City of St. Helena
Planning Commission
Regular Meeting
Tuesday, July 16, 2024 @ 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.

The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofsthelena.org. All public comments must be emailed at least three hours prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line agenda.

Simultaneous Spanish interpretation services during meetings can be scheduled upon request. To ensure interpreters are available, requests must be made at least 72 hours in advance by calling the Office of the City Clerk at (707) 968-2640 or emailing cityclerk@cityofsthelena.org**.**
The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at https://sthelena.civicweb.net/portal/**.**

Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofsthelena.org **.**
El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en https://sthelena.civicweb.net/portal/ .

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Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
   Chair: John Ponte
   Vice-Chair: Chris Warner
   Commissioners: Autumn Anderson, Hector Lopez and Sue Furdek

   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
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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 Minutes: May 21, 2024 5 - 7

Planning Commission Minutes_05.21.24 md

4.2. Approval of Minutes: June 4, 2024 9 - 11

Planning Commission Minutes_06.04.24

5. PUBLIC HEARINGS

5.1. A request to adopt a resolution approving Major Design Review for the construction of a new 5,099 square foot single-story, single-family residence with attached 581 square foot garage at 1790 Dean York Lane in the Low Density Residential One Acre Minimum (LR-1A) zoning district. A proposed detached 800 square foot ADU is shown for reference only and is not subject to Design Review. 13 - 89

CEQA Determination: Categorically Exempt pursuant to Section 15303
Prepared By: Jennifer Williams, Planning Consultant
Recommendation:
Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and adopt the attached resolution granting Major Design Review approval for the proposed construction on the property located at 1790 Dean York Lane.

1790 Dean York Ln- Staff Report
1. Public Comment_Monnette
2. Public Comment_Humphries
3. Public Comment_Whitehead
4. Public Comment_Palmer
5. Public Comment_Killoran
1790 Dean York Ln - PPT Presentation

6. SCHEDULED MATTERS

6.1. Nomination and election of a new Planning Commission Chair and Vice Chair and designation of the Commission Secretary. 91 - 98

CEQA Determination: Not a project
Prepared By: Xinia Gamero, Permit Technician III
Recommendation:
It is recommended that the Commission 1) nominate and vote to elect a new Chairperson and Vice Chairperson; and 2) designate the Commission Secretary, as identified in Rule 1 of the Planning Commission By-Laws.

Nomination and election of a new Planning Commission Chair and ViceChair and designation of the Commission Secretary- Staff Report

7. DEPARTMENT REPORTS
This is an opportunity for staff to report on or update the Commission on any

relevant matters.

8. AGENDA FORCAST

This is 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 current planning projects is available on our city website in the link below:
https://cityofsthelena.org/230/Planning-Projects

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for August 6, 2024, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1088 College Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on July 2, 2024.

Maya DeRosa, Community Development 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 17.12.020, 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 1088 College Avenue, 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://cityofsthelena.org and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, May 21, 2024 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 967-2792. The Planning Commission video is the official record of the Planning Commission meeting.

Present:	Chair John Ponte, Vice-Chair Christopher Warner, Commissioner Hector Lopez, Commissioner Chad Krsek, and Commissioner Autumn Anderson
Absent:	None
Staff Present:	Maya DeRosa, Community Development Director, Chantal Power, Associate Planner, and Erika Opp, Deputy City Clerk

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

4. CONSENT ITEMS

4.1 Approval of Minutes: April 16, 2024

Vice-Chair Warner requested that additional information be added to the minutes of April 16th, 2024 to reflect the discussion of comments by Commission during presentation of item 6.1.

Vice-Chair Christopher Warner moved to approve the minutes of April 16, 2024. The motion was seconded by Commissioner Chad Krsek and on roll call carried by the following vote:

AYES: Hector Lopez, John Ponte, Chad Krsek, Autumn Anderson, and Christopher Warner
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

5.1 Request by Neil Colwell on behalf of Alila Napa Valley for a Planning Commission Major Sign Permit approval in order to approve two identification wall signs on the property located at 1915 Main St. in the Service Commercial

(SC) zoning district.
CEQA Determination: This project is exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines, which exempts on-premise business signs.
Prepared By: Xinia Gamero, Permit Technician III

Guneet Bajwa with Alila Napa Valley addressed the Commission.

Vice-Chair Christopher Warner moved to approve staff recommendations and the addition of the following conditions of approval:

18. Prior to issuance of a building permit for the signs, the applicant shall submit construction details of how Signs A1 and A2 will be affixed to the wall. The wall where sign A2 will be attached is historic stone and it shall be attached in a manner that does not compromise the integrity or aesthetic character of the historic wall.
19. Prior to issuance of a building permit for the signs, the sign plans for sign A2 will be updated to lower the sign to within one foot of the grade in order to not obscure the historic stone turret feature of wall.

The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: Hector Lopez, John Ponte, Chad Krsek, Autumn Anderson, and Christopher Warner
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5.2 Request by Ric Forman to amend a Use Permit and Variance approved in 1984, to allow an increase in annual wine production at the Forman Vineyard located at 1501 Big Rock Road in the Agriculture (A-20) zoning district.
CEQA Determination: Class 1 Categorical Exemption for Existing Facilities
Prepared By: Chantal Power, Associate Planner

Applicant Ric Forman addressed the Commission.

Commissioner Autumn Anderson moved to approve staff recommendations
The motion was seconded by Commissioner Hector Lopez and on roll call carried by the following vote:

AYES: Hector Lopez, John Ponte, Chad Krsek, Autumn Anderson, and Christopher Warner
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5.3 Zoning Ordinance Amendment to revise Chapter 17.30 of Title 17 of the St.

Helena Municipal Code regarding the calculation of housing in-lieu fees.
CEQA Determination: Exempt
Prepared By: Maya DeRosa, Community Development Director

Vice-Chair Christopher Warner moved to approve staff recommendations. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: Hector Lopez, John Ponte, Chad Krsek, Autumn Anderson, and Christopher Warner
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

6.1 Appointment of a Planning Commissioner to participate in the Site 10 Discussion Group.

CEQA Determination: Not a project
Prepared By: Maya DeRosa, Community Development Director

Commissioner Anderson volunteered to participate in the Site 10 Discussion Group with Vice Chair Warner as an alternate.

7. DEPARTMENT REPORTS

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **7:24 p.m.**

The May 21, 2024 Minutes were approved at the _____ Regular Planning Commission Meeting.

APPROVED:

_____
John Ponte, Planning Commission Chair

ATTEST:

_____
Maya DeRosa, AICP
Community Development Director

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, June 4, 2024 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 967-2792. The Planning Commission video is the official record of the Planning Commission meeting.

Present:	Chair John Ponte, Vice-Chair Christopher Warner, Commissioner Hector Lopez, Commissioner Chad Krsek, and Commissioner Autumn Anderson
Absent:	None
Staff Present:	Maya DeRosa, Community Development Director, Aaron Hecock, Senior Planner, and Xinia Gamero, Permit Technician III & Planning Commission Secretary

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

None.

5. PUBLIC HEARINGS

5.1 Request by Steve Carreiro for adoption of a resolution approving a lot line adjustment, conditional use permit and major design review in order to adjust the property boundary between two contiguous parcels creating a flag lot to accommodate the construction of a new single-family home, pool and ADU on the property located at 116 Pratt Avenue in the A-20 zoning district.

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303, 15304 and 15305
Prepared By: Aaron Hecock, Senior Planner

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Commissioners.

Senior Planner Aaron Hecock reported on the item and showed a presentation.

Applicant, Steve Carreiro addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public hearing.

Vice Chair Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303, 15304 and 15305; and accept the required findings and approve the attached resolution granting lot line adjustment, conditional use permit and major design review approval in order to adjust the property boundary between two contiguous parcels creating a flag lot to accommodate the construction of a new single-family home, pool, associated landscaping and site improvements on the newly configured parcel on the property located at 116 Pratt Avenue in the A-20 zoning district with the two added conditions as follows: #19 If the two parcels come under separate ownership and no separate access is provided to Parcel 2, a reciprocal access easement shall be recorded granting each parcel access to the common driveway; and #20 If both parcels utilize the flag lot panhandle for access, the gravel driveway east of Parcel 2 fronting Pratt Ave. shall be closed or a reciprocal access easement shall be recorded granting each parcel access to the driveway. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: Hector Lopez, John Ponte, Chad Krsek, Autumn Anderson, and Christopher Warner
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- Building permits have been issued for Capo29 Restaurant at 61 Main St.
- Planning Commission meeting of June 18 is cancelled.

Vice-Chair Warner encouraged citizens to review project documents pertaining to the Noble House Hotel which are available on our city website.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **6:26 p.m.**

The June 4, 2024 Minutes were approved at the _____ Regular Planning Commission Meeting.

APPROVED:	**ATTEST:**
_____	_____
John Ponte, Planning Commission Chair	Maya DeRosa, AICP Community Development Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of July 16, 2024

FILE NUMBER: PL24-018

SUBJECT: A request to adopt a resolution approving Major Design Review for the construction of a new 5,099 square foot single-story, single-family residence with attached 581 square foot garage at 1790 Dean York Lane in the Low Density Residential One Acre Minimum (LR-1A) zoning district. A proposed detached 800 square foot ADU is shown for reference only and is not subject to Design Review.

PREPARED BY: Jennifer Williams, Planning Consultant

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:04/12/24 **ACCEPTED AS COMPLETE:**05/09/24

LOCATION OF PROPERTY: 1790 Dean York Lane

APN: 009-690-023

GENERAL PLAN/ZONING: Low Density Residential / Low Density Residential Once Acre Minimum (LR-1A)

APPLICANT: Joseph Farrell, Farrell Architecture **PHONE:** 415-884-2860

BACKGROUND

The project is located in the Low Density Residential One Acre Minimum (LR-1A) district, which allows for single-family dwellings, garages, swimming pools, and accessory dwelling units. Per St. Helena Municipal Code (SHMC) Section 17.05.070(B)6, Major Design Review is required for the construction of a new single-family home.

The project is located on a newly created vacant one acre parcel which was subdivided from 1780 Dean York Lane.

PROJECT DESCRIPTION

The applicant is seeking Major Design Review approval for the construction of a new 5,099 square foot single-story, single-family residence and attached 581 square foot two-car garage. A swimming pool, unlit sport court, and landscaping improvements are also proposed.

The proposal is sited on a vacant one acre parcel which was recently subdivided from 1780 Dean York Lane. The site is surrounded by single-family residences to the sides and rear. York Creek is also located behind the rear of the property. Located across Dean York Lane are vineyards and, set within the vineyards, a single-family residence.

The proposed primary dwelling would include an open-concept kitchen, great room with dining area and living area, 4 bedrooms, a study/media room, 4.5 bathrooms in the interior, 1 pool bathroom with exterior access, and a laundry room. A covered front entry and covered back terrace and BBQ area are also proposed. A 581 square foot attached two-car garage, swimming pool, unlit sport court, and landscaping improvements are also indicated on the plans.

The design of the ADU cannot be considered under this discretionary review pursuant to State law. It is mentioned simply for context, as the applicant included the proposed ADU in the project plans and because the ADU is also addressed in the Water Use Analysis along with the proposed primary residence.

The site is located on a relatively flat lot in an established low density residential and rural neighborhood. The immediate neighborhood is primarily composed of single-family homes on similarly sized lots, and vineyards.

As shown on the elevations, the exterior of the structures are proposed in a modern architectural style with contemporary materials including vertical cement fiber siding in white, horizontal cedar shiplap siding in stained gray, black aluminum-clad doors and windows, and a black standing seam metal roof. The proposed structures are unassuming in mass and size and thoughtfully integrated into the existing neighborhood through intentional site and architectural design.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303, which exempts new construction of small structures including single-family residences, garages, pools, etc. 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 visible from a

scenic highway, is not included on a hazardous waste site, will not impact historic resources, nor will it otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Low Density Residential (LDR). The LDR land use designation allows for single-family dwellings. The St. Helena General Plan Update 2040 and 2023-2031 Housing Element Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

1. LU1.4 - In order to minimize and postpone the need for expansion of Urban Limit Line, encourage infill development within currently developed areas.
    a. *This project proposes to develop a vacant lot on a newly created parcel within the bounds of the Urban Limit Line and qualifies as infill development.*
2. PF1.1 and PF1.6 - Require that the approval of new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply. Aggressively promote adoption of "best practices" for reducing water usage in the existing housing stock through the City's existing ordinances and water conservation plans.
    a. *A Water Use Analysis was prepared and is attached to the staff report which indicates existing theoretical water demand and future expected water usage based on number of bedrooms, fixtures, etc. Water efficient plumbing fixtures and water efficient landscaping will be utilized throughout the proposed structures and subject site, which will minimize the water usage for the subject site. The applicant is proposing to replace older fixtures in existing residences off-site which are connected to City water to negate the demand which would be generated by the project.*
3. CD3.2 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.
    a. *The proposed residence is designed to fit into the existing neighborhood. Thoughtful attention was given to the building siting and articulation, with the incorporation of a front porch fronting onto Dean York Lane and landscape buffer to soften the driveway. The architectural design incorporates adequate massing and wall relief through breaks in the wall planes, and the façade articulation is highlighted with the use of modern, high quality material accents.The single-story design reduces the potential for privacy impacts to neighbors.*
4. HE 1.6 - Encourage innovative housing types and designs.
    a. *The proposed development allows for both the construction of a new primary residence and, though not subject to design review, an accessory dwelling unit. The design of the proposed structures seamlessly integrates*

into the surrounding context and results in the production of additional residential units.

5. HE2.4 - Promote second unit production.
    a. *Though the detached ADU is not subject to design review, it should be noted that the project proposes the construction of an ADU and which is also consistent with this general plan policy.*

ZONING

Pursuant to SHMC 17.16.030, the following development standards apply:

1. Density - 1 du/acre. Project proposes one primary residence on a one acre site. Project complies.
2. Lot area - minimum 1 acre required. Lot is one acre. Complies.
3. Lot width - minimum 70 feet required. Lot width varies from 221.85 feet to 379.94 feet. Complies.
4. Lot coverage - 35% (15,246 square feet) maximum allowed. Project proposes 13% (5,687 square feet). Project complies.
5. Gross floor area - maximum of 6,069 square feet. Project proposes 5,887 not including ADU, 200 square feet of which are exempted from being counted towards floor area when used for covered parking. Project complies.
6. Height of principal building - 30 foot maximum allowed. Project proposes approximately 28'2" to the top of the highest ridge on the architectural roof feature.
7. Front setback - 30 foot minimum required for structures greater than 25 feet in height. Plans indicate over a 35 foot setback to the closest point to the front. Project complies.
8. Interior side setback - 15 foot minimum required for structures greater than 25 feet in height. Plans indicate a minimum of 15 foot setback is provided from all points from the house to the side property lines. Project complies.
9. Rear setback - 30 foot minimum required for structures greater than 25 feet in height. Plans indicate over 100 feet of distance from edge of rear of primary residence to rear property line. Project complies.
10. Setback from abutting waterway - 20 foot minimum required. Plans indicate the entirety of improvements will be located outside of a 20 foot setback from York Creek with the exception of flat work required for an outdoor sport court. Project complies.
11. Paved/hardscape areas - 25% maximum of a front setback area is permitted to be paved. The proposed driveway covers 25%. Project complies.
12. Landscaped area - 35% minimum of the lot area shall be landscaped. The entirety of the property is landscaped. Project complies.

Staff Response: The project as proposed meets the development standards prescribed within Section 17.16.030 of the St. Helena Municipal Code.

Pursuant to 17.16.040, the following design standards apply:

1. Building orientation - the building entrance is oriented towards the public right-of way in compliance with the design standards.
2. Wall planes - building offsets, roof overhangs, varieties of materials and finish colors, windows, and doors incorporated so as to avoid unbroken wall planes in compliance with the design standards.
3. Exterior building materials - building materials which support the architectural vernacular of the City are incorporated into the design in compliance with the design standards.
4. Landscaping - the entire front setback is proposed to be landscaped with appropriate plant materials in compliance with the design standards.
5. Site circulation and access - pedestrian and vehicular access is provided in compliance with the design standards.
6. Parking frontage - the total width of parking areas visible from the street does not exceed 30% of the street frontage in compliance with the design standards.

Staff Response: The project as proposed meets the design standards prescribed within Section 17.16.040 of the St. Helena Municipal Code.

PARKING

Pursuant to SHMC 17.26.040(A), a minimum of two parking spaces are required for the primary residence which may be covered or uncovered. Per 17.26.050(A), a double car garage must provide an interior dimension of 19 feet by 19 feet. Per 17.26.050(B), the minimum length of a residential driveway from the street is 24 feet from the property line to the garage door, or 20 feet for a roll-up door, and the driveway width must be between 10 and 20 feet. The plans indicate that parking is provided beyond the minimum required as 2 uncovered spaces and 2 covered garage spaces are proposed, that the proposed two-car garage maintains the required interior clearance, and that the residential driveway complies with both the minimum length (greater than 24 feet in length) and with the depth requirements (20 foot maximum allowed, 20 foot maximum proposed.

Staff Response: The project as proposed meets the applicable requirements of 17.26.040(A) and 17.26.050(A-B).

WATER

SHMC Section 13.12.030 requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (i.e., construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new water demand by an amount equal to the new demand placed on city water system (ie, it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: A Water Neutrality report was prepared and is attached to the staff report which indicates existing theoretical water demand and future expected water usage based on number of bedrooms, fixtures, etc. Water efficient plumbing fixtures and water efficient landscaping will be utilized throughout the proposed structures and subject site, which will minimize the water usage for the subject site. The applicant is proposing to replace older fixtures in existing residences off-site which are connected to City water to negate the demand which would be generated by the project. Public Works staff has reviewed the Water Neutrality Report and is generally accepting of the methodology, to be further analyzed during the plan check phase. Public Works Condition of Approval #16 has been included which requires the applicant to submit a list of locations where retrofits are proposed to be installed, requires pre and post installation verification of the retrofits, requires minor plumbing permits to be pulled for the retrofits, and requires that the installation of the retrofits and close out of the plumbing permits is completed prior to occupancy of the proposed new residence at 1790 Dean York Lane.

MAJOR DESIGN REVIEW

SHMC Section 17.05.070(B)6 requires Major Design Review approval for the construction of a new single-family home. The purpose of design review is to, among other things, promote the qualities in the environment that bring value to the community, ensure that new residential development within existing neighborhoods is respectful of the existing scale of development and promotes harmonious design, 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 in SHMC Section 17.05.070(E)2 (listed below) in review of this application:

1. Consistency and compatibility with applicable elements of the general plan;
    a. *The proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU1.4, PF1.1, PF1.6, CD3.2, HE1.6 and HE2.4 as outlined above. The project would be located on a parcel where single-family homes are permitted and appropriate. The proposed home and site improvements have been professionally designed to suit the site and to be compatible with the surrounding area. The project site is located in a rural part of town largely surrounded by existing agriculture and other low-density residences.*
2. Whether the materials, textures, colors, and details of construction are an appropriate extension of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
    a. *The proposed single-family home would be finished with a variety of contemporary materials including vertical cement fiber siding in white and horizontal cedar shiplap siding in stained gray, black aluminum-clad doors and windows, and a black standing seam metal roof which is consistent and compatible with the surrounding residential development.*

ISSUES

Staff has not identified any outstanding issues related to the application that require additional discussion.

CORRESPONDENCE

At the time of packet distribution, staff had not received any correspondence related to this application.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and adopt the attached resolution granting Major Design Review approval for the proposed construction on the property located at 1790 Dean York Lane.

ATTACHMENTS

Resolution
Project Plans
Project Statement
Water Use Analysis

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2024-0XX

GRANTING MAJOR DESIGN REVIEW APPROVAL TO 1790 DEAN YORK LANE (File No. PL24-018)

PROPERTY OWNER: DYD LLC - Richard Garman **APN:** 009-690-023

Recitals

1. The property owner requests adoption of a resolution approving major design review for the construction of a new single-family home, attached garage, and pool on the property located at 1790 Dean York Lane in the Low Density Residential One Acre Minimum 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; and
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 July 16, 2024; and
4. Now, therefore let it be found that the Planning Commission approves the major design review thereby authorizing the proposal contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.; Section 15304, which exempts minor alterations to land including new landscaping and 15305, which exempts minor alterations in land use limitations including lot line adjustments. 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 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.

C. In accordance with the major design review findings identified in SHMC Section 17.05.070(E)(2), the Planning Commission finds that the project demonstrates the following:

1. *Consistency and compatibility with applicable elements of the general plan in that the proposed project would be located on a parcel where single-family homes are permitted and are appropriate. The proposed home and site improvements have been professionally designed to suit the site and to be compatible with the surrounding area. The project site is located in a rural part of town largely surrounded by existing agriculture and other low-density residences.*

2. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and that they are compatible with the adjacent and neighboring structures and functions in that the proposed single-family home would be finished with a variety of contemporary materials including vertical cement fiber siding in white and horizontal cedar shiplap siding in stained gray, black aluminum-clad doors and windows, and black standing seam metal roof which is consistent and compatible with the surrounding residential development.*

Planning Department Conditions of Approval

D. The Planning Commission approves major design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. This approval expires 12 months from the date of the Planning Commission approval hearing if a complete building permit application has not been submitted for the project. The expiration date may be extended for up to two one-year periods in accordance with St. Helena Municipal Code, Section 17.04.140, Extension of Permits and Approvals.
3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
4. The approvals 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. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, plumbing retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit or earlier pursuant to state law.
6. Pursuant to City Council Resolution 2003-65, the owner and applicant are

informed ofthe following:

Prior to issuance of a building permit, in recognition of the need for additional affordable housing, and to mitigate the effectsof this development on the supply and demand of affordable housing, the permitee 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.

7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unlessanother 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.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit 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.

Major Design Review Conditions of Approval

11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and/or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with the plans submitted and reviewed by the Planning Commission on July 16, 2024, except as modified herein.
13. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
14. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
15. To reduce disturbance of residents in the project vicinity, construction

activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

16. Water Neutrality Analysis. The applicant shall apply for a minor plumbing permit(s) through the Building Department for the installation of the proposed retrofits. The applicant shall submit to Public Works a list of locations where retrofits are to be installed with the permit application. Pre and post installation shall be verified by the Building Official and/or Public Works staff. The minor plumbing permit(s) and subsequent retrofits may occur concurrently with the building permit. Installation of the retrofits and close out of the plumbing permit shall be required prior to final inspection and prior to occupancy. The Water Neutrality Analysis and this Condition of Approval are both subject to subsequent review and comment by Public Works during building permit plan review.
17. All electrical energy and communication service laterals to any new building or structure, or to any building or structure other than a single-family residential building or structure, being remodeled or repaired when such remodeling or repair work requires the relocation or replacement of the main electrical energy or communication service equipment, shall be placed underground (SHMC 13.28.120).
18. A pool permit will be required.
19. A separate utility connection directly between the ADU and the utility may be required (SHMC 17.22.030(G)(2)). All public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).
20. Sheet C4.0: City Standards (1993) shall be replaced with the updated City Standards (2019). Contact Public Works for details on revisions.
21. Backflow prevention devices shall be installed; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).
22. An Encroachment Permit is required for all work within City right of way.

23. Drainage needs to be routed to prevent inundation of neighboring properties. Building plans shall demonstrate sufficient storm water runoff management. Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
24. A Grading Permit is required for soil disturbance more than 50 cubic yards, a disturbance area of 10,000 square feet, a cut or fill of 3 feet or more, or alteration of any drainage pattern. An erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
25. The project is subject to BASMAA standards and requirements. A sheet shall be included that demonstrates and details project conformance. The Plan shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. The Plan will be reviewed with building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan.
26. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review and approval.

Building Department Conditions of Approval

27. The applicant is required to comply with the codes adopted at the time the applicant applies for a building permit. Currently, the City of St. Helena utilizes the 2022 Title 24 California Building Code series.
28. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
29. The applicant shall provide a Construction Waste Management plan with the building permit application.
30. 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.
31. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist Title Page requirements.
32. 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.
33. Any deferral of the required submittal items shall have prior approval of the

Building Official however deferral of fire sprinkler design is not allowed.

34. A separate permit submittal is required for pools, generators and PV-systems.
35. Properties that are on septic systems shall obtain approval from the Napa County Environmental Health Department for the septic system prior to issuance of a building permit. Applicants are encouraged to contact the Napa County EHD early in the permitting process to avoid project delays.

Fire Department Conditions of Approval

36. 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.
37. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
38. 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.
39. 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.

I HEREBY CERTIFY that the foregoing major 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 July 16, 2024, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Community Development Director

Garman Residence & ADU

Dean York Lane
St. Helena, California
009 - 690 - 023 - 000

Project Directory

Owner
RICHARD GARMAN
930 TAHOE BLVD, STE 802-395
INCLINE VILLAGE, NV 89451
RGARMAN@TVCAPITAL.COM
(415) 516-3050

Architect
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JOSEPH FARRELL ARCHITECTURE
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Civil Engineer
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(707) 302-6280
JOEL@MADRONE.ENGINEERING

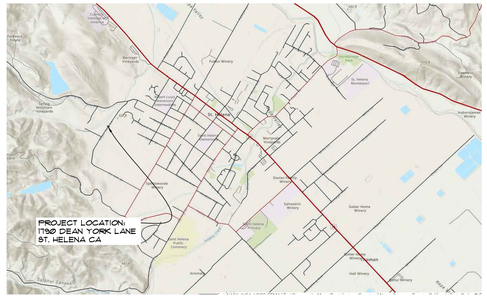
Land Surveyor
ALBION SURVEYS, INC.
1113 HUNT AVENUE
ST HELENA, CA 94574
(707) 963-1211

Landscape Architect
CHRISTIAN B. HEDBERG
CHRISTIAN BARRETT LANDSCAPE ARCHITECTURE
NAPA CA
(707) 312-8021
CB@CHRISTIANBARRETTLA.COM

General Notes:

1. ALL PLANS SHALL BE DESIGNED UNDER THE EFFECTIVE BUILDING CODES: 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL BUILDING CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN CODE AND THE CURRENT NAPA COUNTY CODE.
2. ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
3. DO NOT SCALE DRAWINGS. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
4. PROTECTION OF OWNER'S PROPERTY AND ALL ADJACENT PROPERTIES AS WELL AS THE GENERAL PUBLIC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES.
5. ALL REFERENCES TO THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN IN THESE PLANS ARE INTENDED TO BE FOR CONCEPTUAL DESIGN ONLY. SPECIALTY SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR DESIGN, SECURING PERMITS, INSTALLATION, AND PROPER OPERATION OF ALL SYSTEMS.
6. THESE PLANS ARE NOT INTENDED TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK, THAT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION. IF ANY CONFLICT EXISTS BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS AND/OR ANY EXISTING SITE CONDITIONS, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE ARCHITECT PRIOR TO EXECUTION.

Location Map



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SP	SITE PHOTOS
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Project Description

LOCATED ON DEAN YORK LANE IN ST. HELENA, CALIFORNIA, THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ON A VACANT PARCEL.

THE MAIN RESIDENCE IS A 5,099 SQ. FT., 4-BEDROOM HOME WITH 581 SQ. FT. ATTACHED GARAGE AND 126 SQ. FT UTILITY/MECH ROOMS. THE ARCHITECTURE BLENDS TRADITIONAL CHARM WITH MODERN AESTHETICS, FEATURING A CAPTIVATING BLEND OF WOOD SIDING WITH CUSTOM METAL ACCENTS, METAL ROOFING AND METAL CLAD WINDOWS.

THE PROJECT ALSO INCLUDES A DETACHED 800-SQUARE-FOOT ACCESSORY DWELLING UNIT (ADU), A POOL (SEPARATE PERMIT) AND A SPORT COURT FACILITY.

Project Info

ADDRESS:	1190 DEAN YORK LANE, ST. HELENA, CA
LATITUDE/LONGITUDE:	38.5° N / 122.5° W
APN:	009-690-023-000
LOT AREA:	1 ACRES
ZONING:	LR-1A
OCCUPANCY GROUP:	R-3 / U
CONSTRUCTION TYPE:	V-B
FIRE HAZARD SEVERITY:	NO FIRE HAZARD SEVERITY
FIRE SPRINKLERS:	REQUIRED
WUI	NO
FLOOD ZONE:	N/A
CODES:	2022 CRC, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CALIF ENERGY EFFICIENCY, 2022 FIRE CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

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REVISIONS	DATE	BY
DESIGN REVIEW SUBMITTAL	3-20-24	JF
COMPLETENESS REVIEW	3-26-24	JF

Joseph Farrell
ARCHITECTURE
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

Cover Sheet

REVIEW THE DRAWINGS CAREFULLY. ANY DISCREPANCIES OR OMISSIONS OR ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH F. FARRELL, ARCHITECT

DATE: 6/26/2024
SCALE: N/A
DRAWN: JF
JOB NO. 2011
SHEET NO:

TS
Dean York Road
St. Helena, CA

Architectural Renderings

View from Dean York Lane

View from Rear Yard

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DATE: 6/26/2024
SCALE: N/A
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JOB NO. 2011
SHEET NO:

AR

Dean York Road
St. Helena, CA

Color/Materials

1790 Dean York Lane

Patio Doors and Windows

Anodized aluminum, color-black

Exterior Siding

Composite Wood-TruExterior Channel Siding

Roofing

Metal Standing Seam-Black

Exterior Lights

Anodized aluminum/frosted glass

Exterior Siding & Fencing

Natural Wood-1x6 Cedar (Stained Gray)

Site Walls

Board Formed Concrete

Garage Doors

Anodized aluminum/frosted glass

Fence A (along Dean York Lane)

Stained Cedar-36" max tll

Fence B (front yard)

Stained Cedar-6' tall max

Fence C (side/rear yard)

Stained Cedar Posts/Hogwide-6' tall max

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REVISIONS	DATE	BY
DESIGN REVIEW SUBMITTAL	3-26-24	JF
COMPLETENESS REVIEW	3-26-24	JF

Joseph Farrell
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1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

Color
Materials

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF JOSEPH F. FARRELL, ARCHITECT

DATE: 6/26/2024
SCALE: N/A
DRAWN: JF
JOB NO. 2011
SHEET NO:

CM

Dean York Road
St. Helena, CA

Site Photos

Views within Site

Views from Dean York Lane

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DESIGN REVIEW SUBMITTAL	3-26-24	JF
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St. Helena, California
AP#: 009-690-023

Site Photos

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DATE: 6/26/2024
SCALE: N/A
DRAWN: JF
JOB NO. 2011
SHEET NO:

SP

Dean York Road
St. Helena, CA

Fire Protection Notes:

1. THE NUMERICAL ADDRESS SHALL BE POSTED AT THE PUBLIC ROADWAY AND ANY OTHER INTERSECTIONS OR RESIDENTIAL ROADWAY. HEIGHT AND NUMBERS SHALL BE A MINIMUM OF 4 INCHES REFLECTIVE, OR ON A CONTRASTING BACK GROUND, AND 1 OR ILLUMINATED. SEE DETAIL #14 OF THE NAPA COUNTY FIRE STANDARDS AND SHEET A0.2.
2. DEFENSIBLE SPACE FOR WILDFIRE SHALL BE A MINIMUM OF 100 FEET AROUND ALL STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE MAYBE REQUIRED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOADS.
3. OVERHEAD CLEARANCE OF TREE LIMBS AND BRUSH ALONG THE ENTIRE LENGTH OF THE DRIVEWAY SHALL BE A MINIMUM OF 13 FEET 6 INCH VERTICAL CLEARANCE. SEE DETAIL #8 OF NAPA CO. FIRE STANDARDS.
4. HORIZONTAL DEFENSIBLE SPACE CLEARANCE SHALL BE A MINIMUM OF 10 FEET ON EACH SIDE OF THE DRIVEWAY. SEE DETAIL #8 OF THE NAPA COUNTY FIRE STANDARDS.
6. THE FIRE HYDRANT SHALL BE LOCATED NO CLOSER THAT 30 FEET AND NO FURTHER THAN 150 FEET FROM THE RESIDENCE OR BUILDING. THE FIRE HYDRANT SHALL BE LOCATED CENTERED IN A TURNOUT AREA AND SHALL BE WITHIN 5 FEET TO THE EDGE OF CURB OR DRIVEWAY. THE HYDRANT OUTLET MUST BE WITHIN 24 INCHES TO 36 INCHES ABOVE THE FINISHED GRADE OF THE TURNOUT AREA. SEE DETAILS #2 & #3 OF THE NAPA COUNTY FIRE STANDARDS.NOTE: THE FIRE HYDRANT TURNOUT LOCATION SHALL BE ESTABLISHED IN AN AREA SEPARATE FROM THE FIRE APPARATUS TURN AROUND AREA. THE FIRE HYDRANT TURNOUT AREA IS FOR FIRE APPARATUS TO BE PARKED DURING DRAFTING OPERATIONS AND SHALL NOT INTERFERE WITH THE FIRE APPARATUS ACCESS TO AND FROM THE STRUCTURE.
7. WET DRAFT HYDRANTS SHALL BE PAINTED "RED" AND SHALL HAVE 1 INCH "WHITE" LETTERS POSTED ON IT TO READ: ' WET DRAFT ' SEE DETAIL #2 & #3 OF THE NAPA COUNTY FIRE STANDARDS.
8. A "BLUE DOT REFLECTOR" SHALL BE ADJACENT TO ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
9. BOLLARD PROTECTION IS REQUIRED AT ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
10. NEW OR EXISTING BRIDGES ON THE PROPERTY THAT WILL BE UTILIZED FOR FIRE APPARATUS TO ACCESS ANY STRUCTURE SHALL COMPLY WITH THE NAPA COUNTY FIRESAFE STANDARDS. SEE DETAIL #15 OF THE NAPA COUNTY FIRE STANDARDS.
11. FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2019 CALIFORNIA FIRE CODE AND NFPA 13D AND 13 ONE OR TWO FAMILY DUELLINGS - 2019 EDITION AND SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.
12. PROVIDE 3' WIDE (MIN.) ALL-WEATHER WALKABLE PATH (CONCRETE PAVING OR COMPACTED GRAVEL) FROM DRIVEWAY TO ADU.

Pool Safety Notes:

THE POOL AREA SHALL BE ISOLATED FROM PUBLIC ACCESS BY FENCE/ENCLOSURE THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS:

- ☐ ANY ACCESS GATES THROUGH THE ENCLOSURE OPEN AWAY FROM THE SWIMMING POOL, AND ARE SELF-CLOSING WITH A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOUT THE GROUND.
- ☐ A MINIMUM HEIGHT OF 60 INCHES.
- ☐ A MAXIMUM VERTICAL CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE ENCLOSURE OF TWO (2) INCHES.
- ☐ GAPS OR VOIDS, IF ANY, DO NOT ALLOW PASSAGE OF A SPHERE EQUAL TO OR GREATER THAN FOUR (4) INCHES IN DIAMETER.
- ☐ AN OUTSIDE SURFACE FREE OF PROTRUSIONS, CAVITIES, OR OTHER PHYSICAL CHARACTERISTICS THAT WOULD SERVE AS HAND-/FOOTHOLDS THAT COULD ENABLE A CHILD THE AGE OF 5 TO CLIMB OVER.

THE POOL SHALL BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER THAT MEETS ALL REQUIREMENTS OF THE ASTM SPECIFICATION F 1346.

Site Plan Notes:

1. ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA BUILDING ENERGY STANDARDS, 2022 CALIFORNIA GREEN BUILDING STANDARDS (CalGreen), 2022 CALIFORNIA BUILDING CODE, AND ANY OTHER APPLICABLE CODES AND REGULATIONS OF THIS JURISDICTION.
2. SEE CIVIL DRAWINGS BY MADRONE ENGINEERING FOR SITE GRADING, DRAINAGE, SEPTIC SYSTEM, UTILITIES AND DRIVEWAY IMPROVEMENTS.
3. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UTILITIES, UNDERGROUND OR OTHERWISE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
4. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND LOCATIONS OF ALL PROPERTY LINES, SETBACKS, EASEMENTS, AND BUILDING LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. ALL TRENCHES 5' OR GREATER IN DEPTH SHALL BE SHORED AND BRACED ACCORDING TO STATE LAW.
6. SEE LANDSCAPE DRAWINGS BY CHRISTIAN BARRETT LANDSCAPE ARCHITECTURE FOR LANDSCAPE, SITE HARDSCAPE, LANDSCAPE FEATURES AND IRRIGATION.
7. GRADE PERIMETER OF BUILDING STRUCTURE TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5% MIN.) IMPERVIOUS SURFACES SHALL SLOPE A MINIMUM 2% AWAY FROM THE STRUCTURE FOR THE FIRST 10 FEET AT UNCOVERED PATIOS. SEE CIVIL GRADING AND DRAINAGE PLANS SHEET C1.0-C2.1 FOR ADDITIONAL INFO.
8. ALL ROOF DRAINAGE DOWNSPOUT LEADERS SHALL BE CONNECTED TO TIGHT-LINE SUBSURFACE STORM DRAIN SYSTEM PER CIVIL ENGINEERING PLANS BY MADRONE ENGINEERING.

Project Info

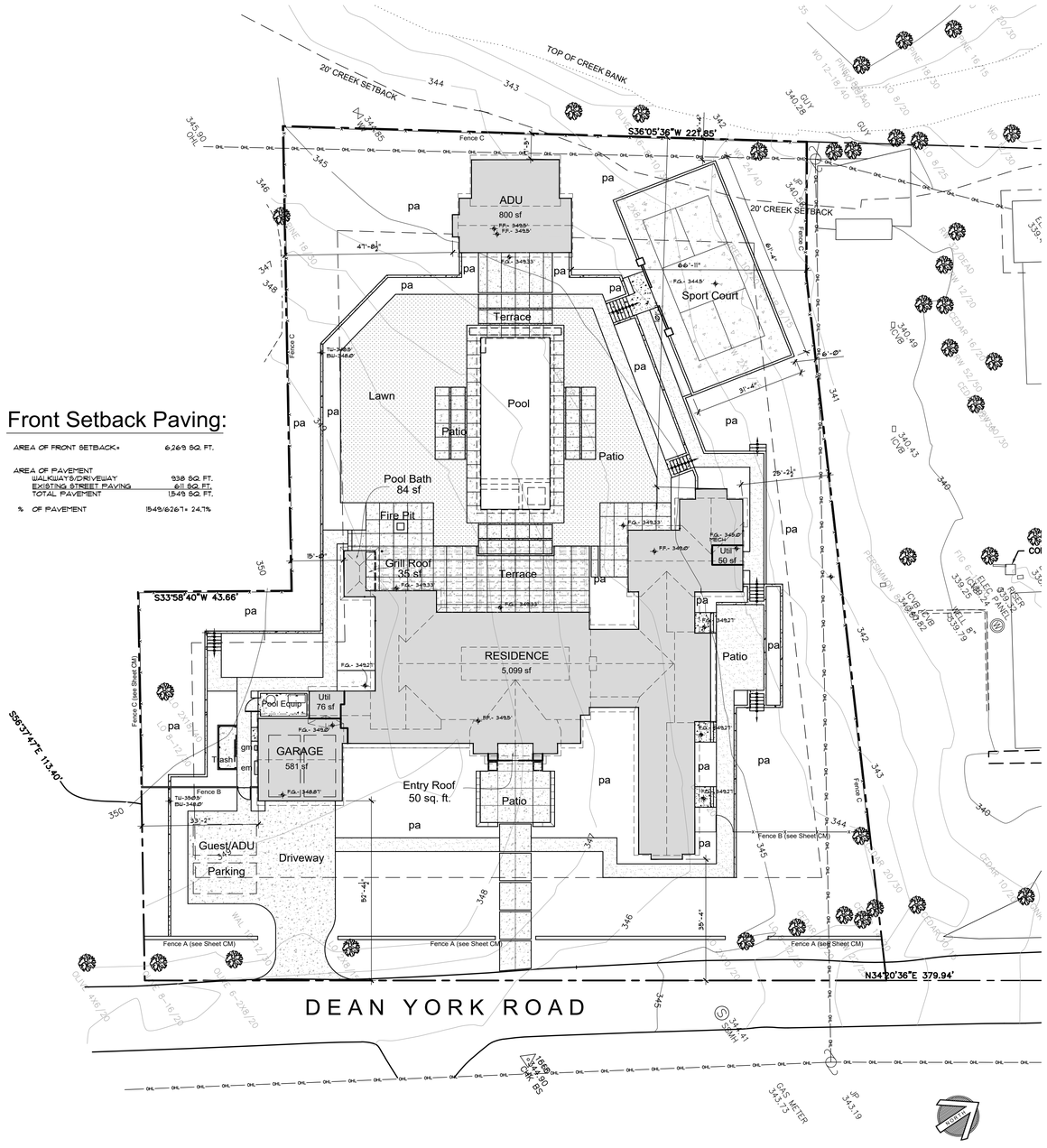
ADDRESS:	1700 DEAN YORK LANE, ST. HELENA CA
APN:	009-690-023
LOT AREA:	1 ACRE (43,560 SF)
ZONING:	LR-1A
OCCUPANCY GROUP:	R-3/U
BUILDING HEIGHT:	28'-2" (30 MAX.)
MAX. F.A.R.:	6,000 SF

DEVELOPMENT STANDARDS	RESIDENCE	ACCESSORY DWELLING UNIT
GROSS FLOOR AREA:		
CONDITIONED FLOOR AREA	5099 SQ. FT	800 SQ. FT.
ENTRY ROOF	50	
GRILL ROOF	31	
GARAGE AREA	581	
GARAGE ALLOWANCE	-200	
UTILITY ROOM	76	
MECHANICAL ROOM	50	
TOTAL	5681 SQ. FT.	800 SQ. FT.

SETBACKS (STRUCTURE 28'-2" TALL):	REQUIRED	PROPOSED	REQUIRED	PROPOSED
FRONT	30'-0"	35'-4"	30'-0"	212'-0"
SIDE-LEFT	15'-0"	15'-0"	4'-0"	47'-8½"
SIDE-RIGHT	15'-0"	25'-2½"	4'-0"	66'-11"
REAR	20'-0"	101'-11"	4'-0"	1'-5"
BUILDING HEIGHTS:	30'-0"	28'-2"	30'-0"	17'-9"
PARKING	2 SPACES	4 SPACES	1 SPACE	1 SPACES

Front Setback Paving:

AREA OF FRONT SETBACK=	6,269 SQ. FT.
AREA OF PAVEMENT	
WALKWAYS/DRIVEWAY	938 SQ. FT.
EXISTING STREET PAVING	611 SQ. FT.
TOTAL PAVEMENT	1,549 SQ. FT.
% OF PAVEMENT	1549/6267= 24.1%



Site Plan

SCALE: 1/16"= 1'-0"

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REVISIONS	DATE	BY
DESIGN REVIEW SUBMITTAL	3-20-24	JF
COMPLETENESS REVIEW	3-26-24	JF

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Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

Proposed Site Plan

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH P. FARRELL, ARCHITECT

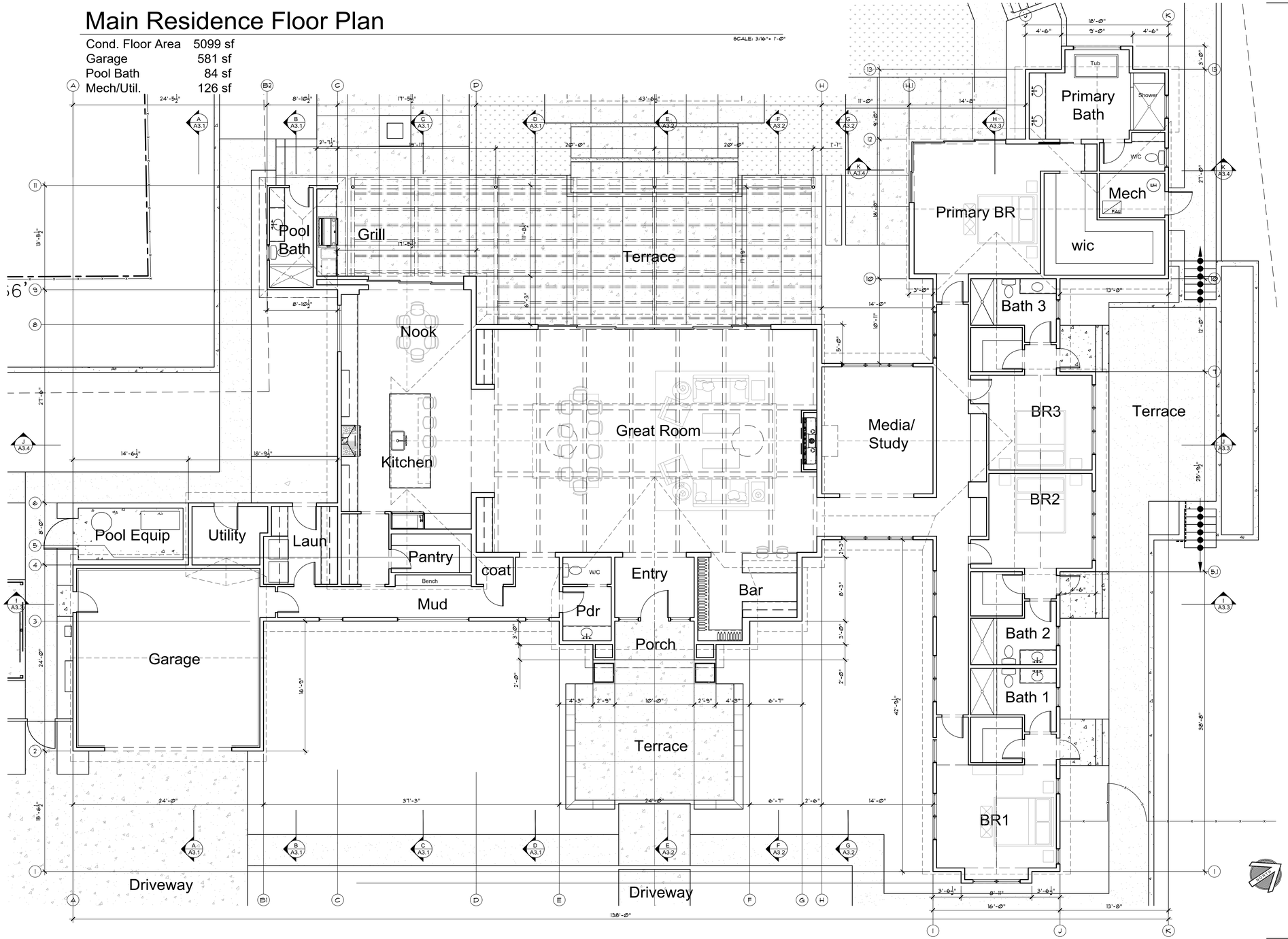
DATE: 6/26/2024
SCALE: 1"=16'
DRAWN: JF
JOB NO. 2011
SHEET NO:

A0.1
Dean York Road
St. Helena, CA

Main Residence Floor Plan

SCALE: 3/16"= 1'-0"

Cond. Floor Area	5099 sf
Garage	581 sf
Pool Bath	84 sf
Mech/Util.	126 sf



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Garman Residence
Dean York Lane
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Main House Floor Plan

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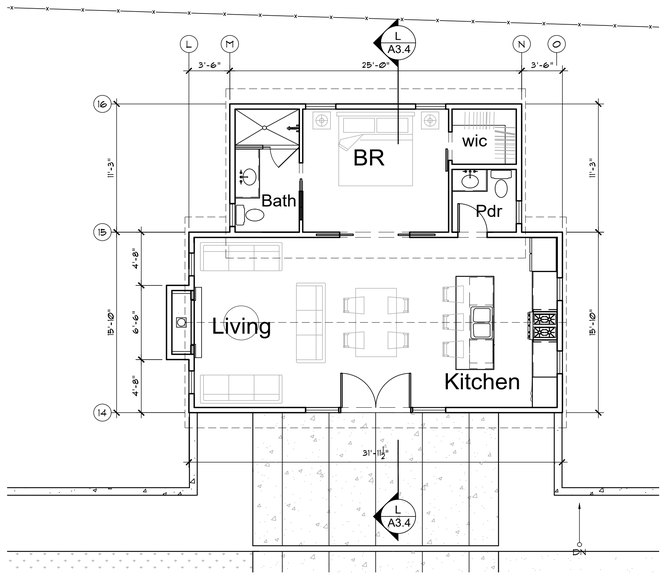
SCALE: 3/16"= 1'-0"
DRAWN: JF
JOB NO. 2011
SHEET NO.

A1.1

Dean York Road
St. Helena, CA



ADU Floor Plan

Cond. Floor Area 800 sf

SCALE: 3/16"= 1'-0"

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REVISIONS	DATE	BY
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Garman Residence
Dean York Lane
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AP#: 009-690-023

Main House
Floor Plan

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DATE: 6/26/2024
SCALE: 3/16"= 1'-0"
DRAWN: JF
JOB NO. 2011
SHEET NO:

A1.2

Dean York Road
St. Helena, CA

◯ INTERIOR DOOR SCHEDULE

	MARK	DOOR SIZE (W x H)	COMMENTS
MAIN RESIDENCE	1	32" x 96" (COAT)	
	2	36" x 96" (SCULLERY)	
	3	32" x 96" SOLID CORE WOOD (GARAGE)	SOLID CORE 20 MINUTE RATED W/ SELF CLOSING HARDWARE
	4	36" x 96" (POWDER)	
	5	42" x 96" FRENCH DOOR (WINE ROOM)	STEEL UNIT W/ TEMPERED GLASS
	6	36" x 96" (LAUNDRY)	
	7	30" x 96" (AV CLOSET)	
	8	32" x 96" (LINEN)	
	9	32" x 96" (BR 1)	
	10	60" x 96" (CLOS 1)	
	11	30" x 96" (BATH 1)	
	12	30" x 96" POCKET (TOILET 1)	
	13	30" x 96" POCKET (TOILET 2)	
	14	30" x 96" (BATH 2)	
	15	60" x 96" PAIR (CLOS 2)	
	16	32" x 96" (BR 2)	
	17	32 x 96" (BR 3)	
	18	36" x 96" PAIR (BATH 3)	
	19	30" x 96" POCKET (TOILET 3)	
	20	30" x 96" (CLOS 3)	
	21	30" x 96" (PRIMART TOILET)	
	22	32" x 96" (PRIMARY W.I.C.)	
	23	56" x 96" PAIR (PRIMARY BR SUITE)	
ADU	24	32" x 96" (GUEST BR 1)	
	25	48" x 96" PAIR (CLOS 1)	
	26	32" x 96" (GUEST BATH 1)	
	27	32" x 96" (GUEST BR 2)	
	28	48" x 96" PAIR (CLOS 2)	
	29	32" x 96" (GUEST BATH 2)	

Typical Abbreviations:

@	At	L.B.	Lag Bolt
A.B.	Anchor Bolt	LLH	Long Leg Horizontal
ALUM	Aluminum	LLV	Long Leg Vertical
ALT	Alternate	LT	Light
ATR	All-Thread Rod	LVL	Laminated Veneer Lumber
B.F.F.	Below Finished Floor		
BLDG	Building	MAX	Maximum
BLKG	Blocking	MB.	Machine Bolt
BM	Beam	MECH	Mechanical
		MFR	Manufacturer
℄	Centerline	MIN.	Minimum
CALCS	Calculations	MISC	Miscellaneous
CANT	Cantilever		
C.B.	Carriage Bolt	(N)	New
C.J.	Control Joint	N.A.	Not Applicable
CLR	CLR	N.I.C.	Not in Contract
CMU	Concrete Masonry Unit	NO.	Number (#)
COL	Column	N.T.S.	Not to Scale
CONC	Concrete		
CONN	Connector	O/	Over (On)
CSK	Countersink	O.C.	On Center
		O.D.	Outside Diameter
DBL	Double	OSB	Oriented Strand Board
D.E.J.	Dowelled Expansion Joint		
DET	Detail	PAR.	Parallel (||)
D.F.	Douglas Fir	PERP	Perpendicular (⊥)
DIA.	Diameter	P.D.F.	Power Driven Fastener
DIM	Dimension	PL	Plate
DO	Ditto	PLWD	Plywood
DWG	Drawing	P.S.I.	Pounds per Square Inch
		PSL	Parallel Strand Lumber
(E)	Existing	P.T.	Pressure Treated
EA	Each		
E.B.	Expansion Bolt	R	Radius
EE.	Each End	REBAR	Reinforcing Steel Bar
EF.	Each Face	REF	Reference
ELEV	Elevation	REINF	Reinforcing
E.J.	Expansion Joint	RET	Return
EN.	Edge Nail	REQ'D	Required
E.S.	Each Side	R.O.	Rough Opening
EW	Each Way	REDWD	Redwood
EXP	Expansion		
EQ	Equal	S.A.D.	See Architectural Drawings
EXT	Exterior	S.B.	Solid Block
		S.C.D.	See Civil Drawings
FDN	Foundation	SHT	Sheet
FF	Finish Floor	SHTG	Sheathing
FIN	Finish	SIM	Similar
FLR	Floor	S.M.D.	See Mechanical Drawings
FN.	Field Nail	SPECS	Specifications
F.O.C.	Face of Concrete	SQ	Square
F.O.M.	Face of Masonry	S.S.	Select Structural
F.O.S.	Face of Stud	STL	Steel
FT	Feet	SW.	Shear Wall
FTG	Footing	SYM	Symetrical
		S4S	Surfaced all Four Sides
GA	Gauge		
GALV	Galvanized	TC	Top of Curb
GLB	Glu-Laminated Beam	T&B	Top & Bottom
GYP. BD.	Gypsum Board	T&G	Tongue & Groove
		TN.	Toe Nail
HD	Shear Wall Holdown	T.O.	Top of
HDR	Header	T.O.C.	Top of Concrete
HGR	Hanger	TS	Tube Steel
HORIZ	Horizontal	T-U	Tilt-Up
HS.	High Strength	TYP	Typical
H.S.B.	High Strength Bolt		
HT	Height	UBC	Uniform Building Code
		U.O.N.	Unless Otherwise Noted
I.D.	Inside Diameter		
INT	Interior	VERT	Vertical
		V.B.	Vapor Barrier
J.H.	Joist Hanger	V.I.F.	Verify in Field
JST	Joist		
JT	Joint	W/	With
		WP.	Waterproof
KD	Kiln Dried	WWF	Welded Wire Fabric

EXTERIOR DOOR NOTES :

1. ALL EXTERIOR FRENCH DOOR/PATIO UNITS (SWINGING, SLIDING AND POCKETING) ARE THERMALLY BROKEN, ALUMINUM UNITS WITH HIGH PERFORMANCE LOW E, TEMPERED GLAZING AS MANUFACTURED BY FLEETWOOD UNITS, UNLESS OTHERWISE NOTED.
2. TMP" OR "TEMP" INDICATES TEMPERED GLASS.
3. ALL HARDWARE AS SELECTED BY OWNER.
4. ALL WINDOWS AND DOORS SHALL MEET OR EXCEED THE U-VALUES AND SHGC AS LISTED IN THE TITLE 24 ENERGY REPORT(S).

	U-VALUE	SHGC
EXTERIOR PATIO DOORS	Ø.3Ø	Ø.3Ø

5. ALL ROLLING SCREENS ARE CENTOR BRAND SIE RETRACTABLE ROLLING SCREENS.

INTERIOR DOOR NOTES :

1. ALL INTERIOR DOOR UNITS (SWINGING, POCKETING) ARE PAINT-GRADE, SOLID-CORE UNITS, UNLESS OTHERWISE NOTED. FINISH AND HARDWARE TO BE SELECTED BY OWNER.
2. TMP" OR "TEMP" INDICATES TEMPERED GLASS.
3. ALL HARDWARE AS SELECTED BY OWNER.
4. DOOR FRAMES TO BE PAINT GRADE, TYP. U.O.N. DOORS TO HAVE NO HEAD OR JAMB TRIM. DOOR FRAMES TO BE KERFED.
5. VERIFY ROUGH OPENINGS AND INSTALLATION DETAILS/SPECIFICATIONS WITH MANUFACTURER.
6. INTERIOR DOORS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE SHALL MEET THE REQUIREMENTS OF THE 2Ø18 CBEES 1Ø8(a). AIR LEAKAGE. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING Ø.3 CFM/FT² OF DOOR AREA FOR RESIDENTIAL DOORS (SWINGING AND SLIDING) WHEN TESTED ACCORDING TO NFRC-4ØØ OR ASTM E283 AT A PRESSURE DIFFERENTIAL OF 75 PASCALS (OR 1.57 POUNDS/FT²).

WINDOW NOTES:

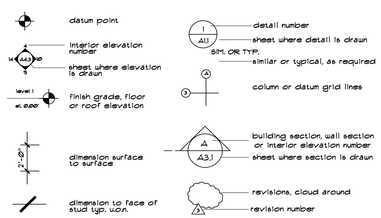
1. ALL WINDOW UNITS ARE METAL CLAD/WOOD UNITS WITH HIGH PERFORMANCE LOW E GLAZING AS MANUFACTURED BY ANDERSEN WINDOWS 4ØØ SERIES, OR APPROVED EQUAL UNLESS OTHERWISE NOTED. SEE ELEVATIONS FOR DIRECTION.
2. PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS.
3. "TMP" OR "TEMP" INDICATES TEMPERED GLASS.
4. ALL HARDWARE AS SELECTED BY OWNER.
5. EGRESS WINDOW-EACH BEDROOM SHALL HAVE ONE (MIN.) EGRESSABLE WINDOW PER 2Ø18 C.R.C. SEC. R31Ø. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (Ø.53Ø M²). (EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (Ø.465 M²)) THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (61Ø MM). THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 2Ø INCHES (5Ø8 MM) WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR.
6. SEE SHEET AD1 - AD1Ø FOR DOOR & WINDOW INSTALLATION DETAILS.
7. ALL WINDOWS SHALL MEET OR EXCEED THE U-VALUES AND SHGC AS LISTED IN THE TITLE 24 ENERGY REPORT(S). SEE SHEETS EN-1 THRU EN-6.

	U-VALUE	SHGC
MAIN RESIDENCE WINDOWS	Ø.3Ø	Ø.3Ø
GUEST HOUSE WINDOWS	Ø.3Ø	Ø.22
SKYLIGHTS	Ø.3Ø	Ø.3Ø

NOTE:

ALL TEMPERED GLASS SHALL MEET THE SAFETY GLAZING REQUIREMENTS PER CRC SECTION R3Ø8.4.5

Symbols



◯ EXTERIOR DOOR SCHEDULE

	MARK	SIZE (W x H)	TYPE	COMMENTS
MAIN RESIDENCE	E1	1Ø2" x 1Ø8"	48" x 1Ø8" CUSTOM PIVOT DOOR w/ 24" x 1Ø8" SIDELITES (ENTRY)	TEMPERED MULLED TOGETHER UNIT
	E2	24Ø" x 12Ø"	4 PANEL MULTI-SLIDE POCKET PATIO DOORS (P4XP) (GREAT RM.)	TEMPERED
	E3	72" x 1Ø8"	FRENCH PAIR OUT SWING (BR 1)	TEMPERED
	E4	72" x 1Ø8"	FRENCH PAIR OUT SWING (BR 2)	TEMPERED
	E5	32" x 84"	WOOD W/ BLIND PANELING (MECH.)	MATCH EXTERIOR SIDING
	E6	72" x 1Ø8"	FRENCH PAIR OUT SWING (BR 3)	TEMPERED
	E7	36" x 1Ø2"	FRENCH OUT SWING 1Ø8" HEAD HT. (PRIMARY SHOWER) FIBERGLASS/METAL UNIT	1Ø8" HEAD HT., TEMPERED, PRIVACY GLASS
	E8	12Ø" x 1Ø8"	3 PANEL MULTI-SLIDE POCKET PATIO DOORS (3XP) (PRIMARY BR)	TEMPERED
	E9	72" x 1Ø8"	FRENCH PAIR OUT SWING (HALL)	TEMPERED
	E1Ø	24Ø" x 12Ø"	4 PANEL MULTI-SLIDE POCKET PATIO DOORS (P4XP) (GREAT RM.)	TEMPERED
	E11	72" x 1Ø8"	FRENCH PAIR OUT SWING (HALL)	TEMPERED
	E12	12Ø" x 1Ø8"	3 PANEL MULTI-SLIDE POCKET PATIO (3XP) (FAMILY ROOM)	TEMPERED
	E13	3Ø" x 1Ø8"	FRENCH IN-SWING (POOL BATH)	TEMPERED, PRIVACY GLASS
	E14	72" x 1Ø8"	FRENCH PAIR OUT SWING (KITCHEN/FAMILY)	TEMPERED
	E15	72" x 84"	WOOD PAIR W/ BLIND PANELING (STORAGE)	MATCH EXTERIOR SIDING
	E16	216" x 96"	METAL SECTIONAL GARAGE DOOR	TEMPERED LITES, FROSTED GLASS
	E17	36" x 84"	WOOD W/ BLIND PANELING (PUMP HOUSE)	MATCH EXTERIOR SIDING
GUEST HOUSE	E18	1Ø8" x 96"	3⁰ x 8⁰ FRENCH IN-SWING w/ 2¹⁰ x 8⁰ SIDELITES (GUEST BR 1)	TEMPERED
	E19	1Ø8" x 96"	3⁰ x 8⁰ FRENCH IN-SWING w/ 2¹⁰ x 8⁰ SIDELITES (SITTING)	TEMPERED
	E2Ø	1Ø8" x 96"	3⁰ x 8⁰ FRENCH IN-SWING w/ 2¹⁰ x 8⁰ SIDELITES (GUEST BR 2)	TEMPERED
	E21	3Ø" x 96"	WOOD W/ BLIND PANELING (MECH)	MATCH EXTERIOR SIDING
	E22	3Ø" x 96"	WOOD W/ BLIND PANELING (MECH)	MATCH EXTERIOR SIDING

⬡ WINDOW SCHEDULE

	MARK	UNIT DESIGNATION	HD HT	COMMENTS
MAIN RESIDENCE	A	72" x 84" DOUBLE CASEMENT (HALL)	1Ø8"	TEMPERED
	B	1Ø8" x 84" FIX/CSMT/FIX (HALL)	1Ø8"	TEMPERED
	C	3Ø" x 72" CASEMENT (BR 1)	1Ø8"	
	D	3Ø" x 72" CASEMENT (BR 1)	1Ø8"	
	E	3Ø" x 48" CASEMENT (BATH 1 TOILET RM)	96"	
	F	3Ø" x 72" CASEMENT (BR 2)	1Ø8"	
	G	3Ø" x 72" CASEMENT (BR 2)	1Ø8"	
	H	36" x 72" CASEMENT (BR 3)	1Ø8"	
	I	1Ø8" x 84" CSMT/FIX/CSMT (PRIMARY BATH)	1Ø8"	TEMPERED
	J	33" x 72" CASEMENT (PRIMARY BR)	1Ø8"	
	K	33" x 72" CASEMENT (PRIMARY BR)	1Ø8"	
	L	33" x 72" CASEMENT (PRIMARY BR)	1Ø8"	
	M	33" x 72" CASEMENT (PRIMARY BR)	1Ø8"	
	N	132" x 84" CSMT/FIX/CSMT - MULLED UNIT (FAMILY RM.)	1Ø8"	
	O	24" x 6Ø" CASEMENT (POOL BATH)	1Ø8"	TEMPERED, PRIVACY GLASS
	P	1Ø8" x 66" CSMT/FIX/CSMT - MULLED UNIT (KITCHEN)	1Ø8"	TEMPERED
	Q	72" x 66" DOUBLE CASEMENT (SCULLERY)	1Ø8"	TEMPERED
	R	36" x 66" CASEMENT (SCULLERY)	1Ø8"	
	S	72" x 63" DOUBLE CASEMENT (GARAGE)	96"	8'-Ø" HEAD HT. ABOVE HOUSE FLOOR
	T	72" x 63" DOUBLE CASEMENT (GARAGE)	96"	8'-Ø" HEAD HT. ABOVE HOUSE FLOOR
	U	3Ø" x 6Ø" CASEMENT (GUEST BR 1)	96"	
ADU	V	3Ø" x 6Ø" CASEMENT (GUEST BR 1)	96"	
	W	3Ø" x 6Ø" CASEMENT (GUEST BR 2)	96"	
	X	3Ø" x 6Ø" CASEMENT (GUEST BR 2)	96"	TEMPERED, PRIVACY GLASS
	Y	48" x 54" FIXED (GUEST BATH 2)	96"	TEMPERED
	Z	24" x 48" CASEMENT (TOILET 2)	96"	TEMPERED, PRIVACY GLASS
	AA	48" x 54" FIXED (GUEST BATH 1)	96"	TEMPERED
	BB	24" x 48" CASEMENT (TOILET 1)	96"	TEMPERED, PRIVACY GLASS
	CC	72" x 54" DOUBLE CASEMENT (GUEST KITCHEN)	96"	
CLERESTORY	CL1	55" x 36" FIXED (GREAT ROOM)	116"	TEMPERED
	CL2	55" x 36" FIXED (GREAT ROOM)	116"	TEMPERED
	CL3	55" x 36" FIXED (GREAT ROOM)	116"	TEMPERED
	CL4	55" x 36" FIXED (GREAT ROOM)	116"	TEMPERED
	CL5	55" x 36" FIXED (GREAT ROOM)	116"	TEMPERED
	CL6	55" x 36" FIXED (GREAT ROOM)	116"	TEMPERED
	CL7	55" x 36" FIXED (GREAT ROOM)	116"	TEMPERED
	CL8	55" x 36" FIXED (GREAT ROOM)	116"	TEMPERED
SKYLIGHTS	S1	VELUX FCM 2424 SKYLIGHT (BATH 1)		TEMPERED
	S2	VELUX FCM 2424 SKYLIGHT (BATH 2)		TEMPERED
	S3	VELUX FCM 2424 SKYLIGHT (BATH 3)		TEMPERED
	S4	VELUX FCM 2424 SKYLIGHT (PRIMARY TOILET)		TEMPERED

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REVISIONS	DATE	BY
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COMPLETENESS REVIEW	3-26-24	JF

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Garman Residence
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St. Helena, California
AP#: 009-690-023

Schedules

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DATE: 6/26/2024
SCALE: n/a
DRAWN: ck
JOB NO. 2Ø11
SHEET NO.

A1.5

Dean York Road
St. Helena, CA

Elevation Notes:

1. ROOF: STANDING SEAM METAL ROOFING (NON-REFELCTIVE) OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PAINTED G.S.M. 6" HALF-ROUND GUTTERS OVER 2X8 FASCIA BOARD WITH LEAF GUARDS AND PAINTED G.S.M. 2½" DIA. DOWNSPOUTS.
3. SIDING: VERTICAL CEMENT FIBER (SMOOTH) CHANNEL SIDING (PAINT WHITE) OVER APPROVED WATER RESIST. BARRIER OVER STRUCTURAL PLYWOOD, S.S.D.
4. SIDING: HORIZONTAL REDAWN CEDAR SIDING (STAIN GREY) OVER APPROVED WATER RESIST. BARRIER OVER STRUCTURAL PLYWOOD, S.S.D.
5. 2X8 CEDAR BARGE BOARD.
6. WINDOWS & PATIO DOORS: DOUBLE-GLAZED, METAL CLAD/WOOD UNITS WITH NON-REFLECTIVE GLASS. SEE WINDOW & DOOR NOTES, SHEET A1.3 FOR ADDITIONAL INFO.
7. 2X4 WINDOW/DOOR TRIM.
8. BOARD-FORMED CONCRETE SITE WALL, TYP.

Front Elevation (Southeast)

SCALE: 3/16"= 1'-0"

Rear Elevation (Northwest)

SCALE: 3/16"= 1'-0"

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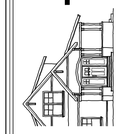


Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

Main House
Exterior
Elevations

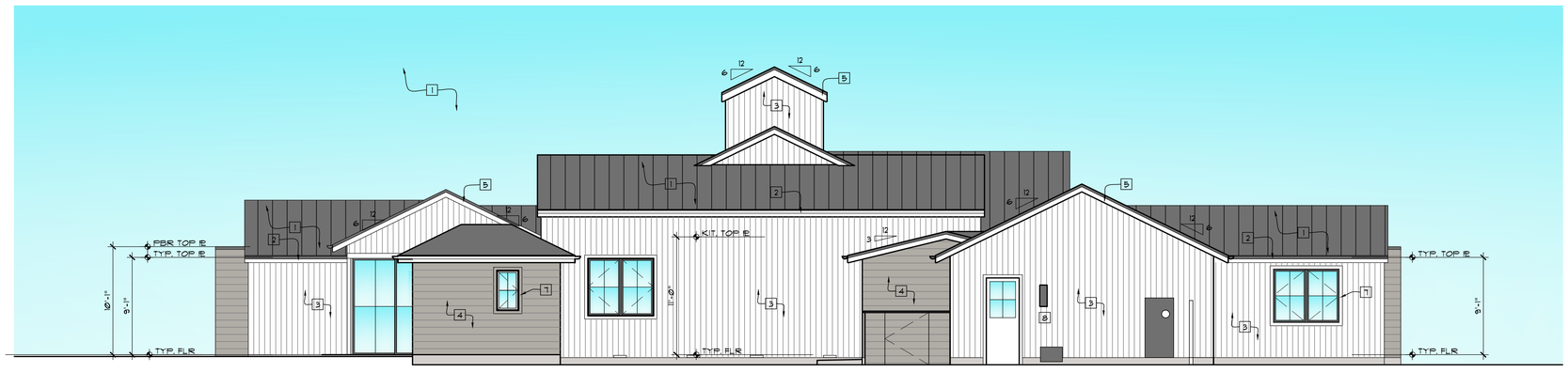
REVIEW THE DRAWINGS CAREFULLY. CONTRACTOR SHALL IMMEDIATELY BRING DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH P. FARRELL, ARCHITECT

DATE: 6/26/2024
SCALE: 3/16"= 1'-0"
DRAWN: JF
JOB NO. 2011
SHEET NO:

A2.1
Dean York Road
St. Helena, CA

Right Side Elevation (Northeast)

SCALE: 3/16"= 1'-0"



Left Side Elevation (Southwest)

SCALE: 3/16"= 1'-0"

Elevation Notes:

1. ROOF: STANDING SEAM METAL ROOFING (NON-REFELCTIVE) OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PAINTED G.S.M. 6" HALF-ROUND GUTTERS OVER 2X8 FASCIA BOARD WITH LEAF GUARDS AND PAINTED G.S.M. 2½" DIA. DOWNSPOUTS.
3. SIDING: VERTICAL CEMENT FIBER (SMOOTH) CHANNEL SIDING (PAINT WHITE) OVER APPROVED WATER RESIST. BARRIER OVER STRUCTURAL PLYWOOD. S.S.D.
4. SIDING: HORIZONTAL RESAWN CEDAR SIDING (STAIN GREY) OVER APPROVED WATER RESIST. BARRIER OVER STRUCTURAL PLYWOOD. S.S.D.
5. 3X8 CEDAR BARGE BOARD.
6. WINDOWS & PATIO DOORS: DOUBLE-GLAZED, METAL CLAD/WOOD UNITS WITH NON-REFLECTIVE GLASS. SEE WINDOW & DOOR NOTES, SHEET A1.3 FOR ADDITIONAL INFO.
7. 2X4 WINDOW/DOOR TRIM.
8. BOARD-FORMED CONCRETE SITE WALL, TYP.

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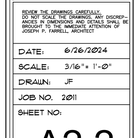
REVISIONS	DATE	BY
DESIGN REVIEW SUBMITTAL	3-20-24	JF
COMPLETENESS REVIEW	3-26-24	JF

Joseph Farrell
ARCHITECTURE
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860



Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

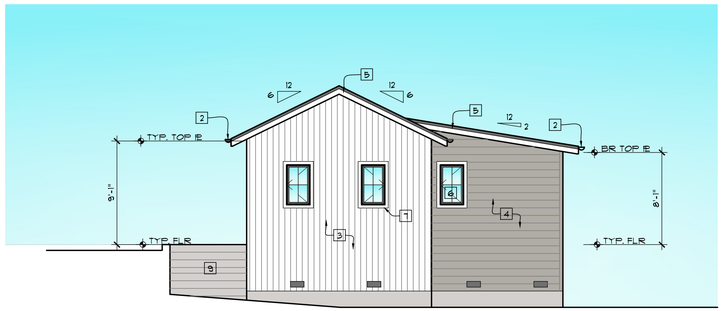
Main House
Exterior
Elevations

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES FOUND SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF JOSEPH F. FARRELL, ARCHITECT

DATE: 6/26/2024
SCALE: 3/16"= 1'-0"
DRAWN: JF
JOB NO. 2011
SHEET NO:

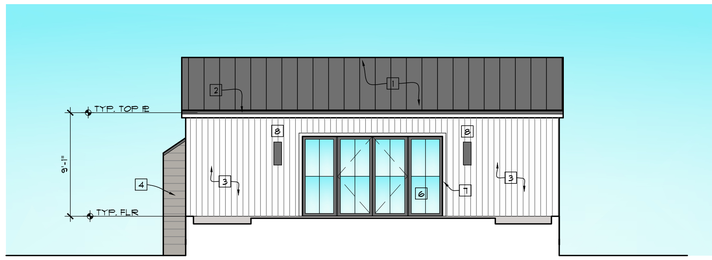
A2.2

Dean York Road
St. Helena, CA



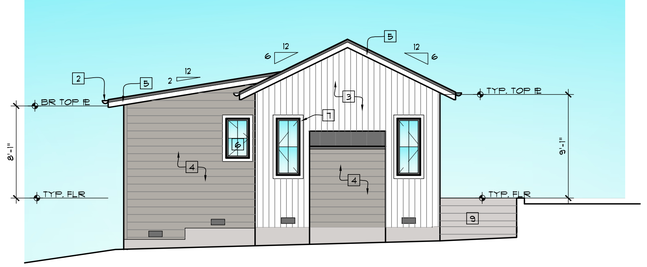
ADU Right Side Elevation (Northeast)

SCALE: 3/16"= 1'-0"



ADU Front Elevation (Southeast)

SCALE: 3/16"= 1'-0"



ADU Left Side Elevation (Southwest)

SCALE: 3/16"= 1'-0"

ADU Rear Elevation (Northwest)

SCALE: 3/16"= 1'-0"

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REVISIONS	DATE	BY
DESIGN REVIEW SUBMITTAL	3-26-24	JF
COMPLETENESS REVIEW	3-26-24	JF

Joseph Farrell
ARCHITECTURE
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

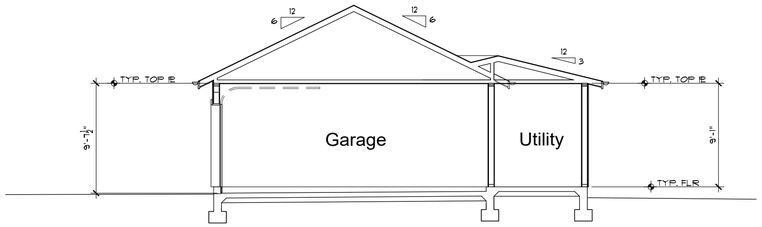
Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

Proposed
A.D.U. Exterior
Elevations
and Sections

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE REPORTED TO JOSEPH P. FARRELL, ARCHITECT

DATE:	6/26/2024
SCALE:	3/16"= 1'-0"
DRAWN:	STC
JOB NO.	2011
SHEET NO:	A2.3

Dean York Road
St. Helena, CA



Section A

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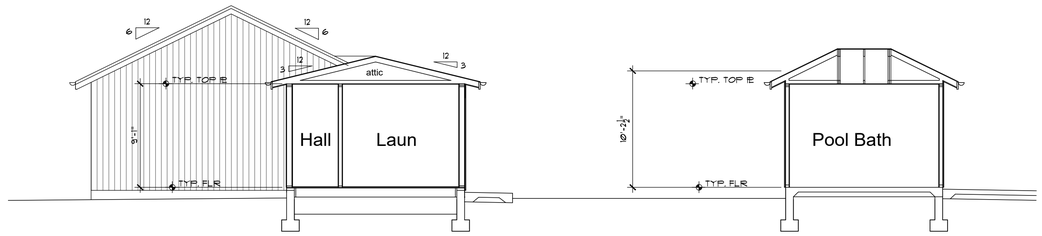

Section B

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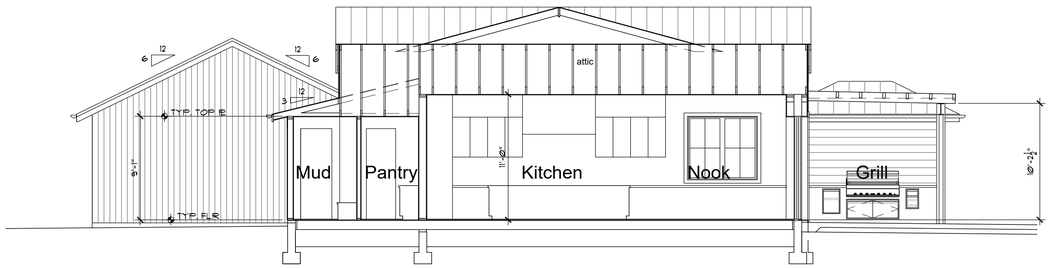
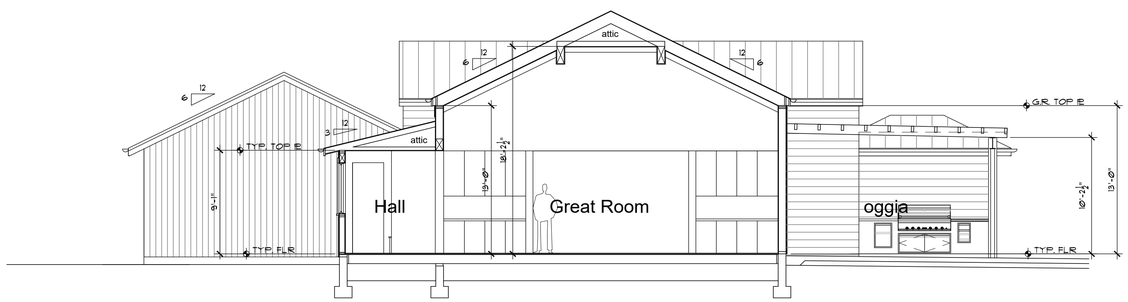


Section C

SCALE: 3/16"= 1'-0"



Section D

SCALE: 3/16"= 1'-0"

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REVISIONS	DATE	BY
DESIGN REVIEW SUBMITTAL	3-26-24	JF
COMPLETENESS REVIEW	3-26-24	JF

Joseph Farrell
ARCHITECTURE
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

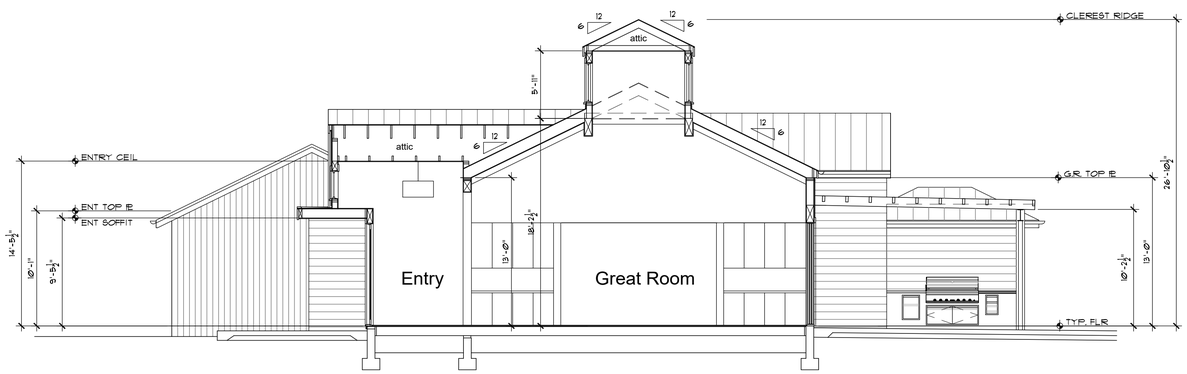
Proposed Building Sections

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION OF JOSEPH F. FARRELL ARCHITECT

DATE: 6/26/2024
SCALE: 3/16"= 1'-0"
DRAWN: JF
JOB NO. 2011
SHEET NO:

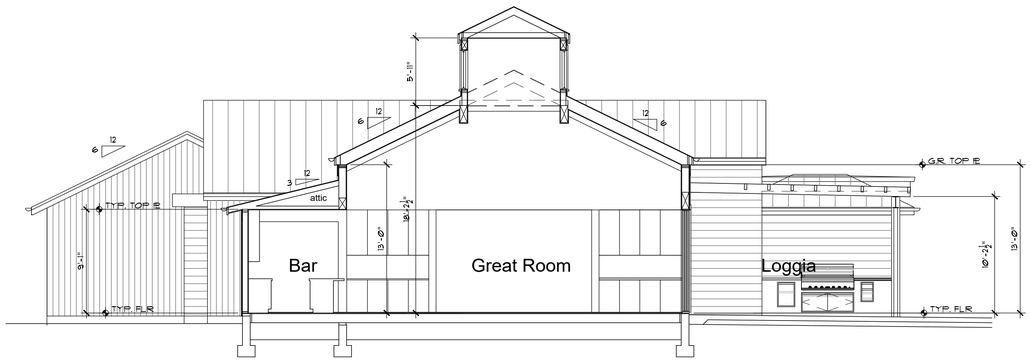
A3.1

Dean York Road
St. Helena, CA



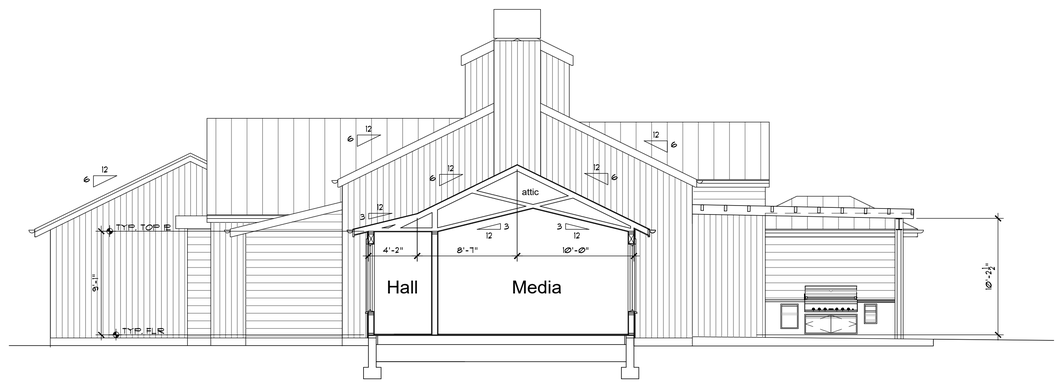
Section E

SCALE: 3/16"= 1'-0"



Section F

SCALE: 3/16"= 1'-0"



Section G

SCALE: 3/16"= 1'-0"

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REVISIONS	DATE	BY
DESIGN REVIEW SUBMITTAL	3-26-24	JF
COMPLETENESS REVIEW	3-26-24	JF

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Garman Residence
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Proposed Building Sections

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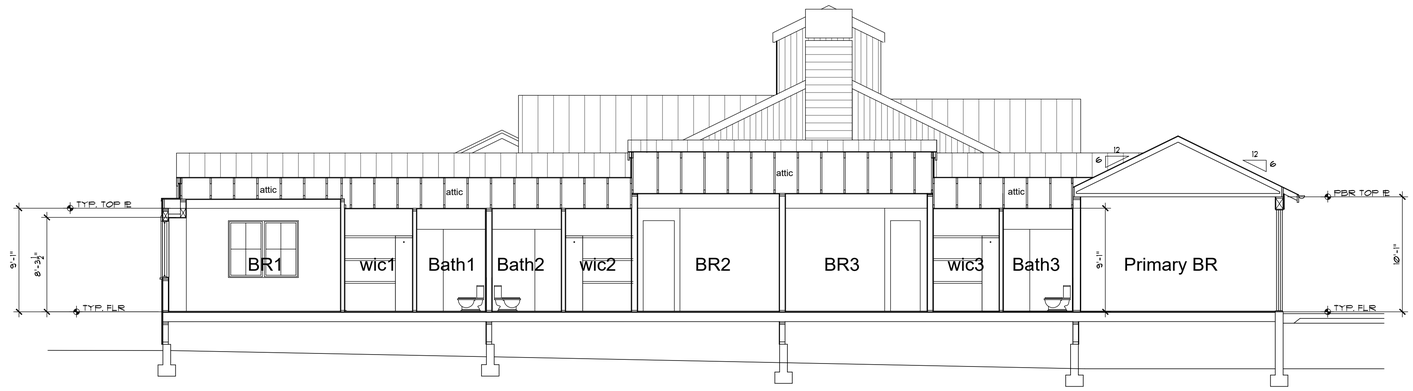
DATE: 6/26/2024
SCALE: 3/16"= 1'-0"
DRAWN: JF
JOB NO. 2011
SHEET NO:

A3.2
Dean York Road
St. Helena, CA



Section H

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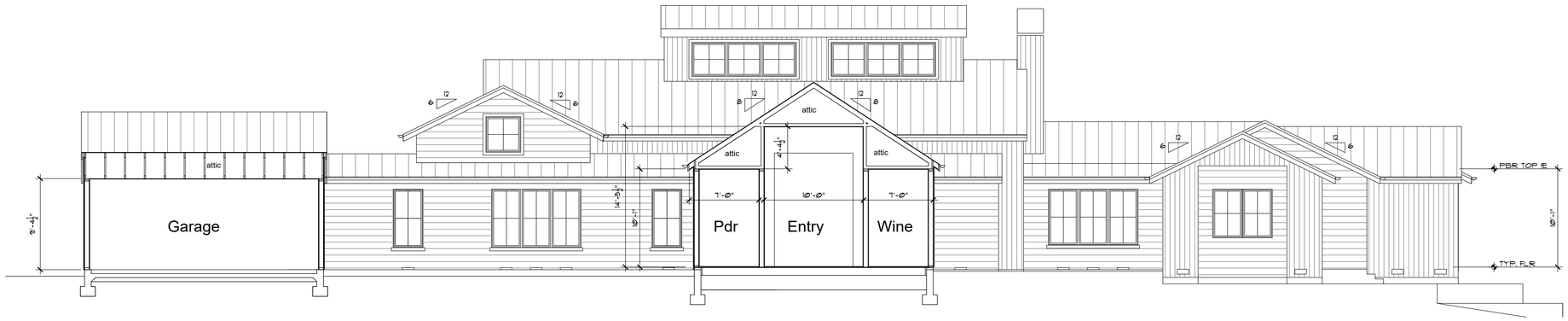
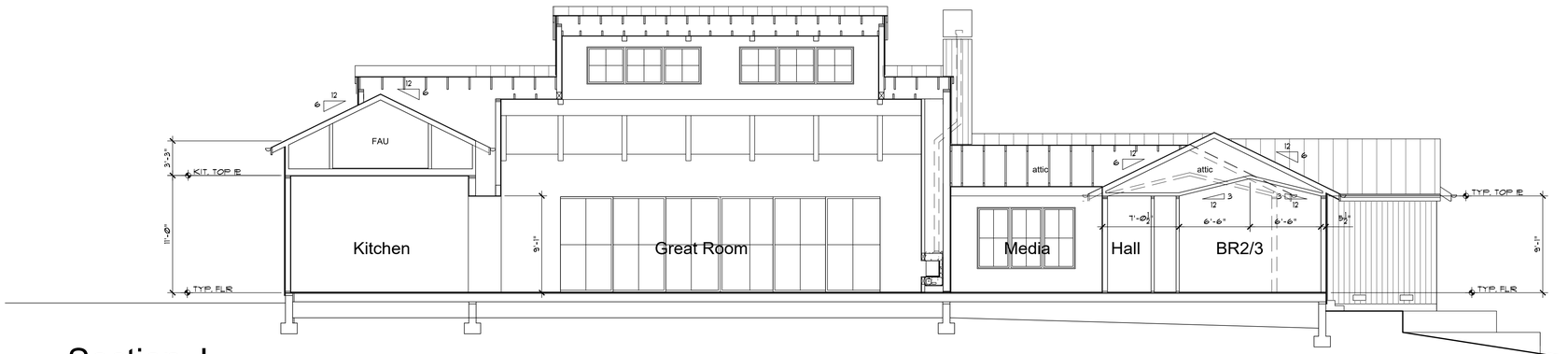


Section I

SCALE: 3/16"= 1'-0"



Section J

SCALE: 3/16"= 1'-0"

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REVISIONS	DATE	BY
DESIGN REVIEW SUBMITTAL	3-20-24	JF
COMPLETENESS REVIEW	3-26-24	JF

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Garman Residence
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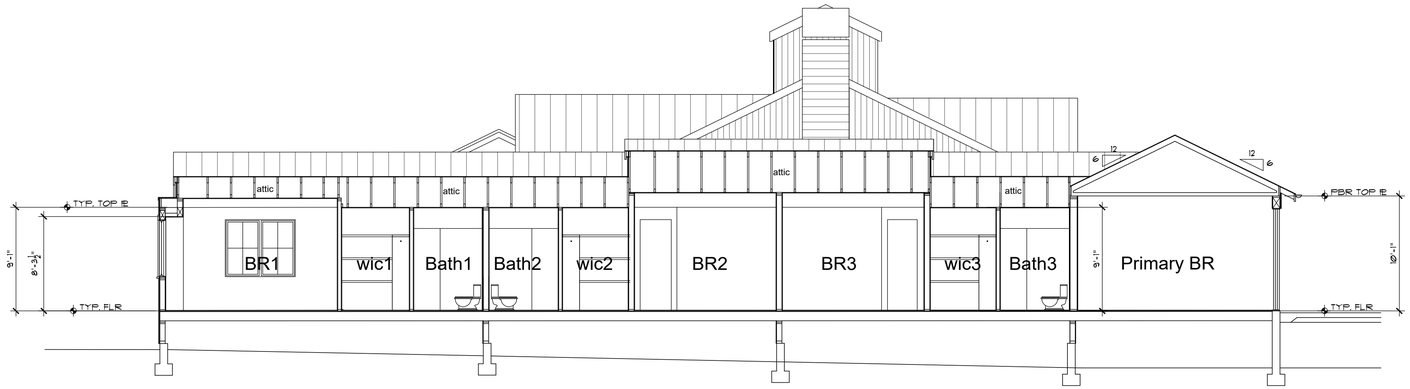
Proposed Building Sections

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH F. FARRELL, ARCHITECT

DATE: 6/26/2024
SCALE: 3/16"= 1'-0"
DRAWN: JF
JOB NO. 2011
SHEET NO:

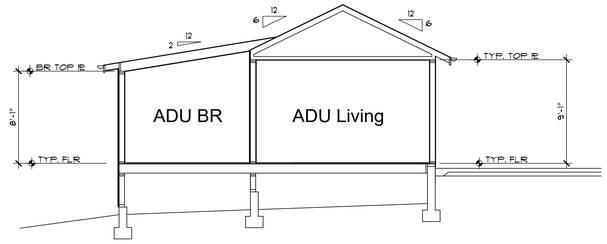
A3.3

Dean York Road
St. Helena, CA



Section K

SCALE: 3/16"= 1'-0"



Section L

SCALE: 3/16"= 1'-0"

Building Section Notes:

1. ROOF: CLASS A CORRUGATED METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

2. CEILING: 5/8" GYPSUM BOARD APPLIED TO UNDERSIDE OF TRUSS BOTTOM CHORDS/CEILING JOISTS, TYP. U.O.N. (GREAT ROOM, MBR, KITCHEN/FAMILY RM & ENTRY–1X6 WOOD W/ WOOD FALSE RAFTERS)

3. EXTERIOR WALLS: 1X ROUGH–SAWN WOOD SIDING OVER APPROVED BUILDING PAPERS OVER STRUCTURAL PLYWOOD OVER 2X6 RAFTERS, TYP. U.O.N.

4. FLOOR: FINISH FLOOR PER PLAN OVER REINFORCED CONCRETE SLAB, TYPICAL U.O.N.

5. INSULATION: PROVIDE GLASS–FIBER, BATT INSULATION AS FOLLOWS: R–21 AT 2X6 EXTERIOR WOOD FRAMED WALLS, R–13 AT 2X4 EXTERIOR WOOD FRAMED WALLS, R–19 AT RAISED FLOORS AND R–30 AT DROP CEILINGS, R–30 AT VAULTED CEILINGS (VENTILATED), TYPICAL U.O.N. PROVIDE R–30 MIN. SPRAY–APPLIED, URETHANE INSULATION AT UNDERSIDE OF ROOF SHEATHING AT UNVENTILATED RAFTER SPACES (GREAT ROOM, BONUS ROOM AND FLAT ROOF SECTIONS), TYPICAL U.O.N.

6. FOUNDATION: REINFORCED CONCRETE SPREAD FOOTING/SLAB ON GRADE. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

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REVISIONS	DATE	BY
DESIGN REVIEW SUBMITTAL	3-20-24	JF
COMPLETENESS REVIEW	3-26-24	JF

Joseph Farrell
ARCHITECTURE
1 Commercial Blvd. Suite 106
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Voice (415) 884-2860

Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

Proposed Building Sections

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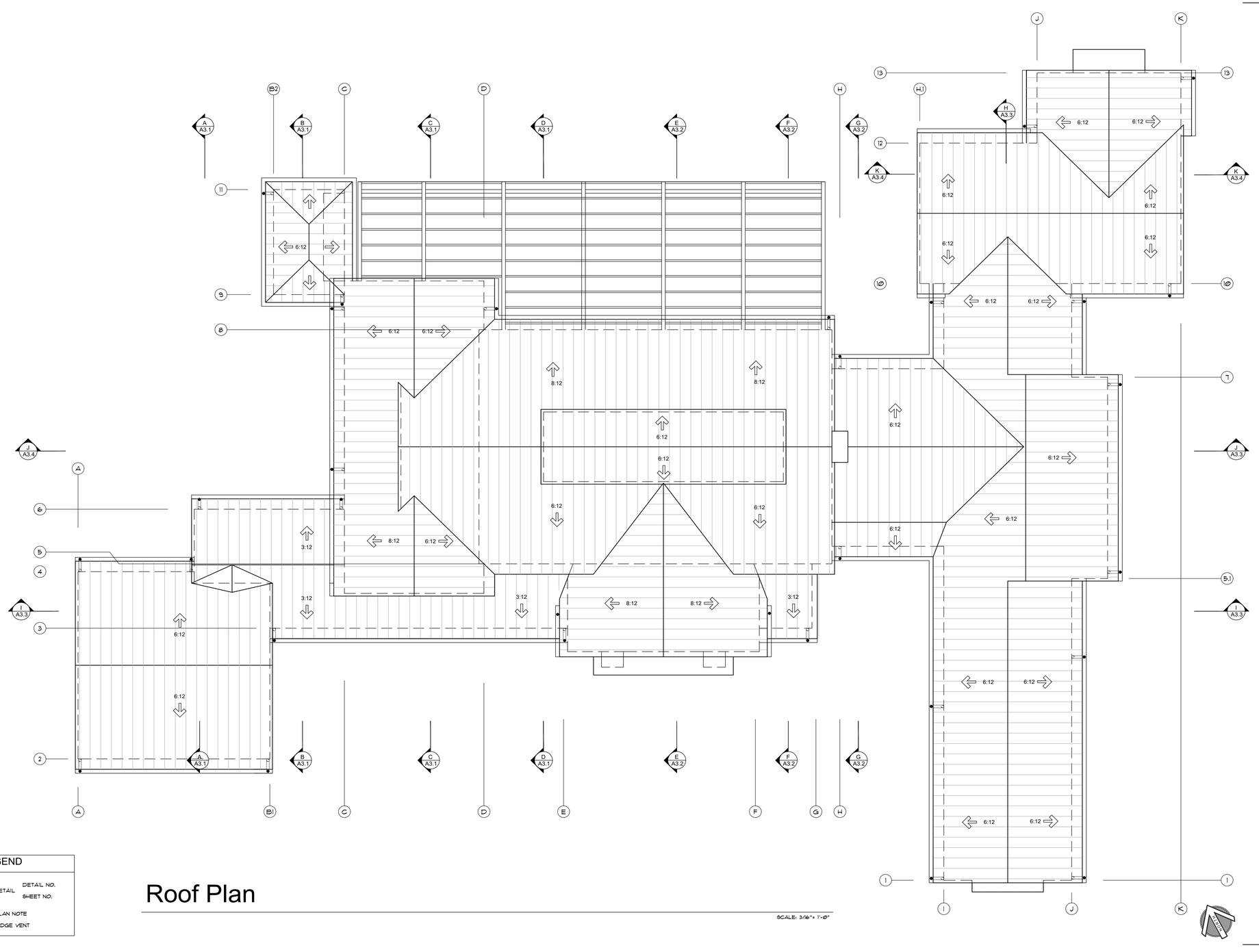
DATE: 6/26/2024
SCALE: 3/16"= 1'-0"
DRAWN: JF
JOB NO. 2011
SHEET NO:

A3.3

Dean York Road
St. Helena, CA



PLAN LEGEND

9 / A4.2 TYP.	DETAIL — DETAIL NO. / SHEET NO.
12	PLAN NOTE
R.V.	RIDGE VENT

Roof Plan

SCALE: 3/16"= 1'-0"

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Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

Proposed
Roof Plan

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF JOSEPH F. FARRELL, ARCHITECT

DATE: 6/26/2024
SCALE: 3/16"= 1'-0"
DRAWN: JF
JOB NO. 2011
SHEET NO:

A4.1

Dean York Road
St. Helena, CA

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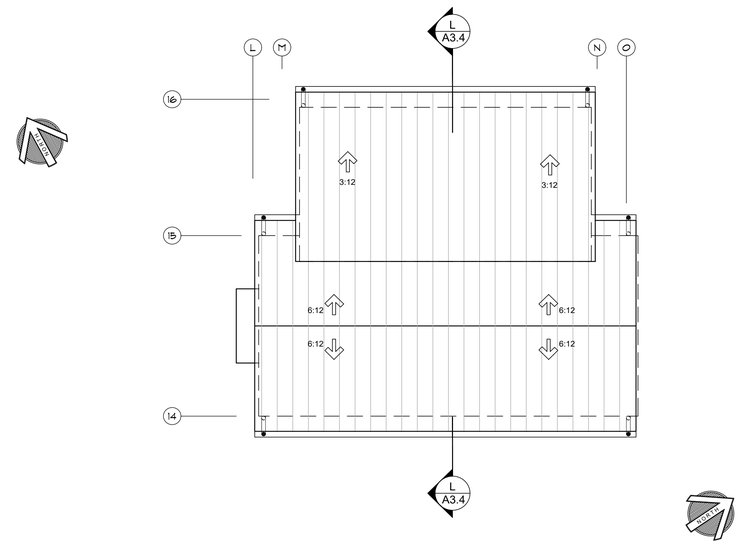
PLAN LEGEND

5 / A4.3 TYP.	DETAIL — DETAIL NO. / SHEET NO.
12	PLAN NOTE
R.V.	RIDGE VENT



ADU Roof Plan

SCALE: 3/16"= 1'-0"

Garman Residence
Dean York Lane
St. Helena, California
AP#: 009-690-023

Proposed
Roof Plan

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE ARCHITECT BEFORE ANY EXTENSION OF JOSEPH F. FARRELL, ARCHITECT

DATE:	6/26/2024
SCALE:	3/16"= 1'-0"
DRAWN:	JF
JOB NO.	2011
SHEET NO:	A4.2

Dean York Road
St. Helena, CA

GENERAL NOTES - CITY OF ST. HELENA

1. ALL WORKMANSHIP AND MATERIALS FOR BOTH ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ST. HELENA STANDARD SPECIFICATIONS AND/OR THE LATEST EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS. THE ON-SITE IMPROVEMENTS SHALL BE INSPECTED BY THE PUBLIC WORKS INSPECTOR.

2. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.

3. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

4. CONTRACTOR SHALL REQUEST INSPECTIONS A MINIMUM OF 24 HOURS IN ADVANCE BY CALLING (707) 968-2658, 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.

6. CONTRACTOR SHALL CONTACT THE CITY OF ST. HELENA, CURRENT PHONE COMPANY, CURRENT CABLE COMPANY, PG&E, AND UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 OR 1-800-227-2600 AND ANY OTHER POTENTIAL IMPACTED PUBLIC OR PRIVATE UTILITY COMPANIES A MINIMUM OF 48 HOURS BEFORE UNDERGROUND CONSTRUCTION IS PREFORMED, TO ASCERTAIN THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES WITHIN THE PROJECT AREA UNLESS CITY ENCROACHMENT PERMIT SPECIFIES OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR BLACKING OUT U.S.A. MARKING AFTER COMPLETION OF CONSTRUCTION.

7. CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS AND KEEP THEM INFORMED DAILY REGARDING STREETS UNDER CONSTRUCTION AND DETOURS. DETOURS SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE PUBLIC WORKS DIRECTOR.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

9. DURING THE COURSE OF THE PROJECT CONSTRUCTION (INCLUDING NON-WORKING HOURS), THE CONTRACTOR SHALL PROVIDE APPROPRIATE SIGNAGE, FLASHERS, AND BARRICADES FOR OPEN TRENCHES TO WARN ONCOMING MOTORISTS, BICYCLISTS, AND PEDESTRIANS OF POTENTIAL SAFETY HAZARDS.

10. ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

11. ALL UNDERGROUND UTILITY WORK IN THE STREET AREAS SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK UNLESS OTHERWISE NOTED.

12. CONTRACTOR SHALL CONFORM TO EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.

13. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES.

14. FOR ALL CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) CONSTRUCTION MANUAL, (CHAPTER 4 - CONSTRUCTION DETAILS - SECTION 10 DUST CONTROL). THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM REQUIREMENTS, AND TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

15. CONTRACTOR SHALL ELIMINATE OR MINIMIZE NON-STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE TO STORM DRAINS AND OTHER WATER BODIES. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A MANNER THAT MINIMIZES, TO THE MAXIMUM EXTENT PRACTICAL, ANY POLLUTANTS ENTERING DIRECTLY OR INDIRECTLY THE STORM WATER SYSTEM OR GROUND WATER. THE CONTRACTOR SHALL ENSURE THAT NO CONSTRUCTION MATERIALS (E.G., CLEANING FRESH CONCRETE FROM EQUIPMENT) ARE CONVEYED UNTO THE STORM DRAIN SYSTEM. ALL MATERIALS THAT COULD CAUSE WATER POLLUTION (I.E., MOTOR OILS, FUELS, PAINTS, ETC.) SHALL BE STORED AND USED IN A MANNER THAT WILL NOT CAUSE ANY POLLUTION. ALL DISCARDED MATERIAL AND ANY ACCIDENTAL SPILLS SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. CONTRACTOR SHALL PROVIDE TO THE PUBLIC WORKS DEPARTMENT ANY CHANGES PROPOSED FOR THE PROJECT'S EROSION CONTROL PLAN AND SHALL PROVIDE A SCHEDULE FOR IMPLEMENTATION OF CONTROL MEASURES. CONTRACTOR SHALL MEET WITH PUBLIC WORKS STAFF PRIOR TO OCTOBER 1 TO REVIEW STATUS OF PROJECT'S EROSION CONTROL AND WATER POLLUTION MEASURES. CONTRACTOR SHALL MEET THE REQUIREMENTS OF DISCHARGING TO A PUBLIC STORM DRAINAGE SYSTEM AS REQUIRED TO ENSURE COMPLIANCE BY THE CITY WITH ALL STATE AND FEDERAL LAWS AND REGULATIONS RELATED TO STORM WATER AS STIPULATED IN THE CLEAN WATER ACT. CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM ("NPDES") PERMIT IN EFFECT PRIOR TO COMPLETION OF PROJECT CONSTRUCTION FOR STORM WATER DISCHARGES FROM THE MUNICIPAL STORM WATER SYSTEM OPERATED BY THE CITY.

16. NO GRADING AND/OR EXCAVATION SHALL BE PERFORMED EXCEPT IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SCHEDULE. THE CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES ON SITE DURING THE COURSE OF THE WORK AND INSTALLED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN SCHEDULE.

17. ALL TRAFFIC CONTROL REQUIRED FOR CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CALTRANS TRAFFIC MANUAL. FOR ALL LANE CLOSURES AND DETOURS, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF ST. HELENA FOR REVIEW AND APPROVAL AT LEAST FIVE WORKING DAYS BEFORE THE SCHEDULED CLOSURE.

UTILITY NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) STANDARDS AS SET FORTH BY THE FEDERAL DEPARTMENT OF LABOR AND/OR THE STATE OF CALIFORNIA.

2. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE (5) FEET IN DEPTH.

3. TRENCHING AND BACKFILL WITHIN THE PUBLIC RIGHT OF WAY AND UNDER PRIVATE ROADS SHALL COMPLY WITH THE CITY OF ST. HELENA STANDARDS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY.

4. VARIOUS UNDERGROUND UTILITY LINES WERE PLOTTED ON THE PLANS FROM THE INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, THEREFORE, NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE AS TO THE COMPLETENESS OR CORRECTNESS OF THEIR LOCATION. BURIED UTILITIES WERE NOT VERIFIED, NOR WAS ANY SUBSURFACE EXPLORATION CONDUCTED.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

6. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. NO GUARANTEE IS INTENDED THAT UNDERGROUND OBSTRUCTIONS, NOT SHOWN ON THESE PLANS, MAY BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES. THE OWNER, SURVEYOR, AND ENGINEER ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.

7. CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 24 HOURS BEFORE STARTING WORK.

8. CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES IN THE PRESENCE OF UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER MAINS AND LATERALS, SEWER MAINS AND LATERALS, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES, TELEPHONE AND CABLE TV LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED OR RESOLVED PRIOR TO THE START OF CONSTRUCTION, OR CONFLICTING FACILITIES.

9. THE CONTRACTOR SHALL VERIFY EXISTING PIPE INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE PROJECT AND/OR DESIGN ENGINEER MAY ADJUST THE GRADE OF NEW SEWER OR STORM DRAIN CONSTRUCTION ACCORDINGLY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FORM DAMAGE RESULTING FROM CONTRACTORS WORK. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

11. IF ELECTRIC, GAS, TELEPHONE, CABLE T.V. LINES AND/OR OTHER SERVICES, ETC., MUST BE INSTALLED BY OTHERS, THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE FACILITIES WITH PG&E, CURRENT TELEPHONE COMPANY, CURRENT CABLE TV PROVIDER OR THEIR CONTRACTOR(S) AND COOPERATE FULLY IN THE EXECUTION OF THIS WORK CONCURRENTLY WITH THE PROGRESS OF THE REST OF THE WORK.

12. EXISTING UTILITIES SHALL BE KEPT IN SERVICE AT ALL TIMES. UTILITIES THAT INTERFERE WITH THE WORK TO BE PERFORMED SHALL BE PROTECTED AS REQUIRED BY CITY OF ST. HELENA, PG&E, OTHER UTILITIES, AND THE OWNER.

13. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT
AC	ASPHALT CONCRETE	FIRM	FLOOD INSURANCE RATE MAP
AD	AREA DRAIN	FL	FLOW LINE
BC	BEGIN CURVE	FM	FORCE MAIN
BFE	BASE FLOOD ELEVATION PER FIRM	FS	FINISHED SURFACE
BM	BENCHMARK	GB	GRADE BREAK
BCR	BEGIN CURB RETURN	GR	GRAVEL
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT
BS	BOTTOM OF STAIRS	INV	INVERT
BSW	BACK OF SIDEWALK	IP	IRON PIPE
CB	CATCH BASIN	IRR	IRRIGATION
CGG	CURB AND GUTTER	JP	JOINT POLE
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET/FOOT
CP	CONCRETE PIPE	LP	LOW POINT
℄	CENTERLINE	MH	MANHOLE
CO	CLEANOUT	MON	MONUMENT
COMM	COMMUNICATION	(N)	NORTH
CV	CHECK VALVE	<N>	NEW
CW	COLD WATER	OC	ON CENTER
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND
DG	DECOMPOSED GRANITE	OH	OVERHEAD
DIP	DUCTILE IRON PIPE	OHL	OVERHEAD LINE
DS	DOWNSPOUT	<P>	PROPOSED
DW	DOMESTIC WASTE	PCC	PORTLAND CEMENT CONCRETE
DWG	DRAWING	PD	PRESSURE DISTRIBUTION
EC	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC
(E)	EAST	PI	POINT OF INTERSECTION
<E>	EXISTING	PIV	POST INDICATOR VALVE
ECR	END CURB RETURN	P/L	PROPERTY LINE
EG	EXISTING GROUND	PRC	POINT OF REVERSE CURVE
EGR	EDGE OF GRAVEL	PSI	POUNDS PER SQUARE INCH
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT
EVC	END VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
FDC	FIRE DEPT. CONNECTION	PVI	POINT OF VERTICAL INTERSECTION
FG	FINISHED GRADE	PW	PROCESS WASTE
R	RADIUS
RT	RIGHT
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER
RCP	REINFORCED CONCRETE PIPE
(S)	SOUTH
S	SLOPE (FEET/FOOT)
SAD	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDP	SUBDRAIN PIPE
SED	SEE ELECTRICAL DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SLV	SLEEVE
SMD	SEE MECHANICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TFC	TOP FACE OF CURB
TOC	TOP OF CONCRETE
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
VC	VERTICAL CURVE
VG	VALLEY GUTTER
(W)	WEST
WM	WATER METER
W/S	WATER SERVICE
WV	WATER VALVE

18. IF ANY CONSTRUCTION ACTIVITIES OCCUR ON AN ADJACENT NEIGHBOR'S PROPERTY, INCLUDING BUT NOT LIMITED TO, GRADING OR STORM DRAINAGE WORK, THE DEVELOPER SHALL PROVIDE A RIGHT-OF-ENTRY SIGNED BY THE OWNER OF RECORD OF THE AFFECTED PROPERTY PRIOR TO APPROVAL OF THESE IMPROVEMENT PLANS.

19. CONSTRUCTION ACTIVITIES THROUGHOUT THE ENTIRE DURATION OF THE PROJECT SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. THERE SHALL BE NO START UP OF MACHINES NOR EQUIPMENT PRIOR TO 8:00AM, MONDAY THROUGH FRIDAY. NO DELIVERY OF MATERIALS OR EQUIPMENT PRIOR TO 7:30 AM NOR PAST 5:00 PM, MONDAY THROUGH FRIDAY. NO CLEANING OF MACHINES OR EQUIPMENT PAST 6:00 PM, MONDAY THROUGH FRIDAY. CONSTRUCTION ON WEEKENDS OR LEGAL HOLIDAYS SHALL BE LIMITED TO THE HOURS OF 8:00 AM TO 4:00 PM.
   A. ALL MUFFLER SYSTEMS ON CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MAINTAINED.
   B. ALL CONSTRUCTION EQUIPMENT SHALL NOT BE PLACED ADJACENT TO DEVELOPED AREAS UNLESS SAID EQUIPMENT IS PROVIDED WITH ACOUSTICAL SHIELDING.
   C. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE SHUT DOWN WHEN NOT IN USE.
   D. THE CITY ENGINEER, PLANNING COMMISSION, OR CITY COUNCIL MAY IMPOSE ADDITIONAL LIMITATIONS ON WORKING HOURS AND NOISE BASED ON THE SPECIAL CIRCUMSTANCES THAT MAY BE ASSOCIATED WITH A PARTICULAR PROJECT, IN WHICH CASE, THE MORE STRINGENT LIMITATION SHALL APPLY.

20. ANY PEDESTRIAN ACCESS THROUGH AND/OR ADJACENT TO THE PROJECT SITE SHALL REMAIN UNOBSTRUCTED DURING THE PROJECT CONSTRUCTION OR AN ALTERNATE ROUTE SHALL BE ESTABLISHED.

21. ALL CONSTRUCTION ACTIVITIES SHALL MEET THE UNIFORM BUILDING CODE REGULATION FOR SEISMIC SAFETY (I.E., REINFORCING PERIMETER AND/OR LOAD BEARING WALL, BRACING PARAPET, ETC.)

22. DURING THE CONTRUCTION/DEMOLITON/RENOVATION PERIOD OF THE PROJECT, THE CONTRACTOR SHALL USE THE FRANCHISED GARBAGE HAULER FOR THE SERVICE AREA IN WHICH THE PROJECT IS LOCATED TO REMOVE ALL WASTES GENERATED DURING PROJECT DEVELOPMENT, UNLESS CONTRACTOR TRANSPORTS PROJECT WASTE. IF THE CONTRACTOR TRANSPORTS THE PROJECT'S WASTE, THE CONTRACTOR MUST USE THE APPROPRIATE LANDFILL FOR THE SERVICE AREA IN WHICH THE PROJECT IS LOCATED.

23. THE CONTRACTOR SHALL PROVIDE FOR THE SOURCE SEPARATION OF WOOD WASTE FOR RECYCLING. THE CONTRACTOR SHALL USE THE FRANCHISED GARBAGE HAULER FOR THE SERVICE AREA IN WHICH LOCATED FOR THE COLLECTION OF SUCH WOOD WASTE, UNLESS THE CONTRACTOR TRANSPORTS SUCH WOOD WASTE TO A LOCATIONS WHERE WOOD WASTE IS RECYCLED.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND CONTROL POINTS. ALL MONUMENTS DESTROYED DURING CONSTRUCTION SHALL BE RESURVEYED AND REPLACED BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE AS OUTLINED IN THE BUSINESS AND PROFESSIONS CODE, SECTION 8771.

ADDITIONAL GENERAL NOTES

1. CONTRACTOR SHALL BE APPROPRIATELY LICENSED WITH THE STATE OF CALIFORNIA TO PERFORM THE WORK OUTLINED IN THESE PLANS.

2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE ANY CONSTRUCTION PERMITS FROM THE GOVERNING AGENCIES AS NECESSARY AND PAY ALL FEES INCLUDING INSPECTION FEES.

3. ANY WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT ISSUED BY THE GOVERNING BODY.

4. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT; EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS OR THE ENGINEER.

5. SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING OR INTENT, HE SHALL NOTIFY THE ENGINEER FOR A WRITTEN CLARIFICATION, ADDENDUM, ETC. SHOULD HE FAIL TO DO SO BEFORE SUBMITTING A PROPOSAL, HE CANNOT CLAIM ADDITIONAL COMPENSATION FROM WORK REQUIRED TO COMPLETE THE PROJECT.

6. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE ENGINEER AND OBTAIN A CLARIFICATION. NO DEVIATIONS OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE ENGINEER.

7. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.

8. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES.

9. ALL STATIONS (SHOWN ON THE PLAN AND PROFILE) ARE TAKEN ALONG CENTERLINE UNLESS OTHERWISE NOTED ON PLAN, AND SHOW MEASUREMENTS IN A HORIZONTAL PLANE.

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER UPON DISCOVERING SIGNIFICANT DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS.

GRADING NOTES

1. ANY AND/OR ALL MOVEMENT OF EARTH SHALL COMPLY WITH THE CITY OF ST. HELENA STANDARDS (CURRENT EDITION), THE CALIFORNIA BUILDING CODE, THE PROJECT GEOTECHNICAL REPORT (IF ANY), AND THESE PLANS.

2. NO GRADING, CLEARING, OR GRUBBING SHALL BE PREFORMED PRIOR TO ISSUANCE OF A GRADING AND/OR BUILDING PERMIT FROM THE CITY OF ST. HELENA.

3. WHEN ABSENT A GEOTECHNICAL REPORT FOR THE PROJECT, ALL CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 2:1. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY.

4. SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING AND GRADING WORK TO BE DONE. NO ADDITIONAL GRADING BEYOND WHAT IS SHOWN ON THESE PLANS SHALL BE COMPLETED.

5. ALL SITE GRADING SHALL OCCUR BETWEEN APRIL 15 AND OCTOBER 15 UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR. HYDROSEEDING OF ALL GRADED SLOPES SHALL BE COMPLETED BY NOVEMBER 1. IF GRADING SHALL OCCUR AFTER OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TO THE PUBLIC WORKS DEPARTMENT AN EROSION AND SEDIMENT CONTROL PLAN AND A SCHEDULE FOR IMPLEMENTATION OF SUCH MEASURES.

6. SOIL STRIPPED IN THE AREAS TO BE PAVED SHALL BE STOCKPILED FOR USE IN LANDSCAPED AREAS. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR.

7. TEMPORARY STOCKPILES SHALL NOT BE LEFT EITHER ON- OR OFF-SITE AFTER CONSTRUCTION IS COMPLETED. RATHER THEY SHALL BE REMOVED FROM THE SITE OR SPREAD OUT OVER THE PROPERTY INVOLVED.

8. ANY SPOILS GENERATED BY PROJECT CONSTRUCTION OR IMPROVED DRIVEWAY SHALL NOT BE DEPOSITED WITHIN 50 FEET OF THE TOPS OF THE BANKS OF ANY STREAM, POND, OR LAKE, WITHIN THE FLOODWAY OF ANY STREAM, IN THE RIPARIAN ZONE ALONG ANY DRAINAGE WAY, IN ANY MARSH OR WETLAND, IN ANY VERNAL POOL, OR IN ANY OTHER AREA THAT IS DETERMINED BY THE DIRECTOR OF THE NAPA COUNTY CONSERVATION DEVELOPMENT AND PLANNING TO BE BIOLOGICALLY SENSITIVE. THE LOCATION OF THE SPOILS DISPOSAL AREA(S) SELECTED FOR EACH "PROJECT" SHALL BE SUBMITTED TO BOTH THE NAPA COUNTY PUBLIC WORKS AND PLANNING DEPARTMENTS FOR THEIR APPROVAL AT LEAST TEN (10) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY GRADING OF EXCAVATION WORK ON SITE.

9. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. WATER AND / OR DUST PALLATIVES SHALL BE APPLIED IN SUFFICIENT QUANTITIES DURING GRADING AND OTHER GROUND DISTURBING ACTIVITIES HERE TO MINIMIZE THE AMOUNT OF DUST PRODUCED. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

10. TREES AND/OR VINES THAT ARE TO BE REMOVED SHALL ALSO HAVE THEIR STUMPS AND MAJOR ROOT SYSTEMS REMOVED. AFTER A TREE, VINE, OR A STUMP IS REMOVED, THE RESULTING CAVITY SHALL BE CLEANED OR LARGER ROOTS (2 INCH DIAMETER OR LARGER). SOIL SHOULD BE REMOVED AND DISHED TO PROVIDE ACCESS FOR COMPACTION EQUIPMENT.

11. ORGANIC MATERIAL SHALL BE HAULED OFF-SITE AND DISPOSED OF BY THE CONTRACTOR IN A RESPONSIBLE MANNER (COUNTY APPROVED LANDFILL OR ANOTHER COUNTY APPROVED SITE).

12. ALL EARTHWORK, SCARIFICATION, BACKFILL, AND COMPACTION SHALL BE PERFORMED PER THE PLANS AND COUNTY OF NAPA REQUIREMENTS.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STREAM ALTERATION PERMIT FROM THE CALIFORNIA DEPARTMENT OF FISH AND GAME PRIOR TO THE START OF ANY WORK WITHIN A RIPARIAN AREA.

14. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IN THE AFFECTED AREA IMMEDIATELY AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.

SYMBOL LEGEND

PP	UTILITY POLE	SSMH#1	SEWER MANHOLE/RISER WITH ID #
	SIGN	SDMH#2	STORM DRAIN MANHOLE WITH ID #
W	WELL	WV	WATER VALVE
	STREET LIGHT	WM	WATER METER & DCV
	TREE		FDC/PIV WITH CHECK VALVE
	TREE TO BE REMOVED	FH	FIRE HYDRANT WITH GATE VALVE
6" SS	SANITARY SEWER	CO	CLEANOUT
6"G	GAS LINE	85	PROPOSED CONTOUR
6"W	WATER LINE		SOLID STORM DRAIN
85	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOE BANK GRADEBREAK PROPERTY LINE		GRADE SWALE
	CENTERLINE		OVERLAND RELEASE ROUTE

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A RESIDENCE AND ACCESSORY DWELLING UNIT (ADU). THE PROJECT INCLUDES THE CONSTRUCTION OF A PROPOSED POOL, HARDSCAPE, LANDSCAPE, SPORTS COURT, REQUIRED UTILITIES (WATER, GAS, AND TELCO), AND SEWER LATERAL CONNECTION TO THE EXISTING PUBLIC SANITARY SEWER MAIN WITHIN DEAN YORK LANE. NO WELLS WERE OBSERVED ON THE PARCEL OR REFERENCED IN PARCEL DOCUMENTS ON FILE WITH NAPA COUNTY.

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.

2. THE SITE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF THE LANDS OF DYD, LLC ON OCTOBER 4, 2023 PERFORMED BY SURVEYOR IDENTIFIED IN THE PROJECT INFORMATION.

3. THIS SURVEY IS ON HORIZONTAL DATUM BASED ON NAD83 CALIFORNIA COORDINATE SYSTEM ZONE II PER TRIMBLE GPS OBSERVATIONS USING NGS OPUS SOLUTION.

4. SITE BENCHMARK DESCRIPTION. REFER TO THE FIELD SURVEY IDENTIFIED IN NOTE #2 FOR CONTROL POINT INFORMATION (DESCRIPTION & ELEVATION). VERTICAL DATUM BASE ON NAVD88. CONTOUR INTERVAL OF ONE (1) FOOT.

5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.

6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

ESTIMATED EARTHWORK QUANTITIES

1 THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
2. THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
3. THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES.
- QUANTITIES FROM UTILITY TRENCHES AND STORMWATER DETENTION BASINS HAVE NOT BEEN ESTIMATED.
- QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE NOT BEEN ESTIMATED.

4 CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
5. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	300	300
FILL	1,700	1,700
ESTIMATED NET EARTHWORK		1,400 (IMPORT)

THE APPROXIMATE AREA OF DISTURBED SOIL IS ±31,500 SF (0.72 AC).

PROJECT INFORMATION

OWNER: DYD LLC
930 TAHOE BLVD
SUITE 802-395
INCLINE VILLAGE, CALIFORNIA 89451

SITE ADDRESS: DEAN YORK LANE
SAINT HELENA, CA 94574

ASSESSOR PARCEL #: 009-690-023
PARCEL SIZE: 1.00± ACRES
MUNICIPAL ZONING: LOW DENSITY RESIDENTIAL (LR:1A)

SURVEYOR: ALBION SURVEYS
1113 HUNT AVENUE
ST. HELENA, CA 94574
STEPHEN R. STEWART, P.L.S.
(707) 963-1217

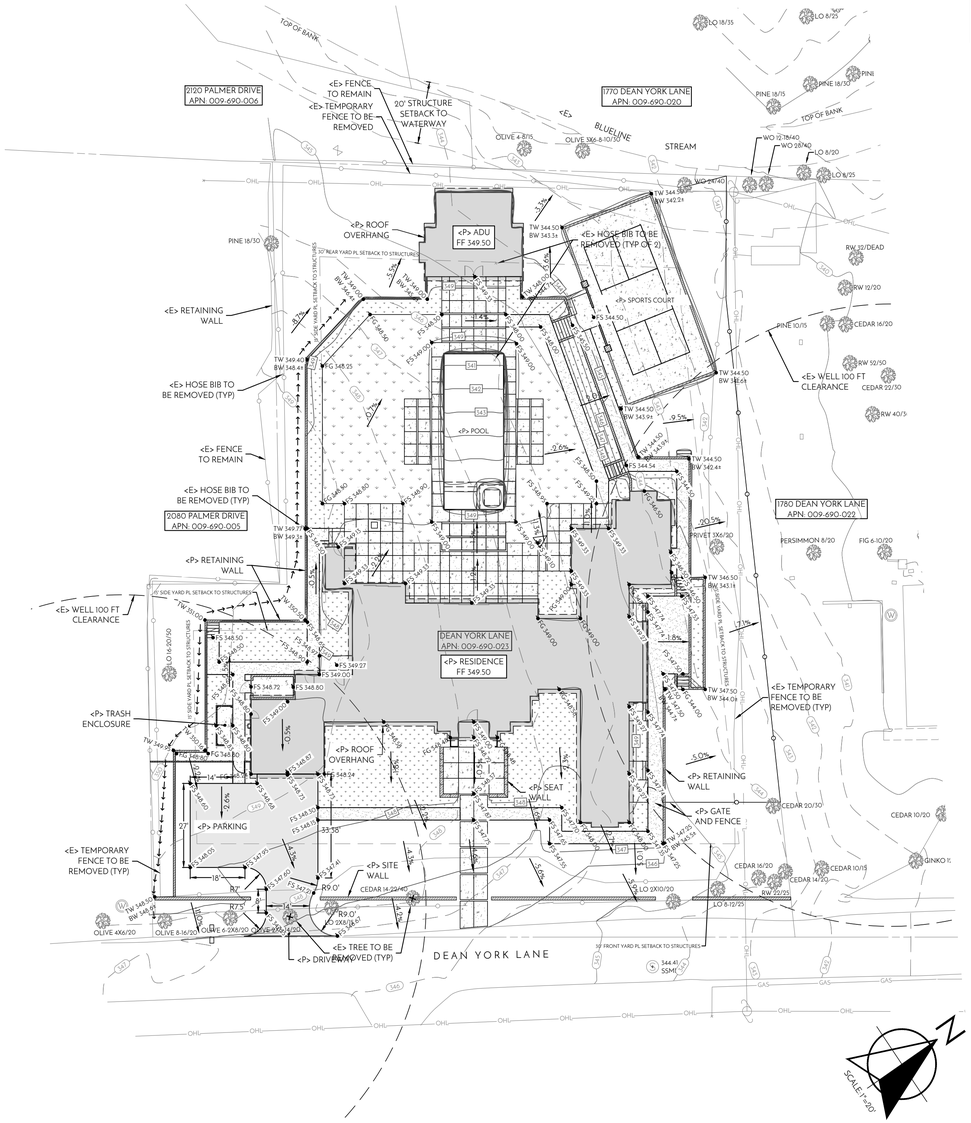
CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
SAINT HELENA, CA 94574
MICHAEL GRIMES, R.C.E
(707) 302-6280

ARCHITECT: JOSEPH P. FARRELL
1 COMMERCIAL BLVD, SUITE 106
NOVATO, CA 94949
JOSEPH FARRELL, A.I.A.
(415) 884-2860

HARDSCAPE LEGEND

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	7,424	N/A	IMPERVIOUS
		WALLS	775	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	5,957	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	GRAVEL	0	N/A	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	1,544	3" HMA 5" CL2 AB	IMPERVIOUS
		CONCRETE	0	4" PCC 4" CL2 AB	IMPERVIOUS
		GRAVEL	0	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	2,242	N/A	PERVIOUS
		PLANTING	4,480	N/A	PERVIOUS
		LAWN	3,066	N/A	PERVIOUS
		GRASS PAVE	0	N/A	PERVIOUS
		TOTAL	25,489		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : ±15,700 SF (0.36 AC)
TOTAL DISTURBED SOIL AREA: ±31,500 SF (0.72 AC)



HARDSCAPE AND GRADING PLAN

0 10' SCALE IN FEET

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OWNERSHIP OF DOCUMENTS
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madrone engineering
1485 Main Street, Suite 102
St. Helena, California 94574
Tel: 707-509-6360

CIVIL IMPROVEMENT PLANS
HSCP & GRADING PLAN

GARMAN RESIDENCE
DEAN YORK LANE
ST. HELENA, CA 94574
APN: 009-690.023
PROJECT: 21.041

REGISTERED PROFESSIONAL ENGINEER
MICHAEL ANGELO GARMAN
No. 71400
Exp. 10-31-24
CIVIL
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION
FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE: 03/11/24 ISSUE: PERMIT SET

SHEET: C2.0

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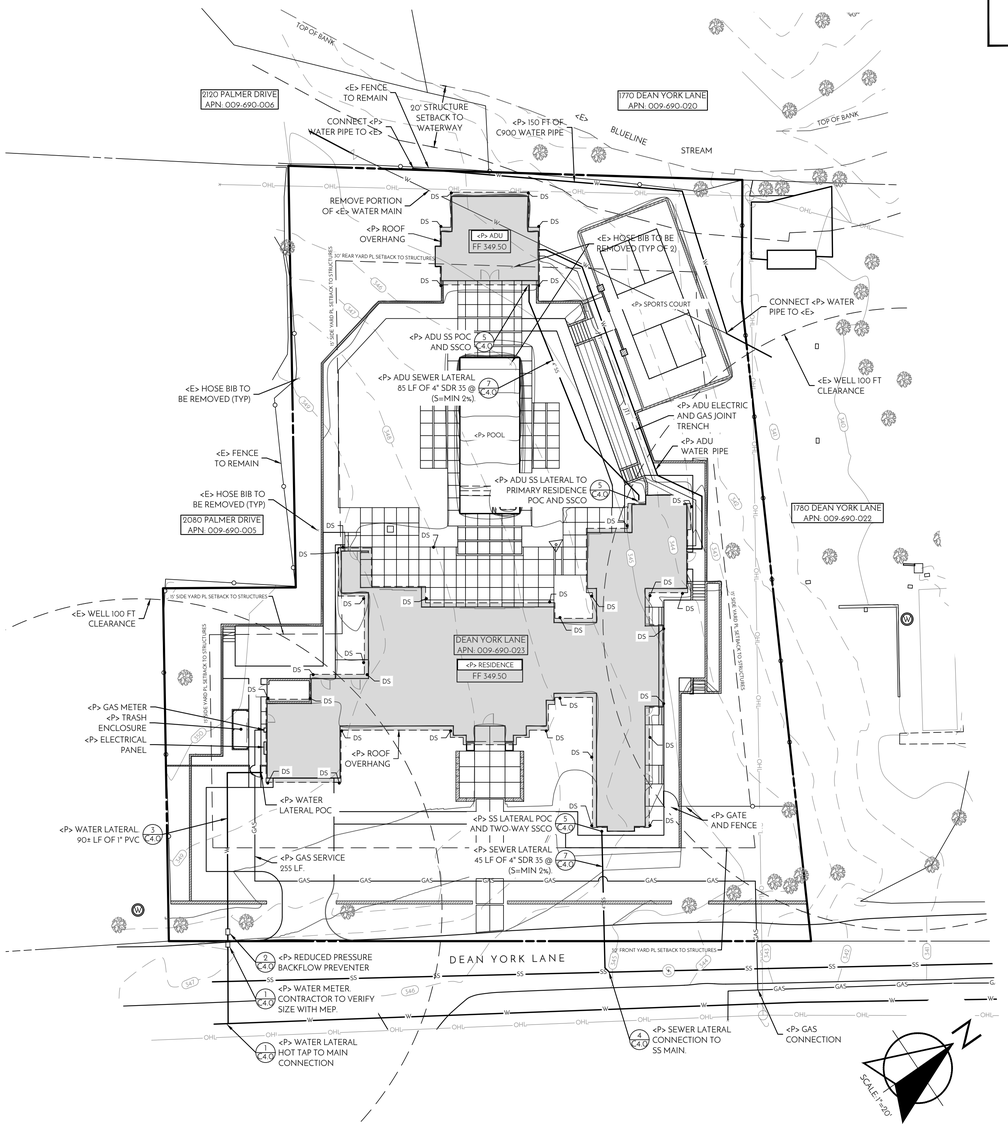
EXISTING UTILITY NOTES

1. ALIGNMENT AND LOCATION OF EXISTING UTILITY LINES HAVE BEEN APPROXIMATED BASED ON THE SURVEY.
2. UTILITY CONTRACTOR WILL VERIFY THE EXACT LOCATION OF EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE. UTILITY CONTRACTOR WILL REPLACE DAMAGED UTILITIES IN KIND AND TYPE.

STORM DRAIN SYSTEM NOTES

1. PROPOSED STORM DRAIN PIPING SHALL OUTLET ON THE PARCEL AS SHOWN ON THESE PLANS.
2. IN LANDSCAPED/BARE DIRT AREAS, UNLESS A DIRECT CONNECTION TO SOLID STORM DRAIN PIPING IS SHOWN ON THESE PLANS, DOWNSPOUTS SHALL OUTLET TO THE SURFACE A MINIMUM DISTANCE OF FIVE (5) FEET AWAY FROM BUILDING FOUNDATIONS OR STRUCTURES.
3. IN HARDSCAPE/IMPERVIOUS AREAS, DOWNSPOUTS SHALL BE CONNECTED TO SOLID STORM DRAIN PIPING PER DETAIL 8 ON SHEET C4.0.
4. STORMWATER SHALL BE DIRECTED TO LANDSCAPING AS SHOWN ON THESE PLANS AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE BASMAA POST-CONSTRUCTION MANUAL.



UTILITY PLAN

0 20'
SCALE IN FEET

OWNERSHIP OF DRAWINGS
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE AND SHALL REMAIN THE PROPERTY OF MADRONE ENGINEERING. ALL SUCH MATERIALS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, EXCEPT WITH THE WRITTEN AGREEMENT OF MADRONE ENGINEERING, AND IN THE EVENT OF UNAUTHORIZED REUSE, THE USER WILL HOLD MADRONE ENGINEERING HARMLESS FOR ANY LIABILITY RESULTING THEREFROM. THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE PREPARED IS PROHIBITED. THEY ARE NOT TO BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF MADRONE ENGINEERING. IT SHALL BE THE USER'S SOLE RESPONSIBILITY TO VERIFY THAT HE OR SHE HAS THE MOST RECENT AND UP-TO-DATE INFORMATION RELATIVE TO THE PROJECT.

madrone engineering
1485 Main Street, Suite 102
St. Helena, California 94574
Tel. 707-509-6360

CIVIL IMPROVEMENT PLANS
UTILITY PLAN

GARMAN RESIDENCE
DEAN YORK LANE
ST. HELENA, CA 94574
APN: 009-690-023
PROJECT: 23.041

REGISTERED PROFESSIONAL ENGINEER
RACHEL GAGER GRAHAM
No. 71400
Exp. 10-31-24
CIVIL
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION
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DATE 03/11/24 ISSUE PERMIT SET

SHEET C3.0

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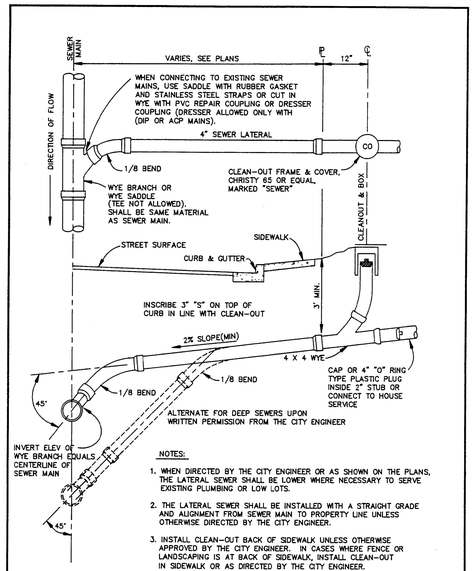
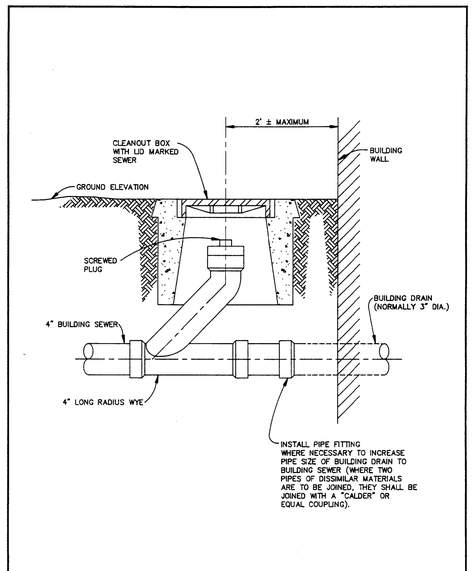


NOTES:

1. WHEN DIRECTED BY THE CITY ENGINEER OR AS SHOWN ON THE PLANS, THE LATERAL SEWER SHALL BE LOWER WHERE NECESSARY TO SERVE EXISTING PLUMBING OR LOW LOTS.
2. THE LATERAL SEWER SHALL BE INSTALLED WITH A STRAIGHT GRADE AND ALIGNMENT FROM SEWER MAIN TO PROPERTY LINE UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
3. INSTALL CLEAN-OUT BACK OF SIDEWALK UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IN CASES WHERE FENCE OR LANDSCAPING IS AT BACK OF SIDEWALK, INSTALL CLEAN-OUT IN SIDEWALK OR AS DIRECTED BY THE CITY ENGINEER.

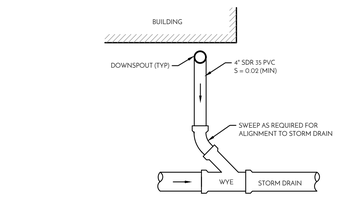
SCALE: NONE	CITY OF ST. HELENA	DATE: JUNE 1993
DRAWN: DRH	SEWER SERVICE LATERAL	STD. NO. 211
CHK:		
APPVD:		

4 SEWER SERVICE LATERAL — NOT TO SCALE



SCALE: NONE	CITY OF ST. HELENA	DATE: JUNE 1993
DRAWN: DRH	CLEANOUT DETAIL AT BUILDING	STD. NO. 219
CHK:		
APPVD:		

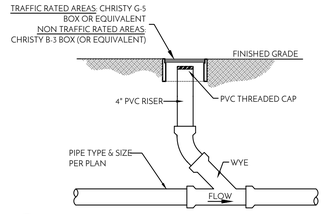
5 CLEANOUT DETAIL AT BUILDING — NOT TO SCALE



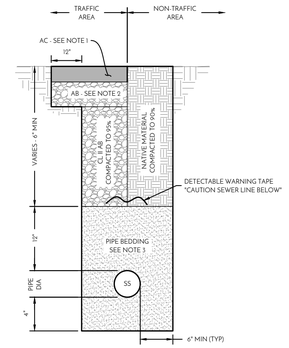
PLAN VIEW

NOTES:
1. SEE UTILITY PLAN FOR STORM DRAIN PIPE TYPE AND SIZE.
2. SIZE PIPE ADAPTERS AND CONNECTIONS AS REQUIRED IN FIELD.
3. PROVIDE CLEANOUT IN STORM DRAIN AT LAST DOWNSPOUT.
4. DOWNSPOUT LOCATIONS PER PLAN.

8 DOWNSPOUT CONNECTION TO STORM DRAIN SYSTEM — NOT TO SCALE

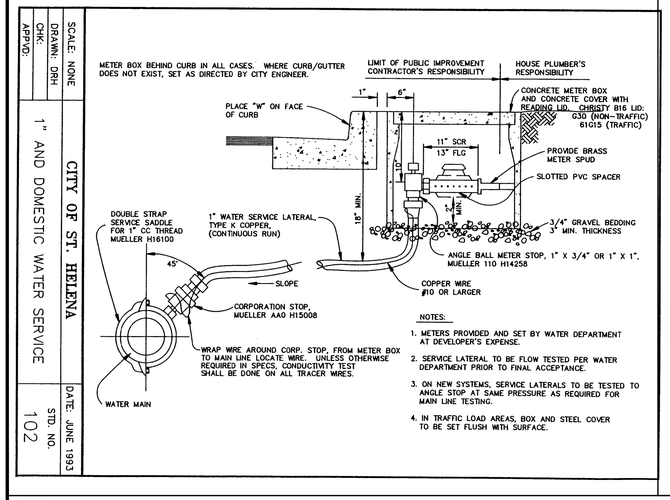


6 SANITARY SEWER CLEANOUT — NOT TO SCALE



NOTES:
1. AGGREGATE BASE AND/OR AC PAVEMENT PER PLANS.
2. PIPE BEDDING: 3/4" DRAIN ROCK WITH 100% PASSING THE 3/4" SIEVE AND 10% TO 50% PASSING THE 1/2" SIEVE, OR CLEAN GRADED, IMPORTED SAND. SUBGRADE (TOP OF BEDDING) SHALL BE COMPACTED TO A MINIMUM 95% DRY-IN-PLACE DENSITY IN TRAFFIC AREAS AND 90% DRY-IN-PLACE DENSITY IN NON-TRAFFIC AREAS AS DETERMINED BY ASTM D-1557.
3. FOR MULTIPLE SEWER PIPES WITHIN ONE TRENCH, MAINTAIN A 6" MINIMUM SEPARATION BETWEEN PIPES.

7 TRENCH BACKFILL SEWER ONLY — NOT TO SCALE

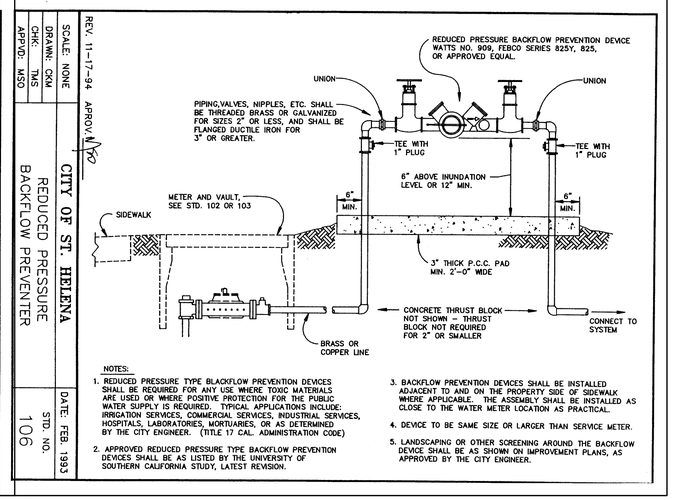


NOTES:

1. METERS PROVIDED AND SET BY WATER DEPARTMENT AT DEVELOPER'S EXPENSE.
2. SERVICE LATERAL TO BE FLOW TESTED PER WATER DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
3. ON NEW SYSTEMS, SERVICE LATERALS TO BE TESTED TO ANGLE STOP AT SAME PRESSURE AS REQUIRED FOR MAIN LINE TESTING.
4. IN TRAFFIC LOAD AREAS, BOX AND STEEL COVER TO BE SET FLUSH WITH SURFACE.

SCALE: NONE	CITY OF ST. HELENA	DATE: JUNE 1993
DRAWN: DRH	1" AND DOMESTIC WATER SERVICE	STD. NO. 102
CHK:		
APPVD:		

1 1" AND DOMESTIC WATER SERVICE — NOT TO SCALE

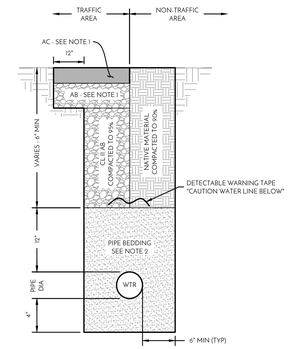


NOTES:

1. REDUCED PRESSURE TYPE BLACKFLOW PREVENTION DEVICES SHALL BE REQUIRED FOR ANY USE WHERE TOXIC MATERIALS ARE USED OR WHERE POSITIVE PROTECTION FOR THE PUBLIC WATER SUPPLY IS REQUIRED. TYPICAL APPLICATIONS INCLUDE: IRRIGATION SERVICES, COMMERCIAL SERVICES, INDUSTRIAL SERVICES, HOSPITALS, LABORATORIES, MORTUARIES, OR AS DETERMINED BY THE CITY ENGINEER. (TITLE 17 CAL. ADMINISTRATION CODE)
2. APPROVED REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICES SHALL BE AS LISTED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA STUDY, LATEST REVISION.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED ADJACENT TO AND ON THE PROPERTY SIDE OF SIDEWALK WHERE APPLICABLE. THE ASSEMBLY SHALL BE INSTALLED AS CLOSE TO THE WATER METER LOCATION AS PRACTICAL.
4. DEVICE TO BE SAME SIZE OR LARGER THAN SERVICE METER.
5. LANDSCAPING OR OTHER SCREENING AROUND THE BACKFLOW DEVICE SHALL BE AS SHOWN ON IMPROVEMENT PLANS, AS APPROVED BY THE CITY ENGINEER.

REV. 11-17-94 APPROVED	CITY OF ST. HELENA	SCALE: NONE
APPVD: MSO	REDUCED PRESSURE BACKFLOW PREVENTER	DRAWN: CKM
CHK: TMS		DATE: FEB. 1993
		STD. NO. 106

2 REDUCED PRESSURE BACKFLOW PREVENTER — NOT TO SCALE



NOTES:
1. AGGREGATE BASE AND/OR AC PAVEMENT PER PLANS.
2. PIPE BEDDING: CLEAN GRADED, IMPORTED SAND. SUBGRADE (TOP OF BEDDING) SHALL BE COMPACTED TO A MINIMUM 95% DRY-IN-PLACE DENSITY IN TRAFFIC AREAS AND 90% DRY-IN-PLACE DENSITY IN NON-TRAFFIC AREAS AS DETERMINED BY ASTM D-1557.

3 TRENCH BACKFILL WATER ONLY — NOT TO SCALE

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madrone engineering
1490 Main Street, Suite 102
St. Helena, CA 94574
Tel. 707.302.6260

CIVIL IMPROVEMENT PLANS

UTILITY DETAILS

GARMAN RESIDENCE
DEAN YORK LANE
ST. HELENA, CA 94574
APN: 009-690-023
PROJECT: 23.041

REGISTERED PROFESSIONAL ENGINEER — MICHAEL S. OLIVER — No. 73400 Exp. 12-31-24 — CIVIL — STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION
FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE	ISSUE
06/26/24	PERMIT SET

SHEET:

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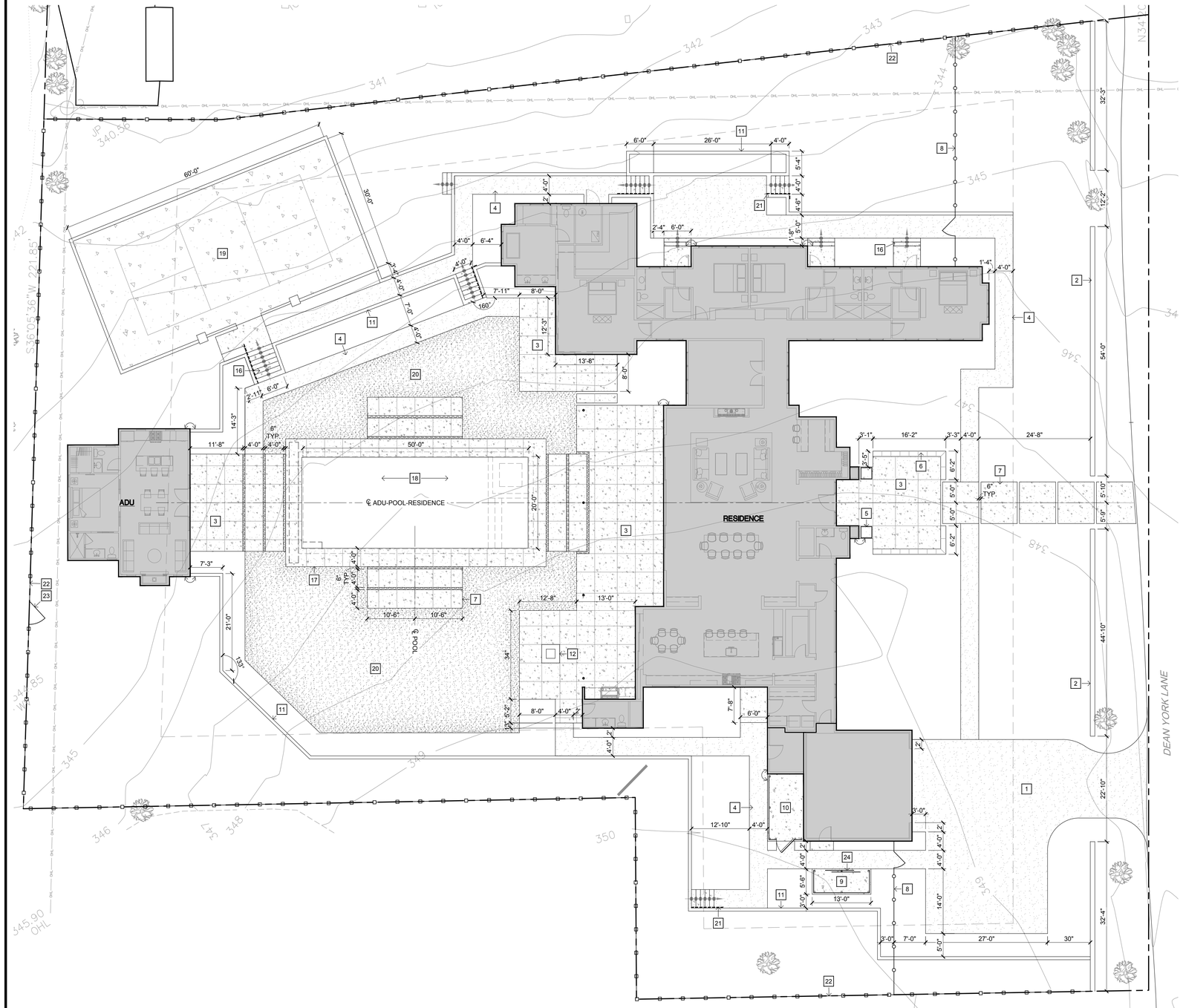


SITE PLAN LEGEND

SYMBOL	INDICATED EXPLANATION OR MEANING
1	CRUSHED GRANITE CHIP-SEAL DRIVEWAY. SEE **DETAIL:** A, **SHEET:** L1.1.
2	SCREEN WALL. SEE **DETAIL:** B, **SHEET:** L1.1. **INTERIOR WALL:** CMU BLOCK, **FINISH:** ST. HELENA COTTAGE VENEER, **WALL HEIGHT:** 5'-0" HIGH
3	CONCRETE PAVING. SEE **DETAIL:** C, **SHEET:** L1.1. **COLOR:** TBD, **FINISH:** MEDIUM SAND FINISH.
4	CRUSHED GRANITE PATHWAY. SEE **DETAIL:** D, **SHEET:** L1.1. **GRAVEL:** CRUSHED CALIFORNIA GOLD, **SIZE:** 3/8".
5	LANDSCAPE PLANTER POT, TYP. PROVIDE CONNECTION FOR IRRIGATION STUB-OUT AND DRAINAGE TO SANITARY SEWER.
6	SEATWALL. SEE **DETAIL:** E, **SHEET:** L1.1. **INTERIOR WALL:** CMU BLOCK, **FINISH:** ST. HELENA COTTAGE VENEER.
7	CONCRETE PAD. SEE **DETAIL:** X, **SHEET:** LX.X. **COLOR:** TBD, **FINISH:** MEDIUM SAND FINISH.
8	WROUGHT IRON FENCE & GATE. SEE **DETAIL:** F & G, **SHEET:** L1.1.
9	REFUSE ENCLOSURE. SEE **DETAIL:** H, **SHEET:** L1.1. **HEIGHT:** 5'-0" HIGH. STEEL FRAME W/ VERTICAL WOOD SIDING TO MATCH HOUSE.
10	POOL EQUIPMENT ENCLOSURE. SEE **DETAIL:** H, **SHEET:** L1.1. **HEIGHT:** 5'-0" HIGH. STEEL FRAME W/ VERTICAL WOOD SIDING TO MATCH HOUSE.
11	RETAINING WALL. SEE **DETAIL:** J, **SHEET:** L1.1. POURED IN PLACE COLORED CONCRETE W/ EXPANSION JOINTS EVERY 5' O.C.
12	FIRE PIT. SEE **DETAIL:** K & L, **SHEET:** L1.1.
13	-
14	-
15	-
16	CONCRETE STEPS. SEE **DETAIL:** I, **SHEET:** L1.1.
17	POOL COPING. SEE **DETAIL:** A, **SHEET:** L1.2.
18	POOL, SPA, STEPS, SWIM OUT, STRUCTURAL BASIN AND EQUIPMENT BY POOL CONTRACTOR.
19	PICKLE BALL COURT. SURFACING, FENCING AND ASSOCIATED ACCESSORIES BY SPORTS COURT CONTRACTOR.
20	LAWN PANEL. **TYPE:** NO-MOW, **SUPPLIER:** DELTA BLUEGRASS.
21	HANDRAIL, TYP.
22	PERIMETER FENCE. SEE **DETAIL:** B, **SHEET:** L1.2.
23	PERIMETER GATE, 5' WIDE. GATE STYLE TO MATCH PERIMETER FENCE.
24	DOUBLE SLIDING GATE.

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE, AN PERFORMANCE BOND IN THE AMOUNT OF THE COST OF THE CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY CBLA INC. OF DISCREPANCIES.
3. CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V. AND GAS PRIOR TO STARTING CONSTRUCTION.
4. VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY CBLA, INC..
6. ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE DESIGNER'S INITIAL OR SIGNATURE. CBH DESIGN SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
7. ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD CBLA, INC. HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES. LOCAL ORDINANCE, AND ACCEPTABLE STANDARDS.
8. THESE DRAWINGS ARE THE PROPERTY OF CBLA INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWED ON THESE PLANS.
9. CBLA, INC. SHALL HAVE NO CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
10. CBLA, INC. ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.

0' 5' 10' 20' 30'

Scale: 1"=10'-0"

CHRISTIAN BARNETT LANDSCAPE ARCHITECTURE, INC.
1485 MAIN STREET, SUITE 216
SANTA BARBARA / NAPA VALLEY
2174 E. CAMELBACK RD. PHOENIX, AZ. 85016
707.310.0021

NO	DATE	ISSUES AND REVISIONS	BY

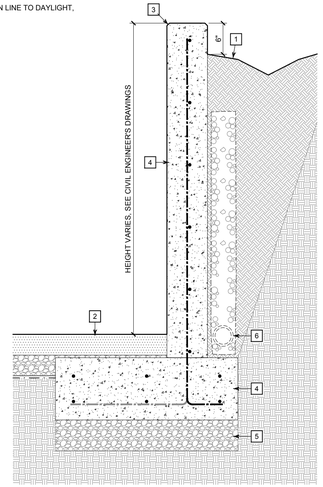
GARMAN RESIDENCE
Dean York Lane
Saint Helena, California
AP# (009-690-023)

Date 1/22/2024
Scale
Drawn CBH
Job dean york
Print Date 3/12/2024
Sheet L1.0
Of Sheets

LAYOUT PLAN

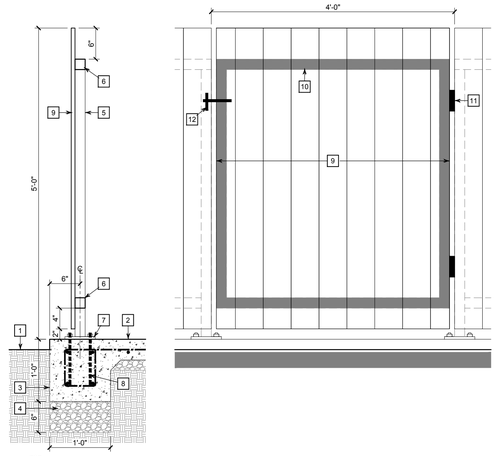
J RETAINING WALL
1"=1'-0"

NOTES
1. FINISH GRADE.
2. FINISH SURFACE, SEE LAYOUT PLAN FOR SPECIFICATIONS.
3. 1/2" CHAMFER, TYP.
4. CONCRETE FOOTING, WALL & REINFORNCEMENT, SEE CIVIL ENGINEER'S DRAWINGS. WALL FINISH TO BE POURED-IN-PLACE COLORED CONCRETE WITH EXPANSION JOINTS EVERY 5'-0" O.C.
5. COMPACTED BASE ROCK PER CIVIL ENGINEER'S DRAWINGS.
6. DRAIN ROCK & 4" PERFORATED DRAIN LINE TO DAYLIGHT, WRAP ALL IN FILTER FABRIC.



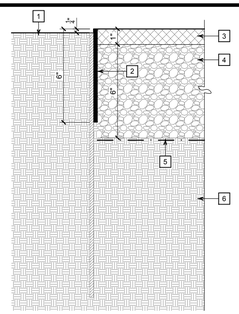
H POOL EQUIPMENT ENCLOSURE
1"=1'-0"

NOTES
1. FINISH GRADE.
2. FINISH SURFACE, SEE LAYOUT PLAN FOR SPECIFICATIONS.
3. CONCRETE FOOTING.
4. 6" COMPACTED CLASS II BASE ROCK.
5. 2x2 TUBE STEEL POST.
6. 2x2 TUBE STEEL TOP & BOTTOM RAIL.
7. 6"SQ. x 1/2" THICK BASE PLATE.
8. ANCHOR BOLT W/ NUT & WASHER. EPOXY AS REQUIRED.
9. VERTICAL WOOD SIDING TO MATCH HOUSE.
10. 2x2 TUBE STEEL GATE FRAME BEYOND.
11. HEAVY-DUTY SELF-CLOSING GATE HINGE.
12. SELF-CLOSING GATE LATCH.



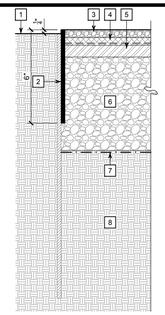
D CRUSHED GRANITE PATHWAY
3"=1'-0"

NOTES
1. FINISH GRADE.
2. 1/4"x6" BLACK STEEL EDGE.
3. 3/8" RUSTIC CHIP.
4. 6" COMPACTED CLASS II BASE.
5. GEOTECH FABRIC.
6. COMPACTED SUBGRADE.



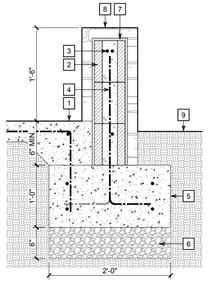
A CRUSHED GRANITE CHIP-SEAL DRIVEWAY
3"=1'-0"

NOTES
1. FINISH GRADE.
2. 1/4"x6" BLACK STEEL EDGE.
3. 3/8" RUSTIC CHIP. PROVIDE SAMPLES FOR REVIEW & APPROVAL.
4. TACK COAT.
5. 3/4" ASPHALT.
6. 6" COMPACTED CLASS II BASE.
7. GEOTECH FABRIC.
8. COMPACTED SUBGRADE.

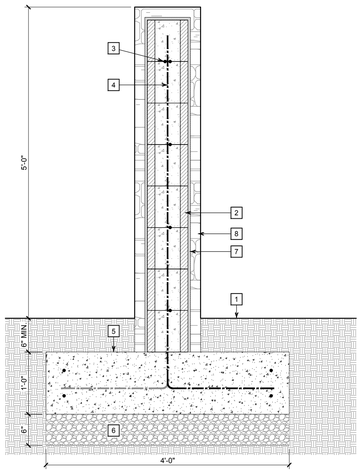


E SEATWALL
1"=1'-0"

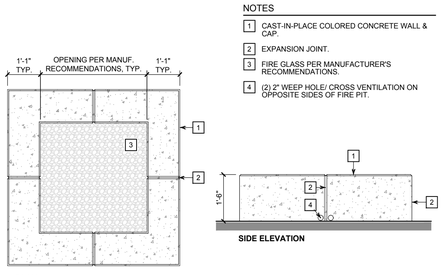
NOTES
1. FINISH SURFACE, SEE LAYOUT PLAN FOR SPECIFICATIONS.
2. 6x8x16" CMU BLOCK, FILL ALL CELL W/ CONCRETE.
3. (2) #5 BOND BARS.
4. #4 BAR @ 16" O.C. EACH WAY.
5. CONCRETE FOOTING.
6. 6" COMPACTED CLASS II BASE ROCK.
7. 1/2" MORTAR.
8. STONE VENEER, SEE LAYOUT PLAN FOR SPECIFICATION. DRAIN ROCK & 4" PERFORATED DRAIN LINE TO DAYLIGHT, WRAP ALL IN FILTER FABRIC.
9. FINISH GRADE.



NOTES
1. FINISH GRADE.
2. 8x8x16" CMU BLOCK, FILL ALL CELL W/ CONCRETE.
3. (2) #5 BOND BARS.
4. #4 BAR @ 16" O.C. EACH WAY.
5. CONCRETE FOOTING.
6. 6" COMPACTED CLASS II BASE ROCK.
7. 1/2" MORTAR.
8. STONE VENEER, SEE LAYOUT PLAN FOR SPECIFICATION.



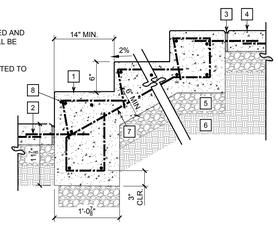
B SCREEN WALL
1"=1'-0"



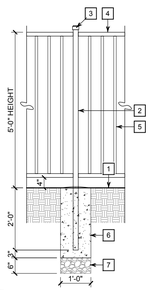
NOTES
1. CAST-IN-PLACE COLORED CONCRETE WALL & CAP.
2. EXPANSION JOINT.
3. FIRE GLASS PER MANUFACTURER'S RECOMMENDATIONS.
4. (2) 2" WEEP HOLE/ CROSS VENTILATION ON OPPOSITE SIDES OF FIRE PIT.

K FIRE PIT - PLAN / ELEVATION
1/2"=1'-0"

NOTES
1. CONCRETE STEPS.
2. 12" #4 DOWEL @ 12" O.C. MAX WITH ONE END GREASED OR SLEEVED. HOLD 6" FROM EACH SIDE OF STEP. PROVIDE AT ADJACENT PAVING, NOT AT ARCHITECTURAL PORCH SLAB.
3. 3/8" WIDE EXPANSION JOINT AT TOP AND BOTTOM OF STEPS.
4. ADJACENT CONCRETE PAVING.
5. CLASS II AGGREGATE BASE MOISTURE CONDITIONED AND COMPACTED TO 95% RELATIVE COMPACTION. SHALL BE FIRM AND UNYIELDING WHEN PROOF ROLLED.
6. SUBGRADE MOISTURE CONDITIONED AND COMPACTED TO 95% RELATIVE COMPACTION UNLESS OTHERWISE SPECIFIED BY GEOTECH.
7. REBAR PER GEOTECH RECOMMENDATIONS.
8. #3 NOSING BAR CONTINUOUS.

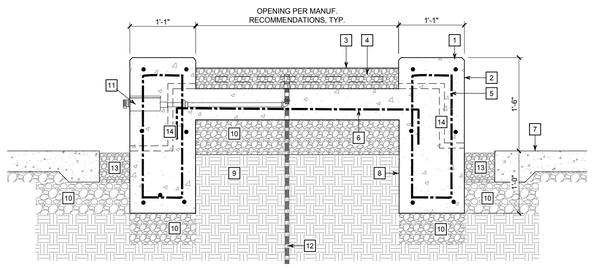


I CONCRETE STEPS
1"=1'-0"



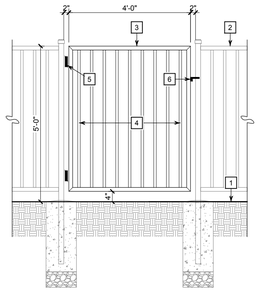
NOTES
1. FINISH GRADE.
2. 2" SQ. TUBE STEEL POST @ 6' O.C.
3. STEEL POST CAP.
4. 1-1/2" SQ. TUBE STEEL HORIZONTAL RAIL, TOP & BOTTOM.
5. 3/4" SQ. TUBE STEEL PICKET W/ 3.875" AIR GAP IN-BETWEEN.
6. CONCRETE FOOTING, SLOPE AWAY FROM POST.
7. DRAIN ROCK.

F WROUGHT IRON FENCE
1/2"=1'-0"



NOTES
1. 14"W CASTIN PLACE WHITE CONCRETE
2. CAST IN PLACE WHITE CONCRETE
3. 1" LAVA ROCK
4. FIRE PIT KIT. SEE LAYOUT PLAN.
5. #4 @ 16" O.C.
6. **#4 @ 12" O.C.E.W.**
7. **FINISH CONC. PANEL**
8. **CONCRETE FOOTING**
9. **COMPACTED SUB-BASE**
10. **CLASS II COMPACTED BASE**
11. **MANUAL VALVE**
12. **1" PROPANE GAS LINE.**
13. **GRAVEL JOINT**
14. **1" GAS VENT AND DRAIN**

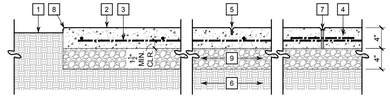
L FIRE PIT - SECTION
1"=1'-0"



NOTES
1. FINISH GRADE.
2. WROUGHT IRON FENCE, SEE **DETAIL:** F, THIS SHEET.
3. 1-1/2" SQ. TUBE STEEL GATE FRAME.
4. 3/4" SQ. TUBE STEEL PICKET W/ 3.875" AIR GAP IN-BETWEEN.
5. HEAVY-DUTY SELF-CLOSING GATE HINGE.
6. SELF-LATCHING GATE LATCH.

G WROUGHT IRON GATE
1/2"=1'-0"

NOTES
1. FINISH GRADE - 1" BELOW TOP OF PAVING AT TURF AREAS AND 2" BELOW TOP OF PAVING AT SHRUB AREAS.
2. CONCRETE SLAB: MEDIUM BROOM FINISH.
3. #3 REBAR @ 18" O.C. BOTH WAYS.
4. #3 REBAR SLIP DOWELS, EXTEND 12" INTO CONCRETE, 18" O.C., WHERE NEW CONCRETE IS INSTALLED ADJACENT TO EXISTING CONCRETE.
5. 1/4" WIDE CONTROL JOINT, 1/3 DEPTH OF SLAB. SEE PLANS FOR LOCATION.
6. SUBGRADE MOISTURE CONDITIONED AND COMPACTED TO 95% RELATIVE COMPACTION. SHALL BE FIRM AND UNYIELDING WHEN PROOF ROLLED.
7. 1/2" IMPREGNATED ASPHALTIC FIBER EXPANSION JOINT (20' O.C. MAX) AND WHERE PAVING MEETS EXISTING PAVING, BLDG SLABS, STRUCTURES, TYP.
8. 1/2" TOOLED RADIUS.
9. CLASS II AGGREGATE BASE MOISTURE CONDITIONED AND COMPACTED TO 95% RELATIVE COMPACTION. SHALL BE FIRM AND UNYIELDING WHEN PROOF ROLLED.



C CONCRETE PAVING
1"=1'-0"

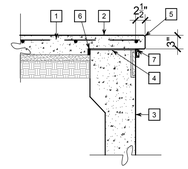
CHRISTIAN LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTURE
LAND PLANNING
SANTA BARBARA - NAPA VALLEY
2114 LOU ELLEN LANE, SUITE 240, SANTA ROSA, CA. 94598
707.310.0021

NO	DATE	ISSUES AND REVISIONS	BY

CONSTRUCTION DETAILS

GARMAN RESIDENCE
Dean York Lane
Saint Helena, California
AP# (009-690-023)

Date 1/22/2024
Scale
Drawn CBH
Job dean york
Print Date 3/12/2024
Sheet L1.1
Of Sheets



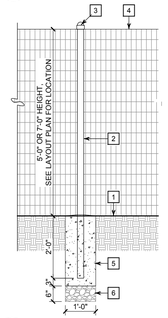
NOTES

1. #4 @ 16"O.C.E.W. LIGHT WASH FINISH
2. 4-5" THICK COLORED CONC. POOL DECK, LIGHT WASH FINISH
3. POOL SHELL & FINISH PER POOL CONTRACTOR & ENGINEERING.
4. SLIP-SHEET BY POOL CONTRACTOR
5. 1/4" ROUND EDGE
6. 1/2" FOAM EXPANSION JOINT
7. WATER PROOFING B/T GRADE BEAM AND CONC. BY POOL CONTRACTOR

*POOL DECK TO HAVE EXPANSION JOINTS EVERY 5' MAX. AND DEEP CONTROL EVERY 10' EACH WAY

A POOL COPING

3/4"=1'-0"



NOTES

1. FINISH GRADE.
2. 2-1/2" Ø ROUND STEEL POST @ 11' O.C., **COLOR:** BLACK.
3. POST CAP.
4. 2x4 RECTANGULAR MESH WIRE FABRIC, **COLOR/FINISH:** BLACK PVC COATED.
5. CONCRETE FOOTING, SLOPE AWAY FROM POST.
6. DRAIN ROCK.

B PERIMETER FENCE

1/2"=1'-0"

CHRISTIAN BARNETT INC.
LANDSCAPE ARCHITECTURE
SANTA BARBARA · NAPA VALLEY
2114 LOCUST LANE, SANTA BARBARA, CA. 93105
(707) 312-0021

NO	DATE	ISSUES AND REVISIONS	BY

CONSTRUCTION DETAILS

GARMAN RESIDENCE
Dean York Lane
Saint Helena, California
AP# (009-690-023)

Date 1/22/2024
Scale
Drawn CBH
Job dean york
Print Date 3/12/2024
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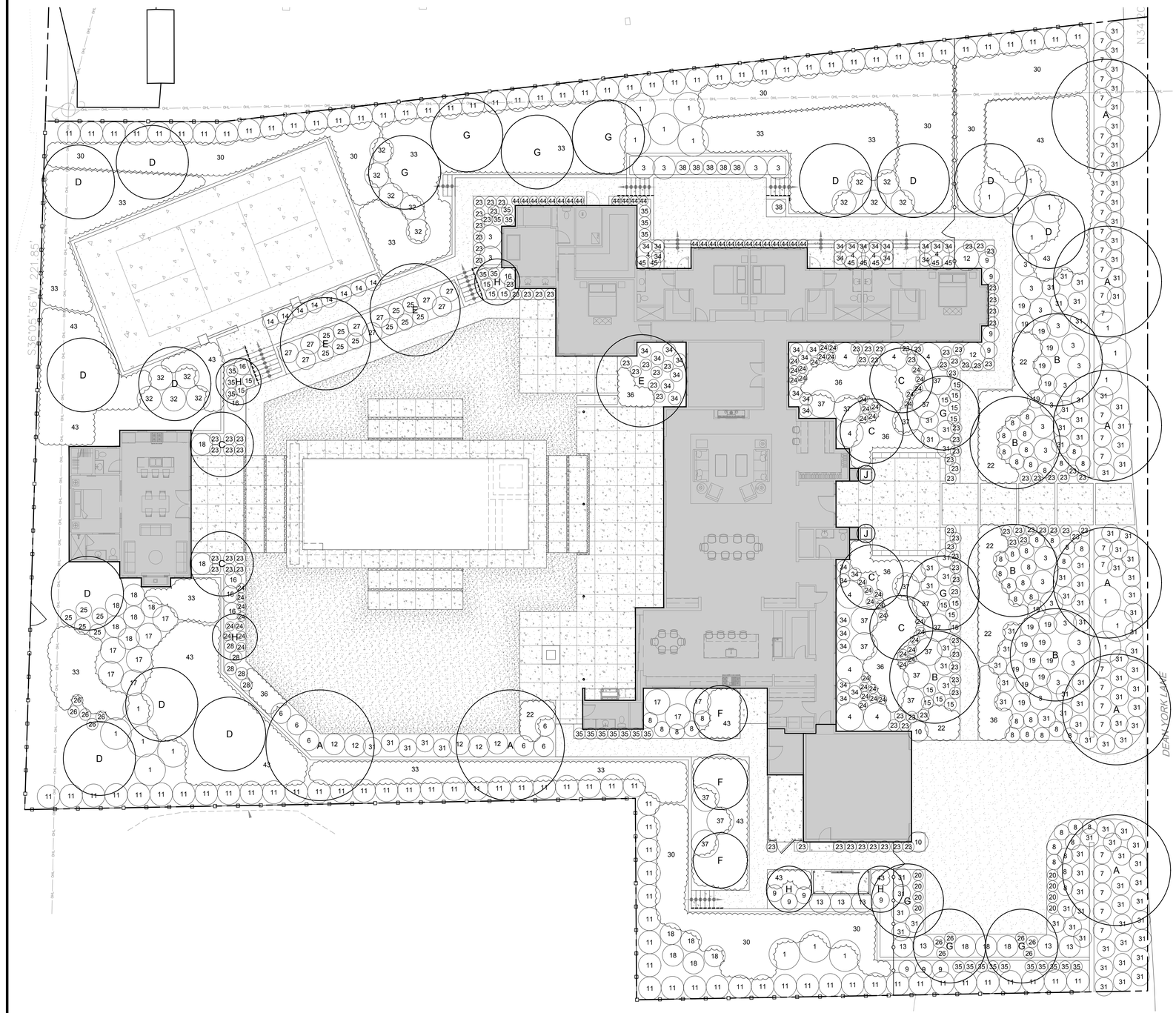
Of Sheets



TREE LEGEND						
SYM.	Count	SIZE	BOTANICAL	COMMON	COMMENT	W.U.
A	6	50YR	FIELD GROWN OLIVE	OLIVE	FIELD GROWN	LOW
B	5	25YR	OLEA EUROPAEA	OLIVE	FIELD GROWN	VERY LOW
C	6	24"BOX	LAGERSTROEMIA x 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	-	LOW
D	9	24"BOX	ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE	-	LOW
E	3	36"BOX	OLEA E. 'SWAN HILL'	SWAN HILL OLIVE	-	VERY LOW
F	3	24"BOX	LAGERSTROEMIA x 'PURPLE'	PURPLE CRAPE MYRTLE	-	LOW
G	9	24"BOX	PISTACIA CHINENSIS	CHINESE PISTACHE	-	LOW
H	5	24"BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD	-	VERY LOW
J	2	24"BOX	CUPRESSUS S. 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS	-	LOW

SHRUBS, GROUND COVERS AND VINE PLANTING LIST						
SYM.	Count	SIZE	BOTANICAL	COMMON	COMMENT	W.U.
1	24	5 GAL	ARCTOSTAPHYLOS D. 'HOWARD McMINN'	HOWARD McMINN MANZANITA	-	LOW
3	24	5 GAL	CISTUS x PURPUREUS	ORCHID ROCKROSE	-	LOW
4	12	5 GAL	COTINUS C. 'ANCOT'	GOLDEN SPIRIT SMOKE TREE	-	LOW
6	6	5 GAL	LAGERSTROEMIA I. 'MONED'	CHICA RED DWARF CRAPE MYRTLE	-	LOW
7	28	5 GAL	LAURUS N. 'MONEM'	EMERALD WAVE SWEET BAY	-	LOW
8	47	15 GAL	OLEA E. 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	-	VERY LOW
9	11	5 GAL	PITTOSPORUM T. 'WHEELER'S DWARF'	WHEELER'S DWARF TOBIRA	-	LOW
10	2	5 GAL	PRUNUS C. 'COMPACTA'	DWARF CAROLINA LAUREL CHERRY	-	LOW
11	101	5 GAL	RHAMNUS A. 'JOHN EDWARDS'	JOHN EDWARDS ITALIAN BUCKTHORN	-	LOW
12	7	5 GAL	DAPHNE x 'DAPJUR01'	PERFUME PRINCESS DAPHNE	-	LOW
13	7	5 GAL	ROMNEYA COULTERI	MATILIJA POPPY	-	VERY LOW
14	8	5 GAL	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDA HAWTHORN	-	LOW
15	18	5 GAL	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	-	LOW
16	6	5 GAL	SALVIA G. 'FURMAN'S RED'	FURMAN'S RED AUTUMN SAGE	-	LOW
17	9	5 GAL	SALVIA L. 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	-	LOW
18	16	5 GAL	TEUCRIUM F. 'AZUREUM'	AZURE BUSH GERMANDER	-	LOW
19	18	5 GAL	WESTRINGIA F. 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	-	LOW
20	8	1 GAL	EUPHORBIA H. 'BONFIRE'	BONFIRE CUSHION SPURGE	-	LOW
22		1 GAL	IRIS DOUGLASIANA	DOUGLAS IRIS	SPACING @ 24"O.C.	LOW
23	105	5 GAL	LAVANDULA A. 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER	-	LOW
24	49	5 GAL	LAVANDULA S. 'BLUEBERRY RUFFLES'	BLUEBERRY RUFFLES SPANISH LAVENDER	-	LOW
25	15	1 GAL	MIMULUS A. 'MINREDDA'	CURIOUS RED MONKEY FLOWER	-	VERY LOW
26	11	1 GAL	MIMULUS A. 'JELLY BEAN GOLD'	JELLY BEAN GOLD MONKEY FLOWER	-	VERY LOW
27	9	5 GAL	PEROVSKIA A. 'CRAZY BLUE'	CRAZY BLUE RUSSIAN SAGE	-	LOW
28	5	1 GAL	SANTOLINA VIRENS	GREEN SANTOLINA	-	LOW
30		5 GAL	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	SPACING @ 36"O.C.	LOW
31	122	5 GAL	LOMANDRA L. 'BREEZE'	BREEZE DWARF MAT RUSH	-	LOW
32	15	5 GAL	MUHLENBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY GRASS	-	LOW
33		1 GAL	COTONEASTER D. 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	SPACING @ 96"O.C.	LOW
34	36	5 GAL	HELLEBORUS ARGUSTIFOLIUS	CORSICAN HELLEBORE	-	LOW
35	28	1 GAL	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	-	LOW
36		1 GAL	SATUREJA DOUGLASII	YERBA BUENA	SPACING @ 18"O.C.	LOW
37	16	5 GAL	LANTANA S. 'MONPUR'	PURPLE POTION TRAILING LANTANA	-	LOW
38	6	1 GAL	SEDUM S. 'DRAGON'S BLOOD'	DRAGON'S BLOOD SEDUM	-	LOW
43		1 GAL	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	SPACING @ 60"O.C.	LOW
44	25	1 GAL	ASPARAGUS D. 'MYERS'	FOXTAIL FERN	-	MEDIUM
45	7	5 GAL	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	-	MEDIUM

PLANTING NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
5. ALL PROPOSED PLANTING AREAS SHALL BE CLEARED OF ANY WEEDS AND DEBRIS PRIOR TO SOIL PREPARATION. IN CASE OF PERNICIOUS PERENNIAL WEEDS, PULL ALL WEEDS BY HAND.
6. NO SOIL PREPARATION SHALL TAKE PLACE IN AREAS WHERE SOIL IS CONTAMINATED WITH CEMENT,PLASTER,PAINT OR OTHER CONSTRUCTION DEBRIS. ALL CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED WITH SANDY LOAM CAPABLE OF SUSTAINING HEALTHY PLANT LIFE.
7. ALL PLANTS SHALL BE AMENDED WITH SONOMA ORGANIC HI-TEST COMPOST. TILL INTO TOP 12" OF NATIVE SOIL. PLANTING BACKFILL TO BE 50% NATIVE MIX SOIL AND 50% ORGANIC COMPOST. IN AREAS WHERE TOPSOIL IS NEEDED USE FEATHER LITE AMENDED SOIL & COMPOST.
8. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECT'S DISCRETION.
9. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
10. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED ARBOR MULCH AT A DEPTH OF 2"-3".
11. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. (TYP.) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING CURB ETC.
12. STANDARD TREES 15G AND SMALLER TO BE STAKED WITH 2-2" DIA. X 8' LODGEPOLE PINE TREE STAKES AND 2 TREE TIES. MULTI STEM TREES 24" AND LARGER TO BE GUYED WITH 3 WIRE/TURNBUCKLE/STAKE ASSEMBLIES PER TREE.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW PLANTINGS FOR THE DURATION OF SIX MONTHS. THE GUARANTEE PERIOD SHALL BEGIN AFTER THE FINAL INSPECTION AND APPROVAL. CONTRACTOR TO PROVIDE A 60 DAY ESTABLISHED MAINTENANCE PERIOD FROM THAT DATE.

0' 5' 10' 20' 30'

Scale: 1"=10'-0"

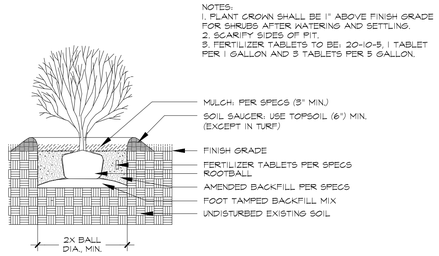
CHRISTIAN LARSEN
LANDSCAPE ARCHITECTURE INC.
1331 CAMINO DEL MAR
SANTA BARBARA / NAPA VALLEY
CALIFORNIA 93105 CA 94558
2174 ESQUIRE DRIVE
707.310.0021

NO.	DATE	ISSUES AND REVISIONS	BY

PLANTING PLAN

GARMAN RESIDENCE
Dean York Lane
Saint Helena, California
AP# (009-690-023)

Date 1/22/2024
Scale
Drawn CBH
Job dean york
Print Date 3/12/2024
Sheet L2.0
Of Sheets



9 SHRUB PLANTING DETAIL

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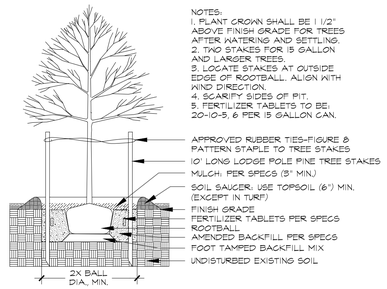

10 TREE PLANTING DETAIL

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PLANT SPACING DIAGRAM

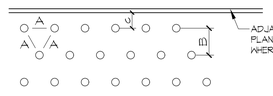

DIAGRAM FOR USE WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER AS IN ALL GROUND COVER PLANTINGS AND MASSED SHRUB PLANTINGS.

PLANT QUANTITY DIAGRAM

PLANT QUANTITY DIAGRAM			
SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.78"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

PLANTING NOTES

1. THE CONTRACTOR IS REQUIRED TO SUBMIT PLANT QUANTITIES AND UNIT PRICES FOR ALL PLANT MATERIALS AS A PART OF THE BID.
2. ASSUME 15 GALLON PLANT FOR ANY UNLABELLED OR UN-SIZED TREE; 5 GALLON PLANT FOR ANY UNLABELLED OR UN-SIZED SHRUB; AND 4" POTS @ 12" O.C. (NOT FLATS) FOR ANY UNLABELLED GROUND COVER. ALL PLANTING BEDS, EXCEPT FOR LAWNS, ARE TO RECEIVE GROUND COVER PLANT INSTALLATION IN ADDITION TO THE SHRUBS AND TREES SHOWN ON THE PLANS.
3. THE PLANTING AREAS SHALL BE RIPPED TO A DEPTH OF 8" TO REDUCE COMPACTION. THE NATIVE SUB-GRADE SOIL SHALL BE TREATED WITH 100 LBS OF GYPSUM/1000 S.F. AND LEACHED TO IMPROVE DRAINAGE AND REDUCE THE SOIL INTERFACE BARRIER. CONTRACTOR SHALL COORDINATE THIS SITE WORK WITH OTHER TRADES. THIS IS SUBJECT TO THE FINAL RECOMMENDATIONS OF THE SOILS TEST (SEE BELOW) AND REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
4. ALL PLANTING AREAS ARE TO RECEIVE SUPER HUMUS COMPOST BY BFI (408.945-2844 WWW.BFI.COM) AT THE RATE OF 6 CUBIC YARDS/1000 S.F., EVENLY TILLED 6" DEEP INTO THE SOIL TO FINISH GRADE. ALL PLANTING AREAS SHALL HAVE 6-20-20 COMMERCIAL FERTILIZER AT 25 LBS/1000 S.F. EVENLY DISTRIBUTED INTO THE SOIL. THIS IS SUBJECT TO THE FINAL RECOMMENDATIONS AND REVIEW OF THE SOILS TEST (SEE BELOW) BY THE LANDSCAPE ARCHITECT AND THE OWNER.
5. PLANTING PITS ARE TO BE BACKFILLED WITH A MIXTURE OF 50% NATIVE SOIL AND 50% AMENDED NATIVE SOIL.
6. THE GENERAL CONTRACTOR IS TO PROVIDE AN AGRICULTURE SUITABILITIES ANALYSIS FOR ON-SITE ROUGH GRADED SOILS AND ANY IMPORTED TOPSOIL. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THIS ANALYSIS ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF WHEN NECESSARY. SEE SPECIFICATIONS FOR TESTING PROCEDURE.
7. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISIONS OF A QUALIFIED PLANTING FOREMAN.
8. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
9. ALL TREES ARE TO BE STAKED AS SHOWN IN THE STAKING DIAGRAMS.
10. ALL TREE STAKES SHALL BE CUT ABOVE TREE TIES AFTER STAKES HAVE BEEN INSTALLED TO THE DEPTH INDICATED IN THE STAKING DIAGRAMS. SINGLE STAKE ALL CONIFERS PER TREE STAKING DIAGRAM.
11. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS NOR IMPEDE ACCESS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN TREE LOCATIONS AFTER PLANTING AT NO COST TO THE OWNER. ALL PLANTING LOCATED ADJUSTMENTS TO SIGNS SHALL BE FIELD ADJUSTED SO AS NOT TO INTERFERE WITH VISIBILITY OF THE SIGNS.
12. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING AS FELT NECESSARY WHILE WORK IS IN PROGRESS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF/WHEN NECESSARY AND SUBJECT TO THE OWNER'S APPROVAL.
13. THE CONTRACTOR IS TO SECURE ALL VINES TO WALLS AND COLUMNS WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE OF FASTENERS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ORDERING.
14. ALL PLANTING AREAS, INCLUDING POTS, SHALL BE TOP DRESSED WITH A 3" LAYER OF PRO-CHIP DECORATIVE MULCH IN BLACK BY BFI ORGANICS, 408.945-2844. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ORDERING. HOLD ALL MULCH SIX (6) INCHES FROM TREE TRUNKS WHERE MULCH IS APPLIED OVER THE ROOTBALL OF TREE.
15. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NAPA, CA.
16. SEASONAL COLOR IS TO BE CURRENT AND LOCALLY AVAILABLE. PLANT MATERIAL IS TO BE SELECTED BY THE LANDSCAPE ARCHITECT FROM A LIST OF CURRENTLY AVAILABLE STOCK PROVIDED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION. SEASONAL COLOR TO BE 4" POTS AT 12" O.C. UNLESS NOTED OTHERWISE.
17. TREES SHALL BE PLANTED TO ANTICIPATE SETTLEMENT.
18. PLANT MATERIAL REQUIRING IRON SUPPLEMENTS SHALL HAVE CHELATED IRON FOLIAR FEEDING APPLICATIONS PER MANUFACTURER'S SPECIFICATIONS. SEE SPECIFICATIONS FOR MATERIALS.
19. ALL TREES NOTED WITH 'DEEP ROOT' AND THOSE PLANTED WITHIN 5'-0" OF CONCRETE PAVING, CURBS, AND WALLS SHALL HAVE DEEP ROOT BARRIERS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE SPECIFICATIONS FOR MATERIALS. (PER COA EP-24)
20. GROUND COVER SHALL BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
21. THE LANDSCAPE CONTRACTOR SHALL ARRANGE WITH A NURSERY TO SECURE PLANT MATERIAL NOTED ON THE DRAWINGS AND HAVE THOSE PLANTS AVAILABLE FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT WITHIN THIRTY (30) DAYS OF AWARD OF CONTRACT. THE CONTRACTOR SHALL PURCHASE THE MATERIAL AND HAVE IT SEGREGATED AND GROWN FOR THE JOB UPON APPROVAL OF THE PLANT MATERIAL. THE DEPOSIT NECESSARY FOR SUCH CONTRACT GROWING IS TO BE BORN BY THE CONTRACTOR.
22. THE LANDSCAPE CONTRACTOR SHALL ASSUME, FOR THE PURPOSE OF THIS BID, THAT ALL PLANTING BEDS SHALL BE PLANTED WITH 5 GALLON SHRUBS AT 30" O.C.
23. THE PROJECT HAS BEEN DESIGNED TO MAKE EFFICIENT USE OF DROUGHT TOLERANT PLANT MATERIALS. DEEP ROOTING SHALL BE ENCOURAGED BY DEEP WATERING PLANT MATERIAL AS A PART OF NORMAL LANDSCAPE MAINTENANCE. THE IRRIGATION FOR ALL PLANTING SHALL BE LIMITED TO THE AMOUNT REQUIRED TO MAINTAIN ADEQUATE PLANT HEALTH AND GROWTH. WATERING USAGE SHOULD BE DECREASED AS PLANTS MATURE AND BECOME ESTABLISHED. THE IRRIGATION CONTROLLER SHALL BE ADJUSTED AS NECESSARY TO REFLECT CHANGES IN WEATHER AND PLANT REQUIREMENTS.
24. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND BRING ANY CONFLICTS WITH PLANT MATERIAL LOCATIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH THE WORK. ANY UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE AND COORDINATION PURPOSES ONLY. SEE CIVIL DRAWINGS.
25. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN IMMEDIATE AND ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING AND, IN SOME CASES, REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
26. ALL TREE CANOPIES OVER ACCESSIBLE PATHS OF TRAVEL TO BE MAINTAINED AT 80" CLEAR ABOVE SURFACE OF WALKWAY.
27. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND SHALL THEREAFTER BE MAINTAINED IN A NEAT, CLEAN, AND HEALTHFUL CONDITION. TREES SHALL BE ALLOWED TO GROW TO THE FULL GENETIC HEIGHT AND HABIT (TREES SHALL NOT BE TOPPED). TREES SHALL BE MAINTAINED USING STANDARD ARBORICULTURE PRACTICES. (PER COA AT-3)

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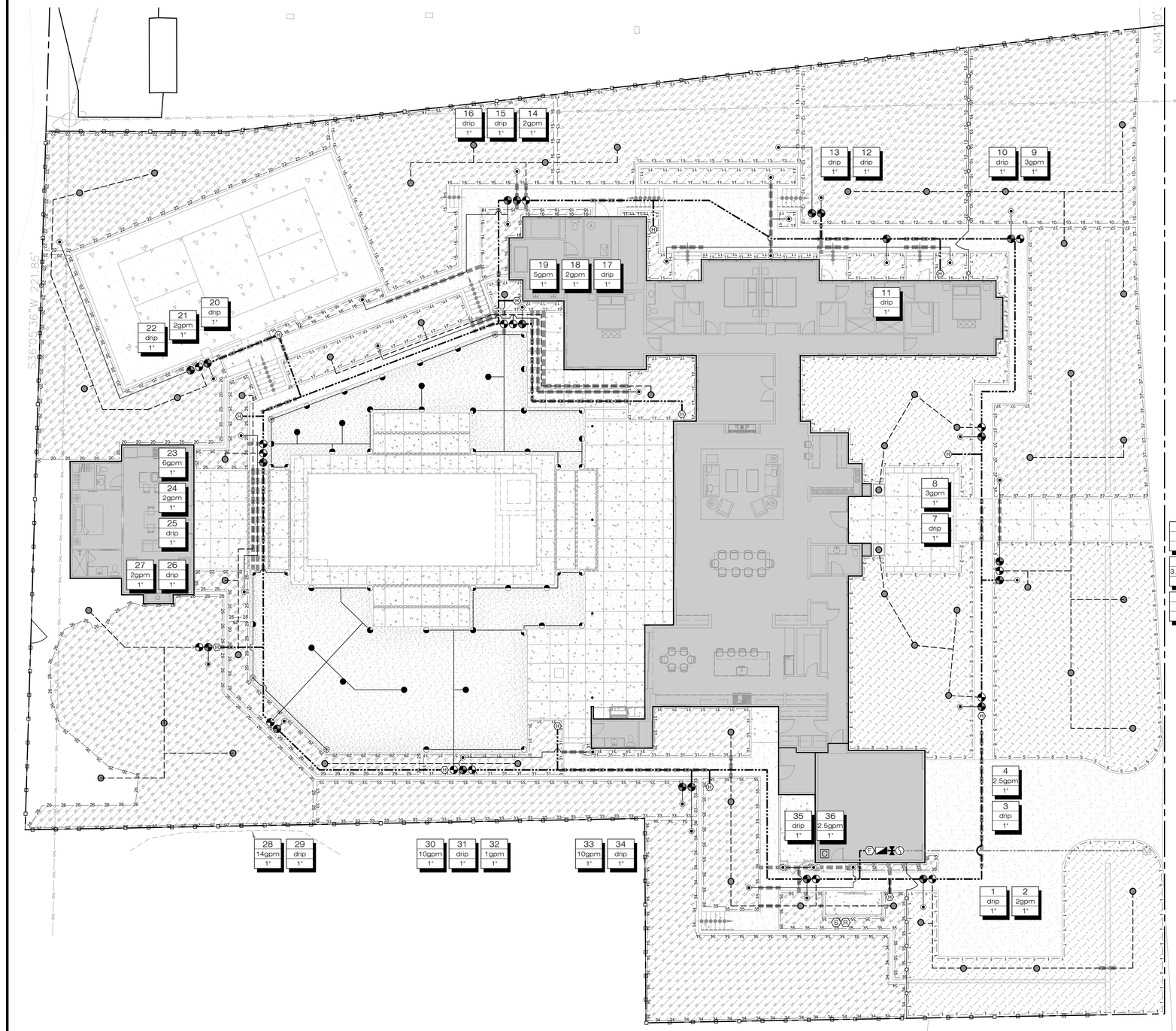
NO	DATE	ISSUES AND REVISIONS	BY

PLANTING NOTES & DETAILS

GARMAN RESIDENCE
Dean York Lane
Saint Helena, California
AP# (009-690-023)

Date 1/22/2024
Scale
Drawn CBH
Job dean york
Print Date 3/12/2024
Sheet L2.1
Of Sheets



IRRIGATION SYMBOL LEGEND

Symbol	Indicated meaning or explanation
C	IRRIGATION CONTROLLER: HUNTER #HCC-800-SS, 54 STATIONS W/ DUAL DECODER. WATER SENSE SMART WATER & SOLAR SYNC. WIRES IN 1" CONDUIT. GOPHER WIRE BOXES & GRAVEL BACKFILL
	BACKFLOW PREVENTER DEVICE: FEBCO 805Y BACKFLOW PREVENTER WITH PRESSURE REGULATOR AT 40 P.S.I. AS NEEDED
F	FLOW SENSOR: HUNTER #FLOW-CLIK SENSOR
S	SOLAR SENSOR: HUNTER #SOLAR-SYNC-SEN
R	RAIN SENSOR: HUNTER #RAIN-CLIK SENSOR
	GATE VALVE: BRASS GATE VALVE (SIZE TO MATCH MAINLINE)
M	HOSE BIB: 1/2" BRASS HOSE-BIBB W/ COPPER RISER MOUNTED ON 18"H IPE POST
	DRIP ZONE KIT REMOTE CONTROL VALVE: HUNTER #ICZ-101
	REMOTE CONTROL VALVE: HUNTER #PGV-075-ASV
	SPRAY ROTOR: HUNTER #PRS30 BODY WITH #MP SERIES SPRAY NOZZLE MP1000 SERIES NOZZLE, 8'-15' RADIUS (@ 30psi = 0.69gpm) MP2000 SERIES NOZZLE, 13'-21' RADIUS (@ 30psi = 1.28gpm) MP3000 SERIES NOZZLE, 22'-30' RADIUS (@ 30psi = 3.15gpm)
	STRIP SPRAY: HUNTER #PRS30 BODY WITH STRIP PATTERN NOZZLE LCS-515, 5'x15' PATTERN (@ 30psi = 0.65gpm) RCS-515, 5'x15' PATTERN (@ 30psi = 0.65gpm)
4 / drip / 1"	CONTROLLER/ VALVE SEQUENCE MAX GPM REQUIRED VALVE SIZE
	SCHEDULE 40 PVC MAINLINE
	PVC CLASS 200 LATERAL LINE, MINIMUM SIZE AS FOLLOWS: 1/2" 0 TO 6 GPM 3/4" 7 TO 13 GPM 1" 14 TO 25 GPM 1-1/4" 26 TO 40 GPM
	PVC CLASS 200 LATERAL LINE (DRIP BUBBLER CIRCUIT)
	HUNTER #PCB-50 (0.5 GPM) PRESSURE COMPENSATING DRIP BUBBLER. INSTALL TWO BUBBLERS PER TREE.
	SUB-SURFACE DRIP IRRIGATION: HUNTER #HDL-04-12-CV (18" O.C. ROW SPACING). ZONE TO INCLUDE DRIP FLUSH VALVE, AIR RELIEF VALVE, DRIP OPERATION INDICATOR, ETC TO EACH DRIP CIRCUIT.
	TRANSITION POINT
	SLEEVING (2 1/2x LARGER THAN PIPE SIZE)
	POINT OF CONNECTION (STUB-OUT)

IRRIGATION NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER ON LOCATION OF EXISTING UNDERGROUND UTILITY, AND IRRIGATION LOCATIONS.
2. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS. (LAWN, TREES, SHRUBS, AND GROUND COVER.)
3. IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN.
4. ALL VALVES TO BE GROUPED IN MANIFOLD BOXES. (AMETEC OR EQ. PLASTIC)
5. IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. BEFORE PROCEEDING WITH WORK.
6. PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEEDING. PRESSURE TEST NEW IRRIGATION MAIN FOR 24 HOURS BEFORE BACK FILL COVERING. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE.
7. NEW SYSTEMS TO BE TIED INTO THE AUTOMATIC CLOCK AND POWER PROVIDED FOR A 120V WALL MOUNT WATERPROOF CLOCK.
8. ALL IRRIGATION LINES TO BE DRAWN DIAGRAMMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES WHERE POSSIBLE.
9. VERY LOCATION OF EXISTING IRRIGATION SYSTEM IN THE FIELD.
10. SLEEVE UNDER PAVING (CLASS 200 PVC MIN.)
11. ALL IRRIGATION EQUIPMENTS ARE DRAWN DIAGRAMMATICALLY AND SHOULD BE PLACED IN PLANTING AREAS.

0' 5' 10' 20' 30'
Scale: 1"=10'-0"

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NO. DATE ISSUES AND REVISIONS BY

IRRIGATION PLAN

GARMAN RESIDENCE
Dean York Lane
Saint Helena, California
AP# (009-690-023)

Date 1/22/2024
Scale
Drawn CBH
Job dean york
Print Date 3/12/2024
Sheet L3.0
of Sheets

LANDSCAPE IRRIGATION SPECIFICATIONS

1. SCOPE:
PROVIDE LABOR, MATERIALS, PERMITS, EQUIPMENT, SUPERVISION, SERVICES AND TRANSPORTATION AND ALL OTHER ITEMS NECESSARY TO PERFORM ALL IRRIGATION WORK AS INDICATED AND SPECIFIED ON PLANS PREPARED BY EASTERN LANDSCAPE COMPANY, INC., INCLUDING ALL RECORD DRAWINGS, REDUCED DIAGRAMMATIC PLANS, GUARANTEES, AND SERVICE MANUALS. WORK SHALL BE COMPLETED IN AN EFFICIENT AND SATISFACTORY MANNER TO THE HIGHEST WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.

2. GENERAL CONDITIONS:
A. CONTRACTOR SHALL VERIFY ALL CONDITIONS INDICATED ON THE PLANS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING EXEMPTS THE CONTRACTOR FROM GAINING COMPENSATION FOR REQUIRED CHANGES.
B. CONTRACTOR SHALL CHECK ALL SITE CONDITIONS, AND VERIFY THE EXISTENCE, LOCATION AND SIZE OF UTILITIES AND SERVICES PRIOR TO BEGINNING WORK.
C. THE IRRIGATION DESIGN AS INDICATED ON THE DRAWING IS DIAGRAMMATIC. SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY SITE DIMENSIONS.
D. DO NOT INSTALL THE IRRIGATION SYSTEMS WHEN UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREAS OR DIMENSIONS EXIST. IMMEDIATELY BRING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IF NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REQUIRED REVISIONS AND COSTS.
E. CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION WORK TO AVOID CONFLICTS WITH PLANTING, UTILITIES, ENGINEERING AND ARCHITECTURAL FEATURES. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES.
F. CONTRACTOR SHALL PROTECT INSTALLED CONTRACT WORK AND WORK OF OTHERS.
G. CONTRACTOR SHALL APPLY AND PAY FOR NECESSARY PERMITS AND FEES REQUIRED IN PURSUIT OF WORK AS REQUIRED BY GOVERNING CODES.
H. LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATED TO A PORTION OF THIS WORK ARE HEREBY MADE A PART OF THESE SPECIFICATIONS.
I. CONTRACTOR SHALL KEEP PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK DURING CONSTRUCTION AND MAINTENANCE PERIOD. BROOM CLEAN ALL PAVED AREAS.
J. CONTRACTOR SHALL NOTE ALL FINISH GRADE BEFORE COMMENCING WORK. RESTORE FINISH GRADE CHANGED DURING COURSE OF THIS WORK TO ORIGINAL OR INTENDED CONTOURS WHERE PRACTICAL.
K. NO DEVIATIONS FROM PLANS AND SPECIFICATIONS IS AUTHORIZED, UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE OWNER'S REPRESENTATIVE OR HIS APPOINTED REPRESENTATIVE IN ADVANCE.
L. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT REMOVAL AGREEMENT IF REQUIRED FOR ALL IRRIGATION EQUIPMENT LOCATED WITHIN PUBLIC RIGHT OF WAY.

3. SUBMITTAL:
CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE MET:
A. RECORD DRAWINGS:
- CONTRACTOR SHALL RECORD WORK AS IT IS ACTUALLY INSTALLED ON AN ERASABLE XEROX VELLUM BASE OF THE IRRIGATION DRAWING, MAKE CHANGES TO XEROX VELLUM BASE IN INK (NO BALL POINT PEN), AND MAINTAIN CURRENT RECORD DRAWINGS ON THE SITE. THE FINAL "AS-BUILT" RECORD DRAWINGS SHALL BE DRAFTED EMPLOYING A COMPETENT DRAFTSMAN.
- RECORD DIMENSIONS FROM TWO DIFFERENT PERMANENT POINTS OF REFERENCE (BUILDINGS, MONUMENTS, CURB RETURNS, ETC.) FOR THE FOLLOWING ITEMS:
  -WATER METER AND BACKFLOW ASSEMBLY
  -CONNECTIONS TO EXISTING WATER LINES
  -BALL, QUICK COUPLING AND AUTOMATIC CONTROL VALVES
  -ROUTING OF PRESSURE LINES
  -SOURCE OF ELECTRICAL POWER FOR CONTROLLER, LOCATION OF CONDUIT AND CONDUCTORS FROM SOURCE TO CONTROLLER, ROUTING OF ELECTRICAL WIRE, AND SPARE WIRE LOCATIONS
  -PIPE AND ELECTRICAL SLEEVES
- CONTRACTOR SHALL SUBMIT ONE SET OF COMPLETE RECORD DRAWINGS TO THE OWNER'S REPRESENTATIVE PRIOR TO THE BEGINING OF THE SPECIFIED MAINTENANCE PERIOD AND OWNER'S REPRESENTATIVE SHALL VERIFY COMPLETENESS PRIOR TO FINAL ACCEPTANCE.

B. CONTROLLER CHARTS:
THE CONTRACTOR SHALL PREPARE THE CONTROLLER CHARTS AND PLACE THEM IN THE CONTROLLERS BEFORE COMMENCING SERVICE. CONTRACTOR SHALL VERIFY COMPLETENESS OF RECORD DRAWINGS WITH OWNER'S REPRESENTATIVE PRIOR TO PREPARING THE CONTROLLER CHARTS. THE CONTROLLER CHARTS SHALL BE PREPARED AS FOLLOWS:
- PROVIDE ONE CONTROLLER CHART FOR EACH AUTOMATICCONTROLLER SHOWING THE AREA COVERED BY THE CONTROLLER. THE CHART MUST SHOW CLEARLY ALL AREAS UTILIZING RECLAIMED IRRIGATION WATER AND/OR POTABLE IRRIGATION WATER. THE CHART SHALL BE THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW.
- THE CHART IS TO BE REDUCED DRAWING OF THE ACTUAL AS-BUILT SYSTEM. THE LINE WEIGHTS AND LETTERING ON THE ORIGINAL CONTROLLER CHART DRAWING SHALL BE SO DRAWN THAT THE REDUCED CHART IS CLEARLY READABLE.
- THE CHART SHALL BE A BLACKLINE PRINT WITH A DIFFERENT COLOR USED TO SHOW AREA OF COVERAGE FOR EACH STATION.
- WHEN COMPLETED AND APPROVED, THE CHARTS SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM OF TEN (10) MILS THICK.

C. SERVICE MANUALS, KEYS, EQUIPMENT AND GUARANTEES:
- CONTRACTOR SHALL SUBMIT TWO (2) SERVICE MANUALS FOR IRRIGATION EQUIPMENT TO OWNER'S REPRESENTATIVE. MANUALS MAY BE LOOSE LEAF AND SHALL CONTAIN COMPLETE DRAWINGS OF ALL EQUIPMENT INSTALLED SHOWING COMPONENTS AND CATALOG NUMBERS TOGETHER WITH THE MANUFACTURER'S NAME AND ADDRESS. OPERATION INSTRUCTIONS SHALL BE ENOUGH TO BE UNDERSTOOD WITHOUT SPECIALIZED KNOWLEDGE.
- CONTRACTOR SHALL SUBMIT TWO (2) SETS OF KEYS PER EACH CONTROLLER. A COPY OF THE EQUIPMENT GAURANTEES SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL SUPPLY THE FOLLOWING TOOLS:
  -TWO (2) SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER AND VALVE ON THIS PROJECT.
  -ONE (1) QUICK COUPLER KEY AND MATCHING HOSE SWIVEL FOR EACH TYPE OF QUICK COUPLING VALVE INSTALLED.

4. WATER SUPPLY:
A. GENERAL:
- POTABLE WATER SUPPLY SHALL BE CLEAN, FREE OF SUSPENDED PARTICLES, ALGAE OR CHEMICALS THAT MAY FORM INSOLUBLE PERCIPITATES IN THE EQUIPMENT OR MAY BE DETRIMENTAL TO PLANTINGS.

B. WATER SERVICE:
- INDIVIDUALLY ASSESSED AREAS AND INDIVIDUALLY OWNED (OR TO BE OWNED) LOTS SHALL HAVE SEPARATELY METERED AND CONTROLLED IRRIGATION SYSTEMS. IRRIGATION SHALL BE CONFINED TO THE INDIVIDUAL AREAS, WITHOUT OVERSPRAY ONTO ADJACENT AREAS OR ACROSS PROPERTY LINES. SPECIAL SITUATIONS MAY BE APPROVED OR REQUIRED BY THE PLANNING DIRECTOR ARCHITECT TO VARY FROM THESE REQUIREMENTS.
- CITY APPROVED BACKFLOW PREVENTION UNITS ARE REQUIRED ON ALL IRRIGATION SYSTEMS. INSTALLATION SHALL COMPLY WITH ALL APPLICALE HEALTH AND SAFETY CODES.

5. GUARANTEE:
THE SITE SPRINKLER SYSTEM, INCLUDING WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED IN WRITING AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED AREAS BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE ENDING OF THE SPECIFIED MAINTENANCE PERIOD. THE OWNER'S REPRESENTATIVE SHALL DETERMINED THIS DATE AFTER REVIEW OF THE SPECIFIED IRRIGATION WORK. IMMEDIATELY REPAIR DAMAGE TO THE SYSTEM AND SITE CAUSED BY FAULTY MATERIALS OR WORKMANSHIP AT NO COST TO THE OWNER. PROVIDE INSTRUCTION TO THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF THE IRRIGATION SYSTEMS. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS. IN THE EVENT THE CONTRACOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A TIMELY MANNER, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.

6. MATERIALS:
A. GENERAL:
- PROVIDE NEW MATERIALS AND EQUIPMENT OF BEST QUALITY OBTAINABLE, WHICH COMPLY WITH DRAWINGS AND SPECIFICATIONS.
- NO SUBSTITUTION OF SPECIFIED MATERIALS OR EQUIPMENT SHALL BE MADE WITHOUT REVIEW BY EASTERN LANDSCAPE COMPANY, INC. AND WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.

B. IRRIGATION PIPE AND FITTINGS:
- POTABLE PVC PIPE:
  -PIPE SHALL BE MADE FROM NSF APPROVED, TYPE I, GRADE II PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784. PIPE SHALL MEET REQUIREMENTS SET FORTH IN FEDERAL SPECIFICATION PS-22-70 WITH AN APPROPRIATE STANDARD DIMENSION RATIO.
  -ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, SCHEDULE OR CLASS, PRESSURE RATING IN PSI, NFS APPROVAL AND DATE OF EXTRUSION.
  -ALL SOLVENT SHALL BE AS RECOMMENDED BY MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS THAT HAVE BEEN OPENED OVERNIGHT.
  -PVC PRESSURE LINES TO BE INSTALLED UNDERGROUND:
    1) ALL PIPE 2" AND LARGER SHALL BE CLASS 315
    2) ALL PIPE SMALLER THAN 2" SHALL BE SCHEDULE 40
    3) FITTINGS SHALL BE SCHEDULE 40
  -PVC NON-PRESSURE LINES TO BE INSTALLED UNDERGROUND:
    1) ALL PIPE SHALL BE CLASS 200
    2) FITTINGS SHALL BE SCHEDULE 40
  -PVC FITTINGS, SOLVENT WELDED TYPE PVC SCHEDULE 40, TYPE II NSF APPROVED, SHALL CONFORM TO ASTM TEST PROCEDURE D 2466.
  -PVC FITTINGS SHALL BEAR THE MANUFACTURER'S NAME OR TRADEMARK, MATERIAL DESIGNATION, SIZE, APPLICABLE I.P.S. SCHEDULE AND NFS APPROVAL.
  -NO CLOSE NIPPLES OR CROSSES SHALL BE USED. PVC NIPPLES SHALL BE BLACK IN
- BRASS PIPE AND FITTINGS:
  BRASS PIPE SHALL BE I.P.S. STANDARD WEIGHT, I.P.S., REGULAR, 85% RED BRASS CONFORMING TO ASTM B43. FITTINGS SHALL BE WITH STANDARD 125 POUND CAST BRONZE THREADED FITTINGS.
- COPPER PIPE:
  COPPER PIPE SHALL BE SEAMLESS, TYPE K, HARD DRAWN TUBING.

C. IDENTIFICATION TAPE:
- MARKER TAPE FOR SLEEVES SHALL BE METALLIC BACKED LOCATING TAPE MARKED "IRRIGATION" IN TWO INCH CAPITAL LETTERS EVERY THREE FEET ALONG THE TAPE.
- MARKER TAPE FOR DIRECT BURIAL WIRES SHALL BE RED COLORED "ALLEN MARKING TAPE" OR APPROVED EQUAL. TAPE SHALL BE 3" WIDE.

D. SLEEVING:
- PIPE SLEEVES SHALL BE PVC SCHEDULE 40 MINIMUM.

E. VALVES:
- REMOTE CONTROL VALVES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
- BALL VALVES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
- CHECK VALVES SHALL BE HUNTER HCV-SERIES.
- QUICK COUPLING VALVES SHALL BE THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.

F. VALVE/PULL BOXES:
- REMOTE CONTROL VALVE BOXES SHALL BE MANUFACTURED BY AMETEK (PART #170106) OR CARSON (#1419-2B).
- BALL VALVE BOXES SHALL BE MANUFACTURED BY AMETEK (PART #181104).
- QUICK COUPLING VALVE BOXES SHALL BE MANUFACTURED BY AMETEK (PART #181104).
- PULL BOXES SHALL BE MANUFACTURED BY AMETEK (PART #181104).

G. SPRINKLER HEADS:
SPRINKLER HEADS SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.

H. DRIP EMITTER HEADS:
DRIP EMITTER HEADS SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.

I. RAIN SENSING DEVICES:
RAIN SENSING DEVICES SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.

J. CONTROL WIRING:
- USE DIRECT BURIAL COPPER WIRE AWG-U.F. 600 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATION, U.F., U.L. APPROVED 14 GAUGE (MINIMUM) PILOT AND SPARE WIRES, 12 GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. WIRE COLOR AS FOLLOWS: COMMON WIRE SHALL BE WHITE, CONTROL WIRES SHALL BE COLORED-CODED ANY COLOR BUT RED OR WHITE. EACH CONTROL WIRE COLOR SHALL BE UNIQUE FROM ALL OTHER CONTROL WIRES. EXTRA CONTROL WIRES SHALL BE RED.
- SEAL FOR SPLICES AND SPARE WIRE ENDS SHALL BE "PEN-TITE" WIRE CONNECTORS OR APPROVED EQUAL.

K. AUTOMATIC CONTROLLERS:
- EACH CONTROLLER SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.
- CONTROLLER SHALL OPERATE ON SINGLE PHASE, 110 TO 120 VOLT, 60 CYCLE, ALTERNATING CURRENT, "UL" LISTED, AND SHALL CONTAIN AN "OFF" AND "ON" SWITCH TO SHUT OFF ENTIRE AUTOMATIC WATERING CYCLE WITHOUT INTERRUPTING THE TIMING MECHANISM. OUTPUT SHALL BE 24 VOLTS AC.
- CONTROLLERS SHALL BE ENCLOSED IN WEATHERPROOF CORROSION-RESISTANT HOUSING HAVING LOCKING COVER TO PROTECT ALL EQUIPMENT FROM VANDALISM.
- CONDUIT FOR 120 VOLT AND 24 VOLT WIRING SHALL BE AS APPROVED BY THE LOCAL CODE FOR ELECTRICAL SERVICE AND DISTRIBUTION (PVC PIPE WILL NOT BE ACCEPTABLE FOR USE AS ELECTRICAL CONDUIT).

L. PRESSURE REGULATION DEVICE:
- PRESSURE REGULATION DEVICE SHALL BE OF THE TYPE, SIZE AND PERFORMANCE SPECIFIED IN THE IRRIGATION LEGEND.

M. BACKFLOW PREVENTION DEVICE:
- BACKFLOW PREVENTION DEVICE SHALL BE OF THE TYPE AND SIZE INDICATED ON THE PLANS. BACKFLOW PREVENTION DEVICE SHALL MEET THE STANDARDS SET BY THE STATE OF CALIFORNIA, CALIFORNIA ADMINISTRATIVE CODE, TITLE 17 - "REGULATIONS RELATING TO CROSS CONNECTIONS".
- BACKFLOW PREVENTION DEVICE SHALL BE FITTED WITH RESILENT SEATED TEST COCKS, AND WITH RESILENT SEATED SHUT-OFF VALVES CAPABLE OF ISOLATING THE DEVICE FROM THE REST OF THE SPRINKLER SYSTEM.

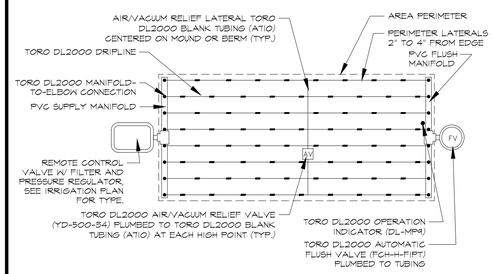
7. INSTALLATION PROCEDURE:
A. GENERAL:
- IF NO DETAIL IS PROVIDED FOR WORK UNDER THIS CONTRACT, INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR RECOMMENDED STANDARD PRACTICE. SUBMIT RECOMMENDED PROCEDURES TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. PIPING SHALL BE LOCATED ALONG THE INSIDE EDGES OF PLANTING AREAS EXCEPT WHERE NOT FEASIBLE TO DO SO.

B. WATER SUPPLY:
- CONNECT IRRIGATION SYSTEM TO POINT OF CONNECTION (POC) AT APPROXIMATE LOCATIONS SHOWN ON DRAWINGS.
- ALLOW FOR MINOR CHANGES AT POC CAUSED BY ACTUAL SITE CONDITIONS.
- VERIFY AVAILABLE WATER PRESSURE AT EACH METER LOCATION PRIOR TO COMMENCING CONSTRUCTION OF IRRIGATION SYSTEMS. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF PRESSURE IS NOT THAT WHICH IS INDICATED IN THE DRAWINGS, OR IS NOT SUFFICIENT TO OPERATE SYSTEMS AS DESIGNED. IF NOTIFICATION IS NOT PERFORMED THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REQUIRED REVISIONS.

C. ELECTRICAL SUPPLY:
- CONNECT POWER AND CONNECTIONS TO THE AUTOMATIC CONTROLLER AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL COORDINATE WITH OWNER AND OTHER TRADES TO HAVE POWER AVAILABLE TO THE CONTROLLERS WHEN NEEDED.

D. TRENCHING:
- DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT INDICATED ON DRAWINGS.
- DEPTH OF TRENCHES SHALL BE SUFFICIENT TO PROVIDE A MINIMUM COVER ABOVE THE TOP OF THE PIPE AS INDICATED IN PIPE DEPTH SECTION UNDER THE IRRIGATION PIPE AND FITTINGS HEADING.
- FINISH GRADE OF ALL TRENCHES MUST CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.

E. IRRIGATION PIPE AND FITTINGS:
- ASSEMBLIES:
  -INSTALL NO MULTIPLE ASSEMBLIES. PROVIDE EACH ASSEMBLY WITH ITS OWN OUTLET.
  -PVC TO METAL CONNECTION SHALL BE BY PVC MALE THREAD ADAPTER FITTING SCREWED INTO METAL FEMALE FITTING, OR BY METAL MALE THREAD ADAPTER FITTING SCREWED INTO PVC FEMALE FITTING.
  -TEFLON TAPE SHALL BE USED ON ALL THREADED PVC TO PVC AND PVC TO MALE JOINTS.
  -REMOVE BURRS FROM PVC PIPE ENDS PRIOR TO CONNECTING OR SOLVENT WELDING. USE SOLVENT MANUFACTURER'S RECOMMENDATIONS FOR CLEANING PIPE ENDS PRIOR TO MAKING SOLVENT WELDED CONNECTIONS.
  -ALL PVC PRESSURE PIPE 2" AND LARGER, SHALL HAVE THE CORRECT SIZED CONCRETE THRUST BLOCK INSTALLED AT EVERY ABRUPT CHANGE OF ALIGNMENT AT ALL VALVES, AT TEES, AT ELBOWS, AND AT ENDS OF PIPE RUNS, AND WHEREVER FIELD CONNECTIONS OCCUR WHICH REQUIRE ONE.
  -IRRIGATION CIRCUITS SHALL RUN PARALLEL, OR AS CLOSE TO PARALLEL AS IS PRACTICAL, TO THE CONTOUR LINES.
- PIPE DEPTHS:
  DEPTH OF PIPE SHALL BE SUFFICIENT TO PROVIDE A MINIMUM COVER ABOVE THE TOP OF THE PIPE AS FOLLOWS UNLESS INDICATED DIFFERENTLY ON DRAWINGS OR AS PER CITY OR COUNTY CODES OR REQUIREMENTS:
  -COMMERCIAL/INDUSTRIAL REQUIREMENTS:
    PLANTING AREAS:
      NON-PRESSURE LINES - 12" OF COVER
      PRESSURE LINES - 18" OF COVER
    PAVED AREAS:
      NON-PRESSURE LINES IN SLEEVES - 30" OF COVER
      PRESSURE LINES IN SLEEVES - 36" OF COVER
      ELECTRICAL WIRES IN SLEEVES - 36" OF COVER
- LINE CLEARANCE:
  -POTABLE IRRIGATION LINES SHALL HAVE A CLEARANCE OF 6" OR MORE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES.
  -PARALLEL IRRIGATION LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER, OR AGAINST THE SIDES OF THE TRENCH.
- FLUSHING AND ADJUSTING SYSTEM:
  -AFTER IRRIGATION PIPELINES AND RISERS ARE IN PLACE AND CONNECTED, AND PRIOR TO INSTALLATION OF IRRIGATION HEADS, OPEN THE CONTROL VALVES AND USE A FULL HEAD OF WATER TO FLUSH OUT SYSTEM. AFTER THE SYSTEM IS THOROUGHLY FLUSHED, RISER SHALL BE CAPPED OFF AND THE SYSTEM PRESSURE TESTED.
  -ADJUST VALVES AND ALIGNMENT AND COVERAGE OF IRRIGATION HEADS. ADJUSTMENTS MAY INCLUDE CHANGES IN NOZZLE SIZES AND DEGREES OF ARC. THESE CHANGES SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER. OBTAIN COVERAGE TEST APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING OR SEEDING.
  -SYSTEMS REQUIRING FLUSHING SHALL ACCOMENDATE THE WATER GENERATED BY THE FLUSHING WITHOUT EROSION OR DISTURBANCE TO THE PLANTING. WATER SHALL BE CHANNELED INTO ADJACENT DRAINAGE STRUCTURES (SWALE, GUTTER, ETC.) WHERE POSSIBLE.
- HYDROSTATIC PRESSURE TEST:
  -NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO HYDROSTATIC PRESSURE TEST. TESTING SHALL OCCUR PRIOR TO BACKFILLING AND INSTALLATION ON ANY VALVES.
  -NO TESTING SHALL OCCUR, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.
  -TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 125 LBS PER SQUARE INCH FOR NOT LESS THAN FOUR HOURS. TEST ALL NON-PRESSURE LINES UNDER EXISTING STATIC PRESSURE.
  -IF LEAK DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL SYSTEM IS PROVEN TO BE WATERTIGHT.
  -FURNISH NECESSARY FORCE PUMP AND OTHER TEST EQUIPMENT.
- SLEEVES:
  -SLEEVES SHALL BE A MINIMUM OF TWO TIMES LARGER THAN PIPE OR WIRE BUNDLE IT ENCLOSES. ONE PIPE PER SLEEVE. PIPE SIZE SHALL BE 2" MINIMUM.
  -PIPE SLEEVE UNDER EXISTING OR FUTURE PAVING SHALL BE INSTALLED PRIOR RO PAVING OR RE-PAVING AND SHALL EXTEND 12" BEYOND EACH SIDE OF PAVEMENT. THE LETTERS "E" FOR ELECTRICAL AND "W" FOR WATER SHALL BE STAMPED OR CHISELED IN THE PAVEMENT DIRECTLY ABOVE THE SLEEVE ON BOTH SIDES OF THE CROSSING.
  -SLEEVE MARKER: METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL SLEEVES, 12" DIRECTLY ABOVE SLEEVES.
  -CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
- VALVES:
  -REMOTE CONTROL VALVES:
    VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY.
    VALVES SHALL BE GROUPED TOGETHER WHEREVER POSSIBLE AND INSTALLED IN INDIVIDUAL VALVE BOXES.
    WHERE THE PRESSURE AT THE REMOTE CONTROL VALVE EXCEEDS 80 P.S.I. (DUE TO ELEVATION DROPS, ETC.), A PRESSURE REDUCING VALVE SHALL BE USED TO REDUCE PRESSURE TO DESIGN LEVELS.
    VALVES SHALL BE ADJUSTED SO THAT THE MOST REMOTE SPRINKLER HEADS OPERATE AT THE PRESSURE RECOMMENDED BY THE HEAD MANUFACTURER. VALVES SHALL BE ADJUSTED SO A UNIFORM DISTRIBUTION OF WATER IS APPLIED BY THE SPRINKLER HEADS TO THE PLANTING AREAS FOR EACH INDIVIDUAL VALVE SYSTEM.
    PROVIDE A PVC UNION ON THE DOWNSTREAM SIDE OF THE VALVE. CONNECTIONS SHALL BE MADE HORIZONTALLY.
  -BALL VALVES:
    BALL VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY.
    BALL VALVES SHALL BE INSTALLED TO DIVIDE THE IRRIGATION SYSTEM INTO CONTROLLABLE UNITS, AND TO AVOID DRAINING LONG RUNS OF PIPING FOR SYSTEM REPAIRS.
  -CHECK VALVES:
    PROVIDE A MANUFACTURER INSTALLED CHECK VALVE IN EACH SHRUB HEAD ON RISER. WHEN A MANUFACTURER INSTALLED CHECK VALVE IS NOT AVAILABLE, OR WHERE THE SYSTEM ELEVATION CHANGE EXCEEDS TEN FEET, PROVIDE AN IN-LINE CHECK VALVE ON THE RISER OF EACH SHRUB HEAD ACCORDING TO DETAILS.
    PROVIDE A MAUFACTURER INSATLLED CHECK VALVE IN EACH POP-UP HEAD. WHEN A MANUFACTURER INSTALLED CHECK VALVE IS NOT AVAILABLE, OR WHERE THE SYSTEM ELEVATION CHANGE EXCEEDS EIGHT FEET, PROVIDE AN IN-LINE CHECK VALVE ON THE SWING JOINT ASSEMBLY OF EACH POP-UP HEAD ACCORDINGTO DETAILS.
  -QUICK COUPLING VALVES:
    QUICK COUPLING VALVES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY.
    QUICK COUPLING VALVES SHALL BE SET APPROXIMATELY 12" FROM WALKS, CURBS, HEADERS, OR PAVED AREAS WHERE APPLICABLE.
- VALVE/PULL BOX:
  -VALVE BOXES SHALL BE SET ONE AND ONE HALF INCH (1 ½") ABOVE THE DESIGNATED FINISH GRADE IN SHRUB AREAS.
  -VALVE BOXES ADJACENT TO WALKS OR PAVING SHALL NOT BE INSTALLED HIGHER THAN FINISH SURFACE OF ADJACENET WALK OR PAVING.
  -INDICATE ON VALVE BOX LID EITHER P.B. FOR PULL BOX, B.V. FOR BALL VALVE, OR THE IDENTIFICATION NUMBER OF THE REMOTE CONTROL VALVE AND CONTROLLER CLOCK. LETTERS SHALL BE 3" HIGH, ½" WIDE AND BURNED INTO THE LID WITH A SOLDERING IRON OR ENGRAVED INTO THE LID WITH A ROUTER.
- SPRINKLER HEADS:
  -SPRINKLER HEADS AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS.
  -SPACING OF IRRIGATION HEADS SHALL NOT EXCEED MAXIMUMS PER THE IRRIGATION LEGEND.
  -INSTALL IRRIGATION HEADS 12" FROM ANY VERTICAL SURFACE (WALLS, FENCES, BUILDINGS, ETC.).
  -INSTALL POP-UP TYPE HEADS ADJACENT TO WALKS, PAVING, HEADERS, GLAZING, AND TOP OF RETAINING WALLS TYPICALLY.
  -TOP OF POP-UP TYPE HEADS ADJACENT TO WALKS OR PAVING SHALL NOT BE HIGHER THAN FINISH SURFACE OF ADJACENT WALK OR PAVING.
  -CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO FULLY COVER ALL PLANTING AREAS AND NOT THROW ONTO WALKS, BUILDINGS OR WINDOWS WHEREVER POSSIBLE. IRRIGATION SYSTEMS SHALL NOT SPRAY WATER ACROSS SUBDIVISION BOUNDARY LINES. WHERE ON-SITE FIELD CONDITIONS REQUIRE CHANGES, HEADS SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE MAXIMUM SPACING LIMITS ESTABLISHED IN THE IRRIGATION LEGEND. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 5 FEET PER SECOND AND FLOW SHALL NOT EXCEED RECOMMENDED MAXIMUM OF REMOTE CONTROL VALVE SIZE.
  -IRRIGATION HEADS WITHIN A CIRUIT SHALL HAVE UNIFORM PRECIPITATION RATE. DO NOT INTERMIX DIFFERENT TYPES OR BRANDS OF IRRIGATION HEADS ON THE SAME CIRUIT.
- DRIP EMITTER HEADS:
  -DRIP EMITTER HEADS AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS.
  -INSTALL DRIP EMITTER HEADS 12" FROM ANY VERTICAL SURFACE (WALLS, FENCES, BUILDINGS, ETC.).
  -TOP OF DRIP EMITTER HEADS OR TOP OF DRIP EMITTER HEAD BOXES ADJACENT TO WALKS OR PAVING SHALL NOT BE HIGHER THAN FINISH SURFACE OF ADJACENT WALK OR PAVING.
  -CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO FULLY COVER ALL PLANTING AREAS. IRRIGATION SYSTEMS SHALL NOT IRRIGATE ACROSS PROPERTY LINES. WHERE ON-SITE FIELD CONDITIONS REQUIRE CHANGES, DRIP EMITTER HEADS SHALL BE ADDED OR DELETED FOR COMPLETE COVERAGE. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 5 FEET PER SECOND AND FLOW SHALL NOT EXCEED RECOMMENDED MAXIMUM OF REMOTE CONTROL VALVE.
- RAIN SENSING DEVICES:
  RAIN SENSING DEVICES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- CONTROL WIRING:
  -INSTALL WIRING IN SAME TRENCH AS PRESSURE SUPPLY LINES WHEREVER POSSIBLE.
  -THERE SHALL BE EIGHTEEN INCHES (18") COVERAGE OF EARTH OVER THE 24-VOLT CONTROL WIRE. INSTALL WIRE IN TRENCH AND TAPE TO MAIN LINES ON SIDE OF PIPE, WHERE APPLICABLE, AT 10" INTERVALS.
  -NO SPLICE SHALL BE MADE BETWEEN CONTROLLER AND AUTOMATIC CONTROL VALVES.
  -ALL SPLICES SHALL BE ENCASED IN WATERPROOF CONNECTORS PER APPROVED MATERIALS.
  -PROVIDE ONE SEPARATE SPARE CONTROL WIRE TO EACH SINGLE VALVE MANIFOLD (A VALVE MANIFOLD IS CONSIDERED ANY VALVE GROUPING WHERE VALVES ARE PLACED NO FURTHER THAN 3' APART). ONE SPARE WIRE THAT IS LOOPED FROM VALVE TO VALVE IS NOT ACCEPTABLE. SPARE WIRE ENDS SHALL BE ENCASED IN WATERPROOF CONNECTORS PER APPROVED MATERIALS.
  -EACH INDIVIDUAL CONTROLLER'S CONTROL WIRES SHALL BE BUNDLED AND TAPED TOGETHER WITH COLORED T



12 SUB-SURFACE END-FEED LAYOUT
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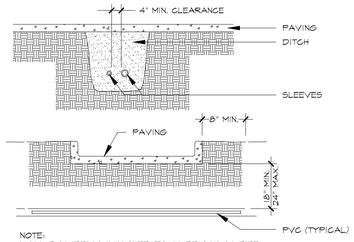

8 SLEEVING DETAIL
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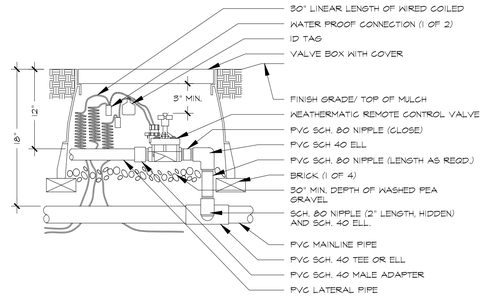

4 REMOTE CONTROL VALVE
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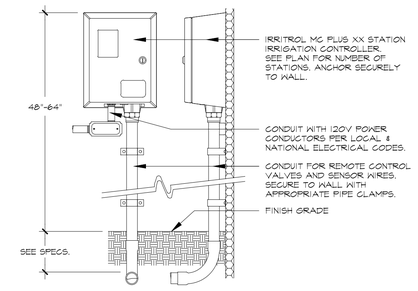

1 CONTROLLER DETAIL
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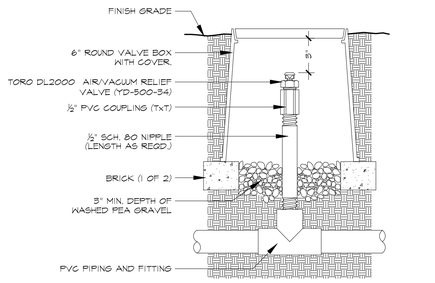

13 SUB-SURFACE AIR/VACUUM RELIEF VALVE
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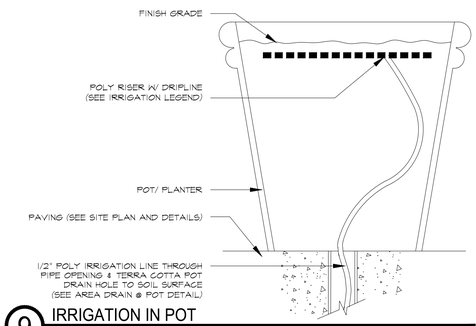

9 IRRIGATION IN POT
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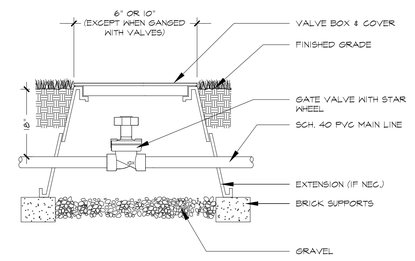

5 GATE VALVE DETAIL
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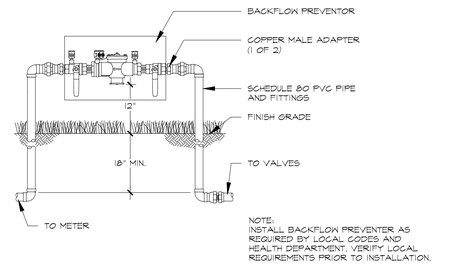

2 BACKFLOW PREVENTER DETAIL
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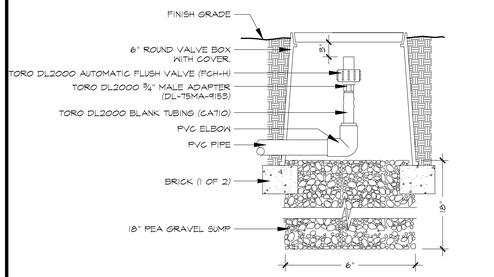

14 SUB-SURFACE AUTOMATIC FLUSH VALVE
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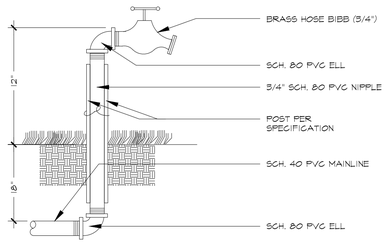

10 HOSE BIB DETAIL
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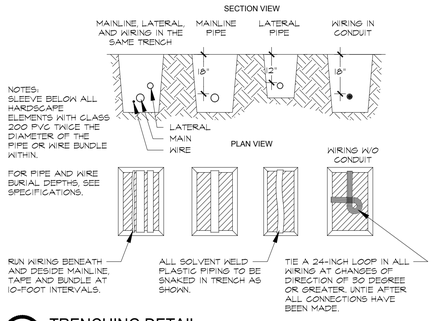

6 TRENCHING DETAIL
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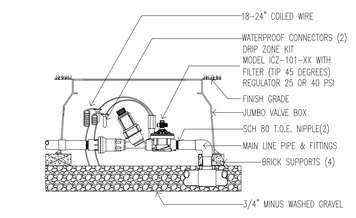

3 DRIP CONTROL ZONE
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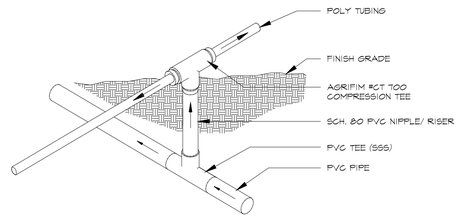

15 COMPRESSION TEE TO DRIP DETAIL
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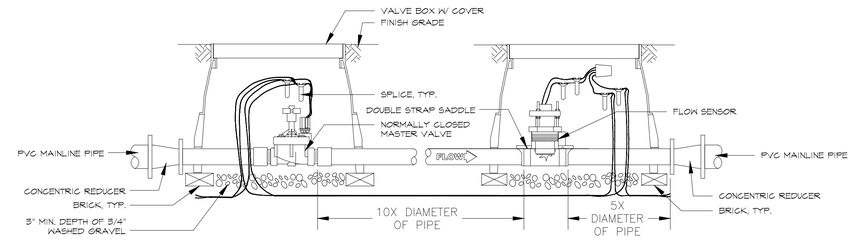

7 SLEEVING DETAIL
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CHRISTIAN BARNETT INC.
LANDSCAPE ARCHITECTURE
SANTA BARBARA / NAPA VALLEY
2174 EDISON AVE. SAN JOSE, CA. 94588
(831) 331-0021

NO DATE ISSUES AND REVISIONS BY

IRRIGATION NOTES & DETAILS

GARMAN RESIDENCE
Dean York Lane
Saint Helena, California
AP# (009-690-023)

Date 1/22/2024
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Print Date 3/12/2024
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JOSEPH FARRELL
ARCHITECTURE
1 Commercial Blvd. Suite 106
Novato, CA 94949
Voice (415) 884-2860

Design Review Project Statement
Garman Residence + ADU
1790 Dean York, St. Helena.

DATE: 6-20-24
APN: 009-690-023
ZONING: A20
PARCEL SIZE: 1 acre

Project Description:

We are excited to introduce the Garman Residential and Accessory Dwelling Unit (ADU) Project, a contextual development situated on a 1-acre vacant property at 1790 Dean York Lane, St. Helena. Zoned LR-1A, this property is a newly created parcel subdivided from 1780 Dean York Lane, making it an ideal property for a new single-family home and ADU.

At the heart of this new 5,099 sq. ft. single-story main residence lies a commitment to elegance, sustainability, and comfort. Featuring four bedrooms and a study/media room, the house is designed for spaciousness and modern living. A 2-car garage, measuring 581 sq. ft., ensures ample space for vehicles and storage.

Nestled at the rear of the property, the 1-bedroom ADU stands as a testament to cohesive architectural design, providing an additional 800 sq. ft. of living space. This structure mirrors the elegance of the main residence while offering privacy and versatility.

An inviting swimming pool graces the western aspect of the residence. The transitionary architectural style, marked by series of sloped gable roofs and a mix of painted vertical cement fiber and horizontal cedar shiplap siding, harmoniously blends with the landscape. The home's aesthetics are further enhanced by black metal-clad windows, metal roofing, reflecting a modern and sophisticated design approach.

The commitment to sustainability is apparent in every facet of the design. A solar voltaic system will harness the sun's energy, while high-efficiency appliances and low-flow plumbing fixtures minimize resource consumption. Conscientious landscaping around the immediate home features California native drought-tolerant grasses, plants, and trees, along with decorative gravel and stone elements. The intelligent irrigation system, equipped with integral weather sensors, will adapt water usage to current conditions, epitomizing responsible land stewardship.

In alignment with the LR-1A zoning district regulations, the project comprises a single-family dwelling and an accessory dwelling unit. By respecting the zoning codes and enriching the neighborhood fabric, the Project embodies a seamless marriage of innovative design, sustainable practices, and a deep-rooted respect for the surrounding environment.

In summary, the Project seamlessly integrates modern luxury with the rich agricultural history of St. Helena. This transformative endeavor aligns with the principles of the St. Helena General Plan and Zoning Code, promising a positive contribution to both the neighborhood and the city as a whole.

Joseph Farrell
Architect

Water Use Analysis

for

Garman Residence
Dean York Lane, St. Helena, CA 94574
APN: 009-690-023

March 2024

prepared by:
Madrone Engineering
1485 Main Street, Suite 302
St. Helena, CA 94574

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Garman Residence

madrone engineering

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23.041
Garman Residence

madrone engineering

I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the Garman Residence project with compliance with the City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The owner of the property on Dean York Lane is proposing to construct a new 4-bedroom main residence and a 1-bedroom ADU. There is no existing structure on the parcel.

This report will analyze and estimate existing water usage (pre-project) and future water usage (post-project) to determine the net increase (or decrease) in water usage. If water use is projected to increase, mitigation measures will be detailed that will bring the project into compliance with the City's "no net increase" policy for water use.

II. Existing Water Use Analysis

The existing parcel on Dean York Lane is a vacant lot with no existing City water connection. According to the "St. Helena Water Neutral Policy for Development", a reasonable estimate of baseline existing demand is 150 gallons of water per bedroom per day. Therefore, existing residential water use on the property can be estimated at **0 gallons per day**.

III. Proposed Water Use Analysis

The project proposes to construct a new 4-bedroom main residence, garage and pool and a 1-bedroom ADU with low-flow fixtures as required by the 2019 California Plumbing Code. The main residence fixtures include 6 toilets, 7 bathroom sinks, 1 kitchen sink, 6 shower heads, 6 baths, and 1 sink in the laundry room, as well as a clothes washer, and a dish washer.

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Please see Table 1, below, for a summary of the proposed water use generated by the proposed main residence.

TABLE 1 - PROPOSED RESIDENCE DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	6	1.28 gal		4	8	41 gal	14950 gal	0.05 af
Low Flow Lavatory Faucet	7	1.0 gpm	0.50 min	4	8	16 gal	5840 gal	0.02 af
Low Flow Kitchen Faucet	1	2.0 gpm	8 min	1	8	128 gal	46720 gal	0.14 af
Low Flow Shower Head	6	1.75 gpm	8 min	1	8	112 gal	40880 gal	0.13 af
Bath	6	35 gal		0.14	8	40 gal	14600 gal	0.04 af
Low Flow Laundry Faucet	1	1.0 gpm	4 min	1	8	32 gal	11680 gal	0.04 af
Clothes Washer	1	16 gal per load		0.37	8	47 gal	17286 gal	0.05 af
Dish Washer	1	4 gal per cycle		0.25	8	8 gal	2920 gal	0.01 af
Total						**424 gal**	**154,877 gal**	**0.48 af**

The 1-bedroom ADU will have 1 toilet, 1 bathroom sink, 1 kitchen sink, 1 shower head, 1 bath as well as a clothes washer and a dish washer. Please see Table 2, below, for a summary of the proposed water use generated by the 1-bedroom ADU.

TABLE 2 - PROPOSED ADU DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	1	1.28 gal		4	2	10 gal	3738 gal	0.01 af
Low Flow Lavatory Faucet	1	1.0 gpm	0.50 min	4	2	4 gal	1460 gal	0.00 af
Low Flow Kitchen Faucet	1	2.0 gpm	8 min	1	2	32 gal	11680 gal	0.04 af
Low Flow Shower Head	1	1.75 gpm	8 min	1	2	28 gal	10220 gal	0.03 af
Bath	1	35 gal		0.14	2	10 gal	3650 gal	0.01 af
Low Flow Laundry Faucet		1.0 gpm	4 min	1	2	0 gal	0 gal	0.00 af
Clothes Washer	1	16 gal per load		0.37	2	12 gal	4322 gal	0.01 af
Dish Washer	1	4 gal per cycle		0.50	2	4 gal	1460 gal	0.00 af
Total						**100 gal**	**36,529 gal**	**0.11 af**

The proposed pool can be filled with trucked water rather than City water. The proposed landscape water use is 542 gallons per day based on the WELO. As a result, the total **proposed water usage** for the parcel can be estimated at **1,066 gallons per day**.

IV. Conclusion

Table 3, below, provides a summary of the existing water use, proposed water use, and net effect of the project on total usage of City water.

TABLE 3 - ESTIMATED TOTAL WATER USE

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	0	0	0.000
Savings - Showerhead Retrofits	-1,104	-192,720	-0.591
Proposed WELO	542	197,671	0.607
Proposed Domestic Water Use	524	191,406	0.587
Net Water Usage	**-38**	**196,357**	**0.603**

Replacing older fixtures in an existing residence connected to City water would accomplish the necessary water savings. A typical low-flow showerhead (1.5 gpm) would save 1.0 gpm over an older showerhead. As a specific example, replacing the showerheads within twelve (12) residences, each at least a 3-bedroom, would result in significant water savings. Please see Table 4, below, for an estimate of the water savings that could be accomplished by the retrofits.

TABLE 4 - ESTIMATED WATER SAVINGS

Use	Qty	Differential Flow	Duration	Daily Use	Occ.	Total Daily Water Savings	Total Annual Water Savings	Total Annual Water Savings
Showerheads	23	1.00 gpm	8.00 min	1	6	1104 gal	402,960 gal	1.24 af

This report demonstrates that the proposed project is in compliance with City of St. Helena water use requirements; specifically, the requirement that all proposed projects are water-neutral with respect to City water use.

From: Cindy Tzafopoulos
To: Xinia Gamero
Cc: Maya DeRosa
Subject: FW: [External] Item 5.1 at the 7/16/24 Planning Commission Meeting
Date: Thursday, July 4, 2024 9:46:47 AM

Public Comment

From: Bobbi Monnette <matildabologne@yahoo.com>
Sent: Tuesday, July 2, 2024 7:43 PM
To: Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>
Subject: Fw: [External] Item 5.1 at the 7/16/24 Planning Commission Meeting

Cindy,

Could you distribute this letter to the Planning Commissioners for their meeting on 7/16/24?

Thanks.

Bobbi Monnette

Planning Commissioners,

As I reviewed the item re: the Dean York Lane proposal, I was struck by the presence of a black roof. At least the entire house wasn't black, as is the new project on McCorkle Ave. Nevertheless, taking into consideration the dire need to conserve energy due to climate change factors, a black roof seems inappropriate. We should have an ordinance against construction that doesn't address conservation issues as basic as the color of one's roof.

User Tips: Use Products More Efficiently

The **National Roofing Contractors Association** (NRCA) provides some helpful advice in its **guidelines for selecting a roofing contractor**. Roofs should be properly examined at regular intervals and maintained or cleaned when necessary and appropriate to assure the MAXIMUM SOLAR REFLECTANCE. (my caps).

Lawrence Berkeley National Laboratory provided supporting analysis for this acquisition guidance.

_____

And this from https://www.energy.gov/femp/purchasing-energy-efficient-cool-roof-products

The three properties to look for when selecting a roof material to reduce building cooling load are:

- High solar reflectance
- Endurance of high reflectance over time
- High emittance.

The ENERGY STAR program presently considers reflectance only, not emittance. High emittance lowers roof temperature by increasing the release of heat by thermal radiation. To ensure a high-emittance roof, avoid unpainted metal roofs and aluminum coatings. If installing a metal roof, make sure it is painted a light color (not with a clear coating).

_____

Stay cool.

Thanks for your good work.

Bobbi Monnette

Richard and Stefanie Humphries

2080 Palmer Drive, St. Helena, CA 94574

July 11, 2024

Planning Commission

City of St. Helena

Attn: Maya DeRosa

Re: Garman Residence, Dean York Lane

We received your notice of recommendation to approve the development plans for the above project on July 3, 2024. We noted that you have not received any correspondence on this project. Possibly, that is because we have had no communication from the applicant nor the City until now.

The design looks incredible. It will be a nice addition to the neighborhood.

I would like to provide the City, Architect and Owner our concerns. They are as follows:

1. **Landscaping.** Along our mutual property line are proposed John Edwards Italian Buckthorn, #11, L2.0. They will grow to 15'to18'. That will eliminate our view to the Meadow Wood hills and mountains to the northeast. Could you mitigate this view corridor that we currently enjoy with some shrubs that will not exceed 10'? From the dog leg corner to our barn is where our view corridor exists. This is the view that we have enjoyed for the past 20 years. See attached pictures.

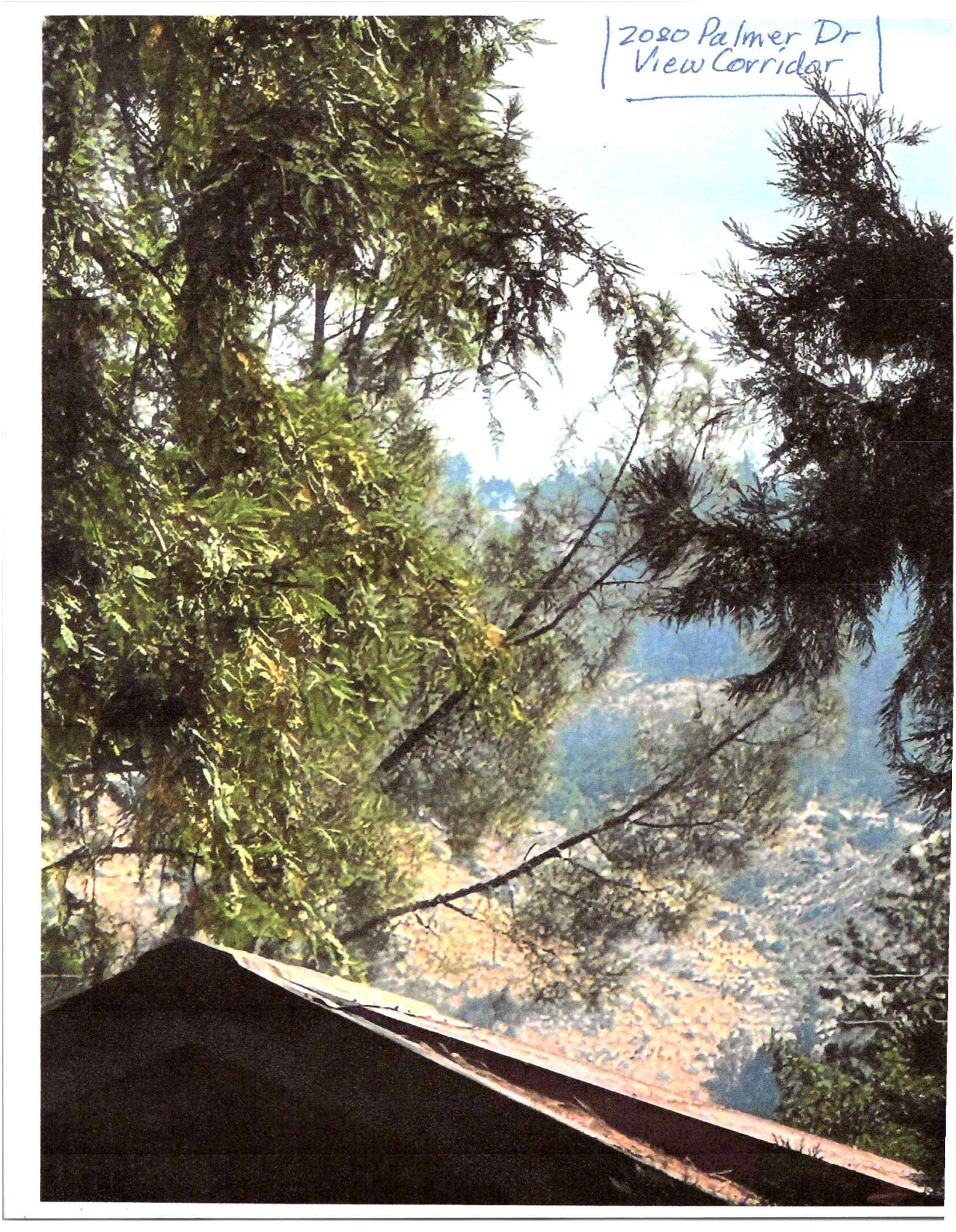
2. **Drainage,** Dean York Lane has existing drainage issues that have led to asphalt deterioration, the road association is investigating drainage issues on the opposite side of Dean York now. It appears that drainage in the front of house will sheet on to the asphalt. We would recommend a detention basin or dissipater for this run off on site. Both of which will return the water to the below aquafers. This is design feature used in many municipalities in California. Dean York has no way to accommodate any additional drainage or roof water. Please recommend the drainage plan be amended to take the water away from Dean York.
3. **Grading,** I see the City allows this property to be filled by 3' to raise the grade. Thus, the heights of the structures are really elevated by 3' or more. For example, the ADU is elevated by 4.5' from existing grade. The bedroom wing is elevated 3.5' above the neighbors and existing grade. The ADU is 18' in height from existing grade. This is simply wrong but is acceptable to the City but not to adjacent neighbors. When you say the ADU structure is 15' high it actually is not. It is closer to 19.5', thus higher than existing grade and adjacent properties. This policy needs to change.
4. **On-site parking**, is within the City guidelines but is inadequate for a house of this size. One guest parking space? On one acre sites on Dean York and Palmer Dr. have multiple parking spaces for guests and others. The rendering shows more parking towards the front door. Two more parking spaces can be added easily towards the front door. We encourage you to ask the applicant to provide more on-site parking to reflect what the practice in this special neighborhood is currently.
5. **Sport Court Lighting**, Can we assume there will no lighting on the Sport Court? If there is, we would strenuously object to that lighting. It would be an intrusions into all the neighbors' peace and enjoyment of their properties.

Thank for reading and considering these ideas.

Sincerely

Richard and Stefanie Humphries

2080 Palmer Dr
View Corridor


2080 Palmer Dr
View Corridor

York Acres Road Association

2245 Palmer Drive, St. Helena, CA 94574

July 14, 2024

City of St. Helena

Attn: Maya DeRosa

Re: Garman Residence

1790 Dean York, St. Helena, CA

We have received your Notice to approve the above project. As you know this is the first time we have been able to see this project just days before your approval. We, as the group that maintains the private roads of Dean York and Palmer Drive, have some comments and concerns. Those comments are as follows:

1. Parking during construction shall be limited to the frontage of the property only. Parking cannot be on both sides of the road which makes it a one lane road.
2. Construction parking would be encouraged on the subject property.
3. Mud control must be required during the winter months with 3" aggregate for 20' on to the property. The road is be kept clean at all times.
4. Dean York may only be blocked for 5 minutes only with construction equipment or delivery vehicles.
5. Dust control will be required during grading and general construction.

Thank you for considering these items as Conditions of Approval.

Jeff Whitehead, 2245 Palmer Dr.

Jeff Whitehead

Chuck & Helen Dabe, 2010 Dean York

2179 Palmer Dr

Gail & Carmen Palacy, 2170 Palmer Dr

John O'Donnell, 2290 Palmer Dr.

Dick Humphries, 2080 Palmer Dr.

From:	boethius524@comcast.net
To:	Public Comment
Cc:	contactplanningcommission
Subject:	Re: [External] 1790 Dean York Lane
Date:	Sunday, July 14, 2024 11:37:16 PM

Dear Maya,

I live at 1780 Dean York Lane and have several comments regarding the project at 1790. The house in question appears to be an attractive house overall, and I look forward to welcoming new neighbors, but perhaps a few adjustments could be made.

1. The first is that I have concerns about the possibility of a lot of landscape/pool/sport court lighting. I think a lot of us on Dean York/Palmer enjoy living in a country setting where it is dark at night. Perhaps there could be some limits or cut-off time?

2. Secondly, it appears that the owner proposes to put a fence on, or very close, to the property line and to plant shrubs (John Edwards Buckthorn) along the inside of the fence. Currently there is no fence but rather a hedge. I assume that hedge will be removed but I hope that some plan is in place to provide some sort of privacy for us until the JE Buckthron is established?

If the new fence is to be located directly on the property line, I would also hope that approval of the 1790 project be conditioned on both owners agreeing on the type of fence to be installed. If instead it will be set back slightly on the 1790 property, I would only raise the issue of how the fence will be maintained once the shrubs have filled in? When grown, the Buckthorn spreads about 10 feet.

Also, has the spread of the Buckthorn been factored into the setback? I would like to avoid being responsible for maintaining the shrubs should they overtake the fence and cross the property line. Maybe the owner would prefer to put in a tall, solid fence to allow for easy privacy and maintenance, and to plant some trees inside that line to cover the distance from the top of the fence to the approx `15 height of a typical JE Buckthorn?

3. Third, as 1790 sits on a slight grade above my house, I am also concerned about the `28 tall roofline. In the past, I have seen examples in St. Helena of house foundations being elevated and the finished project exceeding the 30ft maximum in reality. Another Farrell project on Sulphur Springs is very imposing and seems to have been built on a raised foundation. I want to avoid a situation where the new house looms over our property/blocks a significant part of our skyline, as the 1760 project now does (also single-story, see photo below, with approx outline of old house). In this case, the foundation was not raised, but that roofline significantly exceeds the previous house and now blocks a lot of our former view of the hills. I also want to protect us from another situation we have with 1760s black metal roof, which reflects a lot of light/heat at us during parts of the day. Again, perhaps some mitigation with trees?

4. One last issue concerning the fence, shrubs and access toward the back of the lot (see photo #2, below) is that AT&T's and PG&E's lines run along the property line and continue along the creek toward Palmer Drive. They intertwine with various trees and over time things have become a mess, especially thanks to the pruning done by PG&E's contractors over the years. I am not sure what the answer is, but the power lines, blue-line creek and sport court create an interesting set of factors at the rear of the property.

Thank you for your consideration. I will try to attend the meeting but will likely be late, as my work shift ends around the time of the meeting start.

Best wishes, John Palmer

From: Dave Killoran
To: Public Comment
Subject: [External] 1790 Dean York Lane - Proposal File PL24-018 Comment
Date: Monday, July 15, 2024 4:25:58 PM

I am writing with respect to the proposed project at 1790 Dean York Lane, File PL24-018. This proposed project is south of and directly borders my property and single family full-time residence at 1770 Dean York Lane. I have multiple concerns over this proposal:

1. **Insufficient Review Time**. The short notice window for this hearing for a project of this scope does not allow sufficient time to analyze the proposal and respond comprehensively. Accordingly, we request an extension of 60 days on this hearing to engage in further environmental and legal analyses.
2. **The Sport Court**. A sport court (with a distinct pickleball layout) has been proposed as part of this project. The noise from pickleball games is generally understood to be quite loud—more than twice as loud as tennis—and generally obtrusive and annoying (a simple online search will substantiate this claim). Under municipal code 8.24.010, Unnecessary Noises Generally, the noise from a private pickleball court would be in violation of code. We therefore request that pickleball be specifically prohibited as an option for this sport court.
3. **The Roof Material**. The proposed roof material is "a black standing seam metal roof, which is consistent and compatible with the surrounding residential development." There is only one house nearby with a fully black seam metal roof, the very recently constructed 1760 Dean York Lane property (completed just this spring). This roofing material is highly reflective, and already the 1760 property has caused reflected light issues for surrounding residents when the sun is out. At certain times of day and at certain angles, it acts as a magnifying glass with a significant glare. Adding a second house in the area with a similar roof is cause for concern and possible future legal action due to issues caused by the reflectivity and possible concentrated sun damage. The roof material should not be reflective in any way, and there are many non-reflective dark roof options available that are in use in the neighborhood.
4. **Water Runoff / Street Drainage**. Dean York Lane already has water drainage issues that have caused the degradation of the road surface and roadway edge. To our knowledge, the environmental impact of added runoff and drainage changes specific to this proposal have not been analyzed, either for the street or for the blue line waterway bordering the north end of the parcel. The submitted Water Use Analysis simply outlines usage and not related impacts.

Thus, I request that this hearing be delayed, and the project further studied and modified appropriately to conform to the general characteristics of the neighborhood and needs of the community. Sincerely,

Dave Killoran
1770 Dean York Lane

Planning Commission
July 16, 2024
Major Design Review File #PL24-018

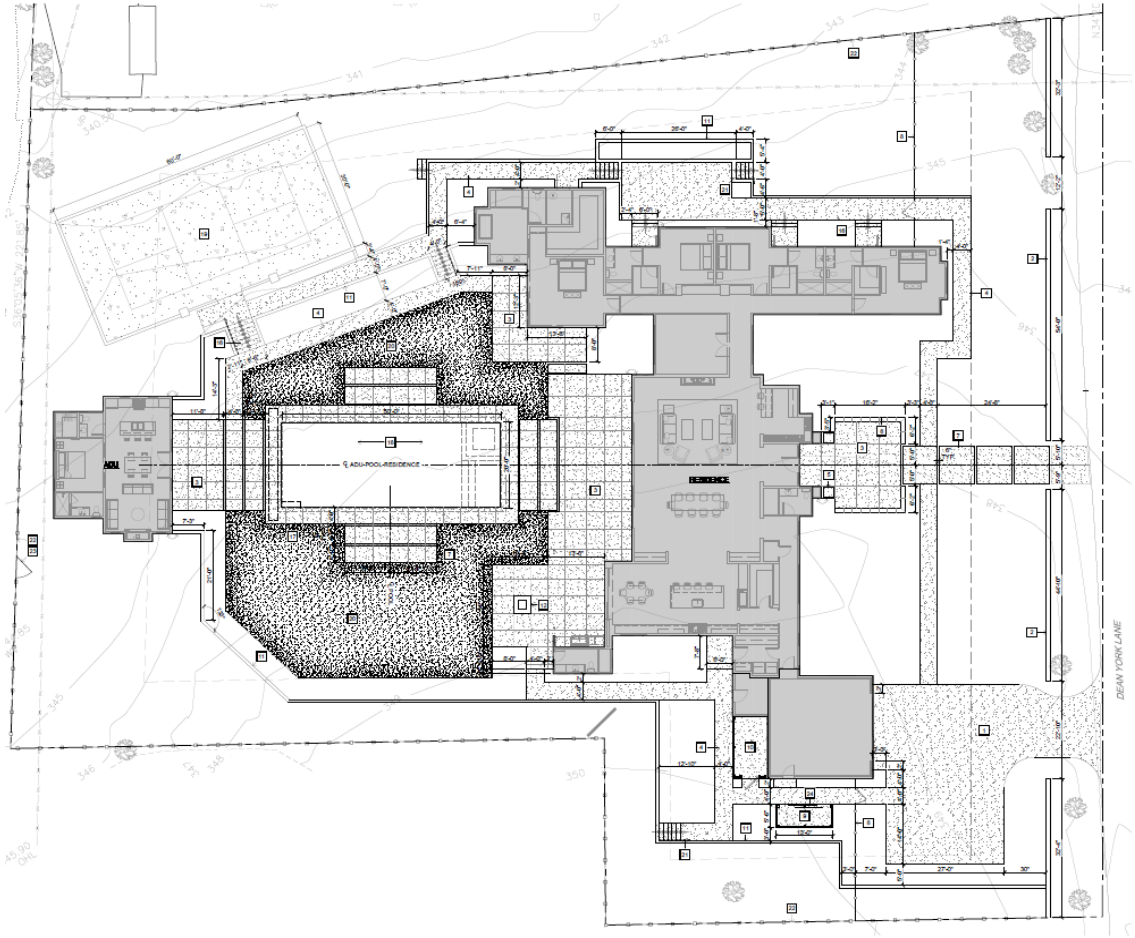
- **1790 Dean York Lane**
- **General Plan District: Low Density Residential (LDR)**
- **Zoning District: Low Density Residential One Acre Minimum (LR-1A)**
- **Request for the construction of a new 5,099 square foot single-story, single-family residence with attached 581 square foot garage**

Site Plan

Lot Size: 1-acre
Max Gross Floor Area:

SFR:	5,099 SF
Garage:	581 SF
	- 200 SF
Grill Roof:	31 SF
Entry Roof:	50 SF
Mech Room:	50 SF
Utility Room:	76 SF
Total:	5,687 SF
	13%

(6,069 SF or 35% allowed)



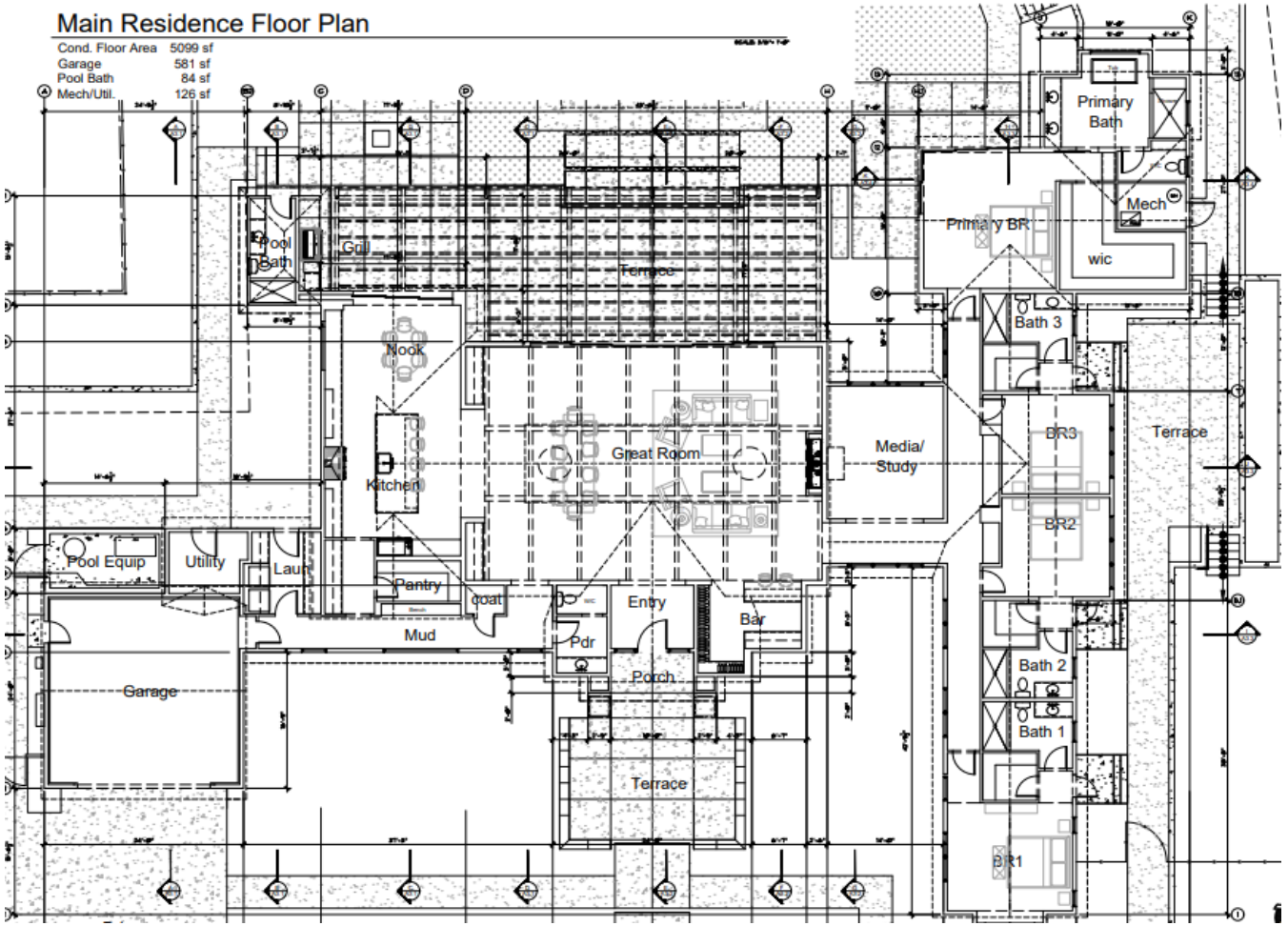
Zoning Consistency

The project complies with all applicable residential zoning district development and design standards pursuant to Sections 17.16.030 and 17.16.040 of the SHMC, including:

- Density
- Lot Area
- Lot Coverage
- Gross Floor Area
- Height
- Front, Rear and Side Setbacks
- Setback from Abutting Waterway
- Paved/Hardscaped Areas
- Landscaping
- Building Orientation
- Wall Planes
- Exterior Building Materials
- Site Access and Circulation
- Parking Frontage

Floor Plan

- 4 Bedrooms
- 4 Bathrooms
- Media/Study Room
- Great Room
- Kitchen
- Bar
- Mudroom
- Pantry
- Utility Room
- Equipment Room
- Pool Bathroom



Elevations (Front & Rear)

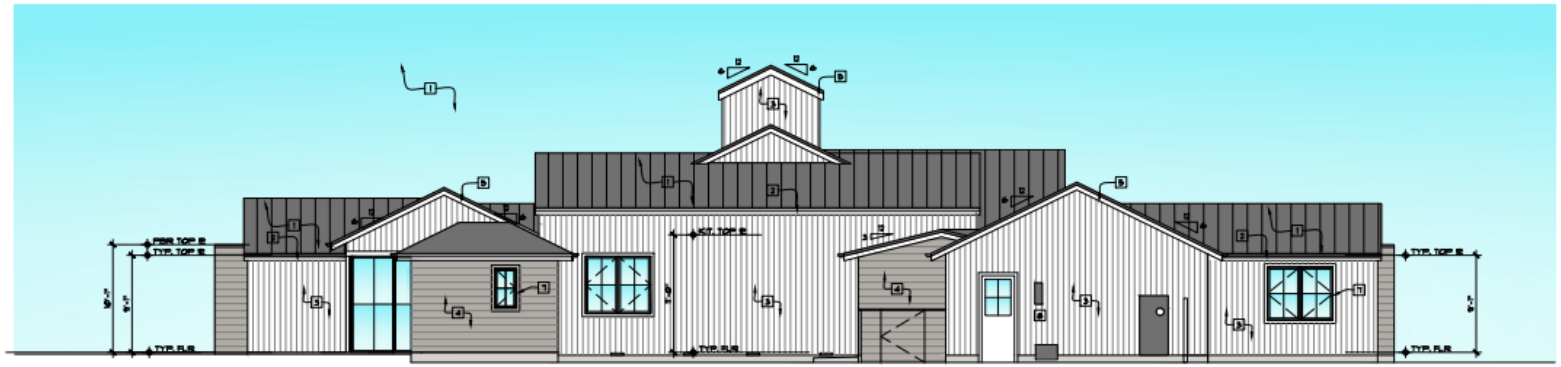
Front Elevation (Southeast)

Rear Elevation (Northwest)

Modern architectural style with contemporary materials including vertical cement fiber siding in white, horizontal cedar shiplap siding in stained gray, black aluminum-clad doors and windows, and a black standing seam metal roof

Elevations (Right & Left)

Right Side Elevation (Northeast)



Left Side Elevation (Southwest)

Major Design Review Findings

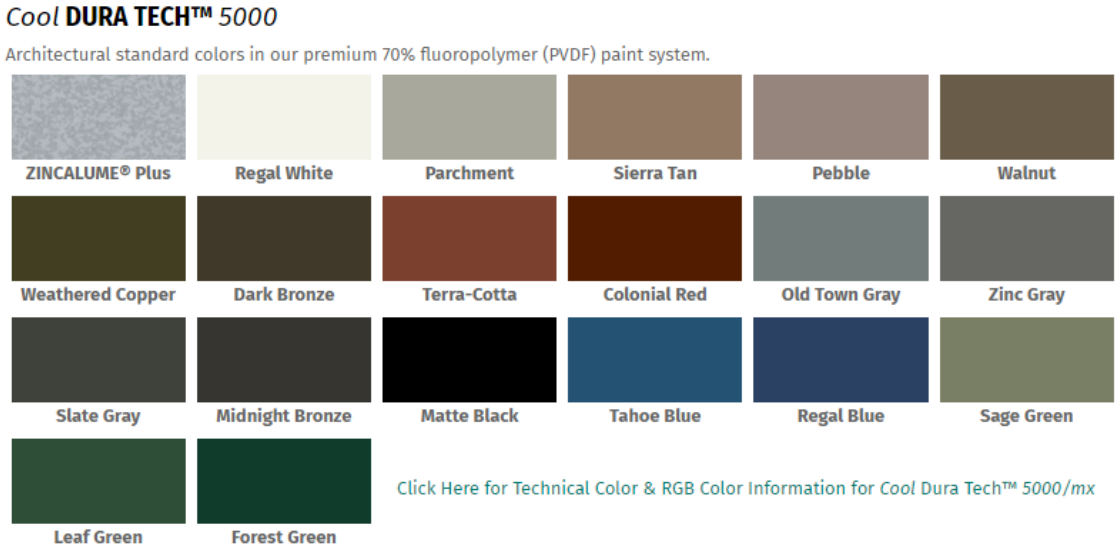
The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.05.070(E)2 (listed below) in review of this application:

1. The proposed project is consistent and compatible with General Plan Policies LU1.4, PF1.1, PF1.6, CD3.2, HE1.6 and HE2.4, would be located on a parcel where single-family homes are permitted and appropriate, has been professionally designed to suit the site and be compatible with the surrounding area. Additionally the project site is located in a rural part of town largely surrounded by existing agriculture and other low-density residences.
2. The proposed single-family home would be finished with a variety of contemporary materials including vertical cement fiber siding in white and horizontal cedar shiplap siding in stained gray, black aluminum-clad doors and windows, and a black standing seam metal roof which are an appropriate extension of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions.

Public Comments

Staff has noted public comment letters received expressing general support for the project while raising concerns:

1. Public Comment_Monnette raises concerns about the energy efficiency of the roof due to the proposed color. The applicant has confirmed that though the roof is black it will be painted with AEP Span manufacturer's Cool Roof (Cool DURA TECH 5000) in matte black designed for energy efficiency.



Public Comments continued

1. Public Comment_Monnette: The proposed metal roof and dark color is not unique to the neighborhood. The following photos establish consistency in roof material and color with the surrounding neighborhood.

1970 Palmer Drive

2125 Palmer Drive

2175 Palmer Drive

Public Comments continued

2. Public Comment_Humphries raises concerns related to landscaping, drainage, height of the ADU, on-site parking, and sport court lighting.

   As the project meets the zoning code landscaping requirements, the issues raised in this letter are civil in nature and not germane to findings of consistency with the General Plan or zoning code.

   Drainage will be reviewed by the Public Works Department with the submittal of a grading permit and will be required to meet all City and State requirement.

   The ADU is not a part of the major design review for this project. It is mentioned merely for reference and will be required to meet all applicable development standards with the review of a building permit.

   Proposed on-site parking meets the zoning code requirements. The Planning Commission cannot require more parking than what is required by the SHMC.

   No lighting is proposed for the sport court.

Public Comments continued

3. Public Comment_Whitehead raises concerns related to construction equipment parking and mud/dust control.

   The project is required under State Law and City regulations to control mud and dust during construction.

   The applicant has agreed to a condition to require construction related vehicles and equipment to be parked onsite.

4. Public Comment_Palmer raises concerns related to lighting, fencing, landscaping, and structure height.

   The sport court will not include lighting.

   As the project complies with all development standards including fencing, landscaping, and structure height, the issues raised in this letter are civil in nature and not germane to findings of consistency with the General Plan or zoning code.

Proposed Condition of Approval

In response to concern about construction operation impacts on the narrow roads within the project neighborhood, staff has proposed the following additional condition of approval:

“All construction related equipment and vehicles shall be parked on-site for the duration of construction operations.”

Recommendation

Staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and approve the attached resolution granting approval of a major design review for the proposed construction of a single-family home on the property located at 1790 Dean York Lane, and include the proposed conditions of approval:

"All construction related equipment and vehicles shall be parked on-site for the duration of construction operations."

PLANNING COMMISSION REPORT

Planning Commission Meeting of July 16, 2024

SUBJECT: Nomination and election of a new Planning Commission Chair and Vice Chair and designation of the Commission Secretary.

PREPARED BY: Xinia Gamero, Permit Technician III

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

BACKGROUND

Rule 1 of the Commission By-Laws identifies that Commission shall elect a Chair and Vice-Chairperson and designate a Secretary at their first regular meeting of July.

PROJECT DESCRIPTION

Nomination and Election of the Chairperson and Vice-Chair person for the Commission as well as designation of the Commission Secretary. Currently Ms. Xinia Gamero, Permit Technician III, serves as the Commission Secretary.

Term Limits

The Planning Commission bylaws do not include any provisions regarding term limits. However, City Council Protocol for Committees, Commissions and Boards has the following requirement for term limits and also a process if the Planning Commission unanimously votes to request current Chair serve a more than two consecutive years.

"Committee Officers. Annually, a committee will select a chairperson and vice chairperson. No member may serve more than two consecutive years as chair, unless unanimously agreed upon by the Committee in a vote and approved by the City Council."

Therefore, the Planning Commission may allow the current Planning Commission Chair to serve an additional term if the Commission unanimously votes for this and subsequently the City Council approves.

STAFF RECOMMENDATION

It is recommended that the Commission 1) nominate and vote to elect a new Chairperson and Vice Chairperson; and 2) designate the Commission Secretary, as identified in Rule 1 of the Planning Commission By-Laws.

ATTACHMENTS

PC BY-LAWS 2018-Final(Votes)

ST. HELENA PLANNING COMMISSION

BY-LAWS

The following rules shall be applicable to the organization of the St. Helena Planning Commission, to the convening or calling of meetings, and to the transaction of business when the Commission has convened and acts or serves in an official capacity, pursuant to law.

ORGANIZATION AND ELECTION AND DUTES OF OFFICERS

RULE 1. The Commission shall elect a Chairperson and Vice Chairperson and designate a Secretary at the first regular meeting of the Planning Commission in July to serve for a period of one year from the date of their election. However, the Planning Commission, by majority vote, may choose to elect a Chairperson or Vice-Chairperson at a different meeting to address a resignation. In the case of a resignation of the Chair, the Vice-Chair shall become the interim Chair until formal election of a new Chairperson occurs.

RULE 2. The Chairperson of the Planning Commission shall preserve order and decorum and shall decide questions of order. The Vice Chairperson shall preside in the absence of the Chairperson.

RULE 3. The Chairperson of the Planning Commission may second any motion and present and discuss any matter as a member of the Commission without having to step down from the Chair and shall be entitled to vote on all matters before the Planning Commission.

RULE 4. The Secretary shall be a City Employee, normally the Planning Director.

RULE 5. The Secretary shall be responsible for the preparation of the Planning Commission minutes and shall assure that all official actions or decisions by the Commission shall be recorded within the minutes. Consistent with Municipal Code section 2.60.030, the Commission shall keep a public record of its resolutions, transactions, findings and determinations. Those records are kept as minutes that summarize Commission action, in the same manner as City Council minutes.

RULE 6. The City Attorney of the City of St. Helena shall be the legal counsel to the Planning Commission.

RULE 7. The video recordings of each meeting are designated as the official record of the Planning Commission agenda and action and are to be made available on the City of St Helena website.

SCHEDULE OF MEETINGS

RULE 8. The Planning Commission shall hold at least two Regular Meetings per month, which shall be held on the first and third Tuesdays of the month. In the event the first or third Tuesday is a holiday, an alternate meeting may be held. An additional Adjourned Meeting may be held, if

necessary. Such regular meetings may be canceled by a vote of the majority of Commission members present at a regular or special meeting or when a quorum is not available. Meetings shall be held in the same locale used by the City Council or at City Hall or the Fire Department starting at 6:00 P.M. Adjourned Meetings, Special Meetings, meeting relocation, or revised starting time shall be by a three-fifths vote of the Planning Commission. Notice of such meeting shall be given in accordance with State law.

RULE 9. Emergency or special meetings may be called as provided in Section 54956 of the Government Code of the State of California.

RULE 10. In the absence of a quorum all items on the agenda shall be continued to the next scheduled meeting.

AGENDA

RULE 11. An agenda shall be prepared by the Secretary of the Planning Commission for each meeting of the Planning Commission.

RULE 12. All matters to be considered by the Commission shall be properly filed with the City in compliance with the provisions, standards, and procedures established by adopted City Ordinances. The Secretary shall not accept for presentation to the Commission any matter unless it is properly made on the prescribed forms properly filled out with all data attached.

RULE 13. Any matter that comes before the Commission orally under Public Forum shall not be discussed or acted upon by the Commission unless and until it is heard as a scheduled agenda item at a Regular, Adjourned, or Special meeting of the Commission.

RULE 14. Request for informal or advance decisions concerning potential future developments or plans will not be considered by the Planning Commission.

RULE 15. The regular order of business of the Commission shall be:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & ROLL CALL
3. MINUTES APPROVAL
4. PUBLIC FORUM
5. COMMUNICATIONS & PETITIONS
6. RECOMMENDED CONSENT CALENDAR
7. CONTINUED ITEMS
8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION
9. PUBLIC HEARINGS - PLANNING COMMISSION ACTION IS FINAL (DR/UP/VAR/LLA/TPM)
10. PUBLIC HEARINGS – PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL (TSM/ZOTA/GPA/REZONE)
11. NAPA COUNTY REFERRALS
12. SCHEDULED MATTERS
13. REPORTS BY STAFF AND PLANNING COMMISSION
14. AGENDA FORECAST
15. ADJOURNMENT

RULE 16. The Chairperson may revise the order of the agenda for a particular meeting in order to expedite business for the convenience of the public or for improved continuity.

RULE 17. Commission meetings may remain in session up to, but no later than 10:00 P.M. However, the Commission may, by a unanimous vote, extend the meeting if the Commission deems such extension necessary. Otherwise, the meeting shall be adjourned to another day acceptable to the Commission, or unfinished business may be continued to the next Regular Meeting.

CONDUCT OF PUBLIC HEARINGS

RULE 18. Letters, petitions, or other written material pertaining to any item on the agenda may be filed with the secretary of the Commission prior to the time of the public hearing or may be presented to the Commission at the time of the public hearing. The Commission shall consider such material in deciding any issue before it. All written material shall become part of the Commission's file on the agenda item.

RULE 19. Items submitted after packet distribution: Materials related to any item on the Agenda submitted to the Planning Commission after distribution of the agenda packet are available for inspection in the Secretary of the Commission's office at 1480 Main Street, St. Helena, CA during normal business hours. All such materials will be brought to the meeting and will be available for public inspection at the meeting site. Either City Staff or the Chairperson at the hearing shall give public notice of any such materials. If copies are not available in sufficient quantity for interested parties or members of the public at the hearing, the Chairperson shall take reasonable steps to afford all such persons the opportunity to inspect the materials before the start of the hearing on a scheduled matter. The purpose of the foregoing is to avoid the interruption of testimony with requests for inspection of materials.

RULE 20. Any person desiring to address the Planning Commission may, when recognized by the Chairperson, give his or her name and address. A person appearing in a representative capacity shall provide the name and address of each represented party.

RULE 21. Testimony and argument relative to any item scheduled on the agenda as a Public Hearing shall, unless otherwise ordered by the Chairperson, be presented in the following order and within the time limits specified.

a. The Chairperson shall declare the Public Hearing to be open.
b. Disclosure of Ex Parte Communication*
c. Staff Report, including acknowledgement and/or reading of written testimony.
d. Presentation of the project by applicants, and/or agents/consultants directly associated with the project. (10 minutes)
e. Commission questions to staff and the applicant for purposes of clarification of staff report and proposed project.
f. Public Testimony in support or opposition of the project. (4 minutes per person)
g. Applicant and/or staff response to new information or questions raised by public testimony.
h. Chairperson declares public hearing to be closed.
i. Planning Commission debate, and motion.
j. Roll Call Vote.

Note: At the option of the Chairperson the public or applicant may give further testimony on the question, provided it is directly related to the motion.

* Ex Parte Communication is hereby defined as any additional factual information obtained by commissioners that pertains to an individual decision, including visiting a project site, meeting with a project applicant and/or meeting with interested citizens.

RULE 22. The Chairperson may, in the interest of facilitating the business of the Planning Commission, limit the amount of time that a person may use in addressing the Planning Commission. Opponents and proponents shall be given equal opportunity for presentation. A project applicant should always be given the right, reasonable opportunity and time, to respond fully to evidence and arguments presented after the applicant has made his/her opening presentation.

RULE 23. The applicant or his or her appointed representative may, with the permission of the Planning Commission, withdraw, or request a continuance on any matter pending before the Commission at any time prior to the Commission acting on such matter.

VOTING

RULE 24. A majority of the members of the Commission shall constitute a quorum. Unless otherwise required by federal, state or local regulation, the affirmative vote of a majority of the quorum is necessary to take action. If a majority is unable to be assembled on any motion (including a motion to continue a matter to a specific time) relating to a specific project for which the Commission must make a recommendation to the City Council, the project shall be referred to Council with a divided recommendation which reflects the individual votes of the Commissioners. If a majority is unable to be assembled on any motion (including a motion to continue a matter to a specific time) relating to a specific project for which the Commission has final authority, the matter before the Commission shall be deemed denied and the applicant may appeal such decision in accordance with the applicable rules. A tie vote, or deadlock, constitutes a denial unless the applicant requests a continuance of the item to a subsequent meeting at which a quorum is present, prior to a vote to deny the item.

RULE 25. On matters of procedure or order of business the Chairperson may make a motion and without a second and after calling for objection and hearing none, so order. In the event of objection, the Chairperson shall call for a second and a roll call vote.

MISCELLANEOUS

RULE 26. The Commission shall conduct their duties in keeping with the governing standards as provided by the Planning Commission Standards of Conduct document, maintaining the highest level of professionalism during their tenure serving the residents of the City of St. Helena.

RULE 27. Unless otherwise provided by these Rules, all proceedings before the Commission shall be conducted in accordance with and pursuant to the parliamentary rules of procedure as prescribed in "Rosenbergs's Rules of Order."

RULE 28. Testimony and argument relative to any other item on the agenda shall generally follow the procedure for a Public Hearing as may be modified at the discretion of the Chairperson.

RULE 29. Any rule of these By-Laws may be altered, amended, or repealed by majority vote of the Commission (subject to approval by the City Council), except that such alteration, amendment, or repeal shall not affect any pending matter.

RULE 30. Any rule of these By-Laws may be temporarily suspended by unanimous consent of the Commission.

RULE 31. A Resolution of the Planning Commission may be adopted conditionally and referred to the Secretary of the Commission for drafting in proper form.

RULE 32. Commission members shall decide for themselves whether they have a conflict of interest on any matter before the Commission. Such determination shall be made in accordance with State law and the City of St Helena Protocol for Committee, Commissions and Boards or any amendment thereto. When a member has disqualified himself/herself, he/she shall remove himself/herself from the dais stating their reasons for conflict of interest. The member shall also remove himself/herself from the meeting room, unless they are permitted to remain for a qualified interest as set forth in State law.

RULE 33. Failure to adhere to any of these rules does not result in the invalidation of any decision or action of the Planning Commission.

RULE 34. Any violation of these rules does not result in a cause of action against the City of St. Helena.

RULE 35. Subject to compliance with all established laws and regulations, any violation of these rules shall not impact the outcome of a vote or action on a specific project.

Amended, Approved and Adopted at a Regular Meeting of the Planning Commission on July 17, 2018, by the following roll call vote:

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Commissioners Ponte, Monnette and Hardy
NOES: None
ABSENT: Commissioner Knudsen
ABSTAIN: None

CITY OF ST. HELENA

RESOLUTION NO. 2018-116

Resolution of the Council of the City of St Helena adopting revisions to the City of St Helena Planning Commission By-Laws

RECITALS

The City Council of the City of St. Helena hereby resolves as follows:

A. Whereas, the City of St. Helena Planning Commission voted unanimously to amend its By-Laws at its Regular Meeting on July 17, 2018; and

B. Whereas, the City of St Helena Protocol for Committees, Commissions and Boards requires City Council approval of any modifications to the By-Laws of a Committee, Commission or Board.

RESOLUTION

Therefore, the City Council of the City of St. Helena hereby resolves as follows:

1. This action is not a project under the California Environmental Quality Act; and
2. The City Council authorizes amendments to the City of St Helena Planning Commission By-Laws and are hereby approved, as amended by the Planning Commission on July 17, 2018 (attached).

Approved at a Regular Meeting of the St. Helena City Council on August 28, 2018, by the following vote:

Mayor Galbraith:	Yes
Vice Mayor White:	Yes
Councilmember Koberstein:	Yes
Councilmember Dohring:	Yes
Councilmember Ellsworth:	Yes

APPROVED:

Alan Galbraith, Mayor

ATTEST:

Cindy Tzafopoulos, City Clerk

CITY OF ST. HELENA Incorporated March 24, 1878 Re-incorporated May 14, 1899 STATE OF CALIFORNIA