

**CITY OF ST. HELENA  
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574  
PLANNING COMMISSION**

**October 18,2016**

**AGENDA ITEM:** 8

**FILE NUMBER:** PL16-062

**SUBJECT:** Filippis Addition Design Review

**PREPARED BY:** Lilly Bianco, Contract Planner

**REVIEWED BY:** Noah Housh, Planning Director

**APPLICATION FILED:** 08.11.16      **ACCEPTED AS COMPLETE:** 10.6.16

**LOCATION OF PROPERTY:** 1541 Chablis Circle

**APPLICANT:** Anthony Filippis      **PHONE:** 1(530) 913-9169

**APN:** 009-534-003

**GENERAL PLAN/ZONING:** LR: Low Density Residential

**PROPERTY DESCRIPTION:** The subject property is a residential lot of approximately 0.32 acres improved with one (1) single family residence and one (1) attached double car garage in southwest St. Helena. The current floor area ratio (F.A.R) is 0.148.

**PROJECT DESCRIPTION:**

Applicant, Anthony Filippis, is requesting Design Review approval to perform a renovation that includes the addition of two new bathrooms, a new closet, and morning room (e.g. sitting room, family room) which would increase the home's square footage by a total of 283 square feet. Also proposed are a series of exterior modifications that include the following:

- New entry/exit door to serve the morning room
- Replace areas of diagonal siding with square edged tongue and groove siding, installed horizontally,
- Install standing seam metal roofing on select areas (Sheet A1.4, ATTCH. 4)
- New cupola vent over bathroom addition,
- New partial rear deck enclosure,
- New trellis at building entrance,
- New front door,
- New windows in main "living area"
- New slider pocket door to replace windows on south (rear) elevation,

- Landscaping ( e.g. removal of turf, new permeable pavers, decomposed granite pavers, terrace etc.), and
- New 3'6" wire and wood fencing at property frontage and behind 20' front setback.

## **ANALYSIS**

### **GENERAL PLAN**

The subject property exhibits a General Plan Land Use designation of Low Density Residential, providing for single-family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. Residential densities must be within the range of 1.0 to 5.0 units per gross acre. This particular designation is confined to areas of the City where large, residentially subdivided parcels define the development pattern, particularly near the City's perimeter.

Relevant General Plan policies include:

#### **4.3.4 *Strengthen community identity by appropriate building design, size, and site landscaping.***

The subject project does not propose a change in use, revision of density, or any other change that would otherwise be inconsistent with the General Plan. As such, the project appears to be consistent with all applicable General Plan policies.

### **ZONING**

Consistent with the GP land use designation, 1541 Chablis, exhibits an LR:Low Density Residential zoning designation. The LR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses insofar as they conform to the development standards prescribed by Municipal Code Section 17.32.060. Review of the project indicates that it meets all applicable development standards; the exterior modifications are limited to cosmetic updates and a limited increase in square footage (283 sf) which is not expected to substantially alter the size, scale, or area of the single family residence. At present, the residence meets all development criteria including height, setback, and floor area criteria prescribed by Section 17.32.060 and will continue to do so with only minor changes to the existing condition.

Under Zoning Code Section 17.32.070, a 13,939 sf parcel is allowed a maximum F.A.R. of 0.277 which equates to a maximum of 3,861sf of building floor area (exclusive of any applicable F.A.R. exemptions). Accordingly, the applicant is proposing a total floor area of 2,634 sf or a F.A.R. of 0.189 which is well below the maximum square footage permitted (see below).

**EXISTING NET FLOOR AREA:**

RESIDENCE	2068 SF
GARAGE	483 SF
COVERED PARKING EXEMPTION	-200 SF

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**TOTAL 2,351 SF**

**PROPOSED NET FLOOR AREA:**

RESIDENCE	2351SF
GARAGE	483 SF
COVERED PARKING EXEMPTION	-200 SF

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**TOTAL 2,634 SF**

**FLOOR AREA RATIO: 2,634 / 13,939 = 0.189**

**CEQA**

The project is categorically exempt in accordance with CEQA Section 15301 “existing facilities” as the minor alteration of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

**WATER NEUTRALITY**

In August 2015 and pursuant to Ordinance 2015-5 the City of St. Helena established mandatory water efficiency measures for new construction, and adopted water demand offset requirements enumerated in Chapter 13.12.050 of the Municipal Code. Amongst these provisions is the requirement that any “new development” (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures; or any residential additions or remodeling that increases the number of independent living units) offset new demand by an amount of water equal to the new demand on the city water system using the methodology defined in Section 13.12.050. The offset must be clearly demonstrated, to the satisfaction of the Director of Public Works.

The project does not propose an increase in the number of independent living units and therefore is not subject to the St. Helena water neutrality measures given that it is not expected to place a new demand on the City's water system beyond that which currently exists.

## DESIGN REVIEW

The purpose of design review is to, amongst other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. To approve design review, the Commission must find that the project is consistent with the design criteria prescribed by Section 17.164.030 and exhibits a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood.

The proposed project is located at 1541 Chablis Circle and within the Sylvaner Estates Subdivision. The Sylvaner Estates Development was approved in the 1970s at which time lots were sold and developed individually. At present, the Sylvaner Estates development features a variety of architectural styles that include contemporary interpretations of historic styles, as well as ranch style homes, and others. As such, the residences in the subdivision feature a variety of materials, detailing, form and massing. The neighborhood is unified by an overall consistency in height, setback, neutral color palette, and by the presence of landscaping/vegetative screening at most property frontages.

The project is limited to the introduction of exterior cosmetic updates and an interior remodel. The exterior modifications that would be most visible from street view include the replacement of areas of diagonal siding with horizontal square edged tongue and groove siding, metal roofing on additions, new cupola over bathroom addition, new trellis (covered porch) at entry, a new front door, and wire and wood fencing at property frontage (**Attachment 6**). The proposed metal roofing and new siding will be muted grey in an effort to provide continuity in the color palette and avoid creating any dissonance with the existing materials. It is the applicant's intention that the introduction of the proposed materials will provide for a more contemporary look, but also be muted enough to still retain a unified appearance and consistency with the surrounding neighborhood (See Color and Materials Board). The façade of the house is and will continue to be partially obscured due to the presence of landscaping.

No changes are proposed that would substantially alter the size, scale or height of the house. Accordingly, the proposed addition and cosmetic changes appear to be of a scale, massing, and quality of design that is compatible with the existing construction and that of adjacent buildings and structures. As such, staff determines that the project complies with the design review criteria enumerated in Section 17.164.030 and outlined below.

### Design Criteria

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

## **CORRESPONDENCE**

At the time of packet distribution staff has not received any public comment in support or opposition to this application.

## **ISSUES**

Given the straightforwardness of the proposal and consistency with applicable guidelines and standards no unresolved issues require attention at this time.

### **STAFF RECOMMENDATION**

The Planning and Community Improvement Department recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301 “existing facilities” as the minor alteration of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination.
2. Accept the required findings enumerated in Municipal Code Section 17.164.030 and adopt a resolution approving Design Review for the proposed Filippi Residence Remodel.

### **ATTACHMENTS**

1. Resolution
2. APN Map
3. Aerial View
4. Site Photos
5. Project Narrative
6. Project Plans dated October 10, 2016

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION PCXXX**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA  
GRANTING DESIGN REVIEW APPROVAL ALLOWING THE ADDITION OF  
APPROXIMATELY 283 SQUARE FEET AND OTHER EXTERIOR MODIFICATIONS TO  
THE FILIPPS RESIDENCE LOCATED AT 1541 CHABLIS CIRCLE**

**PROPERTY OWNER:** Anthony Filippis

**APN:** 009-534-003

**Recitals**

- A. Whereas**, Anthony Filippis submitted an application for a Design Review to perform exterior modifications to the existing residence at 1541 Chablis Circle in the LR-Low Density Residential Zoning District, and
- B. Whereas**, the proposed exterior modifications are generally limited to cosmetic changes and will not substantially alter the size, scale, or floor area of the proposed residence.
- D. Whereas**, A staff report dated October 18, 2016 and incorporated herein by reference analyzed the project's consistency with the Design Criteria enumerated in Section 17.164.030 of the Municipal Code, and
- D. Whereas**, 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 October 18, 2016, and
- E. Now, therefore** let it be found that, the Planning Commission approves Design Review and authorizes the modifications contained in said plans, date stamped October 10, 2016, based on the findings below and subject to the conditions of approval enumerated herein.

**Resolution**

1. The project is categorically exempt in accordance with CEQA Section 15301 "Existing Facilities" as the minor alteration of an existing private structure involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

2. The project is consistent with the design review criteria prescribed by Municipal Code Section 17.164.030 and enumerated below, in that the design, massing, scale, and materials of the proposed remodel, are compatible with the existing development on the subject site and in the immediate vicinity and the project will not detract or otherwise degrade the established character of the neighborhood.

The proposed design and materials will provide for a more contemporary aesthetic, but are expected to be muted enough to still retain a unified appearance and consistency with the surrounding neighborhood. The façade of the house is and will continue to be partially obscured due to the presence of landscaping such that the project's changes to the character of the streetscape will be limited.

Design Criteria:

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;

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

**F. Now therefore be it further resolved** that, the Design Review for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

#### **Conditions of Approval**

1. The Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
2. The plans submitted for building permit review shall be in substantial conformance with the plans on file in the Planning Division, date stamped October 10, 2016, and with the materials board provided, except as modified by the following conditions.
3. No new kitchen facilities are approved as part of this permit. The inclusion of any kitchen facilities on plans submitted for building permit issuance shall require review and approval by the Planning and Community improvement Director so as to ensure conformance with applicable Municipal Code Provisions.
4. The Design Review Approval shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review decision or these approvals shall expire; provided however that the approved Use Permit and Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
5. The Design Review Approval shall become effective fourteen (14) calendar days after approval, provided that the action is not appealed by the City Council or any other interested party within that 14 day period.
6. Any request for an extension of the Design Review Approval must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
7. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

8. Prior to issuance of construction permits, compliance with conditions of approval shall be clearly identified on all plans. A copy of approved plans with the conditions listed shall be maintained on-site during construction activities.
9. Conditions shall be achieved at such a time as determined by the City and shall be achieved at the requisite stage and before issuance of certificate of occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
10. The applicant shall defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
11. This Design Review approval shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
12. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
13. No structure shall be permitted over any existing property lines. Documentation of the location of the property lines shall be submitted with plans for building permit issuance.
14. Provided they are in general compliance with the approved Design Review, minor modifications found to be in substantial conformance with the approved design and use may be approved by the Planning Director.

#### **Public Works Department Conditions of Approval**

15. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
16. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of

disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

17. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
18. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
19. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
20. Site plan shall show location of any trees within the project area.
21. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
22. Remodels or new construction which requires fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
23. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
24. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy.
25. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
26. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

27. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
28. An encroachment permit shall be required for any work performed in the public right of way.

#### **Fire Department Conditions of Approval**

29. Installation of approved interior fire sprinkler system, unless waived by the Fire Chief.
30. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary. Fire resistant construction of interior walls shall be determined by type of occupancy.

#### **Building Department Conditions of Approval**

31. A building permit is required for all onsite demolition, construction and/or change of occupancy.
32. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
33. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
34. The applicant shall provide a construction waste management plan with the building permit application.
35. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
36. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
37. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

**I HEREBY CERTIFY** that the foregoing Design Review Exemption was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular

meeting of said Planning Commission held on September 20, 2016, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

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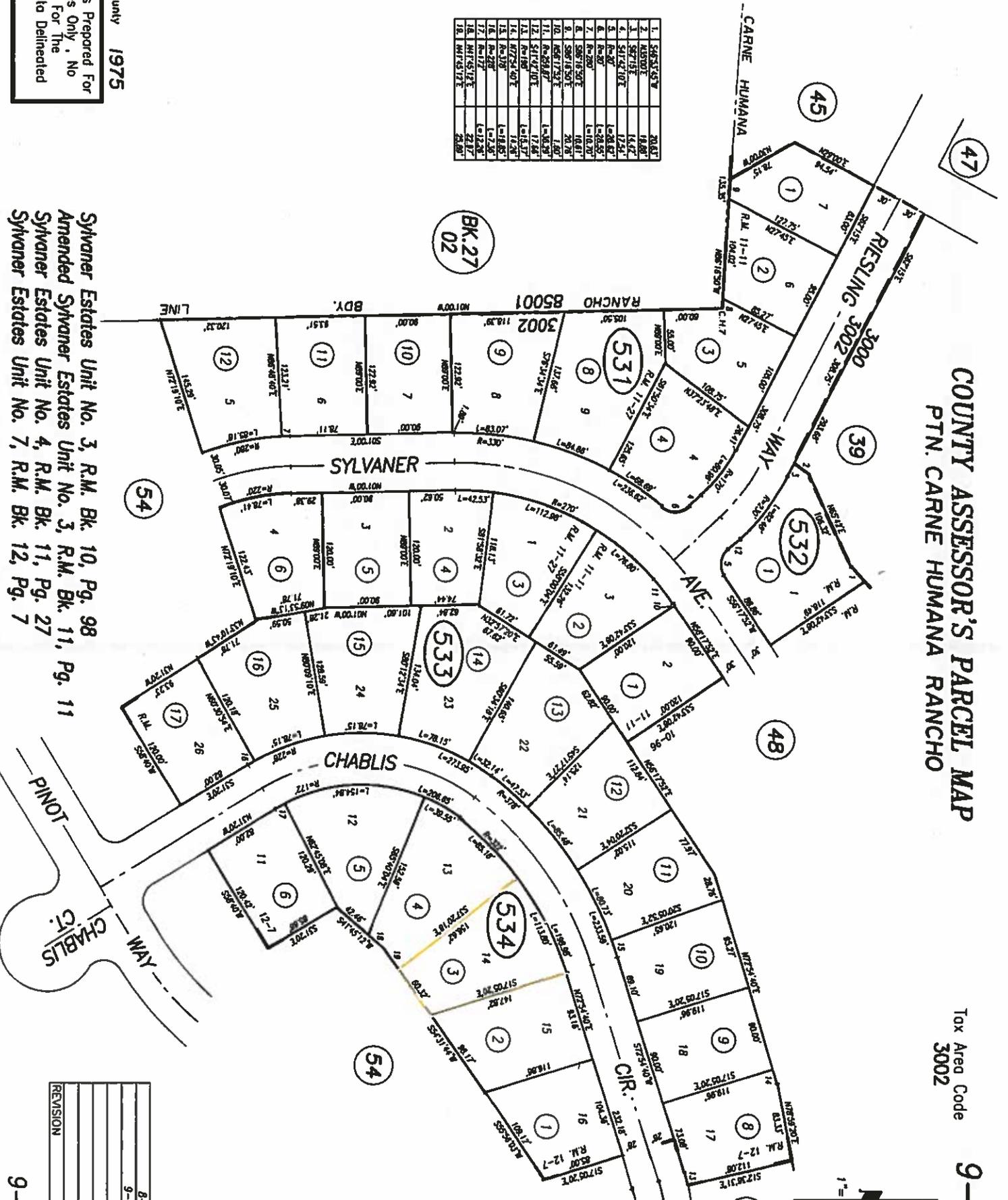
Sarah Parker  
Chair, Planning Commission

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Noah Housh,  
Planning and Community  
Improvement Director

COUNTY ASSESSOR'S PARCEL MAP  
PTN. CARNE HUMANA RANCHO

Tax Area Code  
3002



Assessor of Napa County 1975

NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delimited Hereon.

Sylvaner Estates Unit No. 3, R.M. Bk. 10, Pg. 98  
 Amended Sylvaner Estates Unit No. 3, R.M. Bk. 11, Pg. 11  
 Sylvaner Estates Unit No. 4, R.M. Bk. 11, Pg. 27  
 Sylvaner Estates Unit No. 7, R.M. Bk. 12, Pg. 7

REVISION	



1541 Chablis Cir

Chablis Cir

Reising Way

Macrona Ave

Pipet Way

Chardonay Way

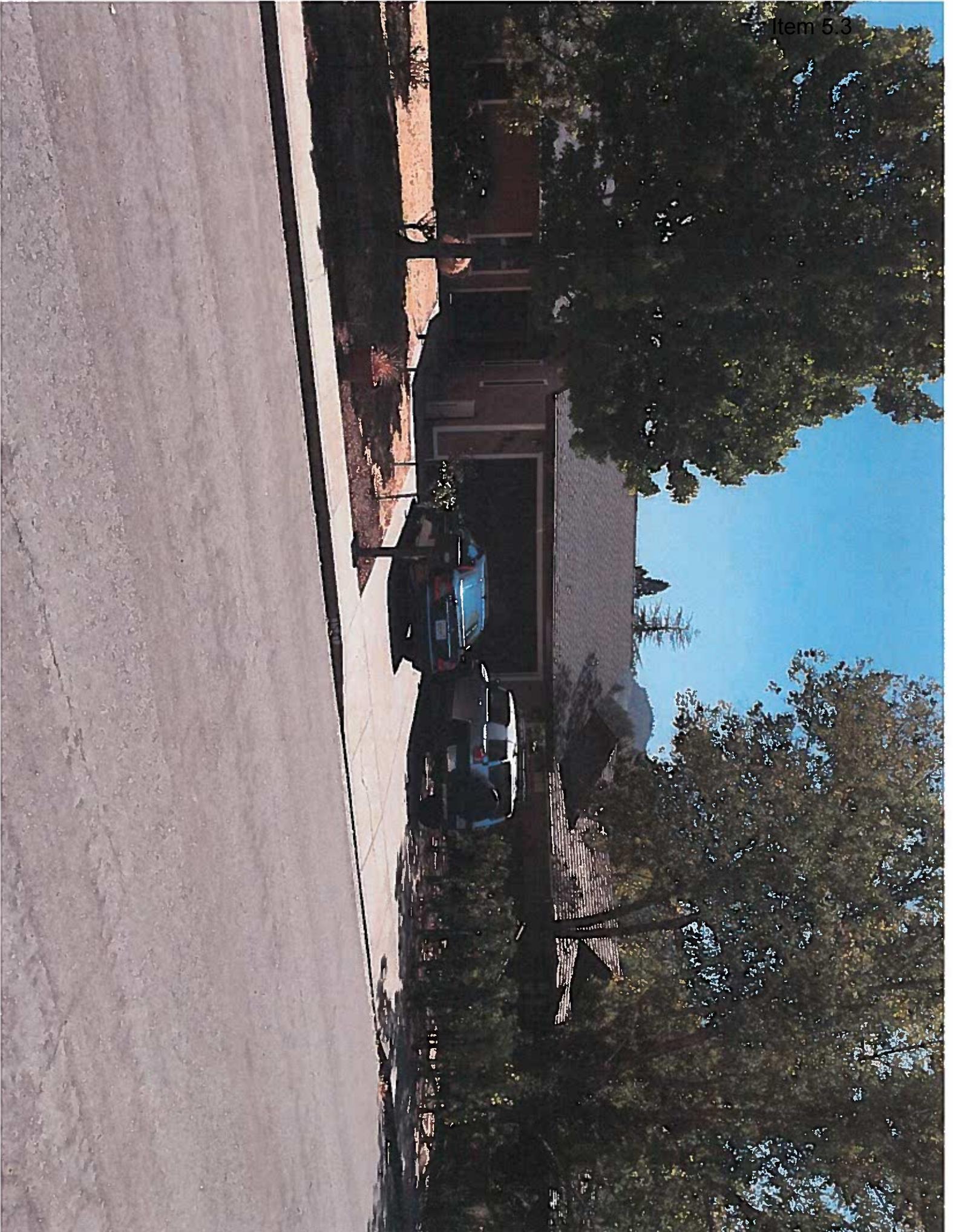
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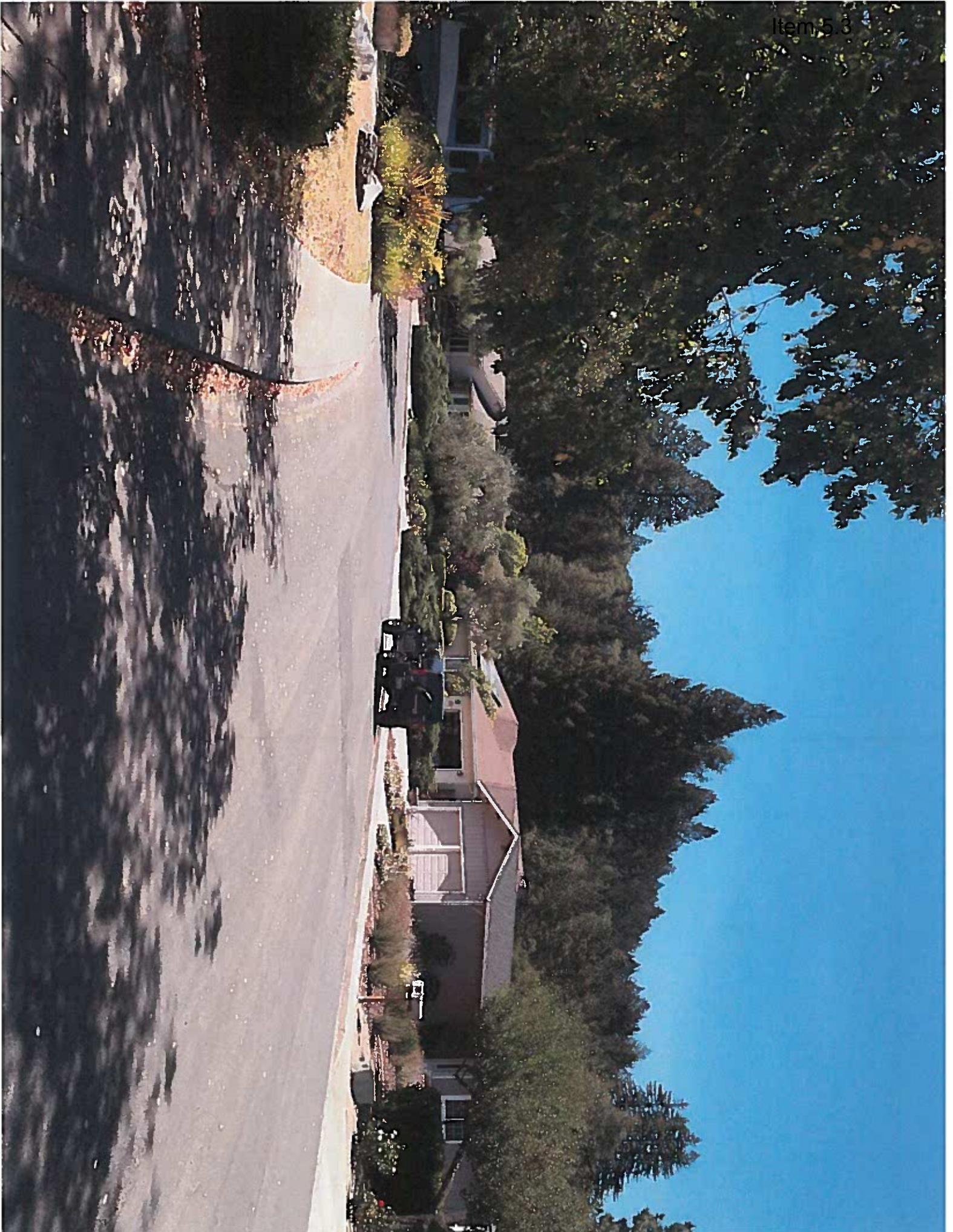
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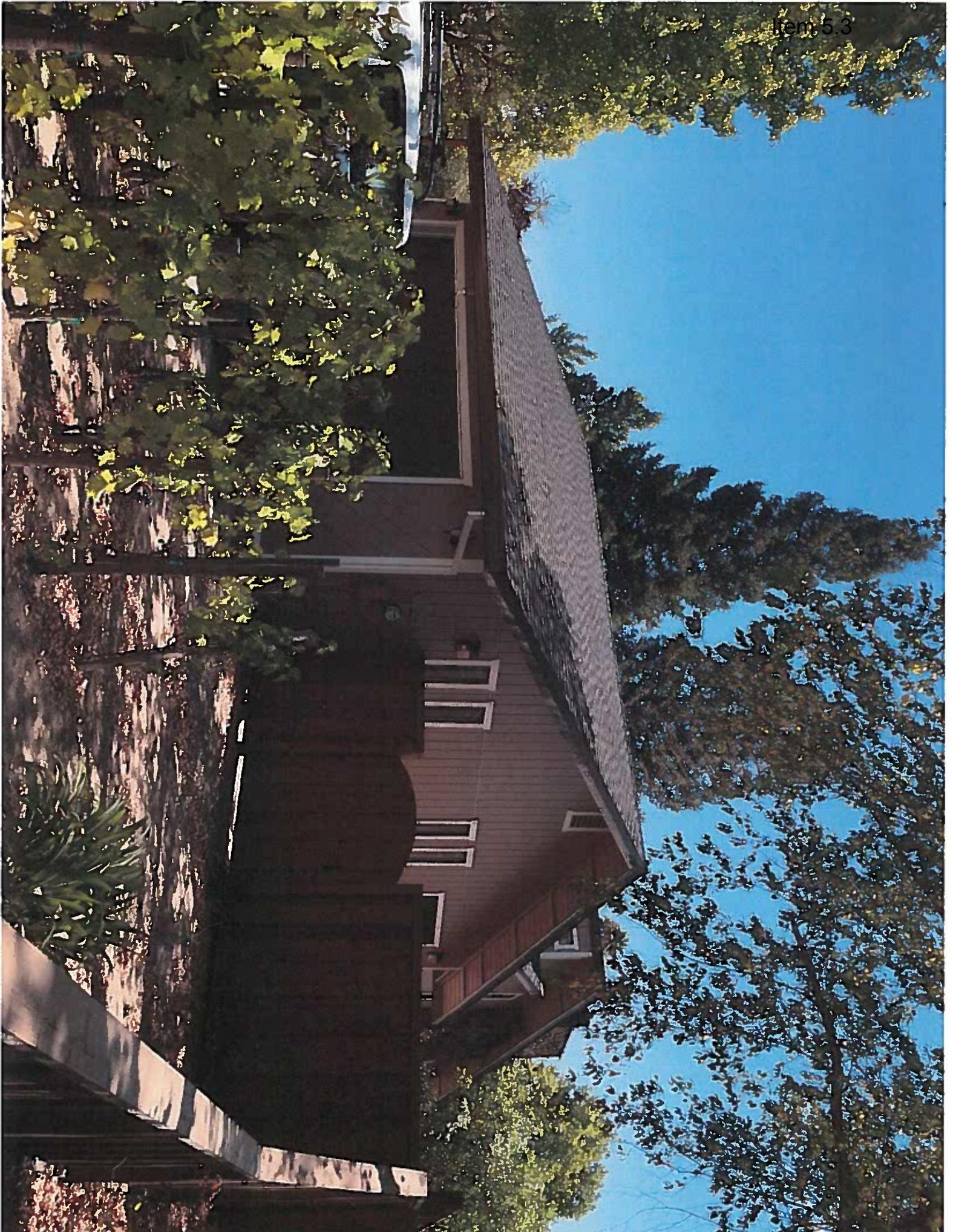
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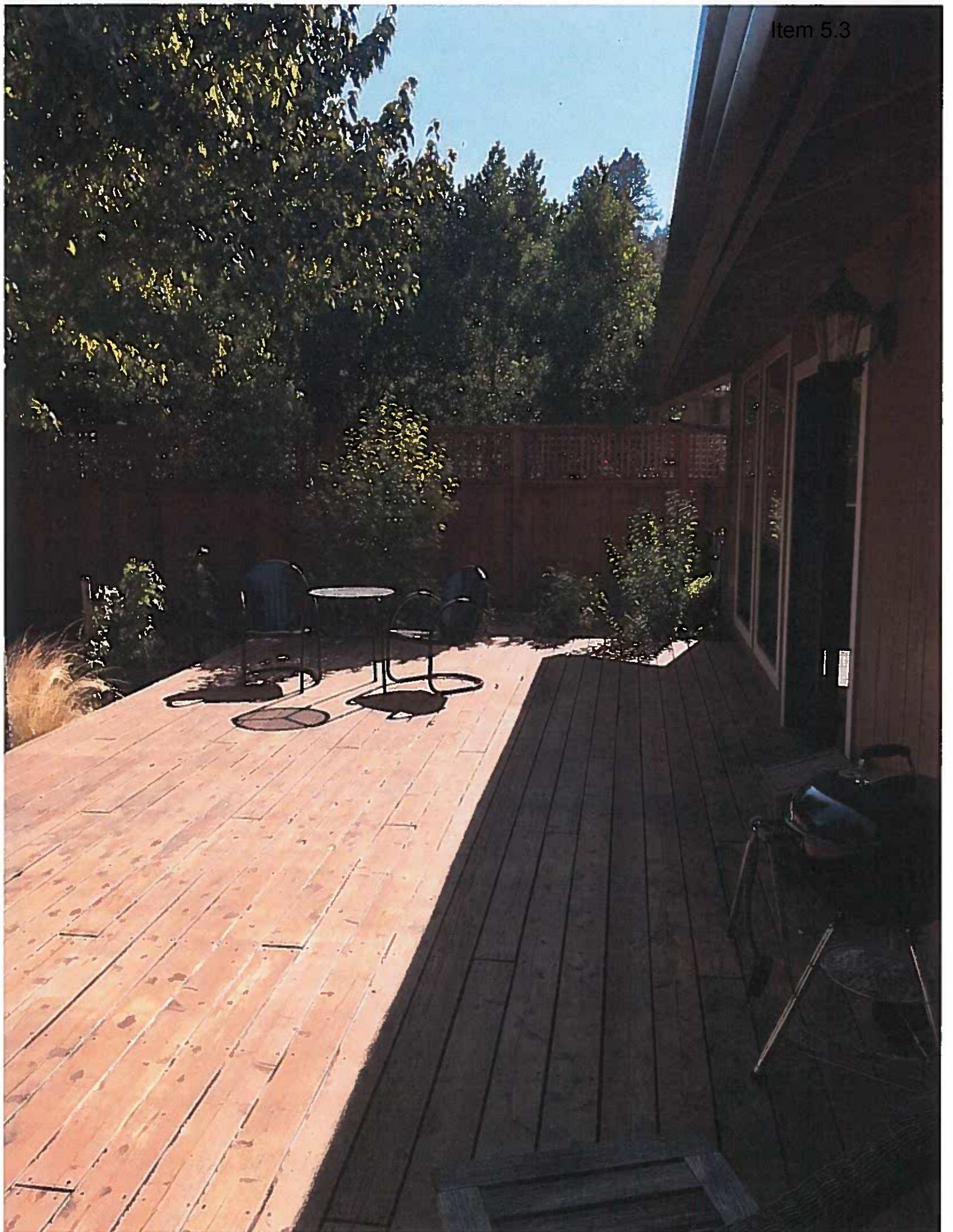
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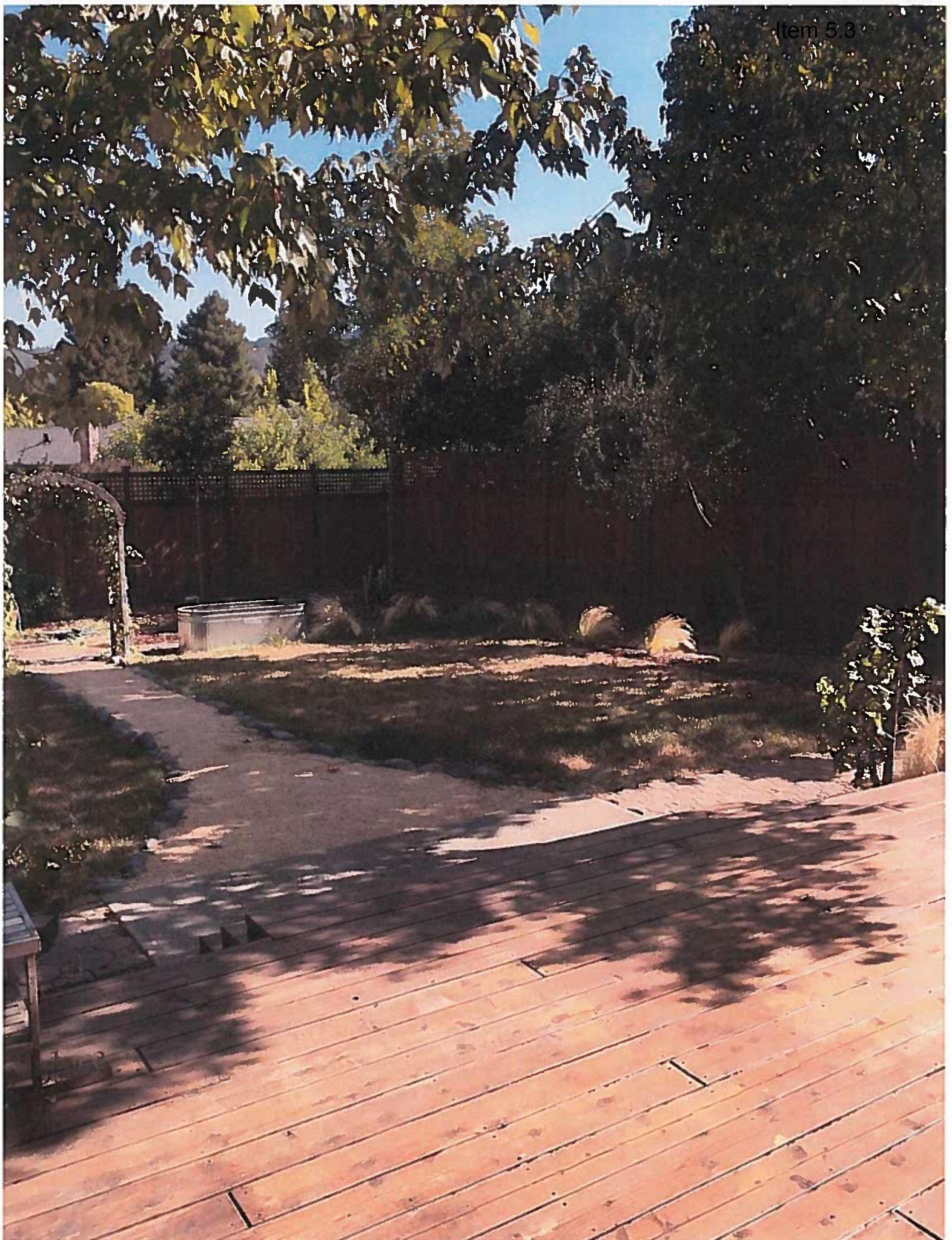














# 1541 CHABLIS DESIGN REVIEW

## WRITTEN STATEMENT

The Design as proposed includes the addition of a bathroom for each of the two bedrooms, an expanded closet space for the Master bedroom, and a Morning room for Bedroom #2. These are conditioned space additions totaling 283 square feet.

We also propose the replacement of a failed beam in the Living room and a new roof covering that extends from this new beam out over a non-conditioned existing deck area located at the rear of the house and lot.

The existing home has a maximum height of approximately 20' – 3" as measured from the lowest point of the home to the top of the chimney collar. We are proposing the addition of a new chimney cap to cover the now exposed flu pipe. This will increase the height by 3' to 23'-3" approximately. This is well under the 25' maximum height (please see sheet A1.2 **"Left Elevation East"**)

1541 Chablis Circle is a single level residence located in the Sylvaner Estates and is zoned Low Density Residential (LR) District. The existing home is now approximately 2,068 square feet of living space. The garage is approximately 483 square feet of additional non conditioned space and will continue to be used as such. Total existing and proposed additions will result in a home of 2,351 square feet. The resulting Floor Area Ratio falls well below the allowed maximum for an approximately 13,939 square foot lot, (Please see **Project Information** found on sheet C1 for complete breakdown of F.A.R. calculations).

Other changes we propose include removing or covering over the dated diagonal board siding found on the front elevation with new square edged tongue and groove siding placed horizontally (please see sheet A1.2 **"Front Elevation North"**), and the addition of a matching entry gate and new wire fencing to replace the unrelated look of the existing red and brown wood fencing (please see sheet L2 **"Detail A/L2"**).

The overall architecture of the home will remain contemporary but the addition of a new "batt" to the existing siding will bring a new texture and edge to the otherwise monotony of unbroken elevations (Please see sheet A1.3 **Detail 1/A1.3**). Also proposed is a functioning cupola vent centered directly over the new bathroom addition on the main gabled roof as a working architectural finish to the roof elevation. A new trellis will better define the long walk to the existing Entry and create a sense of arrival. Exterior finish details will be refined with the removal of the diagonal over cut found at each window head and sill and the addition of a simple square butt joint detail (please see Elevations).

Changes in landscaping are detailed on sheet L2 of the Plan Set. We feel these changes will have the greatest significance and effect in once again unifying the street presence of this lot.

The lot, as it was developed, has the effect of presenting itself as if it were two separate parcels. When we first arrived at the home we thought the second driveway with its different style/color fence and large gate was actually a separate home. We propose the replacement of the 12' gate with a 3' gate. This change, along with new "open" fencing and sheltering landscaping will give a modest, underplayed, and more secluded interpretation of this space. The proposed open wire fence at 3'-6" high will continue along the entire front of the property and bring "proper neighborhood scale" to this lot.

We will add a new front door and a pocket door system at the Great room and remove the interior wall separating Kitchen and Great room. The new pocket door will open to the proposed covered outdoor area and provide a retreat from sun and weather where none now exist. Most of the windows in the "living" portion of the home will be upgraded to provide current thermal efficiencies for energy savings. The home is solar efficient now with professionally installed solar roof panels and any areas of "less than adequate" roof insulation that are accessible during remodel will be "upgraded" to provide even further efficiencies.

We will make use of significant quantities of reclaimed materials for flooring and ceiling treatments and possible interior and exterior wall features. We are sensitive to the environmental constraints of natural building materials and prefer environmentally responsible engineered or reclaimed products where appropriate.

We appreciate the City's review of our proposed remodel and look forward to a beautiful finished project that enhances both our neighborhood and our Town. If you have questions please feel free to call me on my cell phone at 530-913-9169.

Thank you for your consideration,

Anthony and Lisa Filippis

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Date \_\_\_\_\_



REVISIONS	BY
9/2/16	ABF
10/4/16	ABF
10/10/16	ABF

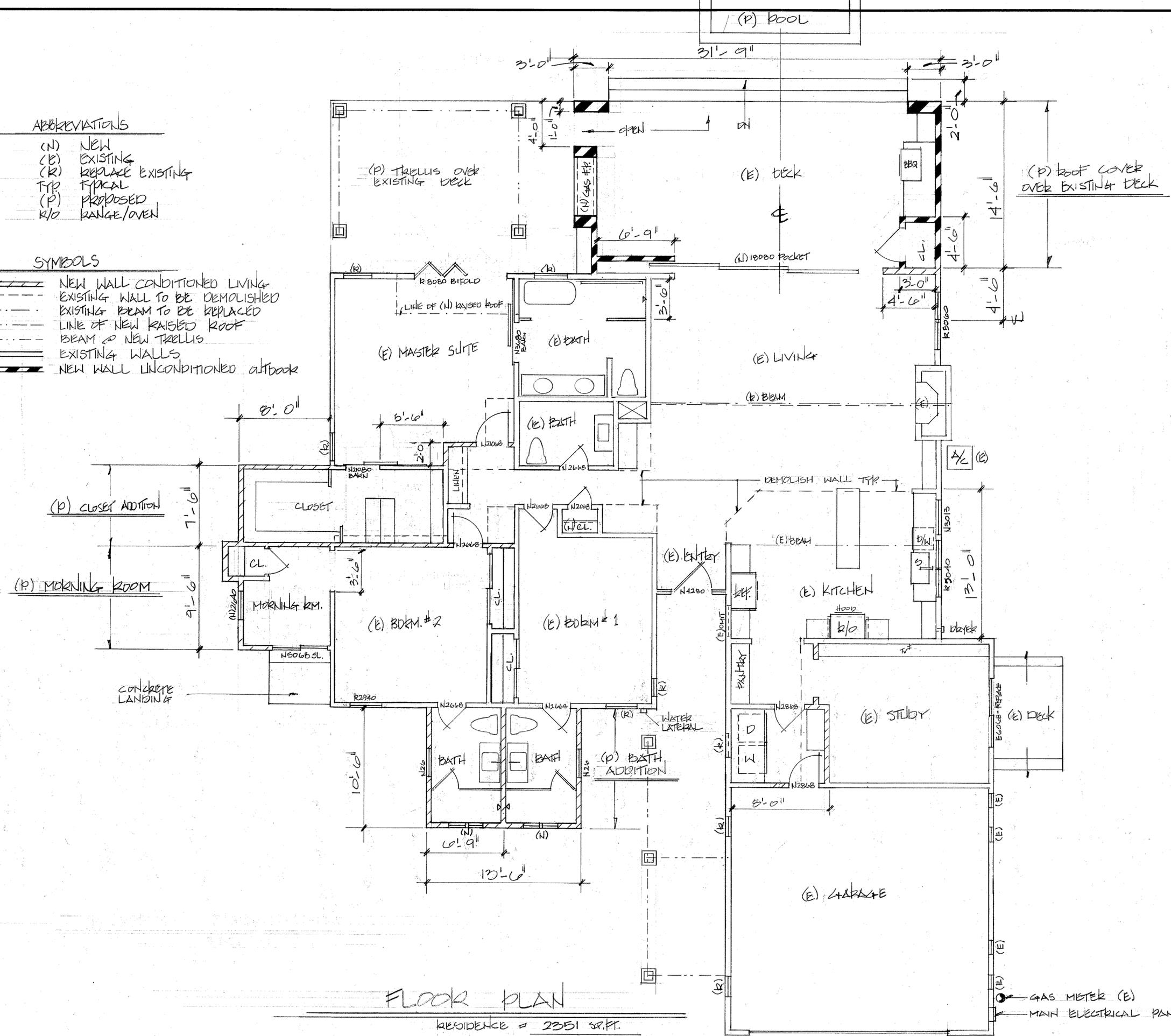
PROPOSED ADDITIONS TO:  
**THE FILIPPS RESIDENCE**  
 1541 CHABLIS CIRCLE, ST. HELENA, CA 94574

FLOOR PLAN

Date	8-1-16
Scale	1/4" = 1'-0"
Drawn	ABF
Job	CHABLIS
Sheet	A.1.1
Of	Sheets

- ABBREVIATIONS**
- (N) NEW
  - (E) EXISTING
  - (R) REPLACE EXISTING
  - TYP TYPICAL
  - (P) PROPOSED
  - R/O RANGE/OVEN

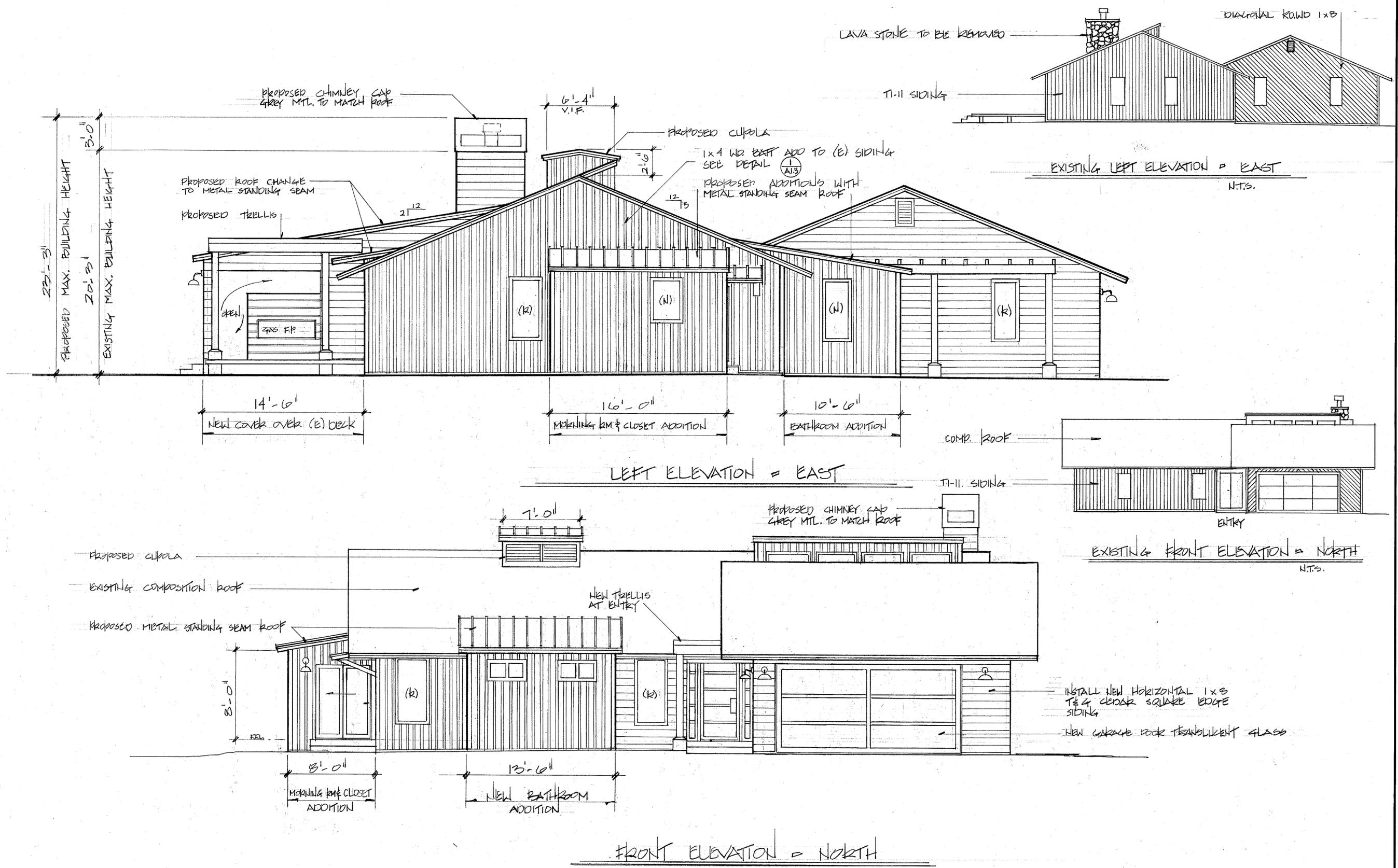
- SYMBOLS**
- NEW WALL CONDITIONED LIVING
  - EXISTING WALL TO BE DEMOLISHED
  - EXISTING BEAM TO BE REPLACED
  - LINE OF NEW RAISED ROOF
  - BEAM & NEW TRELLIS
  - EXISTING WALLS
  - NEW WALL UNCONDITIONED OUTDOOR



FLOOR PLAN  
 RESIDENCE # 2351 S.P.P.

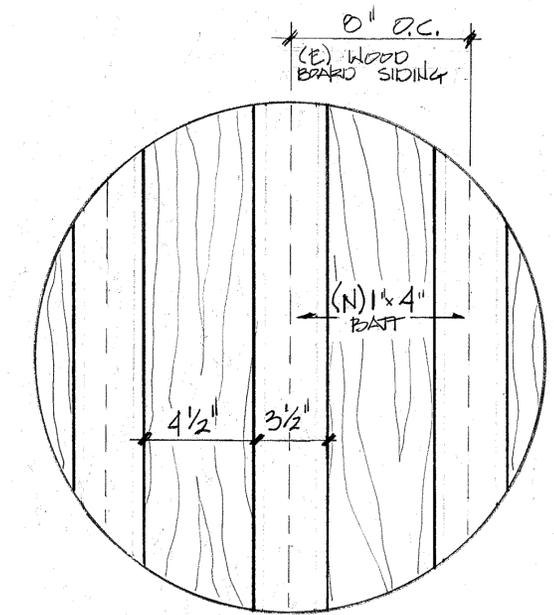
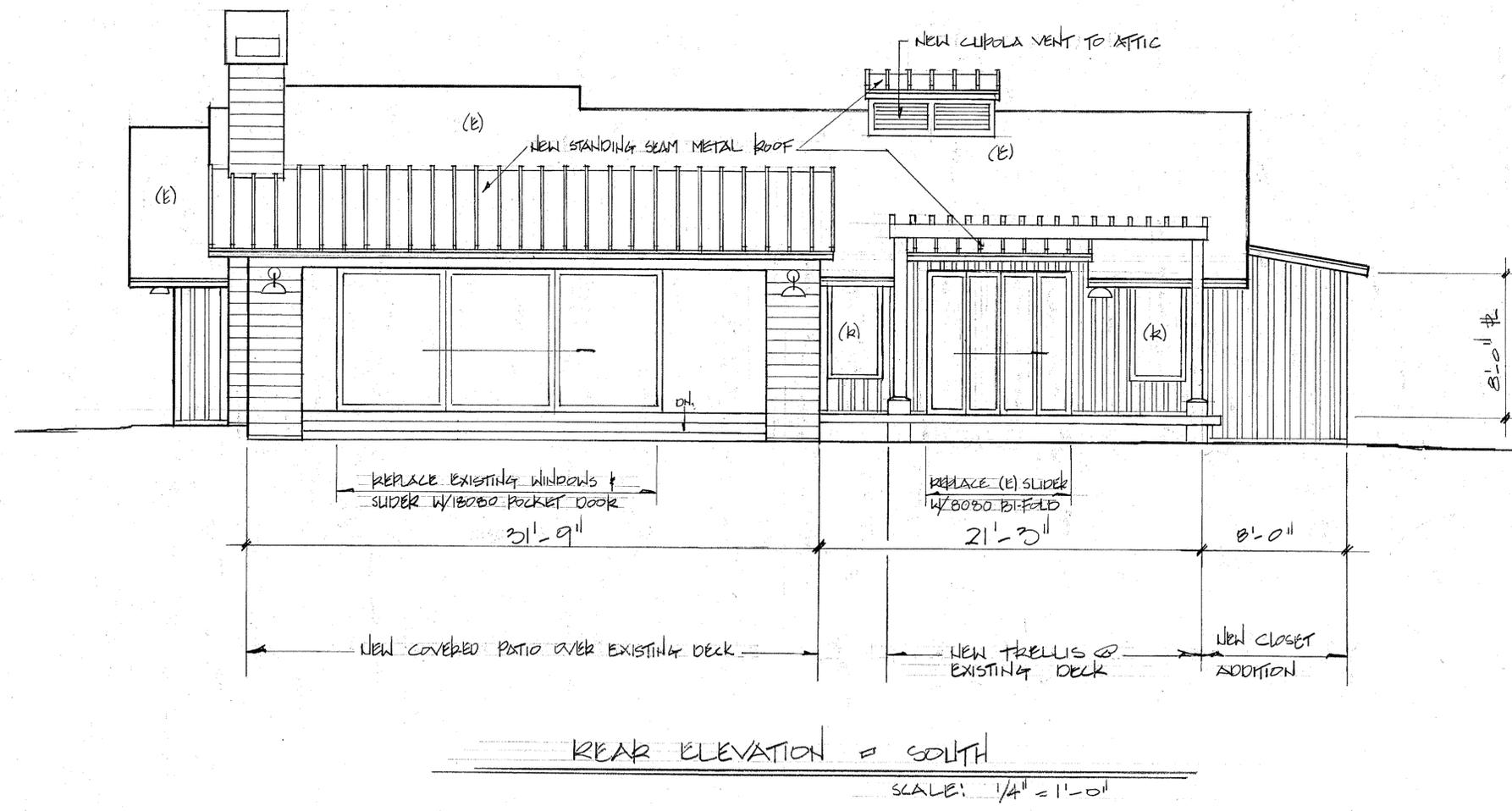
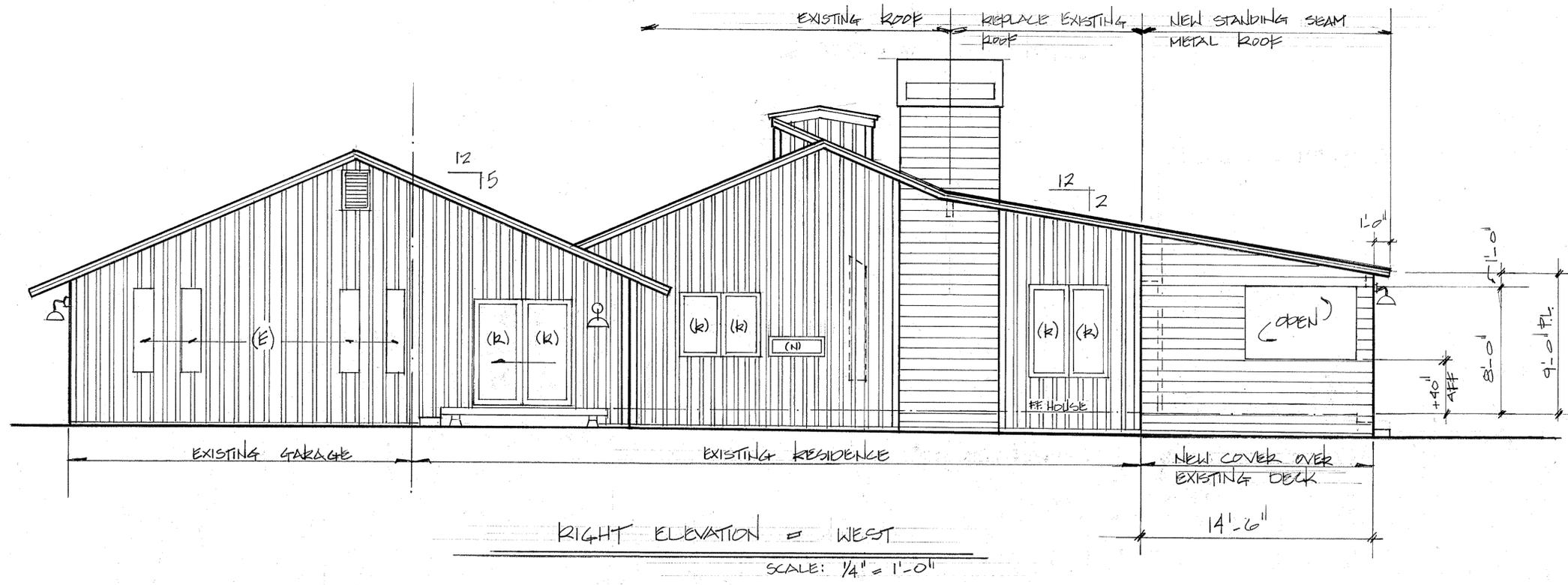
REVISIONS	BY
9/12/16	ABF
10/31/16	ABF
10/10/16	ABF

PROPOSED ADDITIONS TO:  
**THE FILIPPS RESIDENCE**  
 1541 CHABLIS CIRCLE, ST. HELENA, CA 94574



Date	8-1-16
Scale	1/4" = 1'-0"
Drawn	ABF
Job	CHABLIS
Sheet	A1.2
Of	Sheets

REVISIONS	BY
10/4/16	AB
10/10/16	AB



1 NEW 1" x 4" WD. BATT ADD TO (E) SIDING  
 A1.3 SCALE: 3" = 1'-0"

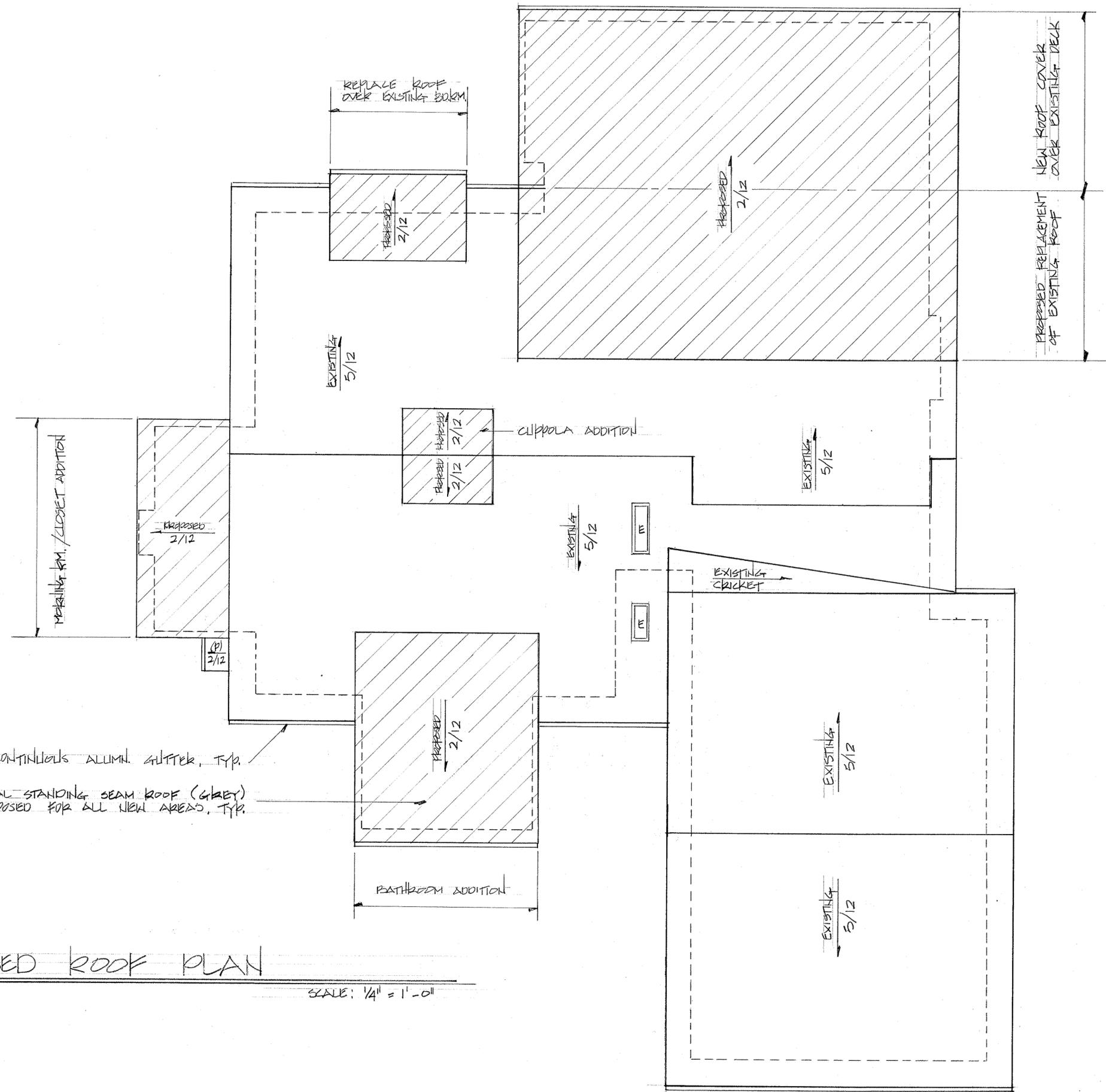
PROPOSED ADDITIONS TO:  
**THE FILIPPS RESIDENCE**  
 1541 CHABLIS CIRCLE, ST. HELENA, CA 94574

ELEVATIONS

Date	B-1-16
Scale	VARIES
Drawn	AB
Job	CHABLIS
Sheet	A1.3
Of	Sheets

REVISIONS	BY
10/4/16	ABF
10/10/16	ABF

PROPOSED ADDITIONS TO:  
**THE FILIPPS RESIDENCE**  
 1541 CHABLIS CIRCLE, ST. HELENA, CA 94574



**PROPOSED ROOF PLAN**

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

ROOF PLAN

Date	8-6-16
Scale	1/4" = 1'-0"
Drawn	ABF
Job	
Sheet	A1.4
Of	Sheets

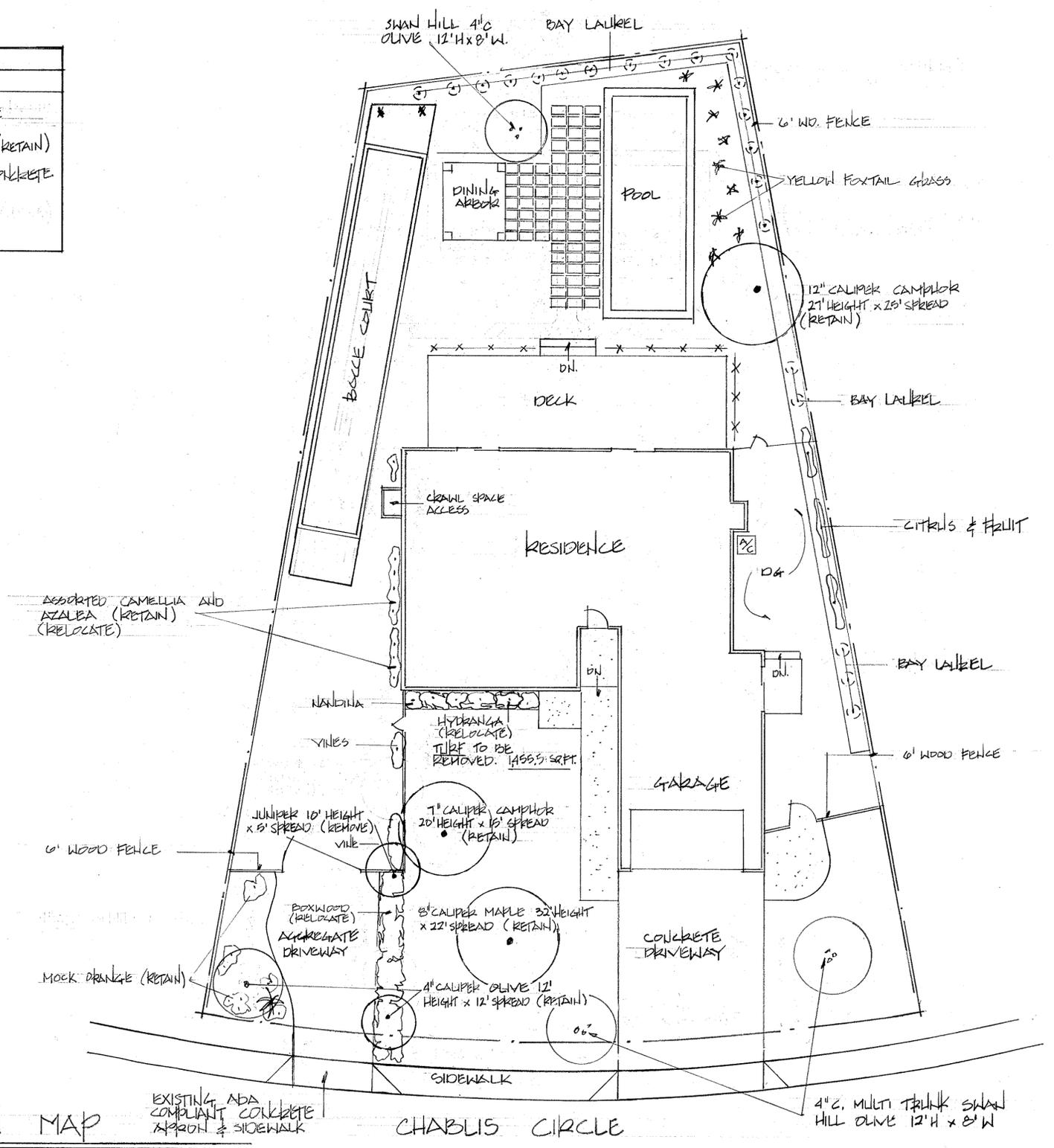
REVISIONS	BY
9/12/16	ABF
10/10/16	ABF

PROPOSED ADDITIONS TO:  
**THE FILIPPS RESIDENCE**  
 1541 CHABLIS CIRCLE, ST. HELENA, CA 94574

EXISTING VEGETATION MAP

Date	8-2-16
Scale	1" = 10'-0"
Drawn	ABF
Job	
Sheet	L1
Of	Sheets

SITE LEGEND	
KEY	DESCRIPTION
	FLAGSTONE ON SAND BASE
	ASSORTED GRAPE VINES (RETAIN)
	EXPOSED AGGREGATE CONCRETE (RETAIN)

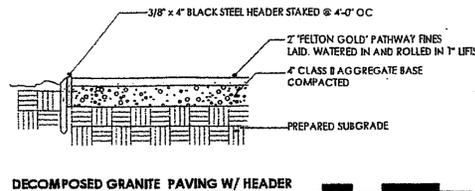


EXISTING VEGETATION MAP

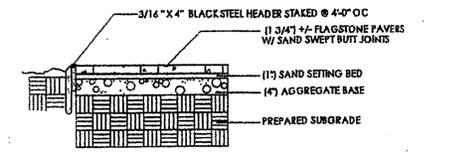
EXISTING ADA COMPLIANT CONCRETE APRON & SIDEWALK

CHABLIS CIRCLE

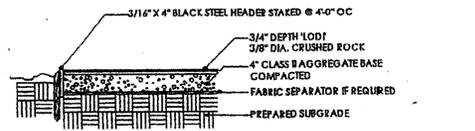
4" 2" MULTI TRUNK SWAN HILL OLIVE 12'H x 8'W



DECOMPOSED GRANITE PAVING W/ HEADER



FLAGSTONE ON AGGREGATE BASE



GRAVEL PAVING W/ HEADER

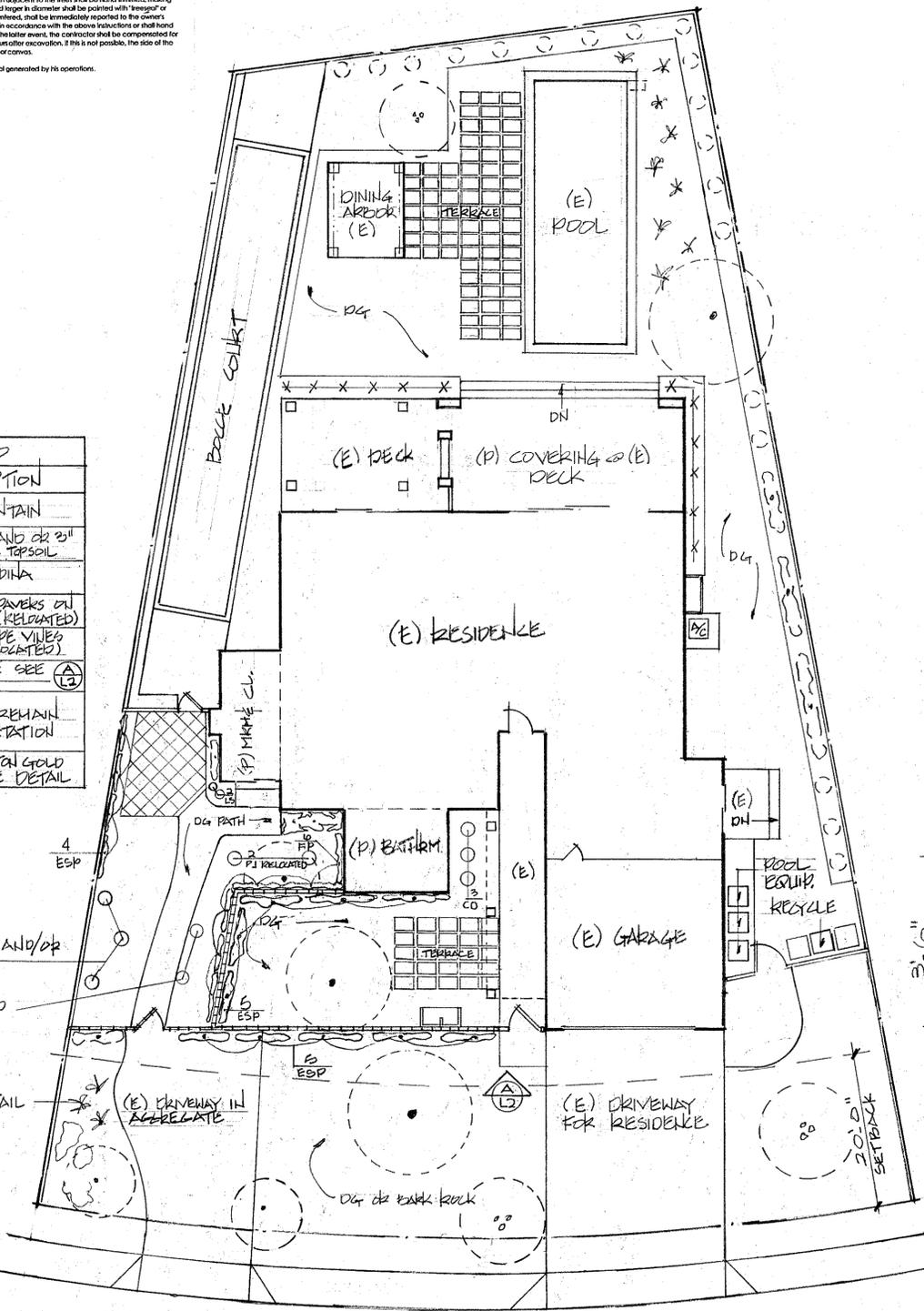
- LAYOUT NOTES**
- The contractor shall verify all dimensions, distances and grades in the field and bring any discrepancies to the attention of the landscape architect for a decision prior to commencing work. The contractor is responsible for all applicable permits and for performing all work per applicable codes.
  - All written dimensions approximate scaled distances, dimensions are from face of building, face of curb or wall, centerline, property line, or as noted on the plans.
  - The contractor shall verify location of all utilities on site before commencing any work. Any disruption or damage to utilities caused by work under the contract shall be corrected by the contractor at no additional cost to owner.
  - The contractor shall perform all clearing, demolition, removal and site preparation necessary for the proper execution of all work shown on these drawings and/or described in the specifications. Removal of any existing facilities shall include all sub base and base rock. In the case of plant material, the contractor shall completely remove the main trunk and significant roots to 18\"/>
  - All works, paving, steps and walls shall be established in the field for review and approval. The contractor is to lay out the area either with chalk, gypsum or other material or the contractor may lay out form work. After review and necessary modifications are directed by the landscape architect, contractor may proceed with construction. Contractor must give three days notice to the landscape architect prior to inspection of layout.
  - Concrete score lines and control joints shall be located as shown on the plans or as adjusted in the field under the supervision of the landscape architect. Where concrete paving is adjacent to the building, a continuous expansion joint shall occur between the paving and building.
  - All existing trees shown shall be protected unless noted otherwise on drawings. Any damage caused by the contractor's operations shall be repaired or replanted by the contractor at no additional expense to the owner.
  - When working under the drip line of existing trees, the contractor shall use of possible care to avoid injury of trees and tree roots. Stockpiling of earth or building materials within the drip line of trees is prohibited. Where a ditching machine is used close to trees having roots under two inches (2") in diameter, the wall of the trench adjacent to the trees shall be hand finished, making clear cuts through the roots. All cuts through roots one-half inch (1/2") and larger in diameter shall be painted with "treeguard" or approved equal. Roots of two inches (2") or larger diameter when encountered, shall be immediately reported to the owner's representative, who will decide whether the contractor shall cut the root in accordance with the above instructions or shall hand tunnel under and protect root with a wrapping of dampened burlap. In the latter event, the contractor shall be compensated for the additional cost. Branches adjacent to trees shall be tied within 24 hours after excavation. If it is not possible, the top of the trench adjacent to the tree shall be kept shaded with damp burlap or canvas.
  - The contractor shall remove from the site all debris and unusable material generated by his operations.

KEY	DESCRIPTION
	PROPOSED FOUNTAIN
	EXISTING NANDINA
	INTERLOCKING PAVERS ON PERVIOUS BASE (RELOCATED)
	ASSOCIATED GRAPE VINES (EXISTING) & (RELOCATED)
	PROPOSED FENCE SEE (A) DETAIL
	EXISTING TO REMAIN TREES & VEGETATION
	PROPOSED 3/8\"/>

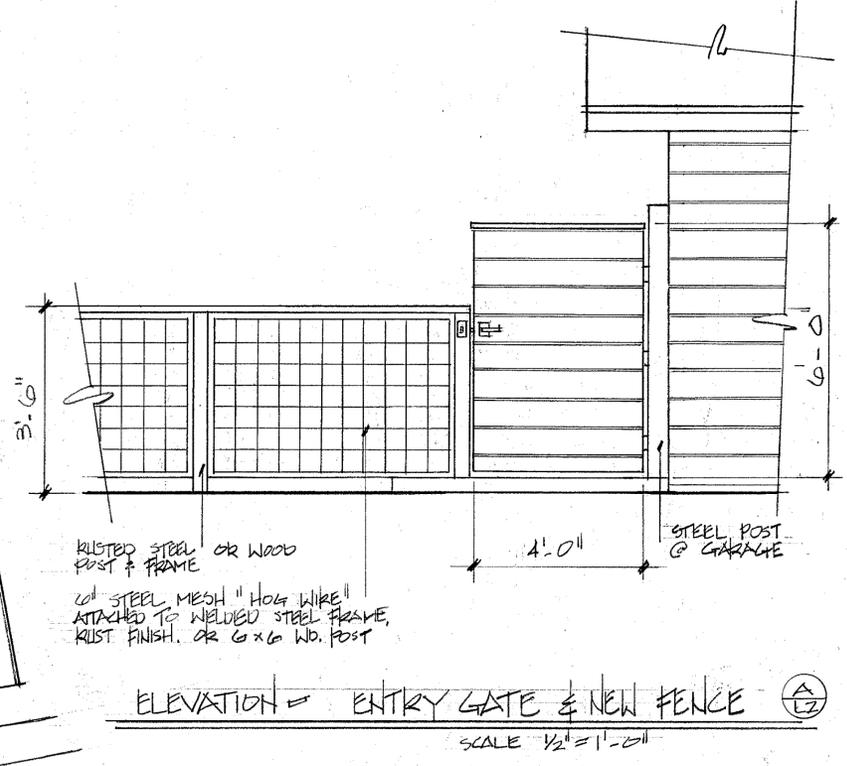
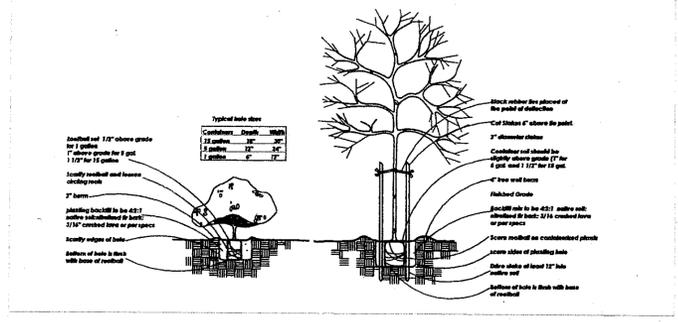
RELOCATED CAMELLIA AND/OR AZALEA

RELOCATED HYDRANGEA

RELOCATED YELLOW FOXTAIL



- LANDSCAPE & PLANTING NOTES**
- All plant material shall be approved by the Landscape Architect prior to installation and will be rejected if not in accordance with industry standards. Substitution requests to be made to the Landscape Architect for approval prior to site delivery.
  - The plant count is for the convenience of the Landscape Contractor. In case of a discrepancy with the plan, the plant count shall govern.
  - All proposed planting areas shall be cleared of any weeds and debris prior to soil preparation. In the case of pernicious perennial weeds, an organic systemic herbicide or sheet mulching shall be applied prior to clearing.
  - No soil preparation shall take place in areas where soil is contaminated with cement, plaster, paint or other construction debris. All contaminated soil shall be removed and replaced with a friable sandy loam capable of sustaining healthy plant life and containing no noxious weeds or debris.
  - All planting operations shall be performed by personnel familiar with this type of work and under the supervision of a qualified planting foreman.
  - A minimum of one foot depth of non-mechanically compacted soil is available for water absorption.
  - The Landscape Contractor shall supply and cultivate 6 cubic yards per 1000 square feet organic amendment or compost into the top 8\"/>
  - Plant Material shall have the following backfill mix: 30% native soil, 10% 3/16\"/>
  - Prior to planting, the final location of all plant material to be determined in the field by the Landscape Architect. The Landscape Contractor shall give three (3) days notice prior to planting placement date.
  - Planting areas shall receive a 3\"/>
  - 15 gallon standard trees shall be staked with 2\"/>
  - 14. Planting and irrigation shall conform to the City of St. Helena WELFO Guidelines.
  - Plant material to be irrigated with pressure compensating drip emitters and "Smart" controller inclusive of a rain sensor.



ELEVATION - ENTRY GATE & NEW FENCE (A)  
SCALE 1/2\"/>

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
<b>TREES</b>					
ESP	Malus Pyrus, Pirus spp. c. 1-1.5 Ls	Spotted Apple, Pear, Fig Leafed	14	15 gallon	Sustainable-Eatable
CMM	Cornus copallata 'Mountain Moon' or Punicum granatum 'Mountain Moon'	Himalayan Dogwood or Himalayan Dogwood		15 gallon	Flowers
CU	Cupressus sempervirens	Italian Cypress	2'	box	Drought Tolerant
OE	Olea europaea 'Wilsonii' or 'Swan Hill'	Fruitless Olive - Low Branching	2'	box	Drought Tolerant
<b>SHRUBS</b>					
CO	Cornus alba 'Siegentsisim' or Vaccinium corymbosum	Variagated White Dogwood or Blueberry	3	5 gallon	Flowers
LA	Lavandula 'Munstead' or 'Hidcote'	English Lavender	1	gallon	Flowers
LS	Lavandula stoechas or 'Gussifi'	Ortho Quast or Spanish Lavender	2	1 gallon	Mediterranean
RBS	Rosmarinus 'Blue Spikes'	Blue Spikes Rosemary	5	gallon	Mediterranean
	Rosmarinus 'Tuscan Blue' or Olea 'Little Olive' or	Upright Rosemary	1	gallon	Mediterranean
	Teucrium 'Balladina' 'Aurum'	Burnt Olive	5	gallon	Mediterranean
	Phoradendron 'Maui Queen' or Punica granatum 'Nana' or Salvia leucantha 'Santa Barbara'	New Zealand Flax	5	gallon	Accent
PI	Phoradendron 'Maui Queen' or Punica granatum 'Nana' or Salvia leucantha 'Santa Barbara'	Pomegranate	15	gallon	Fruit
PJ	Pieris Forest Flame' or Cornelia sasanqua 'Setuogaki' or Hydrangea quercifolia or Nikko Blue'	Lily of the Valley Plant or Sasanqua Camellia or Oakleaf or Blue Hydrangea	5	gallon	Flowers
PN	Pittosporum rigidum	Blackstem Pittosporum	5	gallon	Foliage
<b>GRASSES</b>					
PI	Phormium tenax 'Maui Queen' or Punicum granatum 'Nana'	New Zealand Flax	5	gallon	Accent
CT	Cortaderia selloana 'SUN' 'ALPINECULMIS'	Patagonian Scilla 'YELLOW SCILLA'	4'	post	36\"/>
U	Hordea 'Big Blue' or Silver Dragon'	Blue Lily Turf	1	gallon	Flowers, Foliage
SA	Stipa arundinacea	Pharson's Tail Grass	1	gallon	36\"/>
SF	Scabiosa forma	Physocarpus Plant	4'	post	48\"/>
<b>VINES</b>					
CL	Clematis amandii or Rous pumila	Evergreen Clematis or Creeping Fig	6	5 gallon	Flowers
HP	Hydrangea peltata	Creeping Hydrangea	5	gallon	Flowers
PA	Parthenocissus lacustrata	Boston Ivy	5	gallon	Edible - Spotted-Eatable
VI	Vitis 'Flame' & Thompson Seedling'	Table Grapes	5	gallon	Edible
<b>GROUNDCOVERS</b>					
AJ	Alga replans 'Collin's Giant' or Carex lasiocarpa	Grape Hyacinth or Dwarf Plumbago	4' pot or 1 gallon	18\"/>	
CS	Cistus salvifolius	Sageleaf Rockrose	1	gallon	36\"/>
DM	Dymondia margaritosa or Chamaemelum nobile or Thymus praecox 'Elin'	Silver Carpet or Chamomile or Creeping Thyme	4' OC - Flowers 4' OC - Scent 4' OC - Scent		
GB	Geranium bloocava or 'Johnston's Blue' or Carex tumulicola	Scented Geranium or Bachelary Sadger	1	gallon	18\"/>
IS	Isotoma Rivinoides	Bachelary Creeper	plugs	4' OC - Flowers	
<b>PERENNIALS</b>					
ANE	Anemone 'Honoree Jobert'	White Anemone or Coral Bells	1	gallon	Flowers
HS	Heuchera sanguinolenta 'Frisby' or 'Palace Purple'	Purple Leafed Coral Bells	1	gallon	Flowers, Native
FRA	Fragaria 'Assorted'	Edible Strawberry	bare root	18\"/>	
SG	Salvia greggii 'Furman's Red' & 'Hot Lips' & Salvia Chamaedryoides	Red and Blue Sage & Blue Sage	1	gallon	Coif., Native Color-Scent

PLANTING & LAYOUT PLAN

CHABLIS CIRCLE

REVISIONS	BY
9/12/16	ABF
10/10/16	ABF

PROPOSED ADDITIONS TO:  
**THE FILIPPS RESIDENCE**  
1541 CHABLIS CIRCLE, ST. HELENA, CA 94574

PLANTING & LAYOUT PLAN

Date	8-2-16
Scale	1"=10'-0"
Drawn	ABF
Job	
Sheet	L2
Of	Sheets

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