any property setbacks, and appears to be conforming to the Zoning Code, Use Permit conditions, and Design Guidelines.

Exterior materials, finishes and exterior lighting

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

A. Siding: Stained Wood, LRV approximately 15%
B. Roofing: Corrugated Metal Roofing (Charcoal Grey), LRV approximately 17%
C. Trim: Homburg Grey, LRV approximately 20%
D. Windows/Doors: Bronze Color, LRV approximately 23%

Proposed exterior lighting fixture cut sheets for the pavilion are shown on Site Lighting & Rendering, Sheet T-0.2 and locations are shown on the Site Plan, Sheet A-1.1. Two exterior fixtures are proposed, facing inward toward each other on the two buildings and placed toward the stair and landing leading up from the school.

NEIGHBOR COMMENTS

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

CONCLUSION

A field meeting for the ASCC to view the project area and story poles is scheduled for 4:00PM on September 26, 2016. Prior to acting on this request, ASCC members should consider the above comments and any new information that is presented at the September 26th ASCC meeting.

Attachments

1. Recommended Conditions of Approval
2. Vicinity Map
3. Amendment of Conditional Use Permit X7D-30, 3/2/16 Conditions of Approval
4. ASCC Review of Garden Pavilion, 11/26/12 Staff Report
5. ASCC meeting minutes, 11/26/12
6. Plans for building permit #A-14850, received 1/7/13
7. Architectural plans, received on 8/8/16

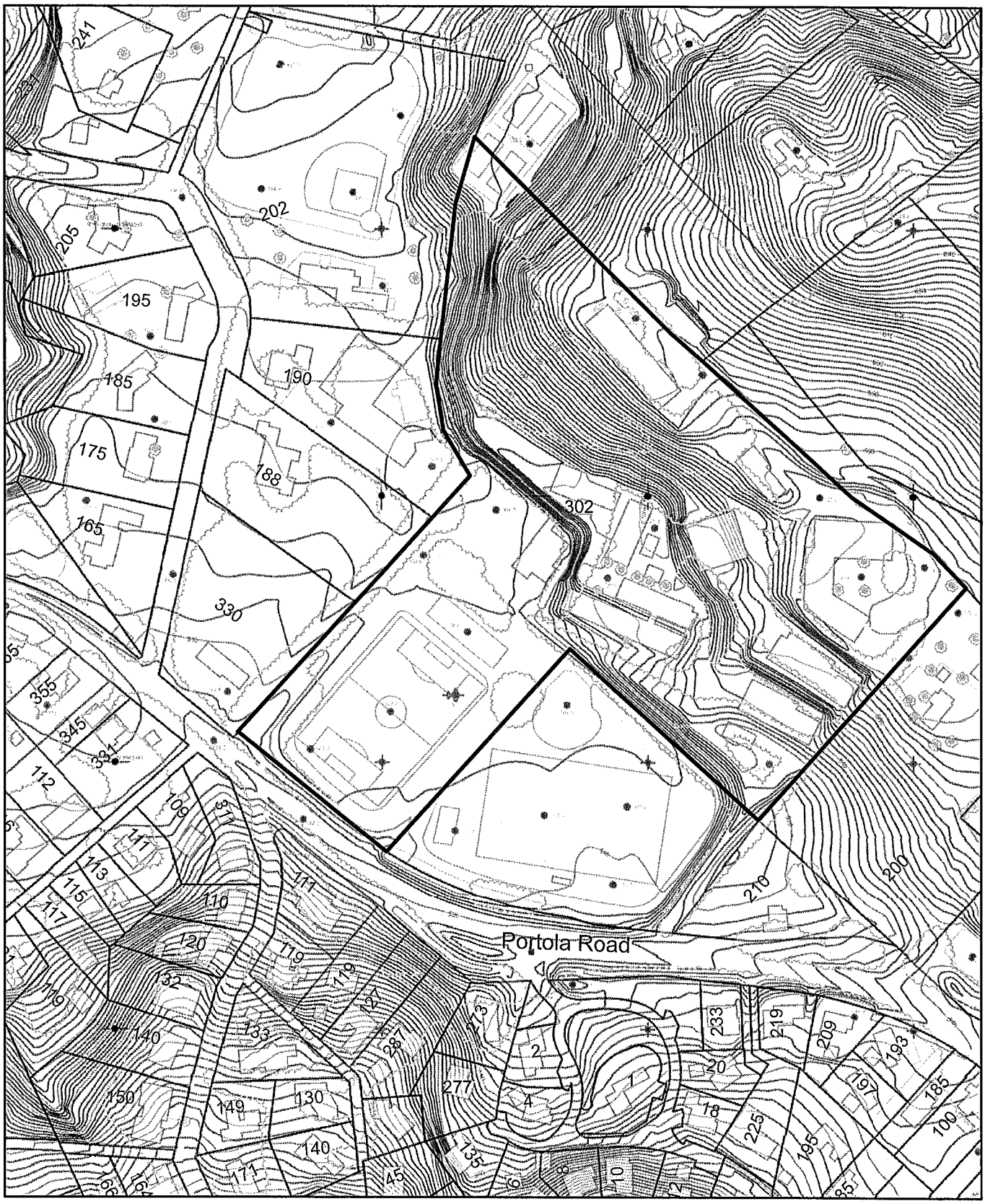
Report approved by: Debbie Pedro, Planning Director DP.

Recommended Conditions of Approval for Garden Pavilion
302 Portola Road, Priory School, File #29-2016

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. The Applicant shall remove the rear storage area currently holding the tractor, mulch and gardening equipment, and shall remove all accompanying fencing.



Vicinity Map

N

0 62.5 125 250 375 500 Feet

302 Portola Road
September 2016

Amendment of Conditional Use Permit X7D-30 and
Revisions to the Master Plan Map
Woodside Priory School, 302 Portola Road

March 2, 2016

Woodside Priory School Site, Permitted Uses and School Population

1. The use permit shall apply to the following parcels owned by the applicant, identified as Benedictine Fathers of the Woodside Priory, Inc., with a total land area of 50.374 acres:

   Assessor's Parcels: 079-053-050, -130, -140, -320, -390, -400, 420
   079-071-100, 079-220-040

   Prior to issuance of building, site development or other permits necessary for implementation of the new construction authorized by this permit, the above parcels shall be merged into one parcel pursuant to the lot line adjustment provisions of the Town.

2. a. The Woodside Priory School is deemed the primary use of the property and is a private college preparatory school for middle school and high school students, grades six through twelve. It serves both boys and girls with the majority of students living off campus. While the town has recognized that the Priory will likely attract the majority of its students from beyond the town and its spheres of influence, the Priory shall implement all measures reasonably possible to continue the more recent trend of increasing percentage of student population from the local area.

   b. Maximum enrollment shall be 350 students. Of these, a maximum of 50 students may reside on campus.

   c. Maximum lay faculty shall be 50 teachers.

   d. Maximum monastic community shall be five (5) monks. The monks may reside on the campus.

   e. The support staff shall be approximately 40 persons. It is understood that there may be minor variations in this number as the school's need for support staff varies.

   f. A total of 28 faculty housing units are permitted.

   g. The maximum number of persons (i.e., students, and faculty, staff and their families) residing on site at any time shall not exceed 141 persons.

   h. The maximum permitted building floor area shall be 204,144 sf and the maximum permitted impervious surface shall be 315,693 sf.

   i. Expansion of on-site parking from 261 spaces to total of 325 improved which includes overflow parking in Zone B (Athletic Fields).

3. The campus master plan elements are generally shown on the Overall Master Plan dated February 3, 2016.

4. In addition to The Woodside Priory private college preparatory school use, community use of the school's athletic facilities is permitted and required for conformity to the "community services" provisions of the Town's general plan and zoning ordinance. The scope of such community use shall be as described in the Joint Use Agreement as approved by the Town Council. The proposed Joint Use Agreement is contained in Appendix 1 of the December 21, 2004 revised Initial Study.

Conditions of Conditional Use Permit

General Conditions

1. Approval of the use permit amendment is conditioned on compliance with all of the mitigation measures referenced in the adopted mitigated negative declaration and specifically set forth in the Initial Study of July 14, 2004 revised December 21, 2004 and Mitigation Monitoring and Reporting Plan (MMRP) dated January 25, 2005. The costs for preparation of the MMRP and all town efforts to oversee the process of implementing the required mitigation measures as well as ensuring conformity to the other conditions of this permit shall be borne by the applicant.

2. The Priory (or any successor) shall defend, indemnify and hold harmless the Town, its agents, officers and employees from any claim, action or proceeding against the Town, its agents, officers and employees to attack, set aside, void or annul approval of the use permit amendment or any related approvals. Pursuant to this condition, the Town shall promptly notify the Priory of any claim, action or proceeding regarding the use permit and the Town shall cooperate fully in the defense of such claim, action or proceeding.

3. The master plan is considered a general guide and subject to minor changes in building location and facilities improvements found acceptable by the ASCC as precise plans are developed for implementing each Phase of the plan and compliance with required conditions and mitigation measures. The Planning Commission, however, considers the permit approved herein to be for the ultimate development in terms of enrollment, faculty, monastic community, and physical plant.

4. Prior to issuance of building permits for any of the new building authorized by the master plan, the document entitled "Description of Architectural Vocabulary" Woodside Priory School" dated 6/19/69 shall be revised to the satisfaction of the Architectural and Site Control Commission (ASCC) and, after revision shall set the guidelines for consistent architectural character for all new site improvements. The revised document shall include an "exterior materials palette."

5. Prior to issuance of building permits for any of the new building authorized by the master plan, an overall site landscaping master plan shall be prepared by a registered landscape architect to the satisfaction of the ASCC. The plan shall set forth the framework for landscape treatments of both hardscape and planting areas and shall be consistent with the overall drainage master plan that is to be prepared pursuant to the requirements of Mitigation Measure HWQ-2. Landscaping shall utilize native vegetation to the maximum extent feasible. Prior to ASCC action on the proposed landscape master plan, it shall be referred to the conservation committee for review and comment. As components of each phase of the master plan are pursued through building and site development permits,

detailed landscaping plans shall be prepared and implemented to the satisfaction of the ASCC in accordance with the approved master plan.

6. There shall be no night lighting on athletic fields, and all site lighting shall be of an intensity that is compatible with surrounding residential uses and subject to ASCC approval. Further, prior to issuance of building permits for construction of new buildings, an overall exterior lighting master plan shall be developed to the satisfaction of the ASCC. This master plan shall include all existing lighting to remain and the framework for any new site or building lighting to be added as part of the master plan implementation process. Thereafter, detailed exterior lighting plans shall be submitted with each building permit or development proposal, consistent with the overall master plan and the ASCC approved exterior lighting master plan. All specific, detailed lighting plans shall be reviewed by the ASCC for conformity to the approved master exterior lighting plan. In approving a new exterior lighting master plan, the ASCC may require modification or reduction of existing exterior lighting for conformity to town lighting guidelines and regulations and/or to compensate for increased lighting that may be required to serve the new improvements. Any modification to existing exterior lighting required by the ASCC in approving the lighting master plan shall be implemented according to a schedule acceptable to the ASCC.

7. All building permit applications for construction pursuant to this conditional use permit shall be subject to review and approval by the ASCC. The Commission may elect to refer any or all approvals to the Planning Commission for final action.

8. For the life of this use permit and the Woodside Priory use of the site as a school, The Priory shall continue the policy and tradition of making it's athletic facilities available for community use when not in conflict with the needs of the Priory. The scope of such community uses shall be as set forth in the Joint Use Agreement approved by the Town Council. The proposed Joint Use Agreement is contained in Appendix 1 of the December 2004 revised initial study. As provided for in the agreement, any significant changes to the scope of community use shall only be made pursuant to planning commission approval at which time the commission will determine, among other things, that any changes are consistent with the anticipated impacts as evaluated and mitigated through measures contained in the December 2004 revised initial study and negative declaration. If the commission determines it cannot make such a finding, the modified uses shall not be permitted.

9. The Priory shall report annually to the planning commission on the status of compliance with the terms of this permit and on the progress of master plan implementation. Specifically, by the end of June of each year, The Priory shall provide an annual status report to the planning commission as to compliance with the use permit conditions. Specifically, the report shall:

    a. Address population limits including student population, faculty, other staff, and resident population. Further, the report shall provide projections for enrollment and staffing for the next school year.

    b. Status of work on the phased improvements authorized under the master plan.

    c. Occupancy of the new faculty and staff housing units in terms of conformity with the below market rate (BMR) housing provisions of Mitigation Measure LU-3. In particular, two of the twelve new faculty housing units shall be limited to BMR occupancy by deed restriction. One (1) deed restricted unit shall be provided with the construction of three

or more new units and two (2) with the construction of six (6) or more units. Further, the annual report shall address the actual occupancy of the seven (7) faculty housing units constructed in 2003-04 in Master Plan Zone I so as to ensure they achieve, to the extent reasonably possible, the below market rate town housing element objectives as called for in the approval of the plans for the seven units. Specifically, the objectives anticipate that at least one unit would be for a very low income household, one unit for a low income household, and three units for moderate income households.

d. Review of the activities for the year, in a format similar to Appendix D of the initial study, so they can be judged against the typical school year calendar contained in that Appendix D. This shall include a review of any community group shared use permitted by other conditions of this permit.

By the end of September of each year, The Priory shall provide the planning commission with a statement as to actual enrollment for the new school year. If, based on the June and September reports, town staff or planning commissioners have any concerns with the required reports, a review of the concerns will be placed on the agenda of a regular planning commission meeting. Site neighbors shall be noticed with regard to any such review. Based on the findings of the review, the planning commission may modify or suspend use permit provisions pursuant to Municipal Code Section 18.34.170 until such time as any conflicts with the terms of this permit are remedied to the satisfaction of the commission. (See also Mitigation Measure LU-1.)

The Priory shall be responsible for all town costs associated with the required annual reviews.

10. All existing and new authorized uses and structures shall at all times conform to the requirements of the Fire Marshal and the Health Officer. (See also Mitigation Measures TRA-1 and CR-1.)

11. The immediate family, (i.e. spouse and children) of lay faculty members can reside with the lay faculty member in the faculty housing.

12. The Priory shall organize and schedule its annual open houses and back to school nights to, as possible, eliminate the need for use of overflow parking areas on site for such events. This might require more times for such activities, for example by grade level. Further, The Priory shall schedule open houses and back to school nights at times that do not conflict with similar events at Ormondale School. The Priory staff shall be responsible for obtaining the Portola Valley School District school year calendar and scheduling to avoid conflicts and shall annually inform the town of such coordination, i.e., with the required annual reports required by condition 9 of this permit.

13. Recurring annual larger school events, e.g., graduation, parent barbeque, etc., that require use of the on site overflow parking area shall be limited to a maximum of seven (7) per year. Provided, however, the overflow parking area may be used for up to ten (10) such events for each of the first five years from the effective date of this permit to accommodate for construction activities associated with master plan implementation. All other events and activities shall be limited and monitored so as to ensure overflow parking on the track will not be needed.

14. This permit recognizes the possibility that on occasion, a component of the private school use may; for example, include a special conference of Benedictine School students or faculty or similar school related event. While such an event is not considered part of the typical annual school use as recognized in Appendix D of the July 2004 initial study, such a use may be permitted, but only upon special review and approval by the planning commission. If any such use is desired, The Priory shall make application to the planning commission for such use and such application shall clearly describe all aspects of the activity including dates, duration, facilities to be used and special precautions to be taken to control activities so as to conform to site and area conditions. It is envisioned that any such use would only take place when it would not conflict the normal school or community use activities authorized by this permit. The application shall be made with sufficient lead time to allow for adequate town staff review and commission consideration of the proposal. Further, the application for the special use shall be considered by the planning commission at a public meeting that has been noticed pursuant to the conditional use permit noticing requirements of the zoning ordinance. For smaller such activities, the planning commission may delegate review and approval to planning staff.

15. The Performing Arts Center (PAC) shall only be used by The Priory for Priory school activities and shall not be made available to other users except as provided for by other conditions of this permit. It is understood that use of the PAC shall be consistent with the normal patterns of typical school use as set forth in Appendix D of the initial study.

16. The Priory may make the PAC or other meeting room facilities available to community groups located within the town or its spheres of influence when The Priory does not need the spaces and when such other uses shall not conflict with larger scheduled school activities. Such community groups could include, for example, the town, the Portola Valley School District, or a local homeowners association. Periodic community use of campus space is viewed as being consistent with general plan and zoning requirements for service to the town and its sphere of influence; but, shall only be permitted according to the following limitations:

    a. Use of the PAC or other meeting room space shall only be at times when there are no other significant events scheduled at the Priory that would create potential for parking or traffic access conflicts. In particular, any shared use shall be limited so as to ensure it can be accommodated by the on-site paved parking spaces and shall not create a need for use of the overflow parking area.

    b. The frequency of any shared use for gatherings of 50 or more persons to a maximum of 200 persons shall be limited to no more than three (3) times per year. Prior to any of these three permitted larger community events, a request for the activity shall be presented to the planning commission for review and approval. The request shall be provided with sufficient data to demonstrate that the use will not conflict with any other planned school or community use activities, will be served by adequate parking and that there will be organized monitoring to ensure parking is kept on site. The request shall specify the date, location and time period for the event.

    c. Notwithstanding the provisions of b. above, a community event (i.e., one of the three allowed annually) larger than 200 persons may be permitted, but only upon approval by the planning commission after a hearing noticed pursuant to the conditional use permit requirements of the zoning ordinance. For such an event, The Priory and event sponsor shall submit a request to the planning commission at least six (6) months prior to the

planned event. The request shall detail all aspects of the activity and shall in particular address vehicle access, parking, noise, any special lighting, etc.

d. Community gatherings or meetings of less than 50 persons may take place no more than five (5) times per year.

Site Improvement Conditions

17. In development of specific building and site improvement plans, all feasible measures shall be taken to preserve existing trees. (See also Mitigation Measures BIO-2.)

18. Handicap parking on the project site shall be provided pursuant to the standards set forth in the uniform building code to the satisfaction of the building official.

19. There shall be no access other than for emergency vehicles or temporary construction activities onto Georgia Lane and the existing gate controls shall remain in place. The only vehicular access point for emergency and temporary construction access shall be at the existing emergency connection adjacent to the faculty housing units as shown on the master plan documents. If this access point is to be used for any construction access it shall be pursuant to an access plan prepared by the applicant and approved by the planning commission. Such plan shall be shared with the Georgia Lane neighbors prior to presentation to the planning commission for approval. It is understood, however, that the existing emergency access way will need to be used for some construction activities, and particularly construction of the required Kalman Field drainage improvements (see Mitigation Measures HWQ-2, HWQ-4 and HWQ-5). At the same time, any temporary construction access shall be monitored and regulated to the satisfaction of the fire marshal to ensure that the required emergency access function is not adversely impacted. (Also see Mitigation Measure TRA-2 relatively to Kalman Field drainage construction access limitations.)

20. The master plan documents shall be revised to move the gates proposed across the main entry driveway as far into the campus as possible. The minimum setback from the front property line shall be 325 feet. Further, the gates shall be only for security purposes and shall be of a minimal design consistent with that purpose. The final design for the gates shall be to the satisfaction of the ASCC.

21. All site signage shall be subject to prior review and approval by the ASCC for conformity with zoning standards and The Priory architectural guidelines.

22. Car pooling and van pooling currently serve approximately 150 of the schools students. While the revised initial study determined that there are not significant traffic flow issues with the projected 350 student population, The Priory shall take measures to expand the school population served by car and van pooling. A target population served by van and car pooling should be 200 students. A plan shall be prepared by The Priory showing how this will be pursued and over what time period and this plan shall be presented to the planning commission within six months of the effective date of this permit. As part of the permit annual review required under condition 9 of this permit, the Priory shall inform the town of the progress being made in expansion of the students served by van and car pooling.

23. The plans for drainage improvements, including the landscape berm, called for in Mitigation Measure HWQ-2, shall include landscaping to replace plantings removed in late 2004 around the existing sewer district pump station facility. (See also mitigation Measure BIO-3.)

Building Improvement Conditions

24. Buildings shall be designed to minimize sound and light intrusion toward neighbors. (See also Mitigation Measure NO1-1.)

25. All new buildings shall observe a 50 foot setback from property lines. (See also Mitigation Measure LU-2.)

26. Soils and geologic reports shall be submitted in support of all new building and site development proposals authorized by the master plan and as required by the Town Geologist. (See also Mitigation Measures GEO-1 and GEO-2.)

27. All new construction shall include incorporation of green building provisions to the extent reasonably possible. As a framework for building provisions, prior to issuance of any building permits for new construction, The Priory shall provide, to the satisfaction of the ASCC, a plan for how green building standards will be incorporated into designs for new building and, where possible, other site improvements. In addition, the plan shall consider and incorporate, as feasible, provisions for retrofitting existing facilities to achieve green building objectives. After acceptance of the plan by the ASCC, all specific building and site improvement plans shall include appropriate green building provisions to the satisfaction of the ASCC.

Construction Management Conditions

28. For each construction project authorized by this permit, The Priory shall prepare a detailed construction management plan. The plans shall be prepared to the satisfaction of the ASCC and prior to ASCC consideration shall be reviewed by staff, the fire marshal and, if necessary, the conservation committee in terms of proposed tree protection. The plans shall ensure:

    a. Tree protection consistent with the required mitigation monitoring program.

    b. All construction activities and operations are maintained on site.

    c. All significant construction traffic arrives and departs at times that are consistent with the construction hours limitations set forth in the town's noise ordinance and that do not conflict with the peek AM and PM normal school traffic flow.

    d. All construction occurs only within the construction hours limitations set forth in the town's noise ordinance.

    e. Except for limited construction access from the existing emergency connection to Georgia Lane, as allowed for by other conditions of this permit, all construction access shall be from The Priory's Portola Road driveway connection.

    g. Erosion and sediment control in conformity with the stormwater pollution control provisions of the town.

h. Adequate temporary construction directional signage so that there is minimum potential for impact of construction vehicles on surrounding neighborhoods.

Other construction management details shall be provided as determined necessary by town staff and/or the ASCC.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: November 20, 2012

RE: Agenda for November 26, 2012 ASCC Meeting

NOTE: The November 26th meeting will include a special afternoon session for preliminary consideration of a proposal for a new residence with a large attached garage and workshop at 130 Golden Hills Drive. The site session will convene at 4:00 p.m. at the project site. The project is discussed below under agenda item ***5c. Rubin***.

The following comments are offered on the items listed on the November 26, 2012 ASCC agenda.

4a. REVIEW FOR CONFORMITY WITH PROVISIONS OF CONDITIONAL USE PERMIT (CUP) X7D-30, GARDEN ENTRY PAVILION AND GARDEN, 302 PORTOLA ROAD, *THE PRIORY SCHOOL*

This proposal is for ASCC approval of plans for the installation of a new fenced vegetable and fruit garden on the Priory campus. The garden would be located at the base of the hill located on the north side of the campus as shown on the attached vicinity map, which is actually an excerpt from the school's approved CUP master plan. The garden would cover an area of roughly 7,850 sf and would include an entry pavilion. Minimum grading is needed for development of the garden site and it would be used for education in sustainable gardening practices. The main focus of ASCC review is to ensure that the proposal is consistent with the basic provisions of the Priory's conditional use permit.

The project is shown on the following enclosed plan sheets dated November 20, 2012 prepared by Waterman & Sun:

Sheet S1, Site Plan and Vegetable Garden Location
Sheet L1, Detailed Site Plan
Sheet L2, Fencing Elevations
Sheet L3, Fencing Details
Sheet L4, Garden Pavilion Plan
Sheet L5, Garden Pavilion Plan

In addition to the plans, the Priory has staked the project site and tilled the soil to show the extent of the proposed fenced garden. The staking also defines the framework for the garden entry. The intended use for the proposed garden is set forth in the following statement provided by the Priory on November 19, 2012:

> The Priory Garden is being expanded in the hopes of supplementing the Priory dining hall's food choices with campus-grown crops. We have begun discussions with the Priory's chef, as well as gardeners from the area, in order to ascertain what crops can be grown on campus, during which seasons, that fit the Priory menu.
>
> Students will be taking part in all aspects of garden maintenance -- from seed planting and transplanting, to maintenance of hardscaping, to harvest and delivery to kitchen. Sustainable practices will include the following:
>
> * Use of organically cultivated seed varieties.
> * Use of organic fertilizers and plant foods when needed.
> * Soil amendments of Priory compost -- kitchen prep waste and student plate waste that has been composted on campus, to reduce the amount of trash that the school sends to landfill.
> * Soil amendments of aged manure from local stables to reduce need for nitrate fertilizer.
> * Use of worm compost tea to inoculate soils with facultative microbes that accelerate the composting process and make soil nutrients more readily available to plants, reducing the need for fertilizer.
> * Use of drip irrigation and timers to minimize water use and soil erosion.
> * Use of raised beds to reduce soil erosion, maximize productivity, and reduce need for pest control (gophers).
> * Use of green-manured (annual rye) topsoil from on-campus to reduce need for soil delivery from off-site.
> * Use of compost crops and cover crops to reduce weed growth, reduce sun-exposure, minimize water loss, and increase root cohesion to reduce soil erosion and degradation.
> * Use of 'sheet-mulching' techniques in areas between raised beds and around orchard trees to avoid the use of chemical herbicides. Sheet mulching also provides a way to use landscape chip-waste, and reuse cardboard rather than sending it off to material reclamation facility.
> * Planting of native shrubs and flowers to encourage pollinator activity and maintain healthy biological community and habitat.
> * Construction of brush-piles to enhance structural diversity of the grassland habitat, providing perch space and hiding opportunities for native songbirds.

The Priory's existing smaller hillside garden, located to the east of the proposed garden site, would be preserved, and the total site garden area expanded with this proposal.

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

1. **Conformity with CUP master plan and conditions of the CUP.** As can be seen from the attached master plan site plan, the existing and proposed garden areas are not specifically identified on the plan. These are considered accessory to the main school use and not of a magnitude that would necessarily be shown on the master

plan like a building or significant athletic facility. At the same time, CUP condition 3 states:

> The master plan is considered a general guide and subject to minor changes in building location and facilities improvements found acceptable by the ASCC as precise plans are developed for implementing each phase of the plan and compliance with required conditions and mitigation measures. The Planning Commission, however, considers the permit approved herein to be for the ultimate development in terms of enrollment, faculty, monastic community and physical plant.

In addition to this condition, the CUP requires employment of sustainable practices, minimizing erosion, and minimum tree removal.

In light of the foregoing provisions, the ASCC could find the proposed garden consistent with the approved master plan, even though it is not a feature specifically shown on the master plan. In support of this position, the following are noted.

- The garden site has been kept low on the hillside behind the developed part of the campus and below the more sensitive view area that was protected with an open space easement. The easement area is shown on the site plan and was placed on the property at the time of the Priory subdivision (town file X6D-180).

- The original garden plan sited the facility higher on the hillside, i.e., at the open space easement line, but the current location was identified based on staff concerns and suggestions. We believe that the proposed location, adjacent to existing school facilities, is consistent with the manner in which the existing garden area was developed and this was found consistent with the CUP when it was approved in 2005. Further, with its lower hillside location, the garden is not exposed visually off site in any significant manner and would not impact the open slopes visible above the campus.

- The garden can be developed without any tree removal or significant grading. The slopes are gentle and drainage and potential erosion can readily be controlled with the existing site slopes. Nonetheless, conditions of any garden approval should be that final details for the garden layout and raised beds be provided to the satisfaction of a designated ASCC member and that erosion control plans also be provided to the satisfaction of the public works director. Further, final irrigation plans should be provided to the satisfaction of a designated ASCC member.

- The garden is located at least 150 feet from any adjacent property boundary and therefore does not encroach into any required yard setback area.

Overall, we believe that the ASCC, with conditions, can find the current planned garden location, close to the existing school facilities including access system, to conform to the general provisions of the CUP. It would not only serve to meet sustainable practices and education objectives of the school, but it would also further sustainable objectives of the town's general plan. If, however, the garden

area were to be located higher on the hillside, we would have some concerns over finding consistency with the CUP master plan.

2. **Proposed fencing and entry elements.** The proposed post and wire fencing with planter boxes would surround the garden area. The details for the roughly 10-11-foot high fence elements are presented on plan sheets L2 and L3. The wood is to be redwood that is untreated. The 6"x6" wire is to be welded mesh that is allowed to rust. The entry elements would be of the same materials, but with an entry gable feature that has a maximum height of just under 20 feet. The entry feature will be on the lower, west side and would not be highly visible from outside of the garden area of the campus.

3. **Access pathway system, impervious surfaces.** The proposed gravel pathways should be installed so that they are not considered impervious surface area. They should only be used for foot and light vehicle access for garden maintenance and harvesting and final surface details should be provided to the satisfaction of staff. The construction access route is only a temporary access for the garden installation and no permanent surface or access is planned for this temporary construction facility.

4. **Exterior lighting.** No new exterior lighting is proposed with this project.

Prior to acting on this request, ASCC members should visit the garden site and consider the above comments and any new information presented at the November 26, 2012 ASCC meeting.

5a. REVIEW FOR CONFORMITY WITH PROVISIONS OF CONDITIONAL USE PERMIT (CUP) X7D-30, TEMPORARY CLASSROOMS, 302 PORTOLA ROAD, *THE PRIORY SCHOOL*

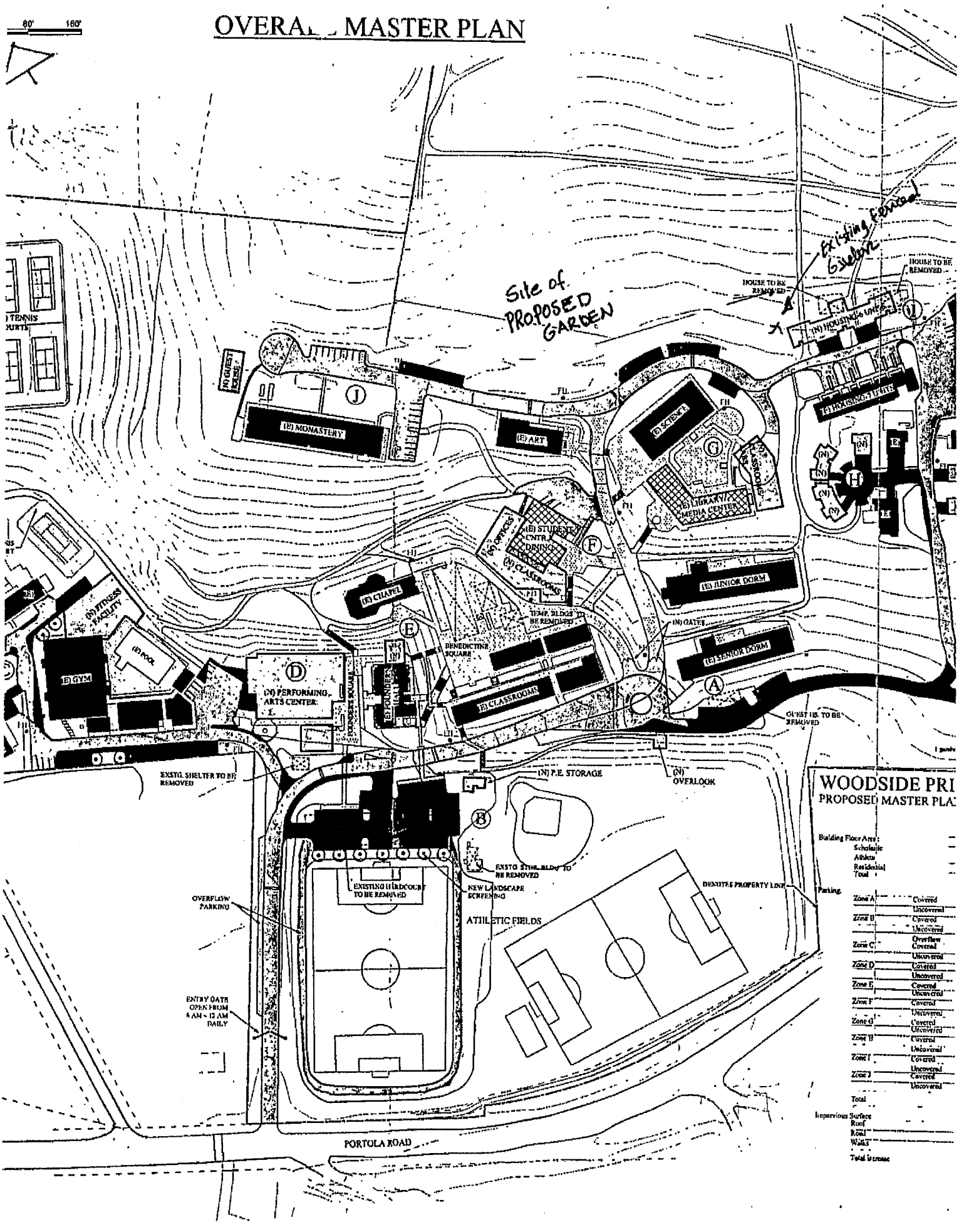
This request is for approval of temporary classrooms to be located adjacent to the existing gym on the Priory school campus. The location would be immediately to the north of the gym as shown on the attached excerpt from the school CUP master plan. The total classroom area is 1,920 sf and these portable structures would be located in the area called for gym/fitness expansion on the school's master plan. The matter is, like the preceding garden review, before the ASCC for a finding of conformity with the approved CUP master plan.

The proposal is the shown on the enclosed two-sheet plan set received November 1, 2012:

Sheet: A-1.1, Floor Plan & Site Plan, CJW Architecture, 10/30/12
Sheet 2, Exterior Elevations, AMS standard plans,

In support of the plans, the applicant has provided the attached Cooper Lighting cut sheet for the two proposed wall-mounted light fixtures to be over the two classroom entry doors. Also provided is a 10/30/12 Finish Board that is discussed below and will be available for reference at the November 26, 2012 ASCC meeting.

OVERALL MASTER PLAN



Architectural and Site Control Commission **November 26, 2012**
Regular Evening Meeting, 765 Portola Road, Portola Valley, California

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

Roll Call:

ASCC: Hughes, Breen, Clark, Warr
Absent: Koch
Planning Commission liaison: McIntosh
Town Council Liaison: Aalfs
Town Staff: Town Planner Vlasic, Planning Technician Borck, Interim Planning Manager Padovan

Oral Communications

Oral communications were requested, but none were offered.

Prior to consideration of the two following Priory School applications, Warr temporarily left his ASCC position and the meeting room. He advised that he was conflicted from participating in the reviews as his firm continues to provide architectural services to the Priory.

Review for conformity with provisions of Conditional Use Permit (CUP) X7D-30, Garden Entry Pavilion and Garden, 302 Portola Road, The Priory School

Vlasic presented the November 20, 2012 staff report on this proposal for ASCC approval of plans for the installation of a new fenced vegetable and fruit garden on the Priory campus. He advised that the main focus of ASCC review is to ensure that the proposal is consistent with the basic provisions of the Priory's conditional use permit (CUP) and that this matter is evaluated in the staff report that includes the relevant provisions of the authorized CUP.

ASCC members considered the staff report and project the following project plans dated November 20, 2012 prepared by Waterman & Sun:

Sheet S1, Site Plan and Vegetable Garden Location
Sheet L1, Detailed Site Plan
Sheet L2, Fencing Elevations
Sheet L3, Fencing Details
Sheet L4, Garden Pavilion Plan
Sheet L5, Garden Pavilion Plan

It was also noted that the garden site had been staked and the soil tilled to show the extent of the proposed fenced facility. Vlasic pointed out that the staking also defines the framework for the garden entry. In addition to the plans and staking, the ASCC considered the following November 19, 2012 statement provided by the Priory regarding the intended use for the proposed garden:

> The Priory Garden is being expanded in the hopes of supplementing the Priory dining hall's food choices with campus-grown crops. We have begun discussions with the

Priory's chef, as well as gardeners from the area, in order to ascertain what crops can be grown on campus, during which seasons, that fit the Priory menu.

Students will be taking part in all aspects of garden maintenance -- from seed planting and transplanting, to maintenance of hardscaping, to harvest and delivery to kitchen. Sustainable practices will include the following:

* Use of organically cultivated seed varieties.
* Use of organic fertilizers and plant foods when needed.
* Soil amendments of Priory compost -- kitchen prep waste and student plate waste that has been composted on campus, to reduce the amount of trash that the school sends to landfill.
* Soil amendments of aged manure from local stables to reduce need for nitrate fertilizer.
* Use of worm compost tea to inoculate soils with facultative microbes that accelerate the composting process and make soil nutrients more readily available to plants, reducing the need for fertilizer.
* Use of drip irrigation and timers to minimize water use and soil erosion.
* Use of raised beds to reduce soil erosion, maximize productivity, and reduce need for pest control (gophers).
* Use of green-manured (annual rye) topsoil from on-campus to reduce need for soil delivery from off-site.
* Use of compost crops and cover crops to reduce weed growth, reduce sun-exposure, minimize water loss, and increase root cohesion to reduce soil erosion and degradation.
* Use of 'sheet-mulching' techniques in areas between raised beds and around orchard trees to avoid the use of chemical herbicides. Sheet mulching also provides a way to use landscape chip-waste, and reuse cardboard rather than sending it off to material reclamation facility.
* Planting of native shrubs and flowers to encourage pollinator activity and maintain healthy biological community and habitat.
* Construction of brush-piles to enhance structural diversity of the grassland habitat, providing perch space and hiding opportunities for native songbirds.

Project designer Bob Waterman presented the project to the ASCC and offered the following comments and clarifications:

- The food grown at the garden will supplement the school's dining facilities and the garden will be a student run and managed facility.
- The internal layout will depend on the final selection of fruits and vegetables.
- The wood for the fence and entry features will either be untreated redwood or western red cedar.
- The pathways can be installed to be pervious as recommended in the staff report.
- The construction access way is only a path of travel that is relatively level. No permanent improvements are planned for the path, but it may be used periodically for access for garden maintenance.
- Likely, when other school improvements are considered consistent with the master plan, the existing garden area would be eliminated.

- In response to a question, it was stated that at this time the volume of harvest from the garden area was not known, but that the size provided ample opportunity for education and harvesting to meet significant needs for the school's kitchen.

Public comments were requested, but none were offered.

Following brief discussion, Breen moved, seconded by Clark and passed 3-0 to find the proposed garden plans, as clarified at the ASCC meeting, consistent with the Priory School's CUP subject to the following conditions:

1. The general approach to the layout of the internal garden planting areas shall be provided to the satisfaction of a designated ASCC member. (The intent is to have an understanding of the approach to the layout, but not to require adherence to a specific plan, as it was understood that over time the garden plantings would be adjusted relative to need and success of growth.)

2. Irrigation and erosion control measures shall be specified to the satisfaction of town planning staff.

3. Pathways shall be of pervious materials, e.g., DG on leveled soil. Verification of design details shall be provided to the satisfaction of planning staff.

Review for conformity with provisions of Conditional Use Permit (CUP) X7D-30, Temporary Classrooms, 302 Portola Road, The Priory School

Vlasic presented the staff report on this request for approval of temporary classrooms to be located adjacent to the existing gym on the Priory school campus. He noted that the location would be immediately to the north of the existing gym at a site shown on the approved school CUP master plan for expansion of athletic facilities and that the total classroom area is 1,920 sf. It was noted that the matter is, like the preceding garden review, before the ASCC for a finding of conformity with the approved CUP master plan.

The ASCC considered the staff report and the following two-sheet plan set received November 1, 2012:

Sheet: A-1.1, Floor Plan & Site Plan, CJW Architecture, 10/30/12
Sheet 2, Exterior Elevations, AMS standard plans

Also considered was the Cooper Lighting cut sheet for the two proposed wall-mounted light fixtures to be over the two classroom entry doors and a 10/30/12 Finish Board prepared by the project architect.

Tim Molak, Priory Head of School, and Kevin Schwarckopf, CJW Architecture, presented the proposal to the ASCC and offered the following project clarifications:

- A third plan Sheet: SK01, dated 11/26/12, was presented to address concerns in the staff report relative to the siting of the building. It was noted that the plan sheet clarifies placement of the temporary classrooms to minimize grading and potential impacts on the large oak adjacent to the proposed improvements.

- The two classrooms will be for fitness and weight training activities as contemplated on the CUP master plan.

Attachment 6

REVISIONS	BY:

Waterman & Sun

RESIDENTIAL BUILDING AND LANDSCAPE DESIGN

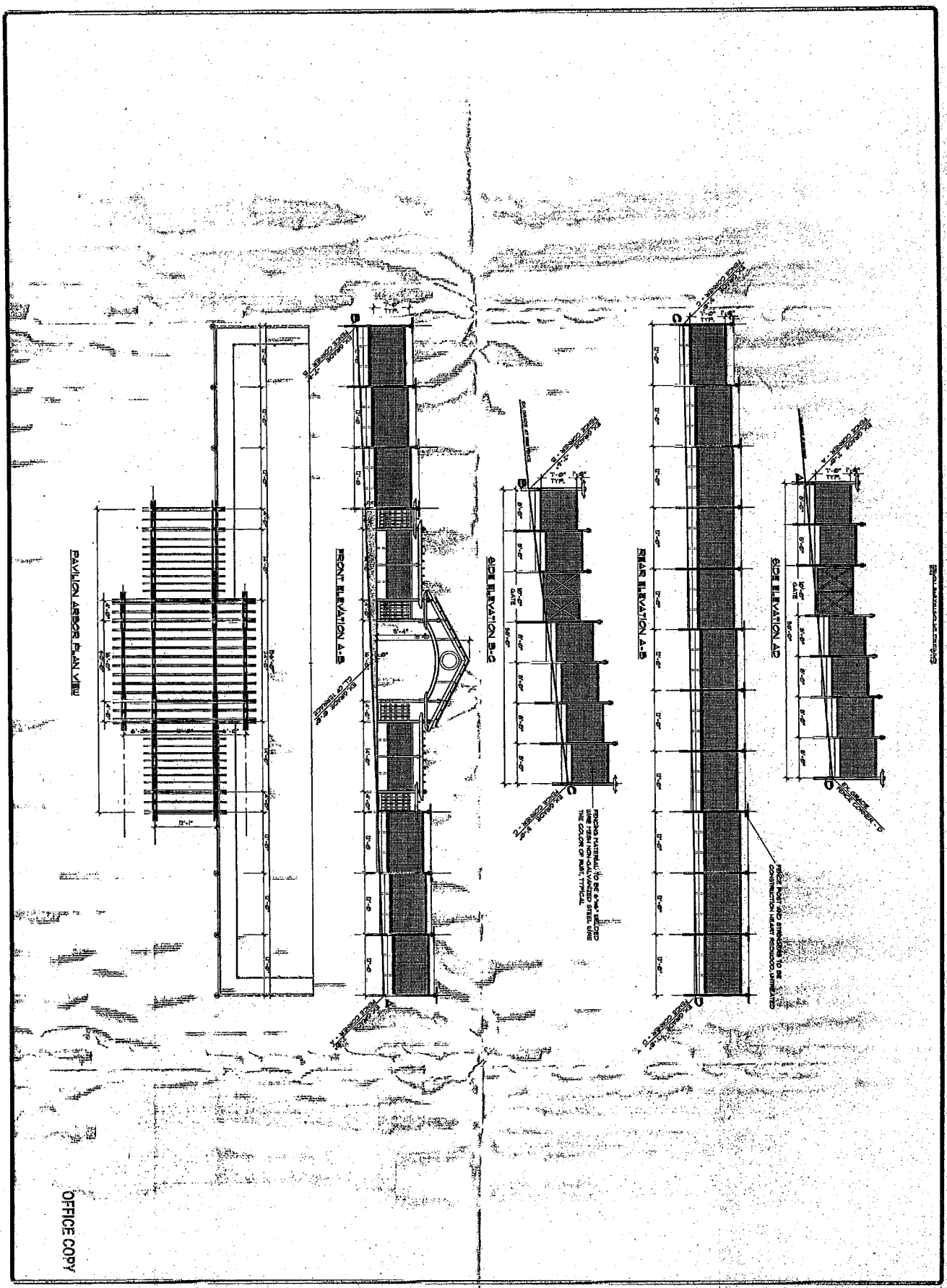
CUSTOM HOMES · REMODELS · GARDEN STRUCTURES

ROBERT H. WATERMAN (650) · 321 · 9840

633 COWPER STREET, PALO ALTO, CA. 94301

A VEGETABLE GARDEN FOR:
WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CALIFORNIA

DRAWN: M.S.
CHECKED: R.H.W.
DATE: DECEMBER 13, 2012
SCALE: 1" = 30'-0"
JOB NO.
SHEET: L1

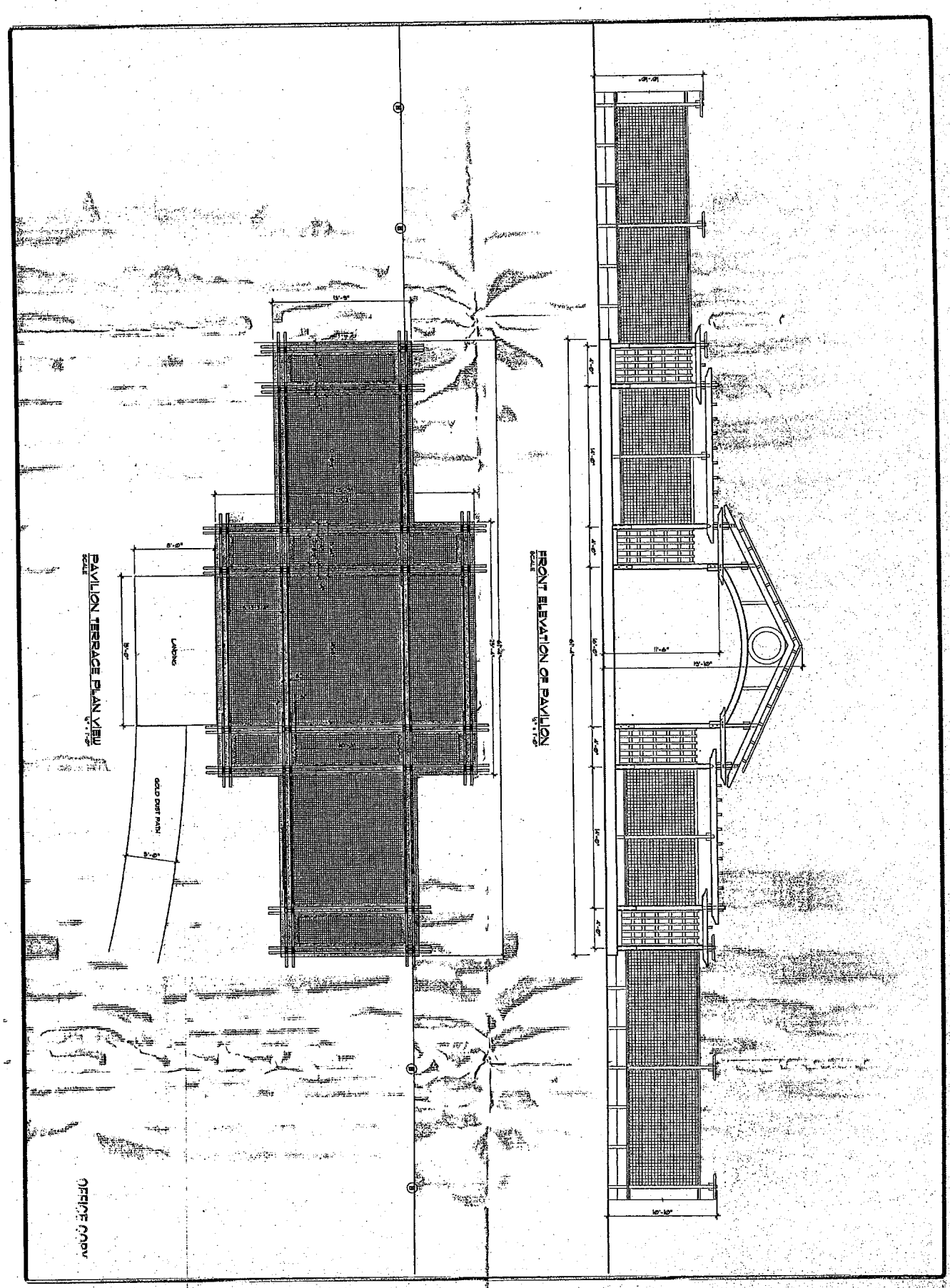


A VEGETABLE GARDEN FOR:
WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CALIFORNIA

Waterman & Sun
RESIDENTIAL BUILDING AND LANDSCAPE DESIGN
CUSTOM HOMES · REMODELS · GARDEN STRUCTURES
ROBERT H. WATERMAN (650) · 321 · 9040
833 COMPER STREET, PALO ALTO, CA. 94301

DRAWN: HS
CHECKED: RHW
DATE: DECEMBER 19, 2012
SCALE: 1/4" = 1'-0"
JOB NO.
SHEET: L2

REVISIONS
NO.



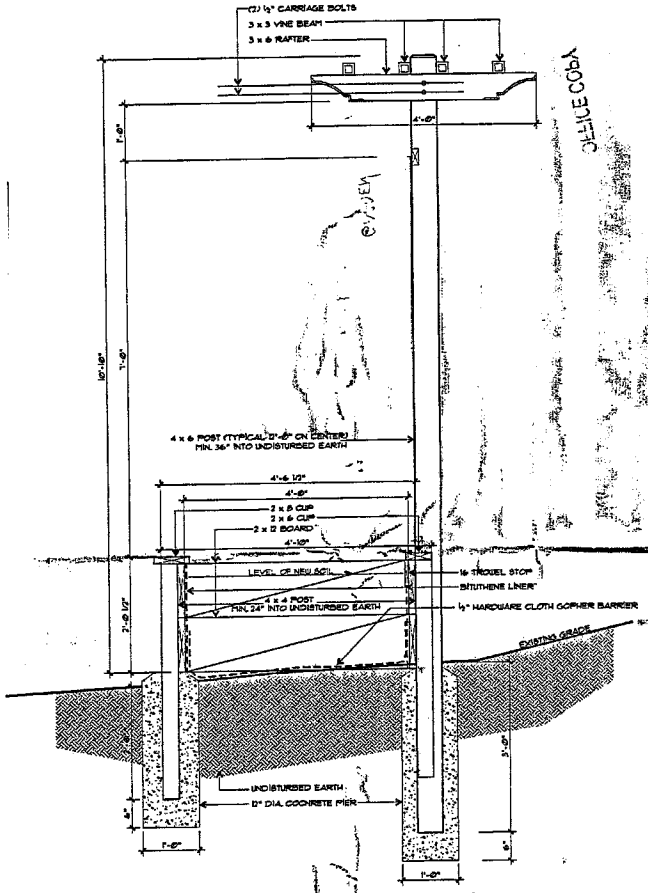
L3

DECEMBER 19, 2012

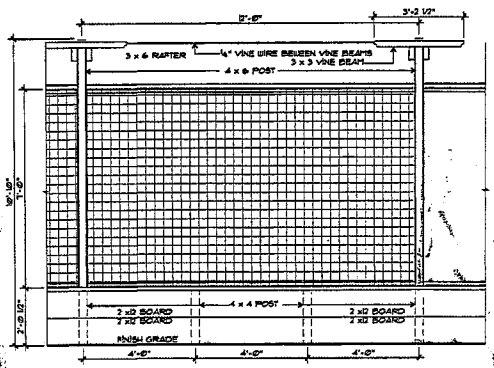
A GARDEN PAVILION FOR:
WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CALIFORNIA

Waterman & Sun
RESIDENTIAL BUILDING AND LANDSCAPE DESIGN
CUSTOM HOMES · REMODELS · GARDEN STRUCTURES
ROBERT H. WATERMAN (650) · 321 · 0640
633 COWPER STREET, PALO ALTO, CA. 94301

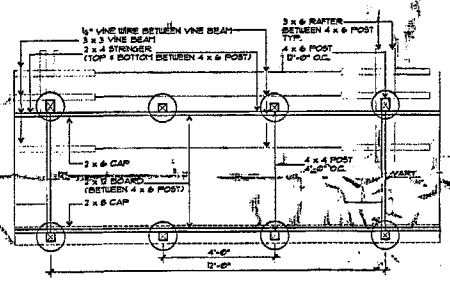
REVISIONS



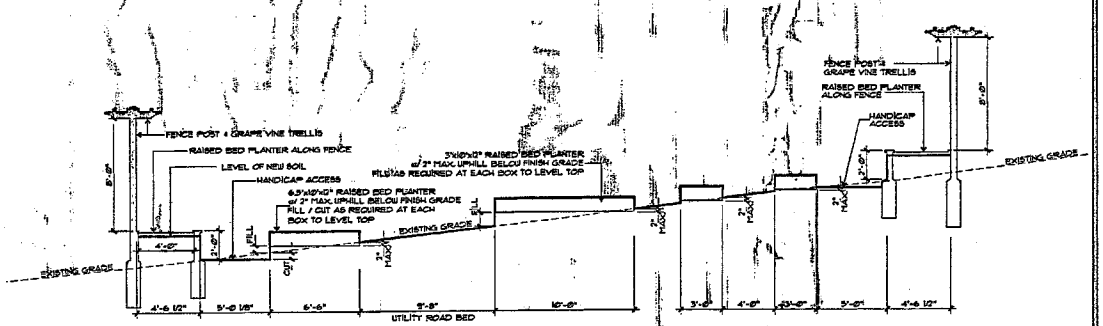
SECTION THROUGH RAISE BED PLANTER
SCALE: 1" = 1'-0"



SECTION OF FENCE ELEVATION
SCALE ½" = 1'-0"



SECTION OF FENCE PLAN VIEW
SCALE ½" = 1'-0"



SECTION THROUGH FENCE & RAISED PLANTING BOXES
SCALE: ½" = 1'-0"

NOTES: ALL GARDEN BEDS WILL BE ON AN AUTOMATIC TIMER SYSTEM, WITH A MANUAL OVERRIDE SHUT OFF VALVE AT EACH INDIVIDUAL GARDEN BOX, AND AT EACH 12'-0" OF THE PERIMETER RAISED GARDEN BEDS - SEE L3 FOR APPROXIMATE LOCATION

A SIMPLE SHOVEL DUG TRENCH WILL DIVERT SEASONAL RUNOFF AROUND GARDEN ENCLOSURE AND WALKING PATH TO PAVILION - SEE L1 FOR APPROXIMATE LOCATION

OFFICE COPY

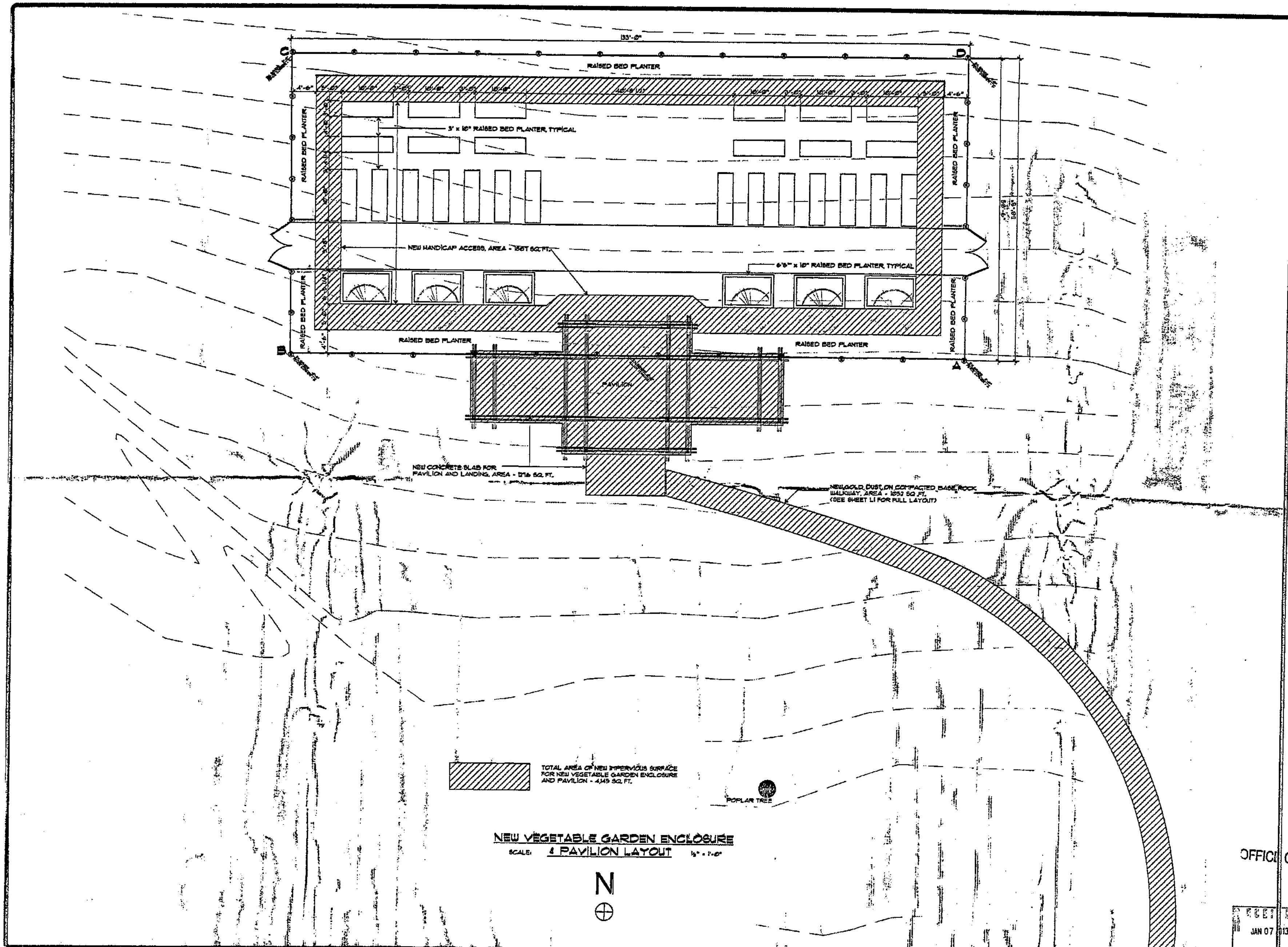
JAN 07 2013
TOWN OF PORTOLA VALLEY

REVISIONS	BY:

Waterman & Sun
RESIDENTIAL BUILDING AND LANDSCAPE DESIGN
CUSTOM HOMES · REMODELS · GARDEN STRUCTURES
ROBERT H. WATERMAN (650) - 321 - 6640
633 COWPER STREET, PALO ALTO, CA. 94301

A VEGETABLE GARDEN FOR:
WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CALIFORNIA

DRAWN: M.S.
CHECKED: R.H.W.
DATE: JANUARY 7, 2013
SCALE: AS SHOWN
JOB NO.
SHEET: L4



NEW VEGETABLE GARDEN ENCLOSURE & PAVILION LAYOUT

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

REVISIONS	BY:

Waterman & Sun
RESIDENTIAL BUILDING AND LANDSCAPE DESIGN
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833 COWPER STREET, PALO ALTO, CA. 94301

A VEGETABLE GARDEN FOR:
WOODSIDE PRIORY SCHOOL
302 PORTOLA ROAD
PORTOLA VALLEY, CALIFORNIA

DRAWN: M.S.
CHECKED: R.H.W.
DATE: JANUARY 7, 2013
SCALE: 1/8" = 1'-0"
JOB NO.
SHEET: L5

OFFICE COPY

Attachment 7

Woodside Priory Garden Structure

ABBREVIATIONS

ACCESS DOOR	AD.
ACCESS PANEL	AP.
ACOUSTICAL	ACOUST.
ADHESIVE	ADH.
ADJUSTABLE	ADJ.
AGGREGATE	AGGR.
AIR CONDITIONER	A/C
ALUMINUM	AL.
ANCHOR BOLT	AB.
AREA DRAIN	AD.
ASBESTOS	ASB.
ASBESTOS CEMENT PIPE	ACP.
ASPHALT	ASPH.
ASPHALTIC CONCRETE	AC.
BEGINNING OF VERTICAL CURVE	BVC.
BENCH MARK	BM.
BLOCKING	BLKG.
BOARD	BD.
BOTTOM	BTM.
BUILDING	BLDG.
CABINET	CAB.
CARRIAGE BOLT	CB.
CAST-IN-PLACE	CIP.
CAST-IRON	CI.
CAST IRON PIPE	CIP.
CATCH BASIN	CB.
CEILING	CLG.
CEMENT	CEM.
CENTER	CTR.
CENTER TO CENTER	C TO C.
CERAMIC	CER.
CLEAN OUT TO FLOOR	CTF.
CLEAN OUT TO GRADE	CTG.
CLEAR	CLR.
CLOSET	CLO.
COLUMN	COL.
CONCRETE	CONC.
CONCRETE PIPE, UN-REINFORCED	CP.
CONSTRUCTION	CONST.
CONSTRUCTION JOINT	CJ.
CONTINUOUS	CONT.
CORRUGATED METAL PIPE	CMP.
COUNTER	CTR.
COUNTERSINK	CSK.
CUBIC YARD	CY.
CURB INLET	CI.
DETAIL	DET.
DIAMETER	DIA.
DIMENSION	DIM.
DISPENSER	DISP.
DOOR	DR.
DOUBLE	DBL.
DOUBLE-ACTING	DA.
DOUGLAS FIR	DF.
DOWN	DN.
DOWN SPOUT	DS.
DRAIN	DR.
DRINKING FOUNTAIN	DF.
DRAWING	DWG.
DUCTILE IRON PIPE	DIP.
EACH	EA.
EACH FACE	EF.
EACH WAY	EW.
EDGE OF PAVEMENT	EP.
ELECTRIC	ELEC.
ELECTRIC WATER COOLER	EWC.
ELEVATION	EL.
ELEVATOR	ELEV.
EQUAL	EQ.
EQUIPMENT	EQUIP.
EXISTING	(E)

EXPANSION	EXP.
EXPANSION JOINT	EXP JT.
EXTENSION	EX.
EXTERIOR	EXT.
FACE OF	FO.
FIBER BOARD	FB.
FINISH	FIN.
FIRE ALARM	FA.
FIRE EXTINGUISHER	F.E.
FIRE EXTINGUISHER CABINET	F.E.C.
FIRE TREATED	F.T.
FLASHING	FL.
FLAT BAR	FB.
FLAT HEADED WOOD SCREW	FHWS.
FLOOR	FLR.
FLOOR DRAIN	FD.
FLOORING	FLG.
FLOW LINE	FL.
FLUORESCENT	FLUOR.
FOOTING	FTG.
FOUNDATION	FDN.
GAGE OR GAUGE	GA.
GALVANIZED	GALV.
GALVANIZED IRON	GI.
GLASS	GL.
GLUE-LAM BEAM	GLB.
GRADE	GR.
GROUND	GRND.
GYPSUM	GYP.
HANGER	HGR.
HARDBOARD	HDBD.
HARDWARE	HDW.
HARDWOOD	HDWD.
HEADER	HDR.
HEATER	HTR.
HEIGHT	HT.
HIGH STRENGTH BOLT	HSB.
HOLLOW CORE	HC.
HORIZONTAL	HOR.
HOSE BIB	HB.
HOUR	HR.
INSIDE DIAMETER	ID.
INSULATION	INS.
INTERIOR	INT.
INVERT	INV.
INVERT ELEVATION	IE.
JOINT	JT.
LAMINATE(D)	LAM.
LAVATORY	LAV.
MACHINE	MACH.
MACHINE BOLT	MB.
MAN HOLE	MH.
MANUFACTURE(R)	MFR.
MANUFACTURING	MFG.
MAXIMUM	MAX.
MECHANICAL	MECH.
METAL	MTL.
MINIMUM	MIN.
MOUNTING	MTG.
NEW	(N)
NOMINAL	NOM.
NOT IN CONTRACT	N.I.C.
OBSCURE	OB.
ON CENTER	OC.
OPENING	OPNG.
OPPOSITE	OPP.
OUTSIDE DIAMETER	OD.
OUTSIDE FACE OF STUD	OFS.
OVAL HEADED WOOD SCREW	OHWS.

PAINTED	PTD.
PANIC BAR	PB.
PARTITION	PTN.
PERFORATED	PERF.
PLASTER	PLAS.
PLASTIC	PLSTC.
PLYWOOD	PLY. WD.
POINT	PT.
POLISHED PLATE GLASS	PPGL.
POLYVINYL CHLORIDE	PVC.
POUNDS PER SQUARE FOOT	PSF.
POUNDS PER SQUARE INCH	PSI.
PRE CAST CONCRETE	PC.
PROPERTY	PROP.
PROPERTY LINE	PL.
RADIUS	R.
REDWOOD	RWD.
REFRIGERATOR	REF.
REINFORCED CONCRETE PIPE	RCP.
REINFORCING	REINF.
REQUIRED	REQD.
RESILIENT	RESIL.
RESISTANT	RES.
ROOF DRAIN	RD.
ROOM	RM.
ROUND HEADED WOOD SCREW	RHWS.
RIGHT OF WAY	R.O.W.
SCHEDULE	SCHED.
SECTION	SECT.
SELECT	SEL.
SHEATHING	SHTHG.
SIDING	SDG.
SIMILAR	SIM.
SINGLE ACTING	SA.
SLOPE	S.
SOLID CORE	SC.
SPACE	SP.
SQUARE	SQ.
STAINLESS STEEL	S.S.
STANDARD	STD.
STEEL	STL.
STORAGE	STG.
STRUCTURAL	STR.
SUSPENDED	SUSP.
SYMBOL	SYMB.
SYMMETRICAL	SYMM.
TELEPHONE	TEL.
TEMPERED	TEMPD.
TERRAZZO	TER.
TIE DOWN	TD.
TONGUE AND GROOVE	T&G.
TOP OF CURB	TC.
TOP OF RAIL	TR.
TYPICAL	TYP.
UNDERGROUND	UG.
UNLESS OTHERWISE NOTED	U.O.N.
URINAL	UR.
VENT THROUGH ROOF	VTR.
VERTICAL	VERT.
VERTICAL CURVE	VC.
VERTICAL GRAIN	VG.
VINYL ASBESTOS TILE	VAT.
VITREOUS CLAY PIPE	VCP.
WAREHOUSE	WHSE.
WATER CLOSET	WC.
WATER HEATER	WH.
WATERPROOF	W.P.
WEAKENED PLANE JOINT	WPJ.
WINDOW	WDW.
WITH	W/.
WITHOUT	W/O.
WOOD	WD.

SYMBOLS LEGEND

SECTION NO.
DWG. NO.

ELEVATION NO.
DWG. NO.

DETAIL NO.
DWG. NO.

DOOR TYPE
HARDWARE GROUP

WINDOW TYPE

DIMENSIONS TO FACE OF STUD OR WALL

DIMENSION TO CENTERLINE

REVISION

ELEVATION — LEVEL LINE CONTROL POINT OR DATUM

MATCH LINE

KEYNOTES

MATERIALS LEGEND

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

PROJECT TEAM

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

DRAWING INDEX

ARCHITECTURAL

T-0.1 COVER SHEET
T-0.2 SITE LIGHTING & RENDERING
A-1.1 SITE PLAN
A-2.1 PLANS & ELEVATIONS

RECEIVED
AUG 08 2016
TOWN OF PORTOLA VALLEY

PROJECT DATA

CJW Job No. 1999-4213
PROJECT ADDRESS: 302 Portola Rd., Portola Valley, CA
ASSESSOR'S PARCEL No. 079-053-050, 079-053-130, 079-053-320, 079-053-390, 079-053-400, 079-053-420, 079-071-100, 079-053-140, 079-220-040

APPLICABLE CODES

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

BUILDING OCCUPANCY GROUPS

UTILITY STRUCTURE	U
TYPE OF CONSTRUCTION	V-B
NUMBER OF STORIES	1

PROJECT INFO & SCOPE OF WORK:

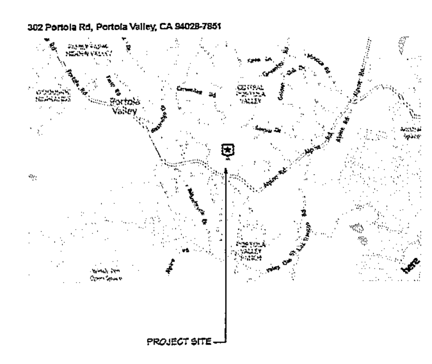
- GARDEN STRUCTURE LOCATED IN FRONT OF THE EXISTING GARDEN
- MINIMAL RE-GRADING OF AREA; USE EXISTING SOIL, & KEEP IT ON SITE
- GARDEN STRUCTURE IS TO BE A WOOD POLE BUILDING, UNHEATED, TO BE USED FOR STORAGE AND ASSISTING IN THE EDUCATIONAL PROGRAM

NEW BUILDING INFORMATION:

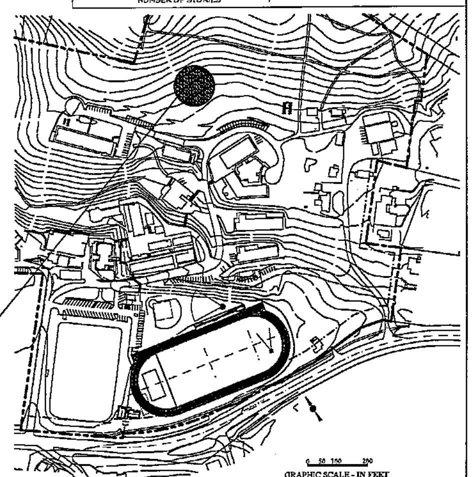
PROPOSED ENCLOSED FLOOR AREA:
TWO STORAGE ROOMS, 203 SF EACH: 406 SF

PROPOSED IMPERVIOUS SURFACE:
COVERED WOOD DECK : 848 SF

SITE LOCATION MAP



VICINITY MAP
N.T.S.



1 Woodside Priory - Location Plan 1" =200'

GENERAL NOTES

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

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

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

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

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

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

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

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

3c. Dimensions noted "clear" must be accurately maintained, and shall not vary more than +-1/8" without written instruction from the Architect. Dimension marked +- mean a 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, finish, electrical, lighting, and mechanical plans; and all schedules prior to pouring concrete and prior to framing. Coordinate locations of shafts, electrical wiring/conduit, HVAC ductwork, and light fixtures with locations of foundations and framing. 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 attained.

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. New/existing 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 those shown on drawings, provide and locate access doors or panels in ceiling and wall construction as required by mechanical, plumbing, and electrical work.

5j. General Contractor shall leave the job site "broom clear" 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 water tightness prior to substantial completion.

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

LICENSED ARCHITECT
CARTER JENSEN WARR
No. C-19397
REN. 6-30-17
STATE OF CALIFORNIA

• PROJECT •

Woodside Priory Garden Structure

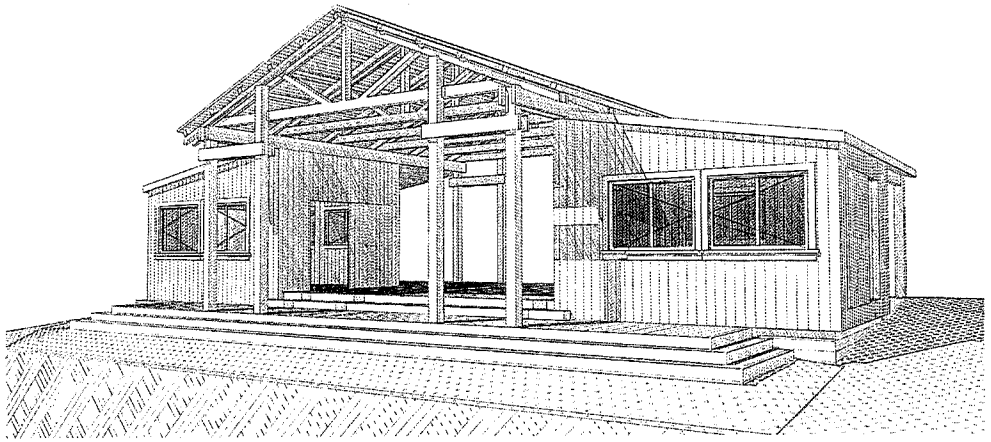
302 Portola Road Portola Valley CA 94028

• SHEET TITLE •

Title Sheet

No.

• JC
• D.
• SI



1 Garden Structure 1:0.86

Home Decorators Collection : Model # HRR1691L : Internet # 205399699 : Store SKU # 1000711964

Outdoor Oil-Rubbed Bronze LED Lake Worth Wall Lantern

★★★★★ (7) : Write a Review : Questions & Answers (0)

Open Expanded View Click Image to Zoom

$49.97 /each

OUT OF STOCK ONLINE

PRODUCT OVERVIEW

Model # HRR1691L : Internet # 205399699 : Store SKU # 1000711964

The LED exterior wall lantern is uniquely designed with a contemporary feel. Hand painted in oil rubbed bronze, it provides a clean, yet warm appeal. This uniquely designed fixture is the choice of discriminating yet value conscious homeowners who want to enrich their home.

- Uses LED 10-Watt light source
- Durable aluminum construction with hand painted finish gives a sophisticated look
- 3-years warranty
- Compatible with a standard wall dimmer

SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	10.5	Product Length (in.)	10.13
Product Height (in.)	9.88	Product Width (in.)	10.38

DETAILS

Bulb Type Included	LED	Outdoor Lighting Features	Weather Resistant, Waterproof, Dark Sky
Exterior Lighting Product Type	Outdoor Sconces	Power Type	Hardwired
Fixture Color/Finish	Oil-Rubbed Bronze	Product Weight (lb.)	1.58 lb.
Glass/Lens Type	No glass/lens	Returnable	90-Day
Maximum Wattage (watts)	0	Style	Modern
Motion Sensor	No	Wattage (watts)	14 W
Number of Bulbs Required	0		

WARRANTY / CERTIFICATIONS

Certifications and Listings	cULus Certified/ETL Listed/FCC Listed	Manufacturer Warranty	3 years warranty
ENERGY STAR Certified	Yes		

SURFACE MOUNTED CEILING LIGHT

TUBE - model: FM-W2612

LED Ceiling/Wall Mount

WAC LIGHTING

Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

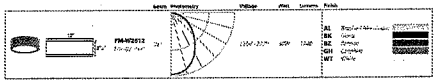
Sleek and modern. Tube is offered in round and cylindrical profiles for various applications and design themes. Crafted of die-cast aluminum with an etched glass diffuser for broad lateral or focused illumination in baths, closets and other rooms, as well as ceiling/wall locations, in residential and commercial spaces. Mounts to walls or ceilings. Fine hardware finishes.

FEATURES

- Energy Star® rated
- CEC Title 24 Compliant
- Wall or Ceiling Mount
- IP65 Rated, ETL & cETL wet Location Listed
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V~277V)
- Dimming ELV (120V) or 0-10V

SPECIFICATIONS

Construction: All versions with etched glass.
Power: Integral driver in Australian 120V~277V input.
Light Source: High output LED
Mounting: Mounts directly to junction box
Dimming: 0-10V Dimming 100%-10%
ELV Dimming 100%-15% (120V only)
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)
Color Temp: 3000K
CRI: 90
Rated Life: 70,000 hours
Standards: Energy Star® rated, IP65 Rated, ETL & cETL Wet Location Listed, CEC Title 24 Compliant



Example: FM-W2612-GH

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lima Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

SURFACE MOUNTED CEILING LIGHT

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

LICENSED ARCHITECT CARMEN JENSEN WEBB No. C-18397 REN. 6-30-17 STATE OF CALIFORNIA

• PROJECT •

Woodside Priory Garden Structure

302 Portola Road Portola Valley CA 94028

• SHEET TITLE •

Site Lighting & Rendering

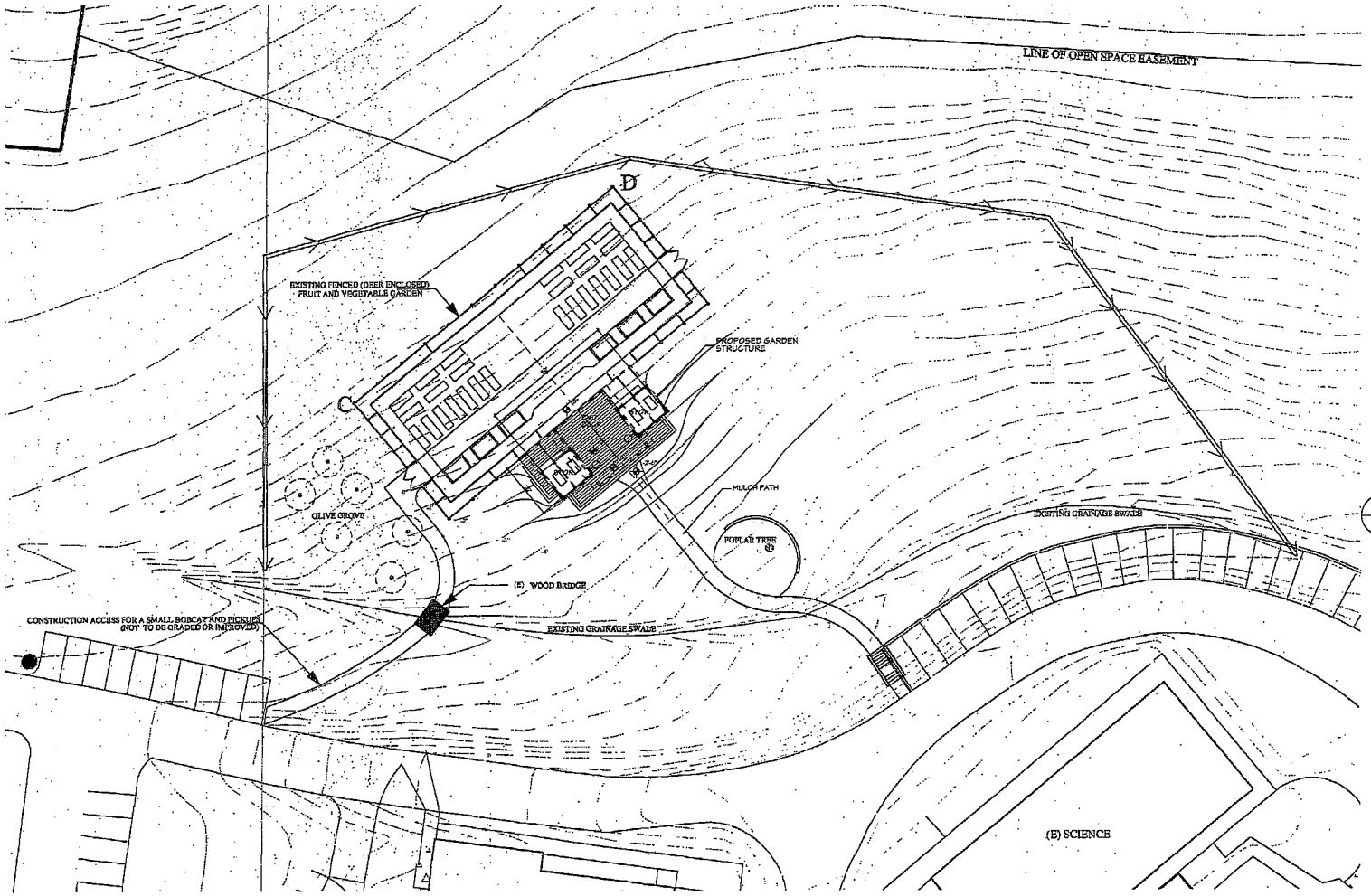
• REVISIONS •

No.	Date	Notes

• JOB: 1999.4213

• DATE: 7/18/16

• SHEET: T-0.2



GRADING INFORMATION (CUT & FILL):

OUTSIDE OF BUILDING FOOTPRINT:

A. FILL AREA: 1,604 SF WITH AN AVG. FILL OF 0.5' = 802 CF = 30 CY
CUT AREA: 0 CY
TOTAL CUT & FILL: 30 CY

SITE LIGHTING LEGEND

SEE CUT SHEETS ON T-02

WALL LIGHT

CLG. SURFACE MTD. DOWN LIGHT

1 Garden Site Plan 1" = 20'

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

LICENSED ARCHITECT CHRIS JENSEN WARD No. C-19397 REN. 8-31-17 STATE OF CALIFORNIA

• PROJECT •

Woodside Priory Garden Structure

302 Portola Road Portola Valley CA 94028

• SHEET TITLE •

Site Plan

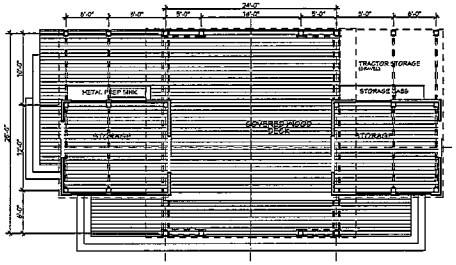
• REVISIONS •

No.	Date	Notes

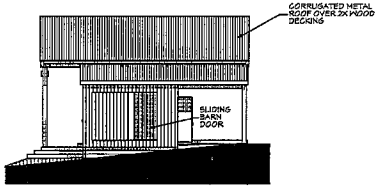
• JOB: 1999.4213

• DATE: 7/18/16

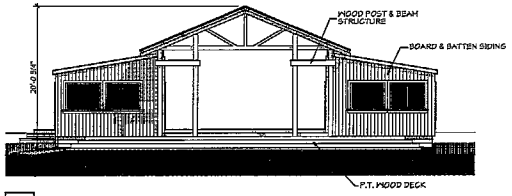
• SHEET: A-1.1



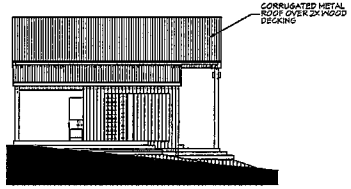
1 Main Floor Plan 1/8" = 1'-0"



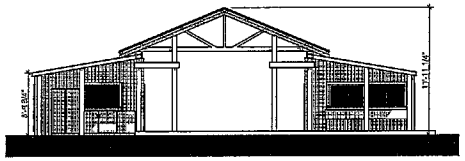
4 Side Elevation 1 1/8" = 1'-0"



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



5 Side Elevation 2 1/8" = 1'-0"



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

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

LICENSED ARCHITECT CHRISTOPHER JENSEN WONG No. C-19397 REN. 8-30-17 STATE OF CALIFORNIA

• PROJECT •

Woodside Priory Garden Structure

302 Portola Road Portola Valley CA 94028

• SHEET TITLE •

Garden Structure - Plans & Elevations

• REVISIONS •

No.	Date	Notes

• JOB: 1999.4213

• DATE: 7/18/16

• SHEET: A-2.1

ARCHITECTURAL AND SITE CONTROL COMMISSION **September 12, 2016**
Regular Evening Meeting, 765 Portola Road

(1) CALL TO ORDER

Chair Ross called the regular meeting to order at 7:00 p.m. in the Town Center Historic School House Meeting Room, 765 Portola Road.

(2) ROLL CALL

Planning Director Debbie Pedro called roll:

Present: ASCC: Commissioners Koch and Sill; and Vice Chair Breen, Chair Ross
Absent: Commissioner Wilson
Planning Commission Liaison: Nicholas Targ
Town Council Liaison: None
Town Staff: Planning Director Debbie Pedro

(3) ORAL COMMUNICATIONS: None.

(4) OLD BUSINESS

(a) Architectural Review and Site Development Permit for a New Residence with Attached Garage and a Swimming Pool, File #s: 23-2016 and X9H-711, 5905 Alpine Road, Duff Residence

Planning Director Pedro presented the staff report regarding the revised project plans submitted by the applicant in response to comments and direction provided by the ASCC at the preliminary review meeting.

Planning Director Pedro noted that the applicant has proposed to replace the balcony railing light fixtures shown in the staff report with LED lights. She said the Commission should review the new light fixtures and their configuration.

Chair Ross called for questions from the Commission.

Commissioner Koch asked if the light fixture change applied to all of the fixtures or just the row along the pool. Chip Jessup, project architect, said the light fixtures shown between the upper and lower levels are only going to be located on the uphill side of the house – adjacent to the front door, at the garage doors, and adjacent to the shop door. He said the other light fixtures will be replaced with LED fixtures mounted to the vertical posts at the pool level and at the rear balconies on the main level above. He said those light fixtures are 1 watt or less per fixture. He confirmed there was nothing attached to the house itself on the downhill side.

Vice Chair Breen asked if the light could reflect back and reflect off of the stucco or if it could highlight the siding of the house. Mr. Jessup said they intended to set the lights at a down angle rather than directly back at the house or upwards. He said if it reflected off the stucco, it would be first off the deck before it hit the walls and would not wash the walls. Chair Ross said each individual lamp is about as bright as the LED on a charging cord.

With no further questions from the Commission, Chair Ross invited the applicant to comment.

Mr. Jessup said they had originally submitted a roofing color that met the Town's reflectivity guidelines; however, the sample, when held at a certain angle, showed some glare and reflectivity. He shared a sample of an alternative that had more of a matte finish; however, he said they feel the first sample is more appropriate and that it is unlikely to be reflective or create glare at the low 3/12 pitch.

Chair Ross called for questions from the Commission.

Commissioner Koch asked regarding the stainless steel railing. Mr. Jessup said it has the appearance of a powder-coated steel or aluminum, as shown in the rendering.

Vice Chair Breen asked if the originally proposed roof material would become more matted in time. Mr. Jessup said it would.

Vice Chair Breen asked if there needed to be a light on every post. Mr. Jessup said in order to have it be usable regularly, the light should be more uniform rather than a series of dark shadows. In response to Vice Chair Breen's question, the applicant said the intention was to light the pool decking and there would be no light fixtures on the back of the house.

Vice Chair Breen asked regarding the material used on the pool decking. The applicant said it was a composite material called "Resista."

In response to a question from Chair Ross, Planning Director Pedro said the concern about the original roofing material proposed was regarding the reflectivity. She said staff had received a neighbor complaint this year about a project that had installed a dark bronze metal roof. She said staff visited that site midday and it looked almost white from certain angles; however, she said when looking at it with no direct sunlight, it did comply with the Town's reflectivity guidelines.

Mr. Jessup pointed out that the standing seam roof on Town Center buildings, which likely had a matte finish to start with, is about the same pitch as on the proposed residence.

Chair Ross asked how many LED lamps would be on each post. Mr. Jessup said probably no more than two. He said the power supply would be conduit that would be mostly threaded into the posts with exposed conduit painted.

With no further questions, Chair Ross called for questions from the public. Hearing none, Chair Ross closed the public comments and brought the issue back to the Commissioners for discussion.

Commissioner Sill was supportive of the project and the changes made. He said he was also comfortable with the original roofing material choice. He was glad the railing would not be shiny steel. He was supportive of the design, color choices, materials, and landscaping.

Vice Chair Breen was supportive of the project. She was supportive of the original roof choice because it would dull down over time and the house had very little offsite impact.

Commissioner Koch was supportive of the project. She was appreciative of removing the existing olive tree, the barbed wire, and the fencing. She agreed the darker roof was more appropriate. She would like to see a sample of the powder coating for the railing. Planning Director Pedro suggested a condition specifying the dark bronze powder coated railing.

Chair Ross was supportive of the project. He also supported the original roof material submission.

Vice Chair Breen moved to approve the application as submitted, with the revised lighting plan, the original roofing material, and a condition that the color and style of the railing should be as shown on Rendering Page CB-3. Seconded by Commissioner Koch, the motion carried 4-0.

(5) NEW BUSINESS

(a) Recommendation for Appropriate Action or Signage on Portola Road at Windy Hill Preserve

Planning Director Pedro presented the staff report regarding signage on Portola Road at the Windy Hill Preserve. She said at the August 10 Town Council meeting, an Ad Hoc committee was formed to discuss the parking issue at the front of Windy Hill along Portola Road. She said it has been requested that the ASCC discuss the issue and provide comments or recommendations prior to the first meeting of the Ad Hoc committee. She said Chair Ross is a member of the Ad Hoc committee and will share any comments or recommendations made by the ASCC.

Planning Director Pedro said for a number of years the Bicycle, Pedestrian, Traffic Safety (BPTS) Committee has complained that vehicles park along, and encroach within the shoulder of, Portola Road at Windy Hill, causing cyclists to veer into the travel way. Planning Director Pedro said that although a number of attempts have been made to address this issue, the BPTS feels that none have been effective.

Commissioner Koch said she would not support the red and white sign. She said she thinks people will continue to park there whether or not there are "no parking" signs of any kind. She said it is not likely the general public is aware that only the red and white signs are enforceable. She questioned whether the Sheriff would come out to ticket people for parking there or if that was even desirable.

Vice Chair Breen was opposed to a red and white signs being placed in the middle of an iconic site in Town. She said it is MidPen's problem and not the Town's problem. She said there is a CUP and MidPen is not providing enough parking for the people who hike Windy Hill. She said the Town's preference for the size of the parking lot was made 20 years ago, but today more and more people are using the trail. She said she thought it should be MidPen's responsibility to figure out what they're going to do to provide more parking. Vice Chair Breen said there were too many signs, too many curbs were being painted, and too much visual clutter occurring on the streets, and this was causing the loss of the rural bucolic character of the town. She said the proposal was misguided and it will be a sad thing to put signs on that stretch of road.

Commissioner Sill said there appears to be enough space to add 10 feet in the lot toward the Sequoias and a couple of feet the other direction, but a parking lot designer would need to determine how many more spaces could be accommodated. He said that since there were already a lot of "no parking" signs just a mile away near Town Center, the churches, and Village Square, he was not as intensely against signs at Windy Hill. He suggested that word of mouth about people being ticketed may be a deterrent. Commissioner Koch said that would require the Town to direct the Sheriffs to start ticketing there.

Vice Chair Breen said she has discussed with the Neelys the possibly of donating a trail along the creek from Town Center so that people could start their hike at Spring Down. She said this idea, however, will not presently help this Ad Hoc committee.

Commissioner Sill was supportive of Vice Chair Breen's idea and said even if they could figure out a way to get six or eight more parking places at Windy Hill, five years from now it will still be a problem.

The Commissioners discussed that it appeared the unstriped parking lot was big enough to fit more cars and should be evaluated by a parking lot designer to more efficiently park cars. They discussed requiring horse trailers to park elsewhere.

Chair Ross asked the Commissioners how they felt in general about the idea of more designated parking spots and/or signs within the parking lot as opposed to along the road. The Commissioners agreed that would be acceptable.

Chair Ross said Windy Hill is a popular hiking area that will grow in popularity with the increased population, as well as it being publicized in social media. He said he does feel more vulnerable when riding a bicycle along that area when cars are parked on both sides. He suggested that a sign, perhaps 100 yards before people get to that bottleneck, cautioning drivers to slow down for the turn or be aware of congestion ahead, may be appropriate.

Vice Chair Breen said signs are permanent solutions to a situation that is only present approximately 10 hours out of a week. She said MidPen should be reminded that they have a Conditional Use Permit. Chair Ross agreed that MidPen should be included in the discussion, and possibly asked to help manage the problem. He said he suspects that if people arrive and cannot find parking in the lot or on the street, they may just go back home. So even if more parking was provided inside the lot, he said it may not reduce the amount of parking that occurs along Portola Road. He said he was not as opposed to the red and white sign as others, but understood the concerns about it.

Vice Chair Breen said she was not concerned about the red and white signs in most other places, but this is a scenic corridor, and it will be ruined with red and white signs in the foreground. She said she also does not like the signs on Alpine Road in front of Ford Field, particularly since people only park there one day a year for a baseball game, and they park there regardless of the signs that are in place.

Planning Commission liaison Nicholas Targ said he would predict the preserve will become more crowded with the increasing density in the surrounding communities. He said he agreed that the red and white signs would add to the visual blight. He was supportive of looking at the CUP to see what kind of accommodation can be made or required.

Chair Ross said he has observed that when parking is really crowded, there are many cars parking in marginal or untenable spots along Portola Road, which is currently enforceable, but he has not seen it enforced. Planning Director Pedro said that, according to Public Works Director Young, the Sheriff has ticketed vehicles that encroach within the traffic lane. Chair Ross said it has not solved the problem. He agreed with Commissioner Koch that changing the color of the sign may make it enforceable, but will not likely stop the behavior. He said he finds the line of parked cars to be more of a visual blight than the signs. He wondered if it would be acceptable from a visual standpoint to have enforceable "no parking" signs on the opposite side of Portola Road so that it was not in the viewscape.

Vice Chair Breen suggested talking to the Sequoias to see if there was land there that could be paved and developed. She agrees that the line of cars is very unsightly, but most of the time she drives by, there are no cars parked there.

(6) COMMISSION AND STAFF REPORTS:

(a) Town Center Master Plan Update

Planning Director Pedro provided an update on the Town Center Master Plan. She said the website is active until September 20. She said they are inviting as many people as possible to sign in and provide comments. She demonstrated the website.

Vice Chair Breen and Commissioner Sill reviewed the planting plan for 185 Meadowood Drive and required the applicants to use 24-gallon and 36-gallon trees instead of the proposed 15-gallon specimens.

Commissioner Koch said she and Chair Ross were invited today to visit 40 Minoca, where the applicants are requesting to remove some of the ASCC-approved rolling louvers that were to shade portions of the large main living area window.

Chair Ross reviewed the revised lighting plan for 128 Escobar Road. He said he approved most of the light fixture locations.

(7) APPROVAL OF MINUTES: August 22, 2016. Vice Chair Breen moved to approve the August 22, 2016, minutes as amended. Seconded by Commissioner Sill, the motion passed 4-0.

(8) ADJOURNMENT [*7:56 p.m.*]