



## *ST. HELENA, NAPA VALLEY, CA*

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PERMITTED ARCHITECTURAL PLANS FOR NEW RESIDENCE, GREAT IN-TOWN LOCATION  
CUSTOM DESIGNED FOR "SIPS" CONSTRUCTION. GREAT SAVINGS ON TIME, ENERGY & MONEY... BUILD IMMEDIATELY!

# DESIGN AND BUILD

Compiled by the owner/ architectural designer, this is both a schematic and a conceptual collage of ideas. It is meant to provide a creative starting point for the interplay of architecture, interior space, landscape and materials. Borrowed from a compilation of original designs, photos, and pictures from magazines which, as a collection, help shape the vision for a coherent design... a springboard for further ideas.

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VIEW FROM TERRACE TOWARD GUEST HOUSE

## ***CONTEMPORARY ELEGANCE WITH OLD WORLD CHARM***

***PERMITTED ARCHITECTURAL PLANS FOR NEW RESIDENCE IN THE HEART OF ST. HELENA ...***

***IMMEDIATELY READY TO BUILD: "SIPS " CONSTRUCTION AT AFFORDABLE \$***

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Nestled off a hidden alley street, on a flag lot, this is a unique opportunity to create a residence with guest house, all within the privacy of a walled garden. The contemporary design incorporates a landscape which is ideally suited to be wrapped by a courtyard or garden, and features a pool which connects the residence on axis with the guest house. South-west exposure is ideal for a sunny, light-filled home, pool site, and potential PV solar panels.

Designed by an award- winning architectural designer, the house features a custom designed "SIPS" home, (structurally insulated panel system). The building shell, the walls and roof panels, are prefabricated off- site, delivered and assembled on site in a few weeks. The custom design is built with precision, making it highly cost and energy efficient. The super insulation will dramatically lower energy bills, while downsizing expensive heat and cooling equipment.

Designed to EXCEED GREEN BUILDING STANDARDS, while offering a substantial savings in budget, time and manpower. When time is money, this will substantially eliminate design, permitting, and construction time and the need for lengthy construction financing.







- \* Great Investment Opportunity: RARE LOT IN PRIME ST. HELENA NEIGHBORHOOD among \$1.2 + homes.
- \* Includes Approved Architectural plans for a New Residence: 2 Bed, 2.5 Baths, 2 story, 1664 sq. ft. featuring: a Great Room with 11' coffered ceilings, stone fireplace, exposed beams, and oversized windows overlooking a pool and guest cottage.
- \* “SIPS” Construction: “structurally insulated panel system”, custom designed by architectural designer for prefabricated panels built off- site. Construction is extremely cost and energy efficient with extremely quick building time approx. 2-3 weeks for the enclosed building shell. Bids package for residence and garage included.
- \* Guest House Architectural Plans Included: 2 story vaulted living room with bedroom and bath above. Stunning oversized window overlooking pool. (approx. 560 sq.ft.)
- \* Great Savings on labor, construction time, money and materials, heating and air cond. equipment....considered GREEN BUILDING.
- \* Great rental income potential
- \* Detached 1 car garage
- \* Great central location, desirable west-side, only minutes walk to town
- \* Utilities to lot line, water meter installed
- \* Ideal Southwest exposure for solar and pool site.





GREAT ROOM WITH STONE HEARTH, COFFERED 11' CEILINGS AND LOFTY 10' WINDOWS



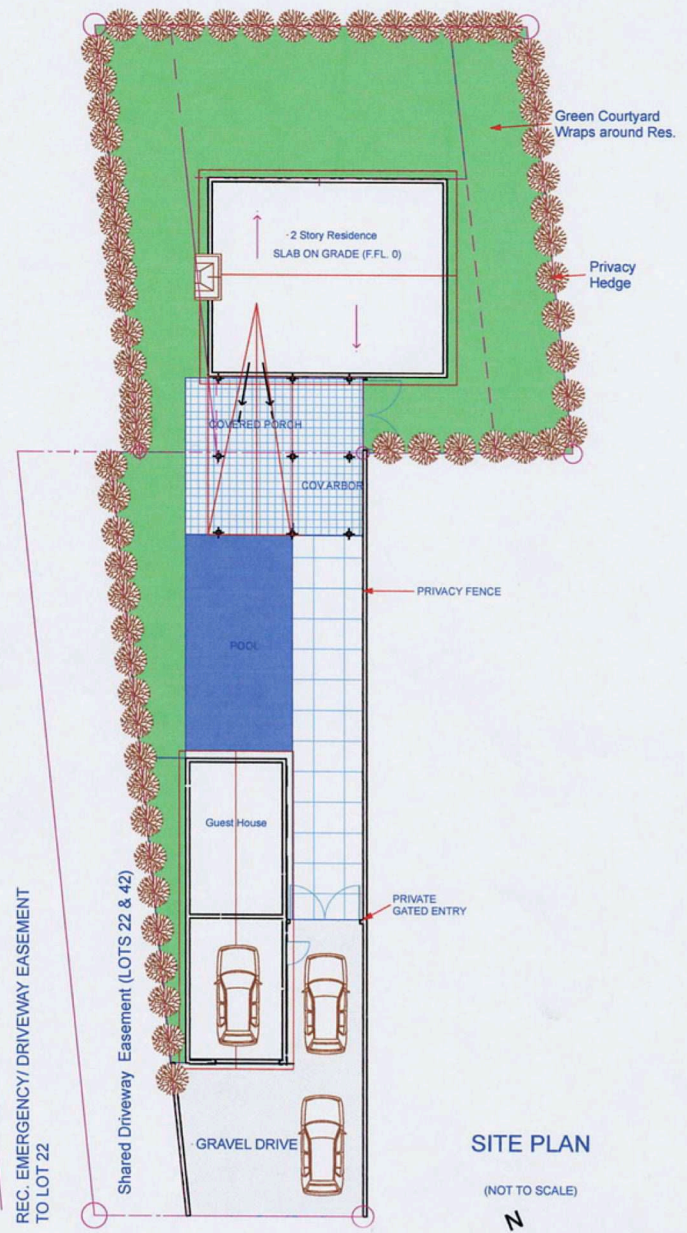




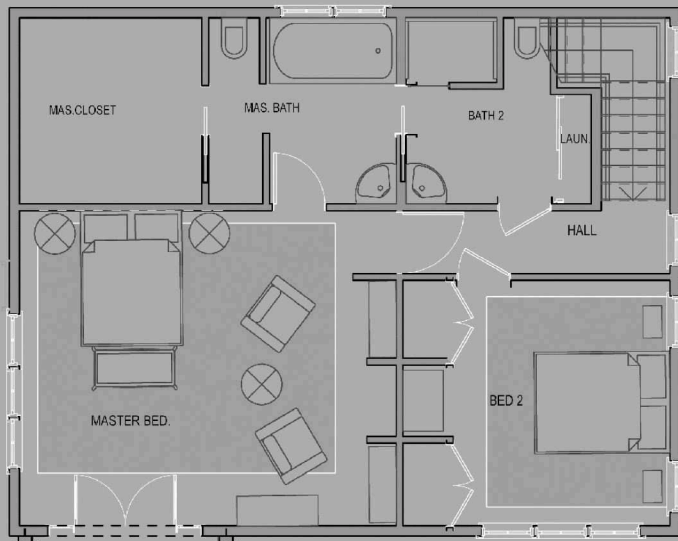


MATERIALS: THE WARMTH OF STONE MIXED WITH THE EARTH TONES OF STUCCO



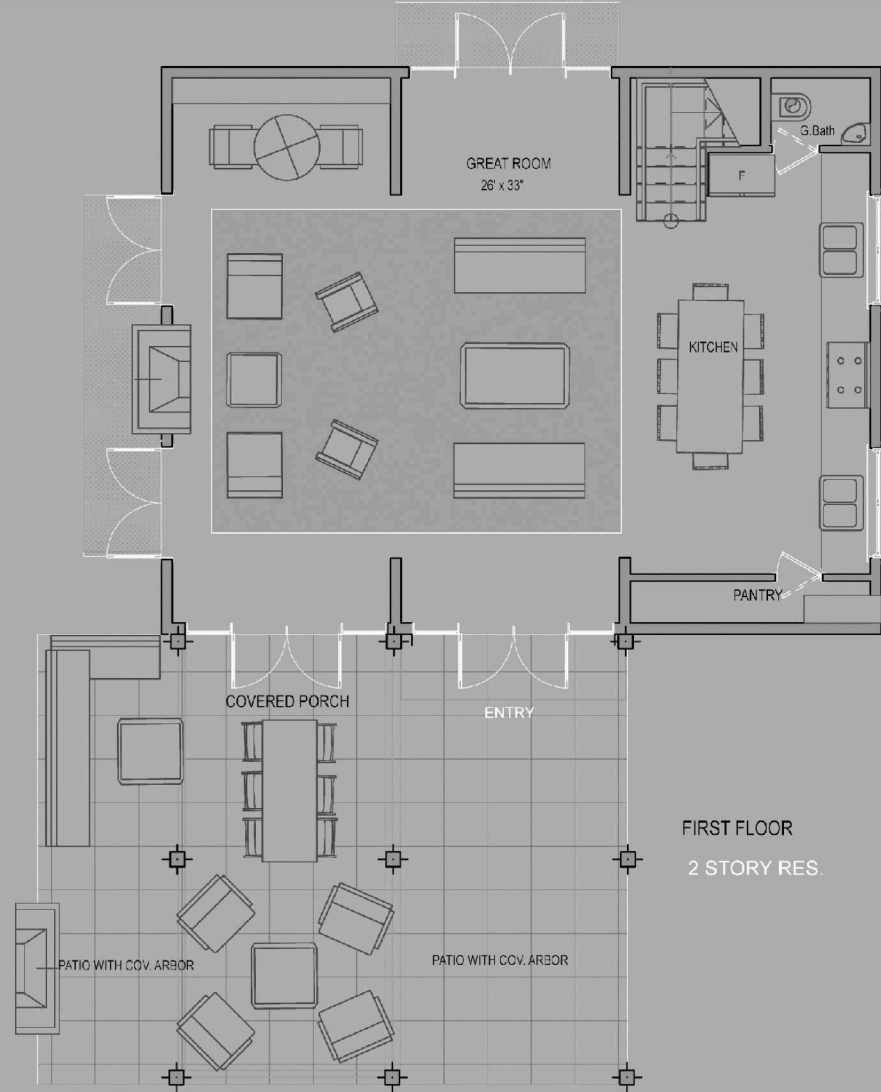






COVERED  
OPEN PORCH

SECOND FLOOR



GREAT ROOM  
26' x 33'

FIRST FLOOR  
2 STORY RES.

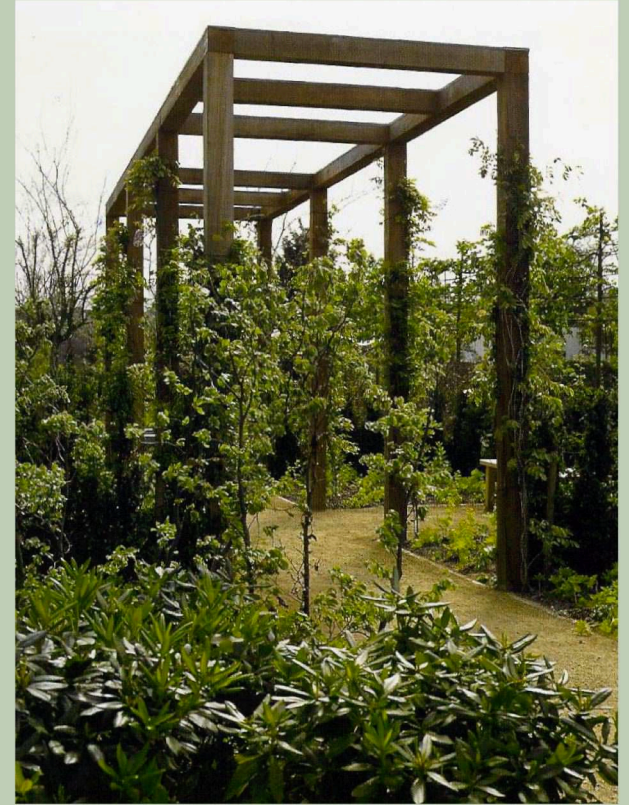




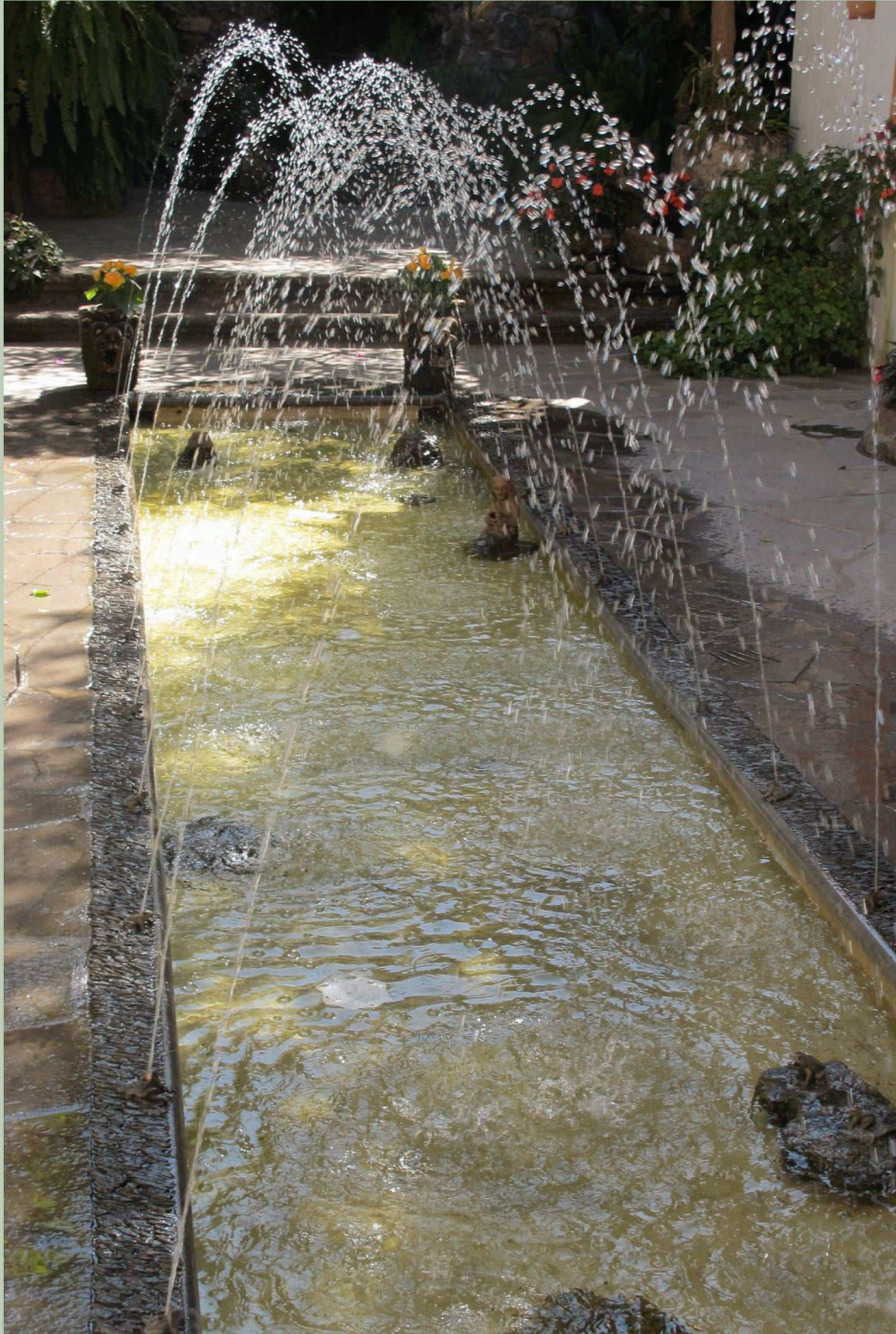














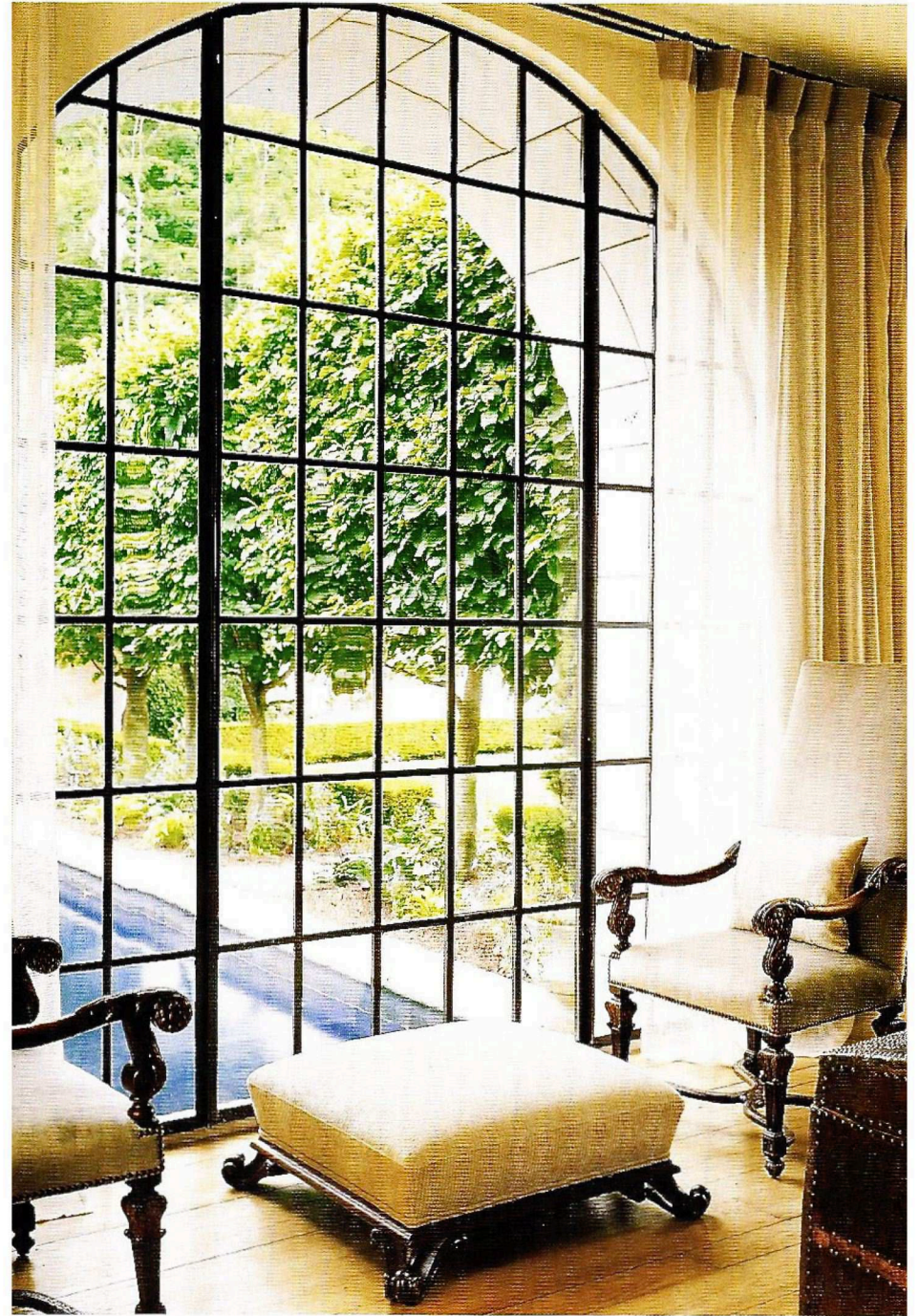
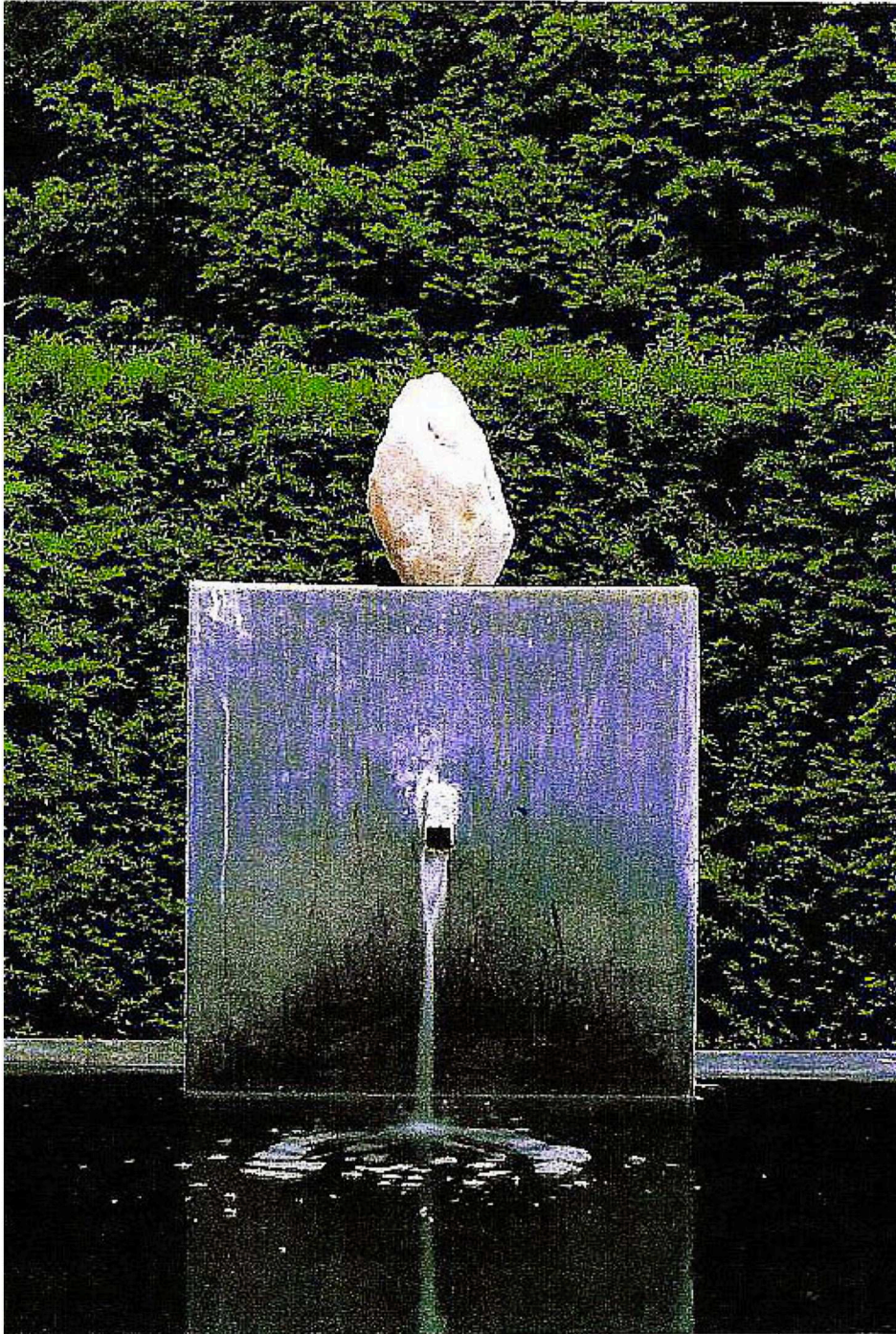


POOL IDEAS....THE IMPORTANCE OF WATER AS IT CREATES AN AXIS BETWEEN THE RESIDENCE AND GUEST HOUSE.







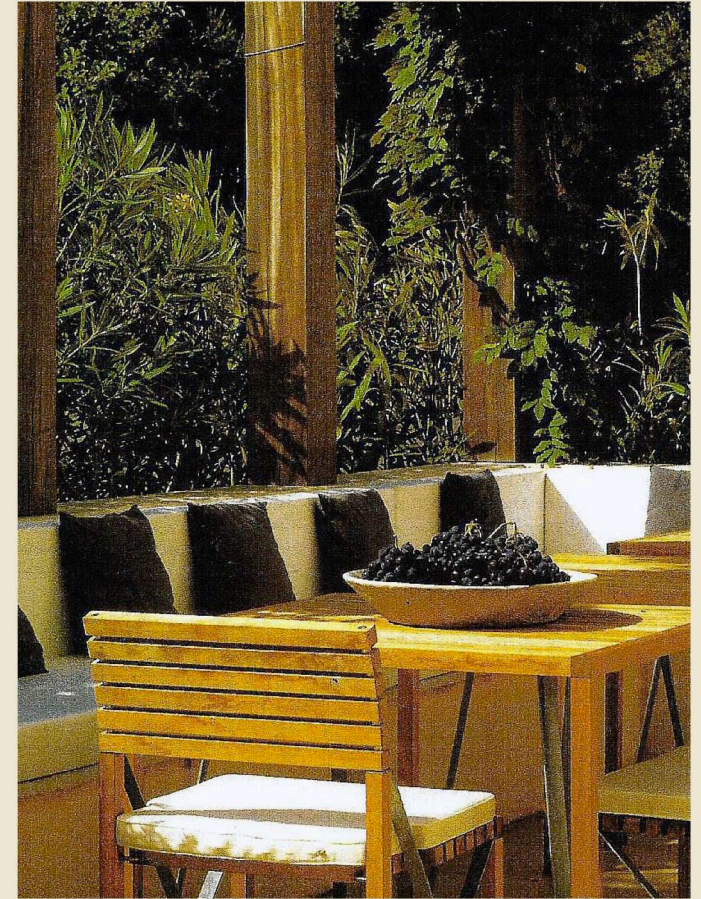






VIEW ACROSS POOL FROM COVERED TERRACE  
LOOKING BACK TOWARD GUEST HOUSE





OUTDOOR DINING TERRACE WITH ARBOR AND WOOD-BURNING FIREPLACE





TERRACE OVERLOOKING THE POOL AND GUEST HOUSE BEYOND







# CYD GREER

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