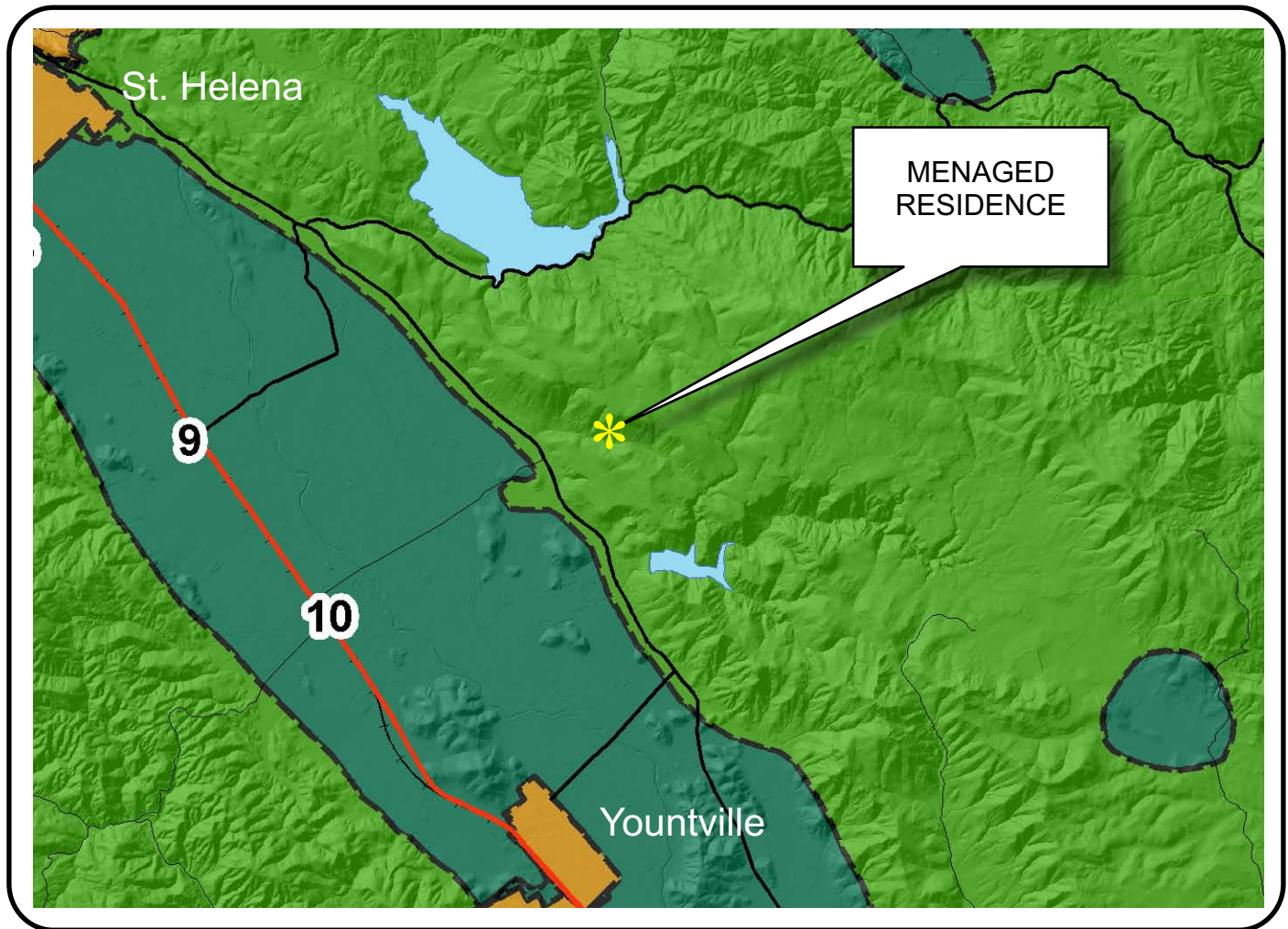








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND









### URBANIZED OR NON-AGRICULTURAL

-  Cities
-  Urban Residential \*
-  Rural Residential \*
-  Industrial
-  Public-Institutional
-  Study Area

### OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

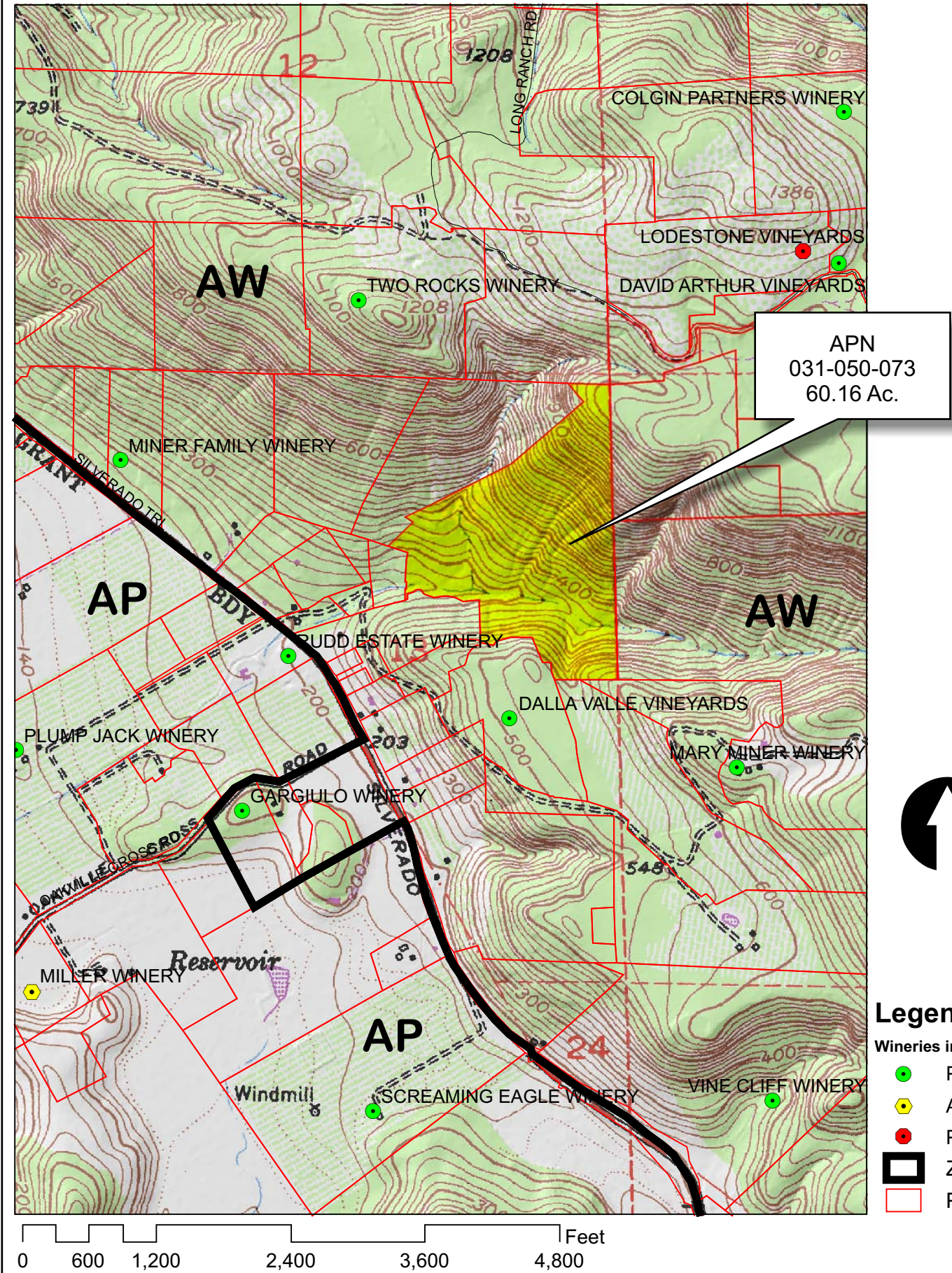
APN  
031-050-073  
01-19-2012  
8D VAR

SCALE IN MILES  
0 2



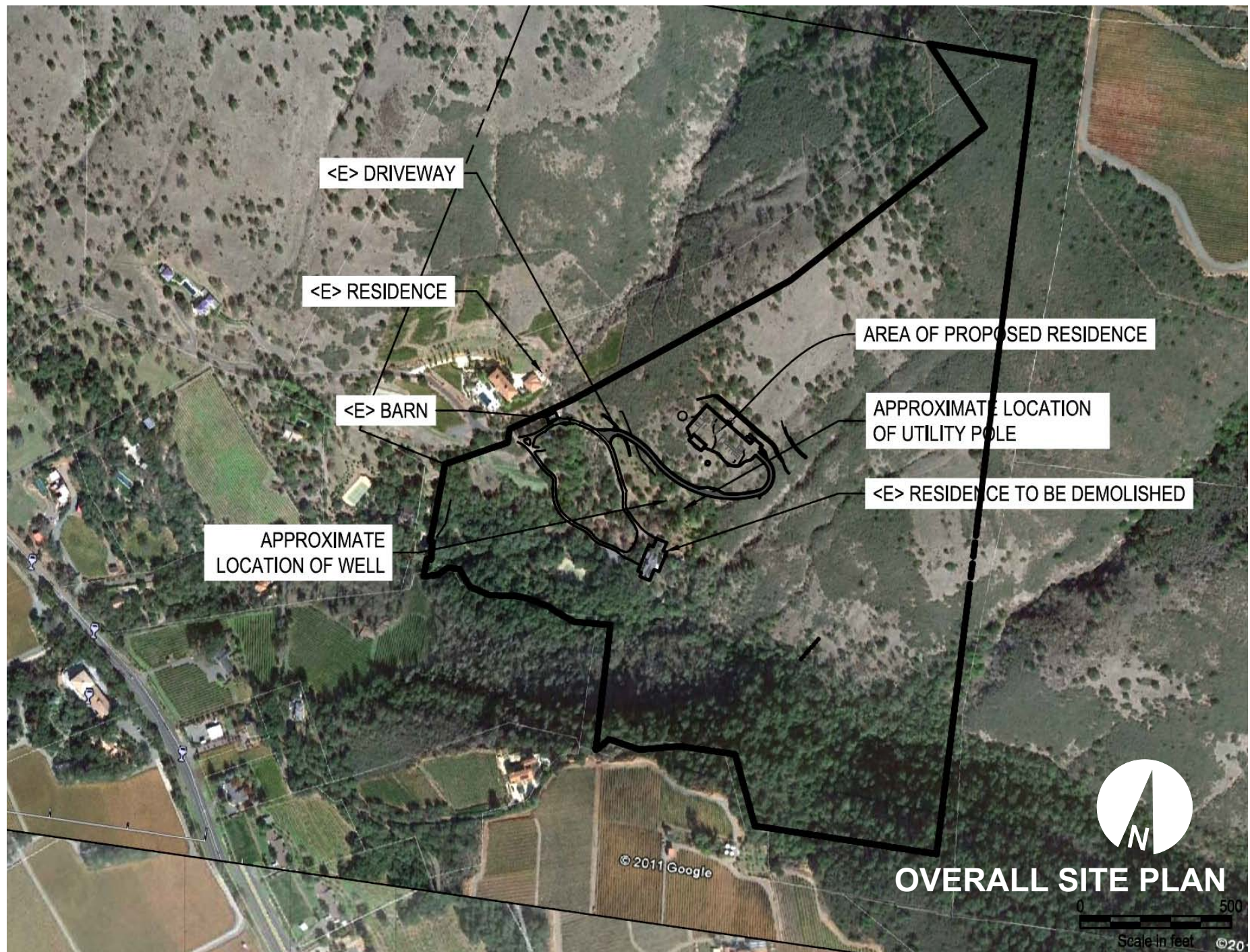


## MENAGED RESIDENCE





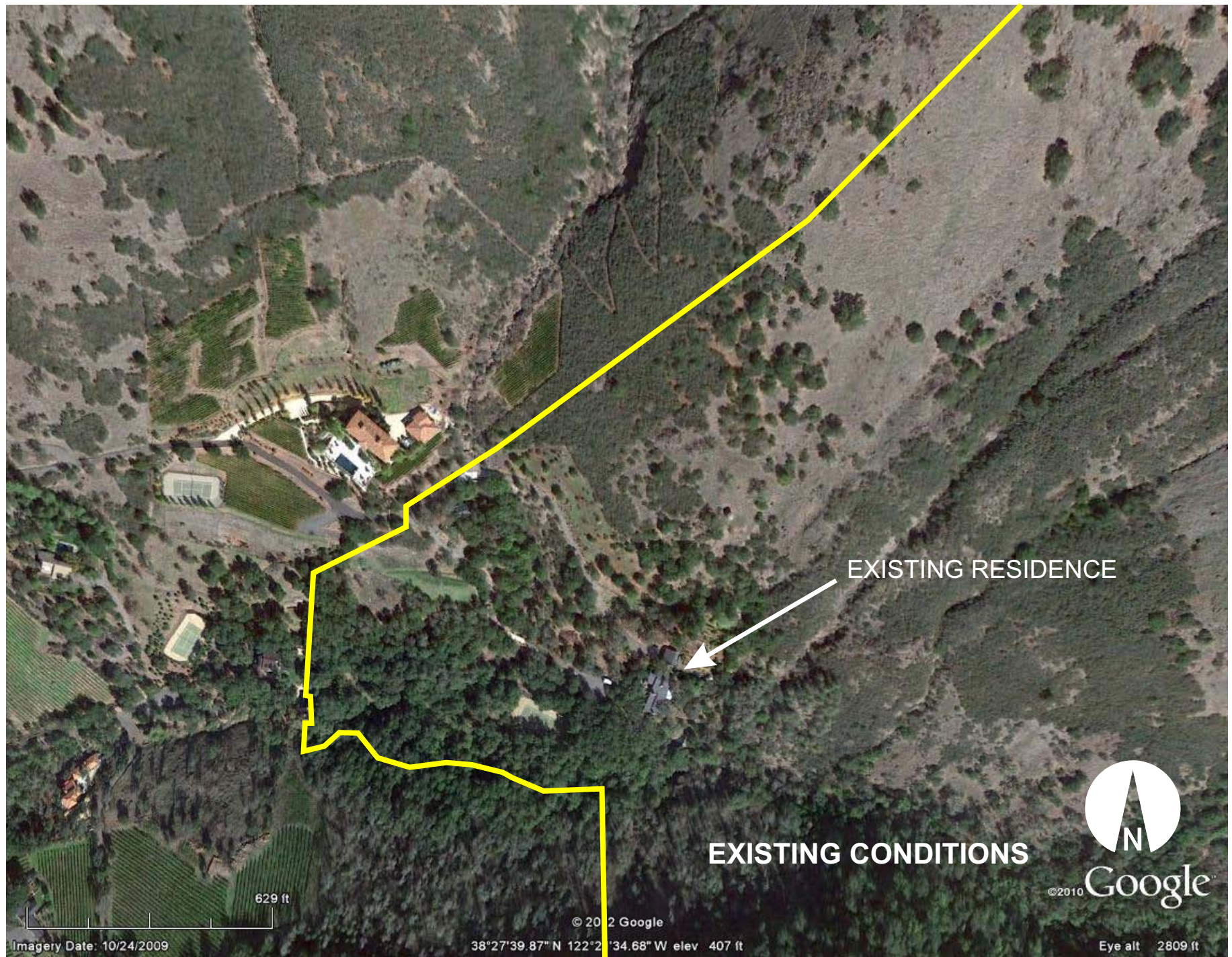
# MENAGED RESIDENCE



OVERALL SITE PLAN

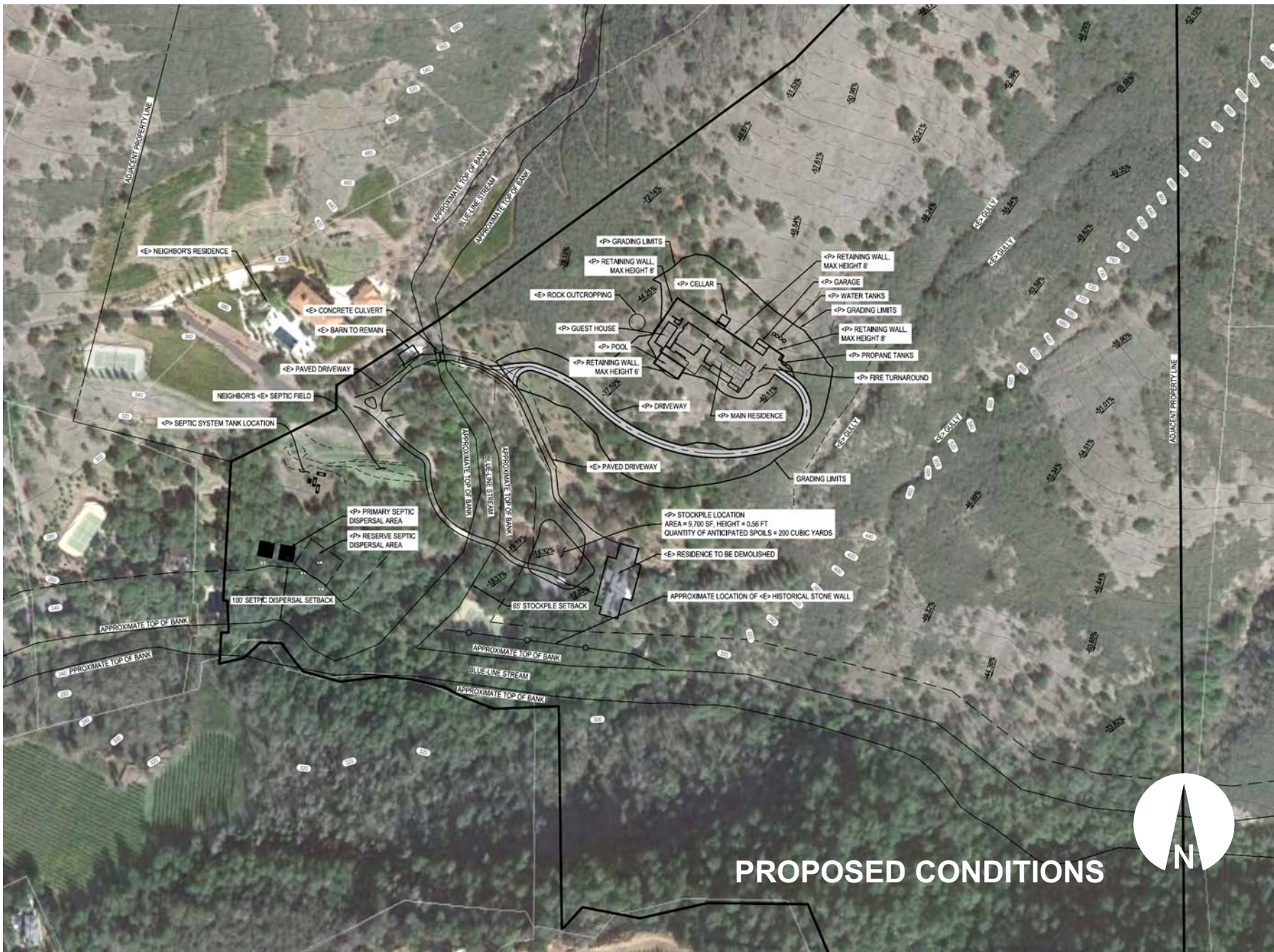


# MENAGED RESIDENCE





# MENAGED RESIDENCE





# MENAGED RESIDENCE

### LEGEND



NO SITE ACCESS, DENSE VEGETATION



NO SITE ACCESS DUE TO «E» GULLIES OR STREAMS, STEEP SLOPES (>50%)



&lt;E&gt; SEPTIC FIELD FOR NEIGHBORING PROPERTY PER EASEMENT



EXTENTS OF EXISTING 'BLUE LINE STREAMS'



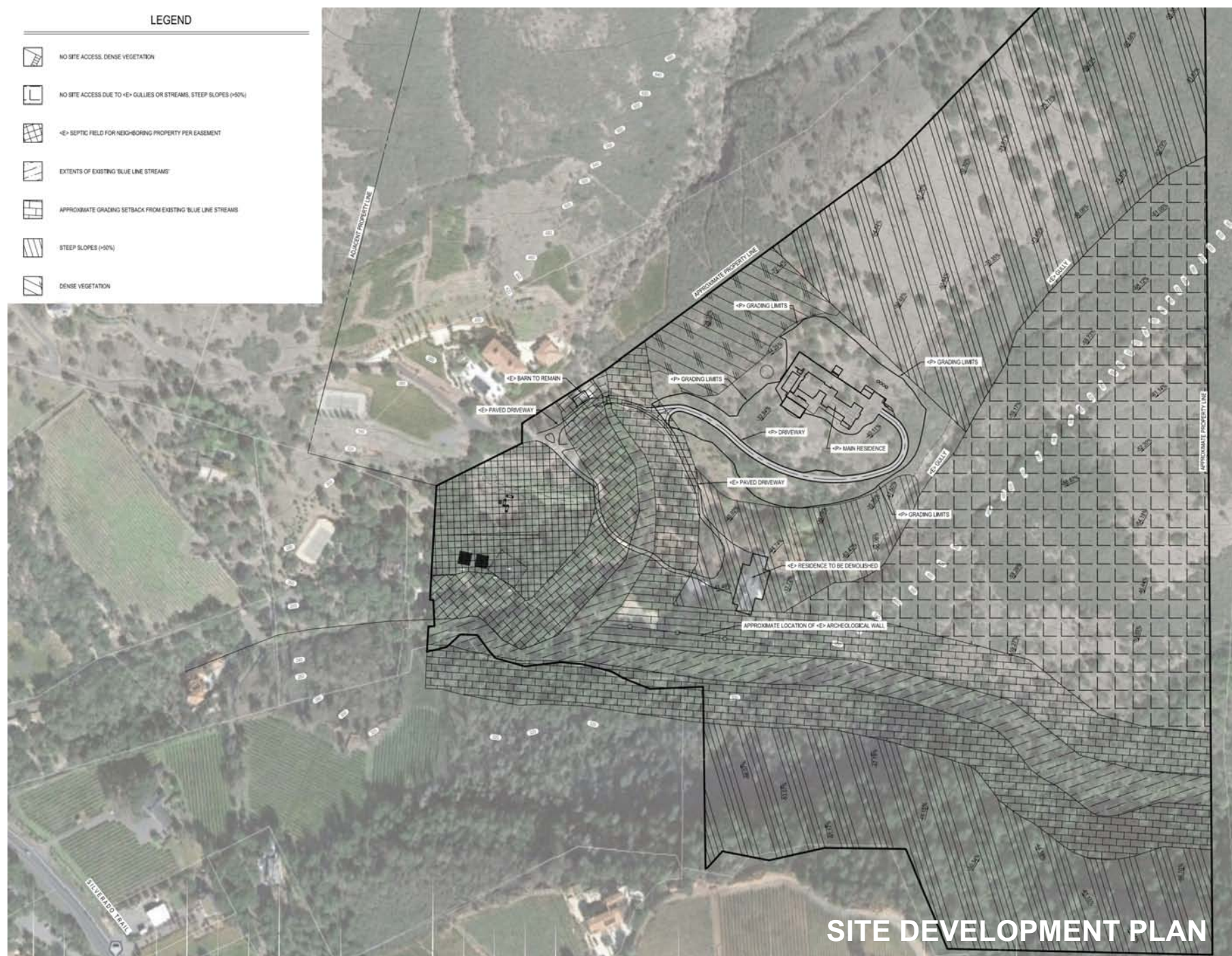
APPROXIMATE GRADING SETBACK FROM EXISTING BLUE LINE STREAMS



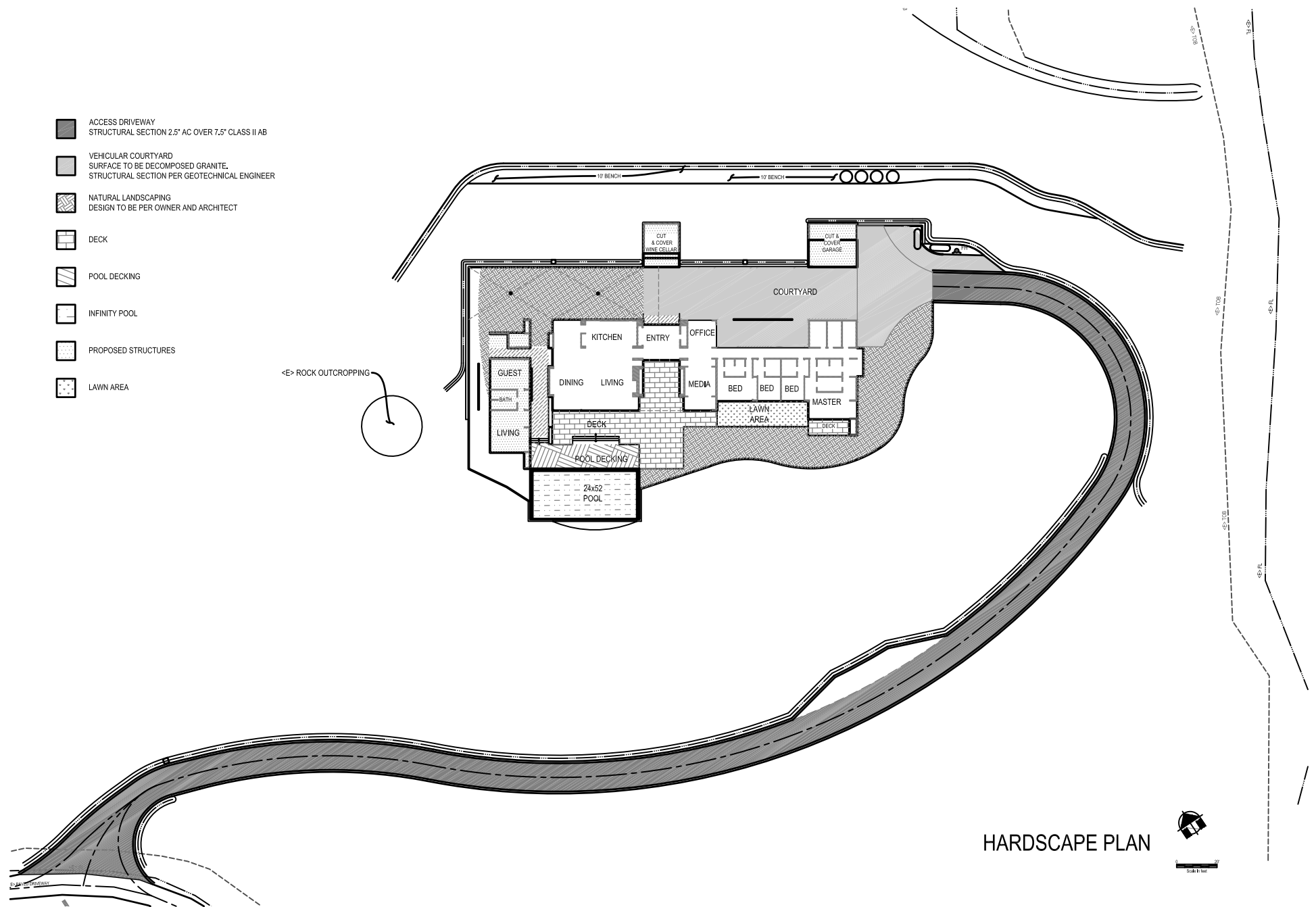
- STEEP SLOPES (&gt;50%)



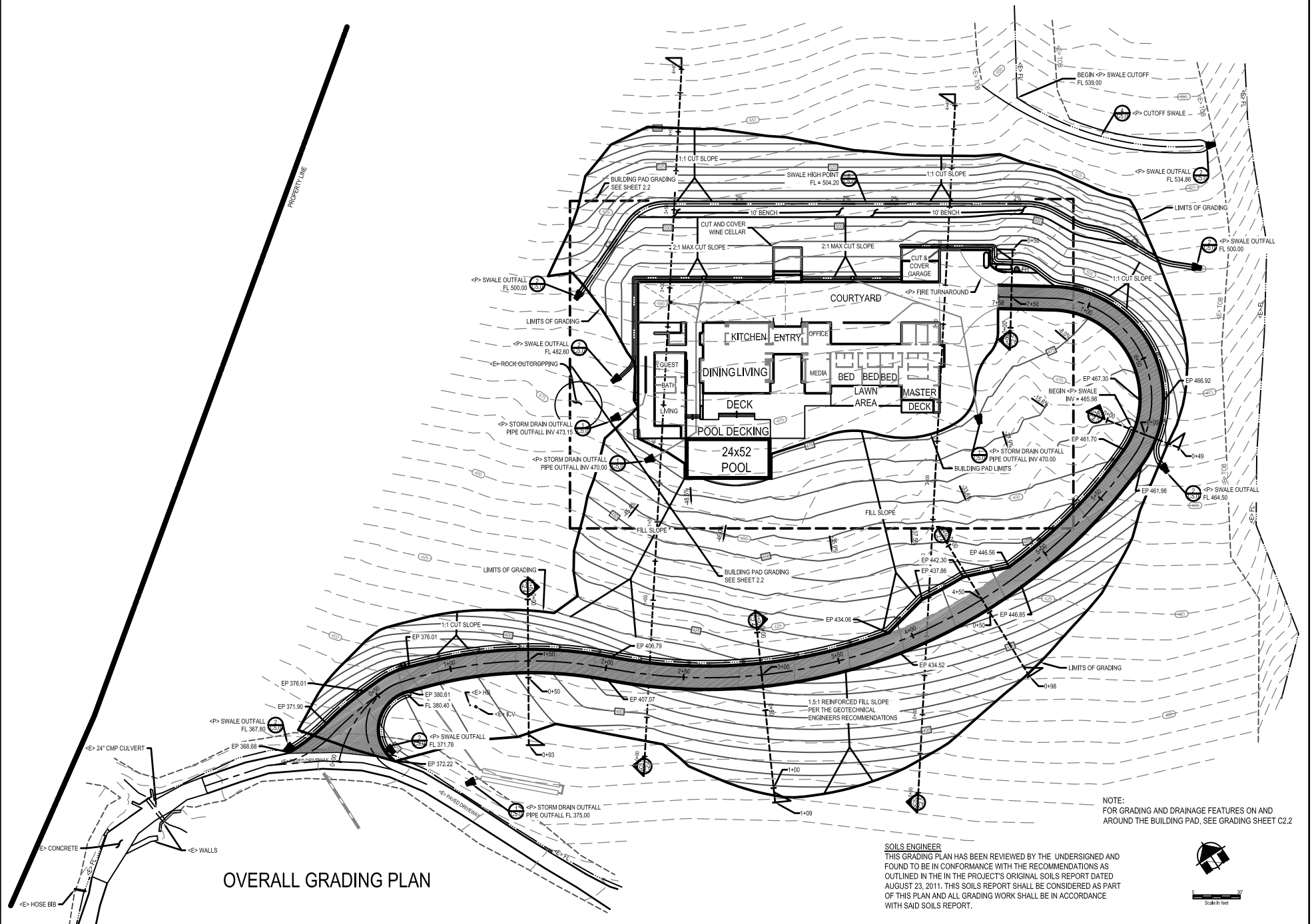
### DENSE VEGETATION



# MENAGED RESIDENCE

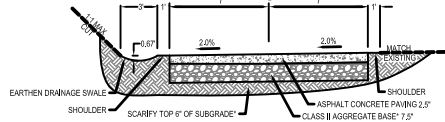


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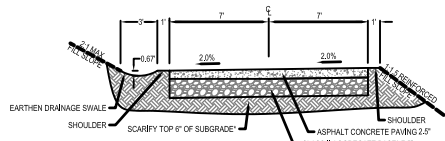




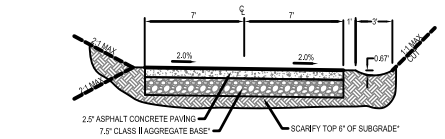
# MENAGED RESIDENCE



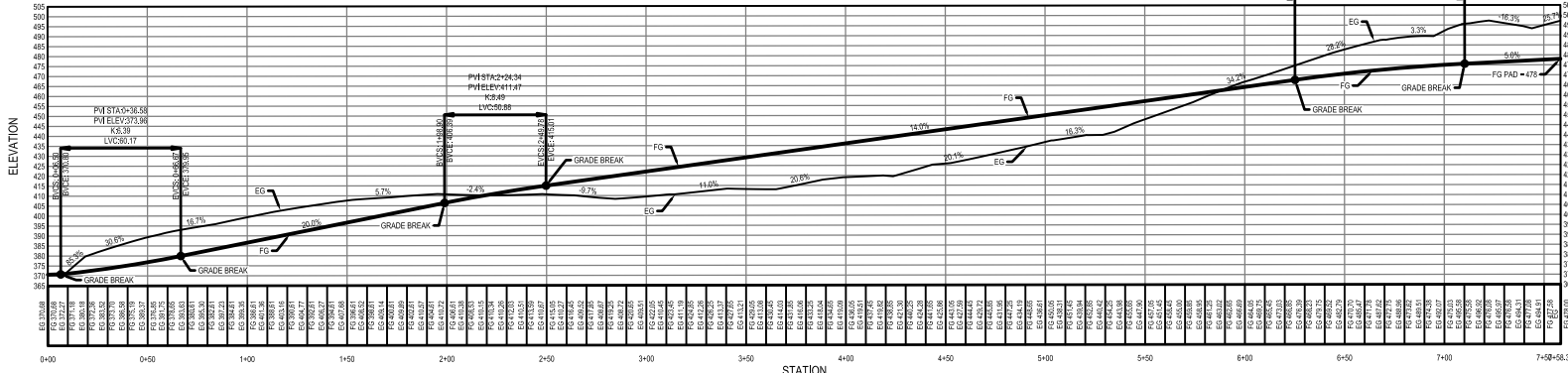
DRIVEWAY SECTION: STA 0+00 - 2+40



DRIVEWAY SECTION: STA 2+40 - 6+00



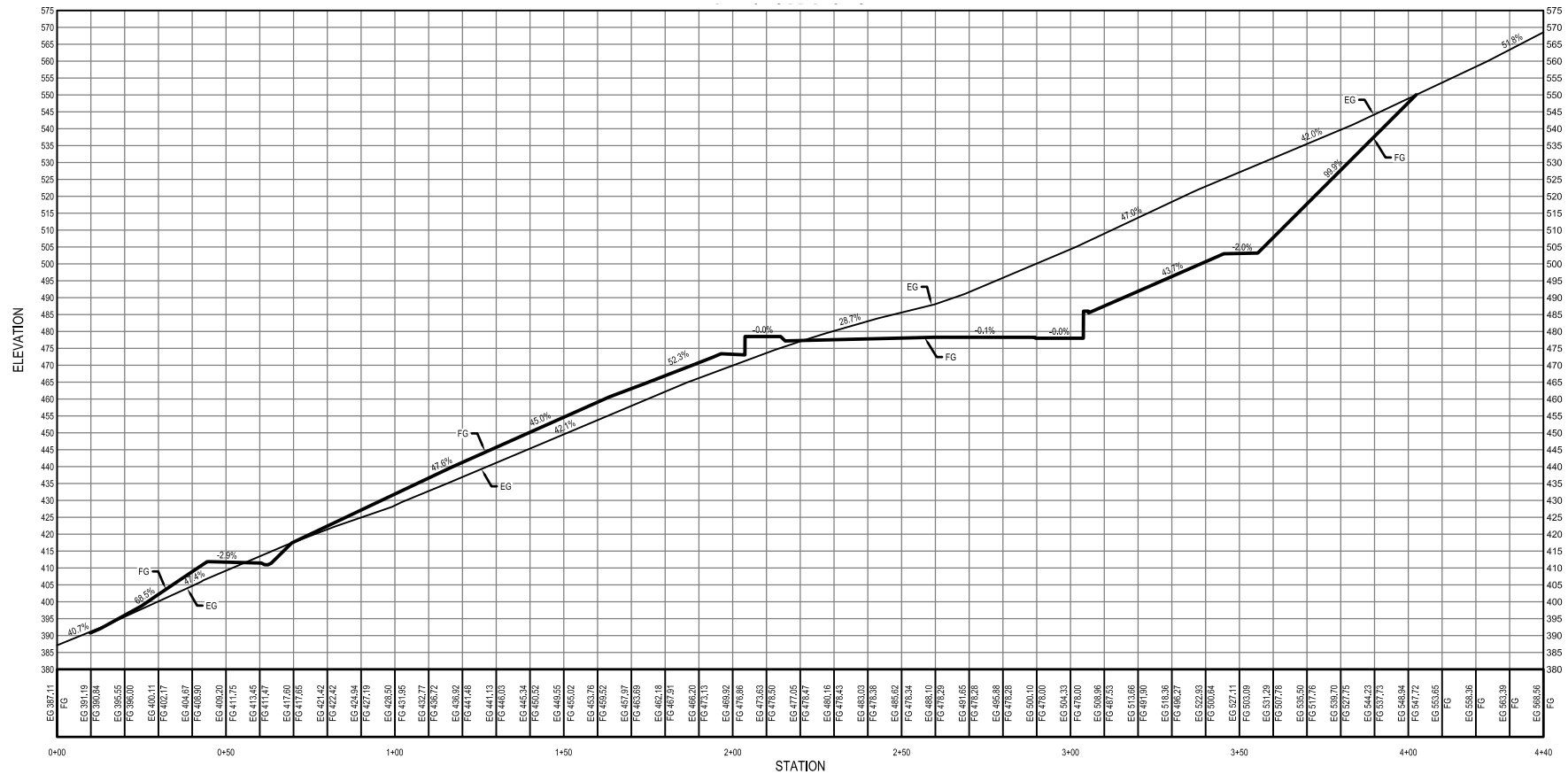
DRIVEWAY SECTION: STA 6+00 - 7+58



## DRIVEWAY PROFILE



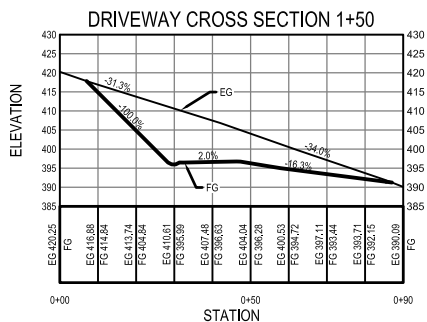
# MENAGED RESIDENCE



**SITE CROSS SECTION 1**

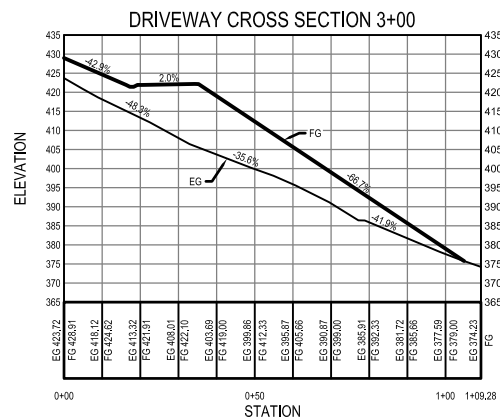
**AVERAGE SLOPE = 40%**

FROM SHEET C 2.1



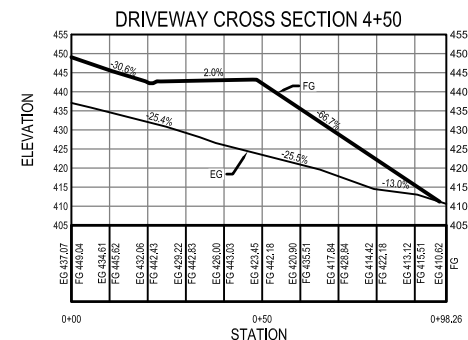
**STATION 1+50**

**AVERAGE SLOPE = 32%**



**STATION 3+00**

**AVERAGE SLOPE = 38%**



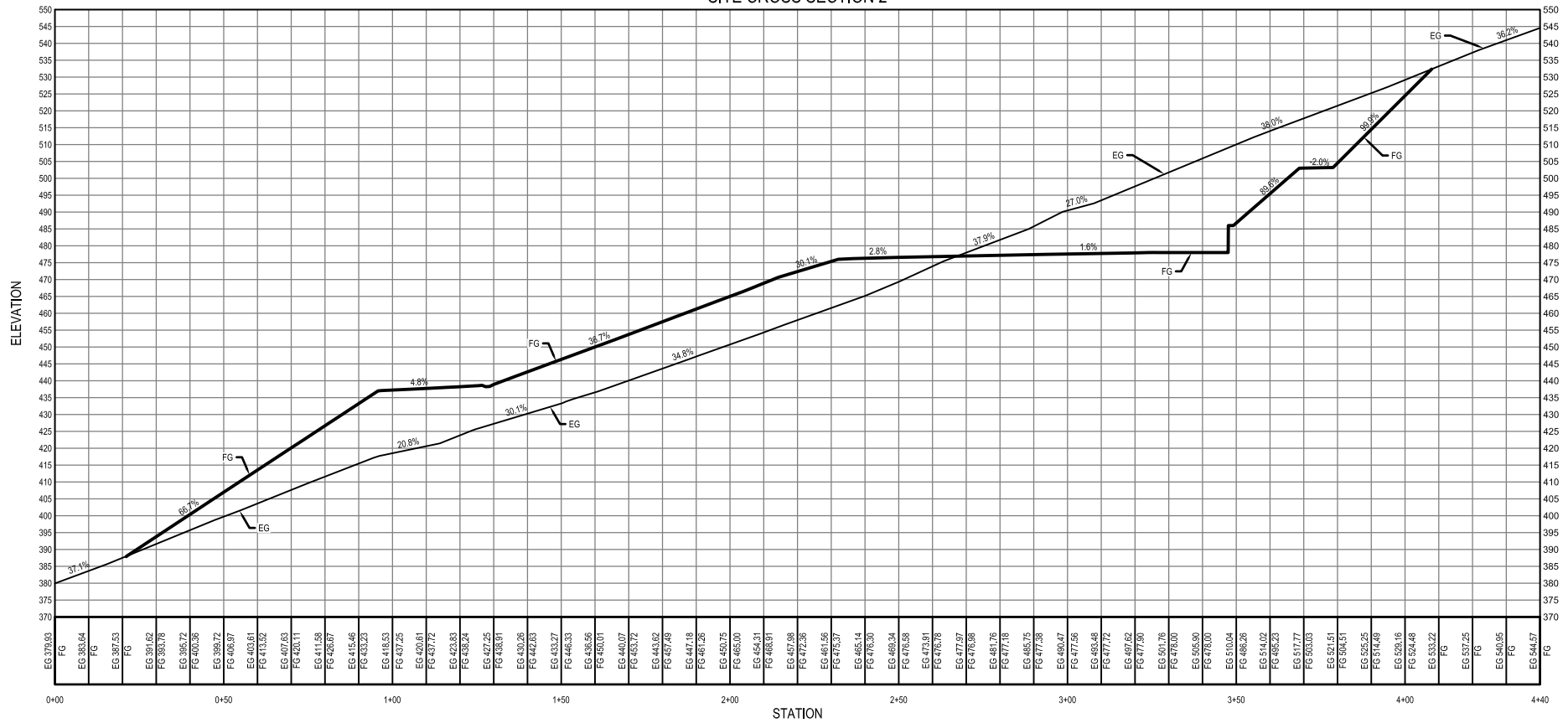
**STATION 4+50**

**AVERAGE SLOPE = 35.5%**



# MENAGED RESIDENCE

SITE CROSS SECTION 2

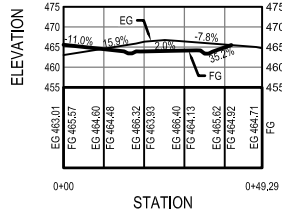


SITE CROSS SECTION 2

AVERAGE SLOPE = 37%

FROM SHEET C2.1

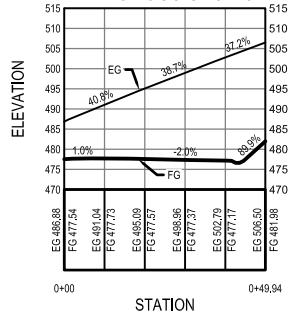
DRIVEWAY CROSS SECTION 6+00



STATION 6+00

AVERAGE SLOPE = 30%

DRIVEWAY CROSS SECTION 7+50



STATION 7+50

AVERAGE SLOPE = 36%

BUILDING PAD SLOPE ANALYSIS			
	ELEVATION DIFFERENTIAL (FT)	LONGITUDINAL DISTANCE (FT)	SLOPE (PERCENT)
1	159	392	40%
2	145.0	389	37.0%
BUILDING PAD AVERAGE			38.5%

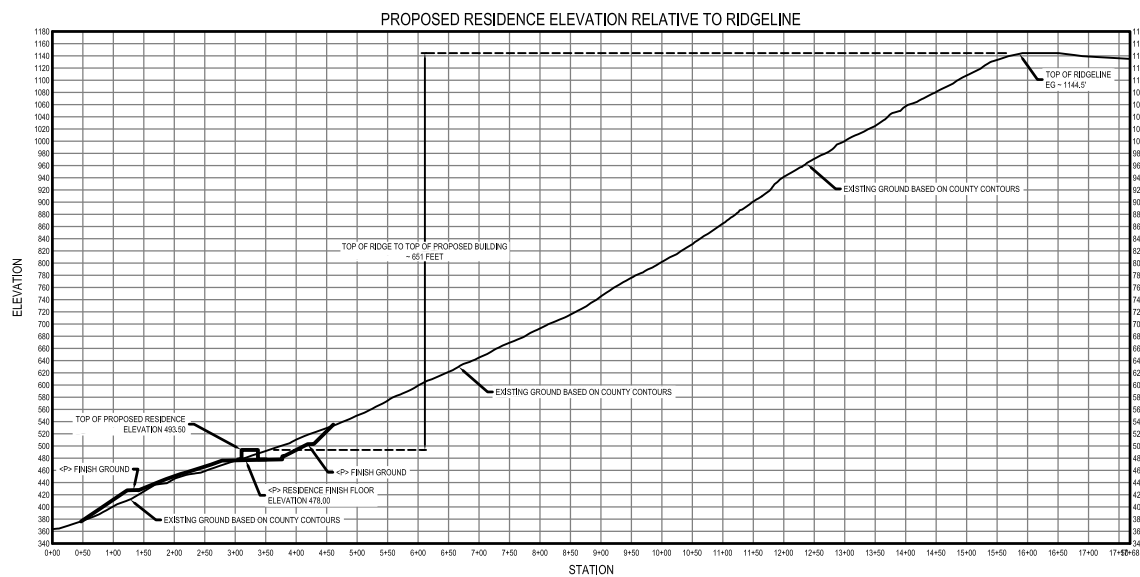
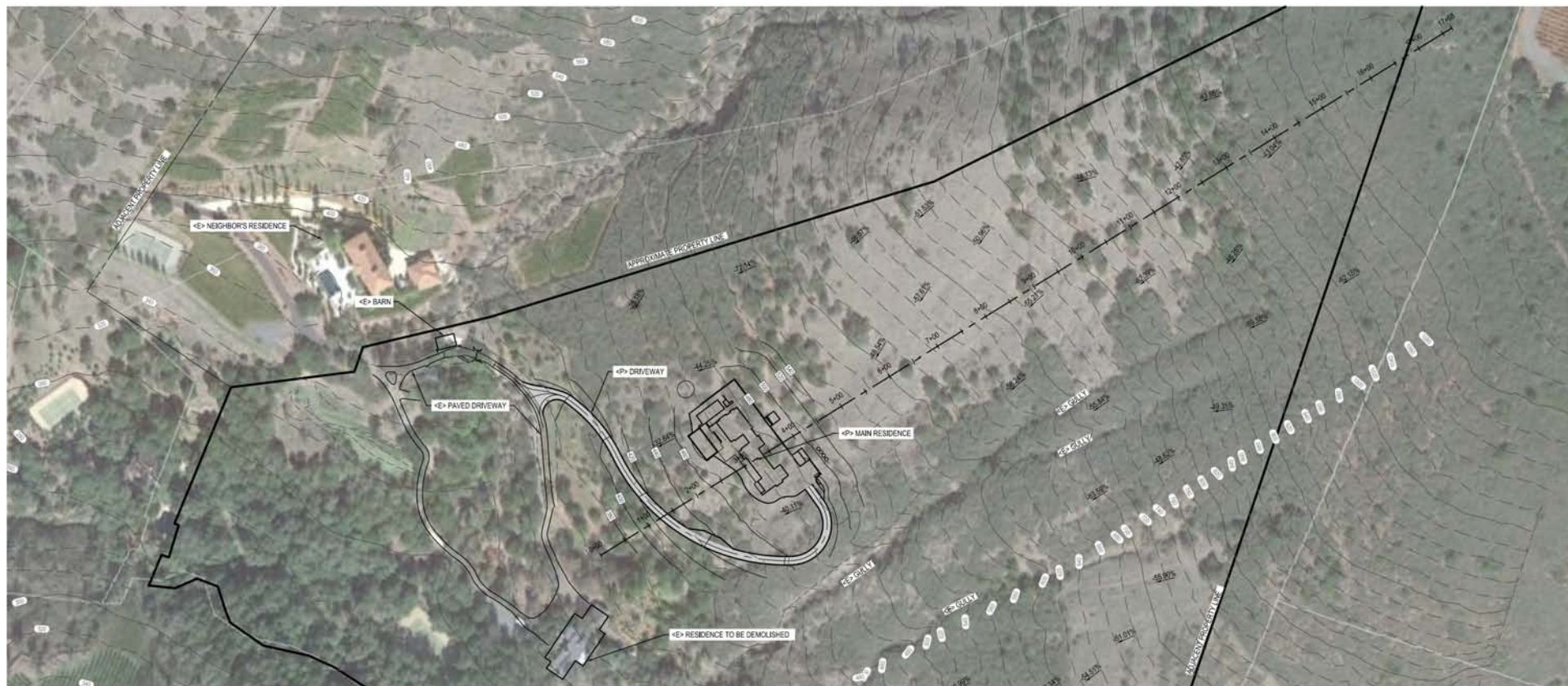
ROAD SECTION SLOPE ANALYSIS			
	ELEVATION DIFFERENTIAL (FT)	LONGITUDINAL DISTANCE (FT)	SLOPE (PERCENT)
1+50	26	81	32%
3+00	171	445	38%
4+50	123	345	35.5%
6+00	58	192	30
7+50	125	349	36
ROAD SECTION AVERAGE			33.7%

## SLOPE DETERMINATION

CROSS SECTIONS WERE TAKEN AT THE PROPOSED RESIDENTIAL BUILDING SITE AND ALONG THE ROAD SECTION TO DETERMINE THE CROSS SLOPES OF THE EXISTING GRADES WITH RESPECT TO THE PROPOSED GRADING. THE CROSS SECTIONS WERE TAKEN PERPENDICULAR TO THE EXISTING CONTOURS AS SPECIFIED PER THE NAPA COUNTY PLANNING DEPARTMENT 'SLOPE DETERMINATION METHOD'. THE BUILDING CROSS SECTIONS AND ROAD CROSS SECTIONS ARE SHOWN ON SHEETS C2.4 AND C2.5. PER THE SPECIFICATIONS OF THE 'SLOPE DETERMINATION METHOD' THE ROAD CROSS SECTIONS WERE EXTENDED TO MEET THE LIMITS OF GRADING IN ORDER TO DETERMINE THE AVERAGE EXISTING CROSS SLOPES. THE RESULTS ARE IN THE TABLE BELOW:

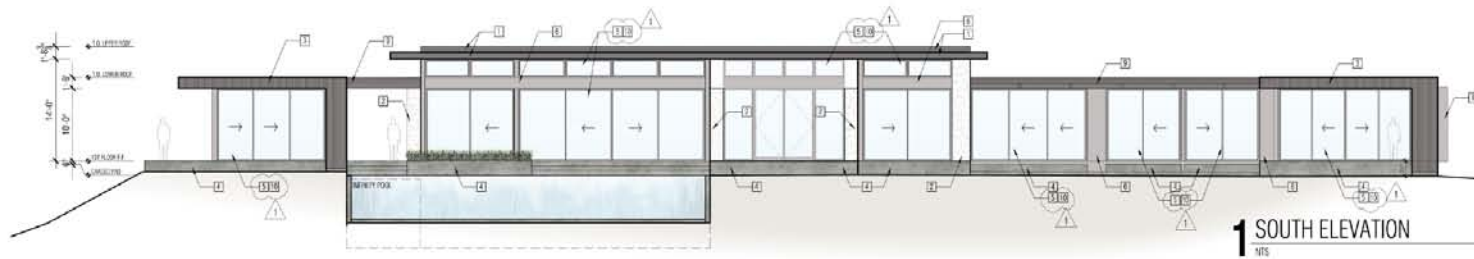


# MENAGED RESIDENCE



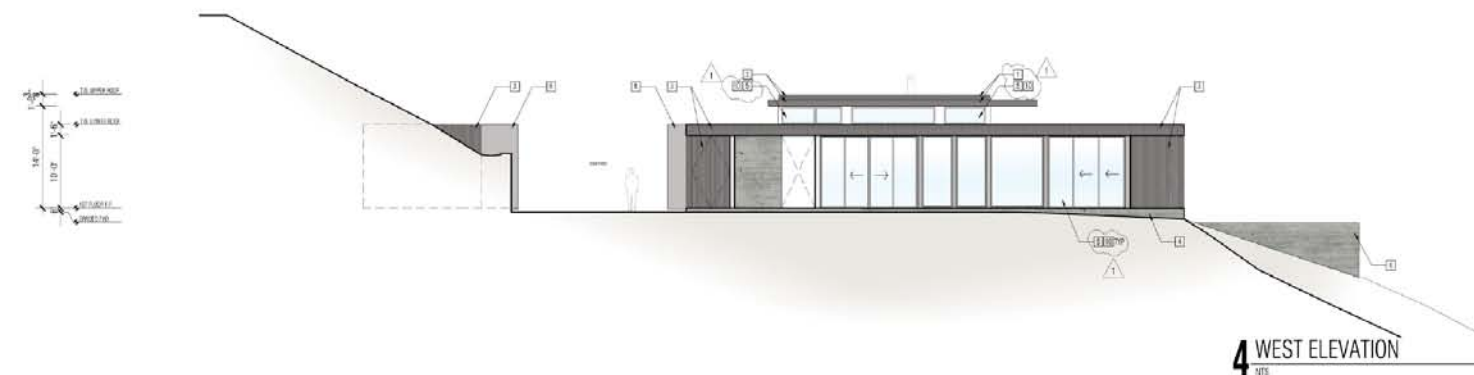
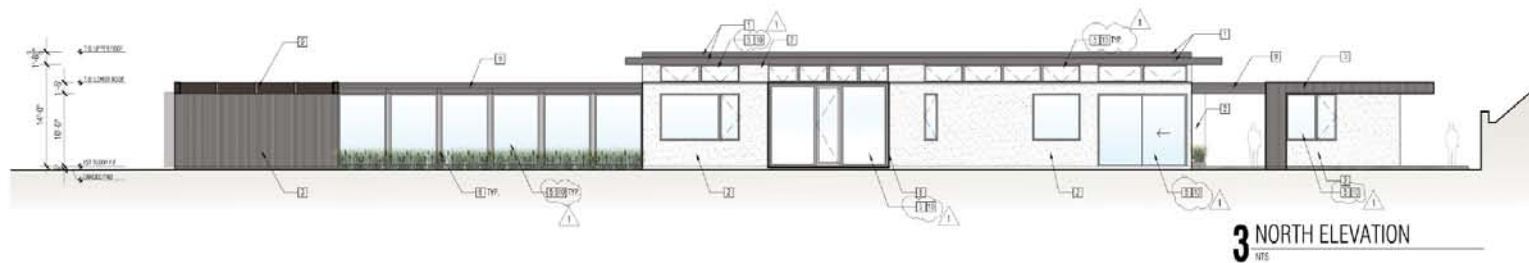
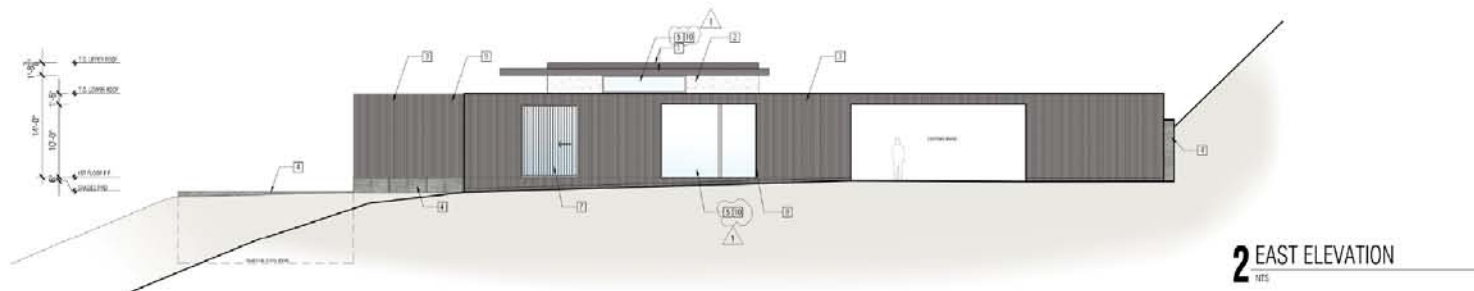
RELATIVE  
ELEVATION  
PLAN

# MENAGED RESIDENCE



## KEYED NOTES:

1. PAINTED METAL PANEL, KASCO AND CAP
2. COLOR INTEGRAL STUCCO - SMOOTH THICKWELED TEXTURE
3. PAINTED METAL PANEL SIDING
4. COLOR INTEGRAL CONCRETE - NATURAL FINISH BOARD FORMED OR STEEL THICKWELED
5. CLAD WOOD WINDOWS / DOORS W/ KYNAR PAINTED METAL EXTERIOR
6. PAINTED METAL PANEL TO MATCH ADJACENT WINDOWS / DOORS
7. PAINTED METAL LININGS
8. PAINTED METAL FRAME
9. ALUMINUM ANODIZED TRELLIS
10. NON-REFLECTIVE (NON-GLARE) GLAZING





# MENAGED RESIDENCE

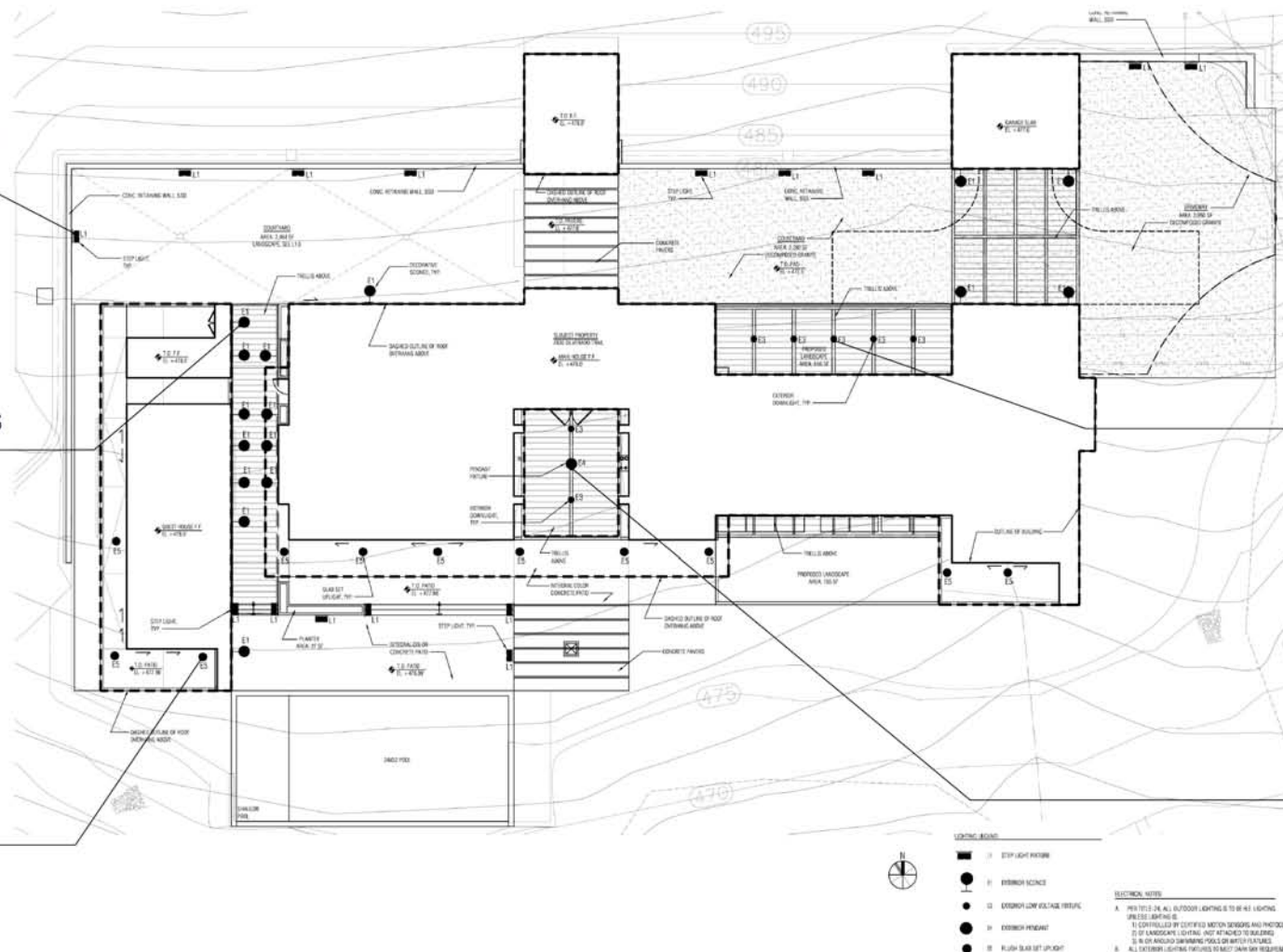
L1 - BEGA RECESSED WALL LUMINAIRES WITH DIRECTED LIGHT

E1 - BEGA WALL LUMINAIRES WITH DIRECTED LIGHT

E5 - BEGA DRIVE-OVER-IN-  
GRADE FLOODLIGHTS  
(UNDER ROOF OVERHANG)

E3 - BK LIGHTING  
NITE STAR PRECISION  
LOW VOLTAGE FLOOD-  
LIGHT

E4 - MARSET SOHO  
PENDANT LAMP



JOHN MANISCALCO ARCHITECTURE

**LIGHTING PLAN**

MENAGED RESIDENCE

7830 SILVERADO TRAIL, NAPA, CA 94558



# MENAGED RESIDENCE

GRAVEL OVER  
BUILT-UP ROOF

PTD. ALUM. LOUVERS  
& TRELLIS  
(PAINTED TO MATCH TRIM)



GLASS  
(INSULATED, CLEAR,  
NON-REFLECTIVE FILM)



PAVERS (CONCRETE)

DECOMPOSED GRANITE



METAL PANEL  
(AEP SPAN PRESTIGE SERIES  
OR SIMILAR IN COOL  
WEATHERED COPPER)



METAL LOUVERED  
PRIVACY SCREEN



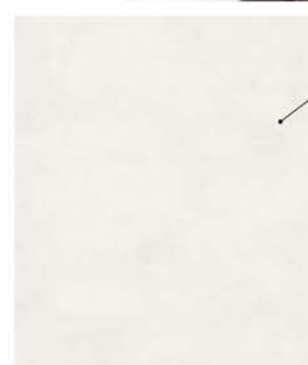
PAINTED METAL TRIM  
(TO MATCH WINDOW FRAMES)



PAINTED WOOD TRIM / FASCIA  
PAINTED METAL CAP



INSULATED CLAD  
WOOD WINDOWS  
(KYNAR PAINTED BRONZE)



INTEGRAL COLOR  
CEMENT PLASTER  
(DOVER SKY COLOR #104 PER DRYVIT,  
SMOOTH STEEL TROWELED)

COLOR INTEGRAL CONCRETE  
(NATURAL FINISH BOARD FORMED OR  
STEEL TROWELED)



JOHN MANISCALCO ARCHITECTURE

## MATERIALS PALETTE

MENAGED RESIDENCE  
7830 SILVERADO TRAIL, NAPA, CA 94558



# MENAGED RESIDENCE



imA JOHN MANISCALDI ARCHITECTURE

VIEWSHED SIMULATION - BEFORE  
VIEW FROM OAKVILLE CROSS ROAD AT SILVER OAK DRIVEWAY



imA JOHN MANISCALDI ARCHITECTURE

VIEWSHED SIMULATION - AFTER  
VIEW FROM OAKVILLE CROSS ROAD AT SILVER OAK DRIVEWAY



# MENAGED RESIDENCE



imA JOHN MANISCALCO ARCHITECTURE

VIEWSHED SIMULATION - BEFORE  
VIEW FROM HIGHWAY 29 AT OAKVILLE GROCERY



imA JOHN MANISCALCO ARCHITECTURE

VIEWSHED SIMULATION - AFTER  
VIEW FROM HIGHWAY 29 AT OAKVILLE GROCERY



# MENAGED RESIDENCE



imA JOHN MANISCALCO ARCHITECTURE

VIEWSHED SIMULATION - BEFORE  
VIEW FROM HIGHWAY 29 AT OPUS ONE SOUTH



imA JOHN MANISCALCO ARCHITECTURE

VIEWSHED SIMULATION - AFTER  
VIEW FROM HIGHWAY 29 AT OPUS ONE SOUTH