



****AMENDED 2.04.2020****

**City of St. Helena
Planning Commission
Regular Meeting**

**Tuesday, February 4, 2020 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena**

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes.

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chairperson: Lester Hardy
Vice Chair: John Ponte
Commissioners: Autumn Anderson, Daniel Hale and Bobbi Monnette
City staff present at the meeting will be noted in the minutes.
3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of four minutes.**
4. CONSENT ITEMS
Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)
 - 4.1. Approval of Special Joint City Council and Planning Commission Minutes: January 21, 2020 5 - 6
[Joint CC & PC Meeting Minutes - 1.21.2020](#)
5. PUBLIC HEARINGS
 - 5.1. The applicant is requesting Demolition Permit and Design Review approval in order to demolish an existing single-family home in order to accommodate construction of a new home. 7 - 82

CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 15301 and 15303.
Prepared By: Chris Gustin, Contract Planner
Recommendation:
The Planning Department recommends that the Planning Commission adopt a resolution finding that:
 1. The project is exempt from the requirements of CEQA pursuant to CEQA Sections 15301 (L)(1) and 15303 (A), and

2. Accepting the required findings and approving the requested Demolition Permit and Design Review for a new single family residence at 222 Pope Street.

[222 Pope St. - Staff Report](#)

[** 222 Pope St Revised Conditions](#)

[** Site Plan with Flood Plain Overlay](#)

[** Aerial View](#)

[** Public Comment\(1\)- Bini](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

This is an opportunity for staff to report on or update the Commission on any relevant matters.

8. AGENDA FORCAST

Below is a link to a list of pending and upcoming projects which may be of interest to the community.

This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

A list of all current planning projects is available on our city website in the link below:

http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for February 18, 2020, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on January 27, 2020.

Maya DeRosa, Planning & Building Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48

hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofsthenela.org> and will be available for public

review at the respective meeting.

MINUTES
City of St. Helena
Special Joint City Council and Planning
Commission Meeting
Tuesday, January 21, 2020 @ 6:00 PM
465 Main Street
Vintage Hall Boardroom, St. Helena

A complete video recording of this meeting, except for closed session, can be found at <https://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 968-2742. The City Council video is the official record of the Council meeting.

Present: **City Council:** Mayor Geoff Ellsworth, Vice Mayor Paul Dohring, Council Member Anna Chouteau, Council Member David Knudsen, and Council Member Mary Koberstein

Planning Commission: Chair Lester Hardy, Vice Chair John Ponte, Commissioner Autumn Anderson, Commissioner Bobbi Monnette, and Commissioner Daniel Hale

Absent: None

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 PUBLIC FORUM:

No public comment received.

5 NEW BUSINESS

a) Presentation Regarding 2019 Housing Legislation

CEQA Determination: Not a CEQA Project.

Prepared By: Kara Ueda, City Attorney

Recommendation:

No action required.

Ethan Walsh, Assistant City Attorney provided housing legislation update presentation to the City Council and Planning Commission.

Chair Hardy opened public comment.

Loraine Stewart, Steve Goldfarb and Tom McBroom addressed the Council and Planning Commission.

Chair Hardy closed public comment.

6 ADJOURNMENT

Chair Hardy adjourned the meeting at **7:05 p.m.**

APPROVED:

ATTEST:

Lester Hardy, Planning Commission Chair

Maya DeRosa, Planning and Building Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of February 4, 2020

FILE NUMBER: PL19-041`

SUBJECT: The applicant is requesting Demolition Permit and Design Review approval in order to demolish an existing single-family home in order to accommodate construction of a new home.

PREPARED BY: Chris Gustin, Contract Planner

REVIEWED BY: Aaron Hecock, Senior Planner

APPROVED BY: Aaron Hecock, Senior Planner

APPLICATION FILED:09/09/19

ACCEPTED AS COMPLETE:01/21/20

LOCATION OF PROPERTY: 222 Pope Street

APN: 009-030-038

GENERAL PLAN/ZONING: Medium Density Residential/MDR

APPLICANT: Toby Long, AIA

PHONE: (415) 905-9030

BACKGROUND

The subject property is a residential lot of 0.589 acres (25,689 sq. ft.) improved with a one-story, three-bedroom, two-bath single family residence of approximately 1,800 sq. ft. and a detached garage of approximately 800 sq. ft. The residence was constructed in 1948. The California Historical Resources Information System conducted a records search by reviewing pertinent Northwest Information Center base maps that reference cultural resources records and reports, historic-period maps and literature for Napa County. After this review it was determined that the building is of no architectural or historical significance. The property does not qualify for historic listing at any level and is not a historical resource under CEQA. The streetscape is established mature landscaping around single-family residences from the twentieth through twenty-first centuries.

PROJECT DESCRIPTION

The applicant, Toby Long, AIA, submitted a request to demolish the existing three - bedroom, two-bath 1,800 sq. ft. single-story home and construct a new 2,704 sq. ft. four-bedroom, 2.5-bath two-story single family residence and renovate an existing 804 sq. ft. detached garage and construct a new Accessory Dwelling Unit above. The new structures are reminiscent of a traditional cottage with stone veneer wainscoting, board and batten siding, windows with dividing lites, gable and hip roof lines with painted wood corbels and gable trim. The entry will consist of heavy wood timbers. The renovated garage and new Accessory Dwelling Unit above will maintain this same architectural style.

The total floor area proposed is 4,200 square feet, the maximum allowed by the Zoning Code. The total lot coverage, including the exterior stairways, second floor decks and other projecting architectural features over 18 inches in height totals 3,963 sq. ft.

Many of the existing landscaping walls and features will be removed and replaced however a majority of the mature landscaping will remain.

ANALYSIS**General Plan:**

The General Plan Land Use Map designates the site for Medium Density Residential uses. This land use designation allows single family detached and attached homes, secondary residential units, and other compatible uses including accessory structures. The Medium Density Residential land use designation serves as the predominant residential land use designation and is intended to perpetuate the existing development patterns of St. Helena's established neighborhoods.

The relevant General Plan policy applicable to the Demolition Permit and Design Review applications is:

“HR1.6 For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records search, the City shall require evaluation of structures over 45 years old to determine their historical significance. Studies shall be prepared according to the National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.”

A record search was conducted by the California Historical Resources Information System, Northwest Information Center. This search concluded that there is no evidence of any cultural or archaeological resources or historic buildings on the site.

Staff Analysis: The proposed demolition of the existing structure is consistent with and meets the criteria set forth in the applicable General Plan policy outlined above.

ZONING

Consistent with the General Plan land use designation, 222 Pope Street is in the MDR: Medium Density Residential District. The MDR Zoning District allows for residential construction insofar as it conforms to the development standards prescribed by Municipal Code Section 17.40.060.

	Standard	Existing	Proposed
Parcel Size:	7,000 sq. ft.	25,689 sq. ft.	25,689 sq. ft.
Setbacks:			
<u>Front:</u>			
Main Residence	30 feet	30 feet	30 feet
Garage/ADU	30 feet	28'9"	28'9"
<u>Sides:</u>			
Main Residence	15 feet	20' +/- & 25' +/-	15' & 100'+
Garage/ADU	3 feet	50 feet +/-	50 feet +/-
<u>Rear:</u>			
Main Residence	30 feet	46'7"	42'5"
Garage/ADU	30 feet	25'3" +/-	51'3"
Building Height:			
Main Residence	30 feet	UNK.	30 feet
Garage/ADU	30 feet	UNK.	25'3"
Lot Coverage:	45%	UNK.	20.4%
Floor Area Ratio:	0.312	0.223	0.218*

* Section 17.40.070 Other uses, standards, and requirements, Subsection C, exempts one covered parking space of two hundred square feet in size from the Floor Area Ratio provisions. This also includes the future Accessory Dwelling Unit (A.D.U.).

The proposed single family residence complies with or exceeds all applicable RM District Development Standards.

DEMOLITION PERMIT

As set forth in the attached Project Narrative, the property owners intend to remove all structures and landscaping from the site except for the large walnut tree.

Zoning Code Section 17.164.050 G, Demolition, states in part: "...no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings":

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.

The building to be demolished has been determined to have no architectural or historical significance.

2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood;

The building to be demolished, a typical 1940'S era ranch house, will not eliminate any elements that are required to maintain the essential character of the neighborhood.

3. That the design review of the proposed replacement structure is approved prior to or in conjunction with the demolition of a housing structure.

The project is subject to Design Review Approval and any demolition permit approval is contingent upon the Design Review Approval of the proposed new dwelling.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood. Consistency findings related to the Design Review Criteria are enumerated below:

Design Review Criteria.

1. 1. Consistency and compatibility with applicable elements of the general plan.
The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to historic preservation (as noted, there are no historic preservation issues), design, compatibility, and continuity of defining features of the neighborhood.
2. Compatibility of design with the immediate environment of the site;
The immediate neighborhood consists of modest, one-story and two-story homes, most dating to the mid to late twentieth century. As proposed, the

project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.

3. Relationship of the design to the site.
The proposed project maintains an appropriate relationship to the site.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The project is consistent and compatible with the surrounding properties and neighborhood.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
The proposed work would not alter the scale or transition between different land uses.
6. Compatibility with future construction both on and off the site;
The proposed contemporary home will blend in with the existing and future construction in the immediate neighborhood.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The proposed design and materials are of a quality and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
The proposed siting of the new home will create an internal sense of order and provide a desirable environment for occupants, visitors, and will be consistent with the general community.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
The landscaping proposed is consistent with the residential character of the project and sufficient open space will be provided.
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
No changes to access are proposed as part of the project, and sidewalks exist along the frontage of Pine Street for safe and convenient pedestrian and bicycle access. No changes are proposed to the width of the street that would impact vehicular access.
11. Whether natural features are appropriately preserved and integrated with the project;
The site is essentially flat and does not have any significant natural features.
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
The proposed siding, colors, and roofing materials are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.

13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

The project proposes an extensive landscaping plan that would be consistent with that seen throughout St. Helena.

14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape plant materials.

The proposed landscaping is consistent with the applicable low-water landscaping ordinances and will be irrigated by a drip system. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.

CONSTRUCTION IN THE FLOODPLAIN

A portion of the northern-most corner of the site is located within designated floodplain Zone AE. St. Helena Municipal Code Chapter 15.52, "Flood Damage Prevention", regulates construction in designated floodplains. Sections 15.52.150, "Standards of Construction" establishes the design criteria and other flood-hazard reduction requirements for construction in floodplains. The Civil Engineering Plans have been reviewed by the City's floodplain engineering consultants and Public Works Department. The plans indicate that there will be a minor amount of fill in portions of the floodplain and there are other landscaped areas where there may be fill.

Both the City Engineer and the City's consultants are of the opinion that the standards can be met without substantially raising the overall pad elevations or altering the elevations shown on the plans submitted. The Base Flood Elevation of the site as shown on the Map of Topography is 217.1 feet. Section 15.52.150 C.1.a, requires the finished floor be 18 inches above the Base Flood Elevation. Minor changes to the Grading and Drainage Plan and Landscaping Plans can be made that would achieve compliance with the requirements of Chapter 15.52 without altering the overall design of the proposed residence and detached garage and Accessory Dwelling Unit and construction. Prior to the issuance of demolition, grading, and building permits the plans will have to be amended to reflect these requirements to the satisfaction of the City Engineer and the City's consultants.

Additionally, recommended Conditions of Approval are included stipulating that prior to finalizing any aspect of the Grading Permits and site improvements all elevations shall be certified by a Licensed Civil Engineer or Land Surveyor to ensure compliance with the applicable Municipal Code requirements and to protect residents and property owners from flood related hazards.

Because of the proximity to the Napa River, Staff has also suggested Conditions of Approval requiring the applicant to consult with the State Department of Fish and Game

and the U.S. Army Corps Engineers once the Final Grading and Improvement Plans are completed and approved by the City and Engineer. Should either of these Agencies require separate permits, the Applicant shall comply with any such requirements. The City cannot enforce any requirements of these Agencies but can, at a minimum, ensure that the consultations occur.

WATER USE ANALYSIS

A Water Neutrality Report was prepared for the proposed new residence and on-site improvements. Based upon the analysis of existing and future water demand, the proposed new residence and Accessory Dwelling Unit there will be a net reduction in water use at the site.

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301(L)(1) and 15303(A) which exempts demolition of an existing single family residence and the construction of a new single family residence. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

ISSUES

No issues have been raised other than those addressed in this Staff Report.

CORRESPONDENCE

No correspondence has been received as of the preparation of this Staff Report.

STAFF RECOMMENDATION

The Planning Department recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Sections 15301 (L)(1) and 15303 (A), and
2. Accepting the required findings and approving the requested Demolition Permit and Design Review for a new single family residence at 222 Pope Street.

ATTACHMENTS

[222 Pope Street PC Resolution](#)

[DR Written Statement](#)

[Demo Written Statement](#)

[222 Pope Trinchero Water Use AnalysisReport FINAL 012220](#)

[Project Plans 9.09.19](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DEMOLITION PERMIT AND DESIGN REVIEW
AT 222 POPE STREET**

PROPERTY OWNERS: Mario Trinchero and Jennifer Curry **APN:** 009-030-038

Recitals

1. On September 9, 2019, Toby Long, AIA, on behalf of Mario Trinchero and Jennifer Curry, submitted an application for Design Review and a Demolition Permit to demolish an existing 1,800 square foot single family residence with three bedrooms and two baths and construct a new 2,704 sq. ft. two-story single family residence with four bedrooms and three baths, renovate an existing garage with an Accessory Dwelling Unit above at 222 Pope Street in the Medium Density Zoning District; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on February 4, 2020; and
4. Now, therefore let it be found that, the Planning Commission approves the Demolition Permit and Design Review and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301(L)(1) and 15303(A) which exempts demolition of an existing single family residence and the construction of a new single family residence. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

B. DEMOLITION PERMIT

Zoning Code Section 17.164.050 "Applicability" (of Design Review) specifies that "...no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

*Design Review and Demolition Permit
222 Pope Street
February 4, 2020*

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.

2. That the demolition of the existing single family residence constructed in 1948 does not eliminate elements that are required to maintain the essential character of the neighborhood;

3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

C. DESIGN REVIEW

The Planning Commission has considered the Design Review design criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review given that the project has been found to demonstrate:

1. *The proposed project would be appropriate in the context of the greater neighborhood and would be consistent with the intent of applicable General Plan policies pertaining to historic preservation (as noted, there are no historic preservation issues), design, compatibility, and continuity of defining features of the neighborhood.*
2. *The immediate neighborhood consists of modest, one-story and two-story homes, most dating to the mid to late twentieth century. As proposed, the project would retain the character of the existing residences. There is no component of the project that would be incompatible with the immediate environment of the site or that of the greater neighborhood.*
3. *The proposed project maintains an appropriate relationship to the site.*
4. *The project is consistent and compatible with the surrounding properties and neighborhood.*
5. *The proposed work would not alter the scale or transition between different land uses.*
6. *The proposed home will blend in with the existing and future construction in the immediate neighborhood.*
7. *The proposed design and materials are of a quality and type that are appropriate for the residential nature of the project and would be consistent with the site and its surroundings.*
8. *The proposed siting of the new home will create an internal sense of order and provide a desirable environment for occupants, visitors, and will be consistent with the general community.*
9. *The landscaping proposed is consistent with the residential character of the project and sufficient open space will be provided.*

*Design Review and Demolition Permit
222 Pope Street
February 4, 2020*

10. *No changes to access are proposed as part of the project, and sidewalks exist along the frontage of Pine Street for safe and convenient pedestrian and bicycle access. No changes are proposed to the width of the street that would impact vehicular access.*
11. *The site is essentially flat and does not have any significant natural features.*
12. *The proposed siding, colors, and roofing materials are consistent with residential architecture and compatible with surrounding residential design employed throughout the City of St. Helena.*
13. *The project proposes an extensive landscaping plan that would be consistent with that seen throughout St. Helena.*
14. *The proposed landscaping is consistent with the applicable low-water landscaping ordinances and will be irrigated by a drip system. The project will be conditioned to comply with all current applicable Title 24 building standards for energy efficiency and conservation and would achieve required energy metrics.*

Conditions of Approval

1. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. The Demolition Permit and Design Review approval shall be vested within one (1) year from the date of the decision. A building permit for the project allowed under this approval shall have been obtained within one (1) year from the effective date of the Demolition permit and Design Review decision or these approvals shall expire; provided however that the approved Demolition Permit and Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
3. This permit is valid for this design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
4. The Demolition Permit and Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
5. Any request for an extension of the Demolition Permit or Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

*Design Review and Demolition Permit
222 Pope Street
February 4, 2020*

7. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

8. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

9. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

10. Provided they are in general compliance with the approved Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.

11. This Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

12. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

13. Construction documents shall be in compliance with approved plans and exhibits. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.

14. Where the MR District adjoins agricultural districts, there exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

Public Works Department Conditions of Approval

15. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of

*Design Review and Demolition Permit
222 Pope Street
February 4, 2020*

St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

16. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

17. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.

18. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.

19. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.

20. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. If a current approved backflow device exists, then please provide current test certifications. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.

21. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.

22. The applicant shall incorporate water conservation practices into the proposed project. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in-full on the architectural plans.

23. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

24. Prior to Certificate of Occupancy the applicant shall conform to the requirements of City of St. Helena Standard Drawings, Water and Sewer Standards Section 6-2.10

*Design Review and Demolition Permit
222 Pope Street
February 4, 2020*

which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts.

25.All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy.

26.All driveway approaches shall be per current City and ADA Standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy.

27.Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.

28.Prior to Certificate of Occupancy the applicant shall conform to the requirements of City of St. Helena Standard Drawings, Water and Sewer Standards Section 7-1.12 and applicable Health Standards, which includes water laterals being a minimum of five (5) feet from sewer laterals.

29.Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

30.An encroachment permit shall be required for any work performed in the public right of way.

31. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

32. Prior to the issuance of any building or grading permits, the applicant shall submit evidence from the California Department of Fish and Wildlife that the proposed project either complies with all applicable requirements of the Department, all appropriate and required permits have been secured, or the project is exempt from the Departments permitting requirements.

33. Prior to the issuance of any building or grading permits, the applicant shall submit evidence from the Army Corps of Engineers that the proposed project either complies with all applicable requirements of the Army Corps of Engineers, all appropriate and required permits have been secured.

34. Prior to the issuance of any Grading or Site Improvement Permits, the Site Improvement Plans shall be revised by a Licensed Civil Engineer if and/or as necessary to comply with all applicable St. Helena Municipal Code requirements for on and off-site protection of public and private property to the satisfaction of the City Engineer.

*Design Review and Demolition Permit
222 Pope Street
February 4, 2020*

35. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.

36. Prior to final approval of the Grading Permit, a no-rise certification will need to be provided for any proposed fill within the floodway per St. Helena Municipal Code 15.52.190.

37. Prior to the approval of the Final Building Inspections, elevation certificates shall be provided for the primary residence and garage with ADU located within Flood Zone AE per St. Helena Municipal Code 15.52.150 C.1.c

38. Any below-grade crawl space for primary residences that are below the Base Flood Elevation (BFE) shall meet St. Helena Municipal Code sections 15.52.150 C.2.a C.2.b, C.2.d, C.2.e, and C.2.f.

39. Per St. Helena Municipal Code 15.52.150 C.4 for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered civil engineer or meet or exceed the following minimum criteria:

a. Either a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices; provided, that they permit the automatic entry and exit of flood waters; or

b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration

40. Per St. Helena Municipal Code 15.52.150 D: Nonconversion of Enclosed Areas Below the Lowest Floor. To ensure that the areas below the BFE shall be used solely for parking vehicles, limited storage, or access to the building and not be finished for use as human habitation without first becoming fully compliant with the floodplain management ordinance in effect at the time of conversion, the floodplain administrator shall:

1. Determine which applicants for new construction and/or substantial improvements have fully enclosed areas below the lowest floor that are five feet or higher;

2. Require that such applicants enter into a "nonconversion agreement for construction within flood hazard areas" or equivalent with the city. The agreement shall be recorded by the floodplain administrator with the Napa County recorder as a deed restriction. The nonconversion agreement shall be in a form acceptable to the floodplain administrator and city attorney; and

3. Have the authority to inspect any area of a structure below the base flood elevation to ensure compliance upon prior notice of at least seventy-two (72) hours.

*Design Review and Demolition Permit
222 Pope Street
February 4, 2020*

41. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo). WELO compliance shall be demonstrated for each parcel as part of each individual building permit submittal. The applicant shall submit the MWELo application at the time of the building permit submittal. The application is located here: http://www.cityofsthenana.org/sites/default/files/fileattachments/public_works/page/2491/mwelo_ldp_cc.pdf

42. The applicant shall incorporate water conservation practices into the proposed project per the Water Neutrality Report submitted with this application dated December 17, 2019. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans prior to building permit approval. Off-site retrofits are required for this project and (explain here the site(s) and/or number fixtures to be retrofitted in order to offset the additional gallons per day for the proposed project). The off-site retrofits shall be completed prior to occupancy of any building at 222 Pope Street.

43. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated January 2019.

44. If a sanitary sewer clean-out does not exist or does not meet City requirements, (Public Works Standard 211), one will be required and may include replacement of the existing sewer lateral to the City main.

45. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

46. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

47. An encroachment permit shall be required for any work performed in the public right of way. Improvements on private shared roadways will require approval by all parties of ownership of the access easements.

Fire Department Conditions of Approval

48. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.

49. Installation of approved interior fire sprinkler system is required, unless waived by the Fire Chief.

*Design Review and Demolition Permit
222 Pope Street
February 4, 2020*

50. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

51. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

Building Department Conditions of Approval

52. A building permit is required for all onsite demolition, construction and/or change of occupancy.

53. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.

54. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

55. The applicant shall provide a construction waste management plan with the building permit application.

56. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

57. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

58. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

59. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

60. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of

*Design Review and Demolition Permit
222 Pope Street
February 4, 2020*

deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on February 4, 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director



The Trinchero Curry Residence
222 Pope Street
St. Helena, CA 94574
APN: 009-030-038-000

New Single-Family Home Project

Owner: Mario Trinchero Jennifer Curry 568 Sunset Drive Angwin, CA 94508 APN: 024-282-007-000 T: 707.738.6670 (Mario) T: 530.566.4304 (Jennifer) E: mr.trinchero@gmail.com E: jencurry123@gmail.com	Architect: Toby Long, AIA tobylongdesign 6114 La Salle Avenue #552 Oakland, CA 94611 T: 415.905.9030 E: toby@chxtld.com
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APPLICANT STATEMENT

The proposed project consists of a new single family 2-story home and a detached garage with an accessory dwelling unit above. The main house is a comfortable size at about 2,704 sf of living area with 4 bedrooms and 2.5 bathrooms. The 1st floor is 2,091 sf and 2nd floor is only 614 sf, occupying a much smaller footprint to allow higher ceilings on the 1st floor. The accessory dwelling unit (ADU) situated above the garage, is 687 sf with 1 bedroom and 1 bath. The 808 sf garage is existing and to be renovated with the ADU on top to have the same look and charm as the main house. The garage fits two cars and still has plenty of space for a work area inside. The new chipseal driveway provides additional parking for at least 4 more cars.

The proposed total building footprint at grade level, including stairs, landings, and rear deck, is about 3,964 sf, sitting on a 25,689 sf lot. The new single family home replaces an existing 1,800 sf 1-story house with 3 bedrooms and 2 bathrooms. The footprint is slightly larger than existing, but much of it is the 800 sf rear deck with a trellis top. The new house is positioned in about the same location as the existing relative to the site, appreciating the same views and flow of circulation between the buildings and the site. The main visual difference, other than architectural style, is that the new dwellings are 2-story tall compared to the existing 1-story structures. The 2nd floors are only 614 sf and 687 sf for the house and ADU respectively, and therefore minimal in relation to the lot size which helps preserve the openness of the outdoors and respecting the larger, natural context of this beautifully landscaped site.

This new prefab project exudes the timeless charm of a traditional-style cottage home with its stone veneer wainscoting, board and batten siding, windows with divided lites, and gable and hip roof lines adorned with painted wood corbels and gable trim. The stone veneer will be sourced from Napa Valley to visually anchor the home to its natural surroundings. The heavy timber post and truss at the entryway provides a bold but warm embrace to welcome you inside. Once inside,

c l e v e r h o m e s b y t o b y l o n g d e s i g n
6114 La Salle Avenue #552 Oakland, CA 94611 p:415.905.9030
www.tobylongdesign.com

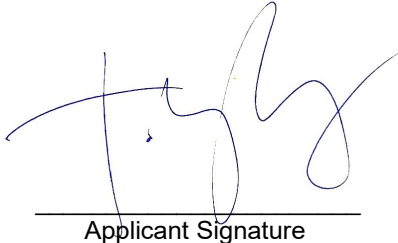


the open-plan living room blends indoor and outdoor comfort with a 24' wide multi-slide glass door unit that opens to the rear deck. The wood deck and trellis steps out into a lush garden by means of pervious, natural walkways. Coming back to the living room, it also has a cathedral ceiling with an interior height of 16'8" at the peak, allowing a wall of windows at the gable end of the room to vertically frame the view of the outdoors. Meanwhile, the ADU above the garage, with its windows, glass doors, and 2 balconies, gives the feeling of living in a treehouse, being nestled among the existing mature growth trees.

In summary, we feel this project will rejuvenate the property with its presence of a custom-designed, well-built prefab home intimately tailored to fit the needs of its owners while preserving the balance of built environment and the existing surrounding nature. Looking at the proposed house and its immediate neighbors, each home is visually different with its colors, textures, materials, and details. Despite these differences, the proposed modern cottage-style home will adapt itself well by sharing the same display of gable and hip roof lines and more importantly a charm that is warm and inviting.

9/9/2019
Date

Toby Long
Applicant Name


Applicant Signature



The Trinchero Curry Residence
222 Pope Street
St. Helena, CA 94574
APN: 009-030-038-000

RECEIVED
PLANNING DEPARTMENT

SEP 09 2019

CITY OF ST HELENA

New Single-Family Home Project

Owner: Mario Trinchero
Jennifer Curry
568 Sunset Drive
Angwin, CA 94508
APN: 024-282-007-000
T: 707.738.6670 (Mario)
T: 530.566.4304 (Jennifer)
E: mr.trinchero@gmail.com
E: jencurry123@gmail.com

Architect: Toby Long, AIA
tobylongdesign
6114 La Salle Avenue #552
Oakland, CA 94611
T: 415.905.9030
E: toby@chxtld.com

APPLICANT STATEMENT for Demolition Approval Application

The proposed project consists of demolishing an existing 1,800 sf 1-story single family house to build a new 2,704 sf single family 2-story house. The existing detached garage is to be renovated with a new accessory dwelling unit above. According to online records, the property was built in 1948 and is not listed on the City of St. Helena Historic Resources-Master List. The existing house is a wood frame construction with stucco finish and has 3 bedrooms and 2 baths.

Other than removing the existing house, its 344 sf rear deck, stone steps, patio, fireplace and chimney will also be demolished. The existing paving, walking paths, low stone walls throughout the site will also be removed to accommodate the new landscaping. Small concrete equipment pads will also be removed as they will not be needed for the new house. The existing gravel driveway will be replaced with a new chipseal driveway in roughly the same area since the garage and its location is existing. An existing 74 sf shed next to the garage will be removed as well.

Other than renovating the existing garage, the new owners are also keeping the existing pool, replacing the bocce ball court with a new one, and also relocating an existing fountain. The entire lot will have new landscaping, but since the new house occupies roughly the same footprint location as the existing, existing mature growth trees are to remain and as currently located.

9/9/2019
Date

Toby Long
Applicant Name


Applicant Signature

cleverhomes by tobylongdesign
6114 La Salle Avenue #552 Oakland, CA 94611 p:415.905.9030
www.tobylongdesign.com

SAFE YIELD WATER USE ANALYSIS

12.17.2019

Trinchero Curry Residence at 222 Pope Street, St. Helena, CA.

- *New 4-bedroom Single Family Dwelling with 1-bedroom Accessory Dwelling Unit to replace existing 4-bedroom Single Family Dwelling (existing dwelling to be demolished).*

Baseline Water Use

Per *Napa County Alternative Sewer Treatment System Standards*, baseline water use is determined at 150 gallons per day per bedroom. Annual baseline water use for this project is based on the number of bedrooms of the existing house:

TABLE (1) – Estimated Baseline

Estimated Baseline Water Use		
# Bedrooms	x 150 = Daily Gallons	x 365 = Annual Gallons
4*	600 gallons	219,000 gallons

*See Appendix A for floor layout of existing house.

Standards for Residential Demand

According to *City of St. Helena Water Neutral Policy for Development*, acceptable theoretical demand for residential flows /uses are:

Water Closet	3 flushes/day/occupant
Lavatory Faucet	0.25 min/3 times/day/occupant
Shower Head	8 min/shower/day/occupant
Kitchen Faucet	4 min/day/occupant
Clothes washer	0.37 load/day/occupant
Dishwasher	0.1 load/day/occupant

Cal Green Mandatory Measures – Water Use by Fixture

City of St. Helena Water Neutral Policy cites LEED, Energy Star, and City of San Francisco Water Conservation Guidelines as examples of acceptable sources for flow rate standards. 2013 Cal Green Mandatory Measures for new construction water use by fixture matches the most demanding of these as follows:

Water Closet	1.28 gal/flush
Lavatory Faucet	MAX 1.2gpm @ 60psi; MIN 0.8gpm @ 20psi
Shower Head	2.0gpm @ 80psi
Kitchen Faucet	1.8gpm @ 60psi

At least (1) Energy Star Rated appliance shall be installed that meets the following standards:

Dishwasher	4.25 gal/cycle
Clothes washer	6 gal/cu.ft. drum capacity

Theoretical Water Use – Existing Dwelling vs. Proposed New Dwelling

Theoretical Water use is estimated based on [average flow rates of existing fixtures x typical flow duration per fixture type x number of daily uses]. An occupant multiplier [# bedrooms x 2] is then applied per *City of St. Helena Water Neutral Policy* to estimate gallons/day used.

TABLE (2) – Theoretical Water Use: Existing Residence to be Demolished

Theoretical Water Use – Existing Residence Fixtures/ Occupants						
	Avg Flow Rate	Duration (minutes)	Daily Uses (per Occupant)	Occupants	Total Daily Water Use (gallons)	Total Annual Water Use (gallons)
Water Closet	1.6 gpf	1.00	3.00	8	38.40	14,016.00
Lavatory Faucet	1.5 gpm	0.25	3.00	8	9.00	3,285.00
Kitchen Faucet	1.8 gpm	4.00	1.00	8	57.60	21,024.00
Shower Head	2.0 gpm	8.00	1.00	8	128.00	46,720.00
Clothes Washer	27 g / 4.6 cf x 6g	1.00	0.37	8	79.92	29,170.80
Dish Washer	4.2 g/cycle	1.00	0.10	8	3.36	1,226.40
Swimming Pool	n/a	n/a	n/a	n/a	26.00	9,313.00
Landscape Irrigation	n/a	n/a	n/a	n/a	326.42	119,143.00
Total – Existing Residence					668.70	243,898.20

Pool Water Demand

The swimming pool is existing with no changes anticipated for its surface area or depth. Pool water will be trucked in to replace existing water initially or when drained, and only minimal evaporation loss is anticipated to be met with City water. See Appendix B for anticipated evaporation rates. See Appendix C for Pool Survey.

Landscape Irrigation

See Appendix D for calculations on estimated water use for landscape irrigation.

TABLE (3) – Theoretical Water Use: Proposed New Residence

Theoretical Water Use – New Residence Fixtures/ Occupants						
	Avg Flow Rate	Duration (minutes)	Daily Uses (per Occupant)	Occupants	Total Daily Water Use (gallons)	Total Annual Water Use (gallons)
Water Closet	1.28 gal/flush	1.00	3.00	10	38.40	14,016.00
Lavatory Faucet	1.2 gpm	0.25	3.00	10	9.00	3,285.00
Kitchen Faucet	1.8 gpm	4.00	1.00	10	72.00	26,280.00
Shower Head	2.0 gpm	8.00	1.00	10	160.00	58,400.00
Clothes Washer	27 g /4.6 cf x 6g	1.00	0.37	10	99.90	36,463.50
Dish Washer	4.2 g/cycle	1.00	0.10	10	4.20	1,533.00
Swimming Pool	n/a	n/a	n/a	n/a	26.00	9,313.00
Landscape Irrigation	n/a	n/a	n/a	n/a	258.50	94,354.00
Total – New Residence					668.00	243,644.50

Theoretical Water Use Analysis – Results

- A. Water demand for the proposed new Single Family Dwelling with Accessory Dwelling Unit is more than the *City of St. Helena Water Neutral Policy for Development* baseline, but is less than the total water demand for the existing house, pool, and landscape irrigation.

Baseline	219,000.00 gal./yr.
Existing	243,898.20 gal./yr.
Proposed	243,644.50 gal./yr.

APPENDIX A

Ground Floor

EXISTING FLOOR LAYOUT OF 1 STORY HOUSE AT
222 POPE ST, ST. HELENA, CA
AS OF DECEMBER 2019



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



APPENDIX B



Pool Water Demand

Pool Area (SF)	Annual Lake Evaporation	Annual Lake Evaporation	Annual Precipitation	Annual Precipitation	Total Annual Water Demand	Total Daily Water Demand
(SF)	(CF)	(GPY)	(CF)	(GPY)	(GPY)	(GPD)
235	3,024	22,620	1,779	13,307	9,313	26

Month	Days	Average	Reference		Pan Evaporation ^c	Lake Evaporation ^d	Average Precipitation ^e	10-Year Precipitation ^f	100-Year Precipitation ^f
		Temp ^a (F)	Evapotranspiration ^b (in)	(in)					
August	31	71.0	6.5	12.06	9.3	0.08	0.1	0.2	
September	30	68.6	5.1	8.67	6.7	0.41	0.6	0.9	
October	31	62.5	3.4	5.72	4.4	1.84	2.8	4.0	
November	30	53.4	1.8	2.48	1.9	4.83	7.3	10.4	
December	31	47.6	0.9	1.66	1.3	5.22	7.9	11.3	
January	31	47.9	1.2	1.53	1.2	7.46	11.3	16.1	
February	28	51.4	1.7	2.15	1.7	7.10	10.7	15.3	
March	31	54.1	3.4	3.79	2.9	5.31	8.0	11.5	
April	30	58.6	4.8	5.82	4.5	1.74	2.6	3.8	
May	31	63.6	6.2	8.90	6.9	0.68	1.0	1.5	
June	30	68.8	6.9	11.00	8.5	0.17	0.3	0.4	
July	31	71.6	7.4	13.22	10.2	0.04	0.1	0.1	
Total	365		49.4	77.0	59.3	34.9	52.6	75.4	

^a Average monthly temperature observed between 1931 and 2001 for Saint Helena, Napa, CA from NOAA

^b Average monthly reference evaporation rates for Zone 8, Inland San Francisco Bay Area, typical rainfall year, CIMIS, DWR, 2001. See www.itrc.org.

^c Average monthly pan evaporation rates observed at Lake Berryessa, between 1957 and 1970. See <http://www.calclim.dri.edu/ccda/comparative/avgpan.html>

^d Pan evaporation rates adjusted by a factor of 0.77 to determine lake evaporation.

^e Average monthly rainfall observed between 1931 and 2001 for Saint Helena, Napa, CA from NOAA

^f Average monthly rainfall adjusted by the ratio of 10-yr and 100-yr wet year return storm identified by Pearsons Log III Distribution (St Helena)

APPENDIX C



APPENDIX D



17 December 2019

Jen & Mario Trinchero
222 Pope Street
St. Helena, CA 94574

Dear Jen & Mario,

Re: **222 Pope Street**
Existing Landscape Irrigation System

The existing landscape irrigation at the above noted address is an automated system with 14 active zones on the irrigation controller. The total area currently being irrigated by the system (all overhead spray) is approximately 8300 square feet.

Based on the City of St. Helena Water Efficient Landscapes (WELO) worksheets, assuming a Plant Factor (PF) of .7 and an Irrigation Efficiency (IE) of .75, the resulting Estimated Total Water Use (ETWU) for the existing system is calculated at 119,143 gallons per year. This compares to a projected ETWU for the proposed design of 94,354 gallons per year.

Please contact me if you require more detailed information.

Sincerely,
Wendt • Landscape Architecture

H. Peter Wendt,
Principal

City of St. Helena Water Efficient Landscape Worksheets

Section A: HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the information for each landscape area per hydrozone. If you have more than ten hydrozones, please attach additional page(s) with your application as necessary to complete hydrozone information for all portions of your project and calculation of your project's Estimated Total Water Use (ETWU).

1. The plant factor used shall be from sources identified above or other sources allowed by law
2. Individual hydrozones that mix plants of moderate and low water use shall use the higher water using plant factor
3. Use 44.1 as the ETo for the City of St. Helena
4. *ETAF must be below .55 for residential and below .45 for non-residential

Regular Landscape Areas								
Hydrozone Area	Planting Description	Plant Factor	Irrigation Method	Irrigation Efficiency	Estimate Total Adjustment Factor			Estimated Total Water Use
HA	Planting Description	PF	IM	IE	ETAF* (PF/IE) = ETAF	Landscape Area (LA) (sq. ft.)	ETAF x Area	ETWU (gallons per year) ETo x .62 x ETAF x LA = ETWU
e.g. VLW	Northeast Corner	.1	Drip	.81	$(.1/.81) = .12$	650	$(.12 \times 650) = 78$	$(44.1)(.62)(78)(650) = 1,386,239$
H1	BETW. BLDGS.	.5	DRIP	.81	.405	1550	628	17,171
H2	ALONG WALK	.5	DRIP	.81	.405	300	284	3,215
H3	N. BOXWOOD	.5	DRIP	.81	.405	70	101	775
H4	N. PL SCREEN	.3	DRIP	.81	.243	770	187	5,113
H5	S. BOXWOOD	.5	DRIP	.81	.405	300	122	3,336
H6	W. PL SCREEN	.3	DRIP	.81	.243	575	140	3,828
H7	W. ENTRY AREA	.5	DRIP	.81	.405	1300	527	14,409
H8	TURF	0	NON-IRRIG	.81	0	1700	0	0
H9	S. PL WEST	.5	DRIP	.81	.405	300	122	3,336
H10	S. PL W. FENCE	.3	DRIP	.81	.243	770	187	5,113
TOTALS						A	B	E CONT'D
Special Landscape Areas						Special Landscape Area (SLA) (sq. ft.)		
		N/A	N/A	N/A	.1			
		N/A	N/A	N/A	.1			
		N/A	N/A	N/A	.1			
		N/A	N/A	N/A	.1			
		N/A	N/A	N/A	.1			
SUBTOTALS						C	D	F

City of St. Helena Water Efficient Landscape Worksheets

Section A: HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the information for each landscape area per hydrozone. If you have more than ten hydrozones, please attach additional page(s) with your application as necessary to complete hydrozone information for all portions of your project and calculation of your project's Estimated Total Water Use (ETWU).

1. The plant factor used shall be from sources identified above or other sources allowed by law
2. Individual hydrozones that mix plants of moderate and low water use shall use the higher water using plant factor
3. Use 44.1 as the ETo for the City of St. Helena
4. *ETAF must be below .55 for residential and below .45 for non-residential

Regular Landscape Areas								
Hydrozone Area	Planting Description	Plant Factor	Irrigation Method	Irrigation Efficiency	Estimate Total Adjustment Factor			Estimated Total Water Use
HA	Planting Description	PF	IM	IE	ETAF* (PF/IE) = ETAF	Landscape Area (LA) (sq. ft.)	ETAF x Area	ETWU (gallons per year) ETo x .62 x ETAF x LA = ETWU
e.g. VLW	Northeast Corner	.1	Drip	.81	$(.1/.81) = .12$	650	$(.12 \times 650) = 78$	$(44.1)(.62)(78)(650) = 1,386,239$
H11	ENT. PLANTERS	.5	DRIP	.81	.405	40	16	437
H12	S. PL EAST	.5	DRIP	.81	.405	255	103	2,816
H13	S. PL E. FENCE	.3	DRIP	.81	.243	800	194	5,304
H14	E. ENTRY AREA	.5	DRIP	.81	.405	1230	498	13,616
H15	DRIVEWAY	.5	DRIP	.81	.405	805	326	8,913
H16	E. PL SCREEN	.3	DRIP	.81	.243	480	117	3,199
H17	ENTRY FNTN.	.9	RECIRC.	.75	.675	15	10	273
H18	W. FOUNTAIN	.9	RECIRC.	.75	.675	12	8	219
TOTALS						A 11,302	B 3,570	E 91,073
Special Landscape Areas						Special Landscape Area (SLA) (sq. ft.)		
H19	RAISED BEDS	N/A	N/A	N/A	.1	120	120	3,281
		N/A	N/A	N/A	.1			
		N/A	N/A	N/A	.1			
		N/A	N/A	N/A	.1			
		N/A	N/A	N/A	.1			
SUBTOTALS						C 120	D 120	F 3,281

**PROPOSED LANDSCAPE IRRIGATION
FOR 222 POPE ST.
REVISED 12/17/19**

Section B: Calculations

Use the subtotal calculations from Section A to complete the following:

1. What is the Average ETAF for regular landscape area of your project? (B÷A) = Average ETAF	0.32 Ave ETAF
2. What is the sitewide ETAF for your project? (B+D)÷(A+C)= sitewide ETAF	0.32 Site ETAF
3. What is the MAWA (Maximum Applied Water Allowance) for your project? (44.1) (.62) (B + D) = MAWA	100,892 MAWA
4. What is the ETWU total for your project? (E+F) = Total ETWU	94,354 ETWU

If you feel this worksheet does not reflect the annual Maximum Applied Water Allowance (MAWA) for your project, please explain in the box below:

Thank you for completing your Water Efficient Landscape Worksheet!

Please remember your Landscape Documentation Package **IS NOT COMPLETE** until all of the necessary attachments have been received (see top of page 3). After you submit your application to the City of St. Helena for review and approval, and the irrigation and landscape is installed, a **Certificate of Completion** is required to verify compliance with the ordinance.

Addenda

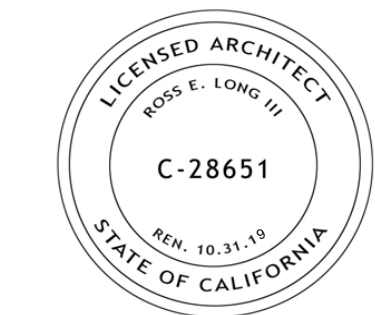
Water Use Records and Current Ownership

The property at 222 Pope St. was purchased by the current owners, the applicants, in late 2018. Prior to their ownership, there is not much which is known conclusively regarding the residential water uses, or the number of occupants that were permanently residing at the property. Anecdotally speaking, the property was lived in by a “single woman” and her significant other. We are uncertain if there were additional family members or children also residing in the house. We are also uncertain as to the historical uses of water on the property, including irrigation or other maintenance uses.

In late 2018, after the current owners purchased the property, there was a brief period of time in which they were residing on the property. Following this brief residency, the property was vacant for a small period until the applicant’s sister moved in, temporarily residing in the property until the current proposed project is approved and construction begins.

Therefore, the water use is on record with the city for 2018, of 249,832 gallons, is the most applicable usage to the current proposal based on the expected occupancy for the new home. The water usage records from this year are more consistent with the proposed uses which are theoretically calculated based on the requirements of the town.

THE TRINCHERO CURRY RESIDENCE
222 POPE STREET ST. HELENA CA 94574



ISSUE	DATE
FA PLANS V1	030719
FA PLANS V2	040419
FA DRAWINGS V1	041119
FA DRAWINGS V2	041519
90% DESIGN SET V1	052319
RCP PLANS V1	060619
90% DESIGN SET V2	081519
100% DESIGN SET V1	082319
DESIGN REVIEW SUBMITTAL V1	090619

ARCHITECT

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TORY LONG, AIA - 415.865.8639 - TORY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE TRINCHERO CURRY
RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
APN: 009-030-038-000

COVER AND MATERIALS

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scale
AS NOTED

sheet
A 0.0
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STAINED & SEALED WOOD DECKING (REAR DECK)

FIBERGLASS WINDOWS - MARVIN INTEGRITY

PAINTED WOOD TRIM, CORBELS, AND FASCIA

ROOFING SHAKE - DARK BROWN

WOOD ENTRY DOOR - SIMPSON DOORS

STAINED CEDAR EAVES

STONE STEPS & LANDING

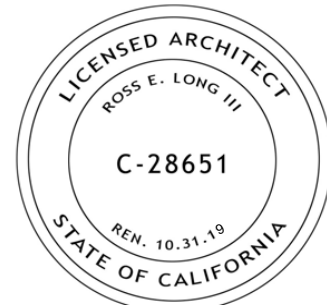
HEAVY TIMBER POST & TRUSS

STONE WALL CAP

PAINTED FIBER CEMENT SIDING (BOARD AND BATTEN)

NATURAL STONE VENEER

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100% DESIGN SET V1	082319
DESIGN REVIEW SUBMITTAL V1	090619

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MODULAR FABRICATOR

APPROVAL STAMP

FRONT OF HOUSE



REAR OF HOUSE



CAL GREEN COMPLIANCE

A) WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

B) SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

C) MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

D) RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

E) KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

F) STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

G) IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.

H) OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING.

I) DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

II) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
(1) EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.

(2) ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
(3) SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
(4) LANDSCAPE IRRIGATION SYSTEMS.
(5) WATER REUSE SYSTEMS.

III) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

IV) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.

V) EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.

VI) INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.

VII) INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.

VIII) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.

IX) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.

X) A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

II) INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

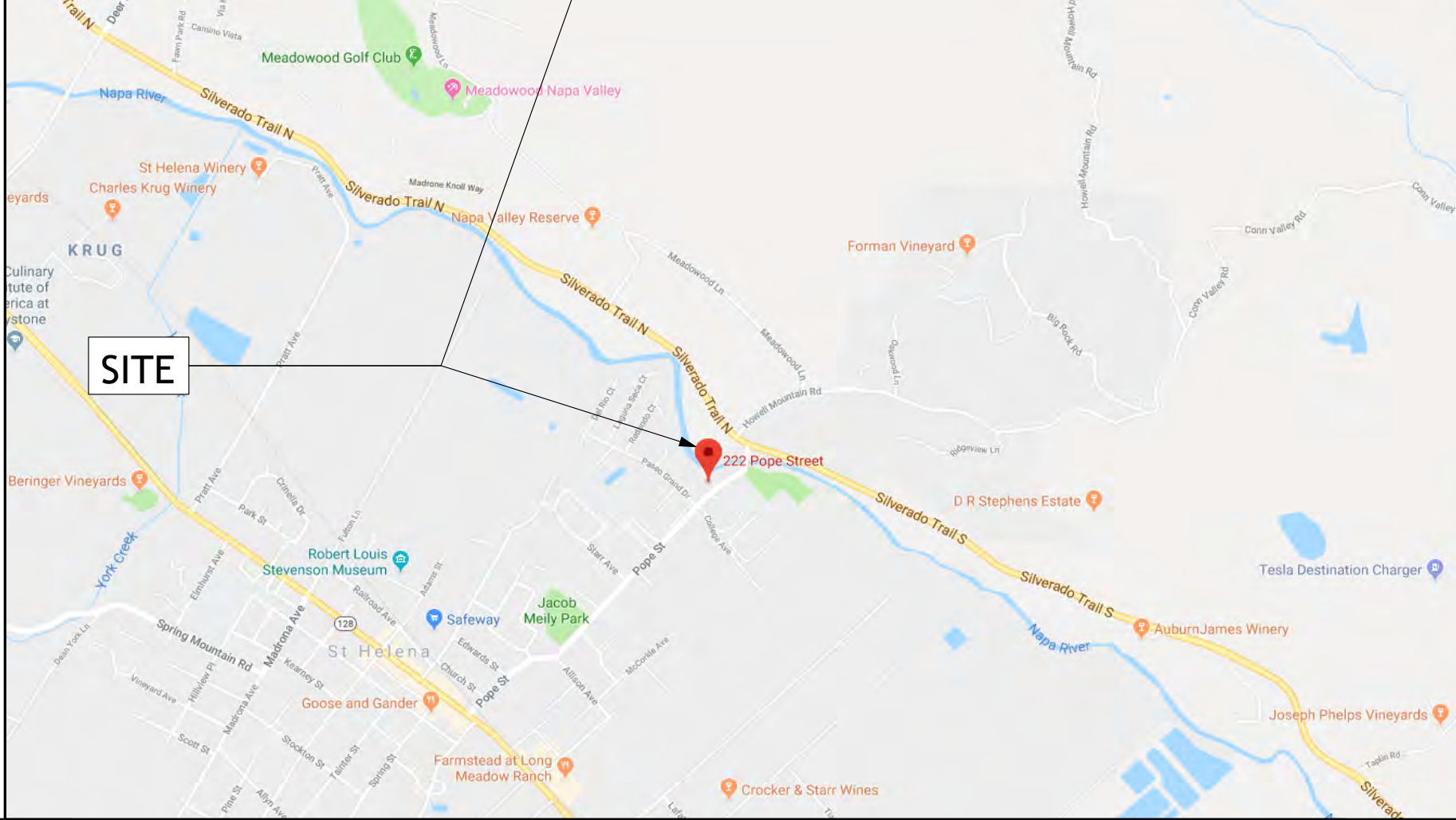
J) SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

K) DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.

Legend



SITE



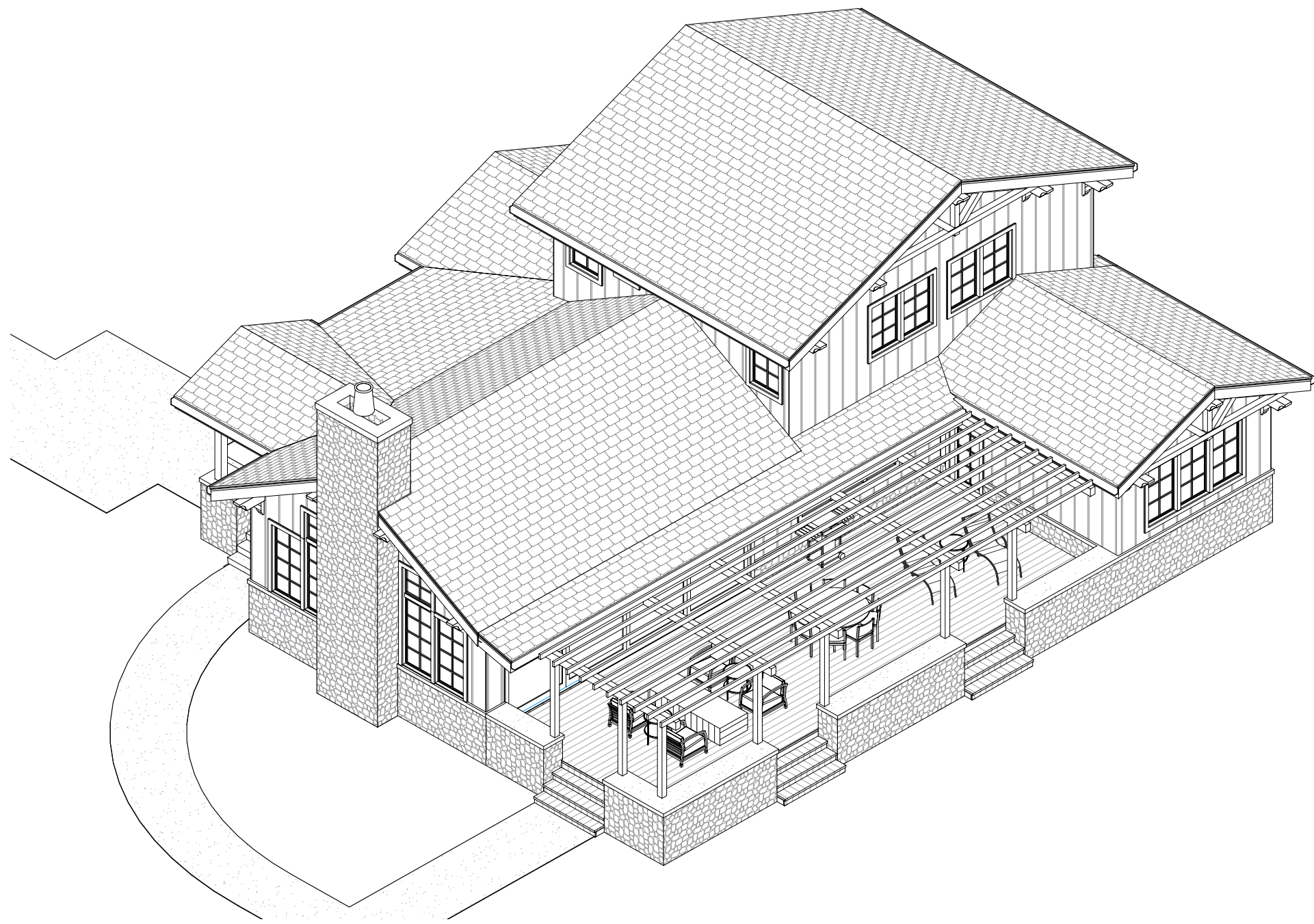
1			CONCEPTUAL RENDERINGS			2	CAL-GREEN BUILDING CODE COMPLIANCE			3	VICINITY MAP / PARCEL MAP												
ARCHITECTURAL			CIVIL			PROJECT DATA			OWNER			ARCHITECT	STRUCTURAL	TITLE 24 / MECHANICAL	ARBORIST								
X A-0.0 COVER AND MATERIALS X A-0.1 PROJECT INFO X A-0.2 GENERAL NOTES X A-0.3 GENERAL NOTES X A-0.5.1 MASSING DIAGRAMS - HOUSE X A-0.5.2 MASSING DIAGRAMS - ADU X A-0.6 MODULAR DIAGRAMS X A-0.7 SITE PHOTOS X A-0.8 SITE PHOTOS X A-1.1 SURVEY X A-1.2 DEMOLITION PLAN X A-1.3 SITE PLAN X L-1 LANDSCAPE PLAN X L-2 PLANTING PLAN X L-3 WATER EFFICIENT LANDSCAPE WORKSHEETS X A-2.0 FOUNDATION PLAN X A-2.1 LEVEL 1 PLAN - HOUSE X A-2.2 LEVEL 2 PLAN - HOUSE X A-2.3 GARAGE & ADU PLANS X A-2.4 ROOF PLAN - HOUSE X A-2.5 ROOF PLAN - GARAGE & ADU X A-2.6 LEVEL 1 RCP X A-2.7 LEVEL 2 RCP X A-2.8 GARAGE & ADU RCP X A-3.0 BUILDING SECTIONS - HOUSE X A-3.1 BUILDING SECTIONS - HOUSE X A-3.2 BUILDING SECTIONS - ADU X A-4.0 EXTERIOR ELEV'S - HOUSE X A-4.1 EXTERIOR ELEV'S - HOUSE X A-4.2 EXTERIOR ELEV'S - GARAGE/ADU X A-5.1 INTERIOR ELEVATIONS X A-5.2 INTERIOR ELEVATIONS X A-6.0 DETAIL KEY/ASSEMBLY SECTION X A-6.1 DETAILS X A-7.0 DOOR & WINDOW SCHEDULE			X C-1 TITLE SHEET, GRADING, PAVING, & DRAINAGE PLAN X C-2 SITE SECTIONS X C-3 SITE UTILITIES PLAN X C-4 CIVIL DETAILS X C-5 EROSION CONTROL PLAN & DETAILS			AREA CALCULATIONS FIRST FLOOR2,091.0 SQFT SECOND FLOOR613.7 SQFT ADU687.0 SQFT (APPROX.) HABITABLE SUBTOTAL3,391.7 SQFT GARAGE (REBUILD EXISTING)808.3 SQFT TOTAL BUILDING AREA4,200.0 SQFT (COMPLIES - 4,200 SQFT MAX) NORTH ARROW			THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME AND A REMODELED, DETACHED GARAGE WITH AN ACCESSORY DWELLING UNIT ABOVE.			MARIO TRINCHERO & JENNIFER CURRY 568 SUNSET DR ANGWIN, CA 94508 T. 707.738.6670 (MARIO) T. 530.566.4304 (JENNIFER) E. MR.TRINCHERO@GMAIL.COM E. JENCURRY123@GMAIL.COM			TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 T. 415.905.9030 X1 C. 510.333.3447 CONTACT: TOBY LONG, AIA E. TOBY@TOBYLONGDESIGN.COM			BILL PRAMUK PRAMUK, TREES & ASSOC. LLC P.O. BOX 25 NAPA, CA 94559 T. 707.226.2884					
						6			PROJECT DESCRIPTION														
						2016 CA BUILDING CODE			2016 CA MECHANCAL CODE	2016 RESIDENTIAL CODE													
						2016 CA ENERGY CODE			2016 CA PLUMBING CODE														
						2016 CA GREEN CODE			2016 CA ELECTRICAL CODE														
						7			CODE REFERENCE														
						W-#P WINDOW SCHEDULE REFERENCE REVISION REFERENCE FLR # FLOOR / CEILING ASSEMBLY REFERENCE D-#P DOOR SCHEDULE REFERENCE ALIGN ALIGN FINISH SURFACES # WALL ASSEMBLY REFERENCE			1 A6 Elev. No. 1 A6 Sheet No. ELEVATION/ SECTION REFERENCE A A6 Detail No. A A6 Sheet No.			TRAVIS A. WHITTED ALBION SURVEYS RGH CONSULTANTS NAPA OFFICE 1041 JEFFERSON ST. STE. 4 NAPA, CA 94559 T. 707.252.8105			JON WEBB ALBION SURVEYS 1113 HUNT AVE. ST. HELENA, CA 94574 (707) 963-1217 WWW.ALBIONSURVEYS.COM	WENDT LANDSCAPE ARCHITECTURE P.O. BOX 1163 1485 MAIN ST., STE 300 ST. HELENA, CA 94574 T. 707.968.5238 WWW.WENDTLA.COM	MODULAR FABRICATOR	GENERAL CONTRACTOR					
												CIVIL ENGINEERING											
												VIT HANAECK ENGINEERING 2912 VESSING RD PLEASANT HILL, CA 94523			CONTACT: H. PETER WENDT, PRINCIPAL								
4			TABLE OF CONTENTS			5			SITE AND BUILDING INFORMATION			8			SYMBOLS			9			CONTACT INFO		

THE TRINCHERO CURRY RESIDENCE
222 POPE ST
ST. HELENA, CA 94574
APN: 009-030-038-000

INFO

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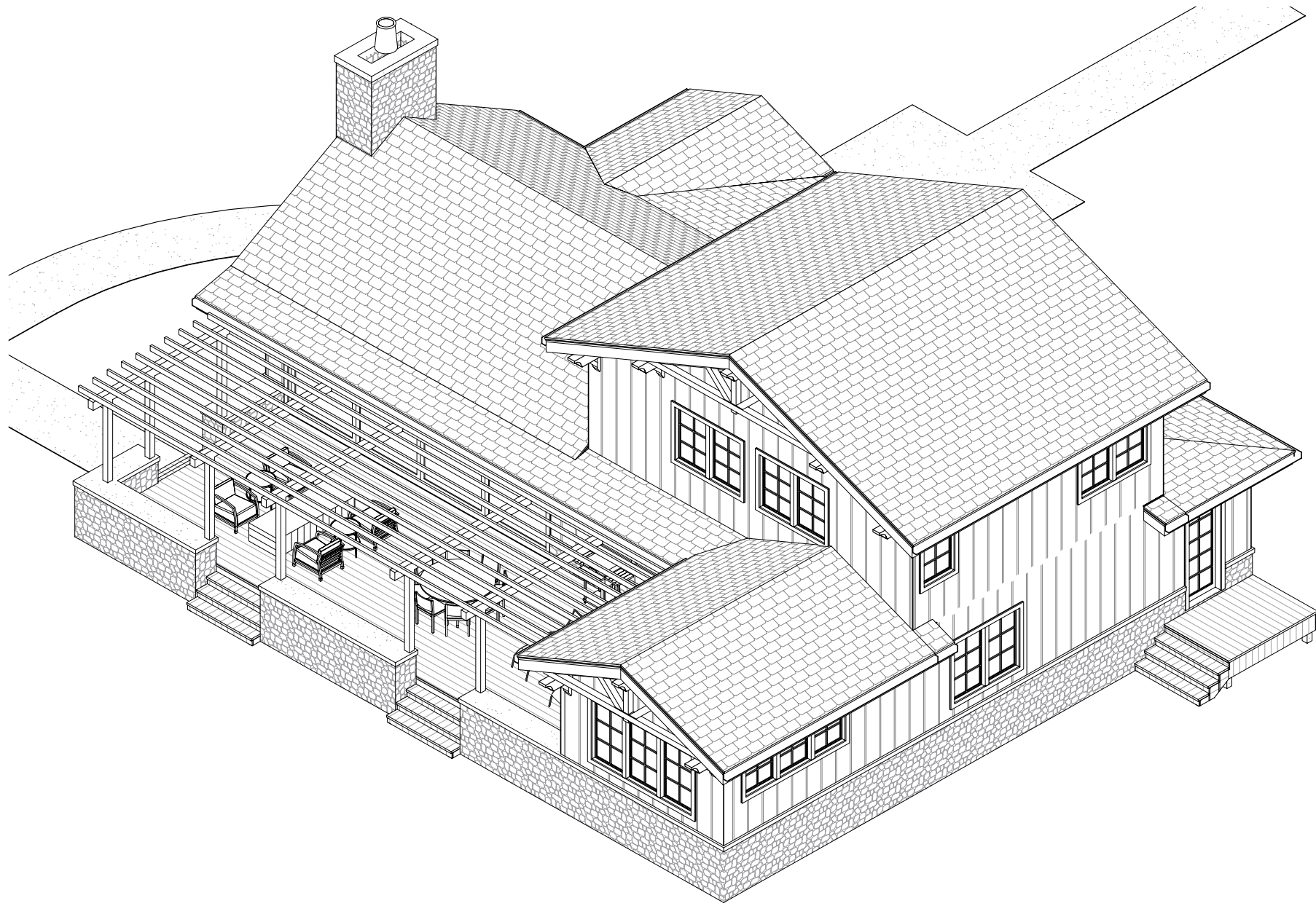
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AXONOMETRIC VIEW FROM NORTH



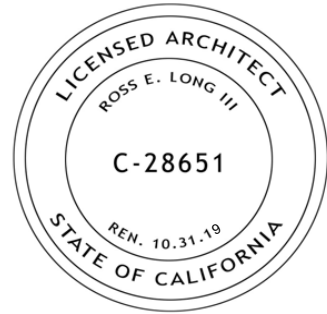
AXONOMETRIC VIEW FROM EAST



AXONOMETRIC VIEW FROM WEST



AXONOMETRIC VIEW FROM SOUTH



ISSUE	DATE
FA PLANS V1	030719
FA PLANS V2	040419
FA DRAWINGS V1	041119
FA DRAWINGS V2	041919
80% DESIGN SET V1	052319
RCP PLANS V1	060619
90% DESIGN SET V2	081319
100% DESIGN SET V1	082319
DESIGN REVIEW SUBMITTAL V1	090619

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

THE TRINCHERO CURRY
RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
APN: 009-030-038-000

MASSING DIAGRAMS

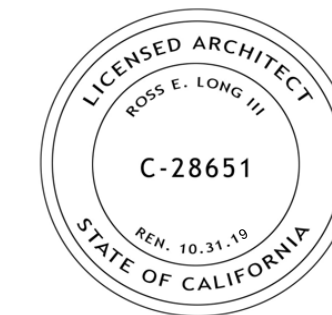
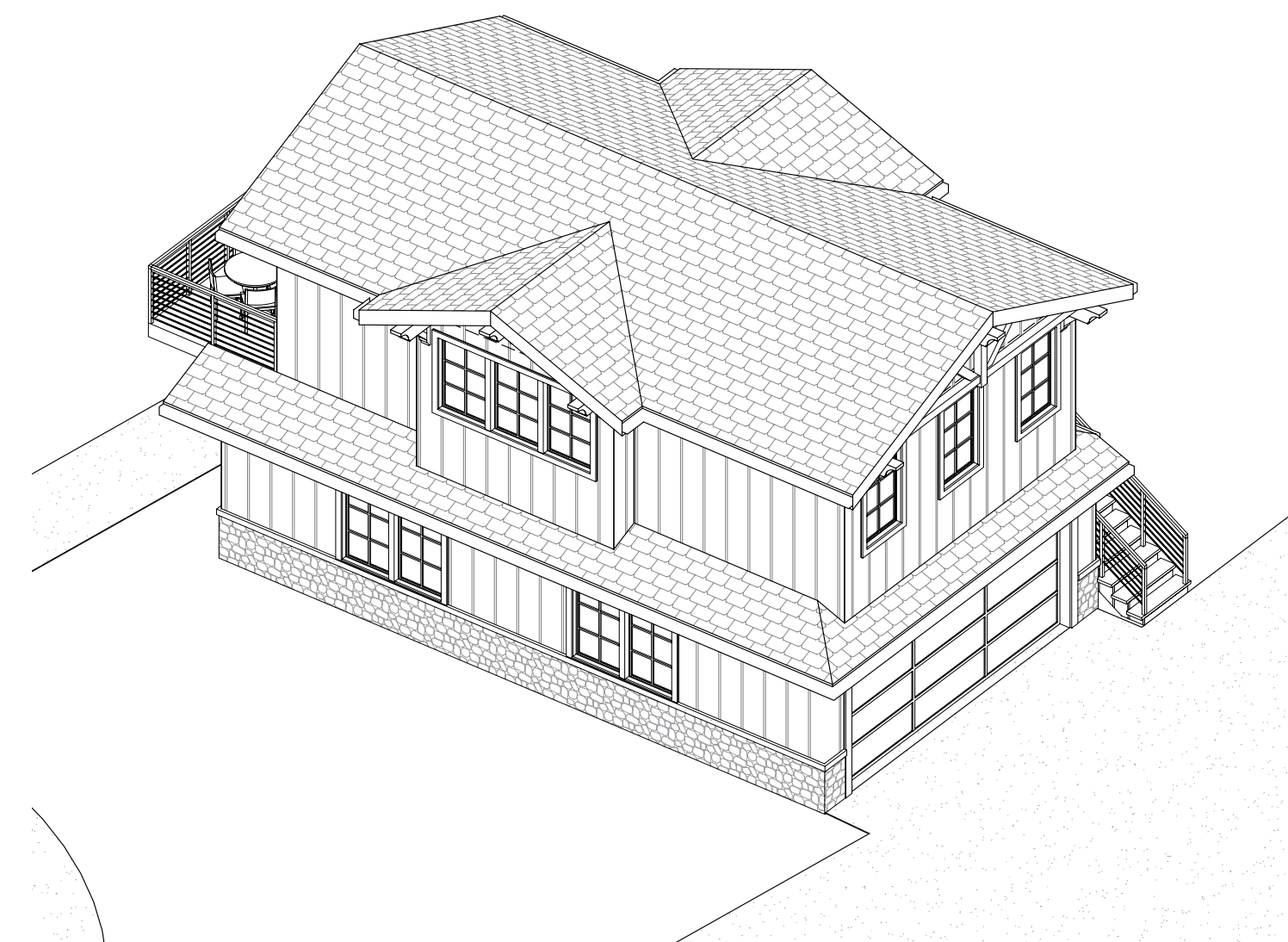
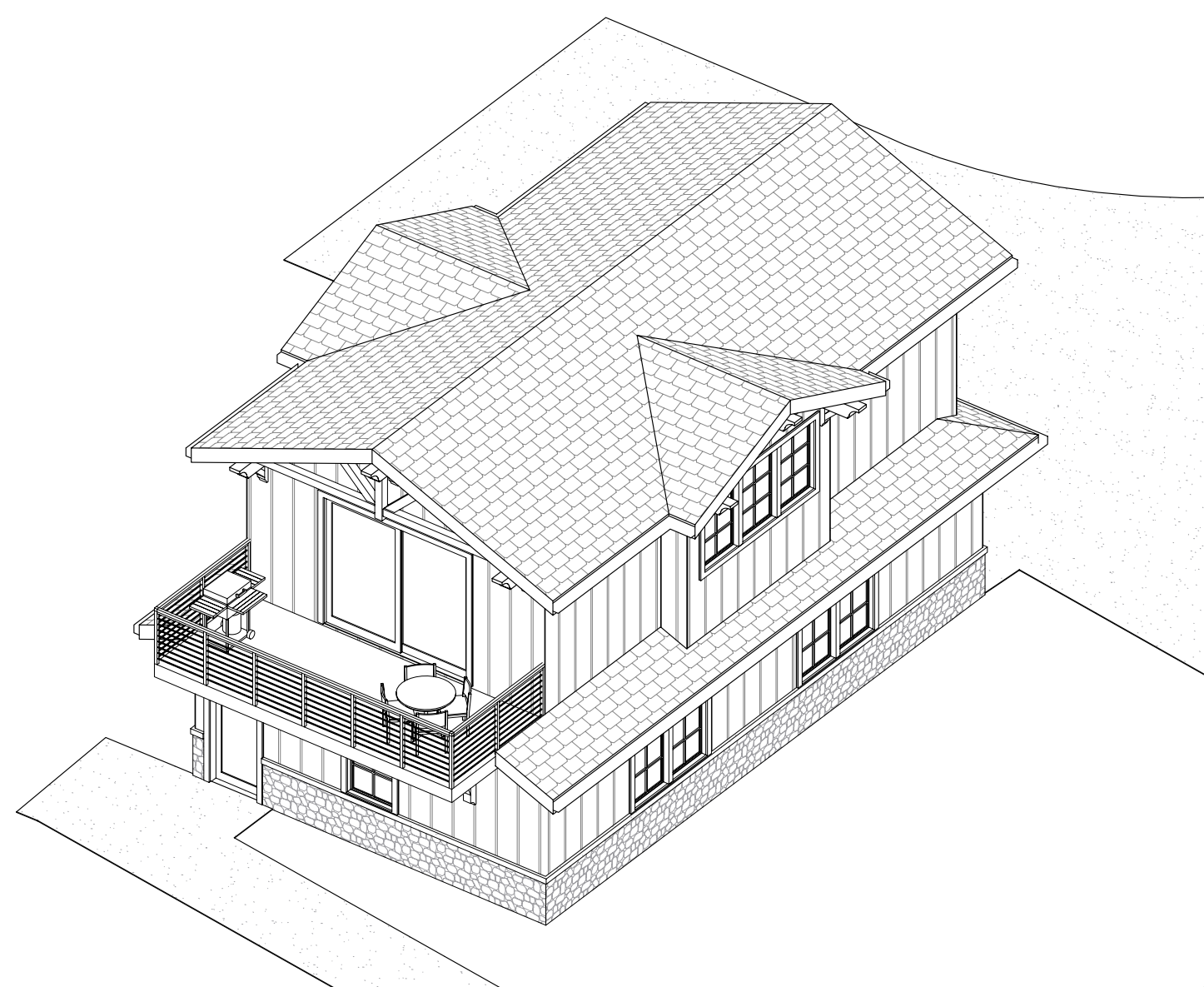
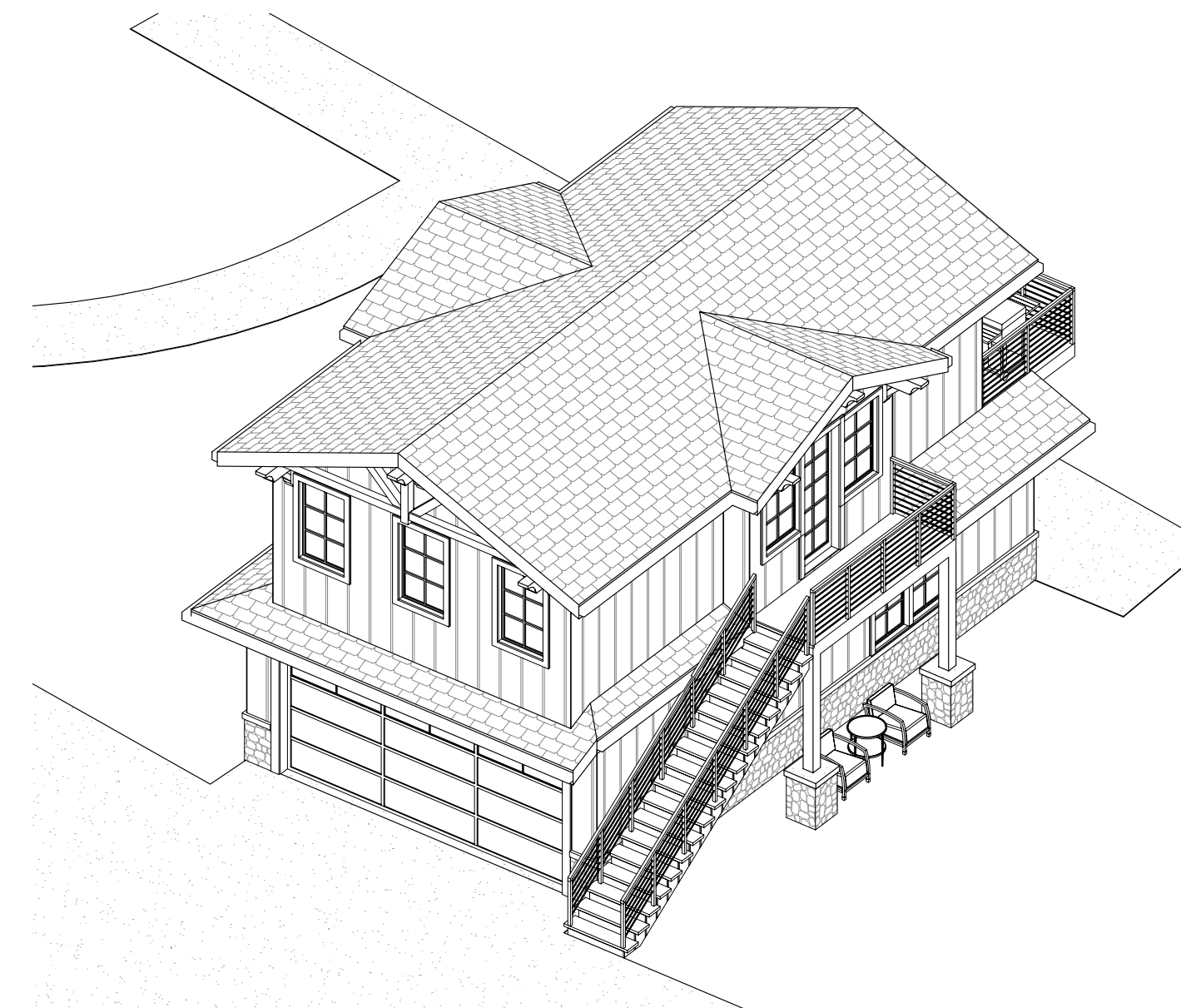
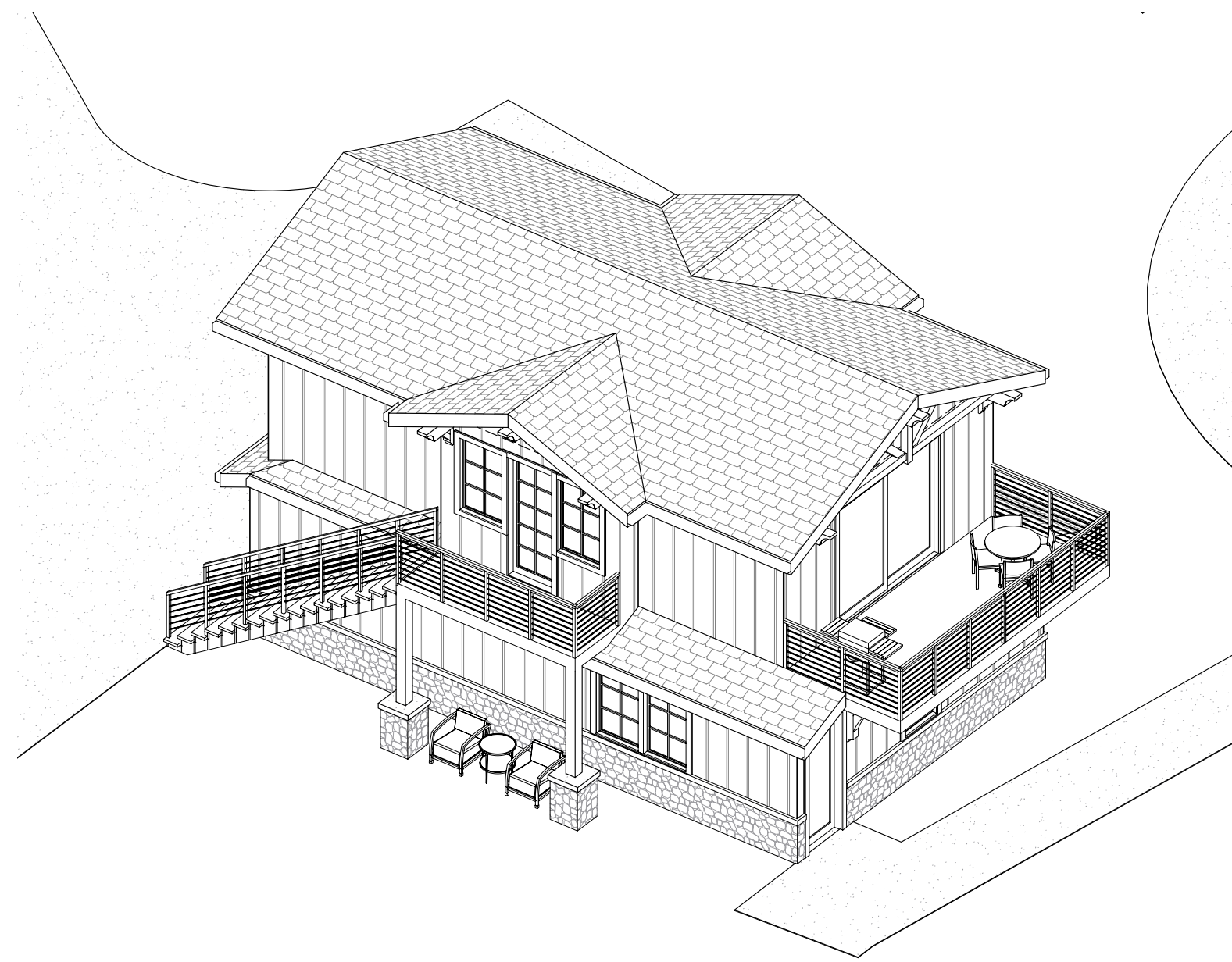
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scale
1/8"=1'-0"

sheet

A 0.5.1

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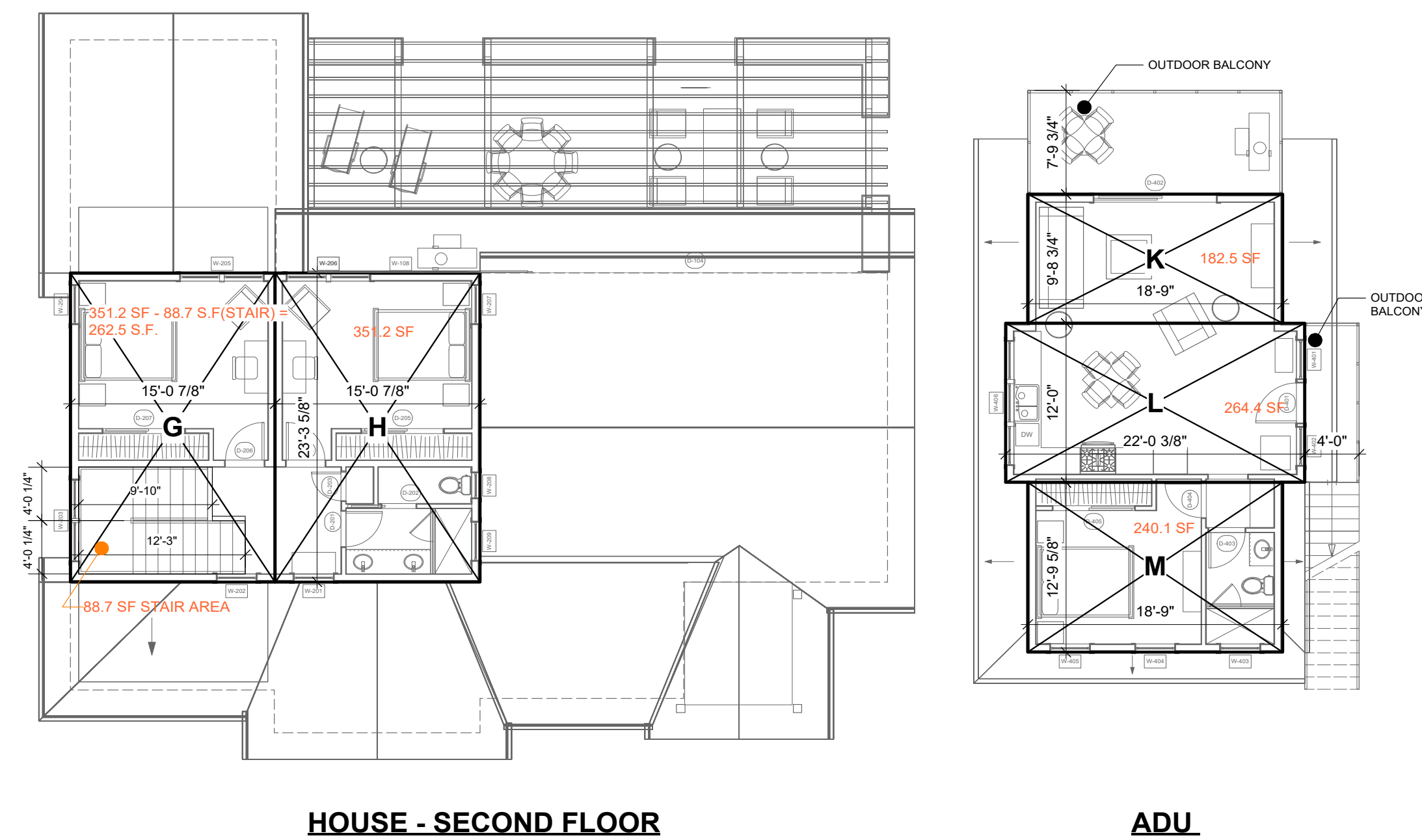
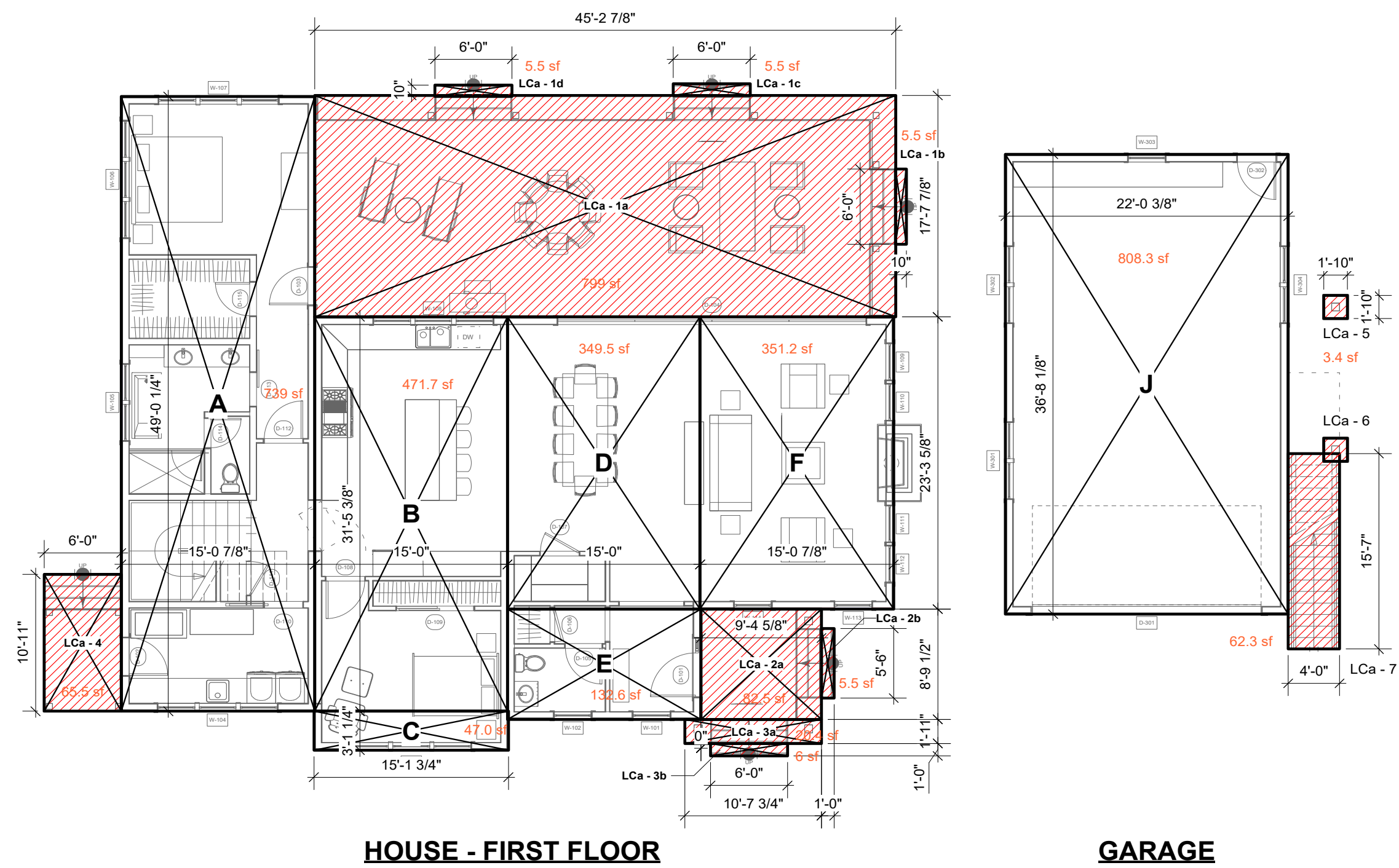
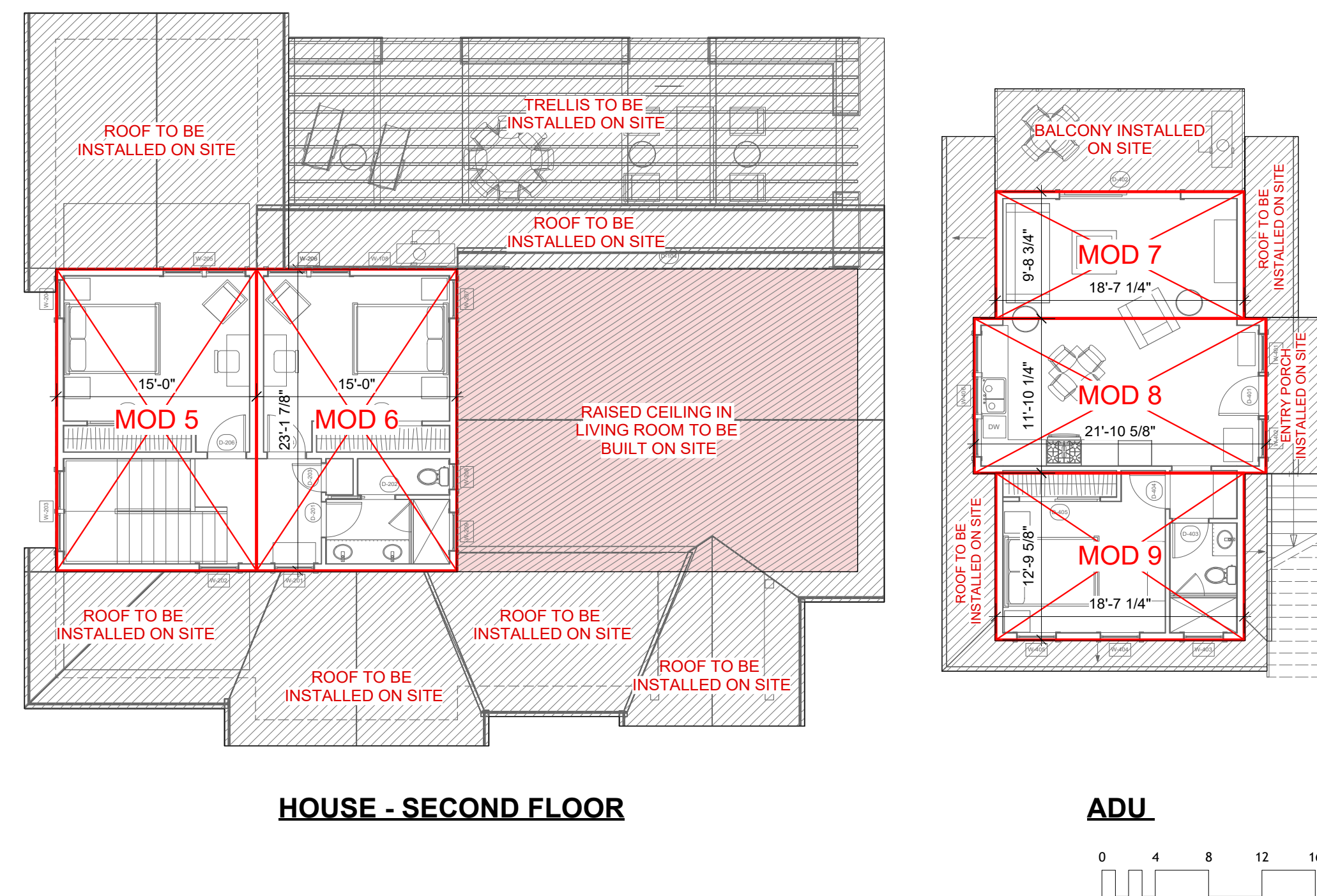
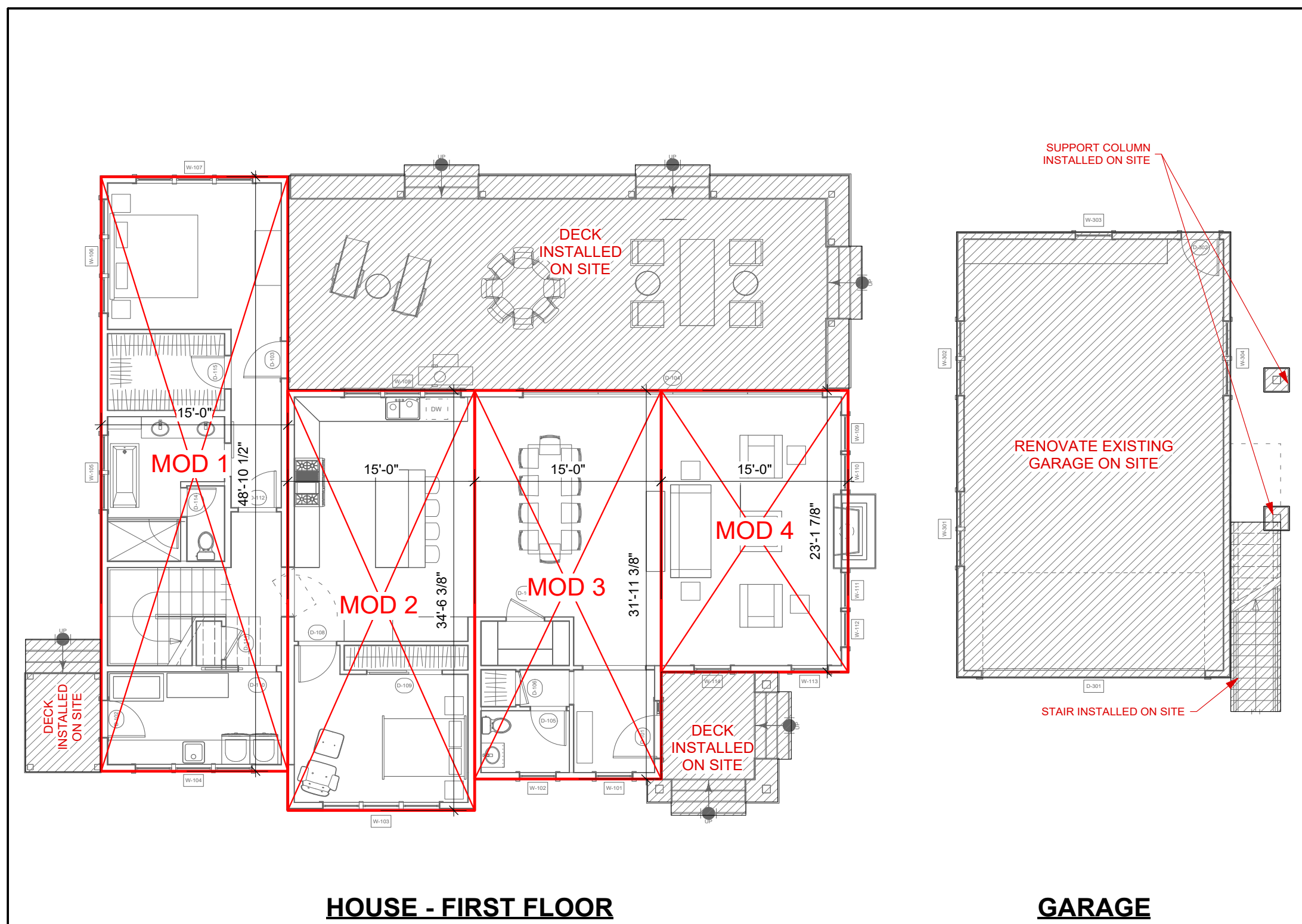
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scale
1/8"=1'-0"

sheet
A 0.5.2

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FLOOR AREA CALCULATION	
KEY	AREA

HOUSE	
A	739.0
B	471.7
C	47.0
D	349.5
E	132.6
F	351.2
FIRST FLOOR	2,091.0
G	262.5
H	351.2
SECOND FLOOR	613.7
HOUSE TOTAL	2,704.7

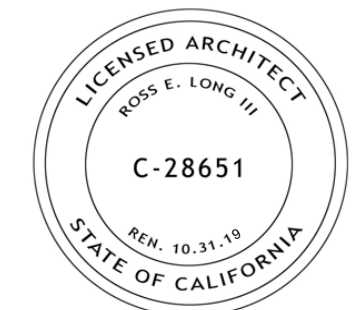
LOT COVERAGE
CALCULATION

HOUSE	
FIRST FLOOR	2,091.0
GARAGE	808.3

LCa - 1a	799.0
LCa - 1b	5.5
LCa - 1c	5.5
LCa - 1d	5.5
LCa - 2a	82.5
LCa - 2b	5.5
LCa - 3a	20.4
LCa - 3b	6.0
LCa - 4	65.5
LCa - 5	3.4
LCa - 6	3.4
LCa - 7	62.3
LCa TOTAL	1,064.5

TOTAL LOT COVERAGE =
3,963.8
SQ FT

LOT COVERAGE MAX =
10,730 SQ FT
PROJECT COMPLIES



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ARCHITECT

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TOBY LONG AIA - 415.905.5630 - Toby@CHXTLD.COM



MODULAR FABRICATOR

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**THE TRINCHERO CURRY
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222 POPE ST
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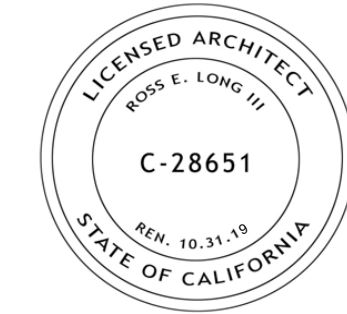
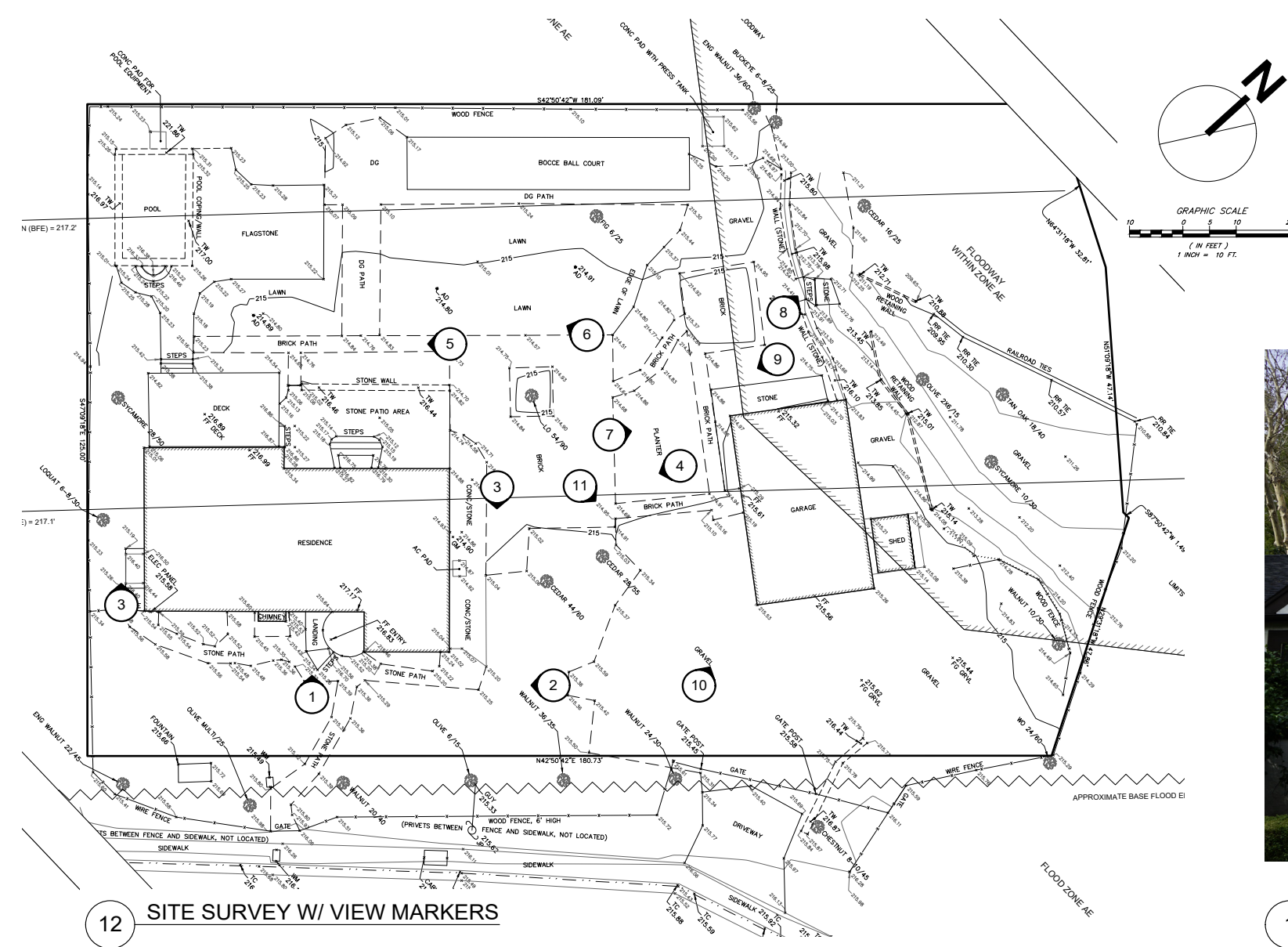
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scale
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sheet
A 0.6

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ISSUE	DATE
FA PLANS V1	030719
FA PLANS V2	040419
FA DRAWINGS V1	041119
FA DRAWINGS V2	041919
50% DESIGN SET V1	052319
RCP PLANS V1	060619
50% DESIGN SET V2	081319
100% DESIGN SET V1	082319
DESIGN REVIEW SUBMITTAL V1	090619

ARCHITECT



ch x tld

prefab evolved

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 TORY LONG, AIA - 415.965.9030 - TORY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

**THE TRINCHERO CURRY
RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
APN: 009-030-038-000**

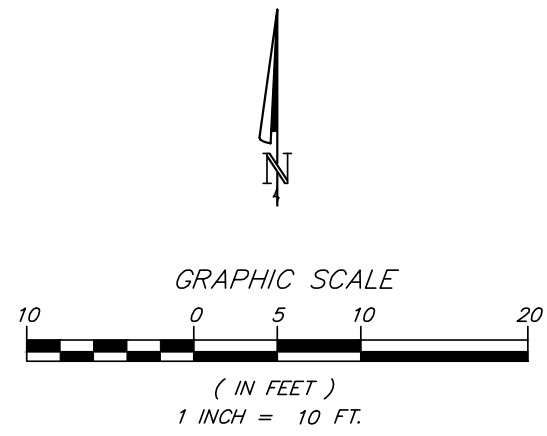
SITE PHOTOS

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scale
N/A

sheet
A 0.7

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NOTE:

BOUNDARY LINES SHOWN HEREON ARE DERIVED FROM 11 PM 91, N.C.R.. ALL BEARINGS SHOWN HAVE BEEN ROTATED COUNTER CLOCKWISE 0°39'42" FROM RECORD.

LEGEND:

- AD AREA DRAIN
- CONC CONCRETE
- DI DECOMPOSED GRANITE
- DI DRAINAGE INLET
- ELEC ELECTRIC
- FF FINISHED FLOOR
- GM GAS METER
- GUY GUY WIRE
- ICVB IRRIGATION CONTROL VALVE BOX
- INV INVERT
- JP JUNCTION POLE
- RR RAILROAD (TIE)
- SS SANITARY SEWER
- TC TOP OF CONCRETE/TOP OF CURB
- TW TOP OF WALL
- WM WATER METER
- WO WHITE OAK
- 12/25 TREE TRUNK DIA. IN INCHES/DRIFLINE IN FEET
- 1" CONTOUR
- 2" CONTOUR
- BOUNDARY LINE; SEE DRAWING NOTES
- BUILDING LINE
- EDGE OF CONC
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF STONE
- FENCE
- FLOW LINE
- GRADE BREAK
- PATH
- WALL



ALBION SURVEYS
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963-1217
www.albionsurveys.com

DRAWING NOTES

A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR HAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 009-030-038
ADDRESS: 222 POPE STREET, SAINT HELENA, CA 94574

MAP OF TOPOGRAPHY
OF A PORTION OF THE LANDS OF
222 POPE STREET
COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: 6-5-2019	FB: 815	PG: 7-8, 16-19, 34-40
DRAWN: M. BELL		
DATE: 6-24-2019	FB: 843	PG: 78-79
DRAWN: G. NYSTROM		
DATE:	FB:	PG:
DRAWN:	FB:	PG:
DATE:	FB:	PG:
DRAWN:	FB:	PG:

DRAWING NOTES

CONTOUR INTERVAL = 1'
VERTICAL DATUM BASED ON NAVD88
HORIZONTAL DATUM BASED ON NAD83
CALIFORNIA COORDINATE SYSTEM ZONE II
PER TRIMBLE GPS OBSERVATIONS
USING OPUS SOLUTION

SHEET 1 OF 1
PROJECT 3942
3942-00 TOPO.DWG

FLOOD ZONE

A PORTION OF THE LANDS REFERRED TO HEREIN LIE WITHIN FEMA FLOOD PLAINS "FLOODWAY AREA WITHIN ZONE AE" AND "ZONE A" AS SHOWN ON FLOOD INSURANCE RATE MAPS, NAPA COUNTY, CALIFORNIA (AND INCORPORATED AREAS), PANEL 264 OF 650, MAP NUMBER 0605500264E, EFFECTIVE DATE: SEPTEMBER 26, 2008, AND AS SHOWN ON LETTER OF MAP REVISION (LOMR) 12-09-0871P, EFFECTIVE DATE NOVEMBER 5, 2012.

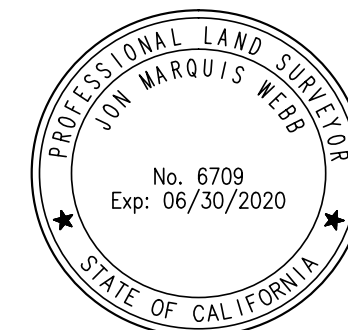
SURVEYOR'S CERTIFICATE

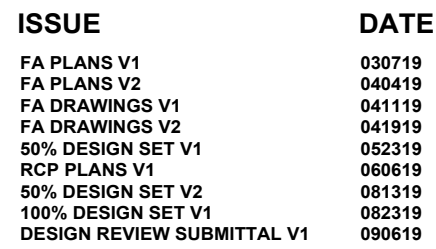
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.

FOR ALBION SURVEYS,

Jon M Webb
JON M. WEBB

JUNE 5, 2019





MODULAR FABRICATOR

APPROVAL STAMP

**THE TRINCHERO CURRY
RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
APN: 009-030-038-000**

DEMOLITION PLAN

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scale
1/8" = 1'-0"

sheet
A 1.2

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City of St. Helena Water Efficient Landscape Worksheets

Section A: HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the information for each landscape area per hydrozone. If you have more than ten hydrozones, please attach additional page(s) with your application as necessary to complete hydrozone information for all portions of your project and calculation of your project's Estimated Total Water Use (ETWU).

- The plant factor used shall be from sources identified above or other sources allowed by law
- Individual hydrozones that mix plants of moderate and low water use shall use the higher water using plant factor
- Use 44.1 as the ETo for the City of St. Helena
- *ETAF must be below .55 for residential and below .45 for non-residential

Regular Landscape Areas									
Hydrozone Area	Planting Description	Plant Factor	Irrigation Method	Irrigation Efficiency	Estimated Total Adjustments Factor	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use	
HA		PF	IM	IE	ETAF* (PF)(IE) = ETAF	(LA)		ETWU (gallons per year)	
e.g. VLVW	Northeast Corner	.1	Drip	.81	(.1/.81) = .12	650	(.12x650)=78	(44.1)(.62)(78)(650)=1,386,239	
H1	BETW. BLDGS.	.5	DRIP	.81	.403	1550	628	17,171	
H2	ALONG WALK	.5	DRIP	.81	.403	700	284	7,765	
H3	N. BOXWOOD	.5	DRIP	.81	.403	250	101	2,762	
H4	N. PL. SCREEN	.3	DRIP	.81	.243	770	187	5,113	
H5	S. BOXWOOD	.5	DRIP	.81	.403	300	122	3,336	
H6	W. PL. SCREEN	.3	DRIP	.81	.243	575	140	3,828	
H7	W. ENTRY AREA	.5	DRIP	.81	.403	1300	527	14,409	
H8	TURF	0	NON-IRRIG	.81	0	1150	0	0	
H9	S. PL. WEST	.5	DRIP	.81	.403	300	122	3,336	
H10	S. PL. W. FENCE	.3	DRIP	.81	.243	770	187	5,113	
TOTALS						A	B	E	CONT'D
Special Landscape Areas						Special Landscape Area (SLA) (sq. ft.)			
	N/A	N/A	N/A	N/A	.1				
	N/A	N/A	N/A	N/A	.1				
	N/A	N/A	N/A	N/A	.1				
	N/A	N/A	N/A	N/A	.1				
	N/A	N/A	N/A	N/A	.1				
SUBTOTALS						C	D	F	

(MWELO)

(Updated 2/4/2016)

Page 4 of 6

City of St. Helena Water Efficient Landscape Worksheets

Section A: HYDROZONE INFORMATION TABLE

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Regular Landscape Areas											
Hydrozone	Planting Description	Plant Factor	Irrigation Method	Irrigation Efficiency	Estimated Total Adjustment ETAF* = ETAF (PF)(IE) = ETAF	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use			
HA	Planting Description	PF	IM	IE	ETAF* (PF)(IE) = ETAF (.1/.81) = .12	Landscape Area (LA) (sq. ft.)	ETAF x Area	ETWU (gallons per year) ETWU = ETAF x Area x ETWU			
e.g. VLVW	Northeast Corner	.1	Drip	.81		650	(.12x650)=78	(44.1)(.62)(78)(650)=1,386,239			
H11	EXT. PLANTERS	.5	DRIP	.81	.403	40	16	437			
H12	S. PL. EAST	.5	DRIP	.81	.403	255	103	2,816			
H13	S. PL. E. FENCE	.3	DRIP	.81	.243	800	194	5,304			
H14	E. ENTRY AREA	.5	DRIP	.81	.403	1230	498	13,616			
H15	DRIVEWAY	.5	DRIP	.81	.403	805	326	8,913			
H16	E. PL. SCREEN	.3	DRIP	.81	.243	480	117	3,199			
H17	ENTRY FNTN.	.9	RECIRC.	.75	.675	15	10	273			
H18	W. FOUNTAIN	.9	RECIRC.	.75	.675	12	8	219			
TOTALS						A	11,302	B	3,570	E	97,610
Special Landscape Areas						Special Landscape Area (SLA) (sq. ft.)					
H19	RAISED BEDS	N/A	N/A	N/A	.1	120	120	3,281			
	N/A	N/A	N/A	N/A	.1						
	N/A	N/A	N/A	N/A	.1						
	N/A	N/A	N/A	N/A	.1						
	N/A	N/A	N/A	N/A	.1						
SUBTOTALS						C	120	D	120	F	3,281

(MWELO)

(Updated 2/4/2016)

Page 4x of 6

Section B: Calculations

Use the subtotal calculations from Section A to complete the following:

1. What is the Average ETAF for regular landscape area of your project? (B÷A) = Average ETAF	0.32 Ave ETAF
2. What is the sidewalk ETAF for your project? (B÷D)×(A÷C) = sidewalk ETAF	0.32 Site ETAF
3. What is the MAWA (Maximum Applied Water Allowance) for your project? (44.3)(.62) (B ÷ D) = MAWA	100,892 MAWA
4. What is the ETWU total for your project? (E+F) = Total ETWU	100,891 ETWU

If you feel this does worksheet does not reflect the annual Maximum Applied Water Allowance (MAWA) for your project, please explain in the box below:

Thank you for completing your Water Efficient Landscape Worksheet!



TREE FERN



GLOBE BOXWOOD



AZALEA



DWARF BOXWOOD



RHODOBENDRON



AZALEAS



HYDRANGEAS

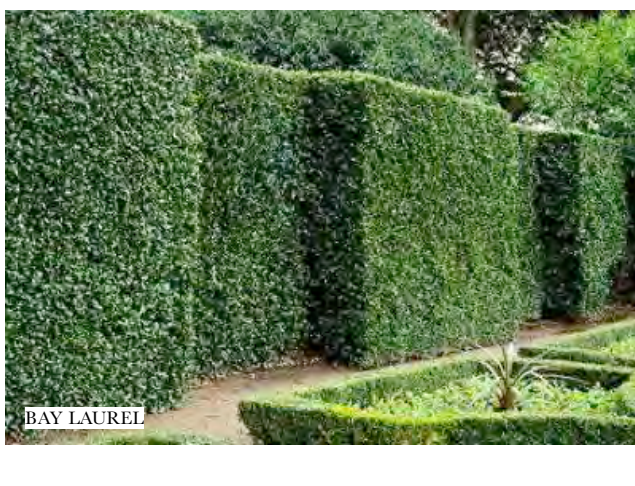
Trinchero Curry Residence

Plant Palette ~1

Wendt • Landscape Architecture
707-968-5236 • WendtLA.com



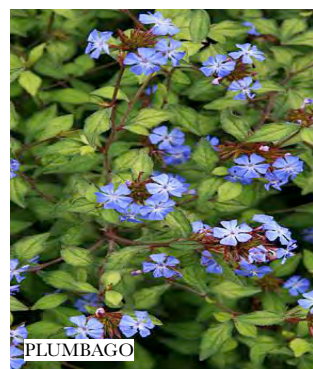
PINEAPPLE GUAVA



BAY LAUREL



SALVIA



PLUMBAGO



ENGLISH LAUREL



TRAILING GERANIUM



CAMELLIA

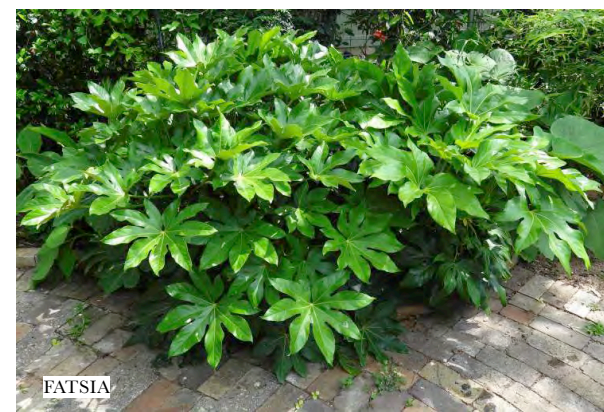
Trinchero Curry Residence

Plant Palette ~2

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PLANTERS



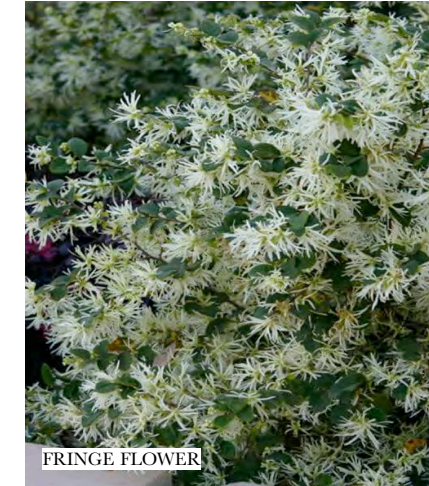
FATSIA



RAISED BEDS



STAR MAGNOLIA



FRINGE FLOWER



FIRE FEATURE

Trinchero Curry Residence

Plant Palette ~3

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Wendt • LA
Landscape Architecture
1485 Main Street, Suite 300
St. Helena, CA 94574
(707) 968-5236
WendtLA.com

TRINCHERO CURRY RESIDENCE
ST. HELENA, CA

WATER EFFICIENT LANDSCAPE
WORKSHEETS &
PLANT PALETTES

COORDINATION
07.15.19

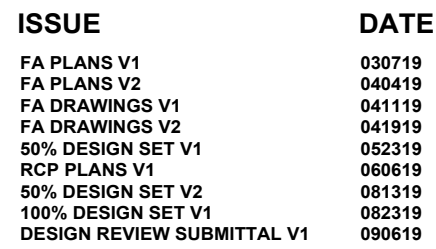
DATE: 07.15.19

SCALE:

DRAWN:

CHECKED: HPW

SHEET: L3



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94574
APN: 009-030-038-000**

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scale
1/4"=1'-0"

sheet

A 2.1

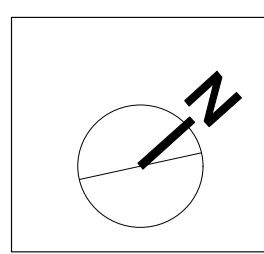
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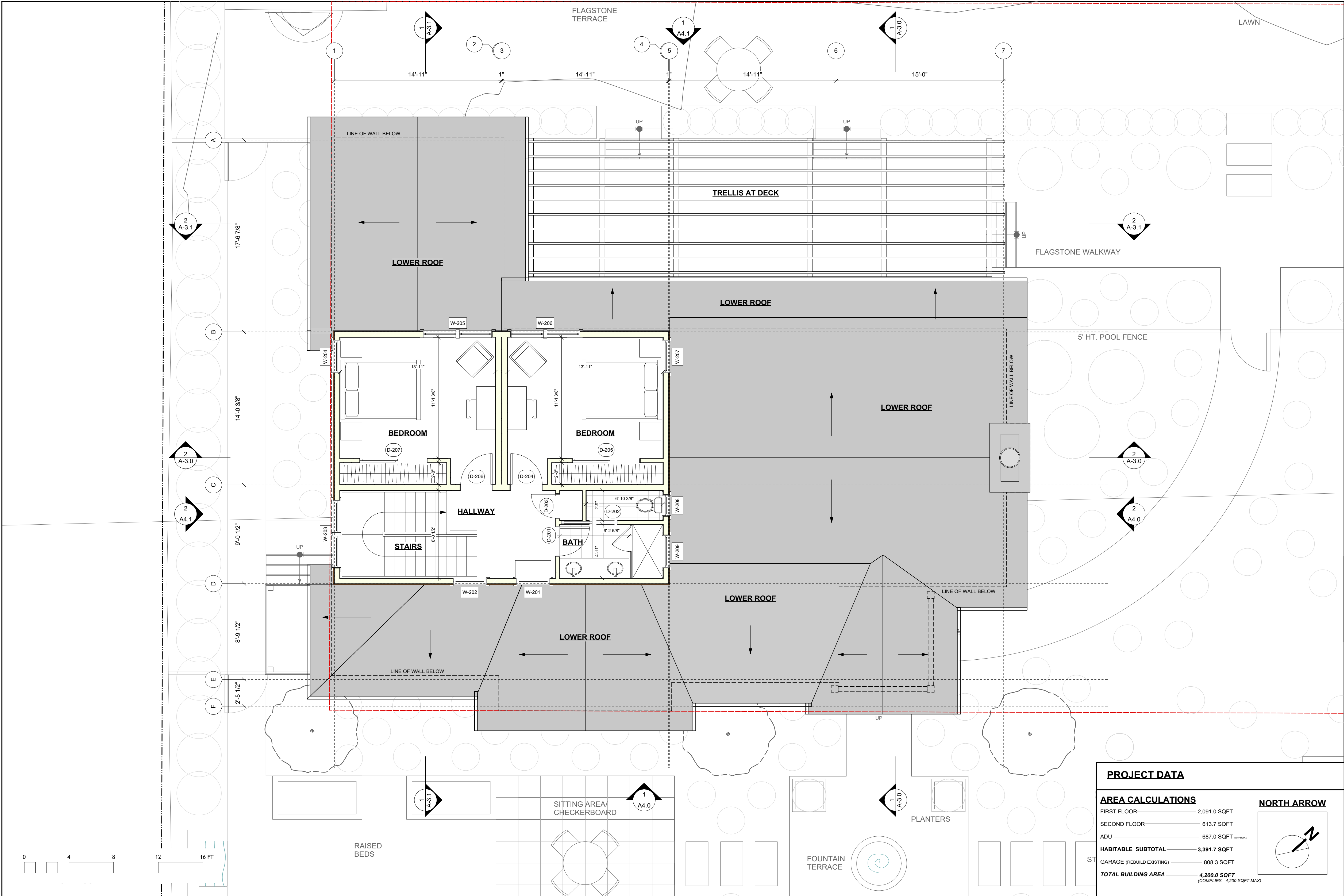
PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	2,091.0 SQFT
SECOND FLOOR	613.7 SQFT
ADU	687.0 SQFT (APPROX.)
HABITABLE SUBTOTAL	3,391.7 SQFT
GARAGE (REBUILD EXISTING)	808.3 SQFT
TOTAL BUILDING AREA	4,200.0 SQFT (COMPLIES - 4,200 SQFT MAX)

NORTH ARROW





1 LEVEL 2 PLAN

ISSUE	DATE
FA PLANS V1	030719
FA PLANS V2	040419
FA DRAWINGS V1	041119
FA DRAWINGS V2	041919
80% DESIGN SET V1	052319
RCP PLANS V1	060619
90% DESIGN SET V2	081119
100% DESIGN SET V1	082319
DESIGN REVIEW SUBMITTAL V1	090619

ARCHITECT

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APN: 009-030-038-000

PLANS

scale
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sheet
A 2.2

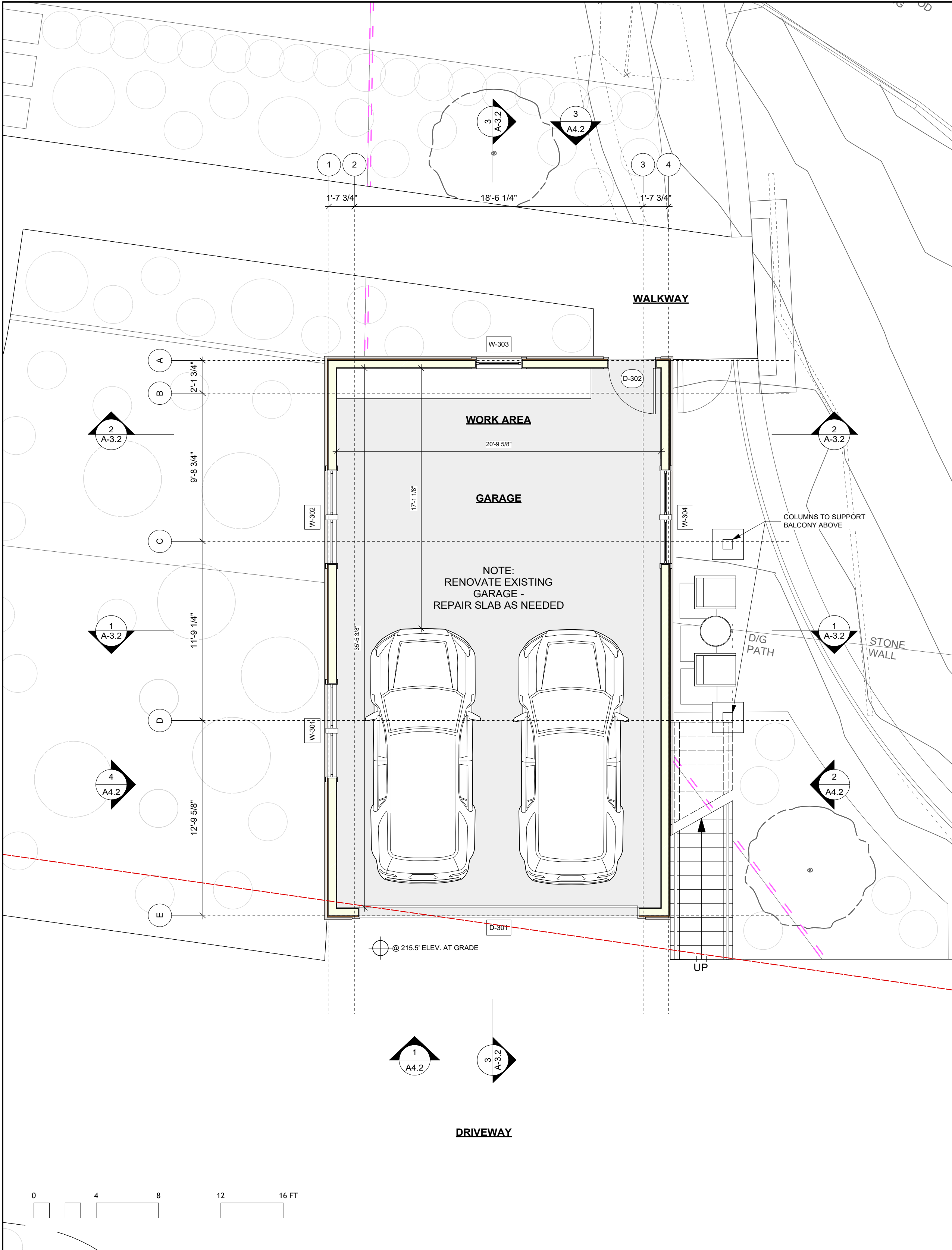
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PROJECT DATA

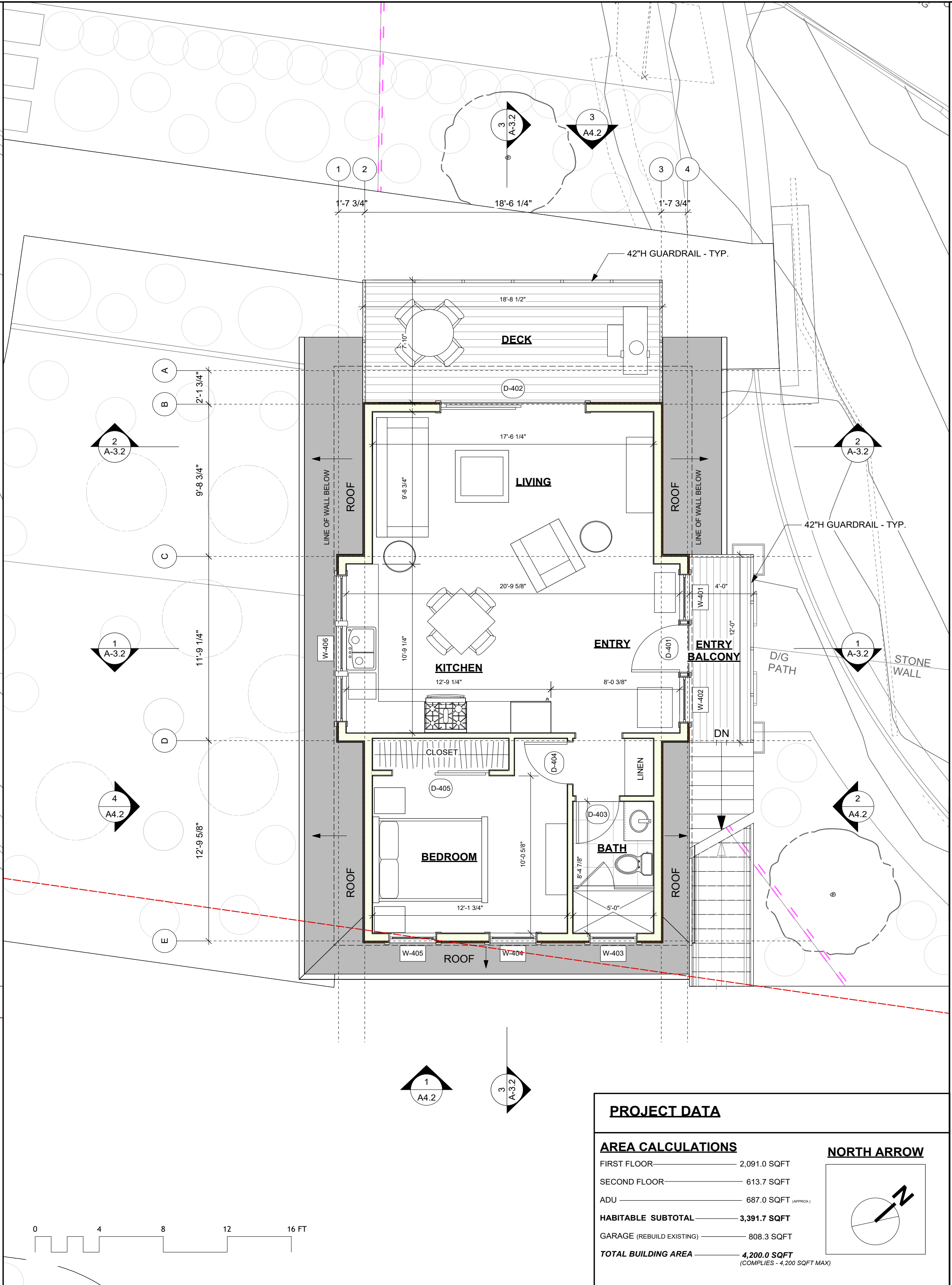
AREA CALCULATIONS

FIRST FLOOR	2,091.0 SQFT
SECOND FLOOR	613.7 SQFT
ADU	687.0 SQFT (NET)
HABITABLE SUBTOTAL	3,391.7 SQFT
GARAGE (REBUILD EXISTING)	808.3 SQFT
TOTAL BUILDING AREA	4,200.0 SQFT (COMPLEX: 4,200 SQFT MAX)

NORTH ARROW



1 GARAGE PLAN - LEVEL 1



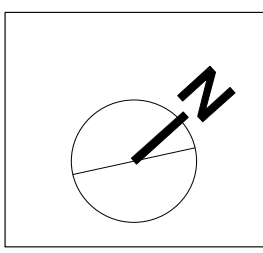
2 ACCESSORY DWELLING UNIT PLAN - LEVEL 2

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	2,091.0 SQFT
SECOND FLOOR	613.7 SQFT
ADU	687.0 SQFT (MINIMUM)
HABITABLE SUBTOTAL	3,391.7 SQFT
GARAGE (REBUILD EXISTING)	808.3 SQFT
TOTAL BUILDING AREA	4,200.0 SQFT (COMPLIES: 4,200 SQFT MAX)

NORTH ARROW



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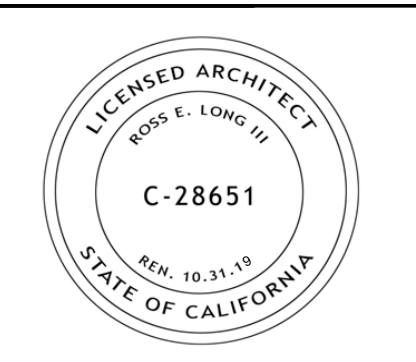
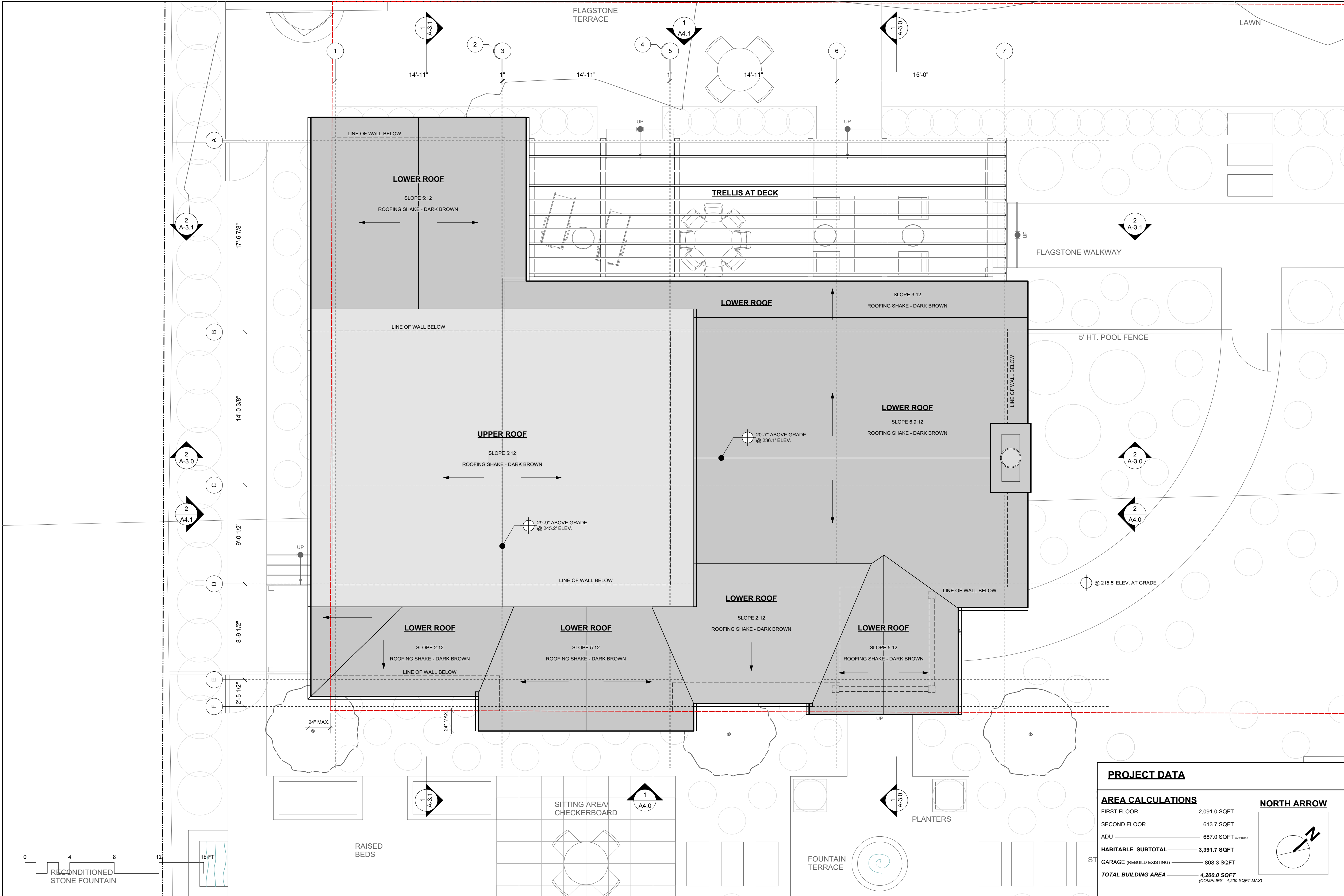
PLANS

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sheet
A 2.3

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DESIGN REVIEW SUBMITTAL V1	090619

ARCHITECT

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1/4"=1'-0"

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A 2.4

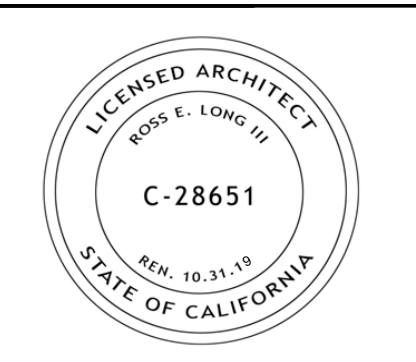
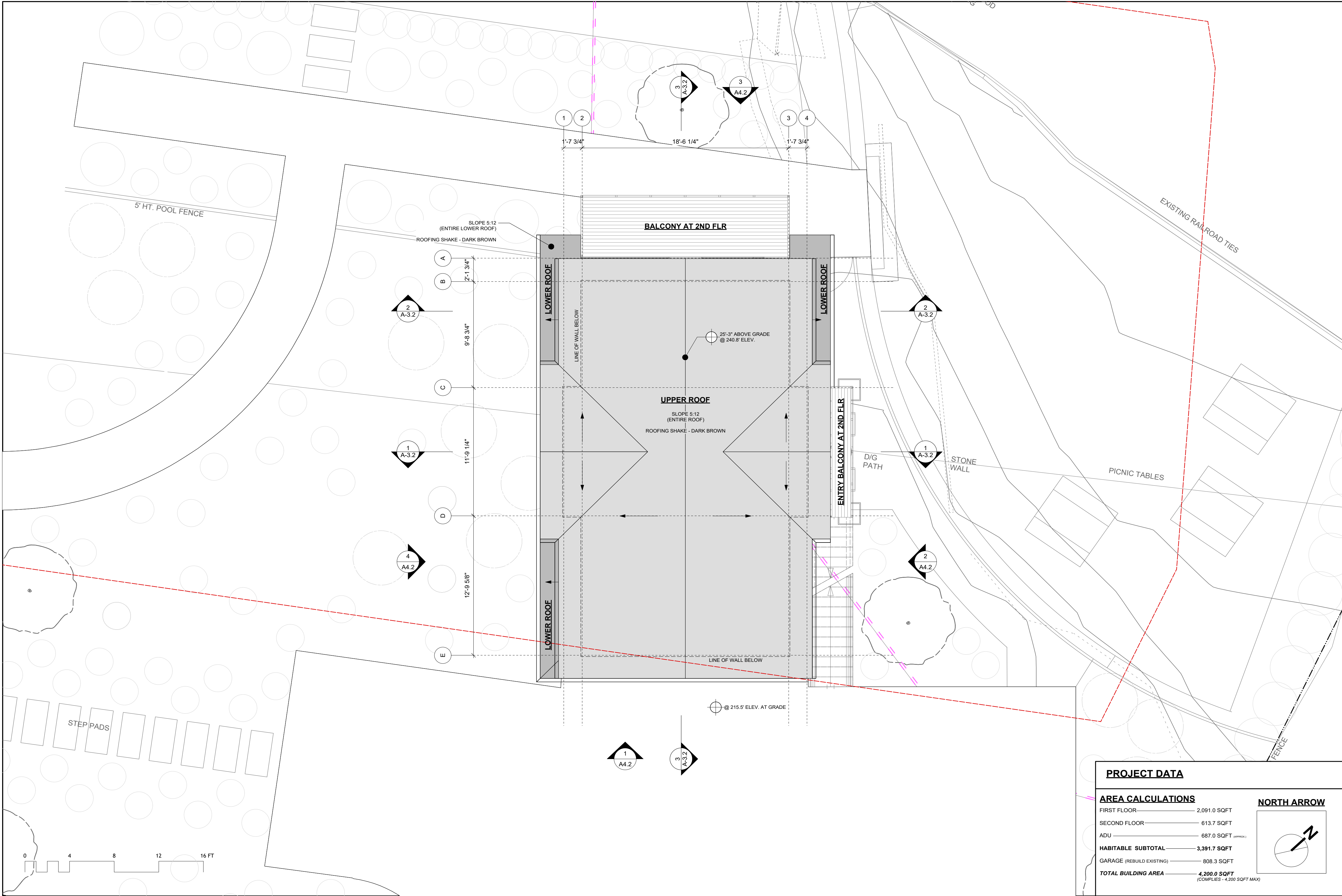
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PROJECT DATA

AREA CALCULATIONS	
FIRST FLOOR	2,091.0 SQFT
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NORTH ARROW

1 ROOF PLAN



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DESIGN REVIEW SUBMITTAL V1	090619

ARCHITECT

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94574
APN: 009-030-038-000

PLANS

scale
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sheet
A 2.5

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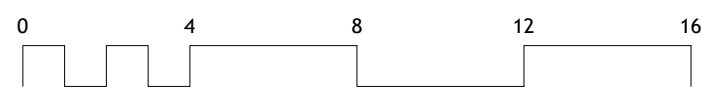
PROJECT DATA

AREA CALCULATIONS

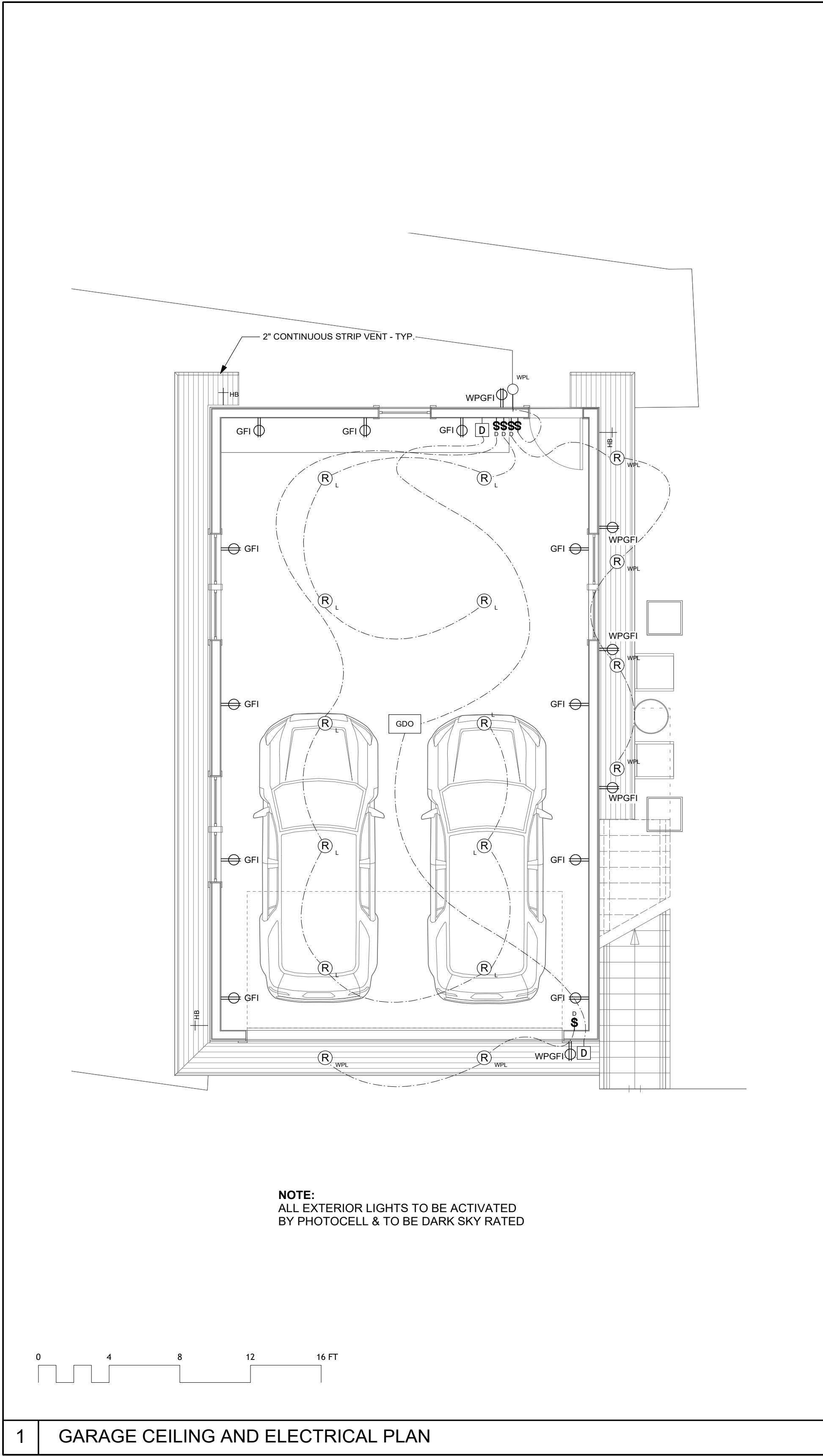
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NORTH ARROW

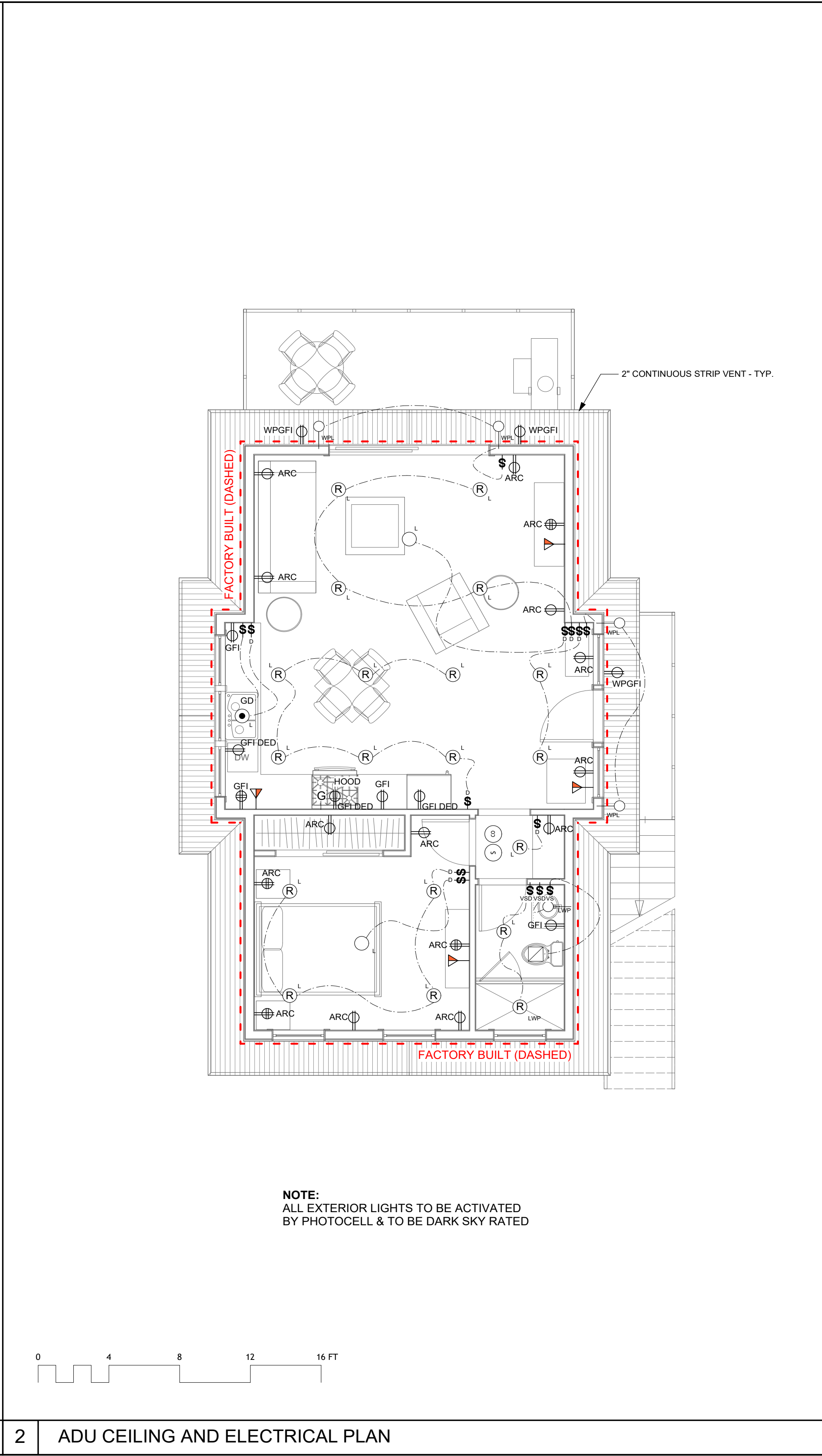




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1 GARAGE CEILING AND ELECTRICAL PLAN



2 ADU CEILING AND ELECTRICAL PLAN

LEGEND

	DUPLEX RECEPTACLE		DATA PORT/ WALL TELEPHONE OUTLET
	FOURPLEX RECEPTACLE		GARAGE DOOR DATA PAD
	WATERPROOF RECEPTACLE		CABLE / TELEVISION
	SWITCHED OUTLET		SPEAKER LOCATION
	GROUND FAULT CIRCUIT INTERRUPTER		AV CONTROL PAD
	DEDICATED OUTLET		SINGLE POLE SWITCH
	FLOOR OUTLET		DIMMER SWITCH
	CEILING OUTLET		THREE WAY SWITCH
	EXHAUST FAN w/ HUMIDISTAT		VACANCY SENSOR
	PENDANT 100 W.		WEATHER PROOF SURFACE MOUNTED FIXTURE
	SURFACE MOUNTED FIXTURE		WEATHER PROOF RECESSED DOWNLIGHT
	RECESSED LIGHT		WEATHER PROOF WALL MOUNTED LIGHT
	RECESSED LIGHT - LED FIXTURE		WEATHER PROOF WALL MOUNTED LIGHT
	RECESSED LIGHT - WEATHER PROOF LED FIXTURE		GARAGE DOOR OPENER w/ LIGHT
	RECESSED DIRECTIONAL DOWNLIGHT (32W)		MOTION ACTIVATED EXT. w/ FLOOD LIGHT w/ PHOTOCELL
	WALL MOUNTED SCONCE		SMOKE DETECTOR
	UNDERCABINET LIGHTING - LED FIXTURE		CARBON MONOXIDE DETECTOR
	GAS LINE		THERMOSTAT
	GARBAGE DISPOSAL		EXTERIOR DOWNLIGHT
	HOSE BIB		

MECHANICAL / ELECTRICAL / LIGHTING NOTES

1. IN EVERY HABITABLE ROOM AN ELECTRICAL OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE ON ANY WALL SPACE IS MORE THAN SIX FEET MEASURED HORIZONTALLY FROM ANY OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE TWO FEET OR MORE IN WIDTH, THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, AND FIXED ROOM DIVIDERS AS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE (CEC) ARTICLE 210.52 (A) (1) (2) & (3).

2. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, AND ATTACHED GARAGE OR DETACHED GARAGE WITH POWER AND AT OUTDOOR ENTRANCES / EXITS AS REQUIRED BY CEC ARTICLE 210.70 (A) (1) & (2).

3. ALL GENERAL-PURPOSE RECEPTACLES MOUNTED AT 12" FROM FLOOR UNLESS OTHERWISE NOTED.

4. BRANCH CIRCUIT, FEEDER AND SERVICE CALCULATIONS SHALL BE PER CEC ARTICLE 220.

5. EACH MULTI-WIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES PER CEC ARTICLE 210.4(B) & (D).

6. IN ALL AREAS SPECIFIED IN 210.52 EVERY 125-VOLT, 15 AND 20-AMP RECEPTACLE SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES PER CEC ARTICLE 406.11.

7. ADDITIONAL CIRCUITS ARE REQUIRED FOR THE FURNACE, GARBAGE DISPOSAL, RANGE, OVEN AND DISHWASHER PER CEC ARTICLE 210.52.

8. SMALL APPLIANCE BRANCH CIRCUITS SHALL BE RATED AT 1500 VA EACH. PER CEC ARTICLE 220.52(A).

9. ALL 120-VOLT, 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, PARLORS, LIBRARIES OR OTHER SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE DEVICE AS REQUIRED BY CEC ARTICLE 210.12(B).

10. ALL RECEPTACLE OUTLETS SERVING COUNTERTOPS IN KITCHENS OF DWELLING UNITS TO BE GFCI PROTECTED PER CEC ARTICLE 210.8(A) (6).

11. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLE OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THE SPACE PER CEC ARTICLE 210.52(C) (1).

12. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER AS REQUIRED BY CEC ARTICLE 210.52(C) (3).

13. COUNTER SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER SPACES AND SHALL MEET THE REQUIREMENTS PER CEC ARTICLE 210.52(c) (1) (2) (3).

14. COUNTERTOP RECEPTACLE OUTLET LOCATIONS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE OUTLETS. THESE RECEPTACLES SHALL BE INSTALLED AS REQUIRED PER CEC ARTICLE 210.52 (B) (5).

15. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH BATHROOM WITHIN 3'0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION AS REQUIRED BY CEC ARTICLE 210.52 (D) 210.11 (C) (3) AND 210.8 (A) (1).

16. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM PER ARTICLE 410.4 (D). UNLESS LIGHT FIXTURES IN SHOWER ENCLOSURE ARE LABELED "SUITABLE FOR WET LOCATIONS". AT LEAST ONE OUTLET ON A SEPARATE 20-AMP CIRCUIT SHALL BE PROVIDED IN THE LAUNDRY AREA AND SHALL BE WITHIN SIX FEET OF THE INTENDED LOCATION OF THE APPLIANCE AS REQUIRED BY CEC ARTICLE 210.52 (F) AND 210.11 (C) (2).

17. ALL 125 VOLT, SINGLE PHASE 15 AND 20-AMPERE RECEPTACLES INSTALLED WITHIN 6 FEET OF LAUNDRY, UTILITY OR WET BAR SHALL BE GROUND FAULT CIRCUIT INTERRUPTED AS REQUIRED BY CEC ARTICLE 210.8 (A) (7).

18. VERIFY ALL APPLIANCE ELECTRICAL REQUIREMENTS WITH MANUFACTURER SPECS.

19. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL INFO.

20. ALIGN ALL LIGHTING SWITCH BOX LOCATIONS WITH RECEPTACLE OUTLET LOCATION BELOW WHERE POSSIBLE.

21. ALL EXTERIOR LIGHTS SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH, A MOTION SENSOR, AND A PHOTOCONTROL, NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE PHOTOCONTROL, OR AN ASTRONOMICAL TIME CLOCK NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE ASTRONOMICAL TIME CLOCK.

22. MIN. 220 AMP APPLIANCE CIRCUIT IS REQUIRED IN THE KITCHEN, DINNING, PANTRY. NOT TO BE USED FOR DIRECTLY WIRED APPLIANCES AND NOT TO BE USED FOR ANY OTHER OUTLETS.

23. ALL SMOKE AND SMOKE/CO ALARMS TO BE HARD WIRED AND INTERCONNECTED SO THAT IF ONE ALARM IS ACTIVATED, ALL OTHER ALARMS WILL ACTIVATE.

ISSUE	DATE
FA PLANS V1	030719
FA PLANS V2	040419
FA DRAWINGS V1	041119
FA DRAWINGS V2	041919
80% DESIGN SET V1	082319
RCP PLANS V1	060619
90% DESIGN SET V2	081319
100% DESIGN SET V1	082319
DESIGN REVIEW SUBMITTAL V1	090619

ARCHITECT

ch x tld
prefab evolved

6114 LASALLE AVENUE #552, OAKLAND CA 94611
TORY LONG, AIA - 415.905.9030 - TORY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE TRINCHERO CURRY
RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
APN: 009-030-038-000

GARAGE & ADU RCP

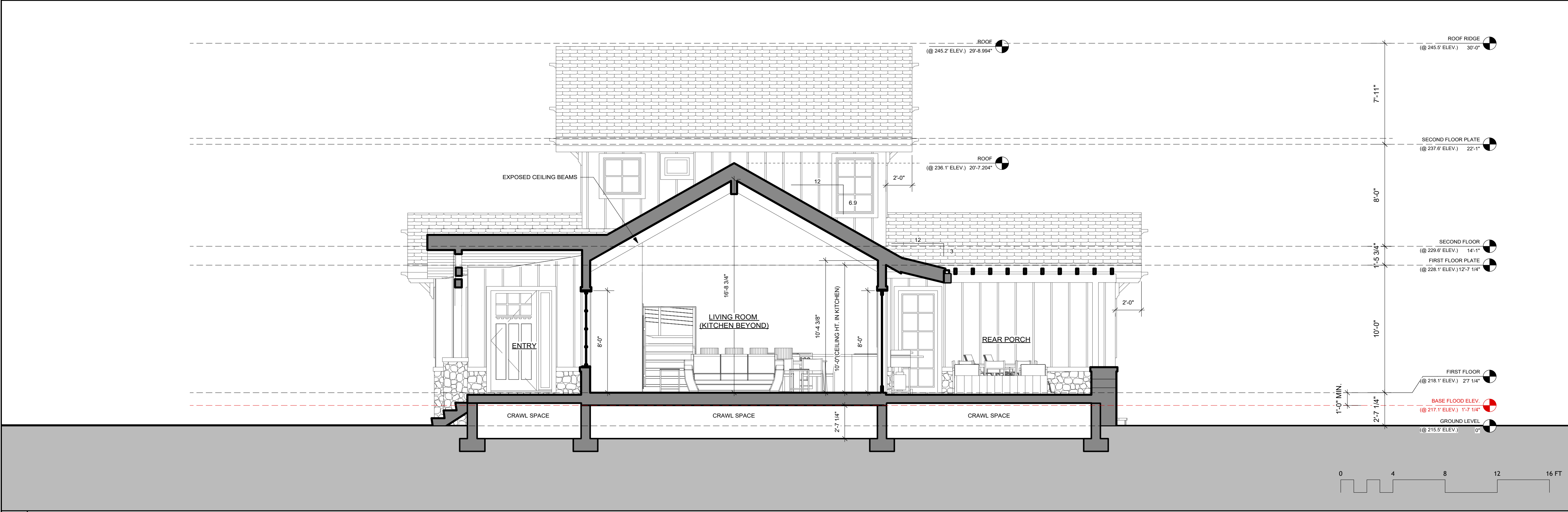
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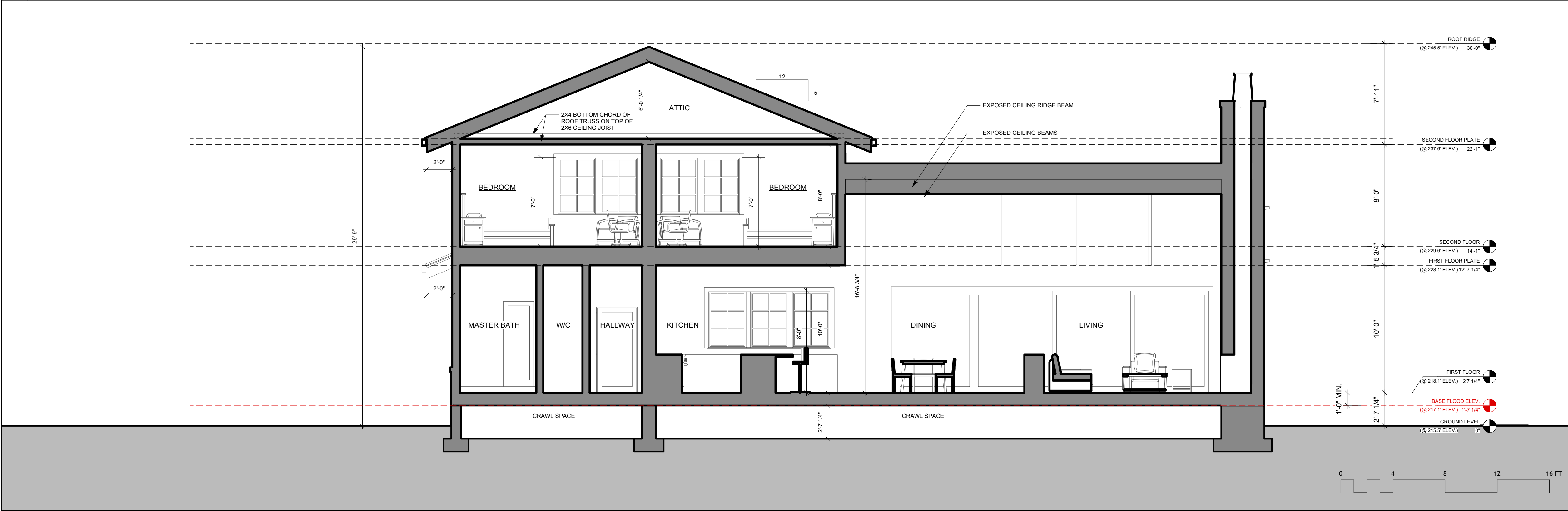
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A 2.8

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2 BUILDING CROSS SECTION 1/4"=1'-0"



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FA DRAWINGS V2	041519
90% DESIGN SET V1	062319
RCP PLANS V1	060619
90% DESIGN SET V2	081519
100% DESIGN SET V1	082319
DESIGN REVIEW SUBMITTAL V1	090619

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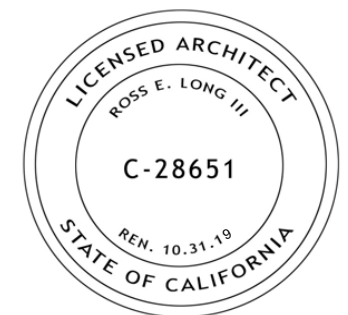
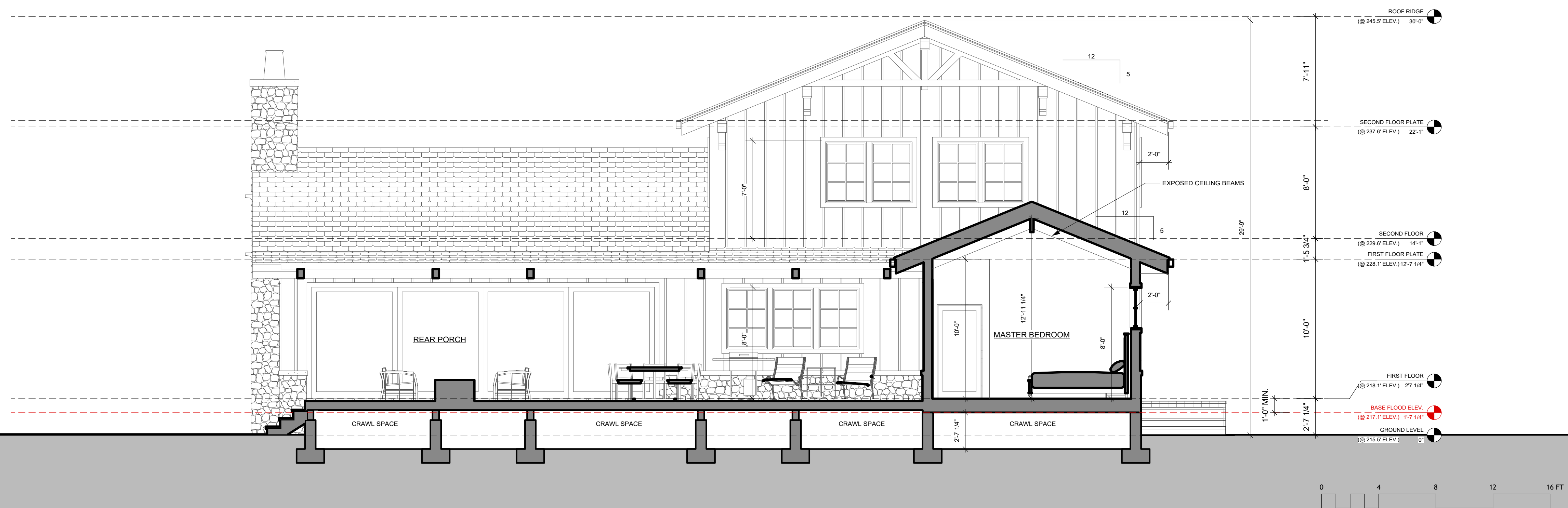
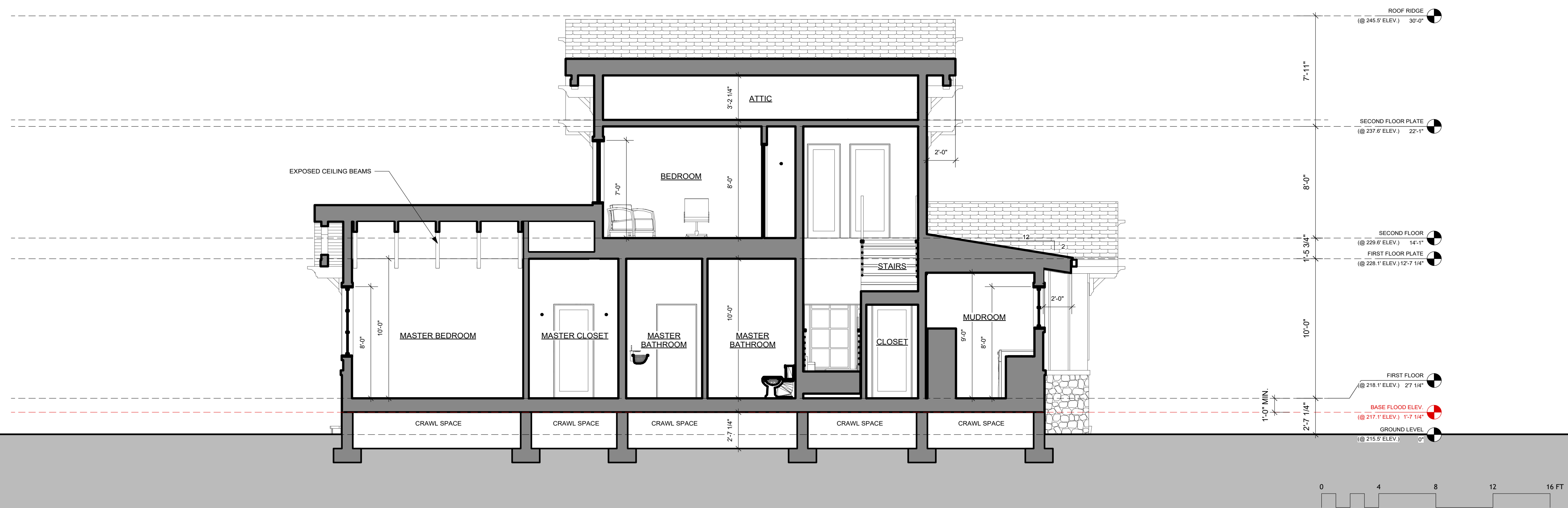
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RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
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6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG, AIA • 415.905.9030 • TOBY@CHXTLD.COM

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**THE TRINCHERO CURRY
RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
APN: 009-030-038-000**

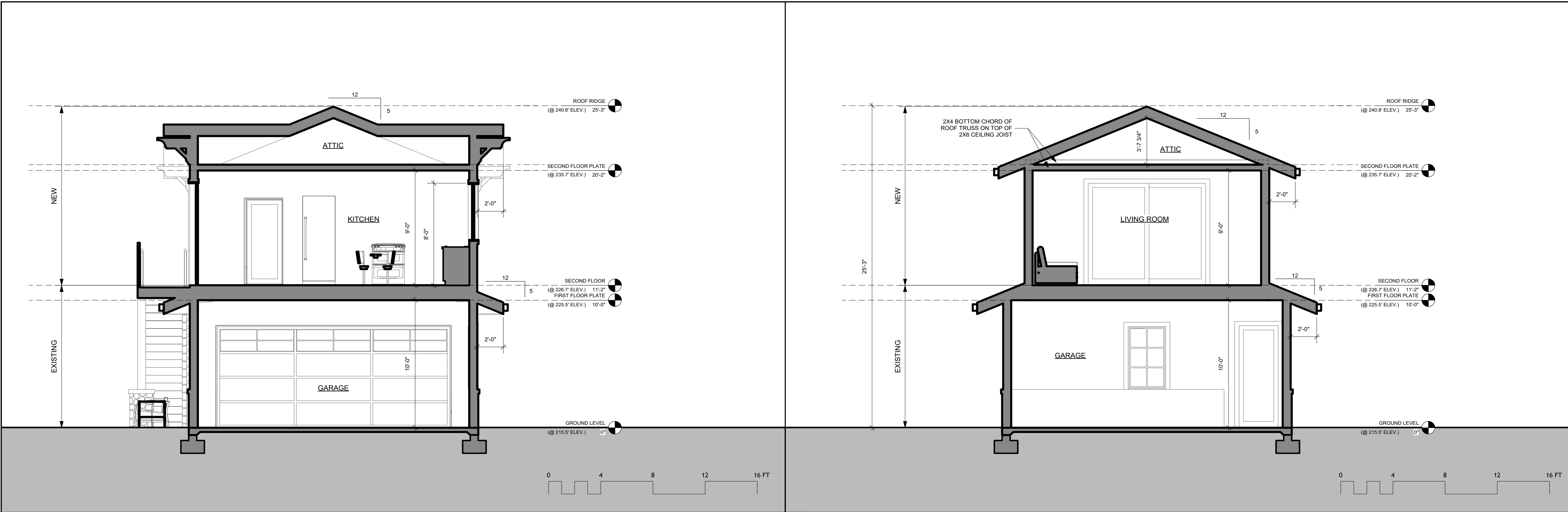
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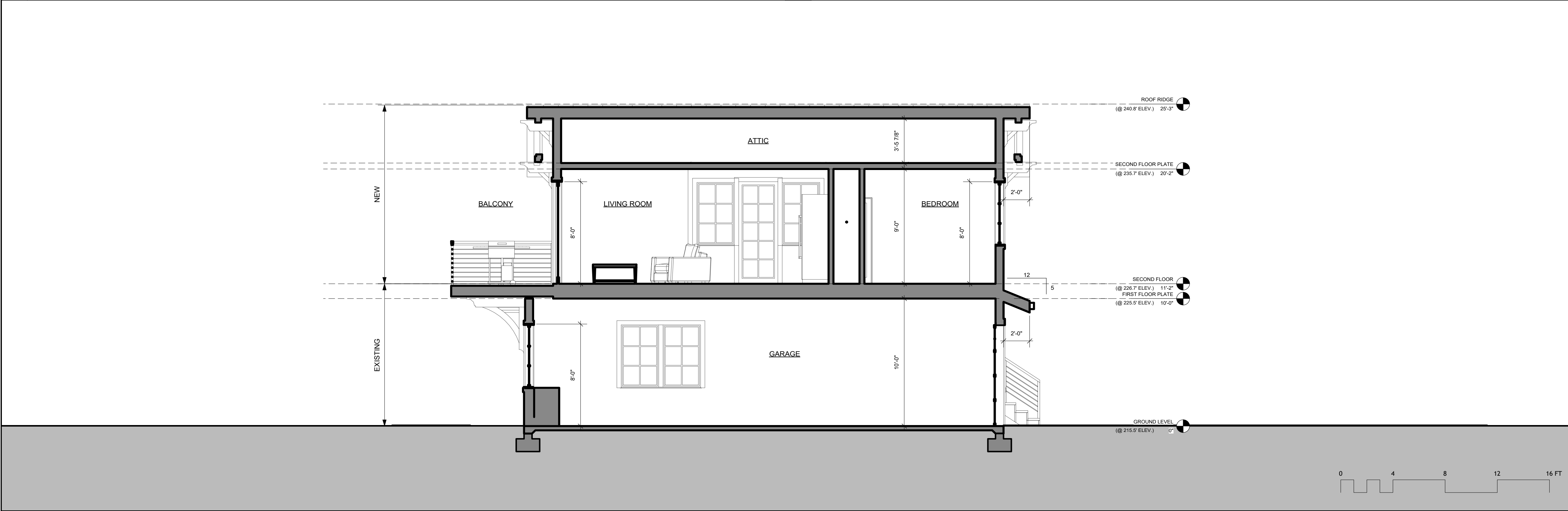
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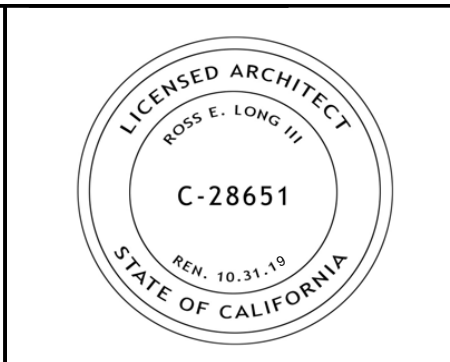
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1 BUILDING CROSS SECTION 1/4"=1'-0" 2 BUILDING CROSS SECTION 1/4"=1'-0"



3 BUILDING CROSS SECTION 1/4"=1'-0"



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6114 LASALLE AVENUE #552, OAKLAND CA 94611
TOST LONG, AK - 415.865.8639 - TOST@CHXTLD.COM

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APPROVAL STAMP

THE TRINCHERO CURRY
RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
APN: 009-030-038-000

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AS NOTED

sheet
A 3.2

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1	NORTHWEST ELEVATION (BACK)
---	----------------------------

2	SOUTHWEST ELEVATION (SIDE)
---	----------------------------

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6114 LASALLE AVENUE #552, OAKLAND CA 94611
1081 LONG, ALA • 475.365.9530 • 1081@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

**THE TRINCHERO CURRY
RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
APN: 009-030-038-000**

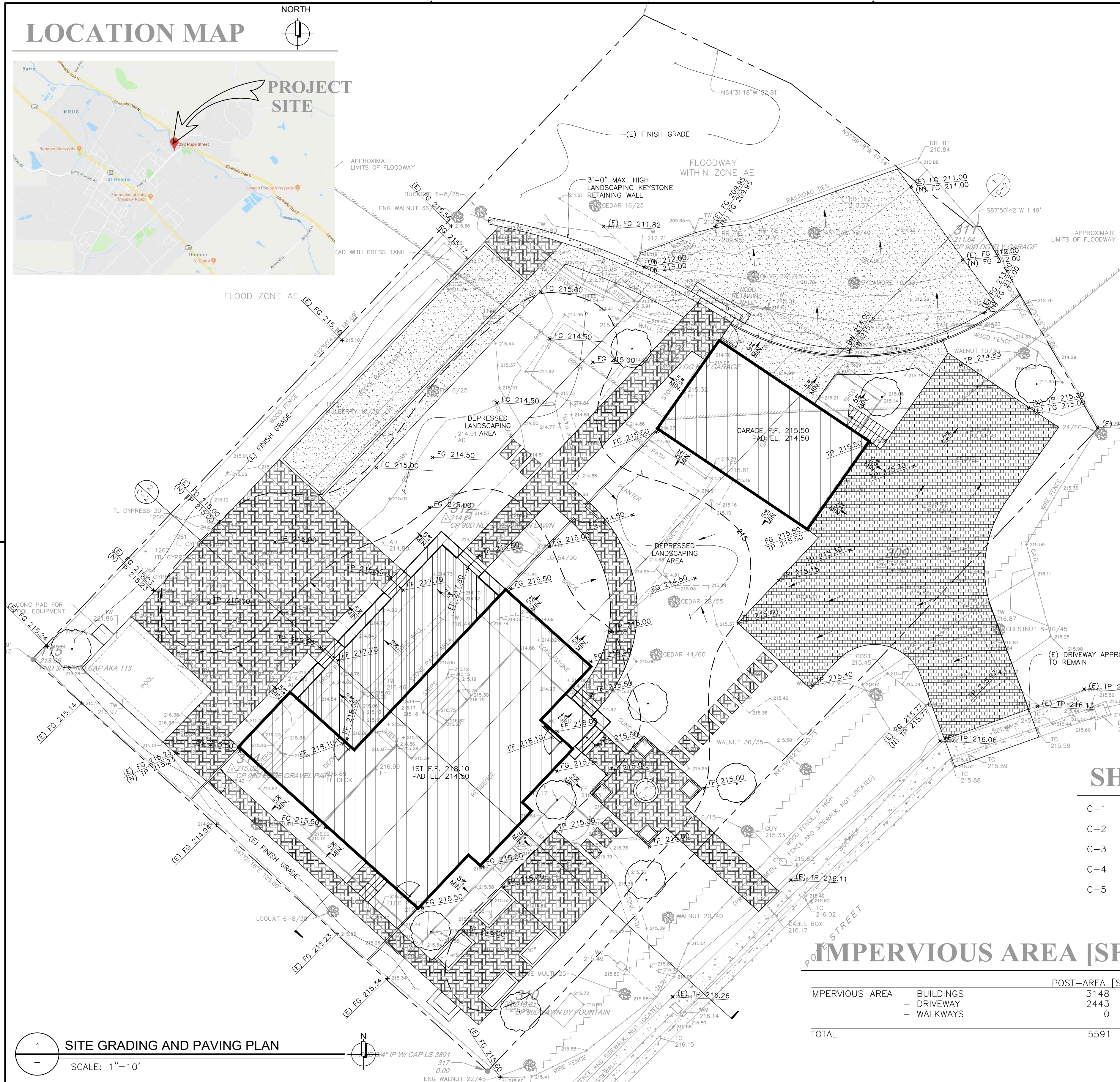
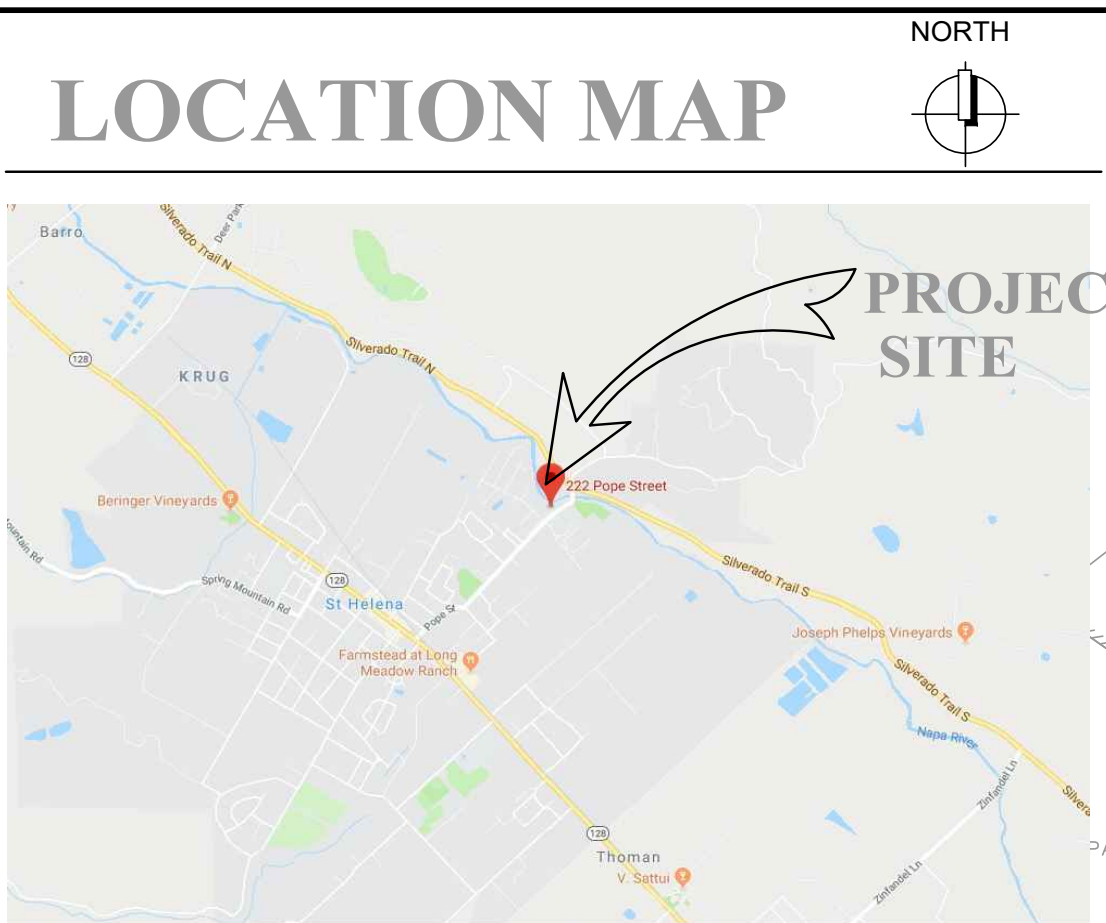
ELEVATIONS

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scale
1/4"=1'-0"

sheet
A 4.1

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LEGEND

- EXISTING WALKWAY
- PERVIOUS WOOD DECK
- IMPERVIOUS BUILDING
- PERVIOUS FLAGSTONE PAVEMENT
- PERVIOUS D/G PAVEMENT
- IMPERVIOUS CHIPSEAL PAVEMENT
- PERVIOUS LANDSCAPING (UNHATCHED AREAS)
- (N) CONTOUR LINES
- BUILDING OUTLINE
- PROPERTY LINE
- (E) CONTOUR LINES
- SLOPE DIRECTION AND INTENSITY

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALTIC CONCRETE
- BFPD BACKFLOW PREVENTION DEVICE
- BLDG BUILDING
- BOP BOTTOM OF PIPE
- BSMT BASEMENT
- BW BACK OF WALK
- CB CATCH BASIN
- C&G CURB & GUTTER
- CI CURB INLET
- CIP CAST IRON PIPE
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- COD CITY OF OAKLAND
- COR CORNER
- C.Y. CUBIC YARDS
- DI DRAINAGE INLET
- DIP DUCTILE IRON PIPE
- DW DOMESTIC WATER
- D/W DRIVEWAY
- E EAST
- EX EXISTING
- EBMUD EAST BAY MUD
- EFG EXISTING FINISH GRADE
- ELEC ELECTRICAL
- EP EDGE OF PAVEMENT
- FC FACE OF CURB
- FF FINISHED FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- FLR FLOOR
- FND FOUND
- FS FIRE SERVICE OR FINISHED SURFACE ELEVATION
- G GAS
- GB GRADE BREAK
- GS GROUND SURFACE ELEVATION
- GV GAS VALVE
- HC HANDICAP
- HCR HANDICAP RAMP
- HP HIGH POINT
- INV INVERT ELEVATION
- IRR IRRIGATION
- JP JOINT POLE
- JT JOINT TRENCH
- LAT LATERAL
- LG LIP OF GUTTER
- LP LOW POINT
- LP MONUMENT TO MONUMENT
- M.M NEW
- N NORTH
- NE NORTH EAST
- NO NUMBER
- NW NORTH WEST
- OPT OPTION
- OVE OVERHEAD ELECTRIC
- PC POINT OF CURVATURE
- PL PROPERTY LINE
- POC POINT OF CONNECTION
- PP POWER POLE
- PRK PARKING
- PT POINT OF TANGENCY
- PVC POLYVINYL CHLORIDE
- PVMT PAVEMENT
- RCP REINFORCED CONCRETE PIPE
- RPBPD REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
- S SLOPE OR SOUTH
- SAP SEE ARCHITECTURAL PLANS
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDCO STORM DRAIN CLEANOUT
- SDMH STORM DRAIN MANHOLE
- SE SOUTH EAST
- SEP SEE ELECTRICAL PLANS
- SERV SERVICE
- SF SQUARE FEET
- SFPP SEE FIRE PROTECTION PLANS
- SGR SEE GEOTECHNICAL REPORT
- SHT SHEET
- SJTP SEE JOINT TRENCH PLANS
- SL STREET LIGHT
- SLP SEE LANDSCAPE PLANS
- SMP SEE MECHANICAL PLANS
- SPP SEE PLUMBING PLANS
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSLP SEE STREET LIGHT PLAN
- SSML SANITARY SEWER MANHOLE
- SST SEE STRUCTURAL PLAN
- STA STATION
- STD STANDART
- SW SOUTH WEST
- S/W SIDEWALK
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- THK THICK
- THRU THROUGH
- TOP TOP OF PIPE
- TRANS TRANSFORMER
- TW TOP OF WALL
- TYP TYPICAL
- VCP VITRIFIED CLAY PIPE
- W WITH
- WM WATER METER
- W WATER
- WM WATER METER
- W WEST
- WV WATER VALVE

SHEET INDEX

- C-1 SITE GRADING, PAVING AND DRAINAGE PLAN
- C-2 SITE SECTIONS
- C-3 SITE UTILITIES PLAN
- C-4 CIVIL DETAILS
- C-5 EROSION CONTROL PLAN AND DETAILS

NOTES

- ALL TOPOGRAPHIC AND BOUNDARY INFORMATIONS WERE PROVIDED BY OWNER & BASED ON SURVEY BY ALBION SURVEYS, DATED 6/24/2019.
- FOR BUILDING PLANS SEE ARCHITECTURAL DRAWINGS.
- GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.A3 OF THE CALIFORNIA BUILDING CODE (CBC).
- DIRECT ALL DOWNSPOUTS TOWARDS DEPRESSED LANDSCAPING AREAS (PROVIDE SPLASH BLOCK TO DISPERSE RUNOFF).

IMPERVIOUS AREA [SF]

	POST-AREA [S.F.]	PRE-AREA [S.F.]
IMPERVIOUS AREA - BUILDINGS	3148	3317
- DRIVEWAY	2443	342
- WALKWAYS	0	2463
TOTAL	5591	6122

Vit Hanacek, PE
2912 Vessing Rd.
Pleasant Hill, CA 94523
Tel. (925) 262-7401
Fax. (925) 952-7812
vhanacek@yahoo.com

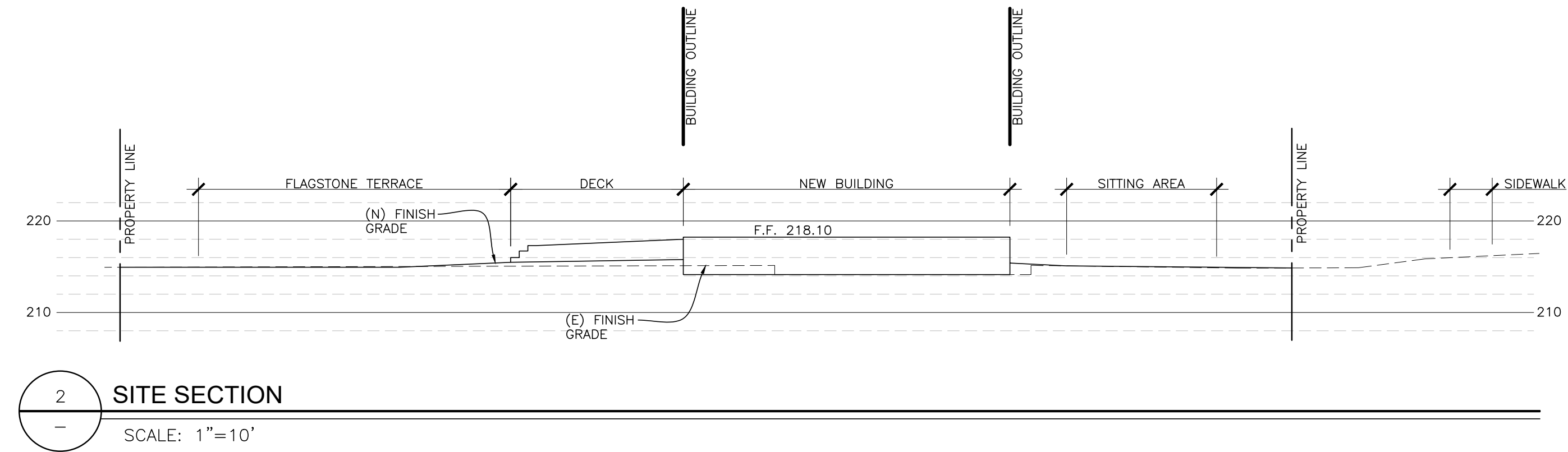
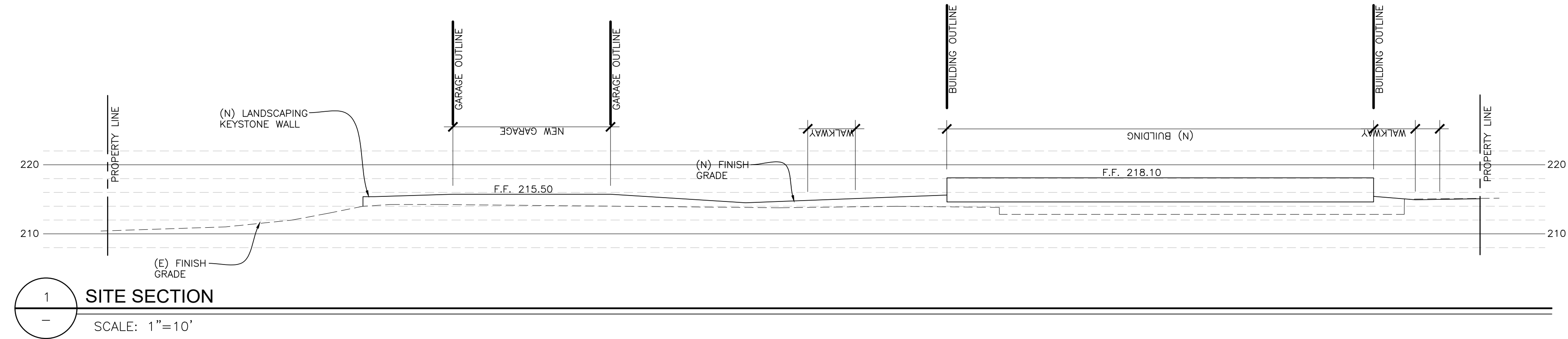
REGISTERED PROFESSIONAL ENGINEER
VIT HANACEK
C 75786
EXP. 06/30/20
CIVIL
STATE OF CALIFORNIA

ASSURANCE AND REVISIONS:	DESCRIPTION	PERMIT SET
NO. DATE	1 08/25/2019	

THE TRINCHERO CURRY
RESIDENCE
222 POPE ST.
SANTA HELENA, CA 94574

SHEET TITLE:
SITE GRADING, PAVING AND DRAINAGE
PLAN

SHEET NO.:
C-1
PROJECT: 19-0756



Vit Hanacek, PE
2912 Vessing Rd.
Pleasant Hill, CA 94523
Tel. (925) 262-7401
Fax. (925) 952-7812
vhanacek@yahoo.com

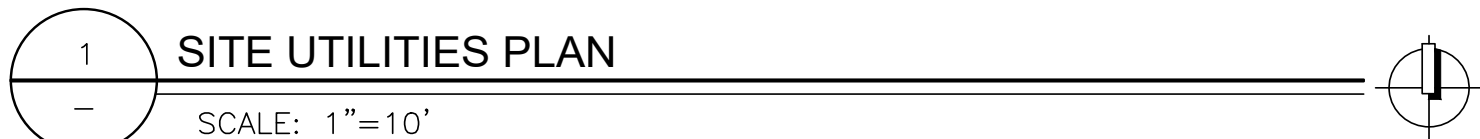


ISSUANCE AND REVISIONS:	NO.	DATE	DESCRIPTION
	1	08/25/2019	PERMIT SET

PROJECT NAME:
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RESIDENCE**
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SANTA HELENA, CA 94574

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C-2
PROJECT: 19-0756

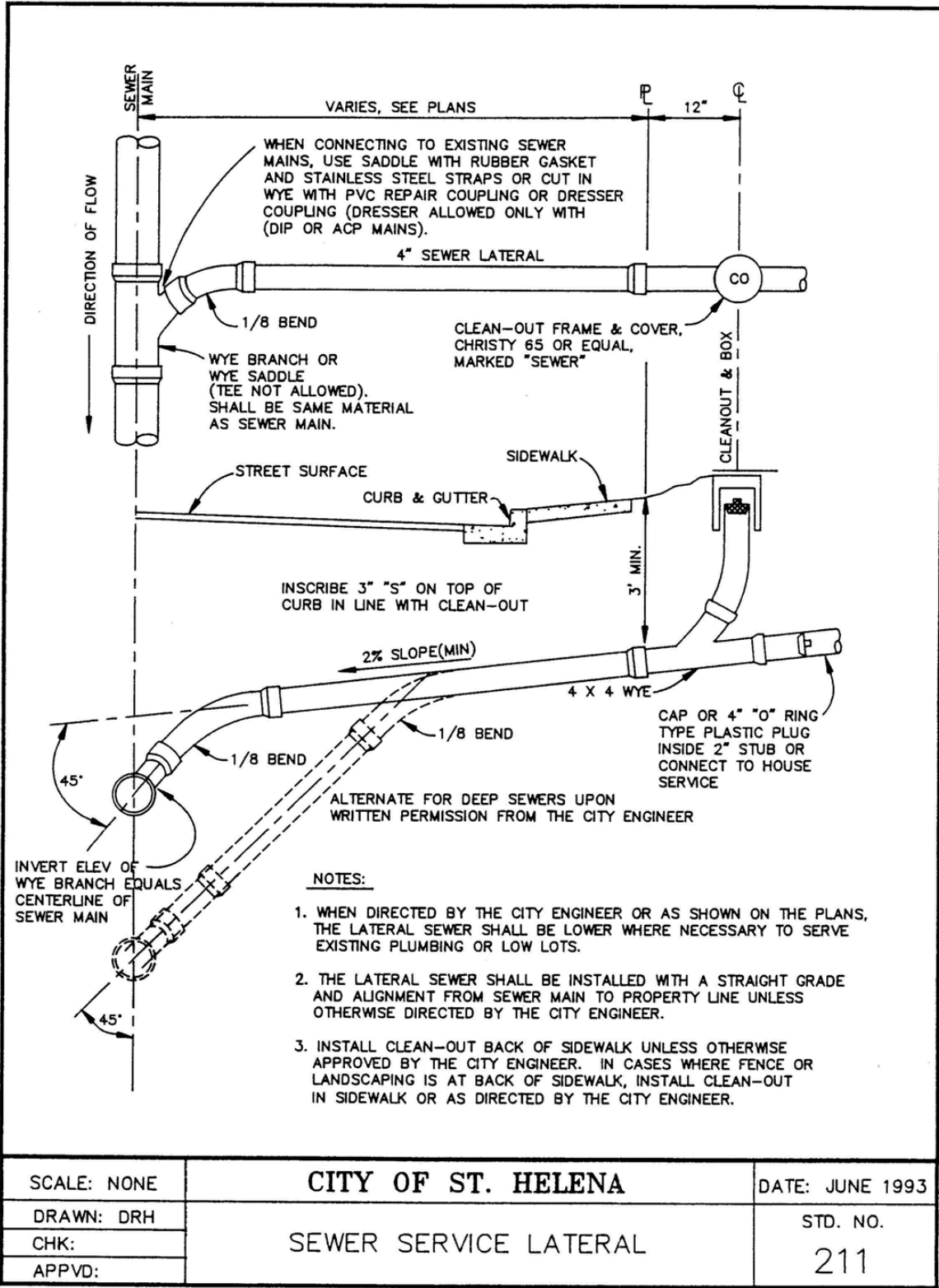


A circular professional engineer seal for the State of California. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner circle contains the name "VITEZSLAV CHANECEK" at the top, the license number "C 75786" in the center, and the expiration date "EXP. 06/30/20" below it. The word "CIVIL" is written at the bottom of the inner circle.

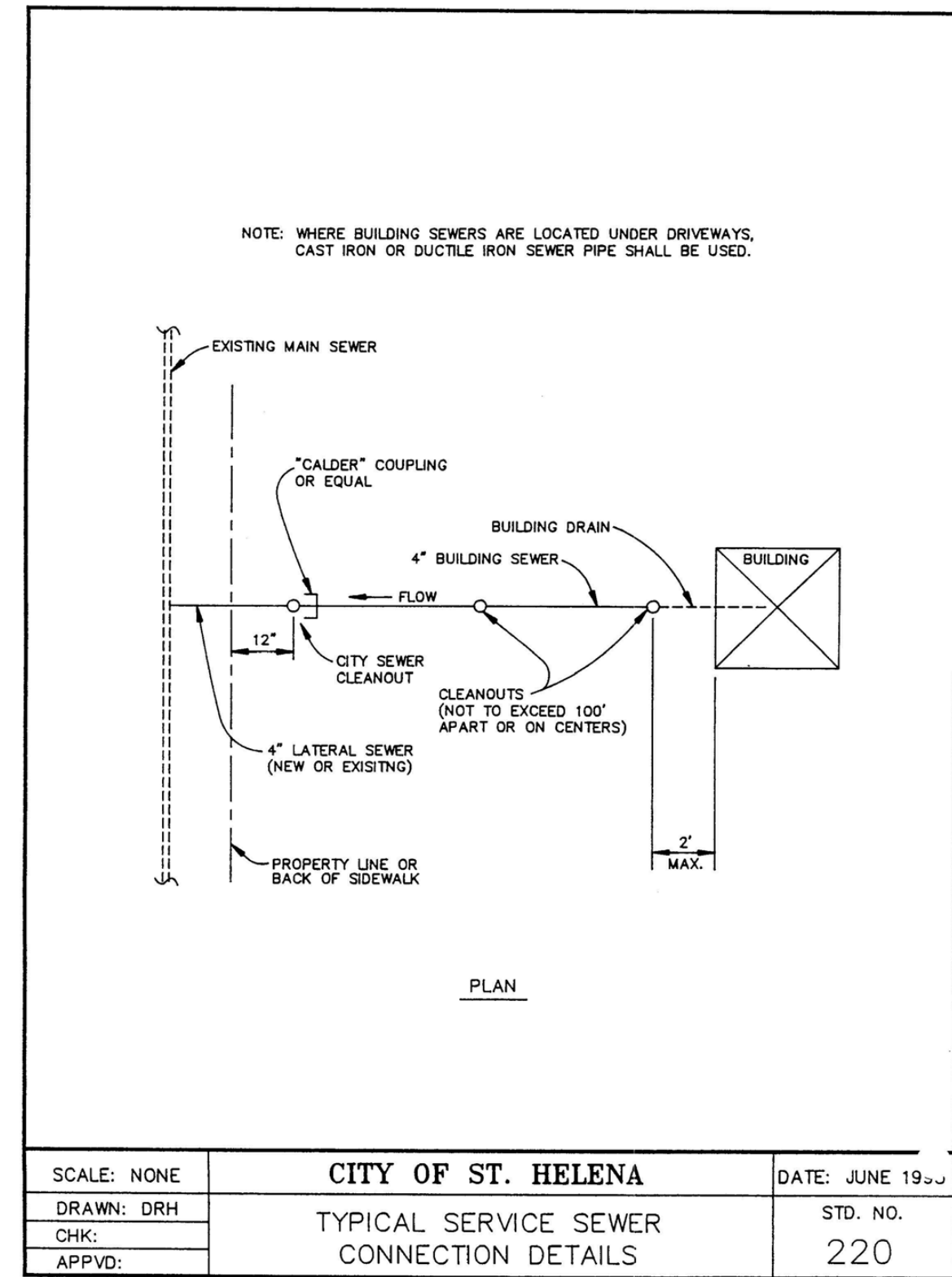
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SHEET TITLE:
SITE UTILITIES PLAN

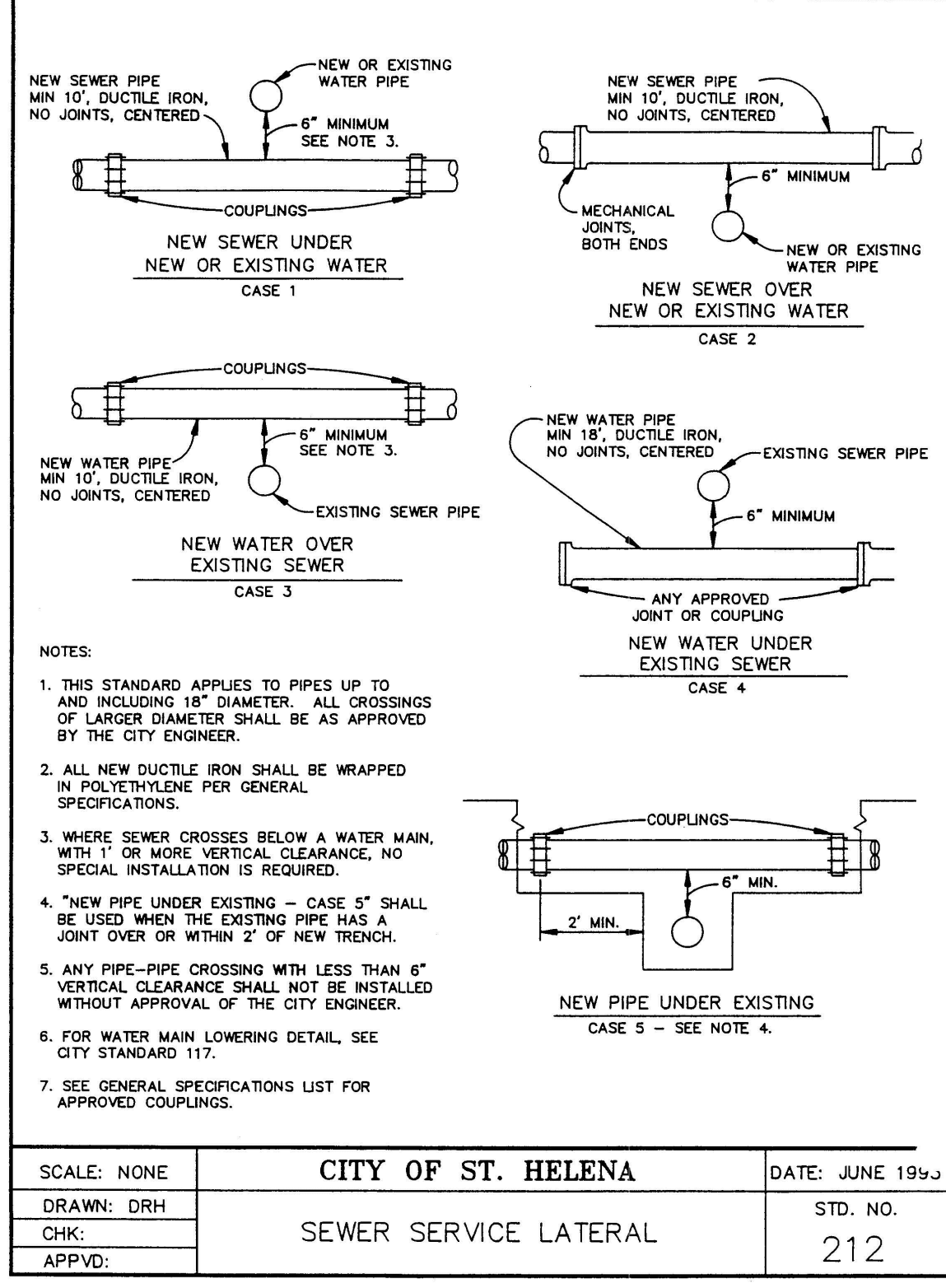
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C-3
PROJECT: 19-0756



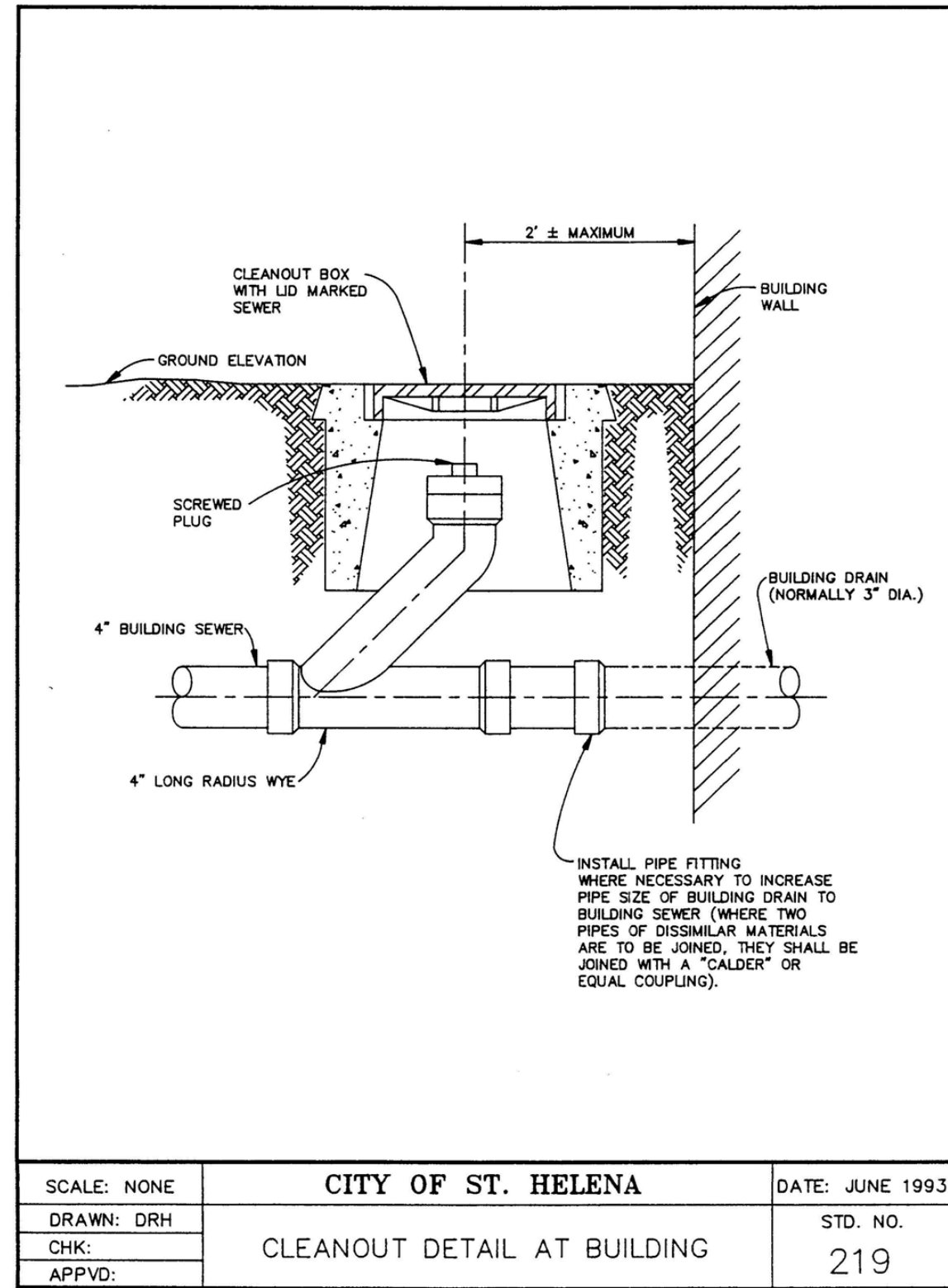
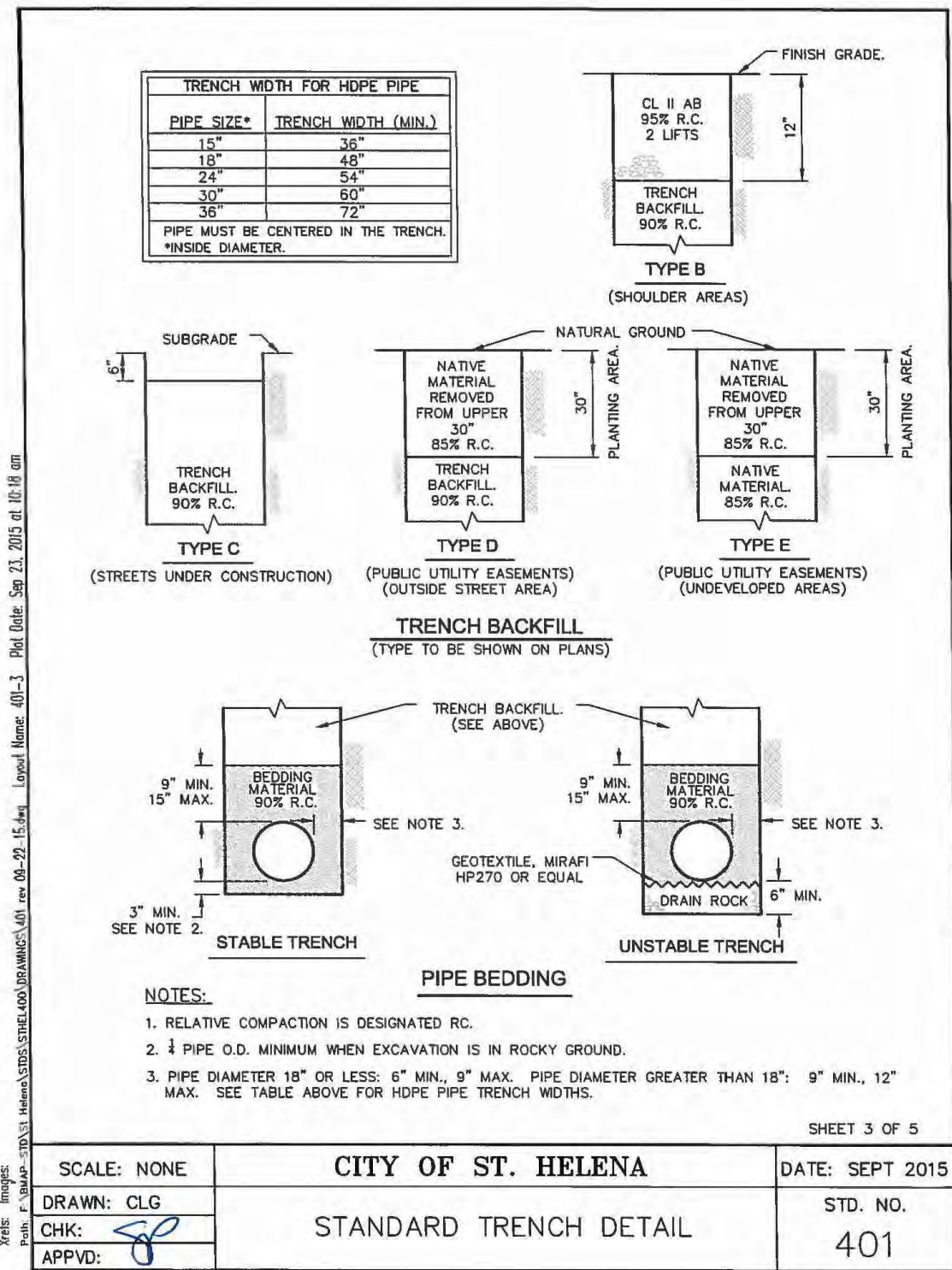
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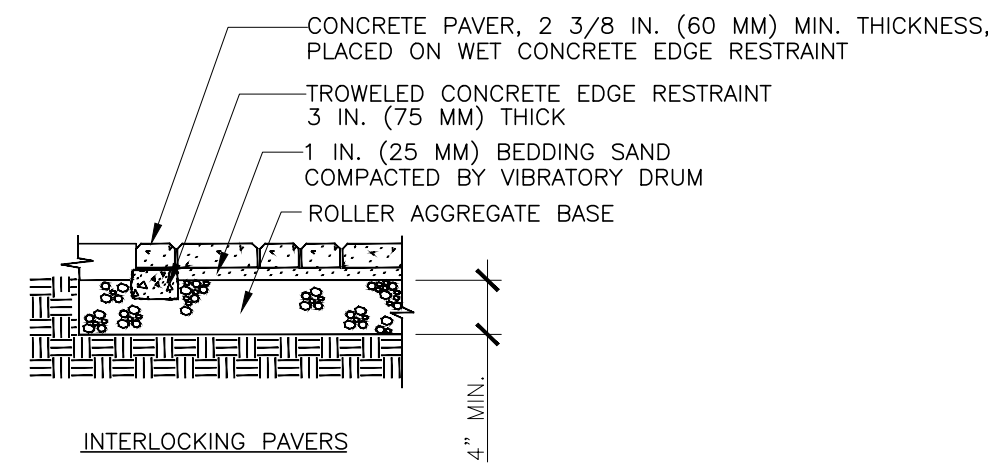
3 SEWER SERVICE CONNECTION DETAILS
NOT TO SCALE



4 STANDARD TRENCH DETAILS
NOT TO SCALE



2 CLEANOUT AT BUILDING
NOT TO SCALE



5 PAVEMENT SECTIONS
NOT TO SCALE

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2912 Vessing Rd.
Pleasant Hill, CA 94523
Tel. (925) 262-7401
Fax. (925) 952-7812
vhanacek@yahoo.com

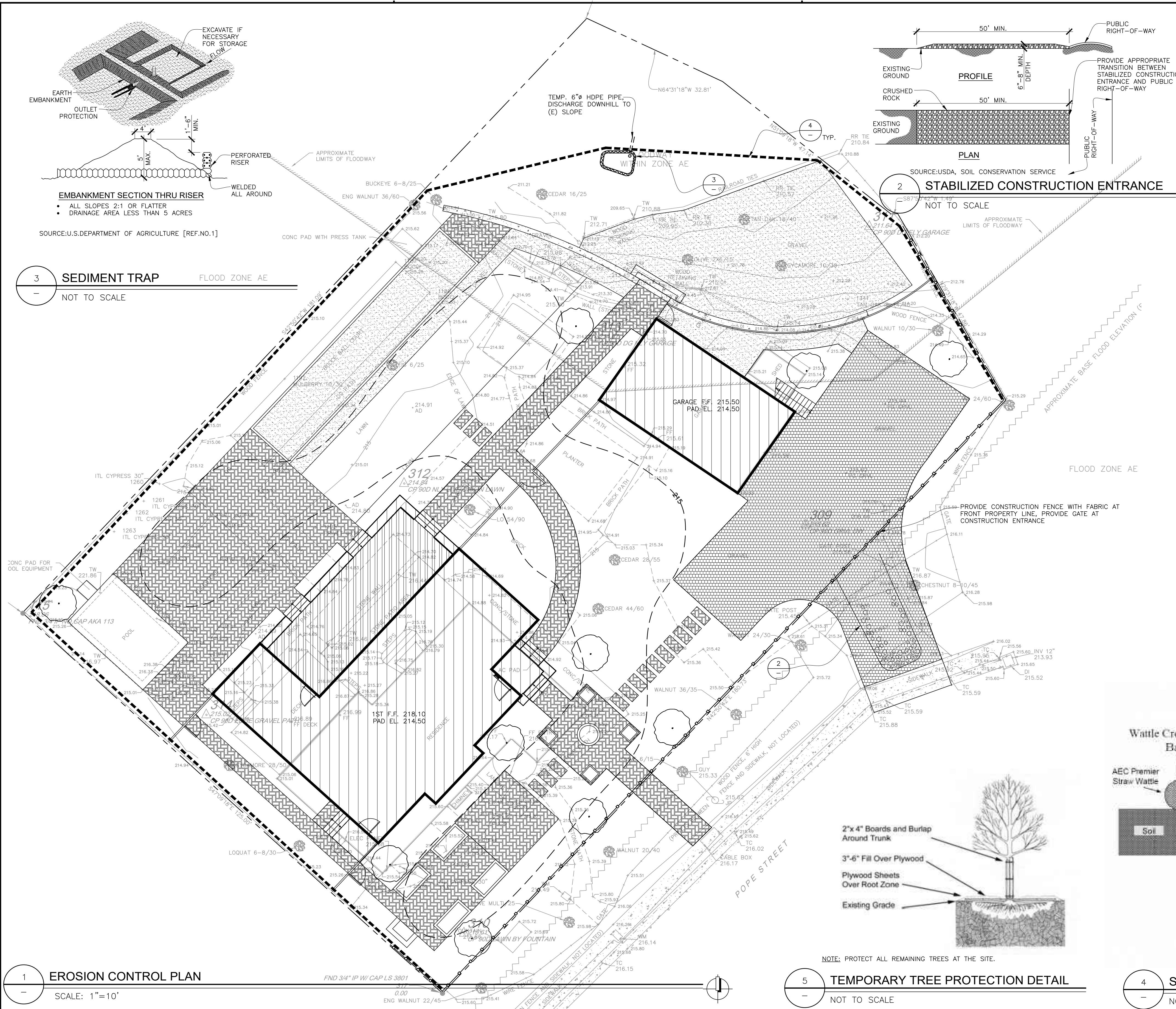


NO.	DATE	DESCRIPTION
1	08/22/2019	PERMIT SET

THE TRINCHERO CURRY
RESIDENCE
222 POPE ST.
SANTA HELENA, CA 94574

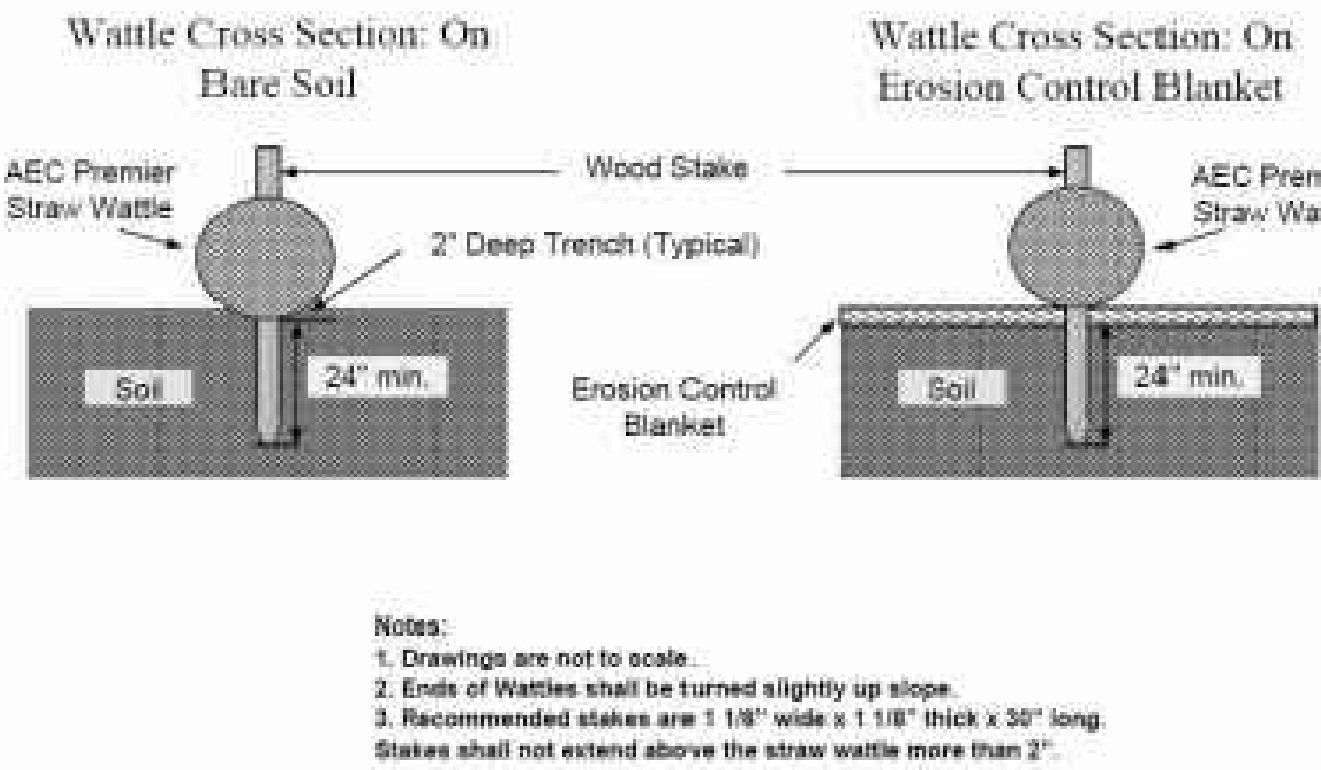
CIVIL DETAILS

SHEET NO.:
C-4
PROJECT: 19-0756



- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
1. PHASE GRADING OPERATIONS TO REDUCE DISTURBED AREAS AND TIME OF EXPOSURE.
 2. NO SITE GRADING SHALL BE ALLOWED BETWEEN OCTOBER 15TH AND APRIL 15TH UNLESS APPROVED EROSION CONTROL MEASURES ARE IN PLACE.
 3. LIMIT ON-SITE CONSTRUCTION ROUTES AND STABILIZE CONSTRUCTION ENTRANCE(S). SEE DETAIL 2.
 4. THE APPLICANT SHALL GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE THEM IN A DUMPSTER OR OTHER CONTAINER, WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
 5. ALL DIRT, GRAVEL, RUBBISH, REFUSES AND GREEN WASTE FROM THE SIDEWALK, STREET PAVEMENT, AND STORM DRAIN ADJOINING THE PROJECT SITE SHALL BE REMOVED DURING WET WEATHER. THE APPLICANT SHOULD AVOID DRIVING VEHICLES OFF PAVED AREAS AND OTHER OUTDOOR WORK.
 6. THE SIDEWALK AND PUBLIC STREET PAVEMENT ADJOINING THE PROJECT SITE SHALL BE BROOM SWEEPED ON A DAILY BASIS. CAKED ON MUD OR DIRT OR DIRT SHALL BE SCRAPED FROM THESE AREAS BEFORE SWEEPING.
 7. THE APPLICANT SHALL INSTALL FILTER MATERIALS (SUCH AS SANDBAGS, FILTER FABRIC, ETC.) AT THE STORM DRAIN INLET NEAREST THE DOWNSTREAM SIDE OF THE PROJECT SITE PRIOR TO: 1) START OF THE RAINY SEASON (OCTOBER 15), 2) SITE DEWATERING ACTIVITIES, OR 3) STREET WASHING ACTIVITIES. 4) SAW CUTTING ASPHALT OR CONCRETE, IN ORDER TO RETAIN ANY DEBRIS OR DIRT FLOWING INTO THE CITY STORM DRAIN SYSTEM. FILTER MATERIALS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY TO ENSURE EFFECTIVENESS AND PREVENT STREET FLOODING. FILTERED PARTICLES SHALL BE DISPOSED OF IN THE TRASH.
 8. PROVIDE 2 FT. DEEP TEMPORARY SEDIMENT TRAPS AS SHOWN; SEE DETAIL 3.
 9. COVER STOCKPILED SOIL AND LANDSCAPING MATERIALS WITH SECURED PLASTIC SHEETING AND DIVERT RUNOFF AROUND THEM.
 10. ONCE GRADING IS COMPLETED, STABILIZE THE DISTURBED AREAS USING PERMANENT VEGETATION AS SOON AS POSSIBLE (HAND SEEDING).
 11. CONDUCT ROUTINE INSPECTIONS OF EROSION CONTROL MEASURES ESPECIALLY BEFORE AND IMMEDIATELY AFTER RAINSTORMS, AND REPAIR IF NECESSARY.
 12. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE SAND BAG BARRIERS, FILTER FABRIC FENCES, BLOCK AND GRAVEL FILTERS, AND EXCAVATED DROP INLET SEDIMENT TRAPS.
 13. WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS ON CONSTRUCTION SITES, USE DRY SWEEPING METHODS WHERE POSSIBLE. IF WATER MUST BE USED TO FLUSH PAVEMENT, COLLECT RUNOFF TO SETTLE OUT SEDIMENTS AND PROTECT STORM DRAIN INLETS.
 14. USE EROSION CONTROL BLANKETS FOR TEMPORARY SLOPE PROTECTION.

LEGEND	
	STABILIZED CONSTRUCTION ENTRANCE
	STRAW BALE DIKE
	CONSTRUCTION FENCE
	DIKE
	UNLINED SWALE
	PAVED SWALE
	ROCK-LINED SWALE
	UNLINED WATERWAY
	GRASSED WATERWAY
	PAVED WATERWAY
	ROCK-LINED WATERWAY
	SEDIMENT TRAP
	SEDIMENT BASIN
	PIPE SLOPE DRAIN
	PAVED FLUME
	STORM DRAIN OUTLET PROTECTION
	RIPRAP
	CHECK DAM
	SUBSURFACE DRAIN
	SEEDING
	STRAW MULCHING
	HYDRAULIC SEEDING AND MULCHING
	PUNCHED STRAW
	LIMITS OF CLEARING AND GRADING
	STRAW WATTLES



NOTE: PROTECT ALL REMAINING TREES AT THE SITE.

Vit Hanacek, PE
2912 Vessing Rd.
Pleasant Hill, CA 94523
Tel. (925) 262-7401
Fax. (925) 952-7812
vhanacek@yahoo.com

NO.	DATE	DESCRIPTION
1	08/25/2019	PERMIT SET

**THE TRINCHERO CURRY
RESIDENCE**
222 POPE ST.
SANTA HELENA, CA 94574

PROJECT NAME:
EROSION CONTROL PLAN AND DETAILS

SHEET NO.:
C-5
PROJECT: 19-0756

MEMORANDUM



DATE: February 4, 2020

To: Maya DeRosa, Planning and Building Director

FROM: Erica Ahmann Smithies - Public Works Director/City Engineer

BY:

CC:

RE: PL19-041 222 Pope Street

The Public Works Department would like to revise the following proposed conditions for 222 Pope Street as follows:

Please delete Condition No. 26 which is a duplicate of No. 25:

~~26. All driveway approaches shall be per current City and ADA Standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy~~

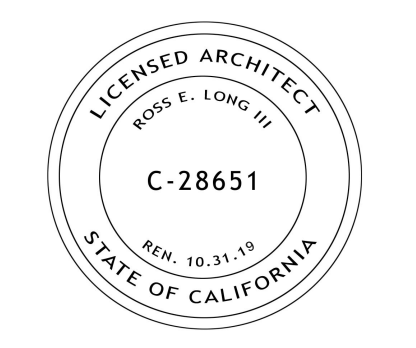
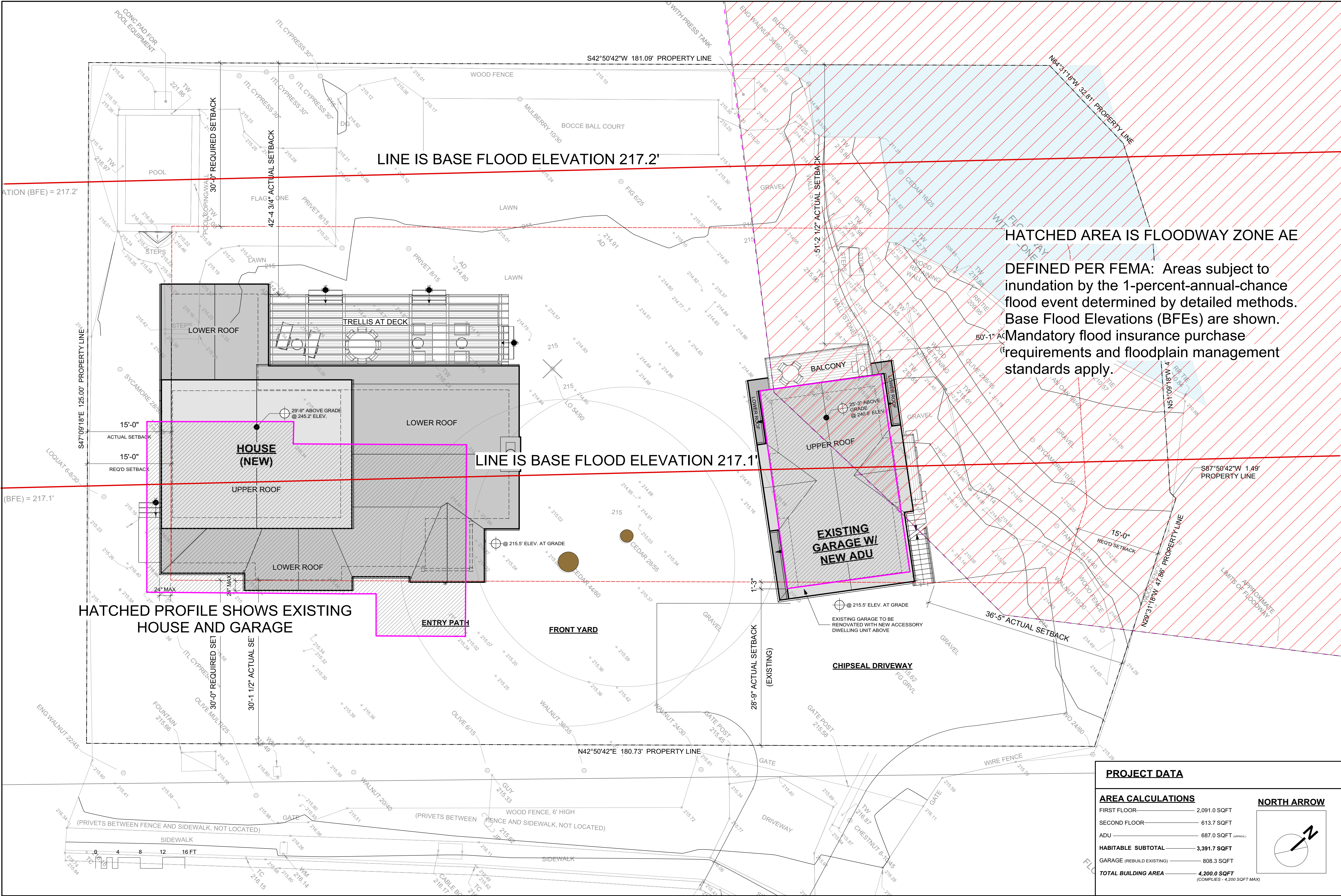
Please revise Condition No. 36 and delete Conditions No. 32 and 33:

36. Prior to final approval of the Grading Permit, a no-rise certification will need to be provided for any proposed fill within the floodway per St. Helena Municipal Code 15.52.190. The applicant is responsible for securing any regulatory permits as necessary from State or Federal agencies.

Conditions No. 32 and No. 33 have been included in Condition No. 36:

~~32. Prior to the issuance of any building or grading permits, the applicant shall submit evidence from the California Department of Fish and Wildlife that the proposed project either complies with all applicable requirements of the Department, all appropriate and required permits have been secured, or the project is exempt from the Departments permitting requirements.~~

~~33. Prior to the issuance of any building or grading permits, the applicant shall submit evidence from the Army Corps of Engineers that the proposed project either complies with all applicable requirements of the Army Corps of Engineers, all appropriate and required permits have been secured.~~



ISSUE	DATE
FA PLANS V1	030719
FA PLANS V2	040419
FA DRAWINGS V1	041119
FA DRAWINGS V2	041919
50% DESIGN SET V1	052319
RCP PLANS V1	060619
50% DESIGN SET V2	081319
100% DESIGN SET V1	082319
DESIGN REVIEW SUBMITTAL V1	090619
FIRST FLR UPDATE	110719

ARCHITECT

ch x tld
prerab evolved

6114 LASALLE AVENUE #552, OAKLAND CA 94611
T087 LONG, AIA - 415.965.9039 - T087@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

THE TRINCHERO CURRY
RESIDENCE
222 POPE ST
ST. HELENA, CA
94574
APN: 009-030-038-000

SITE PLAN

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND EXISTING CONDITIONS. THE ARCHITECT'S FIDELITY, COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGN INFORMATION IN THESE PLANS, TERMS, AND CONDITIONS OF AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT IN ANY FORM OR MANNER WHATSOEVER, NOW AND THEN, AND ARE TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF chxlongdesign.

scale
1/8" = 1'-0"

sheet
A 1.3 Flood

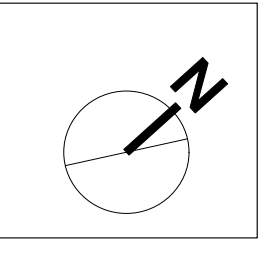
© T087LONGDESIGN2019

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	2,091.0 SQFT
SECOND FLOOR	613.7 SQFT
ADU	687.0 SQFT (APPROX.)
HABITABLE SUBTOTAL	3,391.7 SQFT
GARAGE (REBUILD EXISTING)	808.3 SQFT
TOTAL BUILDING AREA	4,200.0 SQFT (COMPLIES - 4,200 SQFT MAX)

NORTH ARROW





Xinia Gamero

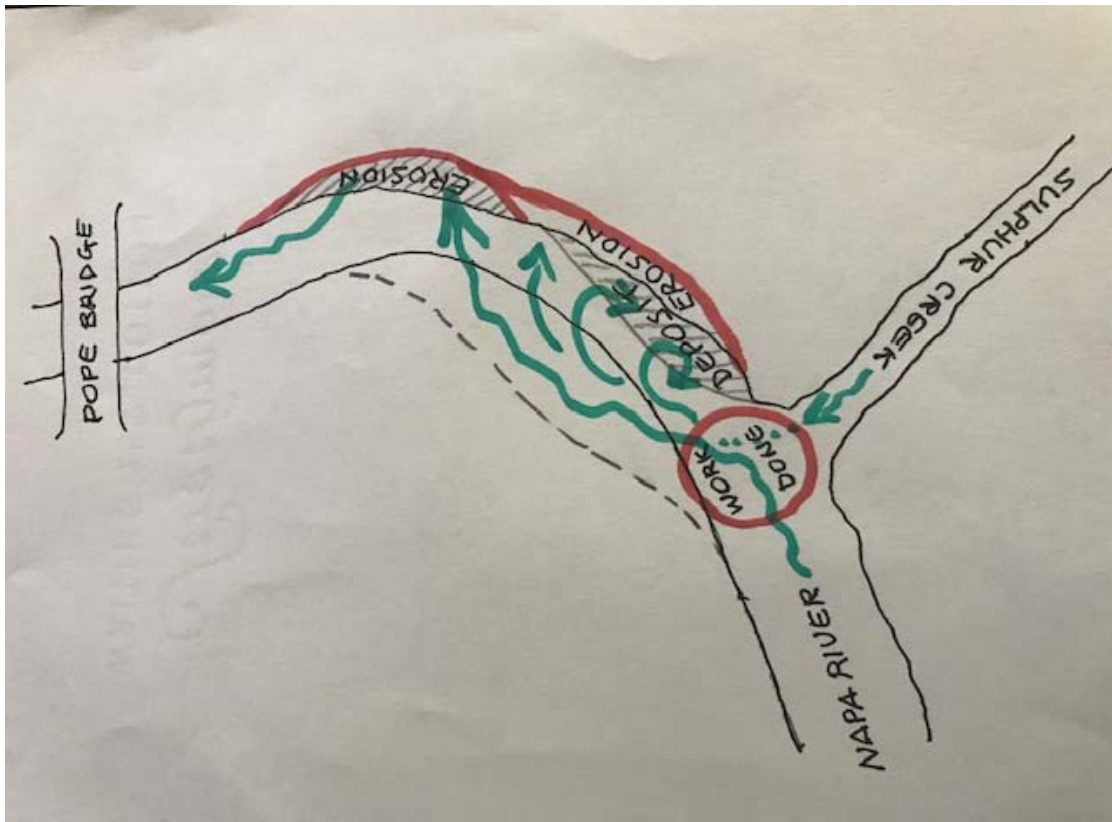
From: Dante Bini <dantebinisystems@gmail.com>
Sent: Tuesday, February 4, 2020 11:37 AM
To: Xinia Gamero
Subject: Re: [External] Public Comment for 222 Pope St.

Good morning Mrs. Gamero:
 Please see hereinafter the e-mail message I delivered yesterday to PDW Director Erica Ahmann Smithies.
 Best wishes,
 Dr. Dante N Bini Architect
 <www.binisystems.com>

Dear Erica,
 it was nice seeing you this morning (from a distance) at the PWD Offices.
 As you may know, I was invited by the Planning Department to attend a meeting for a public hearing scheduled for tomorrow, February 4, 2020 at 465 Main Street offices , but unfortunately, I need to be in San Francisco at that time.
 This morning I have contacted a Planning Department's Representative and I have quickly analyzed the project at 222 Pope Street:
 I noticed that a second floor is added to the present house level and that the new building is more extended toward the swimming pool (and toward my property).
I do not wish to oppose anything my new neighbors are planning, but It would be convenient to have an idea when the demolition work will be starting and how long the reconstruction will reasonably considered to last for. There are limits that the Planning Department may consider to suggest on this regard?

In addition, it may be reasonable to consider that the 222 Pope St. Napa river bank will be increasingly affected by the previous works done on the Napa River bed (works that, you know, was done without our approvals). Indeed I noticed (as I have predicted some time ago in my sketch of the time, already submitted to you and herein included) that the additional new "zigzagging" of the river water flow is going to produce new deposits and new erosions on my river bank both of which will also affect the 222 Pope Street bank. There are any provision considered by the PWD for this serious problem for both our properties?
 Thank you,
 Dante
 <www.binisystems.com>

Dotted line: possible future erosions in the opposite bank



On Feb 4, 2020, at 11:30 AM, Xinia Gamero <XGamero@cityofstheleena.org> wrote:

Good afternoon Mr. Bini,

Per our phone conversation, please forward me your public comment regarding the project at 222 Pope St. to include for tonight's Planning Commission meeting.

Thank you,

<image001.png>

XINIA GAMERO
PLANNING PERMIT TECHNICIAN II
City of St. Helena | [Planning Department](#)
1572 Railroad Ave. | St. Helena, CA 94574
Planning: (707) 968-2659 | Direct: (707) 968-2740 | xgamero@cityofstheleena.org