THIS MEETING IS CANCELLED WITH AN ITEM CONTINUED TO A DATE CERTAIN OF 9/17/24

City of St. Helena
Planning Commission
Regular Meeting
Tuesday, September 3, 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, Sue Furdek, and Hector Lopez

   City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:
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This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of four minutes.**

4. CONSENT ITEMS

Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes: July 16, 2024 5 - 8

Planning Commission Minutes_07.16.24

4.2. Approval of Minutes: August 6, 2024 9 - 11

Planning Commission Minutes_08.06.24

5. PUBLIC HEARINGS

5.1. ***This item is continued to a date certain of September 17, 2024.** 13 - 62

Request by Katie and Miles MacDonnell for adoption of a resolution approving a demolition and design review permit for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool, and a spa on the property located at 710 Kidd Ranch Road in the Medium Density Residential (MR) zoning district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061 (project disapproval is exempt).
Prepared By: Ami Upadhyay
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the action (project denial) is exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15601; and

2. Accept the required findings and adopt the attached resolution denying demolition permit and design review denial for the proposed single family house on the property located at 710 Kidd Ranch Road.

Staff Report- 710 Kidd Ranch Rd.
1. Public Comment_Filice
2. Public Comment_Larsen
3. Public Comment_Skinner

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

relevant matters.

8. AGENDA FORCAST

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 September 17, 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 August 27, 2024.

*Cancellation notice republished on August 30, 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, July 16, 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 Autumn Anderson, Commissioner Hector Lopez, and Commissioner Sue Furdek
Absent:	None
Staff Present:	Maya DeRosa, Community Development Director and Xinia Gamero, Planning Commission Secretary

Cindy Tzafopoulos, City Clerk administered the oath of office to Planning Commissioner Sue Furdek. At the conclusion of the oath of office Commissioner Furdek took her seat at the dais.

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

4.1 Approval of Minutes: May 21, 2024

4.2 Approval of Minutes: June 4, 2024

Vice Chair Christopher Warner moved to approve the Minutes of May 21, 2024 and June 4, 2024 on the Consent Calendar. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

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.
Prepared By: Jennifer Williams, Planning Consultant

No ex parte communication was disclosed by the Planning Commission.

Contract Planner Chantal Power reported on the item via zoom and showed a presentation.

Architect Joe Farrell addressed the Planning Commission.

Chair Ponte opened public comment.

Dick Humphries addressed the Planning Commission.

Chair Ponte closed public comment.

Vice Chair Christopher Warner moved 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 with the following amendments to the resolution: Condition number 1 was amended (by Commissioner Warren's recommendation) to read as follows:
1. The project shall be in conformance with all city ordinances, rules, regulations and policies, and shall comply with all public health and safety regulations related to access in effect at the time of issuance of a building permit including without limitation compliance with health and safety standards related to access.

In addition, the following condition was recommended by staff and approved by the Commission during the hearing:

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

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

AYES: Autumn Anderson, Hector Lopez, Sue Furdek, John Ponte, and Christopher Warner
NOES: None

ABSENT: None
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

6.1 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

Vice Chair Christopher Warner nominated Xinia Gamero to continue serving as Planning Commission Secretary. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

Vice Chair Christopher Warner nominated John Ponte to continue serving as the Chair of the Planning Commission. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

Commissioner Autumn Anderson nominated Christopher Warner to continue serving as Vice-Chair of the Planning Commission. The motion was seconded by Commissioner Sue Furdek and on roll call carried by the following vote:

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

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- Starting Downtown Specific Plan process. The first meeting of Steering Committee scheduled for August along with Stakeholder interviews followed by a community meeting.
- Future Joint City Council and Planning Commission meeting. Date TBD.
- Downtown Specific Plan website live.

Vice Chair Christopher Warner reported on the following:

- Site 10 on Spring Street was sold.
- Neighbor notices sent to neighbors of site 9 on Spring Street. Sender unknown.
- Staff held initial meeting with residents in May 2024 to explore options of possible sites that would meet HCD requirements for opportunity sites.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **7:18 p.m.**

The July 16, 2024 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

_____
John Ponte, Chair Planning Commission

ATTEST:

_____
Maya DeRosa, AICP
Community Development Director

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, August 6, 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 Autumn Anderson (arrived at 6:02 p.m.), and Commissioner Sue Furdek
Absent:	None
Staff Present:	Maya DeRosa, Community Development Director, Aaron Hecock, Senior Planner, and Xinia Gamero, 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 Ron and Gary Menegon for adoption of a resolution approving a Tentative Parcel Map (TPM) in order to subdivide an existing 19,876.5 square foot property into two separate parcels located at 1360 and 1370 Main Street in the Central Business (CB) zoning district.
Prepared By: Aaron Hecock, Senior Planner

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

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

Applicant representative, John Webb addressed the Planning Commission.

Chair Ponte opened public comment.

Ana Canales and applicant Ron Menegon addressed the Planning Commission.

Chair Ponte closed public comment.

Vice Chair Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15315, and accept the required findings and adopt the provided resolution approving a Tentative Parcel Map to subdivide the property located at 1360 / 1370 Main Street in the Central Business zoning district. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: John Ponte, Chair, Christopher Warner, Hector Lopez, Autumn Anderson, and Sue Furdek
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

None.

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- Planning Commission Meeting of August 20 is cancelled.
- Downtown Specific Plan existing conditions report published in the Downtown Specific Plan website here: https://www.plandowntownsh.com/

Vice-Chair Warner shared the following comment:

- Expressed positive feedback regarding the Downtown specific Plan process, consultant interviews, the steering committee as well as staff and consultants involvement in process.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **6:20 p.m.**

The August 6, 2024 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

_____
John Ponte, Planning Commission Chair

ATTEST:

_____
Maya DeRosa, AICP
Community Development Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of September 3, 2024

FILE NUMBER: PL23-048

SUBJECT: Request by Katie and Miles MacDonnell for adoption of a resolution approving a demolition and design review permit for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool, and a spa on the property located at 710 Kidd Ranch Road in the Medium Density Residential (MR) zoning district.

PREPARED BY: Ami Upadhyay

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:10/17/23 **ACCEPTED AS COMPLETE:**05/13/24

LOCATION OF PROPERTY: 710 Kidd Ranch Road

APN: 009-100-030

GENERAL PLAN/ZONING: Medium Density Residential (MR) zoning district

APPLICANT: Katie and Miles MacDonnell

BACKGROUND

On October 17, 2023, the applicant submitted applications for a Demolition Permit and Design Review. The code adoption occurred during the time of the submittal and the applicant submitted plans based on the previous zoning code despite staff advising the property owner that the project would be subject to the new zoning code. The owner has no vested right to proceed under the prior zoning.

The property now enjoys legal-nonconforming status as to minimum density: There is only one primary dwelling on the property today; the current zoning requires a minimum of nine. Staff has repeatedly informed the owner that the demolition of over 50 percent of the exterior walls of the existing legal-nonconforming dwelling will result in a loss of legal-conforming status, and the only allowable project at that point would be to build at least nine units on the property. The applicant has persisted in seeking to demolish 100 percent of the exterior walls, even though staff has warned that it could only recommend denial. The applicant has not withdrawn the application for the demolition and replacement dwelling, so staff brings it to the Planning Commission for denial for the reasons stated herein.

The project is located in the Medium Density Residential (MR) district, which allows for single-family detached homes, accessory dwelling units, limited agricultural uses, and compatible uses. Per St. Helena Municipal Code (SHMC) Section 17.164.050(B), design review is required for the construction of a new single-family home and per SHMC Section 17.164.050(G), Planning Commission approval is required for the demolition of the proposed structures.

PROJECT DESCRIPTION

The applicant is seeking approval of demolition of an existing pool and a single-family home of approximately 1,557 square feet which was constructed in 2009, as well as design review approval for the construction of a new 3,732 square foot one-story, single-family residence with basement, pool and spa. An existing barn will remain on-site.

The proposal is sited on a corner lot of 73,616 square feet, at the southeast corner of the Kidd Ranch Road.

ANALYSIS

CEQA

Staff is recommending denial. Disapproval of a project is exempt from CEQA under CEQA Guidelines section 15061.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR) The MDR land use designation allows for single-family detached and attached homes, secondary residential units, and compatible uses and establishes density range of 5.1 to 16 du/ac. The St. Helena General Plan Update 2040 and 2015-2023 Housing Element Goals, Policies, and Eight- Year Action Plan include the following policies that are relevant to the proposed project:

1. Housing Element policy H-O: The City will amend zoning regulations to prohibit exemptions from the minimum density requirement.
   Staff Response: The City has amended the zoning code in October 2023 and there are no longer provisions for exemptions from the minimum density. The

project as designed does not meet the minimum density requirements of the Medium Density designation in the General Plan and MR zone.

ZONING

Pursuant to SHMC Table 17.16.030B, the proposal is inconsistent with the following development standards:

1. Density - minimum of 5.1 du/acre, maximum of 16 du/acre allowed. Minimum of 9 units yield is required based on lot size of 73,616 square feet. Project proposes 2 units in total — a new primary residence and an ADU (not part of this approval). The new-primary-dwelling project does not comply with the density requirement.

2. Floor area ratio (FAR) – 4,000 square feet maximum allowed including all accessory structures. Project proposes 4,199 square feet. Project does not comply.

Staff Response: The project as proposed does not meet FAR and Density requirements prescribed within Section 17.40 and 17.116 of the St. Helena Municipal Code.

DEMOLITION PERMIT

As provided in SHMC Section 17.164.050(E), no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following finding, among others: That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

DESIGN REVIEW

SHMC Section 17.05.070 requires design review approval for a new structure or building. An entitlement approval may not be granted if the proposed project is inconsistent with the General Plan or a zoning development standard. This proposal is inconsistent with two separate development standards — minimum density and FAR. The minimum density requirement is also stated in the Land Use Element. Additionally, the City cannot issue a building permit for a project that does not meet zoning standards. Therefore the Planning Commission must deny the application.

ISSUES

Minimum Density

As discussed earlier in this staff report, the property is located in the Medium Density Residential (MR) zone. Per SHMC Sections 17.16.010 and 17.16.030, the minimum density in the MR zone is 5.1 dwelling units per acre. The subject site is approximately 1.69 acres in size and would therefore require a minimum yield of 9 units. As submitted, the proposal would result in a total yield of 2 units (primary residence and ADU (not a part of the application here)).

Floor Area Ratio

Per SHMC Section 17.16.030, Table 17.16.030B, the maximum floor area ratio on lots greater than 20,000 square feet in the Medium Density Residential Zone is 4,000

square feet, with exceptions provided for 200 square feet of covered parking area, any ADU, and non-habitable basement areas. The proposed Floor Area Ratio of 4,199 square feet exceeds this limit by 199 square feet.
As the project is not in conformance with the above two zoning development standards and compliance would require a substantially different project and design, staff cannot make the findings to support the project as proposed and recommends denial of the project as submitted .

CORRESPONDENCE
At the time of agenda publication, staff hadn't received any correspondence related to this application.

STAFF RECOMMENDATION
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the action (project denial) is exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15601; and

2. Accept the required findings and adopt the attached resolution denying demolition permit and design review denial for the proposed single family house on the property located at 710 Kidd Ranch Road.

ATTACHMENTS
Resolution_deny 710 Kidd Ranch Rd
Project Plans
Landscape Plans
Civil Plans_091923
Water Use Analysis Report
Written Statement

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
TO DENY A DEMOLITION PERMIT AND DESIGN REVIEW REQUEST AT 710 KIDD RANCH ROAD (File No. PL23-048) THEREBY DENYING THE PROJECT

PROPERTY OWNER: Katie and Miles MacDonnell **APN:** 009-100-030

Recitals

1. The property owner requests adoption of a resolution approving a demolition and design review permit for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool and a spa on the property located at 710 Kidd Ranch Road in the Medium Density Residential (MR) zoning district; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; 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 September 3, 2024; and
4. Now, therefore let it be found that the Planning Commission denies the demolition permit, and design review based on the findings below.

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 may not approve the demolition permit or design review application if the proposed project is inconsistent with development standards in the General Plan or zoning. The proposed project is inconsistent with two separate zoning development standards; minimum density and maximum floor area ratio. Consequently, for all the reasons set forth in the accompanying staff report, the demolition-permit and design-review applications are denied.

I HEREBY CERTIFY that the foregoing demolition permit and design review applications were duly denied by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on September 3, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Community Development Director



General Notes

1. All work shall comply with the current adopted 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Fire Code, 2022 California Green Building Standards Code, 2022 California Energy Code, State codes, and all local amendments and state industrial and O.S.H.A. regulations.

2. Do not scale drawings.

3. Any discrepancies to be reported to Architect.

4. Contractors are reponsible for understanding all drawings prior to commencing work or ordering of materials.

5. Contractors shall be responsible for construction in conformance with the approved plans, specifications and all code requirements under which the plans and specifications were approved.

6. Contractors shall verify all existing conditions and dimensions prior to commencing work.

7. The General Contractor shall coordinate all design-build systems with the Architect.

8. See Structural Drawings for required inspections and reviews. Special testing agency credentials and letter of hire shall be addressed to Codes Administrator prior to construction.

9. See Title 24 Energy Calculations for minimum insulation and water heater requirements.

10. See also Construction Notes.

Under Separate Permit

1. Pool and Spa.

2. Gate and Fence.

Site Data

SITE ADDRESS:
710 Kidd Ranch Road
St Helena, CA 94574

ASSESSOR'S PARCEL NUMBER:
009-100-030

ZONING DISTRICT:
MR (Medium Density Residential)

USE GROUP & OCCUPANCY:
R-3 (Main House), U-1 (Trash)

LAND SIZE:
1.69 acres

CONSTRUCTION TYPE:
VB, automatic sprinklers throughout

STORIES:
1

CLIMATE ZONE:
2

FLOOD ZONE:
Parcel not in FEMA Flood Zone

FIRE HAZARD SEVERITY:
No Fire Hazard severity applies

GAS SERVICE:
natural gas

BUILDING HEIGHT (see sheet A3.01):
Single story building: 22'-2" (30' allowable)

BUILDING WIDTH (see sheet A3.02):
The width of a structure shall not exceed 60% of the width of the lot as measured at the front elevation.
Building width: 122'

YARD SETBACK REQUIREMENTS:
Front setback: 20 feet
Side setback: 20 feet
Side yard: 10 feet
Rear yard: 20 feet

Project Summary

PROJECT SCOPE
New one-story, single-family residence with basement, pool and spa. Existing dwelling and pool to be removed. Existing barn (ADU) to remain.

SQUARE FOOTAGE CALCULATION:

FLOOR AREA PROPOSED STRUCTURE:
New Residence:

Main Floor Area: 3,692 sq.ft. (conditioned space)

Trash Vestibule Area: 40 sq.ft. (accessory; exempt from FAR)

Total Area: 3,732 sq.ft.

Total Area FAR:
3,692 sq.ft.

FLOOR AREA PROPOSED PATIOS:
Covered Terrace Areas: 1,271 sq.ft.

Uncovered Terrace Areas: 378 sq.ft.

Uncovered Parking Area: 529 sq.ft.

FLOOR AREA EXISTING STRUCTURE:
Detached Accessory Unit (to remain):

Main Floor Area: 850 sq.ft. (conditioned space; exempt from FAR)

Garage Area: 707 sq.ft. (non-conditioned space; 200 sq.ft. exempt from FAR)

Total Area: 1,557 sq.ft.

Total Area FAR:
507 sq.ft.

FLOOR AREA DEMOLISHED STRUCTURE:
Exisiting Residence:

Main Floor Area: 742 sq. ft. (conditioned space)

ALLOWABLE BUILDING COVERAGE:
45% (Including Accessory Dwelling Unit)

Net Parcel Area: 73,616 sq. ft. (> 20,000 sq. ft.)
Allowable Building Coverage: 33,127 sq.ft.

TOTAL BUILDING COVERAGE:
New Residence:

Building Coverage: 4,963 sq.ft. (Main Floor area + Covered Terraces = 6.2%)

Existing ADU: 1,557 sq.ft. (2.1%)

Total Building Coverage:
6,520 sq. ft. (8.8%)

MAX ALLOWABLE GROSS FLOOR AREA (FAR):
4200 sq. ft. (Excluding 850 sq.ft. Accessory Dwelling Unit; 200 sq.ft. covered parking)

Total FAR (proposed and existing):
4,199 sq. ft.

Project Team

CLIENT:

Katie and Miles MacDonnell
710 Kidd Ranch Road
St Helena, CA, 94574

ARCHITECT:

TAYLOR LOMBARDO ARCHITECTS LLP
Tom Taylor
Maurice Lombardo (CA License C-26362)
Kelsey Stearns

40 Hotaling Place
San Francisco, CA 94111
T: 415-433-7777
F: 415-433-7717
tom@taylorlombardo.com
kelsey@taylorlombardo.com

LANDSCAPE ARCHITECT:

TERRA FERMA LANDSCAPES
Brian Koch
Kate Cannon

139 Mitchell Ave, Ste 220
South San Francisco, CA 94080
T: 650-952-5659
F: 650-952-0667
kate@tflandscapes.com

CIVIL ENGINEER:

MUNSELLE CIVIL ENGINEERING
Cort Munselle

513 Center Street
Healdsburg, CA 95448
T: 707-395-0968
F: 650-952-0667
cort@munsellecivil.com

Index of Drawings

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A4.02 Building Sections
A4.10 Wall Sections
A5.01 Enlarged Gate Plan
A6.01 Reflected Ceiling Plan
A6.10 Partial Reflected Ceiling Plan (W)
A6.11 Partial Reflected Ceiling Plan (E)
A6.12 Basement Reflected Ceiling Plan
A9.01 Door + Window Schedules
A9.02 Interior Door + Finishes Schedules

CIVIL
C1 Overall Site Plan
C2 Preliminary Grading and Drainage Plan (W)
C3 Preliminary Grading and Drainage Plan (E)

LANDSCAPE
L1.0 Existing Vegetation Plan
L6.0 Irrigation Plan
L6.1 Irrigation Notes & Legend
L6.2 Irrigation Details
L6.3 Irrigation Details
L6.4 Irrigation Worksheet
L7.0 Planting Plan
L7.1 Planting Notes

Symbols Legend

elevation reference

section reference

interior elevation reference

grid line

detail reference

01 — door symbol

01 — window symbol

top of slab ±0" - 0" — datum or work point

2 — wall type symbol

new wall

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taylorlombardo.com

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St Helena, CA, 94574
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Cover Sheet

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revision:	date:
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Vicinity Map 1" = 500'



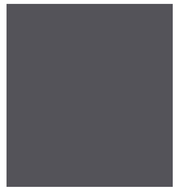
Plot Map 1" = 200'



Exterior Materials



1. Standing Seam Metal Roofing (matte finish); *AEP Design Span hp Metal Roofing 'Slate Gray'*



2. Metal Fascia/Trim (matte finish); *AEP Span 'Slate Gray'*



3. Metal Windows and Doors (matte/low sheen); *'Midnight Bronze'*



4. Wood Siding and Soffit (matte/low sheen) color match Benjamin Moore 1027



5. Stucco (matte/low sheen) color match Benjamin Moore 861



6. Limestone Thin Profile Veneer (natural rough texture) average color match Benjamin Moore 858

Site Photos



Site Key (NTS)



1. View of accessory building from entrance



2. View of existing residence from entrance



3. View of existing residence from SE side entrance



4. View from proposed residence location; SW facing



5. View from proposed residence location; NE facing

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Site Photos & Map

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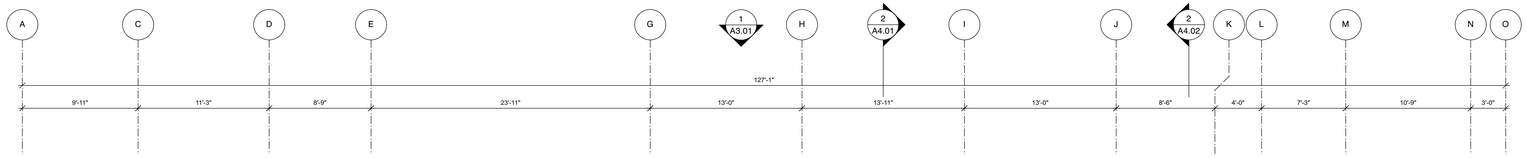
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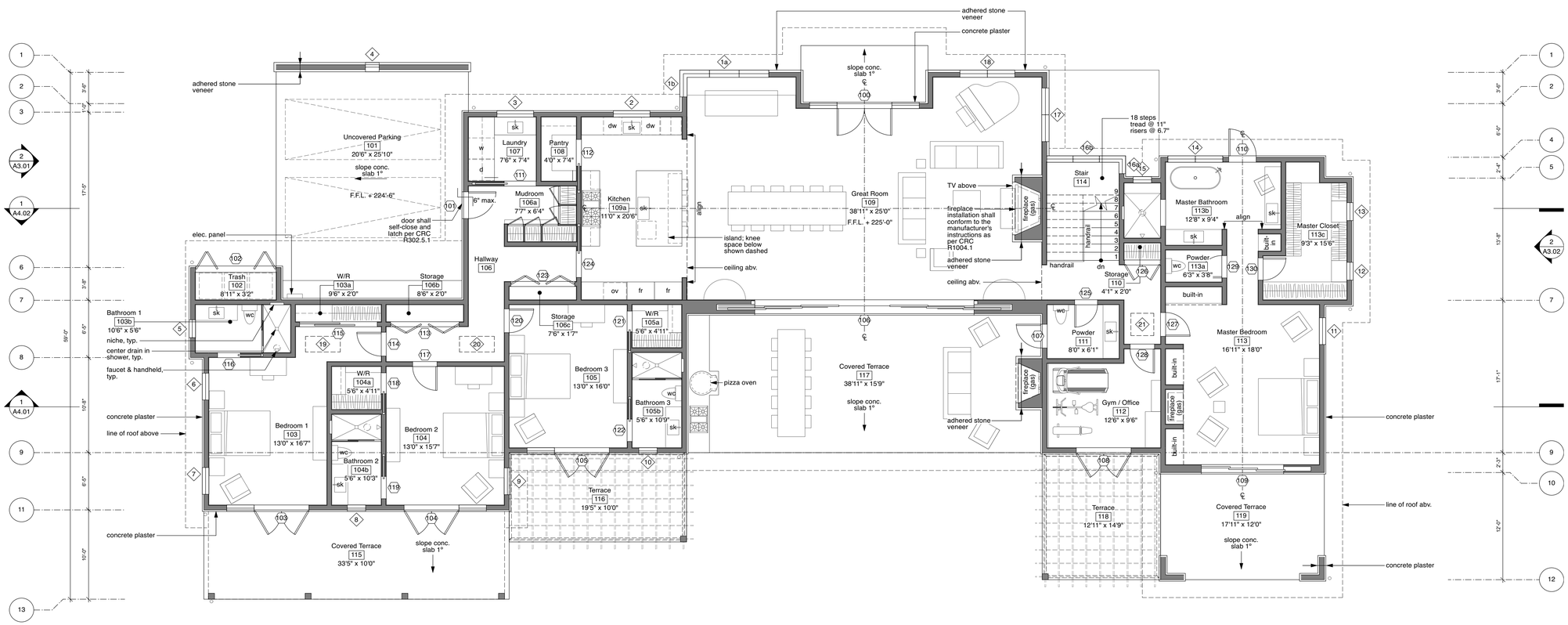
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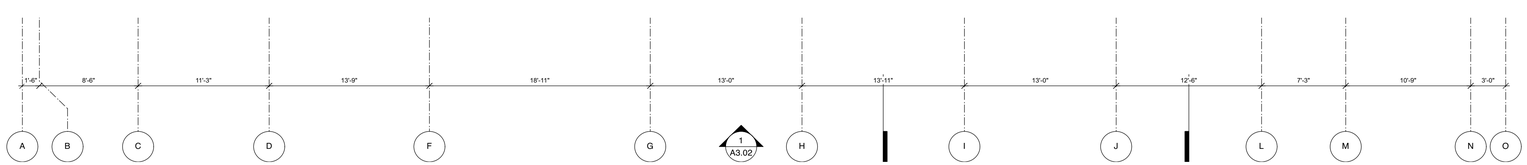
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Floor Plan

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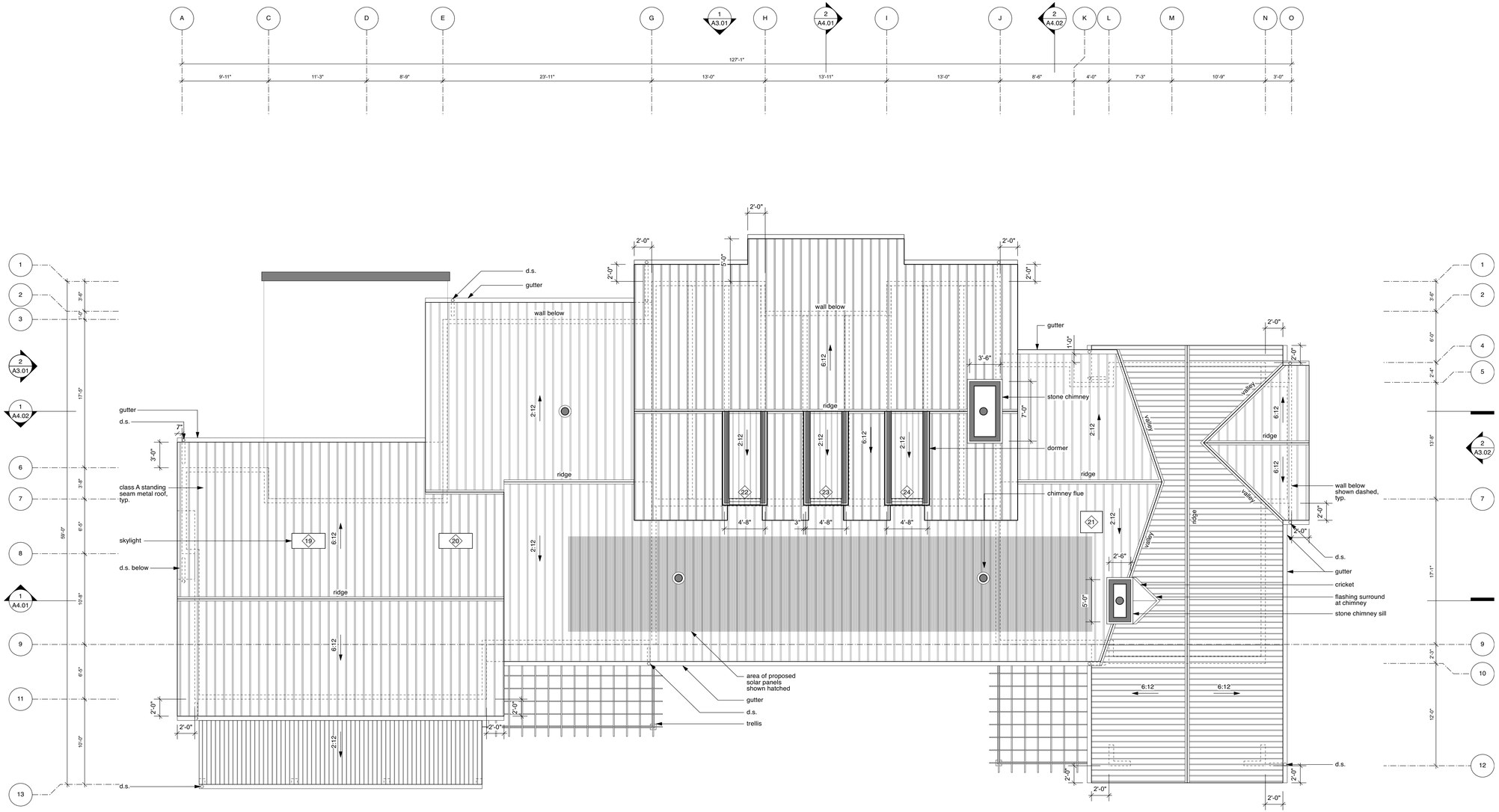
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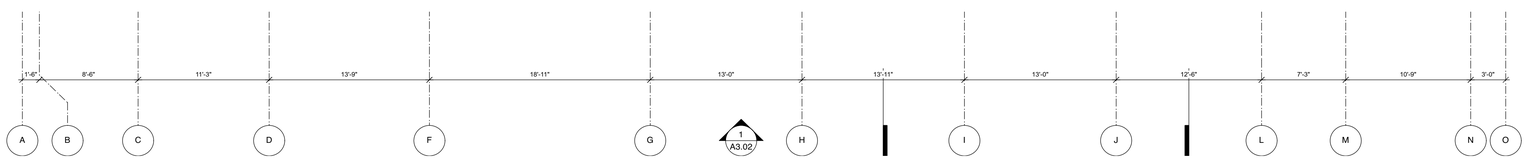
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Roof Plan

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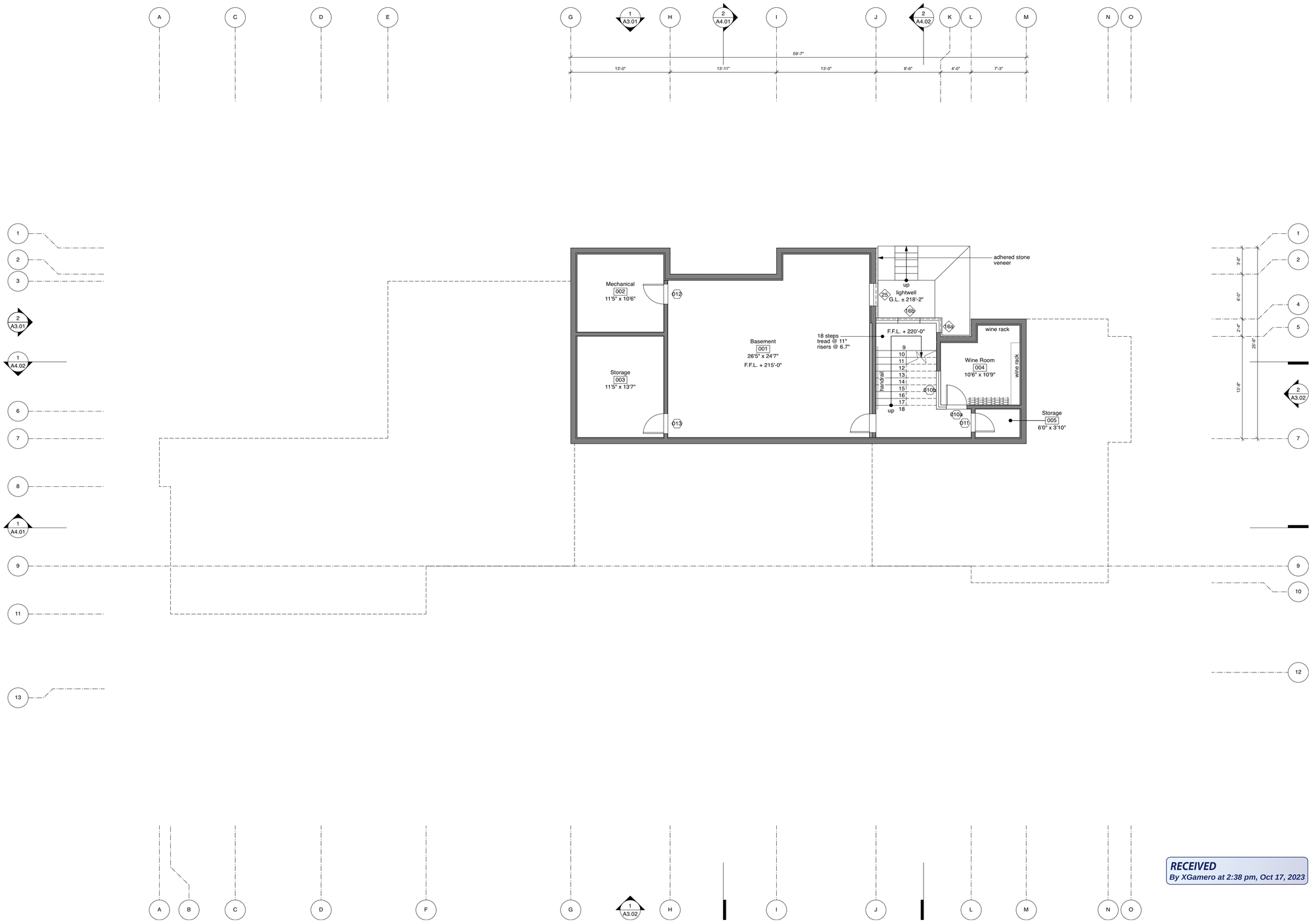
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Basement
Floor Plan

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date: 09.15.23

sheet no:

A2.03

Typical Sheet Notes

01. Property lines shall be accurately identified by a surveyor by staking and string, to be in place for the inspection of the setbacks and foundation.

02. Construction site fire safety: construction site to comply with applicable provisions of CFC chapter 33 and Standard Detail and Specifications SI-7.

03. No parking is allowed on pathways during construction.

04. The ground adjacent to the foundation shall be sloped 20:1 (5%) for 10 feet or if not physically possible provide 5% slope to an approved alternate method of diverting water. Swales used for this purpose shall be a minimum of 2% slope when within 10 feet of the building. Minimum slope to exterior paved surfaces shall be 2%.

05. See civil drawing set for location of all drainage structures, drainage improvements, drainage patterns, locations, grading specifications, paved area, lot slope, utilities and sanitary sewer information.

06. All site improvements shown shall be considered new u.o.n.

07. Existing trees shall remain unless otherwise noted.

08. Any new fencing shall be approved by the planning department prior to installation.

09. Perimeter dimensions are to face of concrete and plywood, u.o.n.

10. All exterior window and door glazing to be dual pane low-e and tempered as required. Glazing in hazardous locations shall comply with CRC section R308.4.

11. Notify Architect prior to installation of any potential projections below the ceiling plane not represented in the Reflected Ceiling Plan.

12. Roof flashings, trims, gutters and downspouts shall match metal roofing. All other flashings shall be stainless steel.

13. Only Class A fire-rated roofing material shall be installed.

14. Provide pressure treated wood framing where framing contacts concrete.

15. At all inswinging and sliding doors the maximum drop from top of threshold to top of exterior landing shall be 6 inches.

16. At all outswinging doors the maximum drop from top of threshold to top of exterior paving shall be 2 inch.

17. Pre-fabricated fireplaces shall be installed per research report and manufacturer's instructions per CRC R1004.1. Provide manufacturer's recommended clearances to combustible materials. Installation instructions shall be provided to Building Inspector at job site.

18. Each fireplace unit requires one exhaust and one combustion air intake. Exhaust duct to route to vent located at decorative chimney cap. Combustion air intake to route to exterior location determined in the field with the Architect.

19. Fireplace ducts shall be UL listed and sized per fireplace manufacturer's requirements.

20. Verify fireplace wall control location with Architect.

21. Electrical box penetration of fire-rated assemblies: Provide electrical boxes that are rated for use in 1-hour assemblies and that do not exceed 16 square inches in area. Boxes on opposite sides of the wall shall be separated by a horizontal distance of not less than 24 inches.

22. Provide fire tape and caulk at all gypsum board joints within fire-resistive assemblies. Joints installed in or between fire-resistive walls, floors and floor-ceiling assemblies shall be protected by an approved joint system designed to resist the passage of fire for 1-hour (minimum).

23. Fire blocking shall be provided at ceilings, floors, furred down ceilings, showers, soffits and at concealed draft openings at horizontal and vertical increments not to exceed 10 feet. (CRC section R302.11)

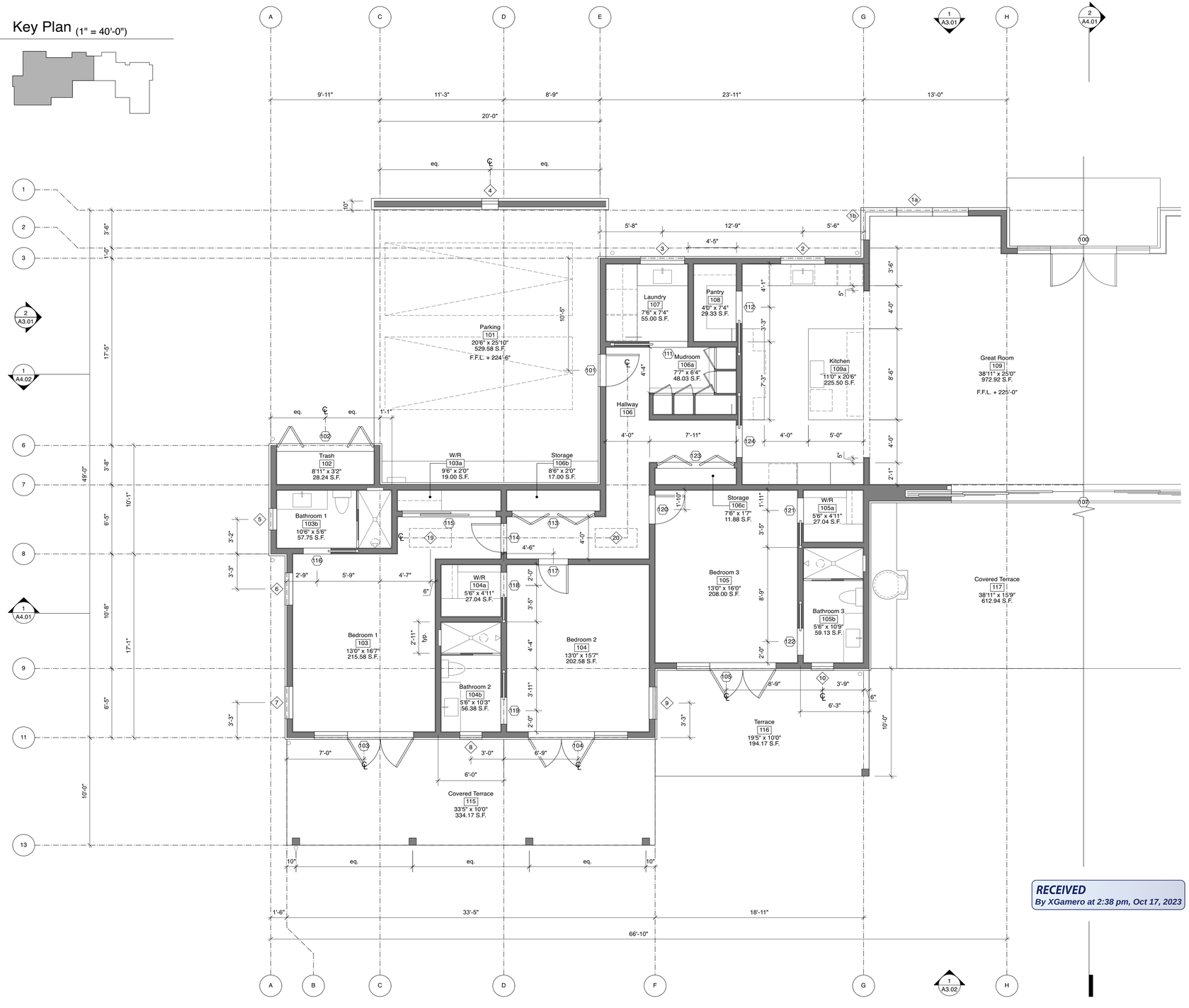
24. Provide fireblocking between stair stringers at top and bottom and between studs along and in line with run of stair, adjoining stud walls and partitions.

25. Provide automatic residential fire sprinkler system throughout, including garages, in accordance with National Fire Protection Assocation (NFPA) Standard 13D and per CRC Sec. R313.2.

26. Potable water supplies to be protected from contamination caused by fire protection water supplies, per 2016 CFC Sec. 903.3.5 and Health Safety Code 13114.7.

27. All guardrails shall have a minimum height of 42" above finish floor to top of railing with intermediate rails spaced such that a sphere of 4 inches in diameter cannot pass through. Guardrails shall be mounted such that the completed handrail and supporting structure are capable of withstanding a load of at least 200 pounds applied in any direction at any point on the rail. (CRC section R311.7.8.1 and CBC1607A.7)

Key Plan (1" = 40'-0")



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Partial Dimension Plan

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job no: 1911

drawn: KS

checked: TT

date: 09.15.23

sheet no:

A2.10

Typical Sheet Notes

01. Property lines shall be accurately identified by a surveyor by staking and string, to be in place for the inspection of the setbacks and foundation.

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05. See civil drawing set for location of all drainage structures, drainage improvements, drainage patterns, locations, grading specifications, paved area, lot slope, utilities and sanitary sewer information.

06. All site improvements shown shall be considered new u.o.n.

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08. Any new fencing shall be approved by the planning department prior to installation.

09. Perimeter dimensions are to face of concrete and plywood, u.o.n.

10. All exterior window and door glazing to be dual pane low-e and tempered as required. Glazing in hazardous locations shall comply with CRC section R308.4.

11. Notify Architect prior to installation of any potential projections below the ceiling plane not represented in the Reflected Ceiling Plan.

12. Roof flashings, trims, gutters and downspouts shall match metal roofing. All other flashings shall be stainless steel.

13. Only Class A fire-rated roofing material shall be installed.

14. Provide pressure treated wood framing where framing contacts concrete.

15. At all inswinging and sliding doors the maximum drop from top of threshold to top of exterior landing shall be 6 inches.

16. At all outswinging doors the maximum drop from top of threshold to top of exterior paving shall be 2 inch.

17. Pre-fabricated fireplaces shall be installed per research report and manufacturer's instructions per CRC R1004.1. Provide manufacturer's recommended clearances to combustible materials. Installation instructions shall be provided to Building Inspector at job site.

18. Each fireplace unit requires one exhaust and one combustion air intake. Exhaust duct to route to vent located at decorative chimney cap. Combustion air intake to route to exterior location determined in the field with the Architect.

19. Fireplace ducts shall be UL listed and sized per fireplace manufacturer's requirements.

20. Verify fireplace wall control location with Architect.

21. Electrical box penetration of fire-rated assemblies: Provide electrical boxes that are rated for use in 1-hour assemblies and that do not exceed 16 square inches in area. Boxes on opposite sides of the wall shall be separated by a horizontal distance of not less than 24 inches.

22. Provide fire tape and caulk at all gypsum board joints within fire-resistive assemblies. Joints installed in or between fire-resistive walls, floors and floor-ceiling assemblies shall be protected by an approved joint system designed to resist the passage of fire for 1-hour (minimum).

23. Fire blocking shall be provided at ceilings, floors, furred down ceilings, showers, soffits and at concealed draft openings at horizontal and vertical increments not to exceed 10 feet. (CRC section R302.11)

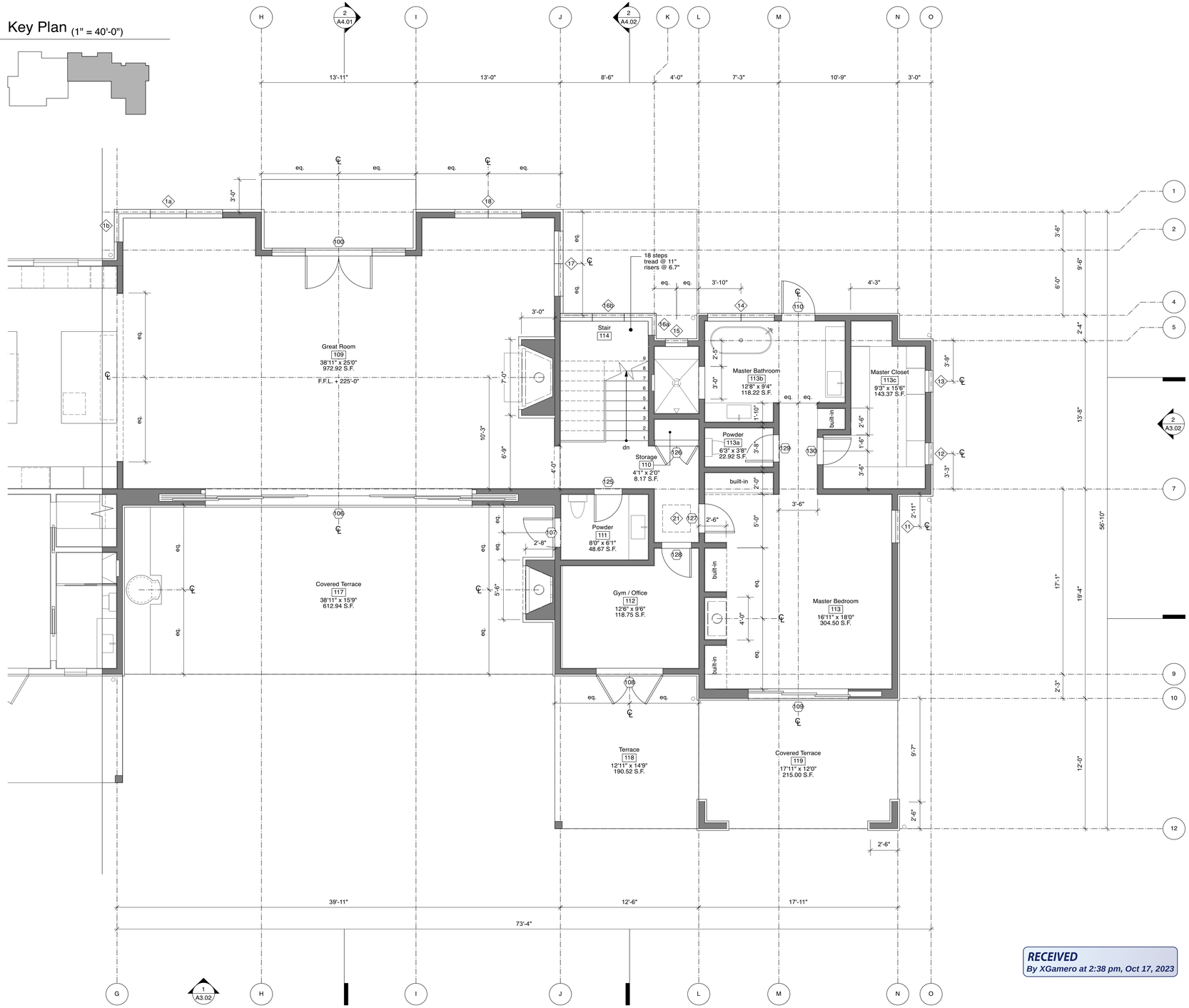
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Key Plan (1" = 40'-0")



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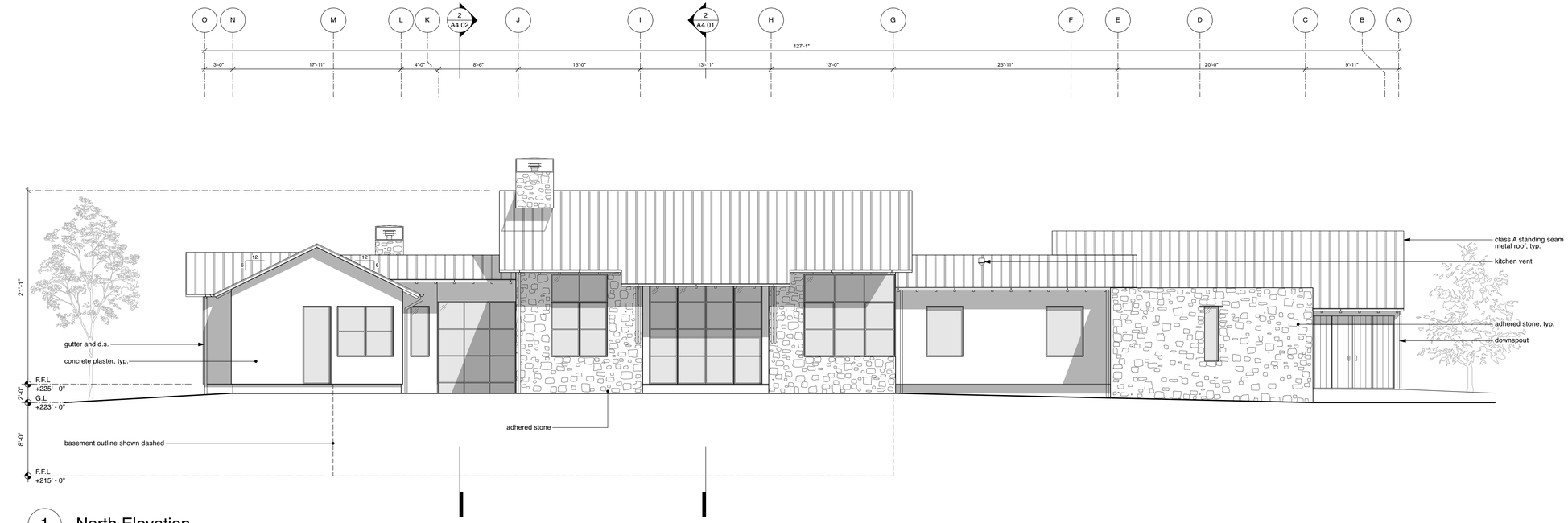
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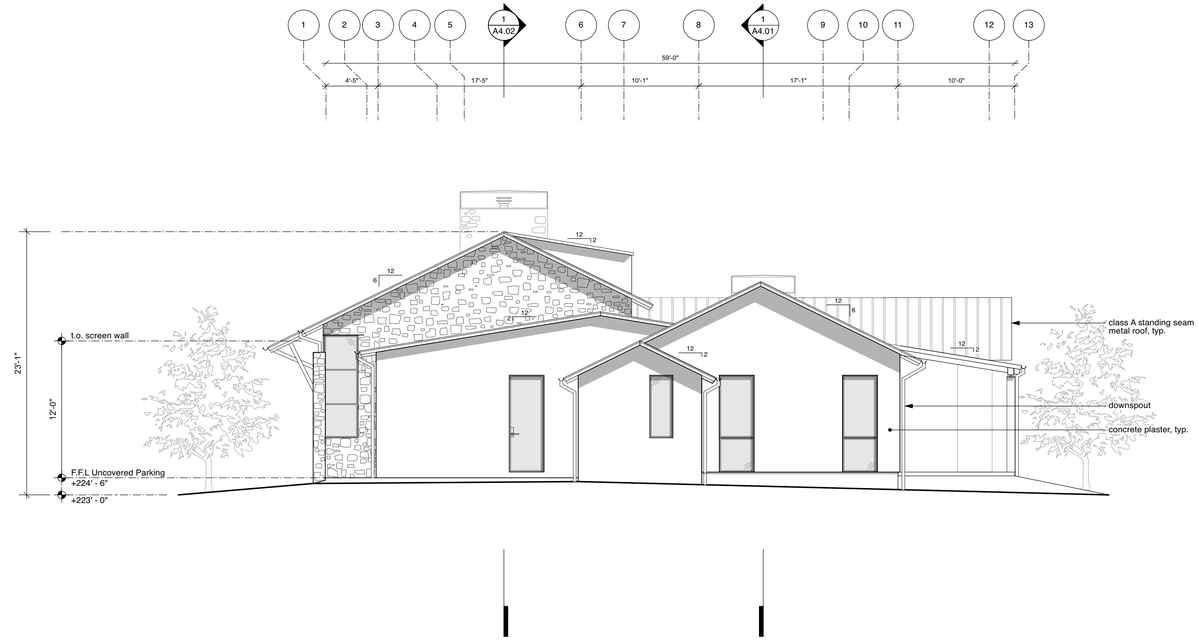
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1 North Elevation
scale: 3/16" : 1'-0"



2 West Elevation
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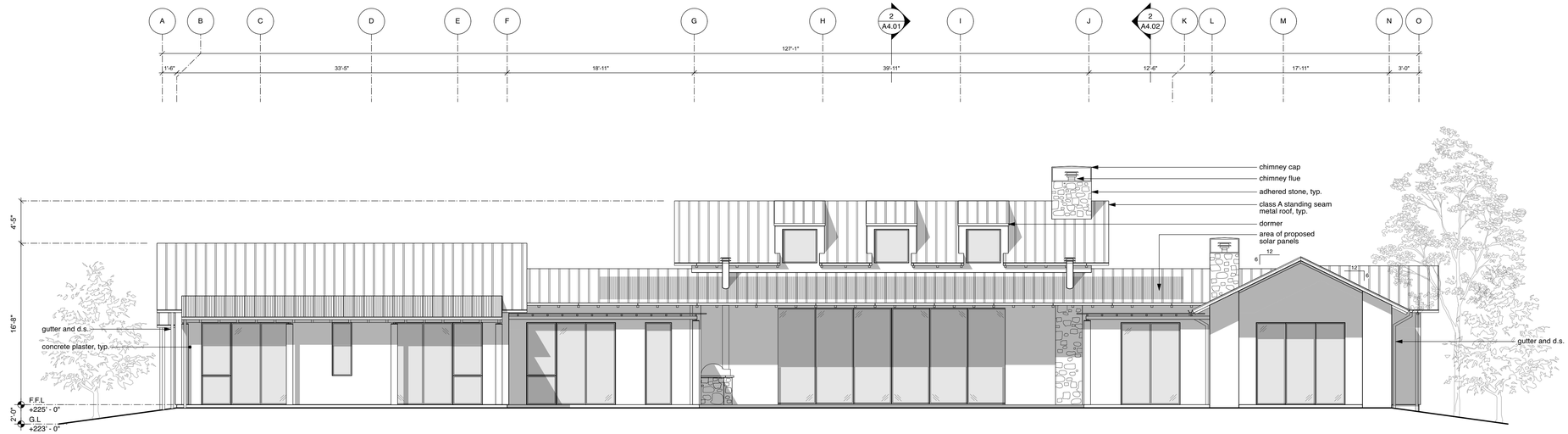
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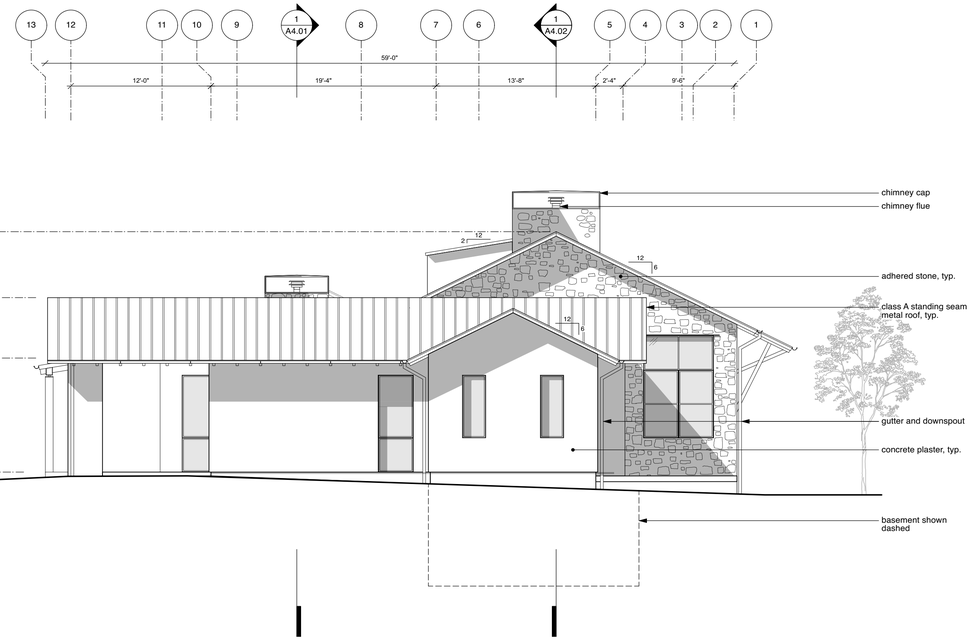
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1 South Elevation
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2 East Elevation
scale: 3/16" : 1'-0"

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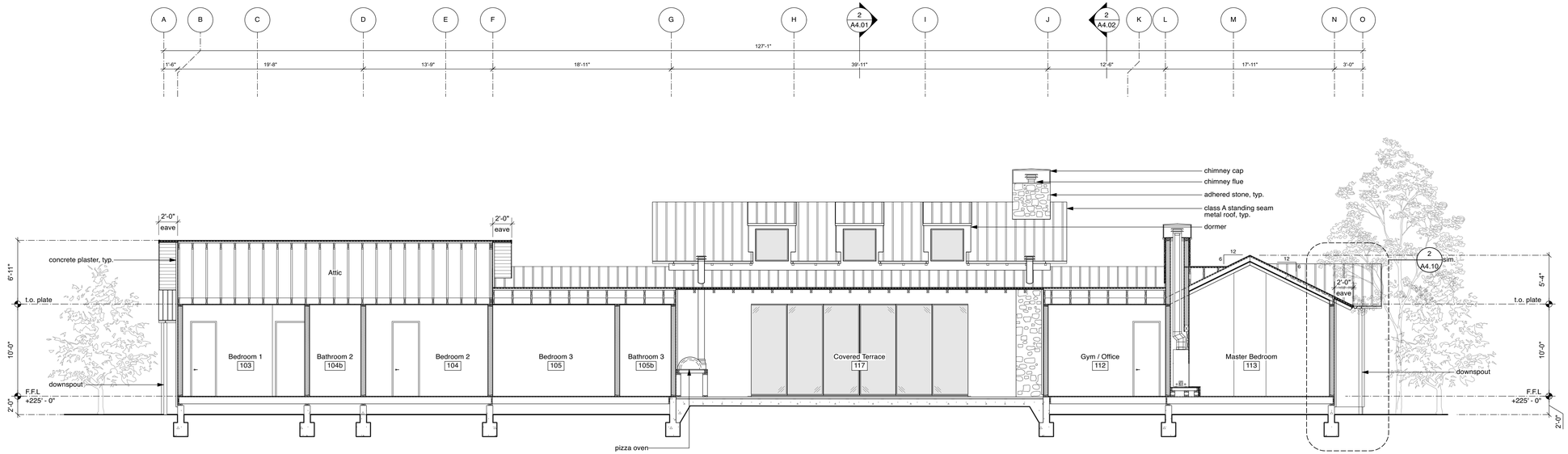
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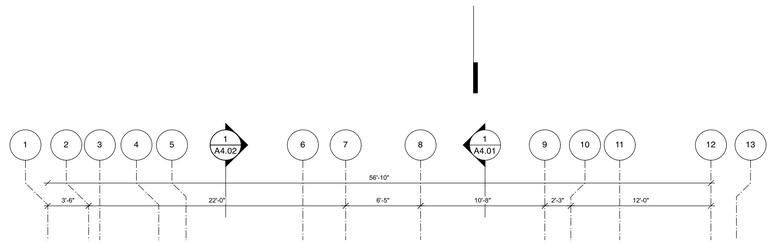
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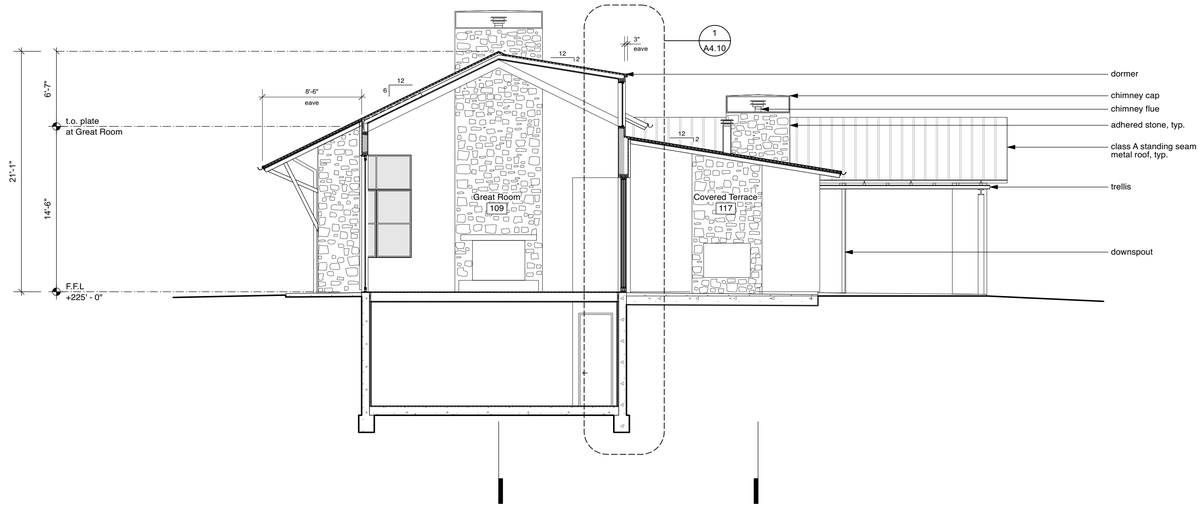
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1 Section
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2 Section
scale: 3/16" : 1'-0"

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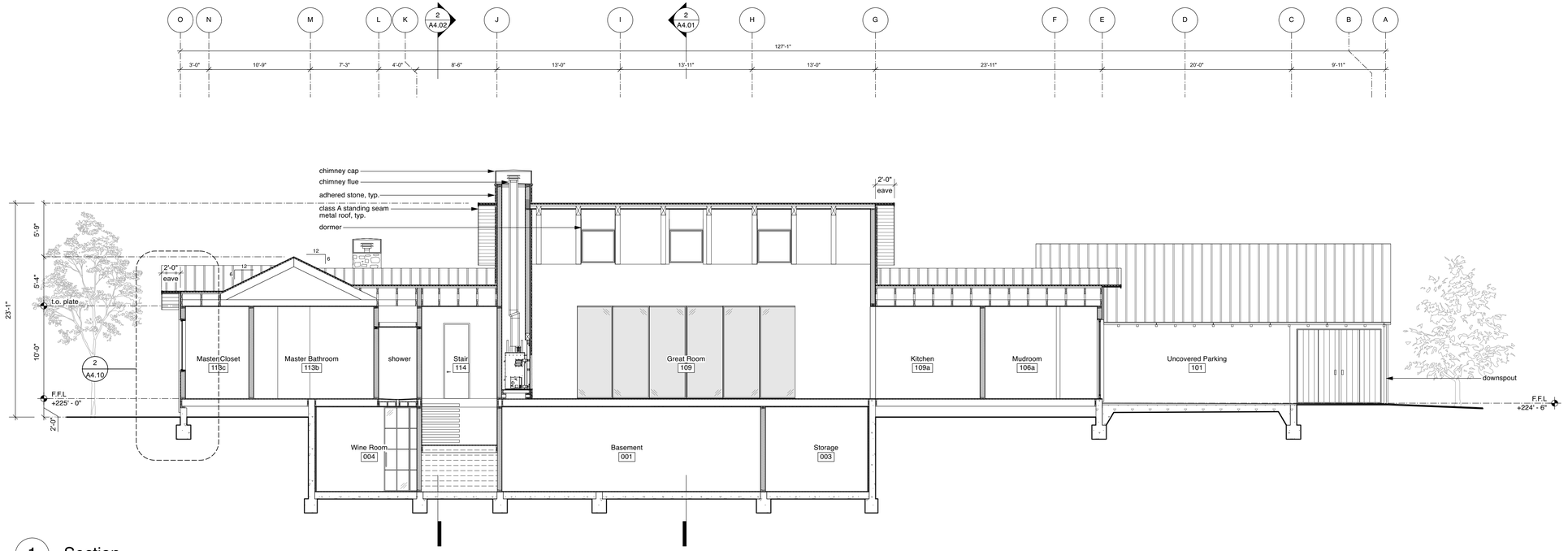
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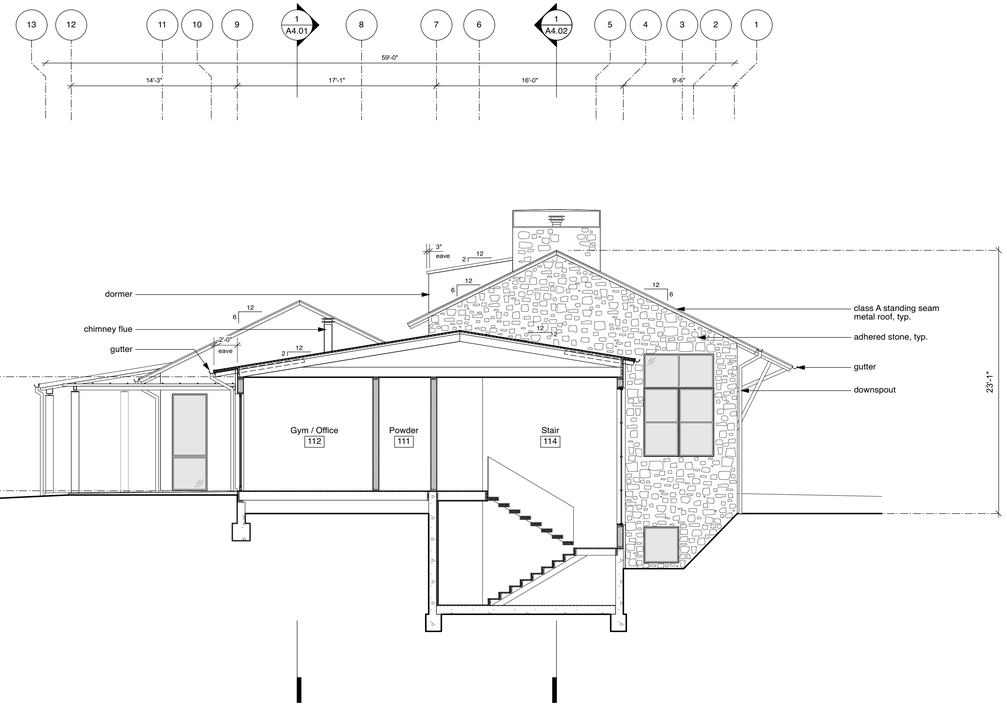
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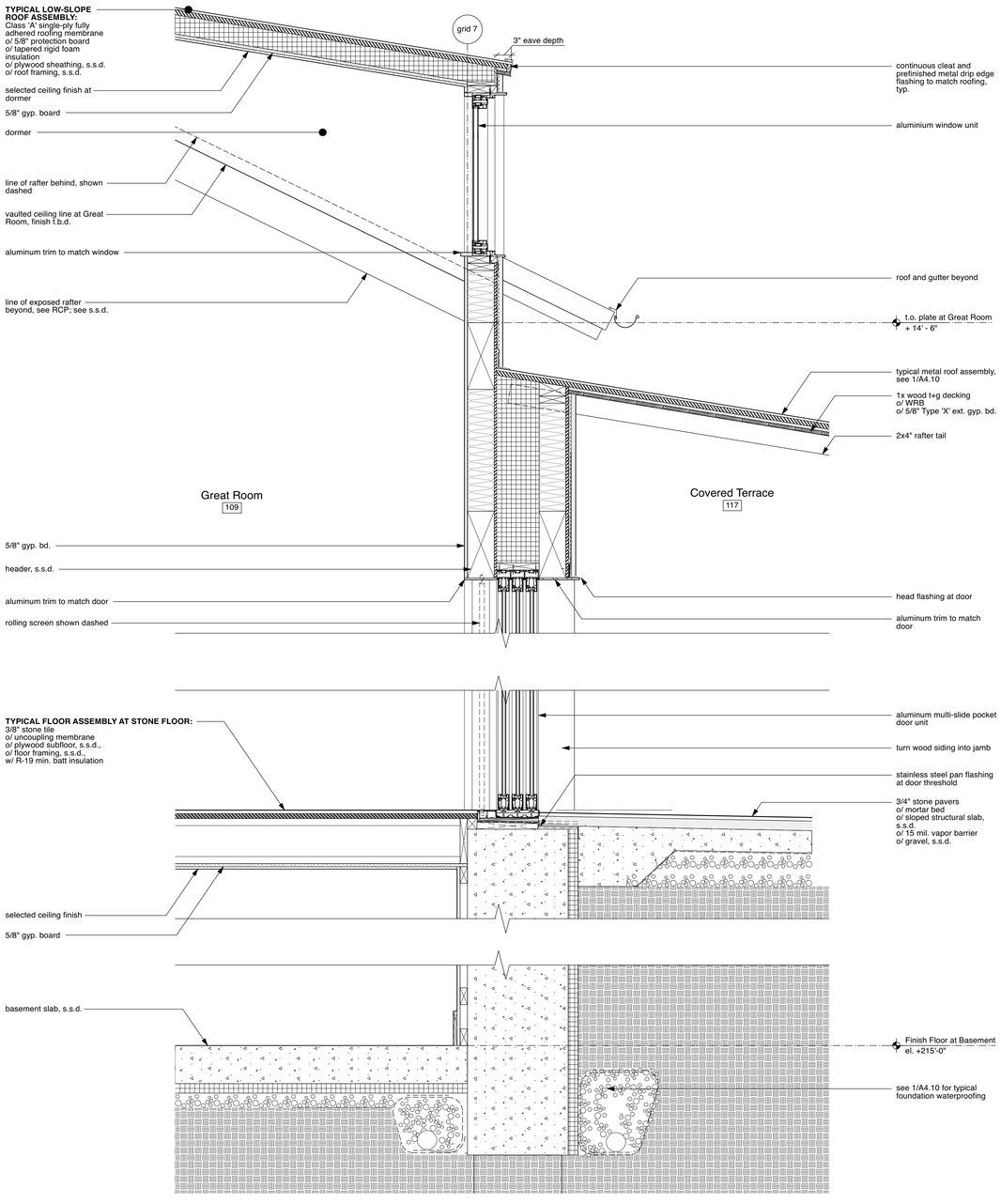
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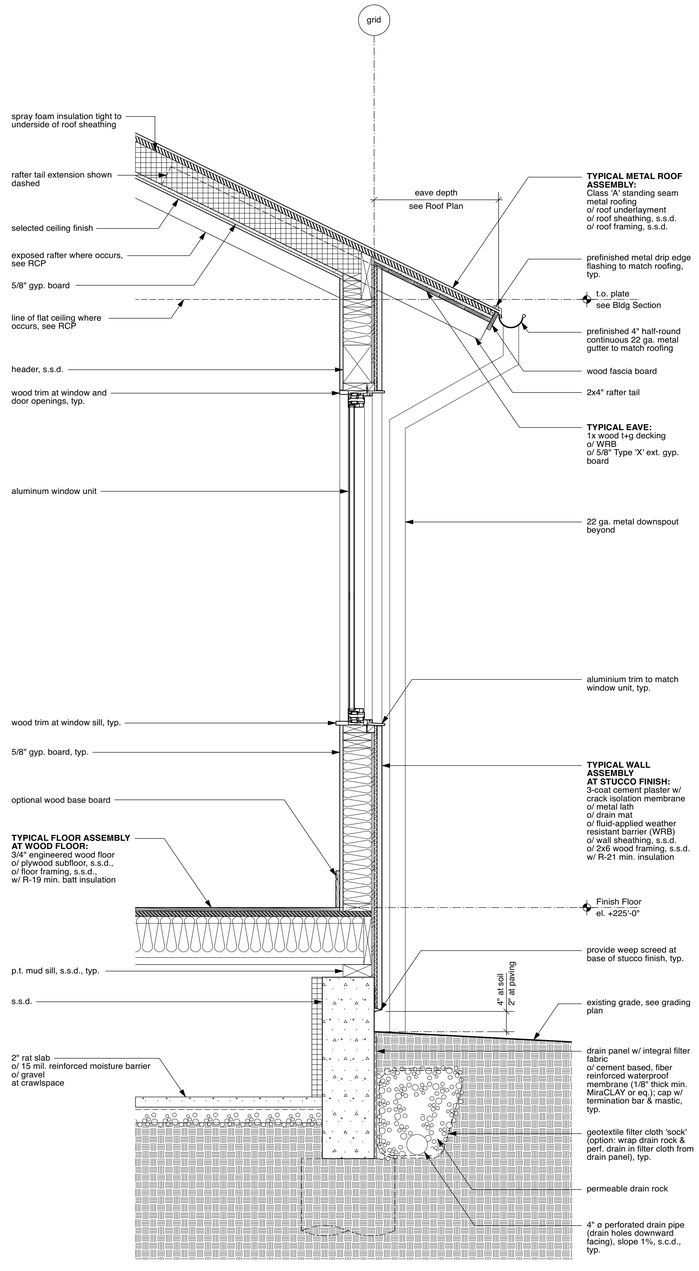
sheet no:

A4.02

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1 Wall Section at Great Room [109]
scale: 3/16" : 1'-0"



2 Typ. Wall Section
scale: 1" : 1'-0"

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Taylor Lombardo Architects
LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

MacDonnell Residence
710 Kidd Ranch Road
St Helena, CA, 94574
APN 009-100-030

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EXP 6-30-21
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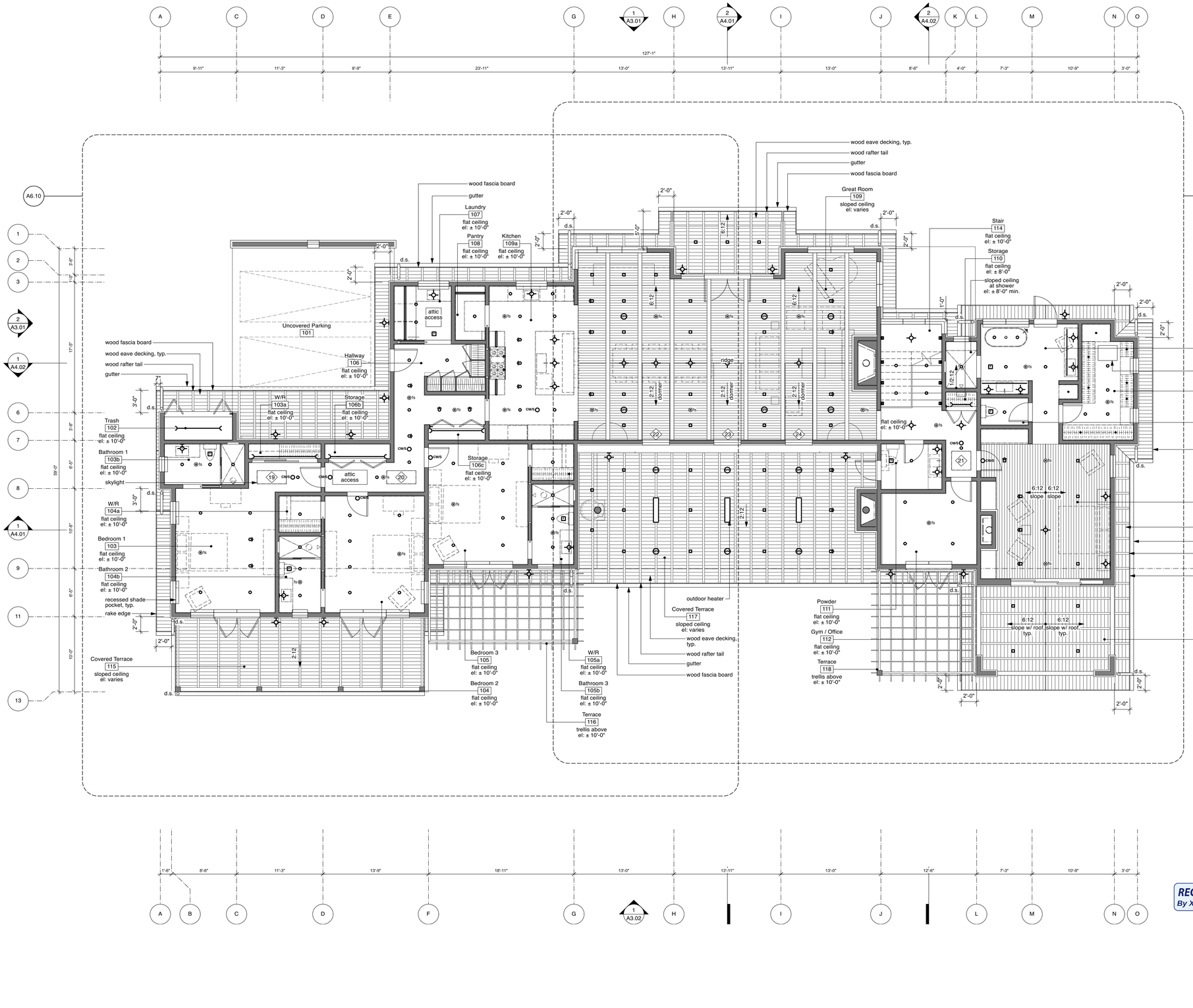
Wall Sections

scale: 1" = 1'-0"

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Design Review	09.15.23

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date: 09.15.23

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Taylor Lombardo Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

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Reflected Ceiling Plan

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

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A6.01

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Lighting Notes

01. Exterior lighting shall be controlled by an energy management control system. See also Electrical Notes on A0.02 for additional information.

02. Exterior recessed light fixtures in soffits/overhangs/under floor above must be IC/AT rated recessed downlights, with a sealed metal box housing or a five-sided type 'X' box enclosure.

03. See also Electrical Notes on A0.02.

Key Plan (1" = 40'-0")

Lighting Symbols

- SURFACE-MOUNTED CEILING LIGHT
- SURFACE-MOUNTED WALL LIGHT
- or ADJUSTABLE RECESSED DOWNLIGHT
- or RECESSED DOWNLIGHT
- LED WALL RECESSED STEP LIGHT
- LED PUCK LIGHT
- LED STRIP LIGHT
- LED UNDERCABINET LIGHT
- FLUORESCENT LIGHT
- $ SWITCH
- $3 THREE-WAY SWITCH
- $OS OCCUPANCY SENSOR SWITCH
- $DM DIMMER SWITCH
- $MS MOTION SENSOR SWITCH
- DOOR JAMB SWITCH
- $GD GARBAGE DISPOSAL SWITCH
- $GD GARBAGE DISPOSAL COUNTER-MOUNTED BUTTON SWITCH
- KP KEYPAD
- DB DOORBELL PUSHBUTTON SWITCH
- CH DOORBELL CHIME
- F EXHAUST FAN
- CM/S CARBON MONOXIDE/SMOKE DETECTOR
- SPK SPEAKER
- fs SPRINKLER

Lighting Fixture Schedule

Interior Fixtures:

F1: 3" LED recessed downlight; IC airtight, round

F2: 3" LED recessed downlight; IC airtight, square

F3: 3" LED recessed downlight; IC airtight, adjustable, round

F4: 3" LED recessed downlight; IC airtight, adjustable, square

F5: 3" LED recessed downlight; IC airtight, wet rated, round

F6: 3" LED recessed downlight; IC airtight, wet rated, square

F7: LED strip light; recess into surface above where applicable

F8: LED low-profile under cabinet fixture

F9: LED surface-mounted linear fixture

F10: Decorative ceiling-mounted fixture by owner

F11: Decorative wall-mounted fixture by owner

F12: LED surface-mounted puck light fixture

F13: 2" LED recessed wall-mounted step light; dimmable, square

Exterior Fixtures:

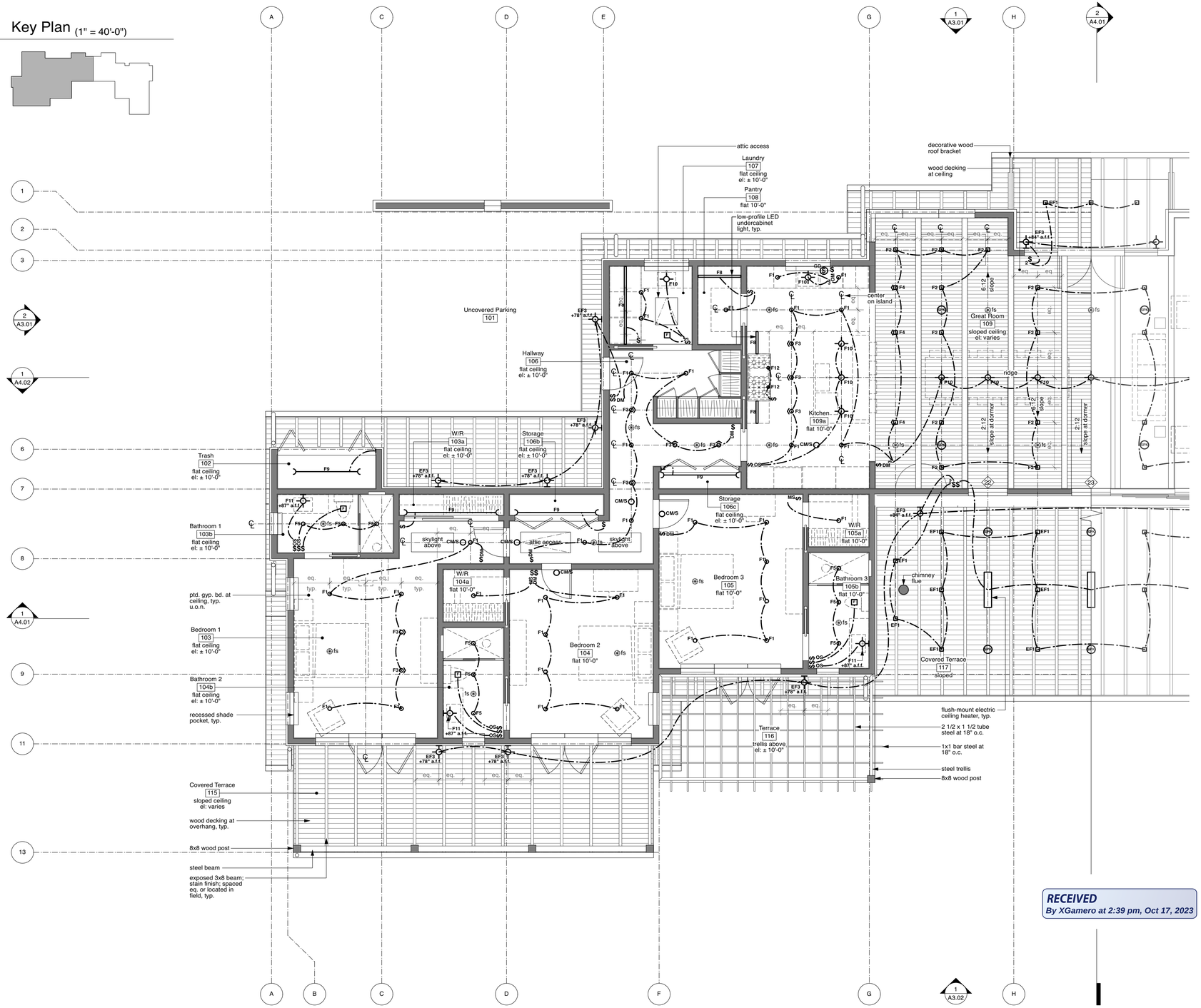
EF1: 3" LED recessed downlight; exterior rated, square

EF2: 3" LED recessed downlight; exterior rated, adjustable, square

EF3: Decorative surface-mounted fixture by owner

EF4: LED landscape fixture; exterior rated, adjustable

NOTE: Design-build low voltage control system throughout.



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Partial Reflected Ceiling Plan

scale: 1/4" = 1'-0"

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03. See also Electrical Notes on A0.02.

Key Plan (1" = 40'-0")

Lighting Symbols

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- SURFACE-MOUNTED WALL LIGHT
- or ADJUSTABLE RECESSED DOWNLIGHT
- or RECESSED DOWNLIGHT
- LED WALL RECESSED STEP LIGHT
- LED PUCK LIGHT
- LED STRIP LIGHT
- LED UNDERCABINET LIGHT
- FLUORESCENT LIGHT
- $ SWITCH
- $3 THREE-WAY SWITCH
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- KP KEYPAD
- DB DOORBELL PUSHBUTTON SWITCH
- CH DOORBELL CHIME
- F EXHAUST FAN
- CM/S CARBON MONOXIDE/SMOKE DETECTOR
- SPK SPEAKER
- fs SPRINKLER

Lighting Fixture Schedule

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F6: 3" LED recessed downlight; IC airtight, wet rated, square

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F9: LED surface-mounted linear fixture

F10: Decorative ceiling-mounted fixture by owner

F11: Decorative wall-mounted fixture by owner

F12: LED surface-mounted puck light fixture

F13: 2" LED recessed wall-mounted step light; dimmable, square

Exterior Fixtures:

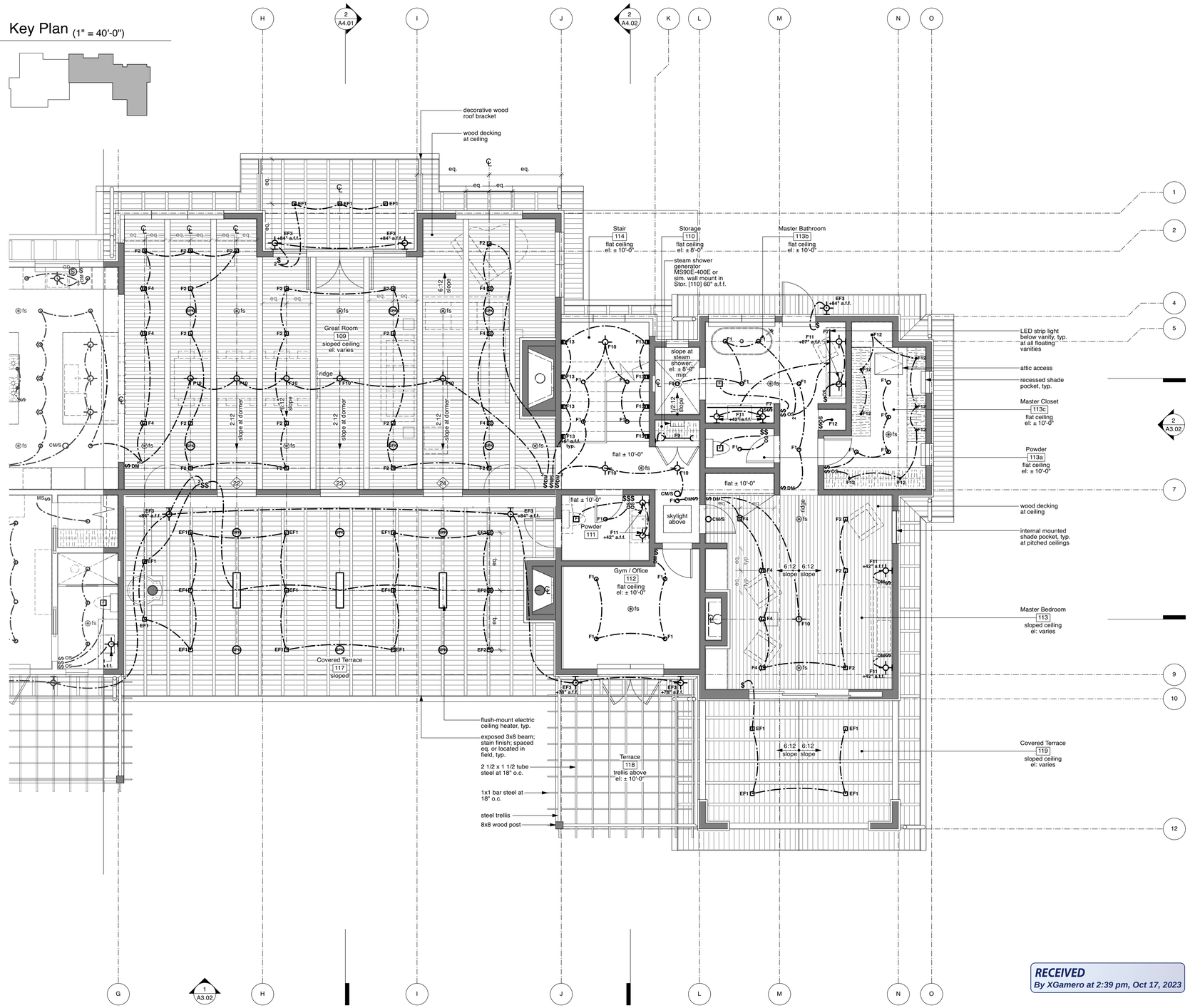
EF1: 3" LED recessed downlight; exterior rated, square

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NOTE: Design-build low voltage control system throughout.



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Partial Reflected Ceiling Plan

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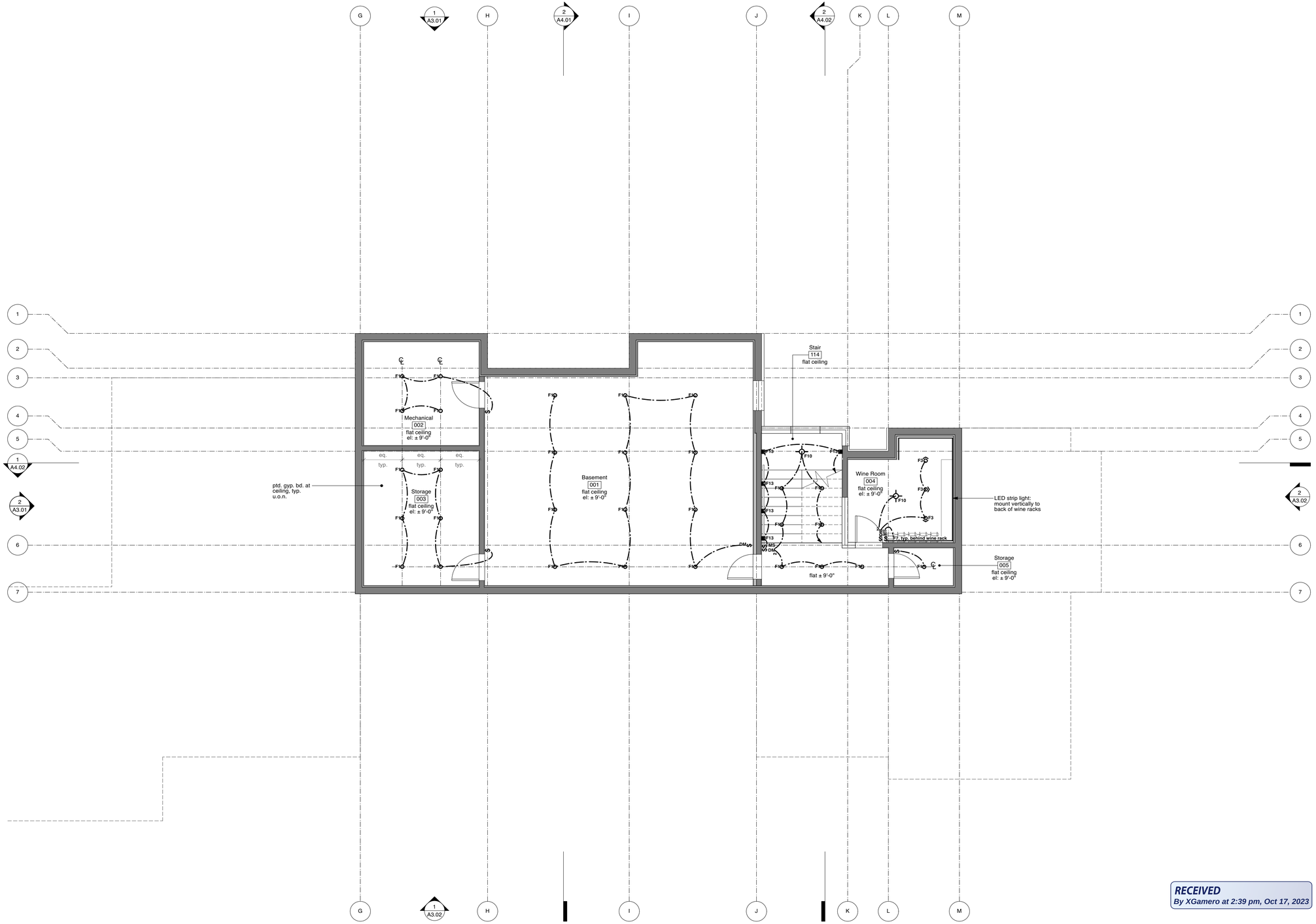
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Taylor
Lombardo
Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

MacDonnell Residence
710 Kidd Ranch Road
St Helena, CA, 94574
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Basement
RCP

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Design Review	09.15.23

job no: 1911

drawn: KS

checked:

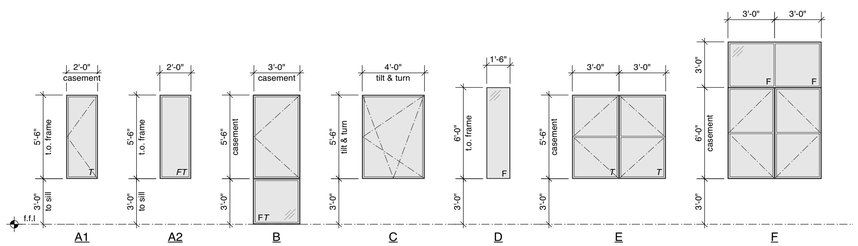
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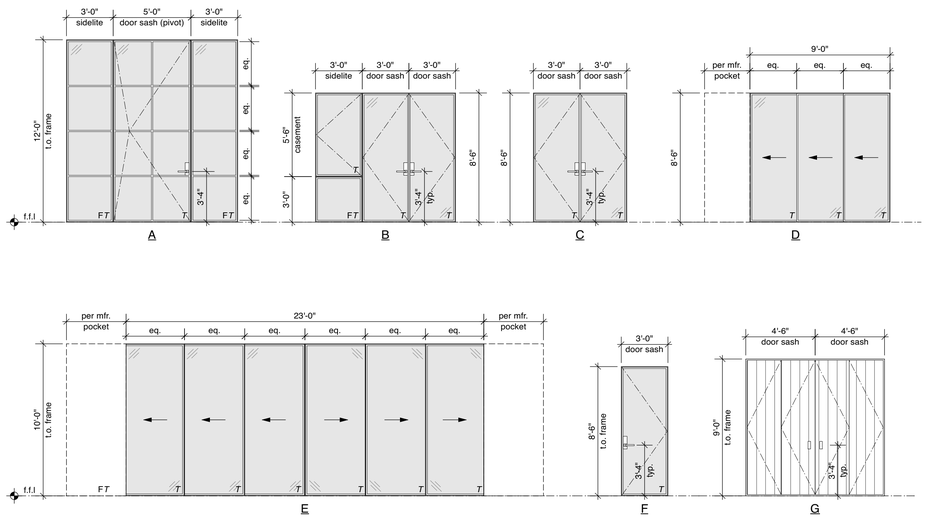
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Window Types



Exterior Door Types as seen from exterior



Window & Exterior Door Notes

NOTE:

1. F = fixed glazing, typ.
2. *T* = tempered glazing, typ.
3. All units to have thermal break and weatherstripping unless otherwise noted.
4. See Window Schedule for locations of tempered glazing at windows.
5. Provide aluminum break metal to match windows and doors where noted in Drawings.
6. All glazing shall be clear dual pane insulated with low-e coating unless otherwise noted.
7. See energy calculations for U-value and SHGC requirements.
8. All exterior windows shall have a minimum of one tempered pane. See Window Schedule for locations required to have both inner and outer pane tempered or laminated as safety glazing.
9. All exterior doors and sidelite windows shall have tempered glazing each pane.
10. Exterior wood doors shall have stiles and rails not less than 1-3/8" thick with interior field panel thickness of not less than 1-1/4" thick.
12. All casement and awning windows shall have latch handle and retractable/removable interior screen.
13. Skylights shall have tempered glazing per CRC R337.
14. Egress windows shall meet requirements specified in CRC R310.2:
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 sq.ft. The net clear opening dimensions shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.
Window sill height shall have the bottom of the clear opening not greater than 44 inches measured from the floor.

WINDOW SCHEDULE

		UNIT SIZE	NET FRAME DIMS SHOWN; VERIFY ALL SIZES & ROUGH OPENINGS		MATERIAL	FINISH		DETAILS	R.O. HEIGHT FROM B.O. FRAMING A.F.F. LEFT/ RIGHT JAMB AS VIEWED FROM EXT				SHADE	REMARKS
#	TYPE	W	H	STYLE		INTERIOR	EXTERIOR	HEAD	SILL	LEFT JAMB	RIGHT JAMB	R.O. HEIGHT		
1a	G	9'0"	9'0"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	RECESSED	STEEL-LOOK / CORNER FRAME
1b	G	3'0"	9'0"	FIXED	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	RECESSED	STEEL-LOOK / CORNER FRAME
2	C	5'6"	4'0"	TILT & TURN	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	
3	C	5'6"	4'0"	TILT & TURN	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
4	D	1'6"	6'0"	FIXED	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	9'0"	-	
5	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	OBSCURE / SAFETY GLAZING
6	B	3'0"	8'6"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
7	B	3'0"	8'6"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
8	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	OBSCURE / SAFETY GLAZING
9	B	3'0"	8'6"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
10	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	OBSCURE / SAFETY GLAZING
11	B	3'0"	8'6"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
12	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
13	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
14	E	6'0"	5'6"	DBL. CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	OBSCURE / SAFETY GLAZING
15	A2	2'0"	5'6"	FIXED	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	-	OBSCURE / SAFETY GLAZING
16	F	6'0"	9'0"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	RECESSED	STEEL-LOOK INSERT
17	F	6'0"	9'0"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	RECESSED	STEEL-LOOK INSERT
18	J2	1'9"	3'9 3/4"	SOLAR OP. SKYLIGHT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	See Roof Plan	-	VELUX SOLAR VSS C06
19	J2	1'9"	3'9 3/4"	SOLAR OP. SKYLIGHT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	See Roof Plan	-	VELUX SOLAR VSS C06
20	J1	2'6 1/8"	2'6"	SOLAR OP. SKYLIGHT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	See Roof Plan	-	VELUX SOLAR VSS M02
21	H	3'6"	3'6"	AWNING	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	19'8"	RECESSED	MECH. OPERATED
22	H	3'6"	3'6"	AWNING	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	19'8"	RECESSED	MECH. OPERATED
23	H	3'6"	3'6"	AWNING	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	19'8"	RECESSED	MECH. OPERATED
24	I	3'0"	3'0"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	17'0"	-	ATTIC
25	I	3'0"	3'0"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	17'0"	-	ATTIC

EXTERIOR DOOR SCHEDULE

		NET FRAME DIMENSION/OPENING SHOWN U.O.N.; VERIFY SIZES W/ SHOP DRAWINGS			MATERIAL	FINISH		DETAILS	R.O. HEIGHT = B.O. FRAMING A.F.F. LEFT/ RIGHT JAMB AS VIEWED FROM EXT.				SHADE	REMARKS
#	TYPE	W	H	STYLE		INTERIOR	EXTERIOR	HEAD	SILL	LEFT JAMB	RIGHT JAMB	R.O. HEIGHT		
100	A	11'0"	12'0"	SIDELITE / PIVOT / SIDELITE	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	-	STEEL-LOOK INSERTS
101	F	3'0"	8'6"	INSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	-	STEP FROM CARPORT ≤ 6"
102	G	9'0"	9'0"	DUAL BI-FOLD	WOOD FACING	TBD	TBD	TBD	TBD	TBD	TBD	8'6"	-	
103	B	9'0"	8'6"	SIDELITE / DUAL OUTSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	
104	B sim.	9'0"	8'6"	DUAL OUTSWING / SIDELITE	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	MIRRORED
105	B	9'0"	8'6"	SIDELITE / DUAL OUTSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	
106	E	23'0"	10'0"	DUAL STACK SLIDE POCKET PXXXXXXP	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	10'0"	RECESSED	WIDTH EXC. POCKET / FLUSH SILL
107	C	6'0"	8'6"	DUAL OUTSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	
108	D	9'0"	8'6"	STACK SLIDE POCKET PXXX	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	WIDTH EXC. POCKET / FLUSH SILL
109	F	3'0"	8'6"	OUTSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	

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Door & Window Schedule

scale: N/A

revision:	date:
Design Review	09.15.23

job no: 1911

drawn: KS

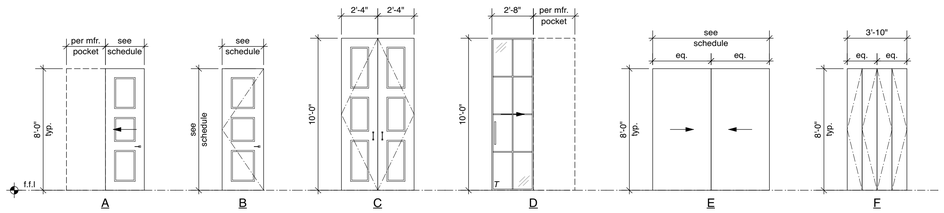
checked: TT

date: 09.15.23

sheet no:

A9.01

Interior Door Types



INTERIOR DOOR SCHEDULE

		DOOR				SASH DIMENSIONS SHOWN; VERIFY ALL SIZES & ROUGH OPENINGS		FRAME		DETAILS	REMARKS
#	TYPE	W	H	THK	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	HEAD (JAMB SIM.)	
110	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
111	F	3'10"	8'0"	1 3/4"	FLUSH	WHITE OAK	STAIN	WOOD	STAIN	TBD	
112	E	7'6"	8'0"	1 3/4"	FLUSH	WHITE OAK	STAIN	WOOD	STAIN	TBD	
113	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
114	E	8'6"	8'0"	1 3/4"	FLUSH	WHITE OAK	STAIN	WOOD	STAIN	TBD	
115	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
116	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
117	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
118	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
119	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
120	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
121	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
122	C	4'8"	10'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
123	D	2'8"	10'0"	TBD	TBD	GLASS/ALUM.	STAIN	ALUMINIUM	POWDER COAT	TBD	POCKET DOOR / STEEL LOOK / SAFETY GLAZING
124	B	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
125	G	3'11"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
126	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
127	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
128	B	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
129	B	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
130a	H	8'2"	10'0"	TBD	TBD	GLASS/ALUM.	STAIN	ALUMINIUM	POWDER COAT	TBD	STEEL LOOK HINGE W/ SIDELITE / SAFETY / CORNER
130b	H	4'7"	10'0"	TBD	TBD	GLASS/ALUM.	STAIN	ALUMINIUM	POWDER COAT	TBD	STEEL LOOK / SAFETY GLAZING / CORNER FRAME

FINISH SCHEDULE preliminary

NO.	ROOM NAME	FLOOR			WALLS		CEILING		OTHER / REMARKS
		MATERIAL	COLOR	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
101	UNCOVERED CARPORT	CONCRETE	TBD	TBD	STONE VENEER STUCCO	- -	TBD	-	BUILT IN CUSTOM CABINETRY/WORK BENCH
102	TRASH	CONCRETE	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
103	BEDROOM 1	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
103a	WARDROBE 1	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
103b	BATHROOM 1	TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	RECESSED SHOWER PAN
104	BEDROOM 2	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
104a	WARDROBE 2	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
104b	BATHROOM 2	TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	RECESSED SHOWER PAN
105	BEDROOM 3	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
105a	WARDROBE 3	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
105b	BATHROOM 3	TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	RECESSED SHOWER PAN
106	HALLWAY	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
106a	STORAGE	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
107	LAUNDRY	HARD WOOD	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
108	PANTRY	STONE / TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
109	GREAT ROOM	STONE / TILE	TBD	TBD	STONE VENEER GYPSUM BOARD	- LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	EXPOSED WOOD TRUSSES
109a	KITCHEN	STONE / TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
110	STORAGE	STONE / TILE	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
111	POWDER	TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
112	GYM / OFFICE	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
113	MASTER BEDROOM	HARD WOOD	TBD	TBD	STONE VENEER GYPSUM BOARD	- LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
113a	MASTER POWDER	HARD WOOD	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
113b	MASTER BATHROOM	HARD WOOD	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY RECESSED SHOWER PAN / BUILT IN BENCH
113c	MASTER CLOSET	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
114	WINE ROOM	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	CUSTOM WINE SHELVING
115	COVERED TERRACE	STONE / TILE	TBD	TBD	-	-	WOOD	STAIN	
116	TERRACE	STONE / TILE	TBD	TBD	-	-	WOOD TRELLIS	STAIN	FREESTANDING
117	COVERED TERRACE	STONE / TILE	TBD	TBD	-	-	WOOD	STAIN	BUILT IN CUSTOM CABINETRY
118	TERRACE	STONE / TILE	TBD	TBD	-	-	WOOD TRELLIS	STAIN	FREESTANDING
119	COVERED TERRACE	STONE / TILE	TBD	TBD	STONE VENEER	-	WOOD	STAIN	

Interior Door and Finish Notes

NOTE:

1. F = fixed glazing, typ.
2. *T* = tempered glazing, typ.
3. See Interior Door Schedule for locations of tempered glazing at doors.
4. 1x6" wood trim at base of interior walls, typ; see Sheet A8.0_ for additional information.
5. Confirm with owner/architect all finishes prior to install.
6. Interior fixtures by owner.

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Taylor Lombardo Architects

LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

MacDonnell Residence
710 Kidd Ranch Road
St Helena, CA, 94574
APN 009-100-030

LICENSED ARCHITECT
MAURICE LOMBARDO
C-26362
EXP 6-30-21
STATE OF CALIFORNIA

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Interior Door Schedule

scale: N/A

revision:	date:
Design Review	09.15.23

job no: 1911

drawn: KS

checked: TT

date: 09.15.23

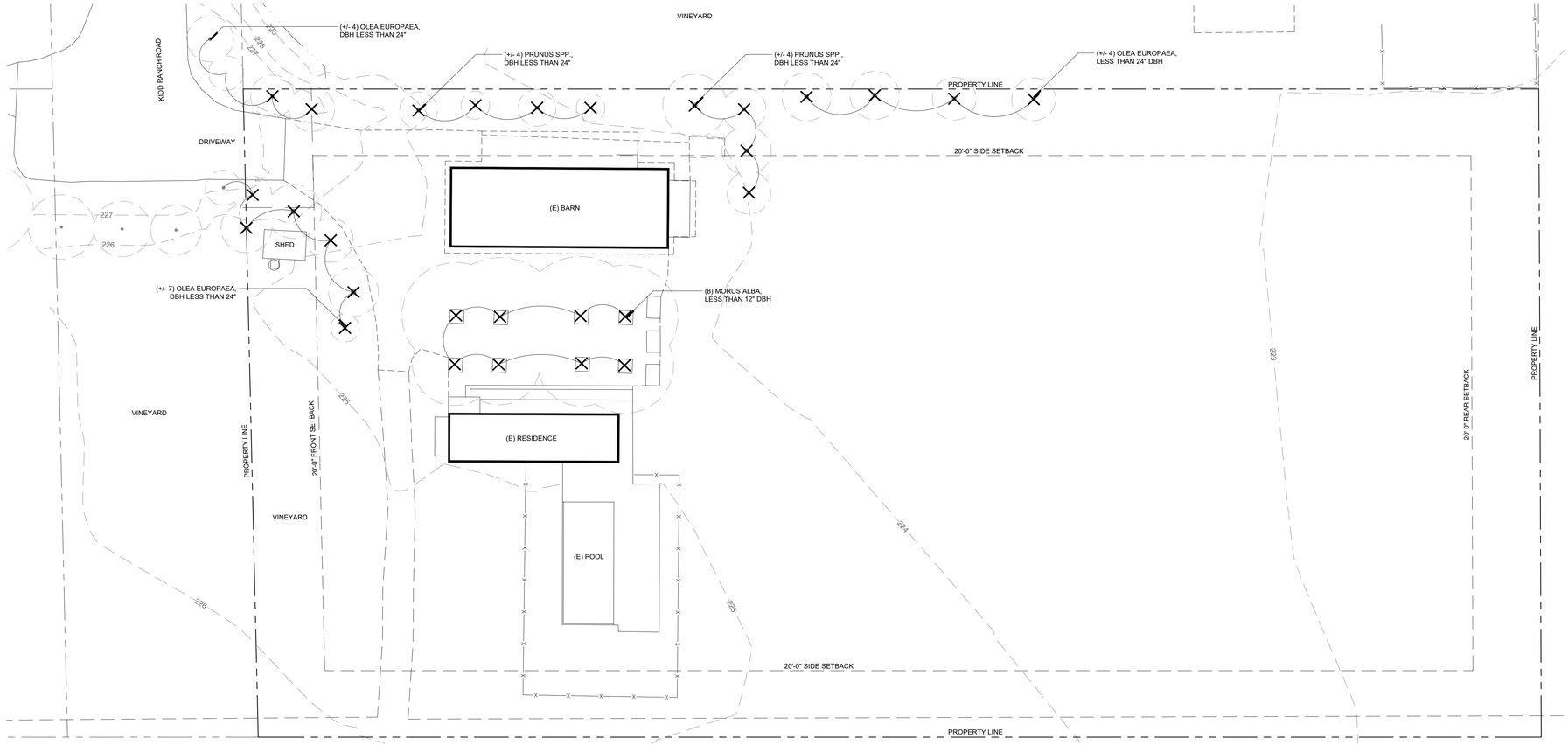
sheet no:

A9.02

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TREE PROTECTION/REMOVAL LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	TREE PROTECTION FENCING
100	(E) CONTOURS
100	PROPOSED CONTOURS
	(E) TREES
	TREES TO BE REMOVED
XX	TREE IDENTIFICATION



NORTH

0 8 16 32

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

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TERRA FERMA LANDSCAPES

Landscape Architecture
Landscape Construction
Fine Gardening

139 Mitchell Avenue, Suite 320
So. San Francisco, CA 94080
p: 650.952.5659
f: 650.952.0667
e: info@tflandscapes.com

PERMIT SET

MACDONNELL RESIDENCE

710 KIDD RANCH
ST HELENA, CA 94574

APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
WILLIAM VINCENT CHAMBERLAIN
No. 5491
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE:	7/31/23
DRAWN BY:	KC
CHECKED BY:	EB
SCALE:	1/16"=1'-0"
PROJECT #:	2104

TITLE

EXISTING VEGETATION PLAN

SHEET NO.

L1.0

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COORDINATION LEGEND

SYMBOL	DESCRIPTION
○	PVC PIPE PENETRATION. ALL PENETRATIONS SHALL BE 1" AND SHALL BE PLACED AND INSTALLED BY THE PLUMBING CONTRACTOR
⊗	ELECTRICAL CONDUIT PENETRATION. ALL CONDUIT PENETRATIONS SHALL BE 1" AND SHALL BE PLACED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

JANET S. LUEHERS
Certified Irrigation Designer
CID
43274

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

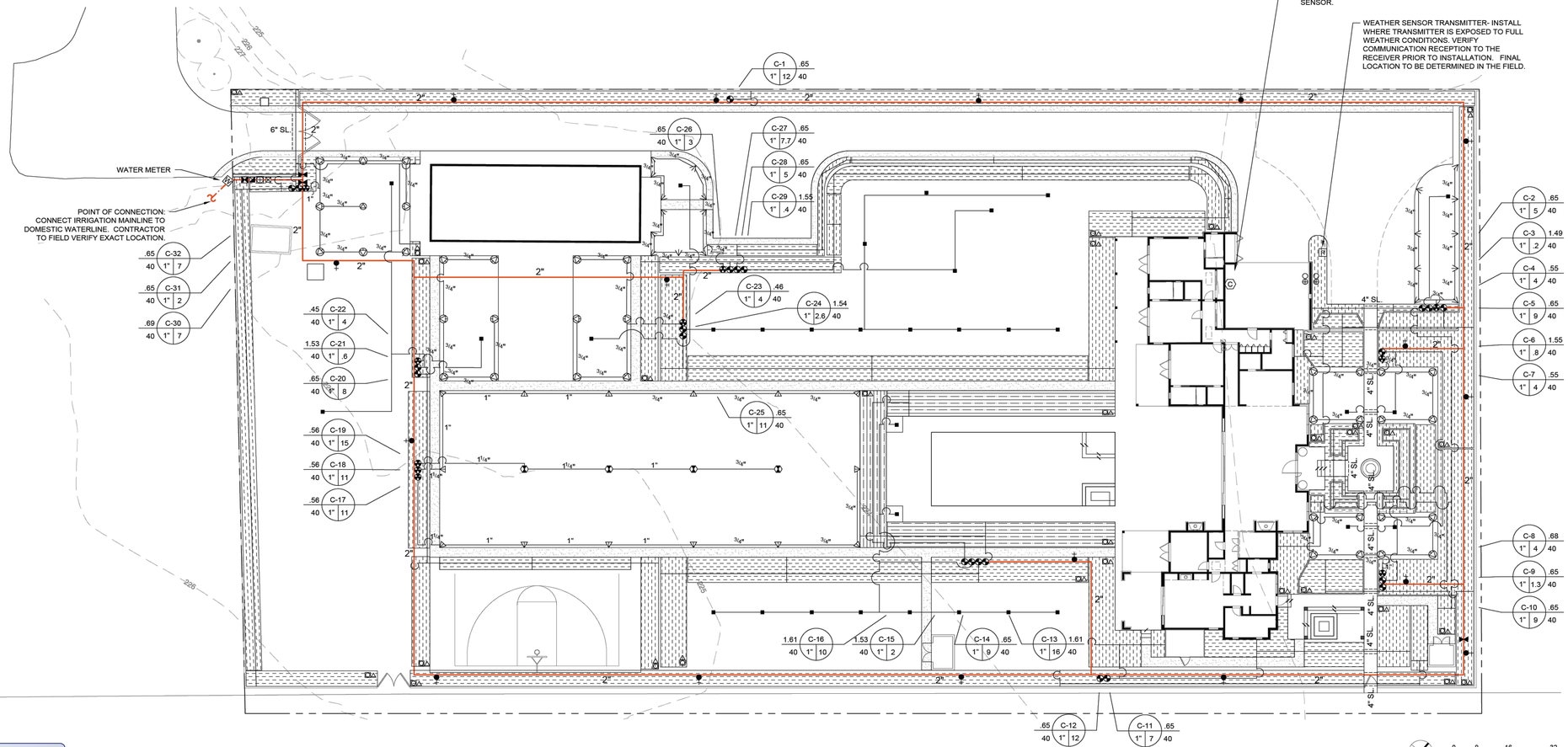
BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

IRRIGATION DEMAND: 16 GPM AT 60 PSI. STREET PRESSURE IS 95 PSI. SET PRV AT 50 PSI. FIELD VERIFY STATIC WATER PRESSURE PRIOR TO STARTING ANY WORK.

IF SIMULTANEOUS OPERATION OF VALVES IS REQUIRED, THE WORKING MAXIMUM IS 45 GPM AND THE ABSOLUTE MAXIMUM IS 50 GPM

IRRIGATION CONTROLLER 'C' - WALL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL SERVICE TO THIS LOCATION PROVIDED BY ELECTRICAL CONTRACTOR. GROUND CONTROLLER AND CONFORM TO ALL APPLICABLE LOCAL CODES. RUN A SEPARATE 1" CONDUIT WITH MANUFACTURER APPROVED DIRECT BURY SHIELDED FLOW SENSOR CABLE FROM CONTROLLER TO FLOW SENSOR.

WEATHER SENSOR TRANSMITTER- INSTALL WHERE TRANSMITTER IS EXPOSED TO FULL WEATHER CONDITIONS. VERIFY COMMUNICATION RECEPTION TO THE RECEIVER PRIOR TO INSTALLATION. FINAL LOCATION TO BE DETERMINED IN THE FIELD.



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TERRA FERMA LANDSCAPES
Landscape Architecture
Landscape Construction
Fine Gardening
139 Mitchell Avenue, Suite 220
So. San Francisco, CA 94080
p: 650.952.5659
f: 650.952.0667
e: info@tflandscapes.com

PERMIT SET

MACDONNELL RESIDENCE

710 KIDD RANCH
ST HELENA, CA 94574

APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
WILLIAM VO CH NGUYEN
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE: 7/31/23
DRAWN BY: EK
CHECKED BY: JO
SCALE: 1/16"=1'-0"
PROJECT #: 2104

TITLE
IRRIGATION PLAN

SHEET NO.
L6.0

The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.

IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.

4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

6. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

7. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

8. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

9. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.

10. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

11. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

12. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE OR ONE (1) SPARE WIRE FOR EVERY TWO (2) VALVE BOX LOCATIONS. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

13. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)

14. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.

15. INSTALL 1/2 INCH GALVANIZED MESH GOPHER WIRE ABOVE PEA GRAVEL AND BELOW AND ENCIRCLING EACH VALVE BOX. LINE WITH FILTER FABRIC.

16. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

17. LOCATE HOSE BIBS A MINIMUM OF 12" FROM HARDSCAPE AREA.

18. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

19. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

20. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

21. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

22. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.

23. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.

24. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

25. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

26. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

27. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

28. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

29. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

30. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

31. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

32. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

33. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

34. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

35. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

36. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

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By XGamero at 2:36 pm, Oct 17, 2023

JANET S. LUEHERS
Certified Irrigation Designer
CID
Janet Lueehrs
4327A

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE	MAX. RADIUS	MAX. SPACING
	PROS-06-PRS40-CV-MP1000-90	HUNTER POP-UP SHRUB SPRAY	40	.21-.49	15'	14'
	PROS-06-PRS40-CV-MP2000-90	HUNTER POP-UP SHRUB SPRAY	40	.43-.86	21'	20'
	PROS-06-PRS40-CV-MP2000-360	HUNTER POP-UP SHRUB SPRAY	40	1.48	21'	20'
	PROS-06-PRS40-CV-MP3000-90	HUNTER POP-UP SHRUB SPRAY	40	.86-2.12	30'	26'
	PROS-06-PRS40-CV-MP3000-360	HUNTER POP-UP SHRUB SPRAY	40	3.64	30'	26'
■	DB-09-PC-CV	TORO PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	40	9 GPH		
△	TLSOV	NETAFIM MANUAL FLUSH VALVE				
NOT SHOWN	TLAVRV	NETAFIM AIR/VACUUM RELIEF VENT				
	OPERIND	RAIN BIRD OPERATION INDICATOR				
	ICV-AS-ADJ SERIES/LT-T SERIES	HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / KBI PVC BALL VALVE				
	ICZ-101-40 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / KBI PVC BALL VALVE				
	261	ARROWHEAD-CHAMPION HOSE BIB WITH INTEGRAL VACUUM BREAKER				
	T-585-70-66	NIBCO BALL VALVE (LINE SIZE)				
	HFS-FCT-100	HUNTER FLOW SYNC FLOW SENSOR IN 1 1/2" PVC TEE				
	3200100	SUPERIOR 1 1/2" MASTER CONTROL VALVE (NORMALLY CLOSED)				
	600L-1 1/2"	1 1/2" WILKINS PRESSURE REGULATING VALVE				
	975XL2-1 1/2"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER				
R	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR				
C	IC-3600-M ROAM-KIT	HUNTER I-CORE MODULAR CONTROLLER (36 STATIONS) - WALL MOUNT HUNTER MAINTENANCE REMOTE				
C-1		CONTROLLER AND STATION NUMBER				
1.6		APPLICATION RATE (INCHES)				
1" 15 30		OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUANTITY				
1"		APPROXIMATE GALLONS PER MINUTE				
		REMOTE CONTROL VALVE SIZE				
		MAIN LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE. USE SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER				
		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.				
		SUB-SURFACE DRIPLINE: NETAFIM TLHCVXR5-12 TECHLINE. USE ONLY NETAFIM TECHLOCK FITTINGS. 2" COVER. (12" EMITTER SPACING; 18" ROW SPACING; .53 GPH PER EMITTER)				
		SUB-SURFACE DRIPLINE: ECO-MAT FLEECE-WRAPPED DRIPLINE. USE ONLY 17mm BARB FITTINGS. 12" COVER. (12" EMITTER SPACING, 14" ROW SPACING; .6 GPH PER EMITTER)				
		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.				

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 750' OF TOTAL DRIPLINE PER ZONE.
4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
   - 0-8 GPM - 3/4"
   - 8.1-15 GPM - 1"
   - 15.1-25 GPM - 1 1/4"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
9. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
10. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
11. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	NO. OF BUBBLERS*	PIPE SIZE
BUBBLERS - 4 GPH	1-5 5.1-15	1-75 76-225	3/4" 1"
BUBBLERS - 9 GPH	1-5 5.1-15	1-32 33-96	3/4" 1"

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB. LATERAL LINE FROM REMOTE CONTROL VALVE TO FIRST BUBBLER SHALL BE 1" MINIMUM.

TERRA FERMA LANDSCAPES
Landscape Architecture
Landscape Construction
Fine Gardening
139 Mitchell Avenue, Suite 220
So. San Francisco, CA 94080
p: 650.952.5659
f: 650.952.0667
e: info@tflandscapes.com

PERMIT SET

MACDONNELL RESIDENCE

710 KIDD RANCH
ST HELENA, CA 94574

APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
W. BRIANNA CH No. 6432
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

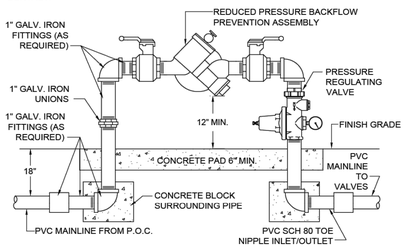
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TITLE
IRRIGATION NOTES & LEGEND

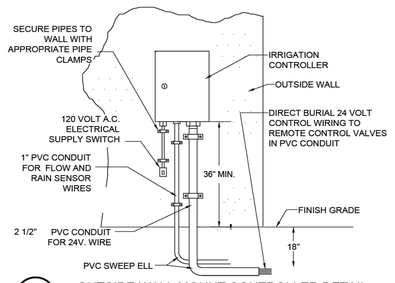
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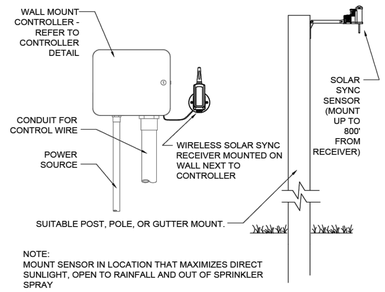
NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.



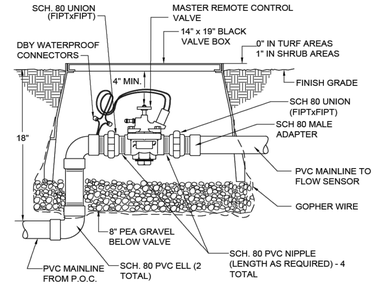
1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



2 OUTSIDE WALL MOUNT CONTROLLER DETAIL
NOT TO SCALE



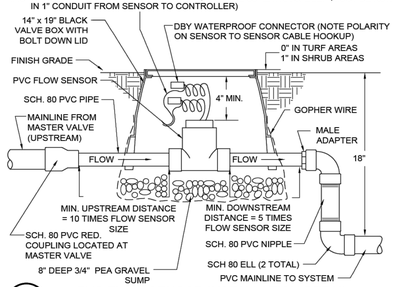
3 HUNTER SOLAR SYNC WEATHER SENSOR
NOT TO SCALE



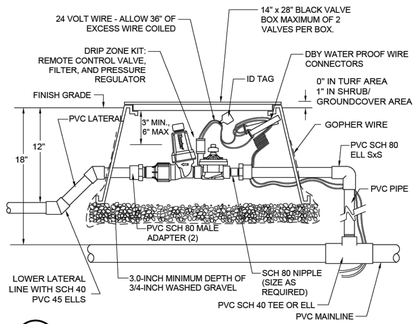
4 MASTER REMOTE CONTROL VALVE
NOT TO SCALE

NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.

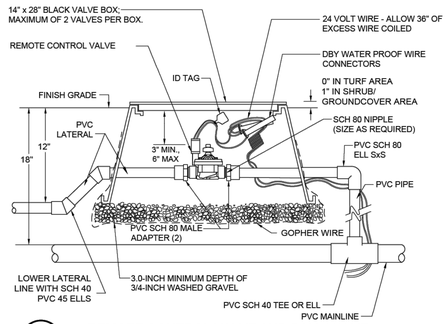
#18 GAUGE DIRECT BURIAL SENSOR CABLE, PROVIDE 36" EXTRA CABLE. (MUST BE RUN IN 1" CONDUIT FROM SENSOR TO CONTROLLER)



5 PVC FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE



6 HUNTER DRIP ZONE KIT
NOT TO SCALE



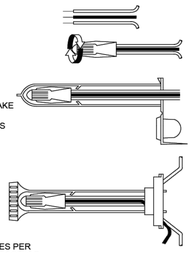
7 REMOTE CONTROL VALVE AND BALL VALVE
NOT TO SCALE

STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

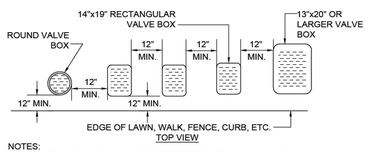
STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.



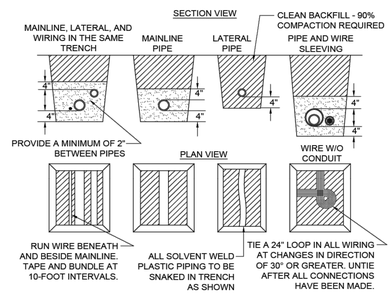
NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

8 WIRE CONNECTION DETAIL
NOT TO SCALE



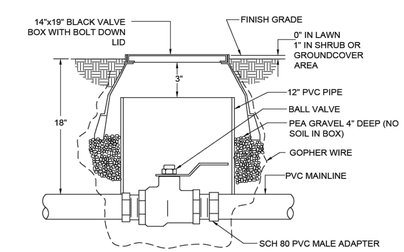
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY CARSON, APPLIED ENGINEERING, OR EQUAL.
8. BOXES AND LIDS SHALL BE BLACK IN COLOR.

9 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE

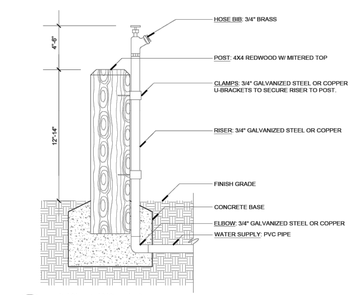


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

10 PIPE AND WIRE TRENCHING
NOT TO SCALE



11 BALL VALVE DETAIL
NOT TO SCALE



12 IRRG - HOSE BIB
DETAIL TYPE — NOT TO SCALE — PRO-IRR-026

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BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

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WILLIAM KOCH
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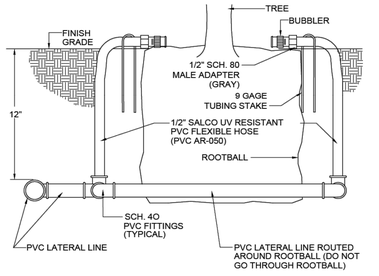
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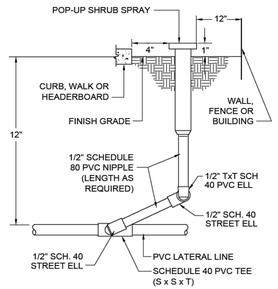
TITLE
IRRIGATION DETAILS

SHEET NO.
L6.2

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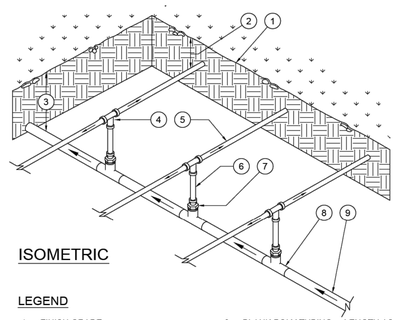


13 TREE BUBBLER DETAIL
NOT TO SCALE



NOTE:
PRE-FABRICATED SWING JOINTS MAY BE USED. SWING JOINTS SHALL BE BY LASCO, RAINBIRD, OR EQUAL

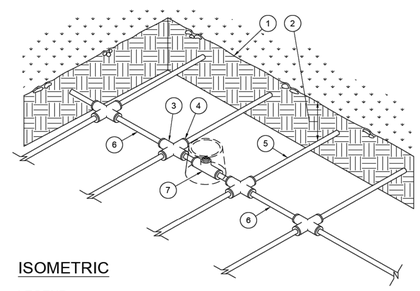
14 SHRUB POP-UP INSTALLATION DETAIL
NOT TO SCALE



LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

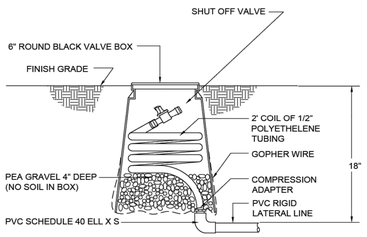
15 CENTER FEED MANIFOLD
NOT TO SCALE



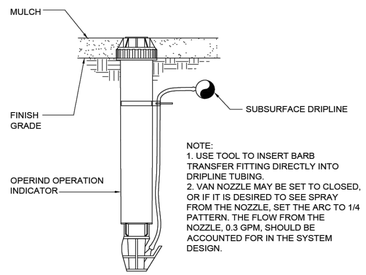
LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. PVC CROSS (SxSxSxS)
4. COMPRESSION ADAPER.
5. DRIPLINE LATERAL.
6. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM
7. AIR/VACUUM RELIEF VALVE AT HIGH POINT. REFER TO AIR/VACUUM RELIEF VALVE DETAIL.

16 AIR/VACUUM RELIEF LATERAL
NOT TO SCALE

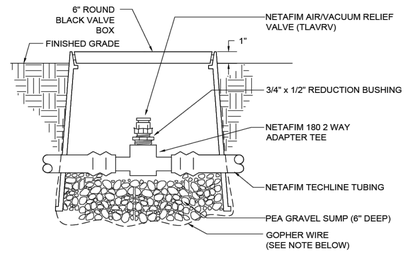


17 SHUT OFF FLUSH VALVE DETAIL
NOT TO SCALE



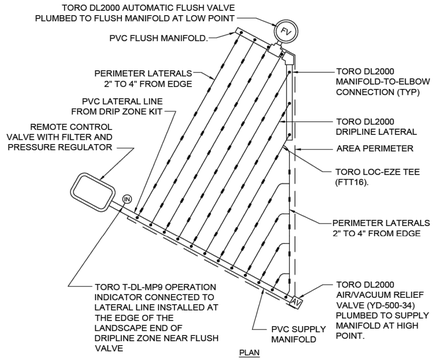
NOTE:
1. USE TOOL TO INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

18 RAIN BIRD OPERIND OPERATION INDICATOR
NOT TO SCALE



NOTE:
1. AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

19 NETAFIM AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING
NOT TO SCALE



PLAN

20 TYPICAL ISLAND LAYOUT END FEED
NOT TO SCALE

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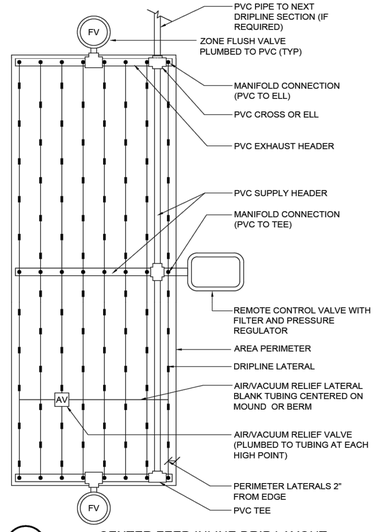
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DATE: 7/31/23
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PROJECT #: 2104

TITLE
IRRIGATION DETAILS

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21 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE

MACDONNELL RESIDENCE
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) 44.1

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	SHRUB	LW	0.30	DL	0.81	0.37	1,654	613	16,750	5.8%
C-2	SHRUB	LW	0.30	DL	0.81	0.37	740	274	7,494	2.6%
C-3	TREE	LW	0.30	B	0.81	0.37	13	5	132	0.0%
C-4	SHRUB	LW	0.30	S	0.75	0.40	552	221	6,037	1.9%
C-5	SHRUB	LW	0.30	DL	0.81	0.37	1,284	476	13,003	4.5%
C-7	SHRUB	LW	0.30	S	0.75	0.40	603	241	6,595	2.1%
C-8	SHRUB	LW	0.30	S	0.75	0.40	491	196	5,370	1.7%
C-10	SHRUB	LW	0.30	DL	0.81	0.37	1,303	483	13,195	4.5%
C-11	SHRUB	LW	0.30	DL	0.81	0.37	936	347	9,479	3.3%
C-12	SHRUB	LW	0.30	DL	0.81	0.37	1,653	612	16,739	5.8%
C-13	TURF	LW	0.30	DL	0.81	0.37	947	351	9,590	3.3%
C-14	SHRUB	LW	0.30	DL	0.81	0.37	1,227	454	12,425	4.3%
C-15	TREE	LW	0.30	B	0.81	0.37	126	47	1,276	0.4%
C-16	TURF	LW	0.30	DL	0.81	0.37	555	206	5,620	1.9%
C-17	SHRUB	LW	0.30	S	0.75	0.40	1,876	750	20,517	6.5%
C-18	SHRUB	LW	0.30	S	0.75	0.40	1,887	755	20,638	6.6%
C-19	SHRUB	LW	0.30	S	0.75	0.40	2,518	1,007	27,539	8.8%
C-20	SHRUB	LW	0.30	DL	0.81	0.37	1,134	420	11,484	4.0%
C-21	TREE	LW	0.30	B	0.81	0.37	38	14	385	0.1%
C-22	SHRUB	LW	0.30	S	0.75	0.40	701	280	7,667	2.4%
C-23	SHRUB	LW	0.30	S	0.75	0.40	692	277	7,568	2.4%
C-24	TREE	LW	0.30	B	0.81	0.37	163	60	1,651	0.6%
C-25	SHRUB	LW	0.30	DL	0.81	0.37	1,600	593	16,203	5.6%
C-26	SHRUB	LW	0.30	S	0.75	0.40	407	163	4,451	1.4%
C-27	SHRUB	LW	0.30	DL	0.81	0.37	1,142	423	11,565	4.0%
C-28	SHRUB	LW	0.30	DL	0.81	0.37	733	271	7,423	2.6%
C-29	TREE	MW	0.50	B	0.81	0.62	25	15	422	0.1%
C-30	SHRUB	LW	0.30	S	0.75	0.40	887	355	9,701	3.1%
C-31	SHRUB	LW	0.30	DL	0.81	0.37	219	81	2,218	0.8%
C-32	SHRUB	LW	0.30	DL	0.81	0.37	1,017	377	10,299	3.6%
POOL / SPA COVERED		WF	0.50		1.00	0.50	1,288	644	17,608	4.5%
TOTALS (REGULAR LANDSCAPE AREAS)							**28,411**	**11,010**	**301,041**	**99.2%**
SPECIAL LANDSCAPE AREA										
C-6	TREE	MW		B		1.00	50	50	1,367	0.2%
C-9	SHRUB	MW		DL		1.00	184	184	5,031	0.6%
TOTALS (SPECIAL LANDSCAPE AREAS)							**234**	**234**	**6,398**	**0.8%**
TOTALS FOR ALL AREAS							***28,645***	***11,244***	***307,439***	***100%***

RECEIVED
By XGamero at 2:37 pm, Oct 17, 2023

JANET S. LUEHRS Certified Irrigation Designer CID 43274

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

CITY OF
St. Helena
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **MACDONNELL RESIDENCE**
PROJECT ADDRESS: 710 KIDD RANCH

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE	**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**	
		MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]
	YEARLY ETo	44.1
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	28,645 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	234 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**433,645 GALLONS PER YEAR**
	TOTAL ACRE FEET	1.33 ACRE FEET
PART TWO	**ESTIMATED TOTAL WATER USE (ETWU)**	
		(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.39
	ETWU FOR REGULAR LANDSCAPE AREAS	**301,041 GALLONS PER YEAR**
	SITE WIDE ETAF	0.39
	ETWU FOR ALL LANDSCAPE AREAS	**307,439 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.94 ACRE FEET

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	25	0.1%
Low Water Use Plants (LW)	27,098	94.6%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	1,288	4.5%
Special Landscape Area (SLA)	234	0.8%
TOTAL	28,645	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	10,614	38.8%
Bubbler (B)	415	1.5%
Drip (D)	0	0.0%
In-Line Drip (DL)	16,328	59.7%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

TERRA FERMA LANDSCAPES
Landscape Architecture
Landscape Construction
Fine Gardening
139 Mitchell Avenue, Suite 220
So. San Francisco, CA 94080
p: 650.952.5659
f: 650.952.0667
e: info@tflandscapes.com

PERMIT SET

MACDONNELL RESIDENCE
710 KIDD RANCH
ST HELENA, CA 94574
APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT TIMOTHY D. WARMINGTON No. 4574
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE: 7/31/23
DRAWN BY: EK
CHECKED BY: JO
SCALE: AS SHOWN
PROJECT #: 2104

TITLE
IRRIGATION WORKSHEET

SHEET NO.
L6.4

The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.

PLANT SCHEDULE

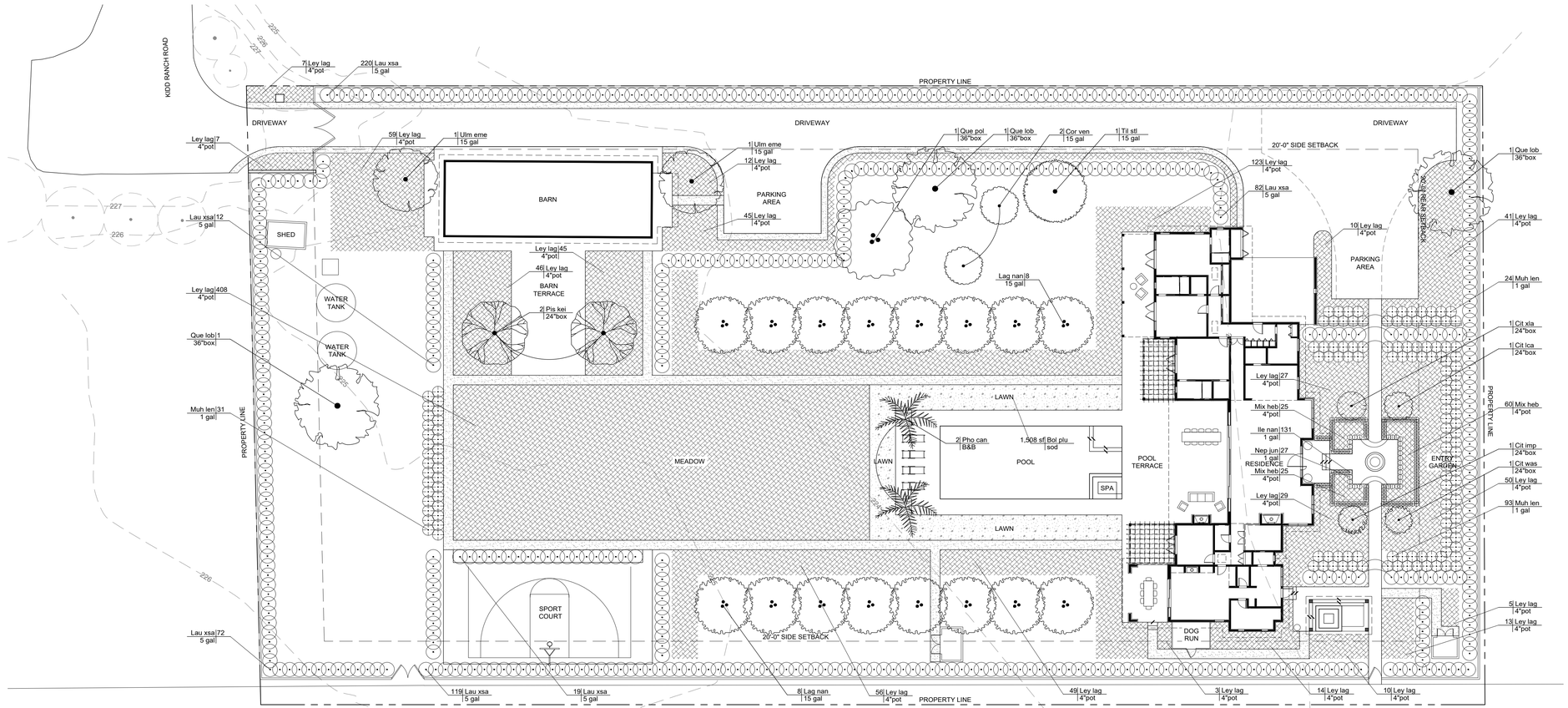
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Cit lca	1	CITRUS RETICULATA `GOLD NUGGET`	GOLD NUGGET MANDARIN ORANGE	24"BOX	MULTI-TRUNK/BUSH
	Cit xla	1	CITRUS X LATIFOLIA `BEARSS SEEDLESS`	BEARSS SEEDLESS LIME	24"BOX	MULTI-TRUNK/BUSH
	Cit imp	1	CITRUS X LIMON `IMPROVED MEYER`	MEYER LEMON	24"BOX	MULTI-TRUNK/BUSH
	Cit was	1	CITRUS X SINENSIS `DWARF WASHINGTON`	DWARF WASHINGTON NAVEL ORANGE	24"BOX	MULTI-TRUNK/BUSH
	Cor ven	2	CORNUS X 'KN30-8'	VENUS FLOWERING DOGWOOD	15 GAL	
	Lag nan	16	LAGERSTROEMIA INDICA X FAURIEI `NATCHEZ`	NATCHEZ CRAPE MYRTLE	15 GAL	NATURAL LOW BRANCH
	Pho can	2	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	B&B	18' TRUNK HEIGHT
	Pis kei	2	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	
	Que lob	3	QUERCUS LOBATA	VALLEY OAK	36"BOX	
	Que pol	1	QUERCUS POLYMORPHA	NETLEAF WHITE OAK	36"BOX	
	Til stl	1	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	15 GAL	
	Ulm eme	2	ULMUS PROPINQUA `JFS-BIEBERICH`	EMERALD SUNSHINE ELM	15 GAL	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Ile nan	131	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	1 GAL	12" O.C.
	Lau xsa	524	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	5 GAL	36" O.C. MULTI-TRUNK
	Muh len	148	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW LINDHEIMER'S MUHLY	1 GAL	36" O.C.
	Nep jun	27	NEPETA X FAASSENII 'JUNIOR WALKER'	JUNIOR WALKER CATMINT	1 GAL	18" O.C.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	Bol plu	1,508 SF	BOLERO PLUS		SOD		
	Ley lag	1,059	LEYMUS TRITICOIDES 'LAGUNITA' (OVERSEED WITH 50% ESCHSCHOLZIA CALIFORNICA AND 50% NEMOPHILIA MENZIESII)	WILD RYE MEADOW	4"POT	48" o.c.	SPRAY IRRIGATE W/ 18" RISERS TO ESTABLISH.
	Mix heb	110	MIXED HERBS (PHENOMENAL LAVENDER, ROSEMARY, OREGANO, BASIL, THYME, TARRAGON, AND BERGGARTEN SAGE)		4"POT	18" o.c.	

PLANTING LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACKS
	EASEMENT
	LIMIT OF WORK
100	(E) CONTOURS
100	PROPOSED CONTOURS
	ENLARGEMENT KEY
	(E) TREES
QTY| GEN SPE | SIZE	PLANT IDENTIFICATION CODE



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TERRA FERMA LANDSCAPES
Landscape Architecture
Landscape Construction
Fine Gardening
139 Mitchell Avenue, Suite 220
So. San Francisco, CA 94080
p: 650.952.5659
f: 650.952.0667
e: info@tflandscapes.com

PERMIT SET

MACDONNELL RESIDENCE

710 KIDD RANCH
ST HELENA, CA 94574

APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
WILLIAM D. CH No. LA 6161
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE: 7/31/23
DRAWN BY: KC
CHECKED BY: EB
SCALE: 1/16"=1'-0"
PROJECT #: 2104

TITLE

PLANTING PLAN

SHEET NO.

L7.0

The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.

PLANTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DISTANCES, AND DIMENSIONS AS RELATED TO TREE AND SHRUB PLACEMENT IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

2. SOIL SAMPLES SHALL BE TAKEN BY CONTRACTOR AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY TESTING AND RECOMMENDATIONS, SEE GRADING NOTES. PROVIDE LANDSCAPE ARCHITECT WITH SOILS REPORT AND PROPOSED SOIL AND AMENDMENT MATERIALS FOR APPROVAL, PRIOR TO INSTALLATION OF MATERIALS.

3. ALL PLANTS TO BE OF THE FINEST QUALITY, GOOD FORM, AND FREE OF PESTS OR PLANT DISEASES AND DAMAGE. ALL PLANT MATERIAL SHALL BE CERTIFIED BY STATE DEPARTMENT OF AGRICULTURE AS FREE OF DISEASE OR HAZARDS INSECTS.

4. PLANT MATERIAL SHALL BE TYPICAL OF THE SPECIES, OR VARIETY, AND HAVE NORMAL HABITS OF GROWTH.

5. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6. PLANTING PLAN PROVIDES A GUIDE FOR GENERAL PLANTING LAYOUT ONLY. PRIOR TO INSTALLATION LANDSCAPE ARCHITECT SHALL APPROVE FINAL LAYOUT OF PLANTS. FIELD ADJUSTMENTS MAY BE MADE AT THIS TIME.

7. PLANT SPACING SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX, PIPE, AND OTHER EQUIPMENT LOCATIONS.

8. NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.

9. PLANTING AND PLANT OPERATION WHICH COULD ENDANGER THE PUBLIC SAFETY BY OBSTRUCTING THE VISION OF PUBLIC TRAFFIC OR CONFLICTING WITH THE SAFE FUNCTION OF UTILITY WIRES WILL NOT BE PERMITTED IN THE PUBLIC RIGHT OF WAY. ANY SUCH INSTANCES SHOULD BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT.

10. CONTRACTOR SHALL SUBMIT FOR APPROVAL, PHOTOS OF ONE REPRESENTATIVE EXAMPLE OF EACH TREE VARIETY. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE. TREE SPECIFICATIONS SHALL INCLUDE PLANTED HEIGHT, SPREAD, AND CALIPER SIZE.

11. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE SUCH MATERIALS.

12. PROVIDE PLANT QUANTITIES AS INDICATED IN LEGEND. PLANT SYMBOLS SHOWN ON PLAN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANTS AS REQUIRED TO MEET ON-CENTER SPACING AS NOTES IN THE PLANT LEGEND.

13. CULTIVATE ALL AREAS TO BE PLANTED (EXCEPT SLOPES EXCEEDING 3:1) AND AMEND EVENLY PER SOILS REPORT.

14. BACKFILL FOR ALL PLANTING PITS SHALL BE PER SOILS REPORT/DETAILS.

15. CONTRACTOR TO EXCAVATE PLANT PITS AND CONDUCT PERCOLATION TESTS AT LEAST 2 WEEKS PRIOR TO TREE OR PLANT INSTALLATION. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF PITS DO NOT PERCOLATE IN FIRST 24 HOURS.

16. ALL MATERIAL SHALL BE INSTALLED WHERE BOTTOM OF ROOT BALL RESTS ON NATIVE SUB-GRADE TO PREVENT SETTLING.

17. ALL AREAS THAT ARE 2:1 SLOPE OR LESS SHALL BE COVERED WITH 3" DEEP ORGANIC MULCH TO COMPLETELY COVER SOIL SURFACE, UNLESS OTHERWISE NOTED. SUBMIT 1 CU. FT. SAMPLE PRIOR TO APPLICATION.

18. SEE PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, STAKING, AND EXECUTION.

19. ALL GROUND COVERS SHALL BE TRIANGULARLY SPACED AND APPLIED IN ALL PLANTING AREAS INDICATED ON PLAN AS WELL AS UNDER SHRUBS UNLESS NOTED OTHERWISE.

20. ALL TREES PLANTED IN PUBLIC RIGHT OF WAY SHALL BE PLANTED PER CITY STANDARDS.

21. MULTI-TRUNK INDICATES (2) TRUNKS MINIMUM. BRANCHED FROM BASE OF TREE.

22. DO NOT DELIVER ANY PLANT MATERIAL OR TREES UNTIL ALL PLANTING PREPARATIONS HAVE BEEN COMPLETED.

23. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED PER SOIL REPORT RECOMMENDATIONS.

24. FINISHED GRADES FOR PLANTING AREAS VARIES, SEE PLANS AND DETAILS. LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL FINISH SOIL ELEVATIONS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL MAKE ADJUSTMENTS AS DIRECTED IN THE FIELD BY LANDSCAPE ARCHITECT.

25. LYNGSO
A. AMENDMENT SOIL FOR ALL TREES AND SHRUBS
B. POTTING MIX FOR ALL CONTAINER PLANTINGS

26. AMERICAN SOIL & STONE
A. MULTIPURPOSE FOR ALL TREES AND SHRUBS
B. ULTRA POTTING MIX FOR ALL CONTAINER PLANTINGS
C. CLOUDBREAKER FOR ALL CLAY SOIL SITES

27. WHEELER FARMS
A. SPECIAL BLEND PLANTING MIX FOR ALL VEGETABLE AND EDIBLE GARDEN PLANTINGS

28. MULCH SHALL BE HELD 1/2" BELOW TOP OF PAVING, CURBS, AND STEEL HEADERS IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED. MULCH TO BE HELD MINIMUM 4" FROM CROWN/ TRUNK OF PLANTS.

29. NO PLANTING SHALL COMMENCE UNTIL IRRIGATION MAINLINE HAS BEEN INSTALLED, REVIEWED, AND THE LATERALS ARE FULLY INSTALLED AND OPERATIONAL. DRIP IRRIGATION TO BE INSTALLED AFTER ALL PLANTS HAVE BEEN INSTALLED.

30. ALL PLANT MATERIAL SHALL BE VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED ROOT SYSTEMS TO OUTSIDE OF EACH CONTAINER WITHOUT BEING ROOT BOUND. NO WEEDS OR OXALIS ALLOWED IN ROOTBALL OF PLANTS.

31. DO NOT PRUNE ANY PLANTS OR TREES PRIOR TO DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUNSCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE. PROVIDE ADEQUATE PROTECTIVE COVERING DURING TRANSPORT AND DELIVERY TO AVOID WIND BURN. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS OR TREES IF THEY DO NOT MEET THESE MINIMUM STANDARDS.

32. CONTRACTOR SHALL INSTALL PLANTS AS SOON AS POSSIBLE UPON ARRIVAL AT SITE. AFTER ARRIVAL ONSITE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND PROTECTING PLANTS FROM ANY CONDITIONS WHICH THREATEN THEIR SURVIVAL OR ABILITY TO THRIVE ONCE INSTALLED EXCEPT FOR WEATHER INTERFERENCE.

33. PLANT MATERIAL SHALL BE GUARANTEED TO BE AVAILABLE AND MEET OR EXCEED REQUIRED SPECIFICATION ON ESTIMATED DATE OF START OF PLANTING.

34. ALL PLANTS SHALL BE LABELED WITH PLANT NAME FOR IDENTIFICATION.

35. WHEN PLACING PLANT OR TREE INTO HOLE, MAKE SURE TO SCARIFTY ALL ROOTS TO PREVENT ANY GIRDLING. IT IS ACCEPTABLE AND ENCOURAGED TO SEVER AND REMOVE SOME ROOTS THAT COULD CAUSE FUTURE ROOT GIRDLING; THIS INCLUDES REMOVAL OF ROOTS AT BOTTOM OF CONTAINER SHAPED ROOT BALL. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING PLANT MATERIAL PLANTED WITHOUT ADEQUATE ROOT LOOSENING.

36. BACKFILL TO BE A MIX OF 50% NATIVE MATERIAL AND 50% AMENDMENT OR PER SOILS TESTING SPECS.

37. ALL TREES REQUIRING STAKING SHALL BE STAKED WITH (3) STAKES IN A TRIANGULAR FASHION. STAKES MUST BE REMOVABLE WITHIN THE FIRST 1-2 YEARS. DO NOT ALLOW BRANCHES OR TREE TO RUB AGAINST ANY STAKE. USE CANVAS BIO-TIE FOR GUYING PURPOSES.

38. CONTRACTOR SHALL REMOVE ALL EXISTING WEEDS AND THEIR LIVING PARTS (AND AGGRESSIVE GROUND COVERS). WEED SHALL BE ERADICATED AND REMOVED FROM THE SITE PRIOR TO BEGINNING OPERATIONS.

39. TFL WARRANTIES THE INSTALLATION OF ALL NEW PLANT MATERIAL FURNISHED BY THEM. ALL PLANT MATERIAL 15 GAL. SIZE AND LARGER HAS A WARRANTY PERIOD OF ONE YEAR. ALL OTHER PLANT MATERIAL, INCLUDING SOD LAWNS HAS A WARRANTY PERIOD OF SIX MONTHS. WARRANTY PERIOD STARTS UPON ACCEPTANCE OF PLANTING IN PART OR IN FULL. WARRANTY DOES NOT COVER ANY EXISTING PLANT MATERIAL, DAMAGE CAUSED BY RODENTS, INSECTS, DISEASES AND POOR MAINTENANCE PRACTICES BY OTHERS.

40. PRIOR TO IRRIGATION INSTALLATION THE LANDSCAPE ARCHITECT SHALL APPROVE ALL FREESTANDING PLANTER LOCATIONS.

TERRA FERMA LANDSCAPES
Landscape Architecture
Landscape Construction
Fine Gardening

139 Mitchell Avenue, Suite 320
So. San Francisco, CA 94080
p: 650.952.5659
f: 650.952.0667
e: info@tflandscapes.com

PERMIT SET

MACDONNELL RESIDENCE

710 KIDD RANCH
ST HELENA, CA 94574

APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
W. BRIANNOCH No. 6436
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE:	7/31/23
DRAWN BY:	KC
CHECKED BY:	EB
SCALE:	N/A
PROJECT #:	2104

TITLE

PLANTING NOTES

SHEET NO.

L7.1

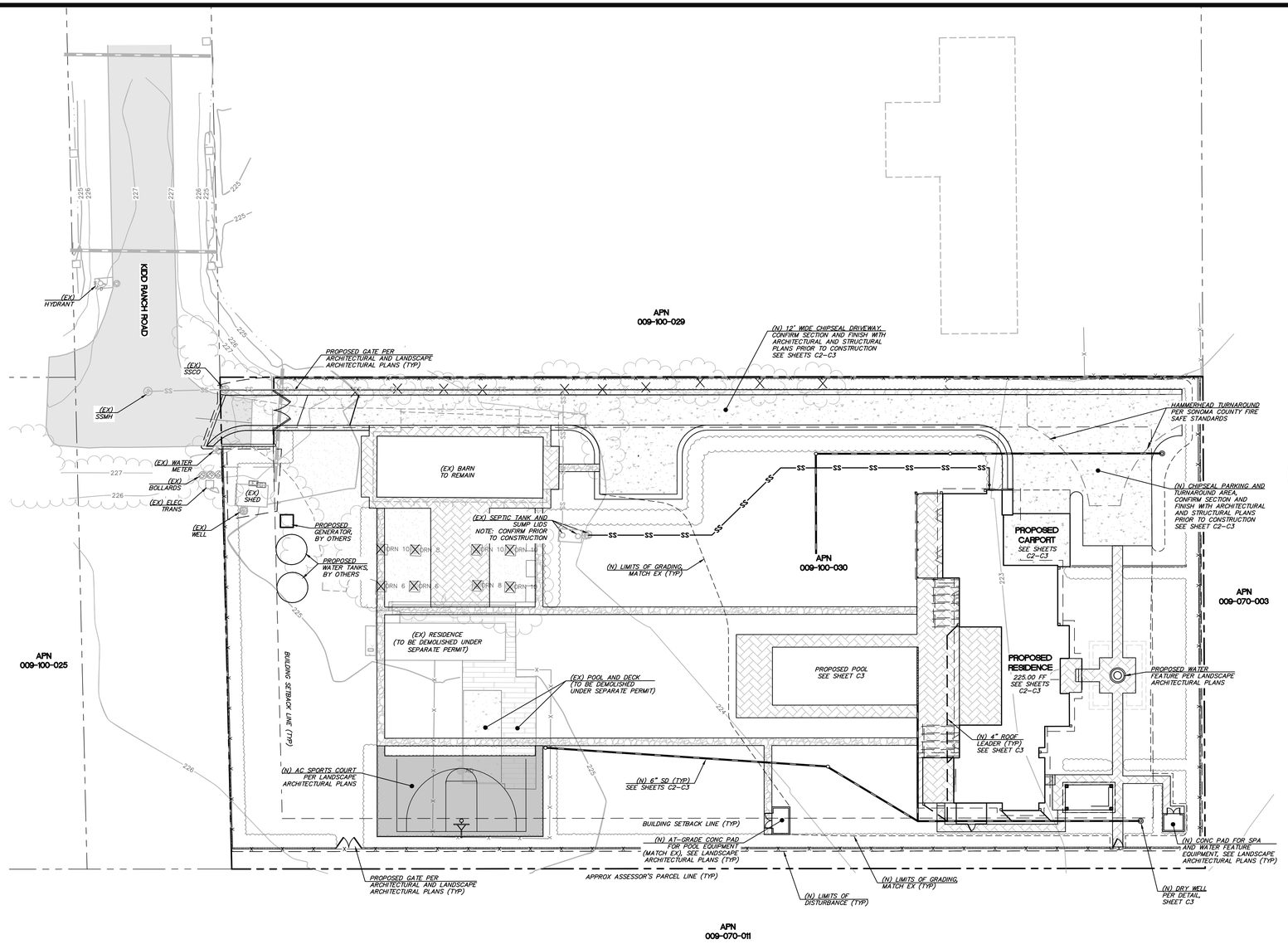
RECEIVED
By XGamero at 2:36 pm, Oct 17, 2023

GRADING AND DRAINAGE NOTES

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS AND OTHER HARDSCAPE SECTIONS.
2. PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF PLAN DEVELOPMENT. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
3. DOWNSPOUT LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. DOWNSPOUTS TO BE CONNECTED TO SITE STORM DRAIN SYSTEM OR OUTLETTED TO SPLASH BLOCKS AND DIRECTED TO SWALES AND/OR LANDSCAPE AREAS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES PER GEOTECHNICAL REPORT AND CURRENT BUILDING CODE.
4. FOUNDATION SUBDRAINS SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT SUBDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS.
5. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
6. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
7. ALL WALKING SURFACES ADJACENT TO DROPS IN ELEVATION GREATER THAN 30 INCHES REQUIRES GUARDRAILS PER THE BUILDING CODE. THE 30 INCH VERTICAL MEASUREMENT APPLIES TO ANY POINT WITHIN 36 INCHES MEASURED HORIZONTALLY FROM THE EDGE OF THE OPEN SIDE OF THE WALKING SURFACE. GUARD RAIL DESIGN SHALL BE BY OTHERS.
8. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
9. CONTRACTOR SHALL COORDINATE GRADING AND DRAINAGE IMPROVEMENTS WITH FENCING AND LANDSCAPE PLANS. FENCES AND LANDSCAPE IMPROVEMENTS SHALL NOT IMPEDE POSITIVE DRAINAGE. CONSULT ENGINEER IF DISCREPANCIES BETWEEN GRADING AND DRAINAGE PLANS AND LANDSCAPE/FENCING IMPROVEMENTS ARE FOUND.

LEGEND

- APPROX ASSESSOR'S PARCEL LINE
- APPROX ADJACENT ASSESSOR'S PARCEL LINE
- BUILDING SETBACK LINE
- (EX) EDGE OF GRAVEL
- (EX) TREE DRIPLINE
- (EX) FENCE/GATE
- PROPOSED FENCE
- PROPOSED STORM DRAIN (SD)
- PROPOSED ROOF LEADER
- PROPOSED SWALE
- LIMITS OF GRADING
- LIMITS OF DISTURBANCE
- (EX) TREE TO BE SAVED
- (EX) TREE TO BE REMOVED
- EXISTING AC ROAD
- PROPOSED CHIPSEAL DRIVEWAY
- PROPOSED AC SPORT COURT
- PROPOSED DG PATH PER LANDSCAPE ARCHITECTURAL PLANS
- PROPOSED STONE PAVERS ON CONC BASE PER LANDSCAPE ARCHITECTURAL PLANS
- PROPOSED GRAVELPAVE DRIVEWAY BORDER PER LANDSCAPE ARCHITECTURAL PLANS
- PROPOSED GRASSPAVE DRIVEWAY BORDER PER LANDSCAPE ARCHITECTURAL PLANS



OVERALL SITE PLAN

SCALE: 1" = 20'

0 20 40 60

(GRAPHIC SCALE IN FEET)

RECEIVED
By XGamero at 2:35 pm, Oct 17, 2023

NOT TO BE USED FOR CONSTRUCTION

P:\MCE JOBS\2019\149-19 710 KIDD RANCH RD\DWGS\149-19 710 KIDD RANCH JP DR.DWG

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING ◆ SURVEYING ◆ LAND PLANNING SERVICES
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0945

REGISTERED PROFESSIONAL ENGINEER ★ CORY L. MUNSELLE ★ No. 59941 ★ CIVIL ★ STATE OF CALIFORNIA

CORY L. MUNSELLE DATE
RCE 59941

MACDONNELL RESIDENCE

OVERALL SITE PLAN

APN 009-100-030
710 KIDD RANCH RD
ST. HELENA, CA 94574

SEPTEMBER 2023

JOB NO. 149-19

SHEET NO. C1

OF 3 SHEETS

GRADING AND DRAINAGE NOTES

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS AND OTHER HARDSCAPE SECTIONS.
2. PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF PLAN DEVELOPMENT. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
3. DOWNSPOUT LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. DOWNSPOUTS TO BE CONNECTED TO SITE STORM DRAIN SYSTEM OR OUTLETTED TO SPLASH BLOCKS AND DIRECTED TO SWALES AND/OR LANDSCAPE AREAS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES PER GEOTECHNICAL REPORT AND CURRENT BUILDING CODE.
4. FOUNDATION SUBDRAINS SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT SUBDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS.
5. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
6. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
7. ALL WALKING SURFACES ADJACENT TO DROPS IN ELEVATION GREATER THAN 30 INCHES REQUIRES GUARDRAILS PER THE BUILDING CODE. THE 30 INCH VERTICAL MEASUREMENT APPLIES TO ANY POINT WITHIN 36 INCHES MEASURED HORIZONTALLY FROM THE EDGE OF THE OPEN SIDE OF THE WALKING SURFACE. GUARD RAIL DESIGN SHALL BE BY OTHERS.
8. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
9. CONTRACTOR SHALL COORDINATE GRADING AND DRAINAGE IMPROVEMENTS WITH FENCING AND LANDSCAPE PLANS. FENCES AND LANDSCAPE IMPROVEMENTS SHALL NOT IMPEDE POSITIVE DRAINAGE. CONSULT ENGINEER IF DISCREPANCIES BETWEEN GRADING AND DRAINAGE PLANS AND LANDSCAPE/FENCING IMPROVEMENTS ARE FOUND.

LEGEND

- APPROX ASSESSOR'S PARCEL LINE
- APPROX ADJACENT ASSESSOR'S PARCEL LINE
- BUILDING SETBACK LINE
- (EX) EDGE OF GRAVEL
- (EX) TREE DRIPLINE
- (EX) FENCE/GATE
- PROPOSED FENCE
- PROPOSED STORM DRAIN (SD)
- PROPOSED ROOF LEADER
- PROPOSED SWALE
- LIMITS OF GRADING
- LIMITS OF DISTURBANCE
- (EX) TREE TO BE SAVED
- (EX) TREE TO BE REMOVED
- EXISTING AC ROAD
- PROPOSED CHIPSEAL DRIVEWAY
- PROPOSED AC SPORT COURT
- PROPOSED DG PATH PER LANDSCAPE ARCHITECTURAL PLANS
- PROPOSED STONE PAVERS ON CONC BASE PER LANDSCAPE ARCHITECTURAL PLANS
- PROPOSED GRAVELPAVE DRIVEWAY BORDER PER LANDSCAPE ARCHITECTURAL PLANS
- PROPOSED GRASSPAVE DRIVEWAY BORDER PER LANDSCAPE ARCHITECTURAL PLANS

DRAINAGE SCHEDULE

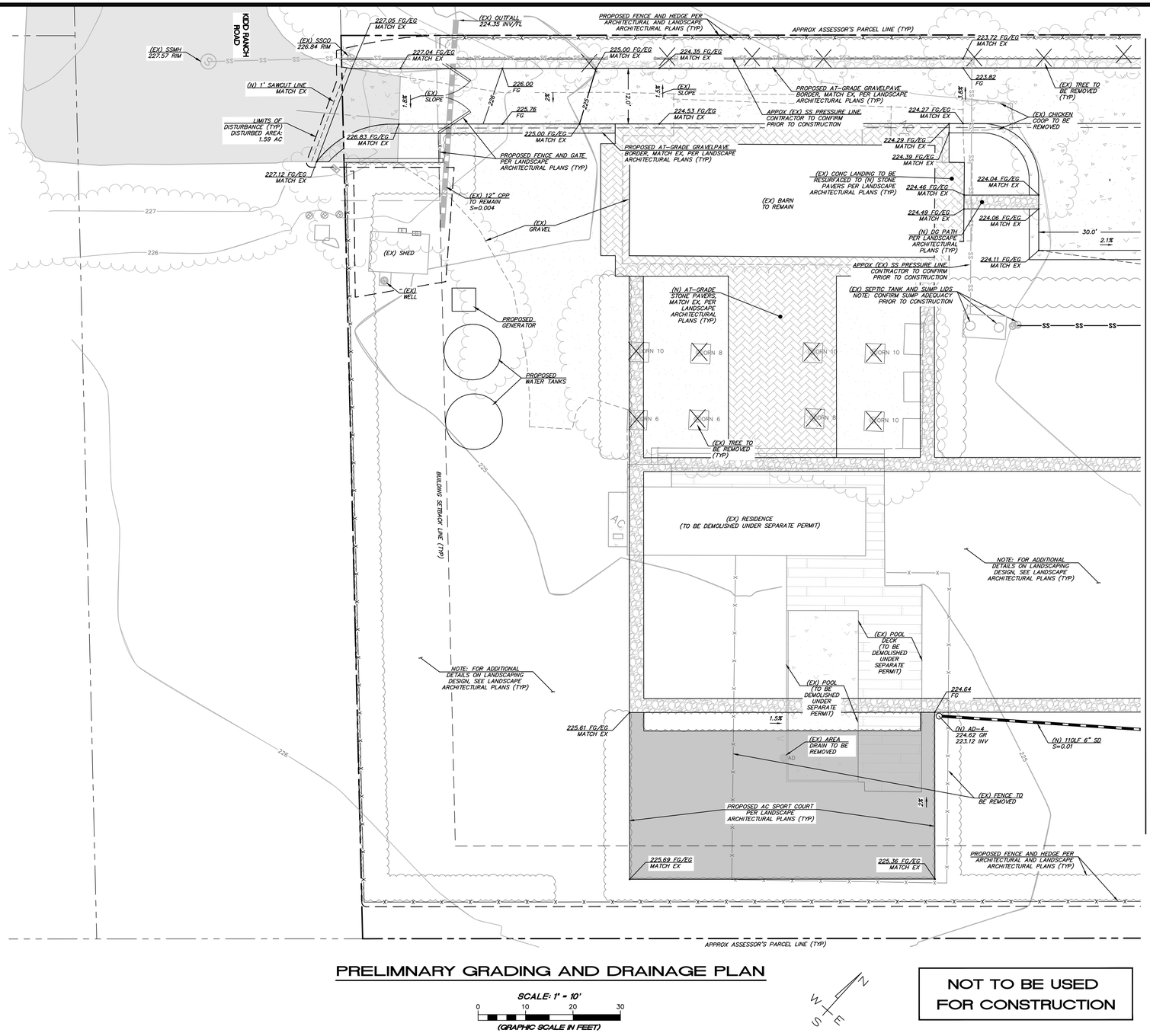
AD ○ 9" NDS CATCH BASIN OR APPROVED EQUIVALENT

ALL STORM DRAINS SHALL BE HDPE DUAL WALL OR APPROVED EQUIVALENT, SIZE AND SLOPE PER PLAN, WITH MINIMUM 1% SLOPE AND MINIMUM 12" COVER.

ALL ROOF LEADERS SHALL BE 4" PVC SDR-35 OR APPROVED EQUIVALENT.

TRENCH DRAIN SHALL BE ACO BRICKSLOT 100, USING KLASSKIDRAIN K100 WITH K301C CATCH BASIN WITH J OUTLET, OR APPROVED EQUIVALENT.

RECEIVED
By XGamero at 2:35 pm, Oct 17, 2023



PRELIMNARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

0 10 20 30

(GRAPHIC SCALE IN FEET)

N W E S

NOT TO BE USED FOR CONSTRUCTION

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
◆ CIVIL ENGINEERING ◆ SURVEYING ◆
◆ LAND PLANNING SERVICES ◆
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-3845

REGISTERED PROFESSIONAL ENGINEER ★ CORY L. MUNSELLE ★ No. 59941 ★ CIVIL ★ STATE OF CALIFORNIA

CORY L. MUNSELLE DATE
RCE 59941

MACDONNELL RESIDENCE
PRELIMINARY GRADING AND DRAINAGE PLAN (1 OF 2)
APN 009-100-030
710 KIDD RANCH RD
ST. HELENA, CA 94574

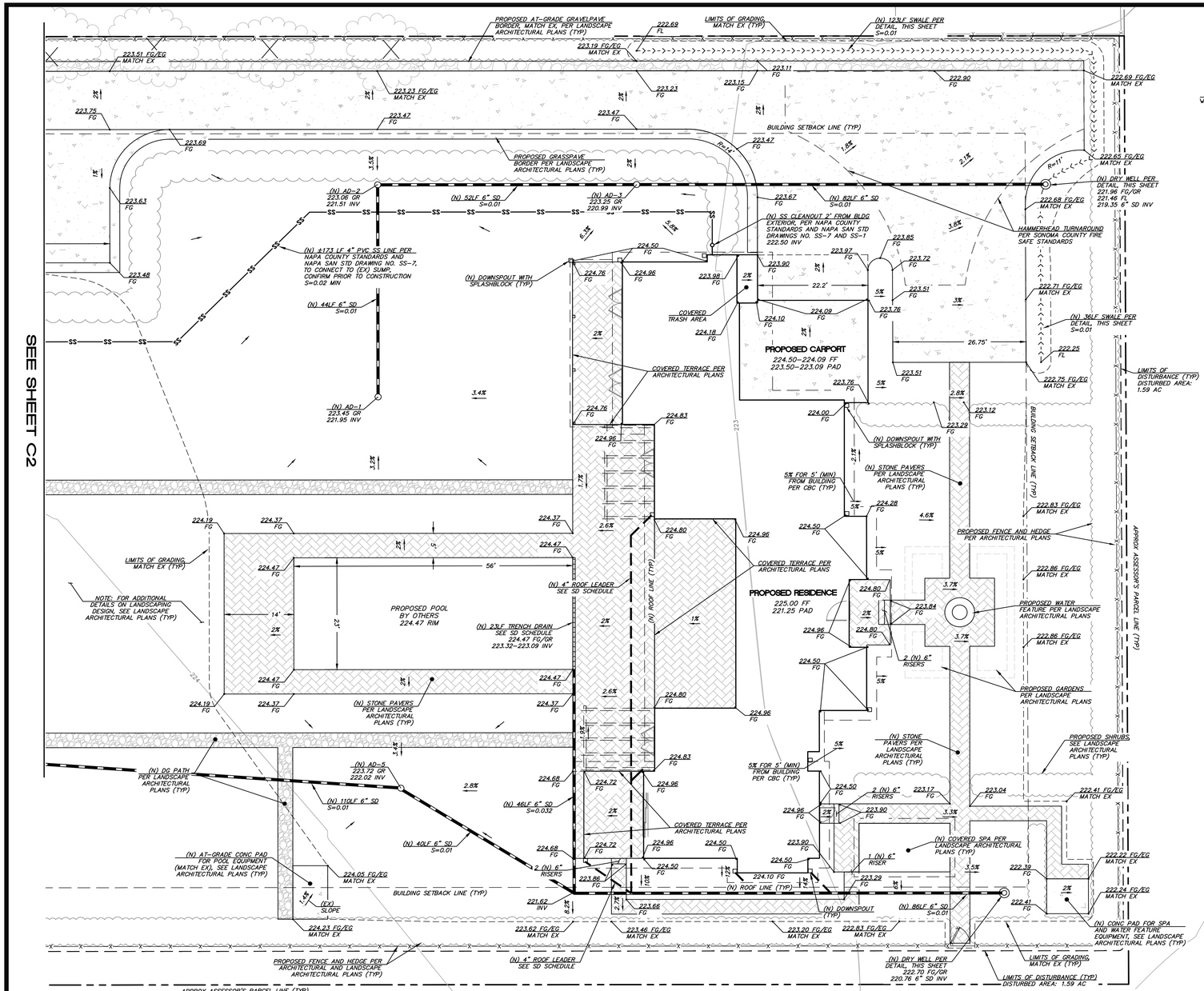
SEPTEMBER 2023

JOB NO. 149-19

SHEET NO. C2

OF 3 SHEETS

P:\MCE JOBS\2019\149-19 710 KIDD RANCH RD\DWGS\149-19 710 KIDD RANCH IP DR.DWG



PRELIMINARY GRADING AND DRAINAGE PLAN

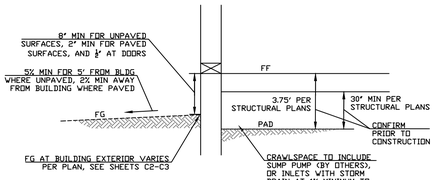
SCALE: 1" = 10'

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(GRAPHIC SCALE IN FEET)

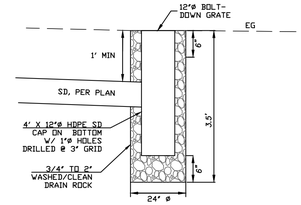
RECEIVED
By XGamero at 2:35 pm, Oct 17, 2023

NOT TO BE USED FOR CONSTRUCTION



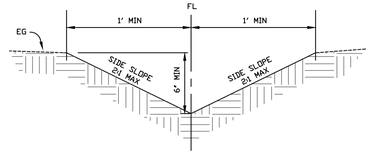
TYPICAL GRADING AT BLDG EXTERIOR DETAIL

NOT TO SCALE



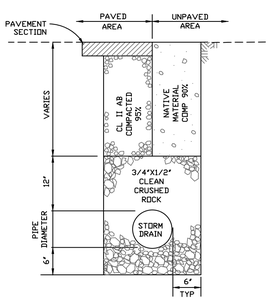
DRY WELL DETAIL

NOT TO SCALE



EARTH SWALE DETAIL

NOT TO SCALE



STORM DRAIN TRENCH DETAIL

NOT TO SCALE

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING ❖ SURVEYING ❖
LAND PLANNING SERVICES
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0965

REGISTERED PROFESSIONAL ENGINEER ★ CIVIL ★ STATE OF CALIFORNIA ★ CORY L. MUNSELLE ★ No. 69941

CORY L. MUNSELLE
RCE 69941
DATE

MACDONNELL RESIDENCE
PRELIMINARY GRADING AND DRAINAGE PLAN (2 OF 2)
APN 009-100-030
710 KIDD RANCH RD
ST. HELENA, CA 94574

SEPTEMBER 2023

JOB NO.
149-19

SHEET NO.
C3
OF 3 SHEETS

P:\MCE JOBS\2019\149-19 710 KIDD RANCH RD\DWGS\149-19 710 KIDD RANCH JP DR.DWG

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Surveying
Entitlements
Concept Design
Feasibility Studies

RECEIVED
By XGamero at 2:35 pm, Oct 17, 2023

WATER USE REPORT

for

MACDONNELL RESIDENCE

710 Kidd Ranch Road
St. Helena, CA 94574
APN 009-100-030



Prepared for:
Katie and Miles MacDonnell
P.O. Box 833
Rutherford, CA 95543
(559) 287-2238

Prepared under the supervision of:
Cort L. Munselle
RCE #69941

Report Date: September 2023

HEALDSBURG OFFICE:
513 Center Street
Healdsburg, CA 95448

phone (707) 395-0968
cell (707) 280-00474

cort@munsellecivil.com
www.munsellecivil.com

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cort@munsellecivil.com
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1. Project Description
2. Existing Water Use
3. Proposed Water Use
4. Conclusions

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Planning
Civil Engineering
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Project Description:

The MacDonnell Residence project is located at 710 Kidd Ranch Rd, in St. Helena, CA. The proposed project includes the construction of a new residence, garage, pool, and driveway extension, and the resulting necessary grading and drainage improvements. The existing residence, existing pool, and some related impervious areas will be demolished, with the existing barn will remain. The proposed project, therefore, will result in a net insignificant change in use on the site, since the existing residence will essentially be replaced with the proposed residence, and the newer fixtures are estimated to have improved efficiency in comparison to the existing older fixtures. The purpose of this report is to demonstrate compliance with the City of St. Helena water use requirement, that all proposed projects are water neutral.

Existing Water Use:

The existing site contains an existing residence; estimated existing water use is based on estimating the existing residence has two bedrooms, with 150 gallons per day (gpd) per bedroom per the attached guide from the City of St. Helena on acceptable values to use for estimates. This results in a total of an estimated 300 gpd existing water use.

Proposed Water Use:

The proposed residence has five proposed toilets, six proposed sinks and two proposed kitchen sinks, four proposed showers, and a proposed dishwasher and washing machine. The estimated number of regular occupants is two. Refer to the proposed architectural plans for the proposed layout.

Refer to the table below for the calculated estimated proposed water use, and refer to the attached guide from the City of St. Helena as the source on acceptable values used for the flow rates, durations, and daily uses.

Fixture	Quantity	Flow Rate (gal/min or gal/use - flush, load, cycle)	Flow Duration (min, flush, load)	Daily Uses per Occupant	Number of Occupants	Total (gpd)
Toilet	5	1.28	1	3	2	38.4
Faucet	6	1.5	0.25	3	2	13.5
Shower	4	1.5	8	1	2	96
Kitchen Faucet	2	1.5	4	1	2	24
Clothes washer	1	12	1	0.34	2	8.16
Dishwasher	1	4	1	0.1	2	0.8
					Total	**180.86**

HEALDSBURG OFFICE:
513 Center Street
Healdsburg, CA 95448

phone (707) 395-0968
cell (707) 280-00474

cort@munsellecivil.com
www.munsellecivil.com

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Conclusions:

In conclusion, the estimated proposed water use of 180.86 gpd is far less than the estimated existing water use of 300 gpd, which makes sense due to older fixtures typically being less efficient, so the proposed project will comply with the requirement that all projects are water-neutral will respect to City water use.

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HEALDSBURG OFFICE:
513 Center Street
Healdsburg, CA 95448

phone (707) 395-0968
cell (707) 280-00474

cort@munsellecivil.com
www.munsellecivil.com

St. Helena Water Neutral Policy for Development

City Codes Relating to Water Use

The 1993 General Plan provides at policy 9.2.1 that "new development" shall be contingent upon the ability of the City to provide water without exceeding safe yield.

Pursuant to the City Council meeting of March 22, 2011, the City Council adopted the definition of “Safe Yield” as proposed by the Safe Water Yield Committee as follows:

“The safe annual yield of the St. Helena water supply system is that quantify of water which can be reliably delivered on an annual basis through most rainfall years, including a Dry year (rainfall at 22” to 25.9”) without undue hardship on water customers through water shortage restrictions. It is recognized that the safe annual yield, as so defined, could place significant hardship on water customers in a Critically Dry Year (rainfall at 21.9” or less) or in periods of two or more consecutive Dry Years.”

The City’s Safe Water Yield Committee recently reported that the St. Helena potable water supply system, under current conditions, **is not currently in balance** under the definition of safe yield as adopted by the City Council.

Per the City Council meeting of March 22, 2011, item 17, the CC adopted the definition of Safe Yield as proposed by the Safe Yield Committee, and it is now City policy. This policy will therefore be applied to new development.

“New development” means any of the following construction projects that have not received a certificate of occupancy from the city or county building department prior to September 13, 1994, or that was issued a building permit and did not construct a foundation prior to September 13, 1994:

1. Any freestanding building that contains water-using fixtures;
2. Any floor area additions to existing nonresidential structures;
3. Any residential additions or remodeling that increases the number of independent living units.

Water Demand Analysis

The applicant must be water-neutral (from the City-delivered water system) through any combination of on-site water conservation measures and/or off-site retrofitting and/or well water. Water neutrality shall be demonstrated in a quantitative water analysis of the project.

The analysis must consist of the calculation of the baseline existing demand, the proposed water demand, a comparison of the two and the proposed retrofits to achieve a zero water use increase from the proposed development. Flows are calculated in gallons per day (gpd) with two (2) occupants per bedroom. Offices, dens, tv rooms, etc. are considered bedrooms with or without a closet.

If onsite retrofits cannot achieve net zero increase, the developer shall identify offsite retrofits. The City does not maintain a list of offsite retrofit needs. Per City Municipal Code 13.12.050, the developer shall be responsible for identifying residential or nonresidential properties eligible for retrofitting and verify to the department of public works that the required number of retrofits have been completed prior to the issuance of a certificate of occupancy.

Existing

Use of the flows from the Napa County Alternative Sewer Treatment System Standards to calculate existing water use is acceptable to the City Public Works Department. The commercial standards are attached; for residential projects, use of 150 gpd/bedroom is accepted. For onsite irrigation with City water, calculation of actual usage is obtained by ascertaining the number of drippers/sprinklers and the time watered and using 75% of the total value, assuming no irrigation in the winter months.

Proposed

Proposed water conservation efforts shall be compared to those existing flows quantitatively. Those standards can be found at websites for the LEED standards, Energy Star standards and major cities like San Francisco's water conservation guides. Water conservation devices proposed in the water analysis will be required by conditions of approval, must be included on the building plans and inspected/verified at certificate of occupancy.

Acceptable theoretical demand for residential flows/uses:

Toilet	3 flushes/day/occupant
Faucet	0.25 min/3 times/day/occupant
Shower	8 min/shower/day/occupant
Kitchen faucet	4 min/day/occupant
Clothes washer	0.37 load/day/occupant
Dishwasher	0.1 load/day/occupant

Typical calculation:

Fixture	Flow Rate gal/min or gal/flush		Flow Duration (min., flush, load, etc.)		Daily Uses per Occupant		Number of Occupants		Gallons per Day
Showerheads	2	x	8	x	1	x	10	=	160
Sink Faucets	1.5	x	0.25	x	3	x	10	=	11
Kitchen Faucet	1.5	x	4	x	1	x	10	=	60
Toilet	1.3	x	1	x	3	x	10	=	39
Clothes Washer	19.7	x	1	x	0.37	x	10	=	73
Dish Washer	6.3	x	1	x	0.1	x	10	=	6
									349

Great strides have been achieved by applicants through the use of low flow toilets, waterless urinals, sensor driven faucets, smart yard sensors, low flow dishwashers and washing machines. Retrofitting off-site is acceptable, though the City does not maintain a list of facilities.

Retrofit fees are not being accepted by the Public Works Director in lieu of actual retrofit applications.

RECEIVED
By XGamero at 2:31 pm, Oct 17, 2023

Taylor
Lombardo
Architects

LLP

City of St. Helena
Planning Department
1088 College Avenue
St. Helena, CA 94574

15 September 2023

Re: **710 Kidd Ranch Road,**
St. Helena, CA, 94574
APN: 009-100-030

Written Statement

710 Kidd Ranch Road is a 1.69 acre property located at the south-eastern end of the cul-de-sac road. It currently contains a 742 sq.ft. residence, an adjacent 541 sq.ft. pool, and a detached 1,557 sq.ft. 'barn-style' accessory dwelling unit (850 sq.ft. conditioned space and a 707 sq.ft. unconditioned garage), clustered around the property's main entrance at the southern, street-facing boundary line. The proposed project calls for the demolition of the existing pool and single story wood clad residence (which is not on the City of St Helena's Historic Resources List), and subsequent construction of a new single story, single family residence, basement and pool. The existing barn will be retained as an accessory dwelling unit and garage.

The proposed residence is 22'-2" in height with 3,692 sq.ft. of habitable space (and 1,303 sq.ft. unconditioned basement and 40 sq.ft. trash vestibule/accessory structure). The maximum Floor to Area Ratio for this project site is 4,200 sq.ft. excluding a 200 sq.ft. covered parking allowance, 120 sq.ft. accessory structure allowance, 850 sq.ft. ADU allowance, and inhabitable basement. With these allowances taken into consideration, the existing ADU contributes 507 sq.ft. (of excess covered parking), towards the site's F.A.R, with the total proposed F.A.R for this project being 4,199 sq.ft.

The predominately flat site has little existing vegetation, however, vineyards surround the site on every side. The new residence has been situated on the vacant north end of the property and orientated perpendicular to the site to take advantage of vineyard views and to provide the residence with a sense of separation and privacy from the street and existing ADU. The residence will additionally be constructed a few feet above existing grade on a raised building pad to allow for greater views, and to minimize site disturbance for a basement installation. Any excavation and site work that takes place will be strategically utilized across the site, to create a gentle, gradual slope towards the raised pad.

The existing entry drive is to be extended and provide a graceful approach to the new residence, which coincidentally mirrors the condition at neighboring property, 740 Kidd Ranch Road. The new driveway and auto court will be screened along its entirety by native California tree species to create privacy to the new residence and neighboring dwelling. The rest of the property will be fully landscaped and incorporate predominately low water-use native plants. A new steel vehicular gate and low stone wall is proposed at the property's entrance, in keeping with the traditional street frontage of Kidd Ranch Road and wider St. Helena.

The projects' outdoor living terraces, pool and spa have been designed to take advantage of the south-east sun exposure year round, while the north-east corner of the property contains a private courtyard accessible from the master suite. However, one of the defining characteristics of the site is the public pedestrian footpath through the

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

Taylor
Lombardo
Architects

LLP

vineyards located along the south-east boundary line within the property's setback. Small hedges are proposed along this edge in an attempt to provide a privacy screen to the projects' outdoor living areas, while still maintaining a natural and harmonious passage to those passing by on the path.

The overall aesthetic of the project is contemporary in style with natural materials in a neutral, earth toned color palette, homogenous with surrounding dwellings and the agricultural environment. Warm wood siding, stone, and plaster are the proposed main building materials, with steel accents framing the outdoor terraces. The proposed residence will have minimal, if any, effect on the City of St. Helena's water use as the site will continue to utilize well and tank water.

We believe this project will both blend in with and enhance its immediate surroundings, and is compatible with the natural aesthetic in the greater context of St. Helena.

Sincerely,

Kelsey Stearns

Taylor Lombardo Architects
40 Hotaling Place
San Francisco, CA 94111
Tel. (415) 433-7777 x 29
kelsey@taylorlombardo.com

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com

From:	John Filice
To:	Public Comment
Cc:	Katie MacDonnell; Susan and Niels Larsen; carl@brannancottageinn.com; Paul Skinner; joberkowitz@att.net; John Filice
Subject:	[External] MacDonnell Residence 710 Kidd Ranch Rd. PL 23-048
Date:	Wednesday, August 28, 2024 11:10:44 AM

St Helena Planning Commission

RE: PL 23-048

Dear Chairman Ponte and Commissioners:

My wife and I live at 741 Kidd Ranch Rd. We have owned the property since 1999.

I have reviewed the staff report filed in this matter. I am supplementing the report with facts relative to past actions taken by the City to limit density on all parcels on Kidd Ranch Rd. In approving this subdivision over twenty-five years ago, the City took the unusual step of imposing a deed restriction on all parcels that limited the number of homes that could be built on each parcel. This deed restriction imposed by the City is enforceable by the City as well as by every parcel owner. I was informed by City staff at the time I bought the property that the medium density zoning was incorrect and would be changed to conform with the deed restrictions. It is also noted that Kidd Ranch road was not built to city standards.

In order to correct this anomaly, the City should rezone these parcels to Low Density Residential. Because these deed restrictions predate current state law, the General Plan and the MDR zoning, the City is not engaged in “down-zoning” but, rather, enforcing current density restrictions. Enforcing a density violating the deed restrictions creates an untenable legal conundrum that could constitute a “taking” under state law since the MacDonnell parcel could not be developed for any residential use. With the deed restriction of record and enforceable, any attempt to develop nine lots would create a serious title problem.

In keeping with the rural character of this area, my neighbors and I restored over three acres of fifty-year-old dry farmed head pruned Zinfandel vineyards.

Please take these matters under consideration. You have the discretion to resolve this situation in a manner that can satisfy everyone.

Please include this email in the public record.

Sincerely,

John Filice

From: Susan Larsen
To: Xinia Gamero
Subject: Re: [External] MacDonnell Residence 710 Kidd Ranch Rd. PL 23-048
Date: Wednesday, August 28, 2024 1:13:55 PM

My husband Niels and I live at 701 Kidd Ranch Road. We are in complete agreement with all our neighbors on Kidd Ranch Road. We have a large Zinfandel vineyard on our property that adjoins the McDonalds property. We also grow many fruits and vegetables. The McDonalds and us maintain a pathway at the end of the culdesac with olive trees and various plants for the enjoyment of the entire neighborhood at our expense. Kidd Ranch Road is enjoyed by all for its rural farming nature. We have no sidewalks or parking on the street. This short street is enjoyed by young children learning to ride bikes, scooters in a safe environment. Many neighbors get their daily exercise through our vineyard.
The addition of the condominium project has created a parking overload on Mccorkle. None of the owners use their garages, all park on the street often blocking the entrance to Kidd ranch making egress very dangerous.
Mccorkle is overloaded with multifamily units and cars. I think it is a mistake to try and add to the burden and destroy the enjoyment of this neighborhood. When the vineyard workers come with their equipment and trucks, or any other maintenance workers, Kidd ranch becomes a real hazard. To force more units on this short street seems unnecessary and dangerous. We believe the McDonalds should be allowed to develop their property in a way that is consistent with the rest of the homes on Kidd ranch.
Sincerely,
Susan and Niels Larsen
Sent from my iPhone

> On Aug 28, 2024, at 11:45 AM, Xinia Gamero <XGamero@cityofsthelena.org> wrote:
>
> Your public comment was received.
>
> Thank you,
>
> **XINIA GAMERO**
> **PERMIT TECHNICIAN III- PLANNING DIVISION**
> City of St. Helena | Community Development Department
> 1088 College Ave. | St. Helena, CA 94574
> Direct: (707) 968-2659 | Mobile: (707) 312-3475 | xgamero@cityofsthelena.org
>
> ---
>
> **From:** John Filice <filicej@glenloma.com>
> **Sent:** Wednesday, August 28, 2024 11:11 AM
> **To:** Public Comment <publiccomment@cityofsthelena.org>
> **Cc:** Katie MacDonnell <katiemac@me.com>; Susan and Niels Larsen <susan@antiochbuilding.com>; carl@brannancottageinn.com; Paul Skinner <skinnerpw@gmail.com>; joberkowitz@att.net; John Filice <filicej@glenloma.com>

From: Paul Skinner
To: Xinia Gamero
Subject: [External] Re. MacDonnell Residence 70 Kidd Ranch Road PL 23-048
Date: Wednesday, August 28, 2024 5:10:13 PM

St. Helena Planning Commission

Re: MacDonnell Residence 710 Kidd Ranch Road PL23-048

August 28, 2024

Dear Commissioners:

My wife, Anita, and I bought our two parcels on and adjacent to Kidd Ranch Road from Bill Bartolucci and Paul Stremel in 1998. One parcel fronts McCorkle Ave and the other is at 780 Kidd Ranch Road. When we bought our properties Kidd Ranch was still approximately a 10 acre vineyard that was being divided into 5 approximately equal parcels. Kidd Ranch Road did not exist. We were told by both Bill and Paul that we would only be allowed to build one house with the possibility of adding a smaller additional unit on our Kidd Ranch parcel. They assured us that would be true for the other 4 parcels that they were in the process of selling as well. Over the next 5 years we designed and built our home. It took that long because our original design, which was approved by the City, was for a house slightly larger than 5,000 Ft2. We decided that house would be too large for us and so we downsized our house to approximately 3,600 ft2, but in doing so we had to start all over again with the design review and approval process. Thus, the 5 year long delay from start to finish for the construction of our home on Kidd Ranch in 2003. In the interim, Kidd Ranch Road was approved and installed which made our access directly to Kidd Ranch Road.

Kidd Ranch Road is unique. There are no other City streets like it in St. Helena or anywhere else that I know of. Because the original 10 acre parcel was a vineyard and the intent was for the 5 subdivided parcels to remain in predominantly vineyard and not dwellings, the elevated street was designed not only as an “unimproved country road” (no sidewalks or curbs) but as an integrated French drain system that would allow for both overland flow during high rainfall events under Kidd Ranch Road and the collection and passage of water via two drainage ditches on either side of Kidd Ranch Road into the aquifer via 6 drop inlets that feed the water to gravel lenses approximately 10 feet in depth. This was the City’s design. A modified country road to prevent any significant flooding across the 5 single family homeowner parcels. This street cannot function as a drainage system for our neighborhood if there is a substantial increase in traffic or continual parking along the earthen sides of the road. The slopes are subject to normal erosion due to weather events and need constant maintenance via protecting ground covers such as perennial grasses, trees, and rocks. If there is added disturbance during wet periods of the year due to increased traffic or parking on the sides of the road, the slopes will collapse and the sediment will block both the overland flow component of the drainage system as well as the drop inlet structures, subjecting our 5 homes to increased risk of flooding. During the last several winters I have monitored the Kidd Ranch Road drainage system during the increased intensity rainfall events that we have been experiencing due to climate change. I have witnessed and photographed several large ponding events that have occurred due to the intensity of the rainfall, but over a short period of time they have decreased due to the continued adequate functioning of our streets drainage system. However, I have had to clean the drop inlets out more than once from sediment clogging that the eroding banks of the road have produced due to the intensity of individual storms. Seeing this occur, I have gone to considerable personal expense to seed and maintain a new hybrid perennial grass, Oakville bluegrass, on the bank of Kidd Ranch Road to protect it during the winter months from any further erosion. There is no doubt in my mind that the failure of Kidd Ranch Road to function properly as the drainage system it was designed to be through increased traffic, parking, or sediment loading due to significant new construction would endanger our entire neighborhood with increased flood risk.

Therefore, I request that the Planning Commission grant the MacDonnell's single family home request. It is in keeping with the original promises made by the two former owners, Bill and Paul, who are now both deceased, to the 3 remaining original purchasers of Kidd Ranch parcels and with all 5 parcel owner's desires to maintain and protect our properties as vineyard homes and Kidd Ranch Road as a wonderful dog walking, bike riding, slow traffic area that many people in our adjacent neighborhoods and others within the city enjoy with us.

Please include this email in the public record.

Sincerely,

Paul Skinner, PhD

Anita Davena, PhD