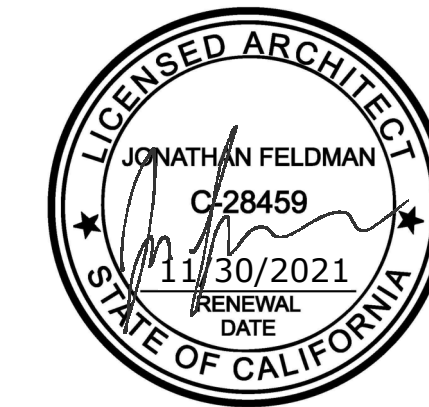


“F”

Graphics



DISCLAIMER: DRAWINGS ARE ELECTRONICALLY SIGNED WITH A DIGITAL SIGNATURE



# MARINEAU MILLS RESIDENCE

# CALISTOGA, CA

PROJECT NAME  
**MARINEAU MILLS RESIDENCE**

PROJECT ADDRESS  
**4000 SILVERADO TRL N  
CALISTOGA, CA 94515**

APN #  
021-010-077

CLIENT  
SEBASTIEN MARINEAU-MES & EMILY MILLS  
MARINEAU  
FA JOB NO.  
19-006

ISSUE  
**VIEWSHED PERMIT (ADMINISTRATIVE)**

DATE  
**01 20 2021**

HISTORY

DESC.	DATE
1 VIEWSHED PERMIT REV	11/18/20
2 VIEWSHED PERMIT	1/20/21

## PROJECT DIRECTORY

### OWNER

SEBASTIEN MARINEAU-MES  
619 DIAMOND ST.  
SAN FRANCISCO, CA 94114

PHONE:  
CONTACT:  
E-MAIL:

### ARCHITECT

FELDMAN ARCHITECTURE  
1648 PACIFIC AVE, SUITE B  
SAN FRANCISCO, CA 94109

PHONE: +1 (415) 252-1441  
CONTACT: JESSICA STUENKEL  
E-MAIL: JSTUENKEL@FELDMANARCH.COM

### GENERAL CONTRACTOR

TBD

PHONE:  
CONTACT:  
E-MAIL:

### LANDSCAPE ARCHITECT

LUTSKO ASSOCIATES  
3295 MISSION ST  
SAN FRANCISCO, CA 94110

PHONE: +1 (415) 920-2800  
CONTACT: WILL GUNN  
E-MAIL: WILL@LUTSKOASSOCIATES.COM

### STRUCTURAL ENGINEER

TBD

PHONE:  
CONTACT:  
E-MAIL:

### SURVEYOR

ADOBE ASSOCIATES  
1220 N DUTTON AVE  
SANTA ROSA, CA 95401

PHONE: +1 (707) 541-2300  
CONTACT: AARON SMITH  
E-MAIL: ASMITH@ADOBEINC.COM

### ARBORIST

TBD

PHONE:  
CONTACT:  
E-MAIL:

### CIVIL ENGINEER

ADOBE ASSOCIATES  
1220 N DUTTON AVE  
SANTA ROSA, CA 95401

PHONE: +1 (707) 541-2300  
CONTACT: TIM SCHRAM  
E-MAIL: TSCHRAM@ADOBEINC.COM

### GEOTECHNICAL ENGINEER

TBD

PHONE:  
CONTACT:  
E-MAIL:

### MEP ENGINEER / ENERGY CALCS

TBD

PHONE:  
CONTACT:  
E-MAIL:

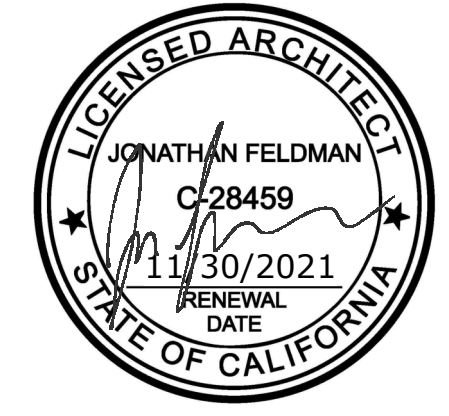
## SHEET INDEX

GENERAL	
1 A0.00	COVER SHEET
A0.01	PROJECT INFO
CIVIL	
1 C2.0	DRIVEWAY GRADING & DRAINAGE PLAN
1 C2.1	DRIVEWAY CROSS SECTIONS
1 C3.0	GRADING AND DRAINAGE PLAN
1 C4.0	SITE SECTIONS
1 C7.0	FIRE ENGINE AT VERTICAL CURVES
ARCHITECTURAL	
2 A1.20	SITE PLAN
1 A1.21	SITE ELEVATION + VISUAL IMPACT
A1.31	BUILDING AREA PLANS
2 A3.01	EXTERIOR ELEVATIONS - BLDG A
2 A3.02	EXTERIOR ELEVATIONS - BLDG A
2 A3.03	EXTERIOR ELEVATIONS - BLDG B
2 A3.04	EXTERIOR ELEVATIONS - GARAGE
LANDSCAPE	
1 L1.1	PLANTING PLAN
1 L2.1	LANDSCAPE LIGHTING PLAN

TITLE  
**COVER SHEET**

**A0.00**  
SHEET





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**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- LANDSCAPE SURFACE, SCD, SLD.

**KEYNOTE LEGEND**

- 1 (E) WELL TO REMAIN
- 2 (E) DRIVEWAY & GATE TO BE REMOVED
- 3 TREE LOST IN GLASS FIRE
- 4 PROPOSED 5,000 GALLON WATER TANK - LOCATED AT THE TOP OF SITE, SCD
- 5 PROPOSED LOCATION FOR ADDITIONAL 5,000 GALLON WATER TANK, AS REQD. SCD.

**GENERAL NOTES**

1. SEE CIVIL DRAWINGS FOR PROPOSED GRADING, DRAINAGE & EXISTING VEGETATION.
2. SEE LANDSCAPE PLANS FOR (P) SCREENING & EXTERIOR LIGHTING
3. SEE A1.31 FOR FLOOR PLAN AREA CALCULATIONS

PROJECT NAME  
**MARINEAU MILLS RESIDENCE**

PROJECT ADDRESS  
**4000 SILVERADO TRL N CALISTOGA, CA 94515**

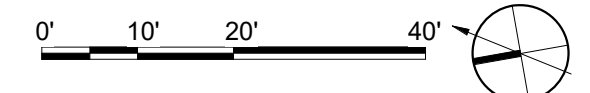
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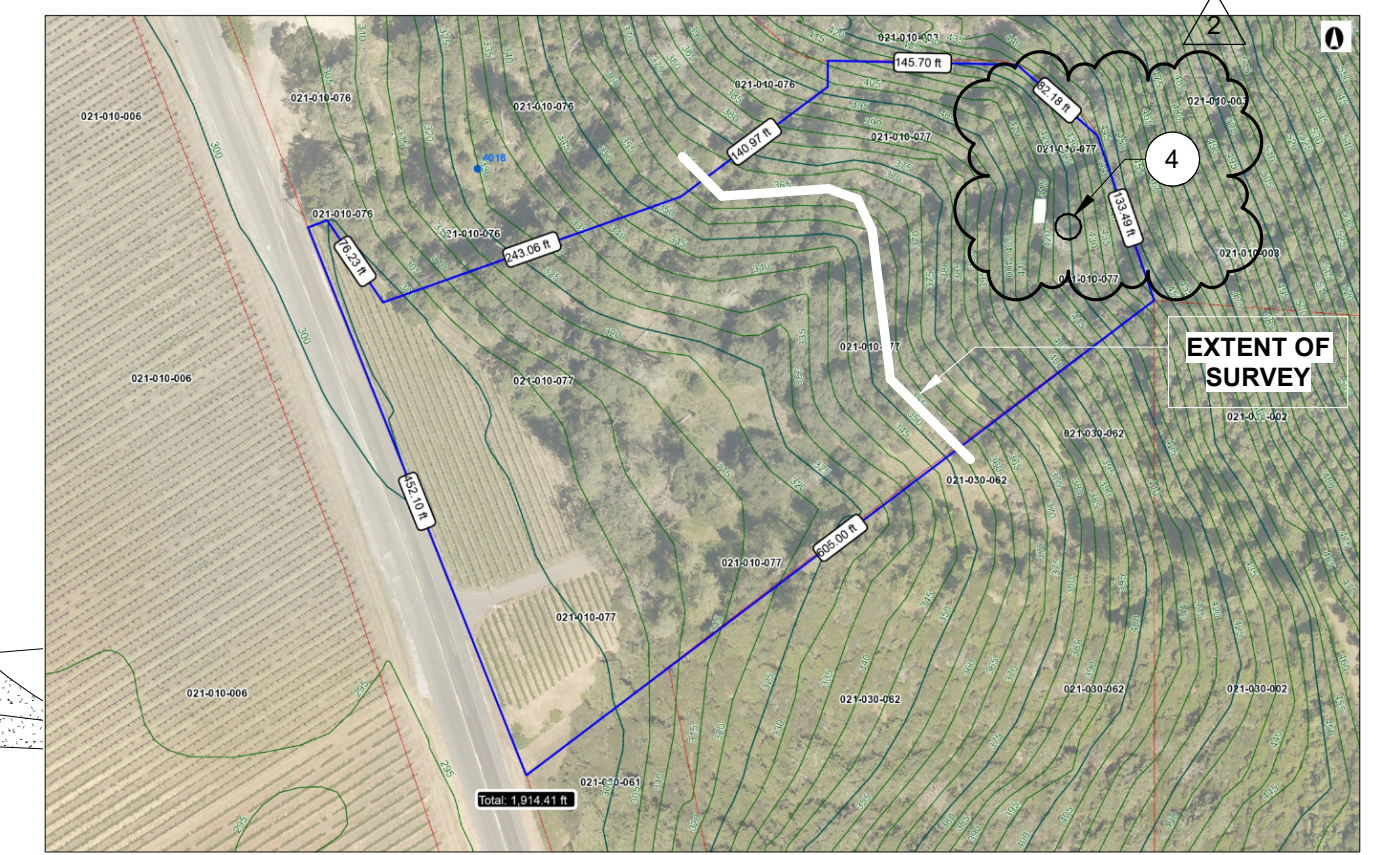
DATE  
01 20 2021

HISTORY	DESC.	DATE
1	VIEWSHED PERMIT REV	11/18/21
2	VIEWSHED PERMIT	1/20/21



TITLE  
**SITE PLAN**

**A1.20**  
SHEET



SITE MAP - FULL SITE

1/20/2021 10:21:55 AM

**1 SITE PLAN**  
1" = 20'-0"





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**MARINEAU MILLS RESIDENCE**

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DATE  
**11 18 2020**

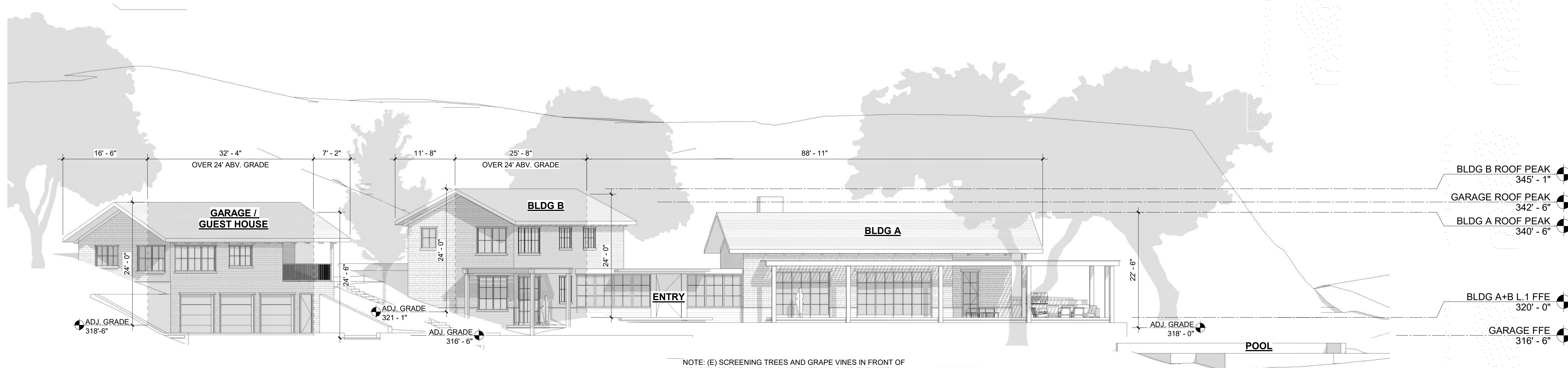
HISTORY  

DESC.	DATE
1 VIEWSHED PERMIT REV	11/18/20

0' 4' 8' 16'

TITLE  
**SITE ELEVATION + VISUAL IMPACT**

**A1.21**  
SHEET



**1 SITE ELEVATION - PARALLEL TO SILVERADO TRAIL N**  
3/32" = 1'-0"



(E) SITE ELEVATION FROM SILVERADO TRAIL N, VIEW A



**2 VISUAL IMPACT ANALYSIS A**  
12" = 1'-0"

<b>GLAZING PERCENTAGE FROM SILVERADO</b>	
% GLAZING =	<b>19%</b>
<b>BLDG 'A' &amp; 'B' (**ADD ENTRY**)</b>	
SOLID FACDE AREA	2,488 SF
WINDOW AREA	576 SF
% GLAZED:	<b>23%</b>
<b>GARAGE</b>	
TOTAL FACDE AREA	1,030 SF
WINDOW AREA	97 SF
% GLAZED:	<b>9.5%</b>
<b>TOTAL:</b>	<b>19%</b>

<b>BUILDING FRONTAGE HEIGHT ABOVE GRADE</b>	
<b>% OF BUILDING LENGTH OVER 24' TALL = 32%</b>	
<b>TALLER THAN 24'</b>	
	32' - 4"
	25' - 8"
<b>TOTAL:</b>	<b>58' - 0"</b>
<b>SHORTER THAN 24'</b>	
	16' - 6"
	7' - 2"
	11' - 8"
	88' - 11"
<b>TOTAL:</b>	<b>124' - 3"</b>



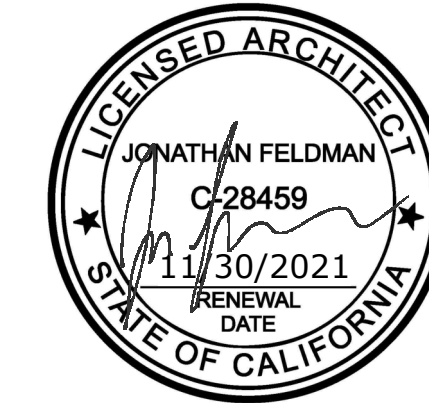
(E) SITE VIEW FROM SILVERADO TRAIL N, VIEW B



**3 VISUAL IMPACT ANALYSIS B**  
12" = 1'-0"

11/23/2020 11:00:05 AM





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PROJECT NAME  
**MARINEAU MILLS RESIDENCE**

PROJECT ADDRESS  
**4000 SILVERADO TRL N CALISTOGA, CA 94515**

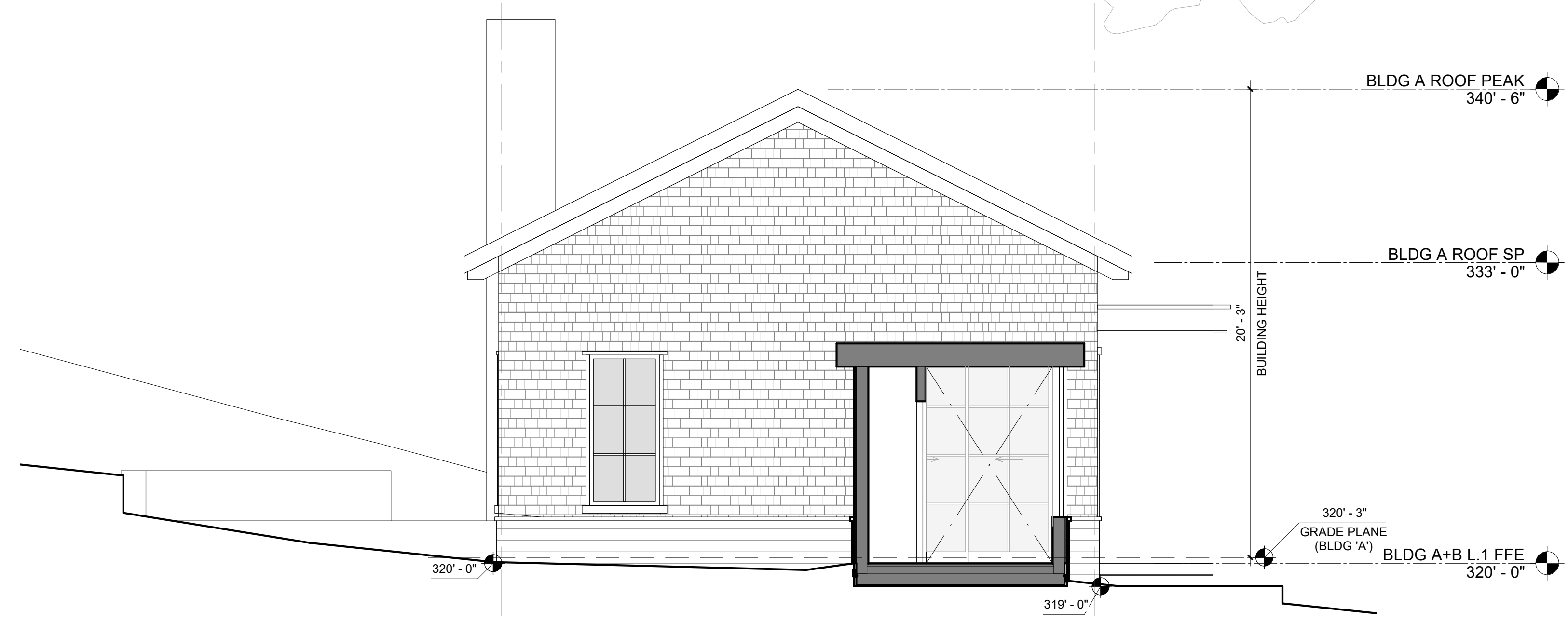
APN #  
021-010-077

CLIENT  
SEBASTIEN MARINEAU-MES & EMILY MILLS  
MARINEAU

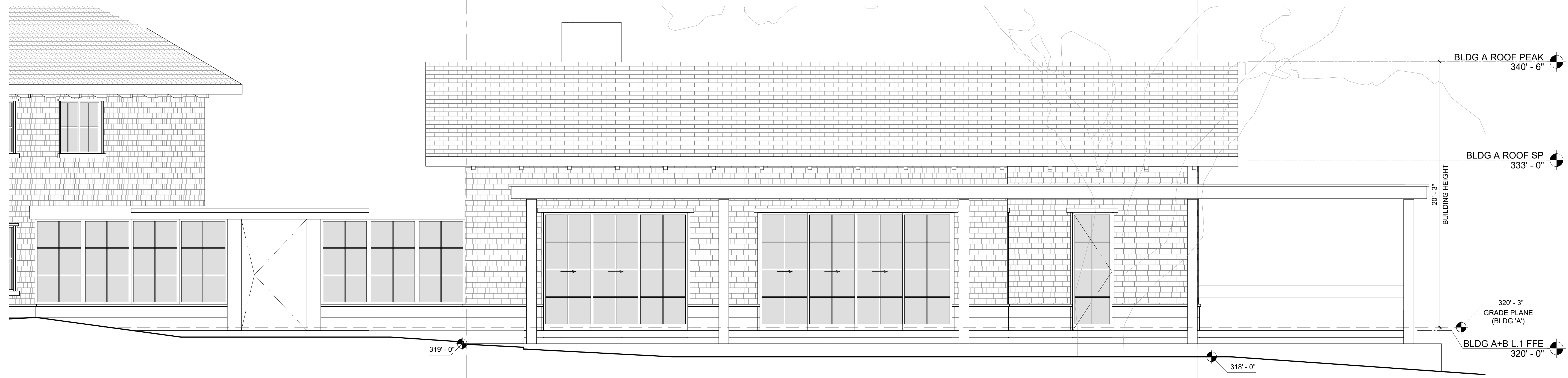
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**1 BLDG A - SOUTH**  
1/4" = 1'-0"



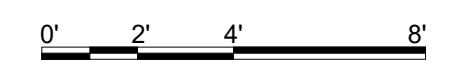
**2 BLDG A - EAST**  
1/4" = 1'-0"

**ELEVATION GENERAL NOTES**

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
- GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

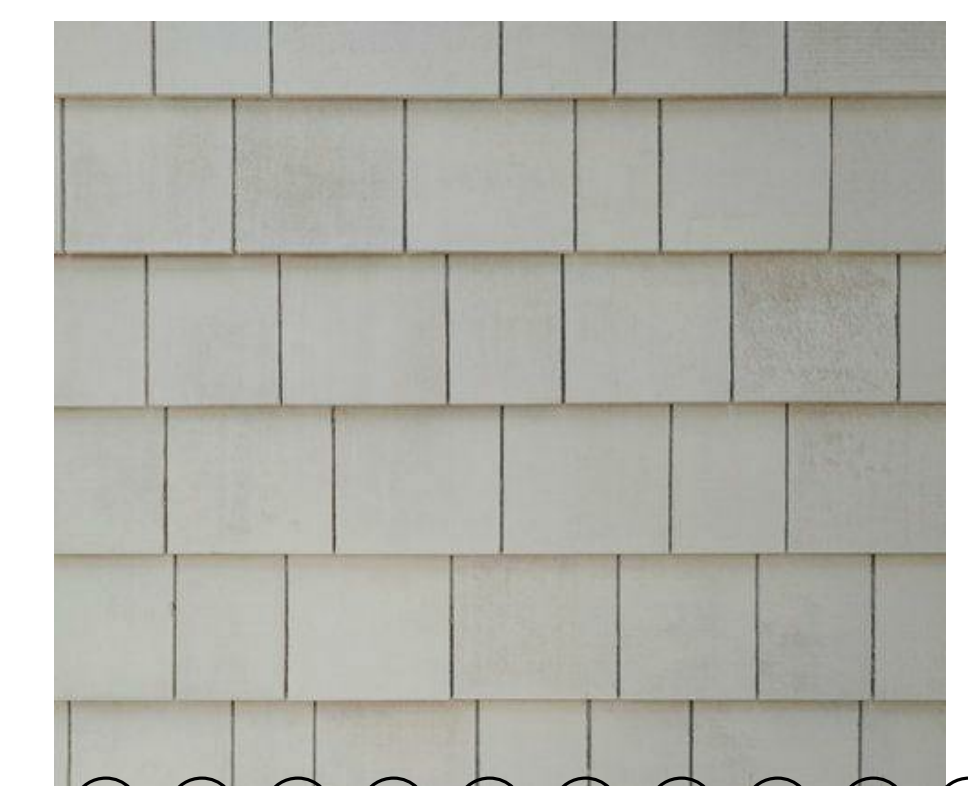
**LEGEND**

	CEMENTITIOUS SHINGLE SIDING, PTD
	CEMENTITIOUS SIDING, PTD
	TRELLIS & TRIM, PTD
	METAL OR TILE ROOFING, GREY
	CEMENT PLASTER
	CONCRETE
	GLASS, TYPICAL LOW-E; REFLECTIVITY = 10-15% OF VISIBLE LIGHT



TITLE  
**EXTERIOR ELEVATIONS - BLDG A**

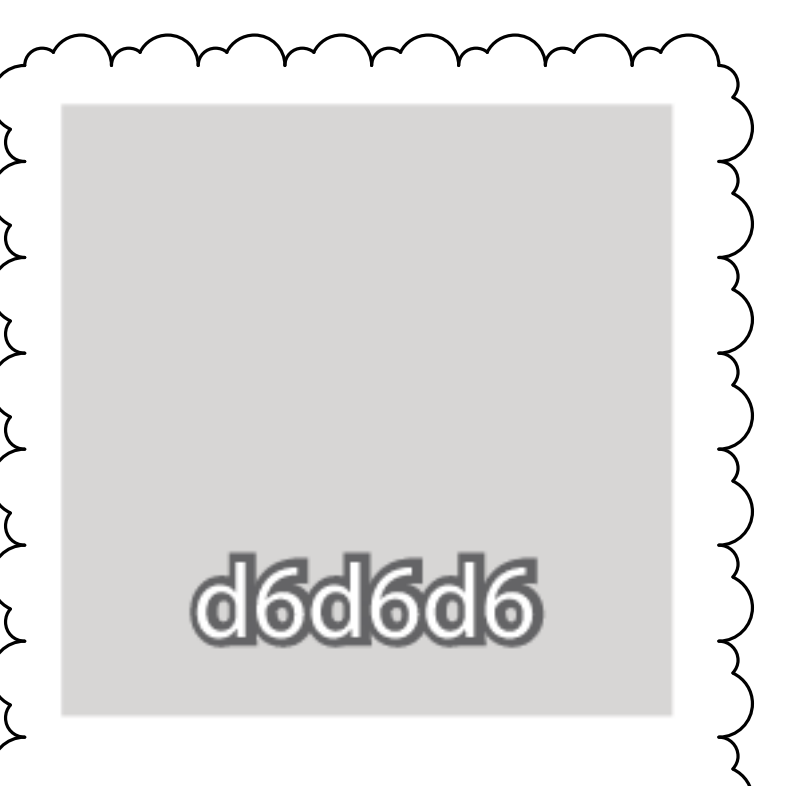
**A3.01**  
SHEET



PAINTED SHINGLE SIDING, COLOR "D6D6D6"

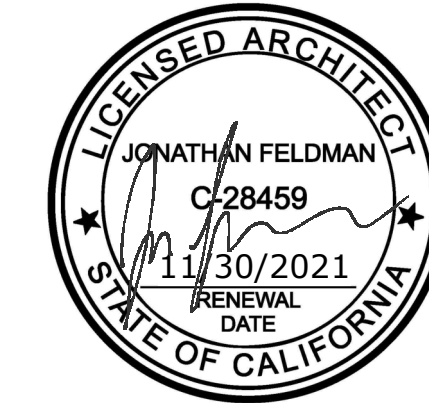


GRAY TILE OR METAL SHINGLE ROOFING



PRIMARY HOUSE COLOR FROM NAPA COUNTY APPROVED COLOR PALETTE





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PROJECT NAME  
**MARINEAU MILLS RESIDENCE**

PROJECT ADDRESS  
**4000 SILVERADO TRL N CALISTOGA, CA 94515**

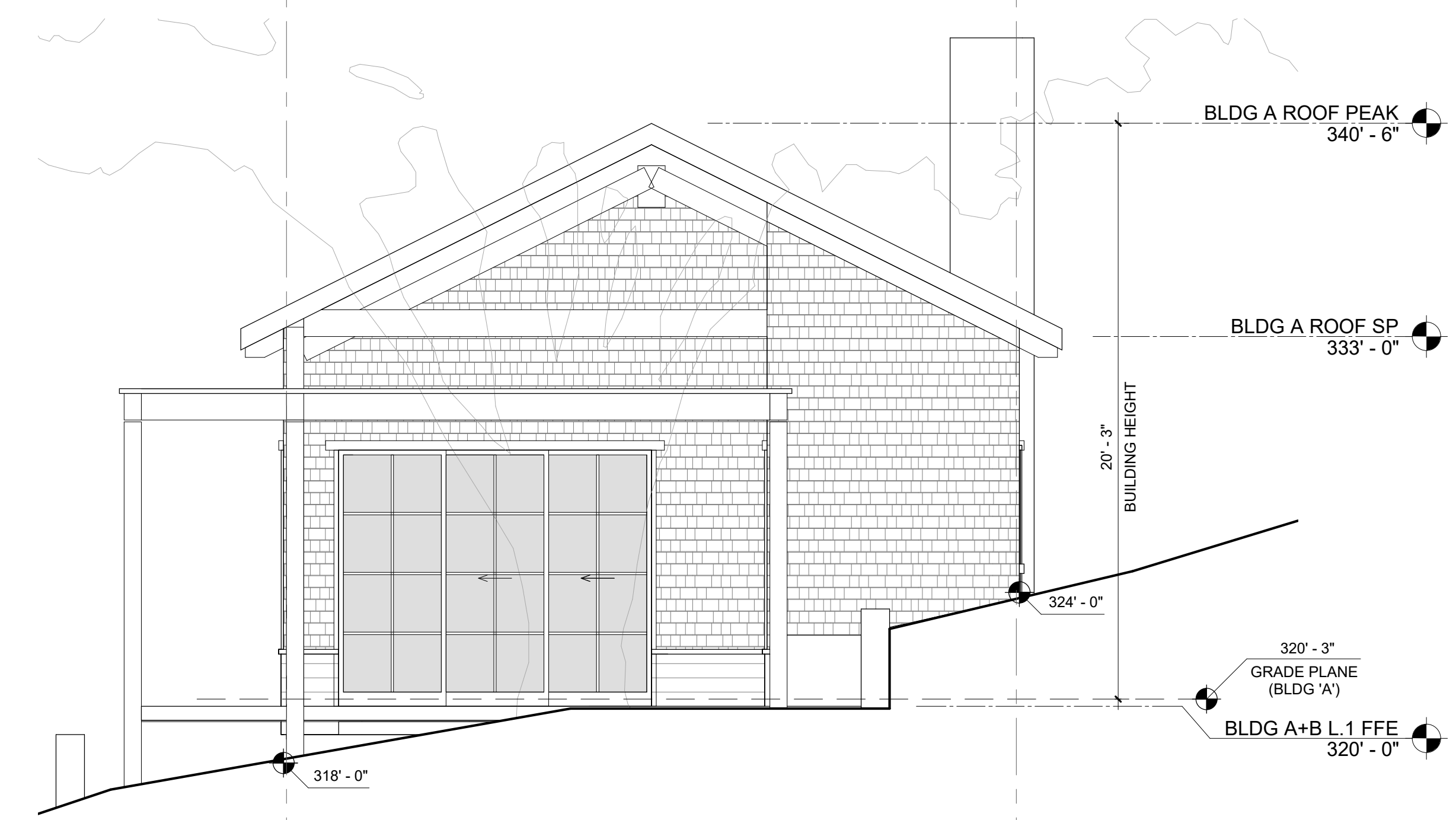
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FA JOB NO.  
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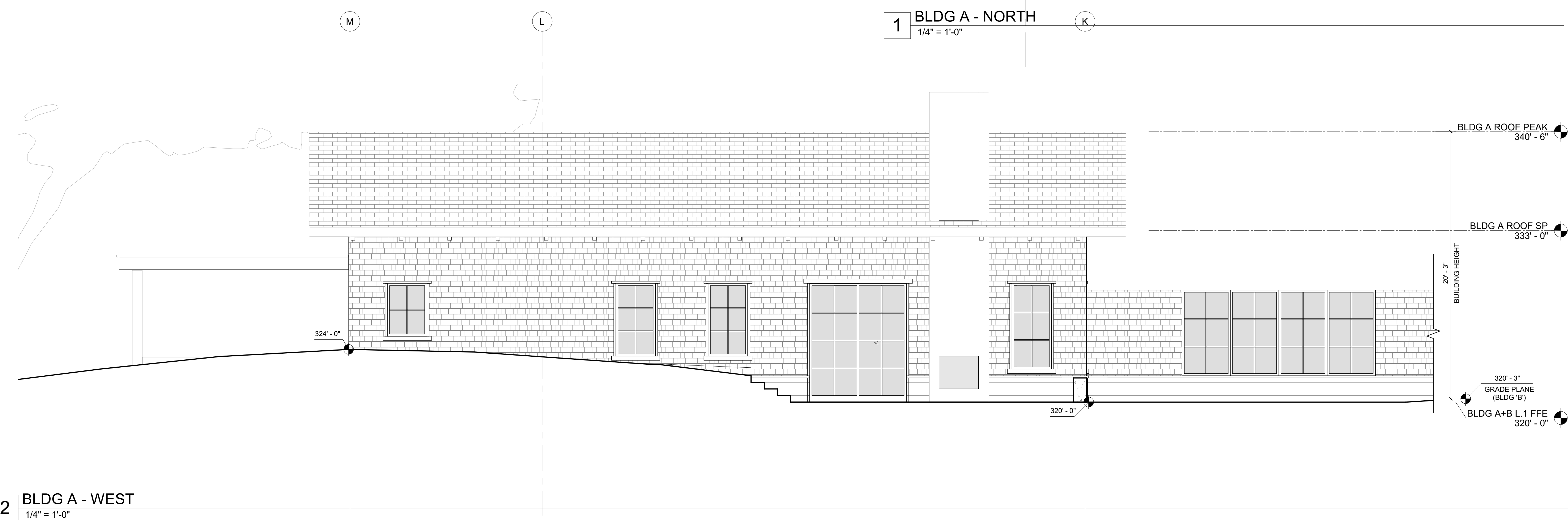
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HISTORY	DESC.	DATE
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**1 BLDG A - NORTH**  
1/4" = 1'-0"



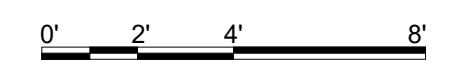
**2 BLDG A - WEST**  
1/4" = 1'-0"

**ELEVATION GENERAL NOTES**

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
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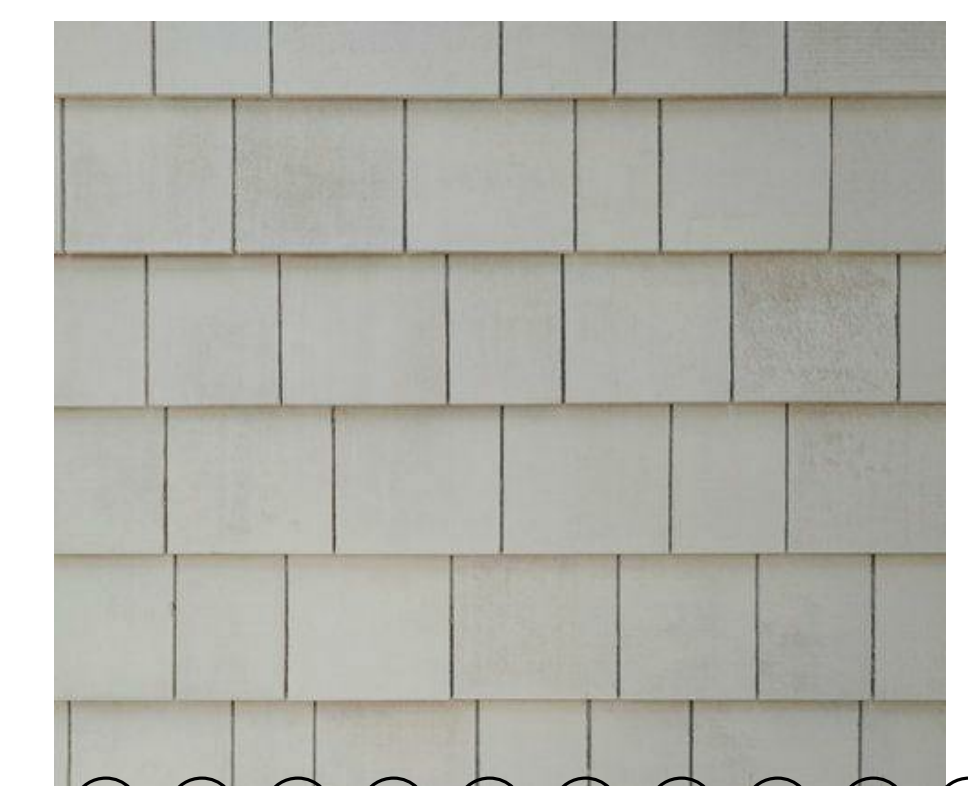
**LEGEND**

	CEMENTITIOUS SHINGLE SIDING, PTD
	CEMENTITIOUS SIDING, PTD
	TRELLIS & TRIM, PTD
	METAL OR TILE ROOFING, GREY
	CEMENT PLASTER
	CONCRETE
	GLASS, TYPICAL LOW-E; REFLECTIVITY = 10-15% OF VISIBLE LIGHT



TITLE  
**EXTERIOR ELEVATIONS - BLDG A**

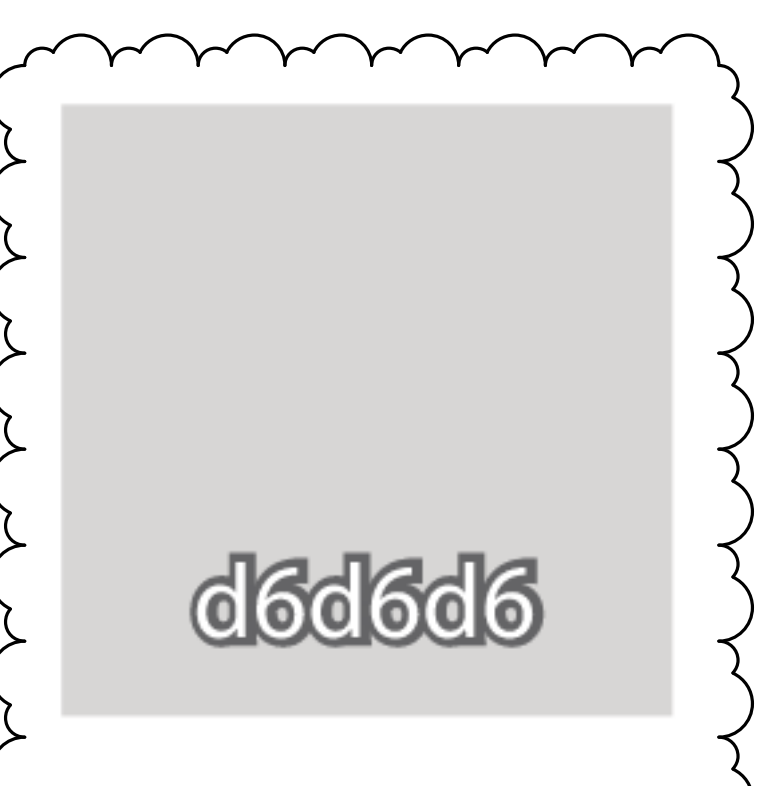
**A3.02**  
SHEET



**PAINTED SHINGLE SIDING, COLOR "D6D6D6"**

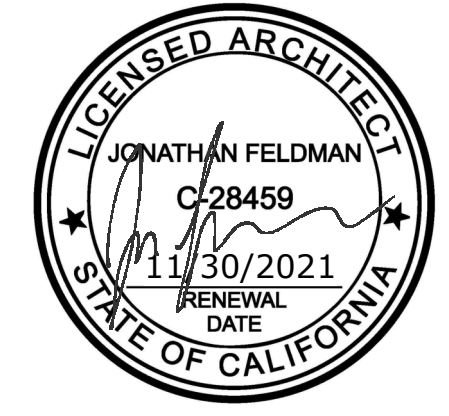


**GRAY TILE OR METAL SHINGLE ROOFING**



**PRIMARY HOUSE COLOR FROM NAPA COUNTY APPROVED COLOR PALETTE**





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PROJECT NAME  
**MARINEAU MILLS RESIDENCE**

PROJECT ADDRESS  
**4000 SILVERADO TRL N CALISTOGA, CA 94515**

APN #  
021-010-077

CLIENT  
SEBASTIEN MARINEAU-MES & EMILY MILLS MARINEAU

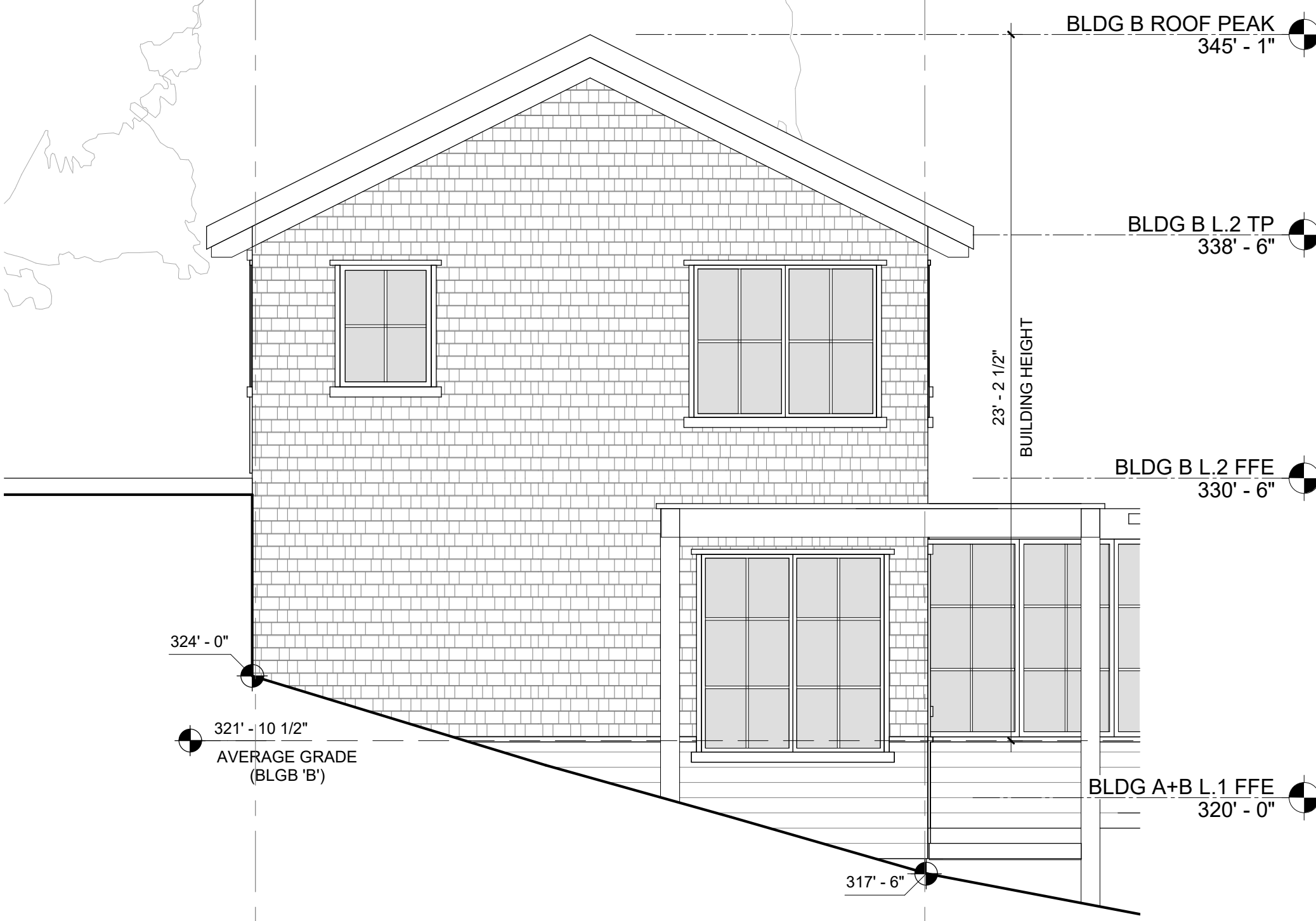
FA JOB NO.  
19-006

ISSUE  
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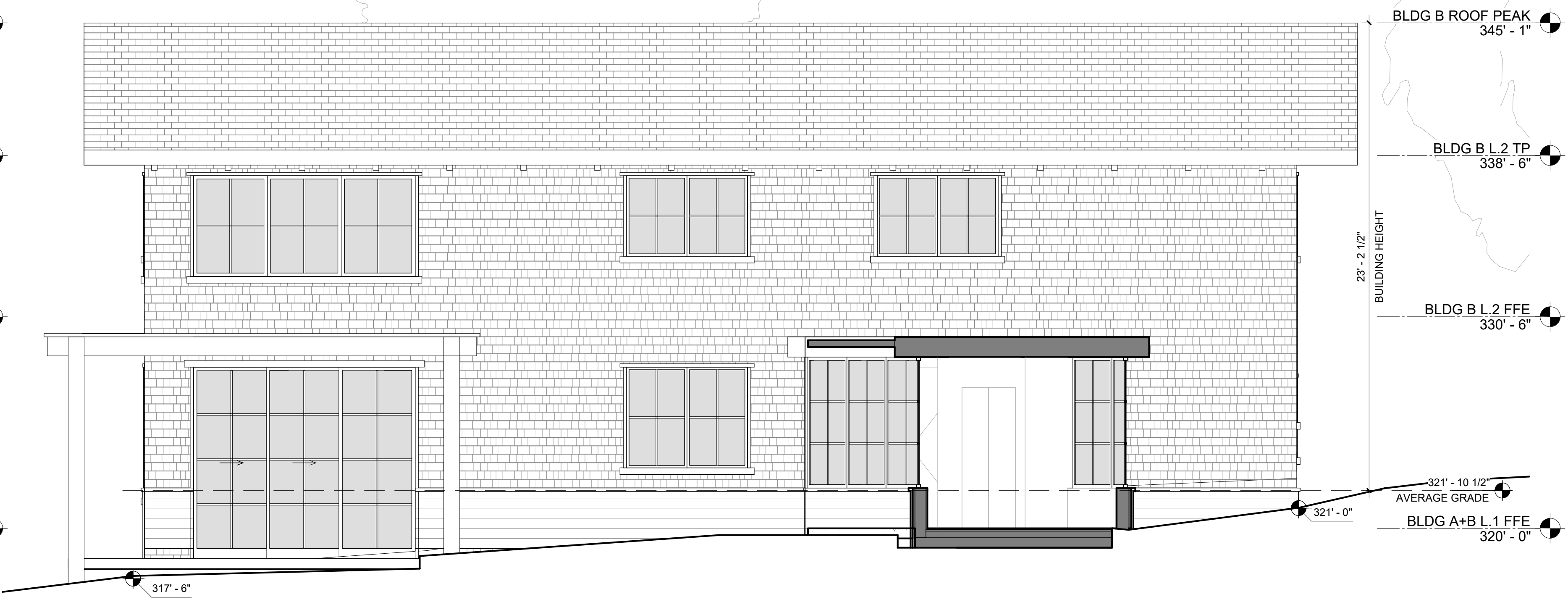
DATE  
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HISTORY

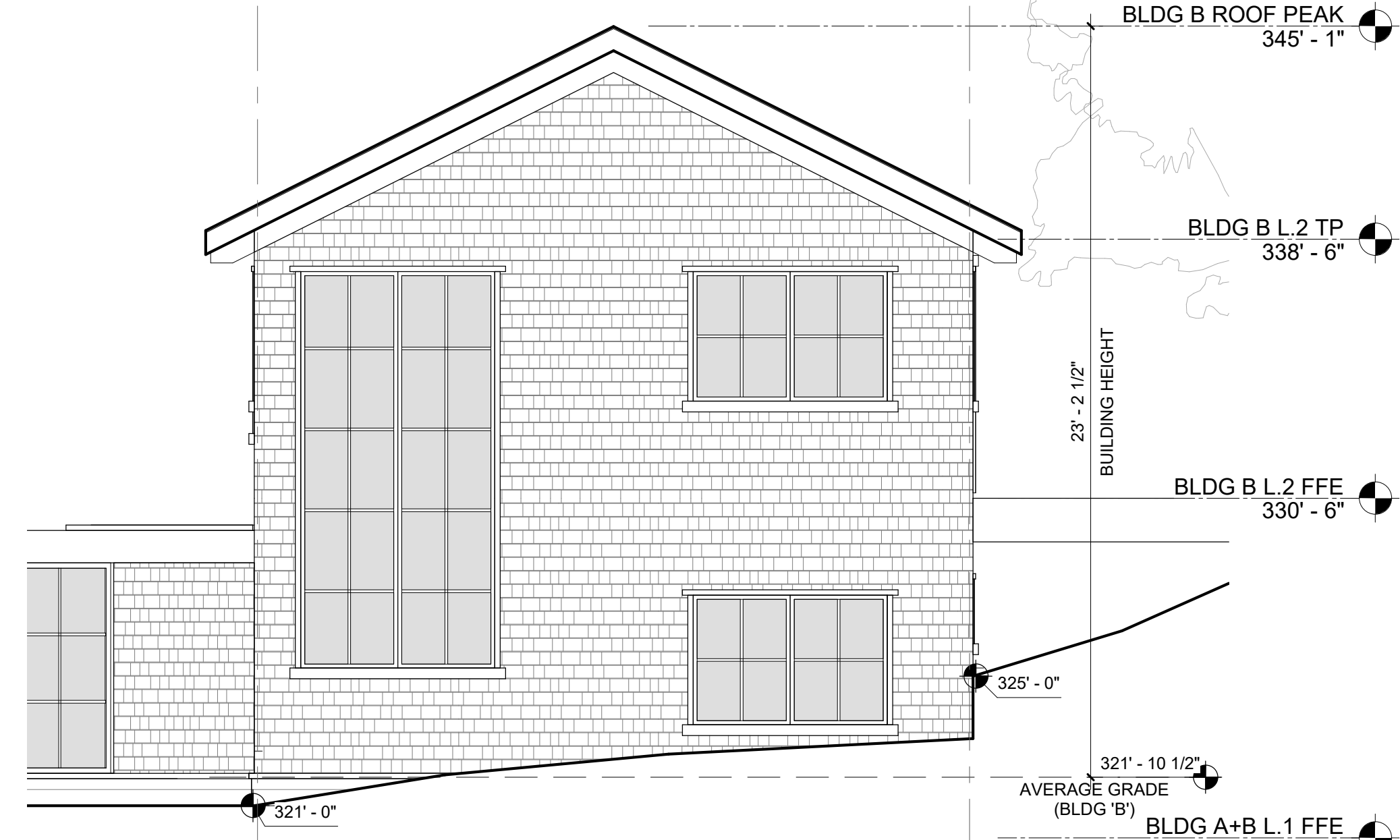
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1	VIEWSHED PERMIT REV	11/18/20
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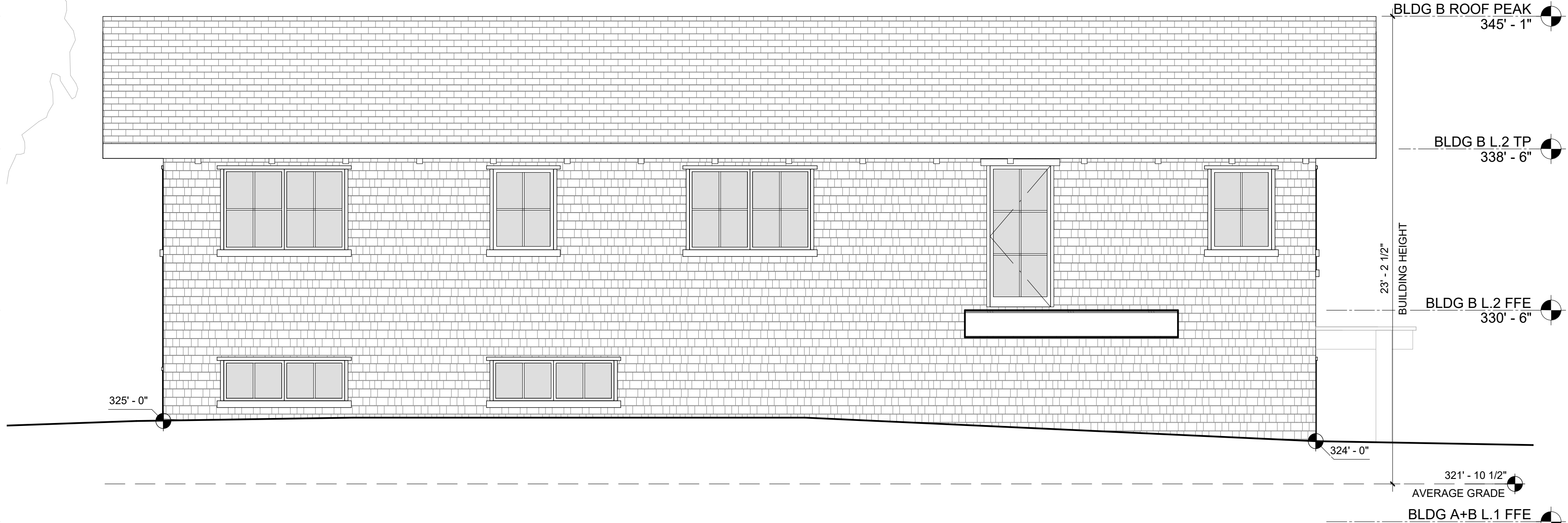
**1 BLDG B - EAST**  
1/4" = 1'-0"



**2 BLDG B - NORTH**  
1/4" = 1'-0"



**3 BLDG B - WEST**  
1/4" = 1'-0"



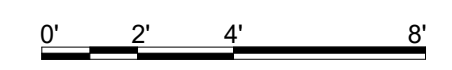
**4 BLDG B - SOUTH**  
1/4" = 1'-0"

**ELEVATION GENERAL NOTES**

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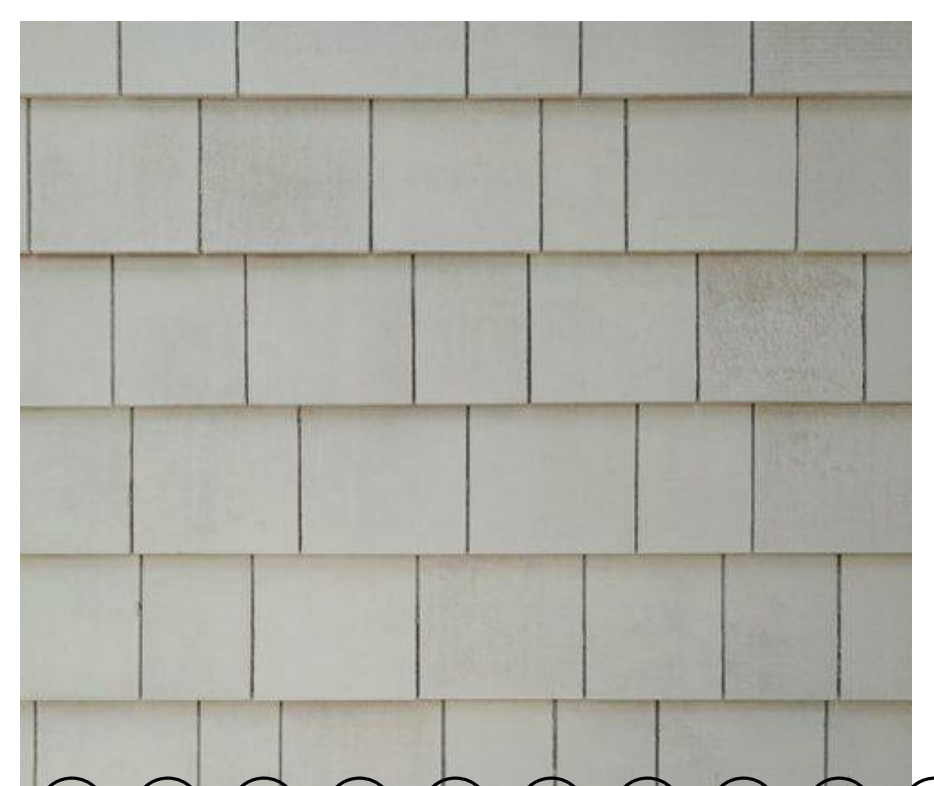
**LEGEND**

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	CEMENTITIOUS SIDING, PTD
	TRELLIS & TRIM, PTD
	METAL OR TILE ROOFING, GREY
	CEMENT PLASTER
	CONCRETE
	GLASS, TYPICAL LOW-E; REFLECTIVITY = 10-15% OF VISIBLE LIGHT



TITLE  
**EXTERIOR ELEVATIONS - BLDG B**

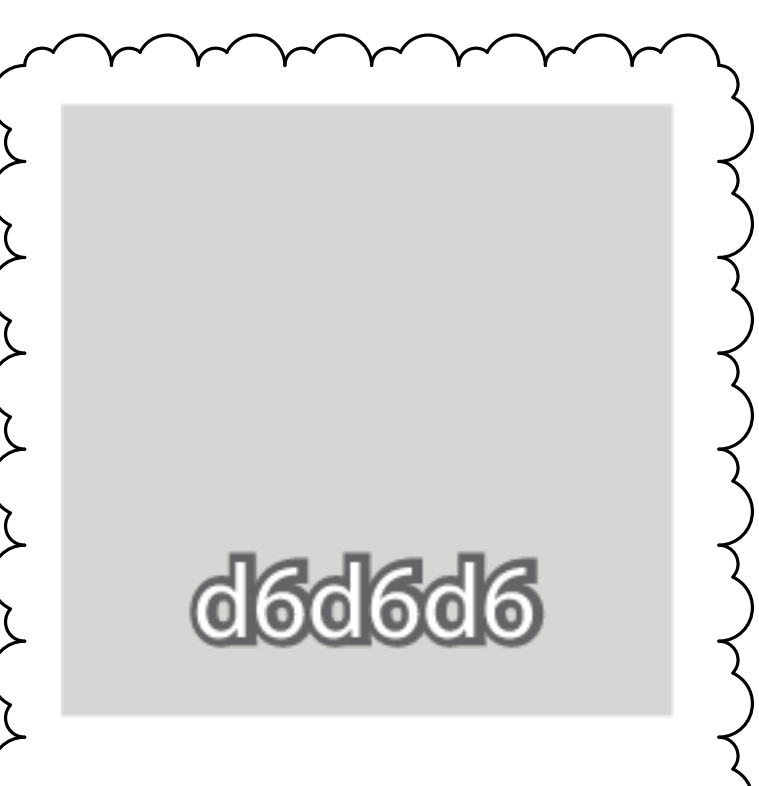
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**PAINTED SHINGLE SIDING, COLOR "D6D6D6"**

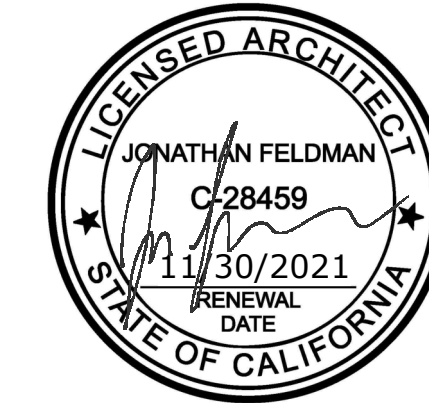


**GRAY TILE OR METAL SHINGLE ROOFING**



**PRIMARY HOUSE COLOR FROM NAPA COUNTY APPROVED COLOR PALETTE**





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PROJECT ADDRESS  
**4000 SILVERADO TRL N CALISTOGA, CA 94515**

APN #  
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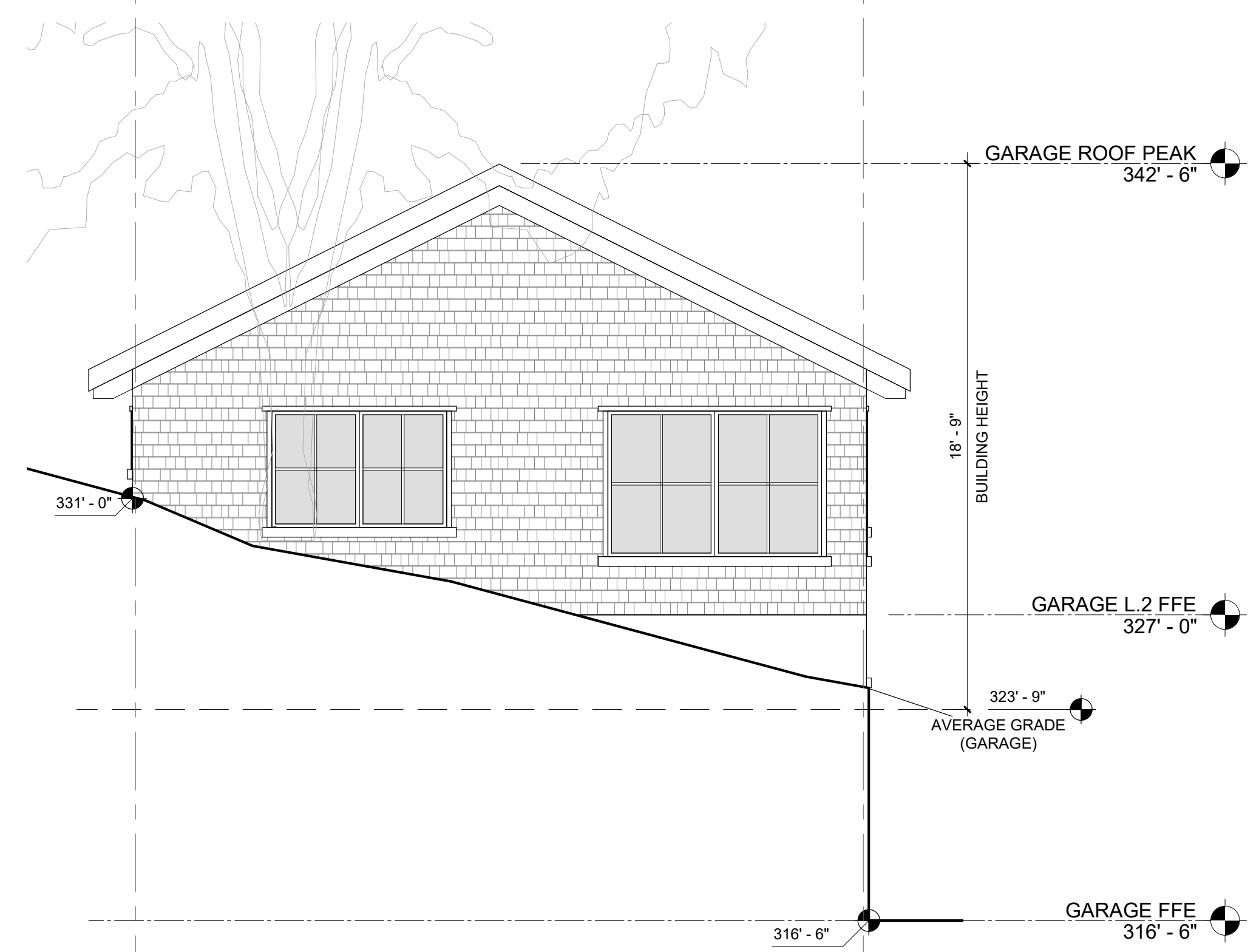
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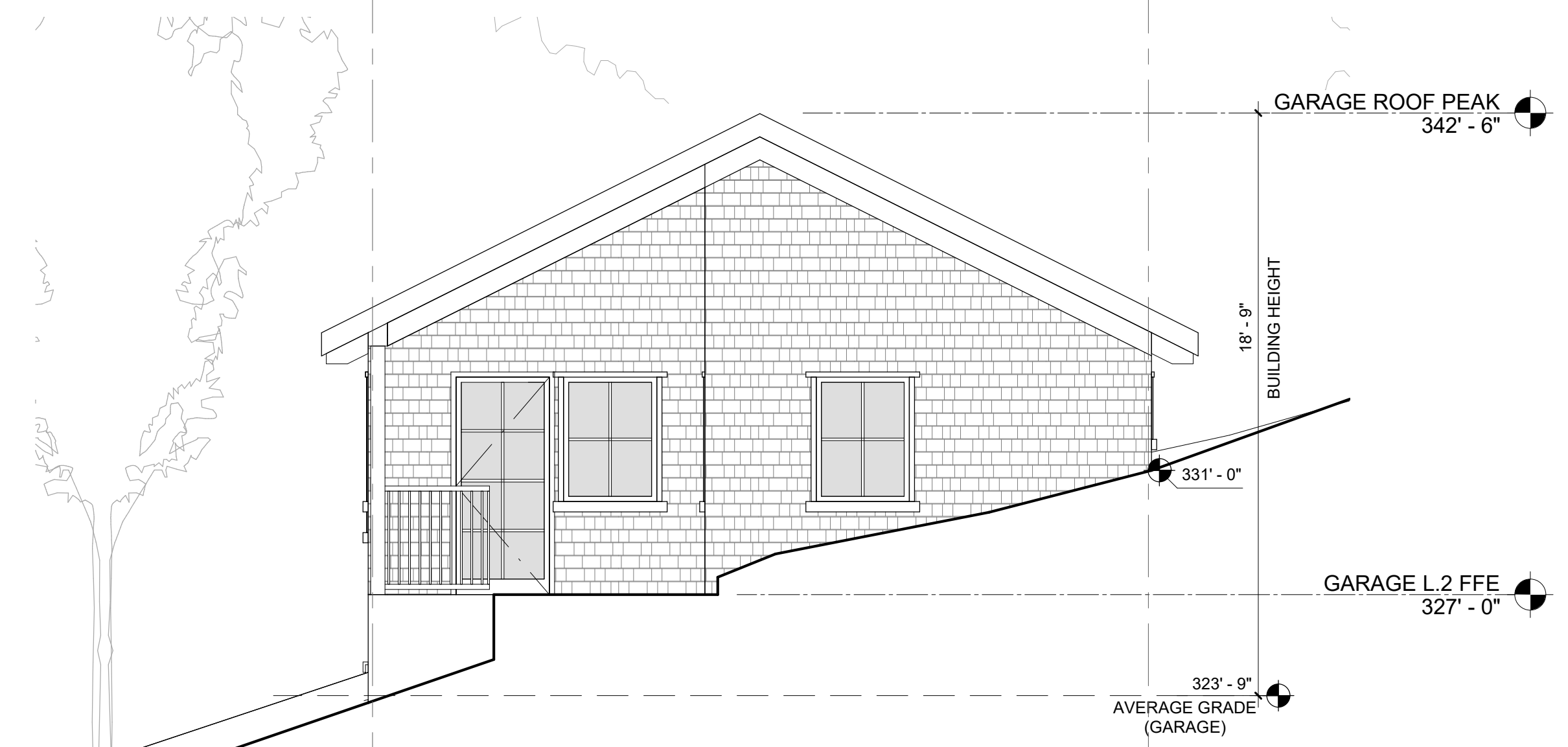
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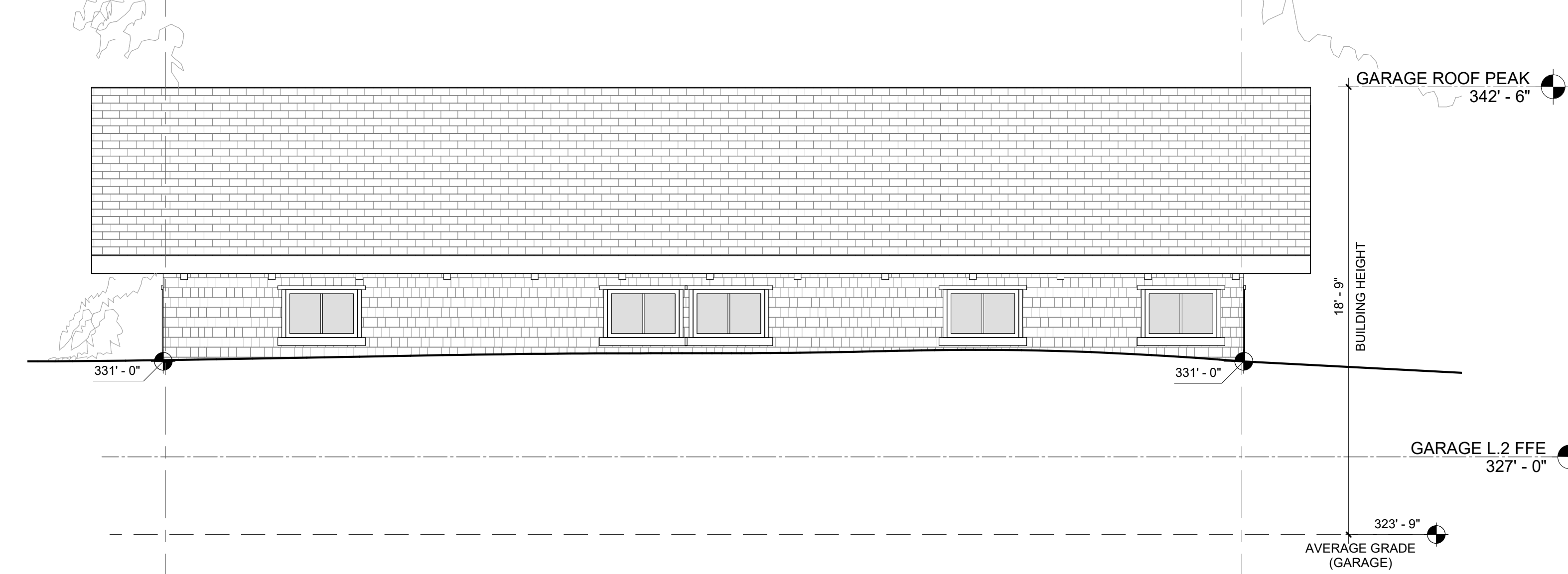
**1 GARAGE - EAST**  
1/4" = 1'-0"



**2 GARAGE - NORTH**  
1/4" = 1'-0"



**3 GARAGE - WEST**  
1/4" = 1'-0"



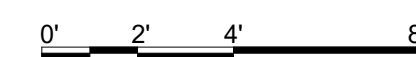
**4 GARAGE - SOUTH**  
1/4" = 1'-0"

**ELEVATION GENERAL NOTES**

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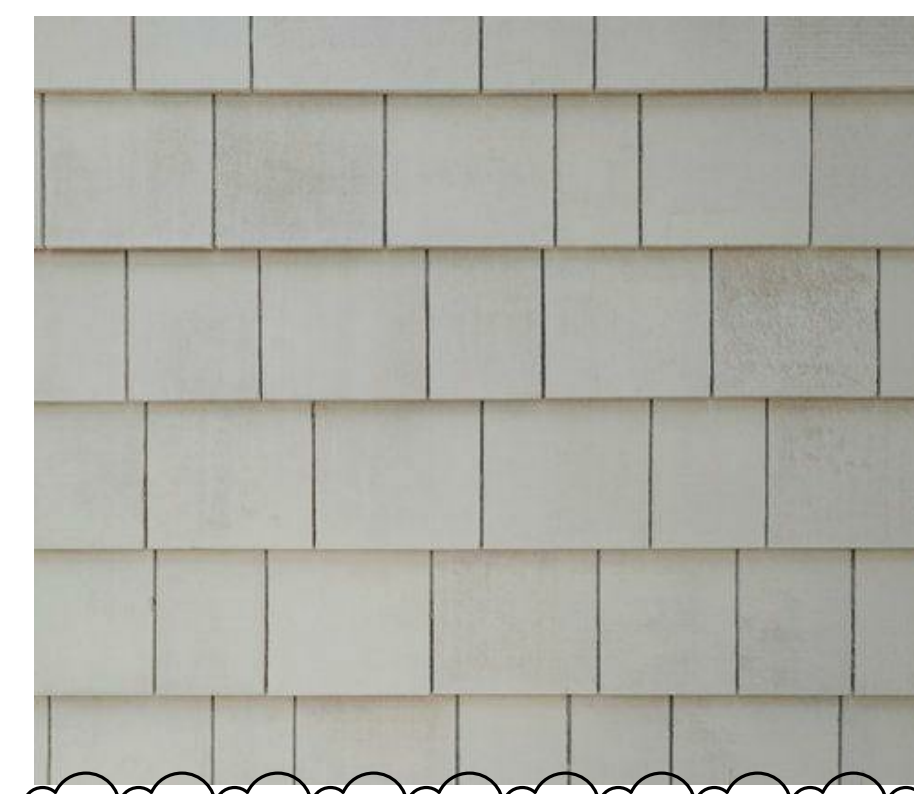
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	CEMENT PLASTER
	CONCRETE
	GLASS, TYPICAL LOW-E; REFLECTIVITY = 10-15% OF VISIBLE LIGHT



TITLE  
**EXTERIOR ELEVATIONS - GARAGE**

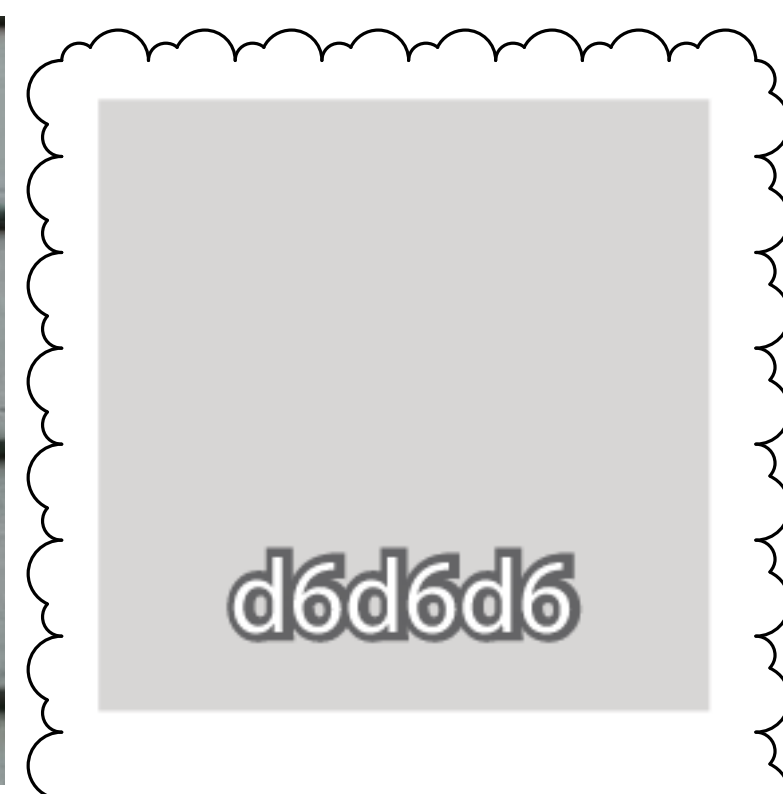
**A3.04**  
SHEET



PAINTED SHINGLE SIDING, COLOR "D6D6D6"



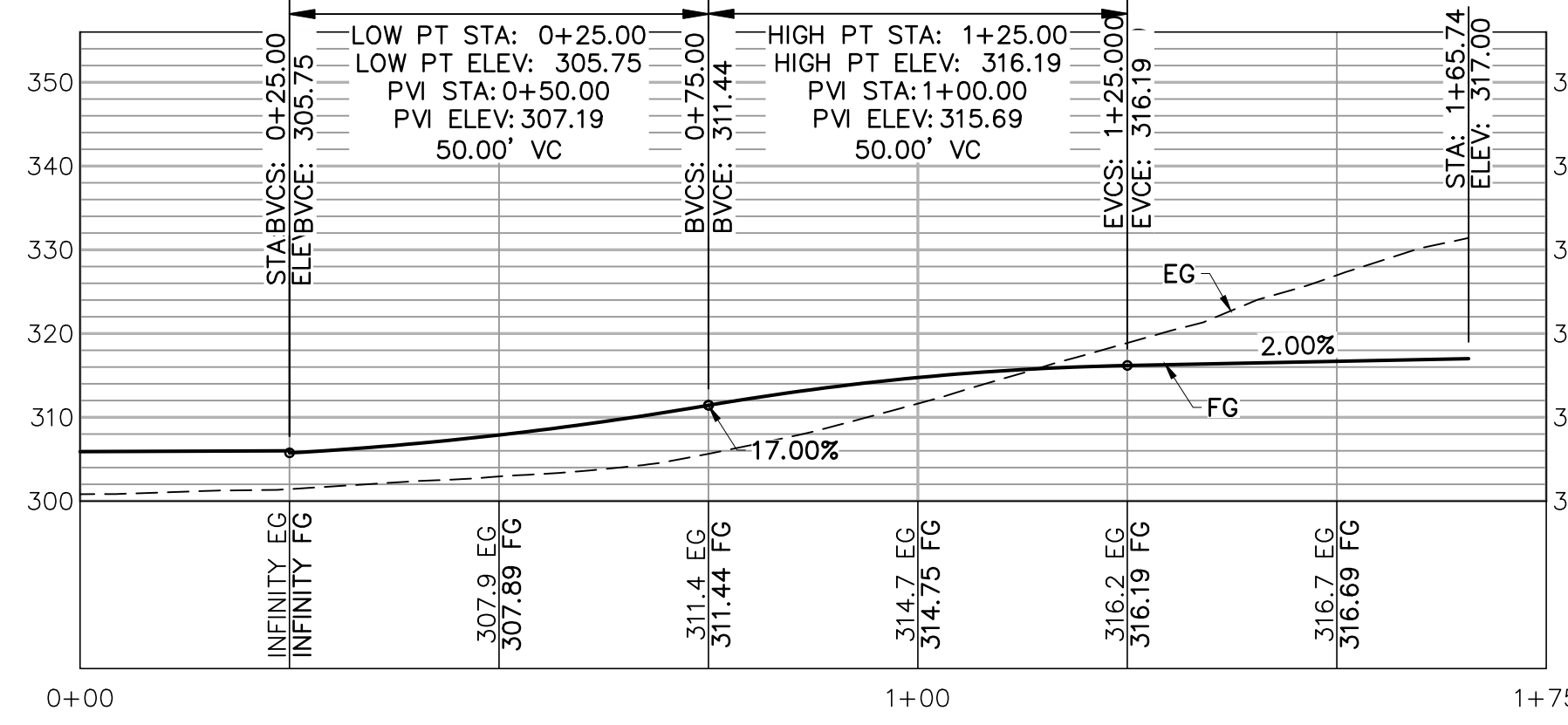
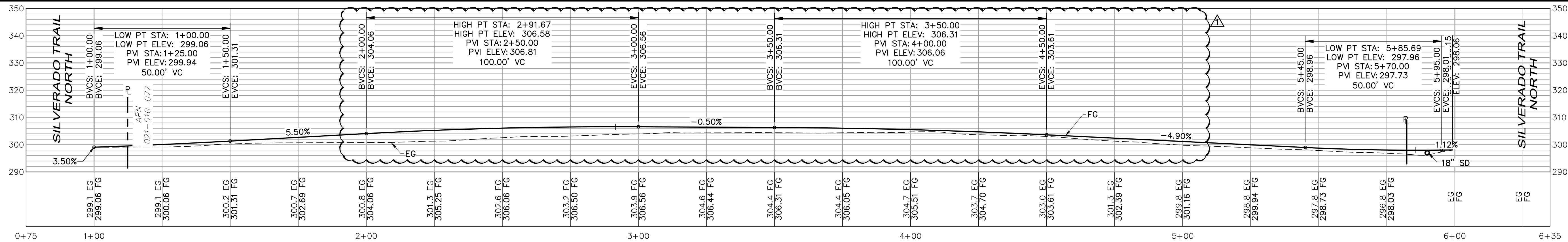
GRAY TILE OR METAL SHINGLE ROOFING



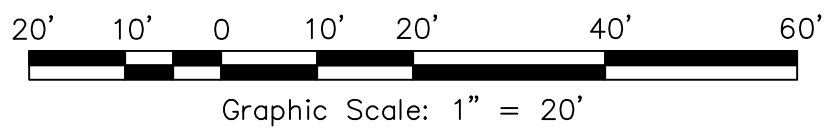
PRIMARY HOUSE COLOR FROM NAPA COUNTY APPROVED COLOR PALETTE



T:\2019 PROJECTS\19275\dwg\Adobe-Design\Preliminary\19275-C2.0-Driveway Plan & Profile.dwg, Rogelio Rodriguez, 1/20/2021, 2:09:35 PM



**DRIVEWAY PROFILE**



**LEGEND:**  
 — FINISHED GRADE  
 - - - EXISTING GRADE

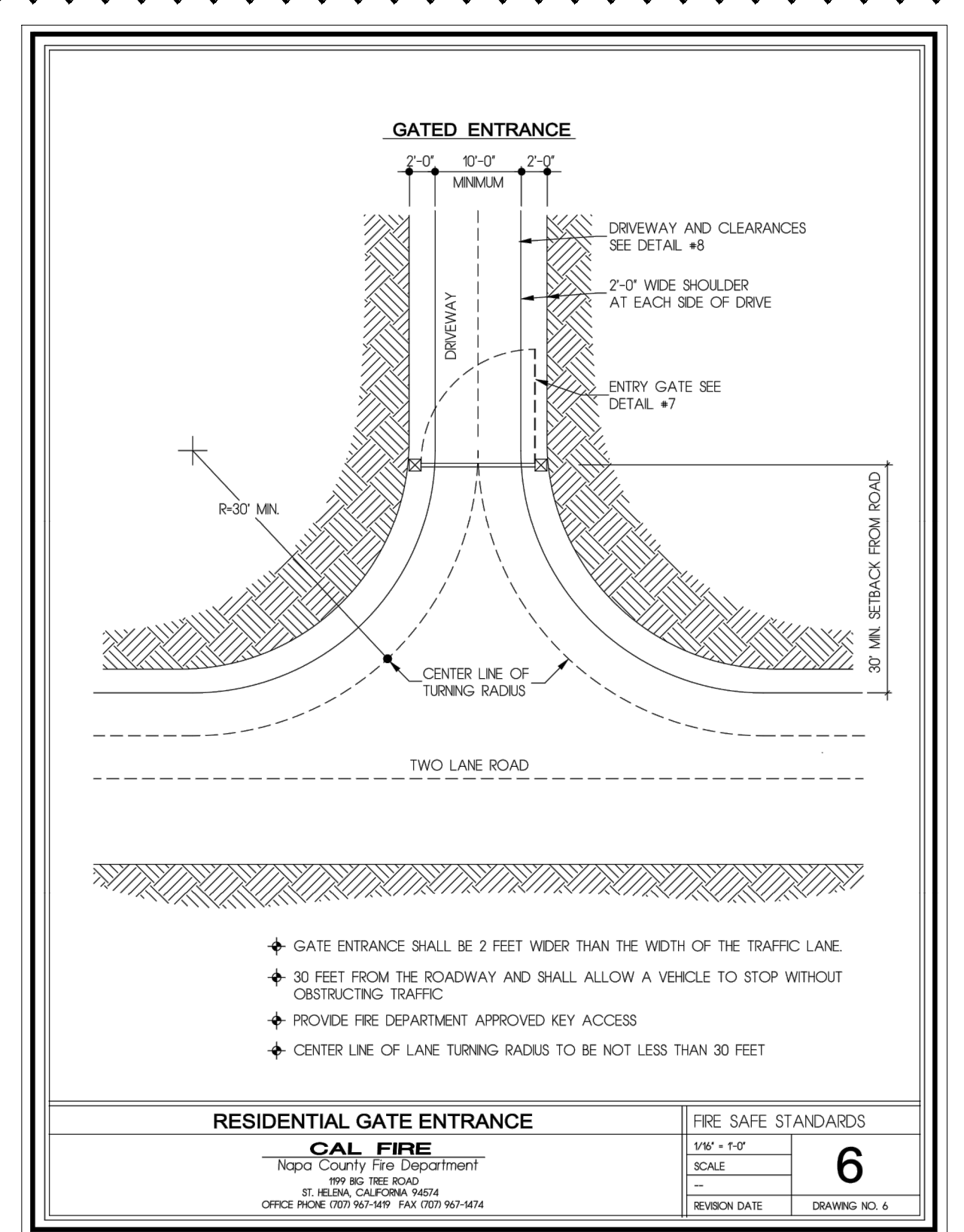
**KEY NOTES:**

- 1 CONTRACTOR TO VERIFY STRUCTURAL SECTION.
- 2 EXISTING FENCE TO BE REMOVED & RELOCATED SAD
- 3 SAWCUT LINE
- 4 WALL BY OTHERS (SSD)
- 5 STEAM WALL BY OTHERS (SSD)
- 6 EXISTING AC DRIVEWAY TO BE REMOVED
- 7 EXISTING 12" CMP TO BE REMOVED
- 8 PROPOSED GATE (BY OTHER)
- 9 ROOF DOWNSPOUT (BY OTHER)

**HATCHING LEGEND:**

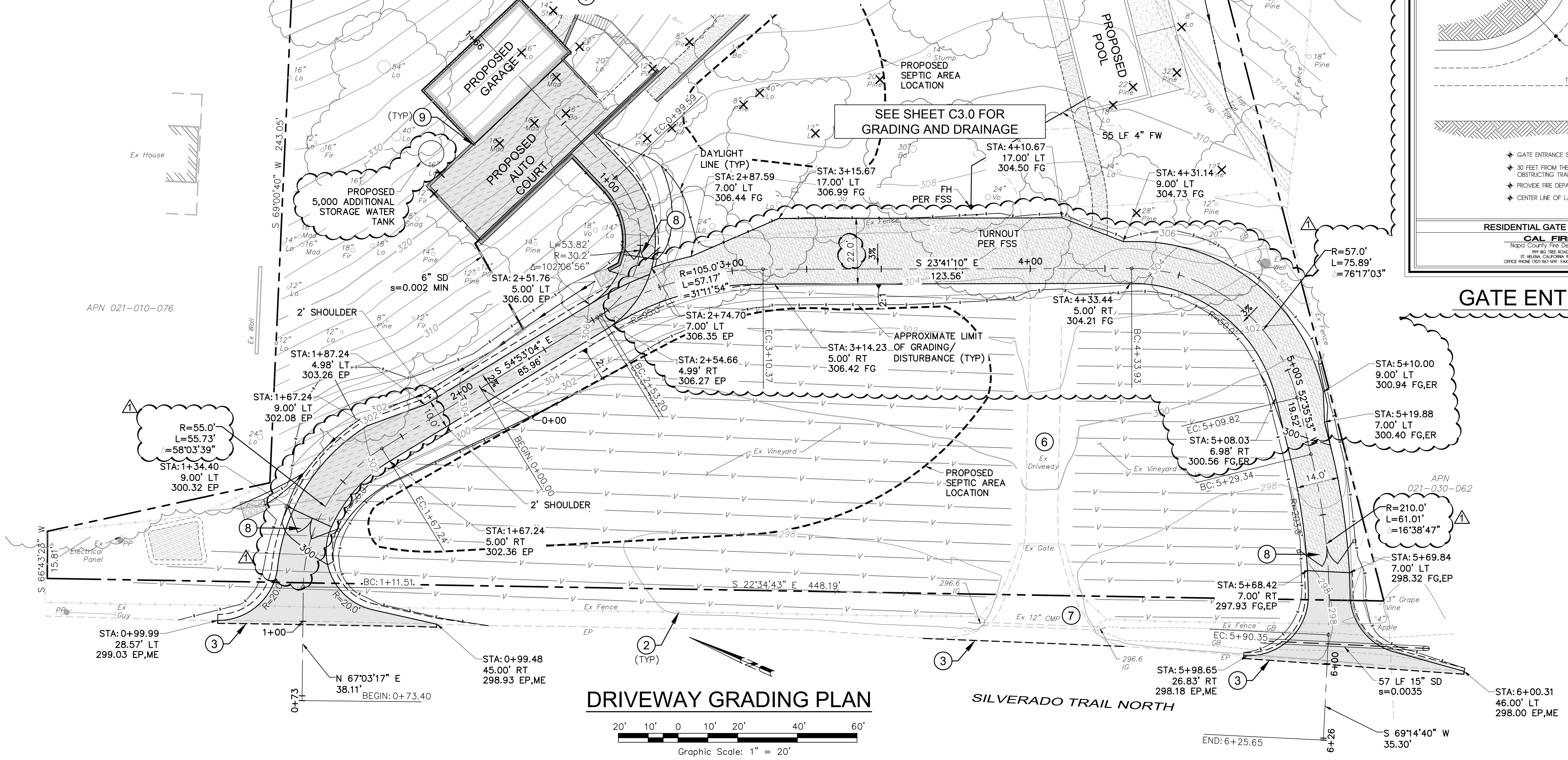
- [Hatched Box] HARDSCAPE (SLD)
- [Dotted Box] DECOMPOSED GRANITE (SAD)
- [Cross-hatched Box] BIO-RETENTION AREA
- [Diagonal Hatched Box] DOUBLE CHIPSEAL OVER 12" CL II AB
- [Horizontal Hatched Box] AC MATCH IN KIND
- [Vertical Hatched Box] CRUSH STONE (SAD) OVER 12" CL II AB

**AUTO COURT DRIVEWAY PROFILE**

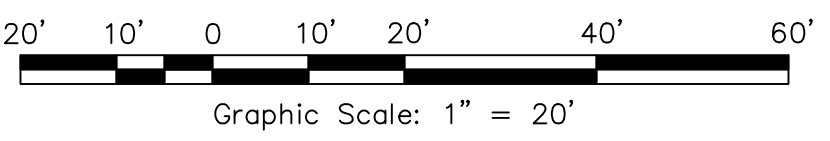


**GATE ENTRANCE DETAIL**

RESIDENTIAL GATE ENTRANCE		FIRE SAFE STANDARDS	
CAL FIRE Napa County Fire Department 1000 W. BAY ROAD NAPA, CALIFORNIA 94930 OFFICE PHONE (707) 252-1400 FAX (707) 252-1404		VMP - 1-0	6
REVISION DATE		SCALE	
		REVISION NO.	



**DRIVEWAY GRADING PLAN**



Revisions

No.	Date	Description	Approved
1	11/18/2020	PC REVISION	TLS

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 1220 N. Dutton Ave., Suite 100, Napa, CA 94901  
 P: (707) 541-2300 F: (707) 541-2301  
 Website: www.adobeinc.com  
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Timothy L. Schrom, RCE 67890  
 My license expires 6/30/2021

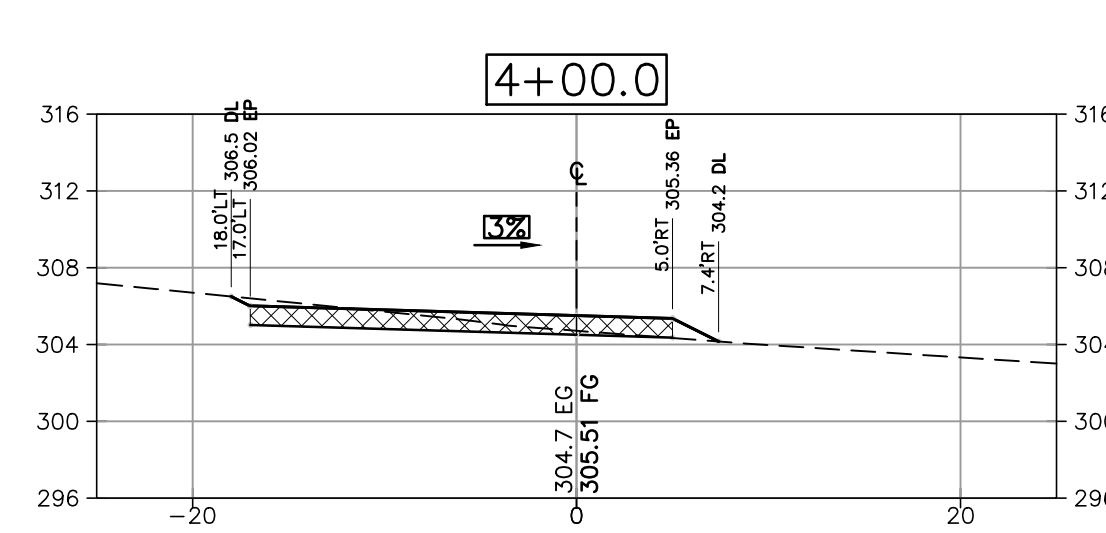
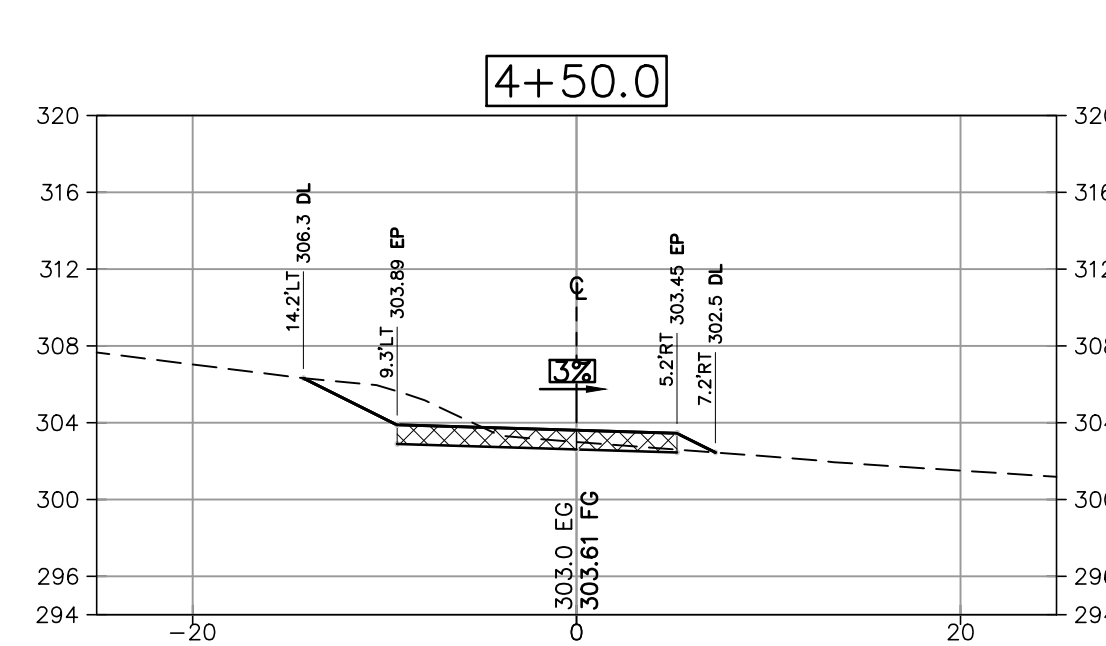
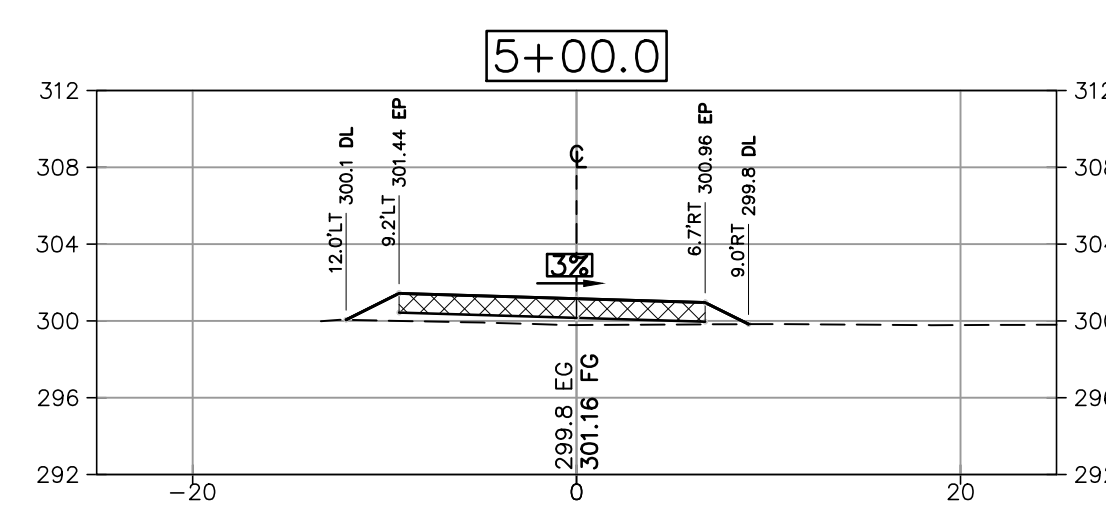
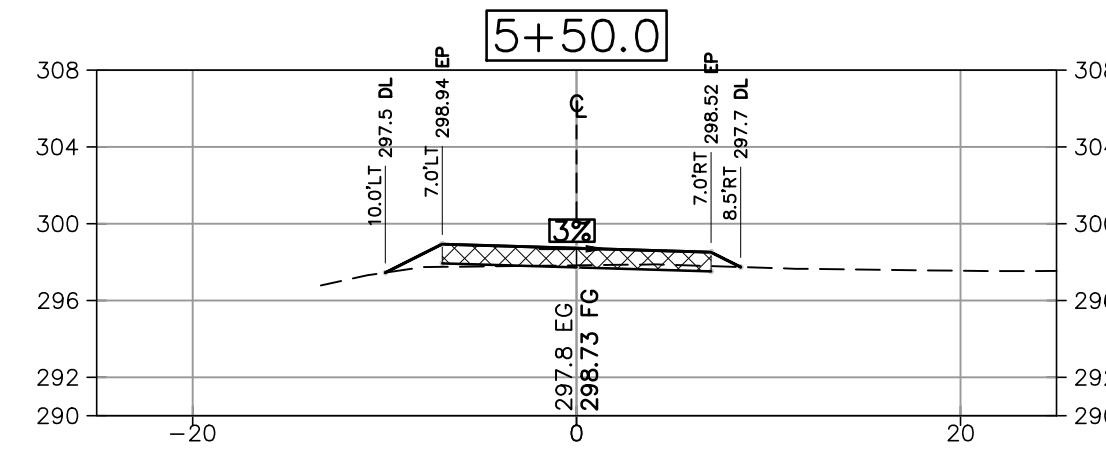
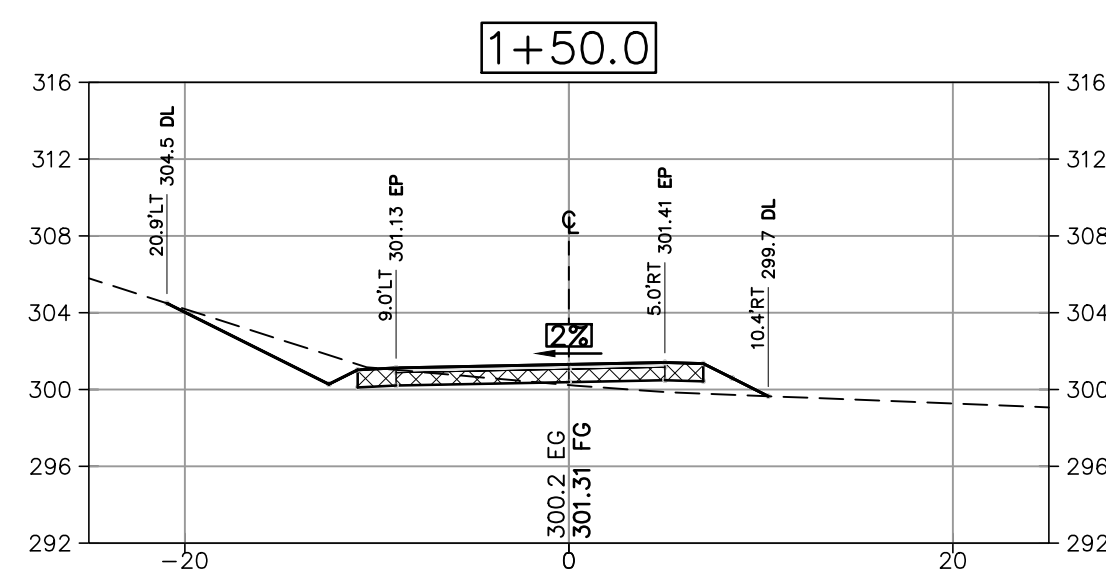
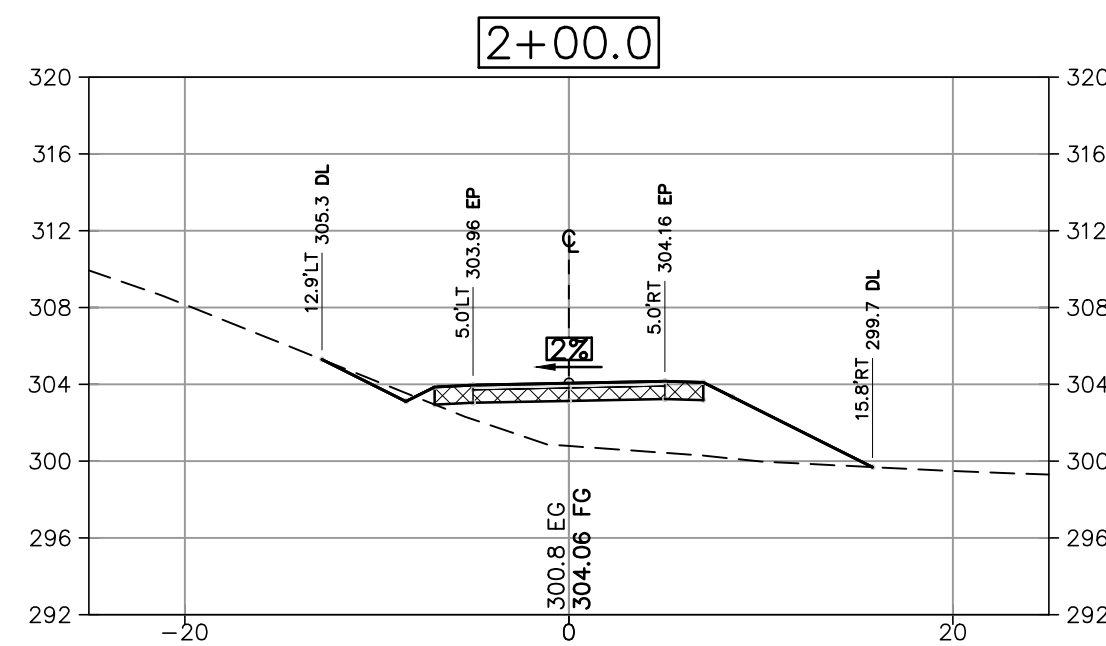
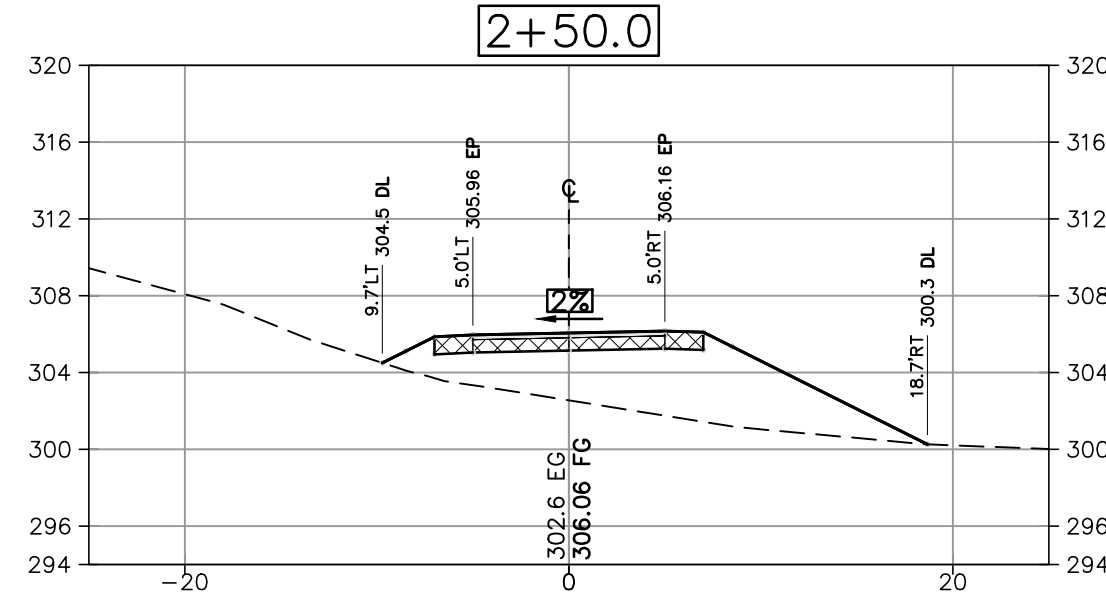
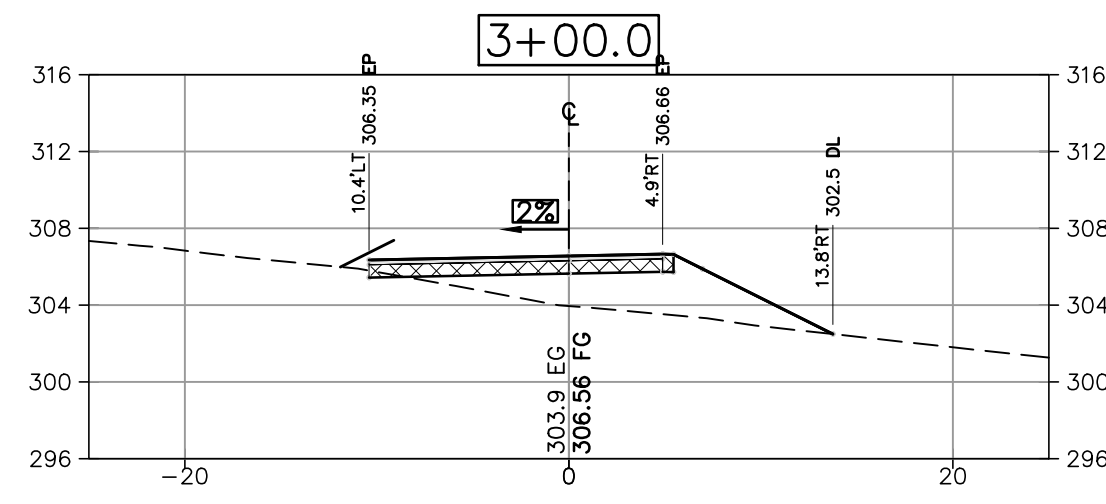
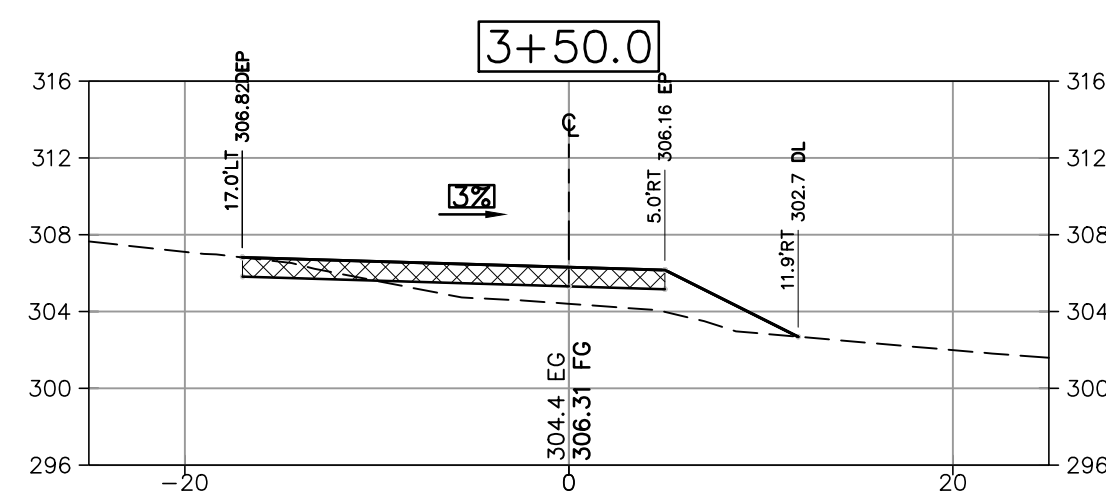


**VIEWSHED PERMIT**  
**DRIVEWAY GRADING & DRAINAGE PLAN**  
 4000 Silverado Trail North  
 Napa, California  
 APN 021-010-077

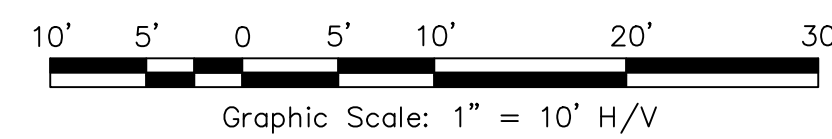
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 Date: January 20, 2021  
 Design by: AR/MS  
 Drawn by: AR/MS  
 Checked by: TLS



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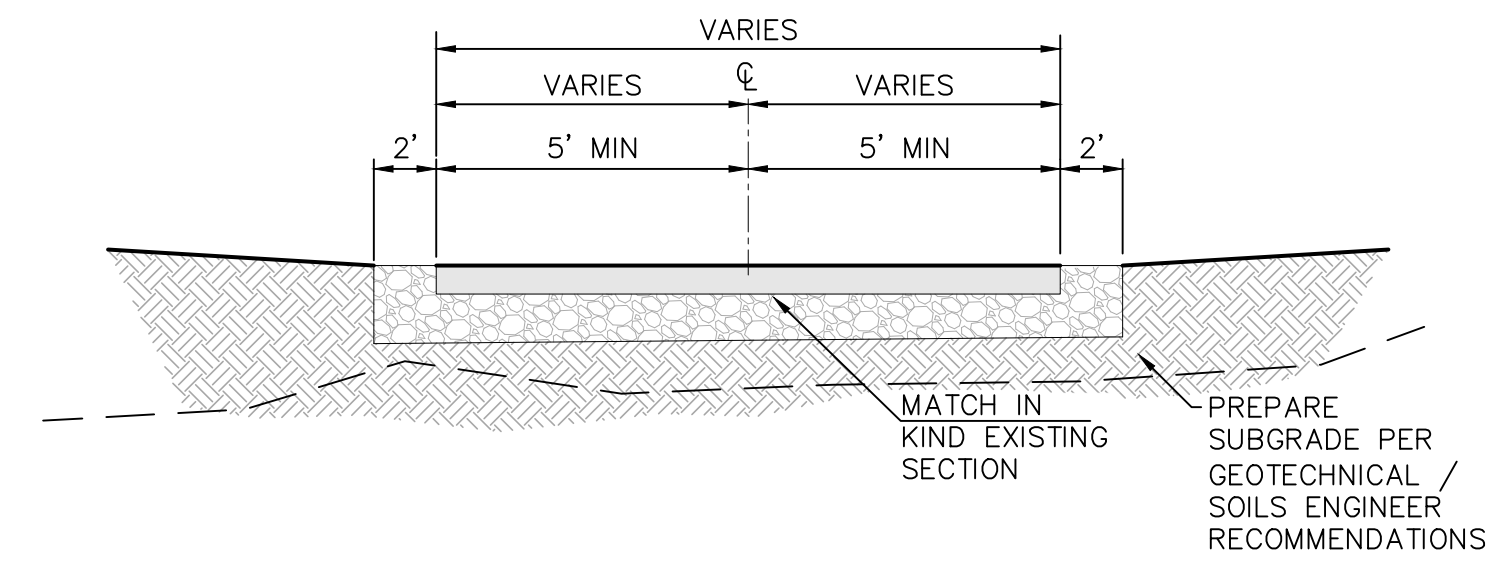


**DRIVEWAY CROSS-SECTIONS**



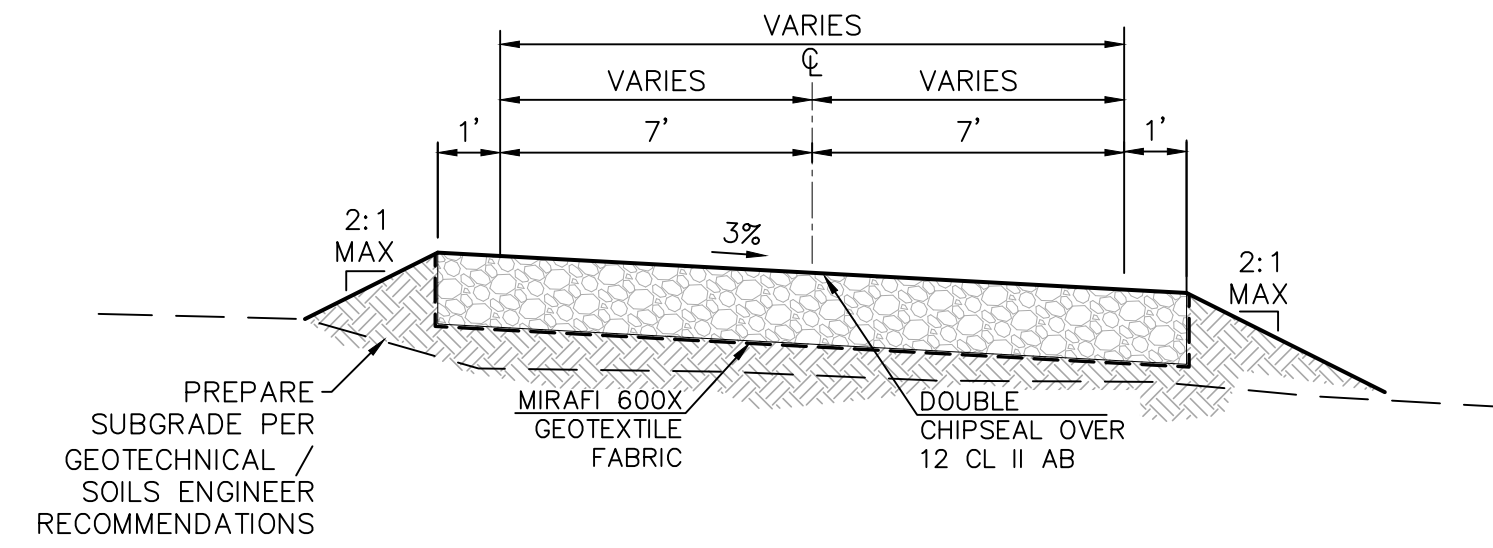
**LEGEND:**

- FINISHED GRADE
- EXISTING GRADE



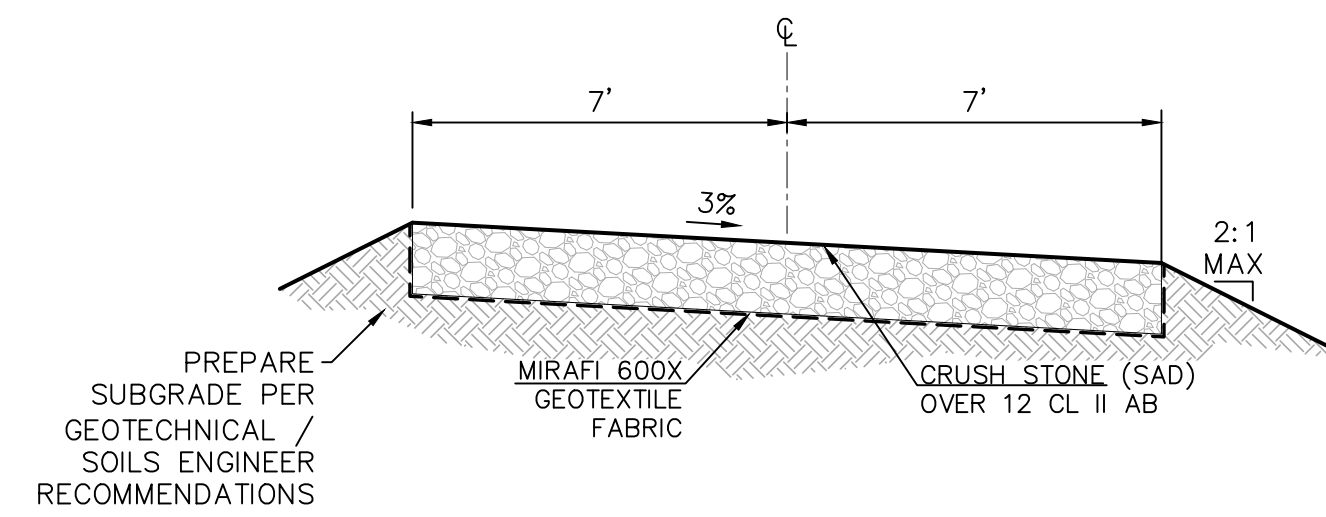
**DRIVEWAY APPROACH SECTION**

NTS  
STA: 1+00.00' TO 1+34.40'  
STA: 5+68.42' TO 6+00.31'



**DOUBLE CHIPSEAL DRIVEWAY SECTION**

NTS  
STA: 1+34.40' TO 2+73.51'



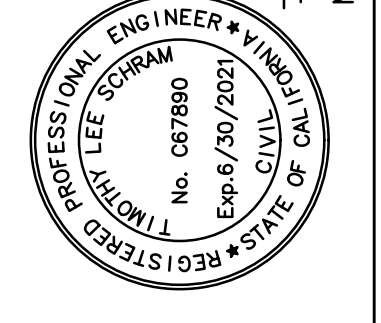
**GRAVEL DRIVEWAY SECTION**

NTS  
STA: 2+74.70' TO 5+68.42'

No.	Date	Description	Approved
1	11/18/2020	PC REVISION	TLS

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**VIEWSHED PERMIT**  
**DRIVEWAY CROSS SECTIONS**  
4000 Silverado Trail North  
Napa, California  
APN 021-010-077

SCALE: AS SHOWN  
Date: January 20, 2021  
Design by: AR/S  
Drawn by: AR/S  
Checked by: TLS

Sheet  
**C2.1**  
4 of 5 Sheets  
Job 19275



**PRELIMINARY GRADING QUANTITIES:**

Site Grading is based upon subgrade to existing grade. No account has been taken for strippings, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	BASE ROCK
1169 CY	902 CY	267 CY CUT	300 CY

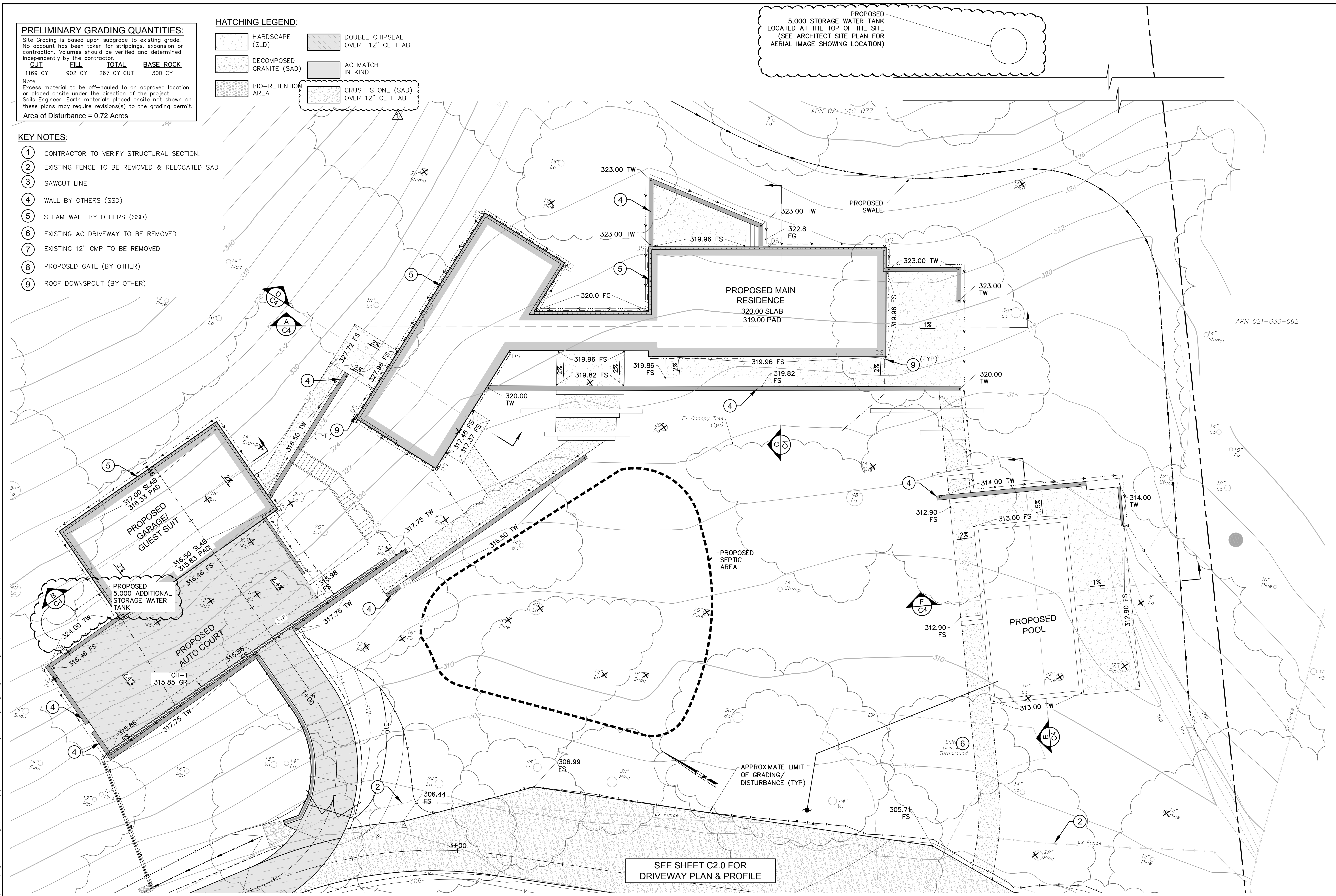
Note:  
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revision(s) to the grading permit.  
Area of Disturbance = 0.72 Acres

**HATCHING LEGEND:**


**KEY NOTES:**

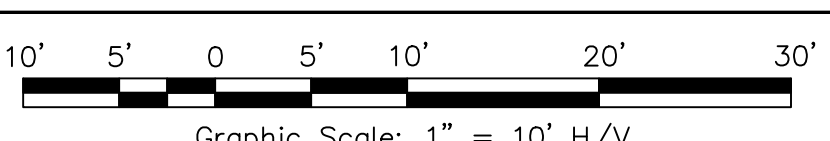
- 1 CONTRACTOR TO VERIFY STRUCTURAL SECTION.
- 2 EXISTING FENCE TO BE REMOVED & RELOCATED SAD
- 3 SAWCUT LINE
- 4 WALL BY OTHERS (SSD)
- 5 STEAM WALL BY OTHERS (SSD)
- 6 EXISTING AC DRIVEWAY TO BE REMOVED
- 7 EXISTING 12" CMP TO BE REMOVED
- 8 PROPOSED GATE (BY OTHER)
- 9 ROOF DOWNSPOUT (BY OTHER)

PROPOSED  
5,000 STORAGE WATER TANK  
LOCATED AT THE TOP OF THE SITE  
(SEE ARCHITECT SITE PLAN FOR  
AERIAL IMAGE SHOWING LOCATION)



SEE SHEET C2.0 FOR  
DRIVEWAY PLAN & PROFILE

**GRADING AND DRAINAGE PLAN**



No.	Date	Description	Approved
1	11/18/2020	PC REVISION	TLS

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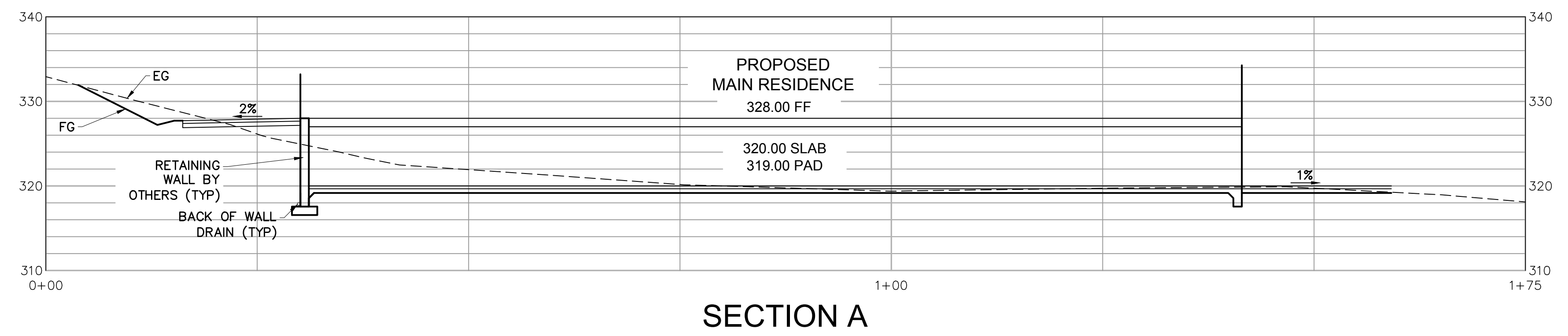
Timothy L. Schrom, RCE 67890  
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**VIEWSHED PERMIT  
GRADING AND DRAINAGE**  
4000 Silverado Trail North  
Napa, California  
APN 021-010-077

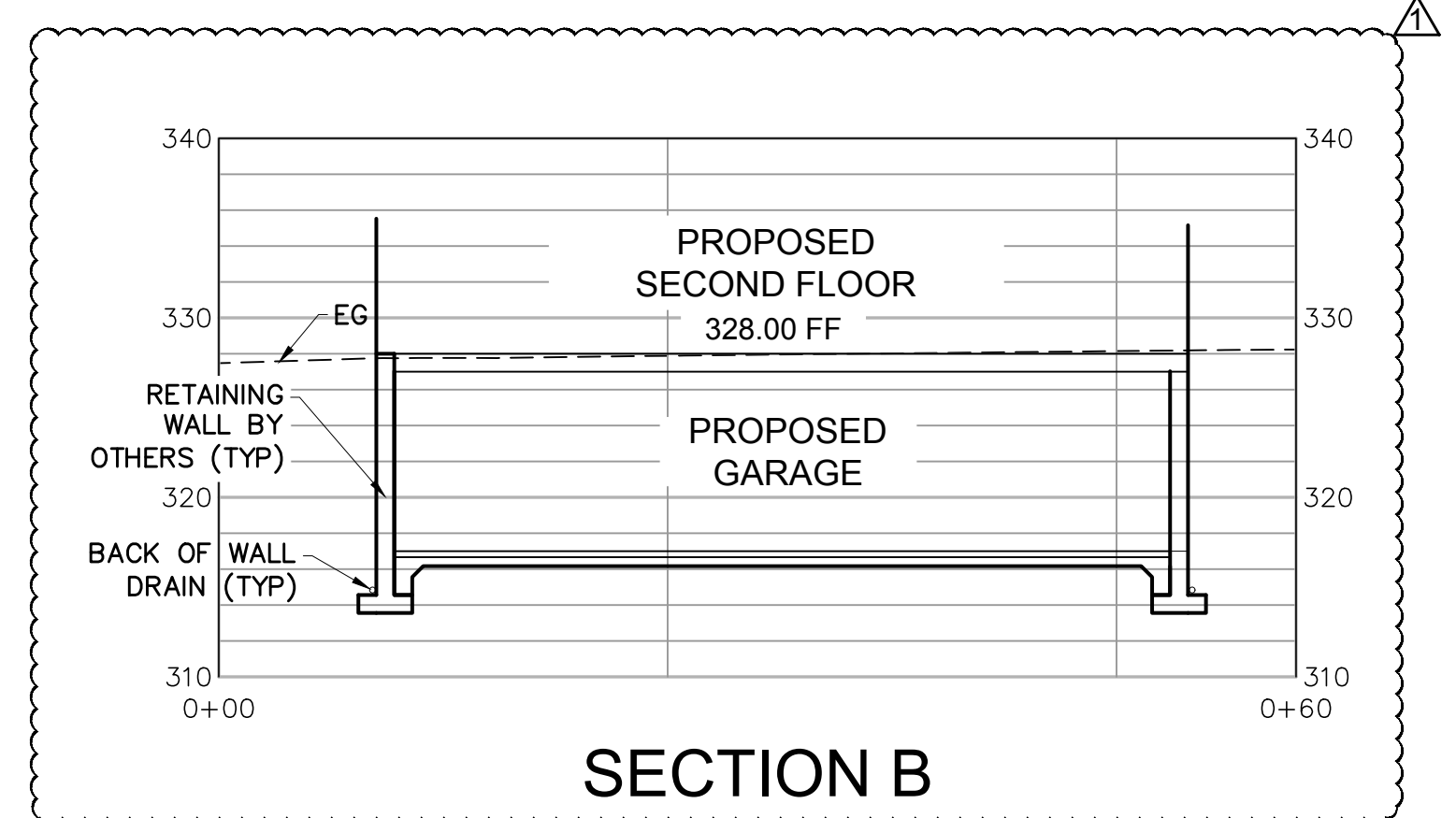
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Date: January 20, 2021  
Design by: AR/SK's  
Drawn by: AR/SK's  
Checked by: TLS

Sheet  
**C3.0**  
3 of 5 Sheets  
Job 19275

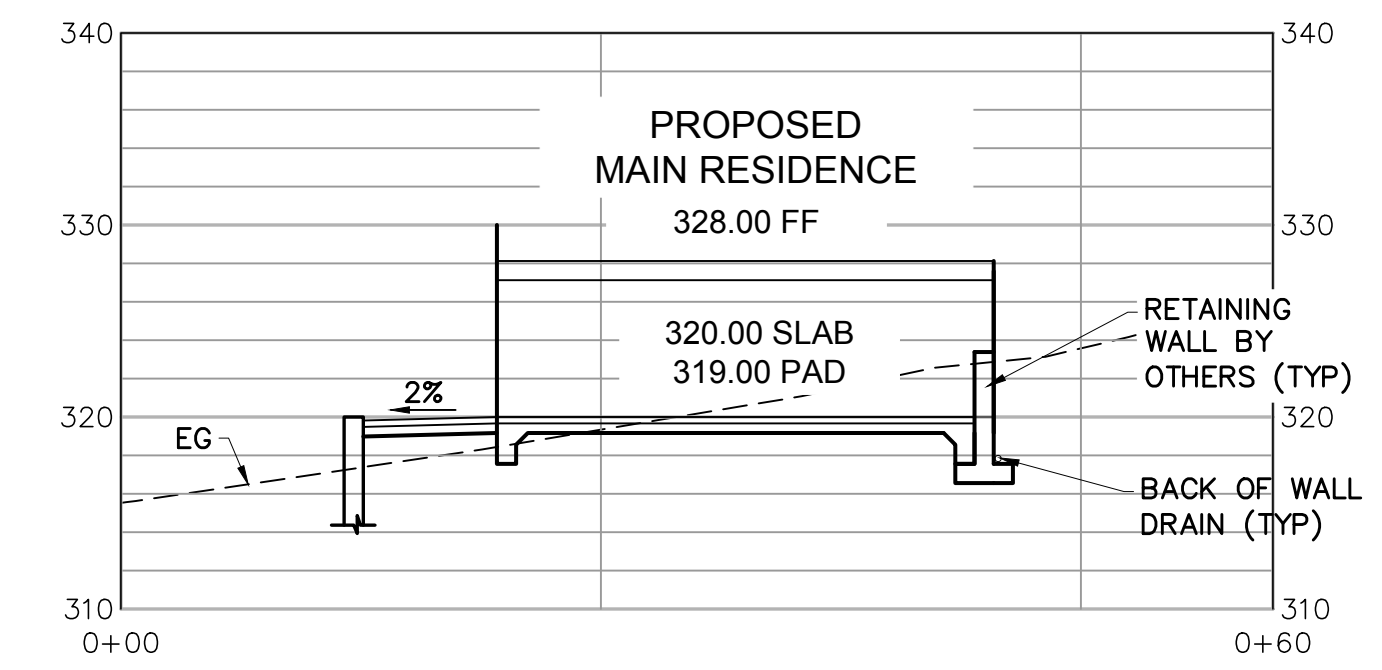




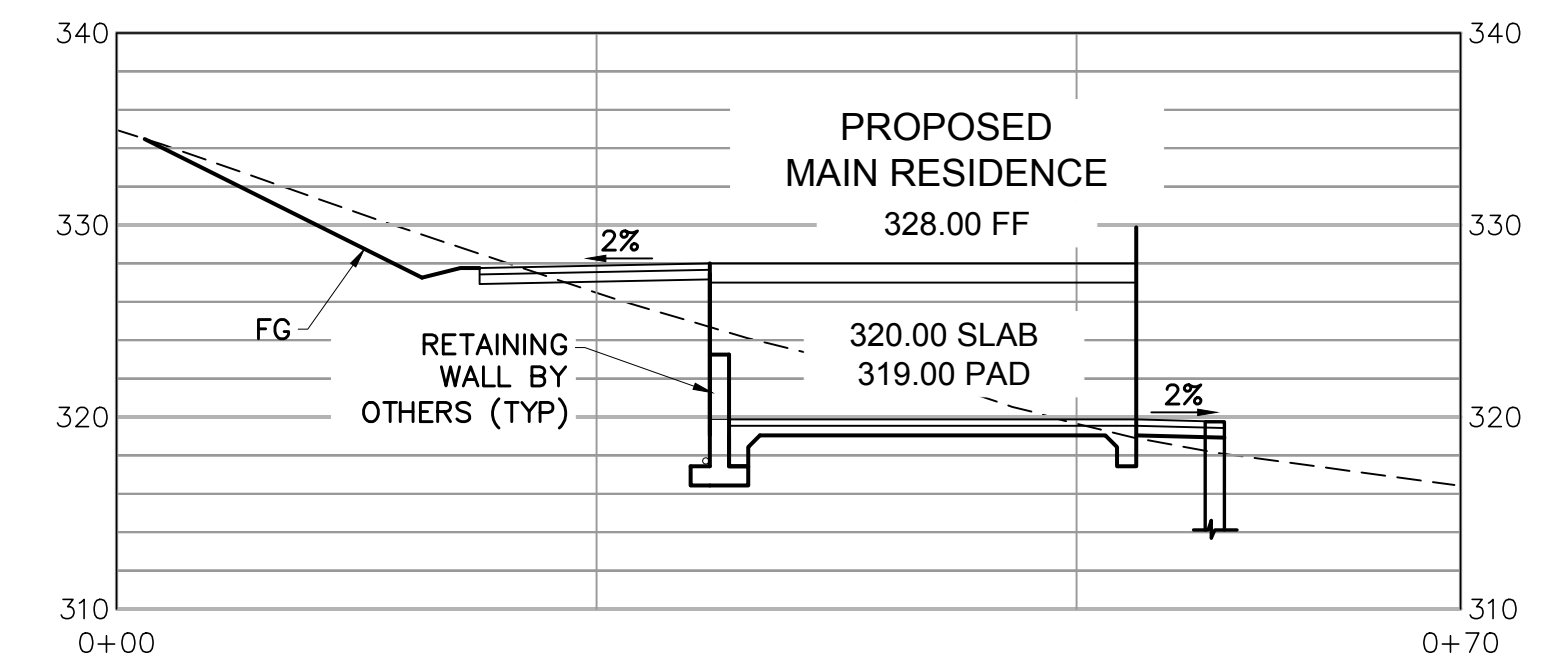
SECTION A



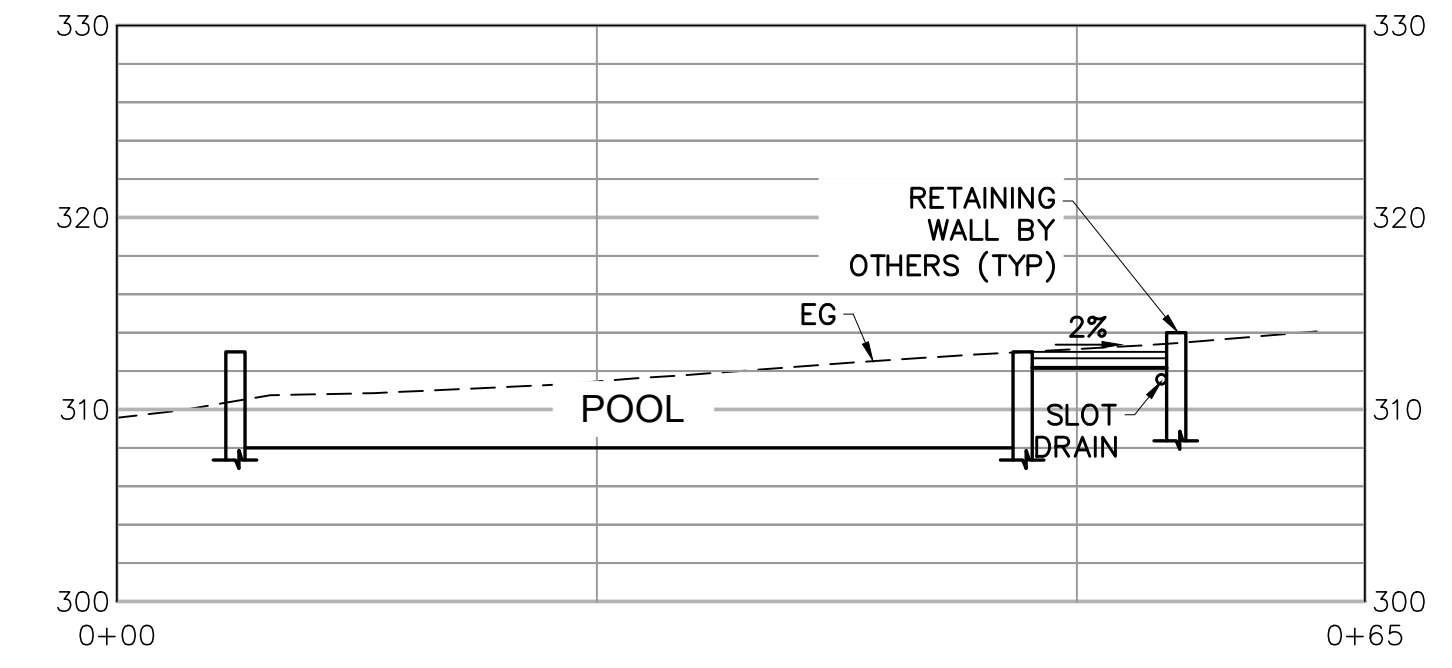
SECTION B



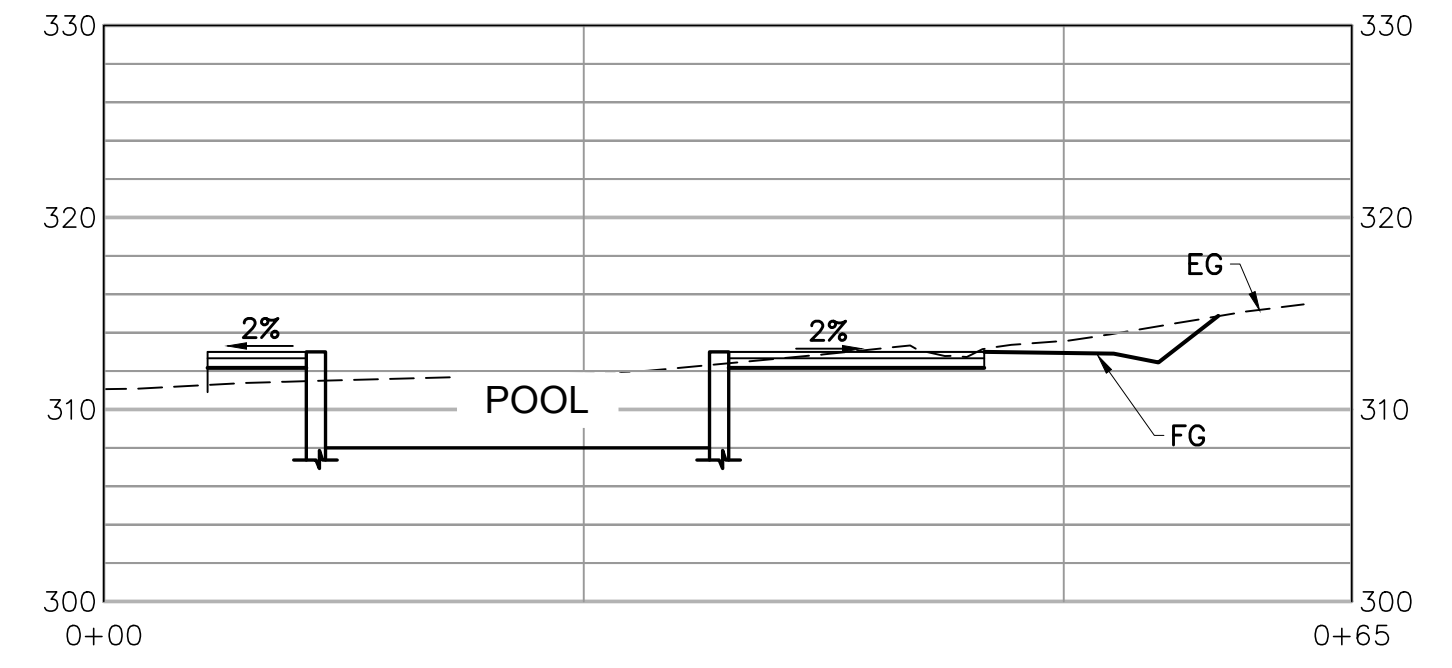
SECTION C



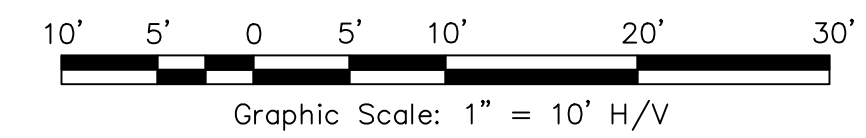
SECTION D



SECTION E



SECTION F



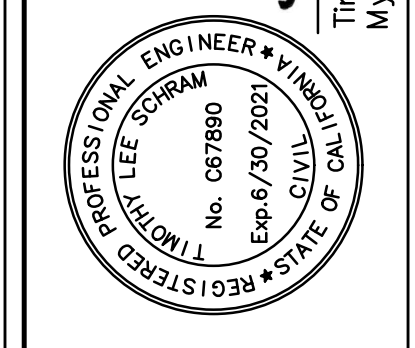
LEGEND:  
 ————— FINISHED GRADE  
 - - - - - EXISTING GRADE

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No.	Date	Description	Approved
1	11/18/2020	FC REVISION	TLS

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*(Signature)*  
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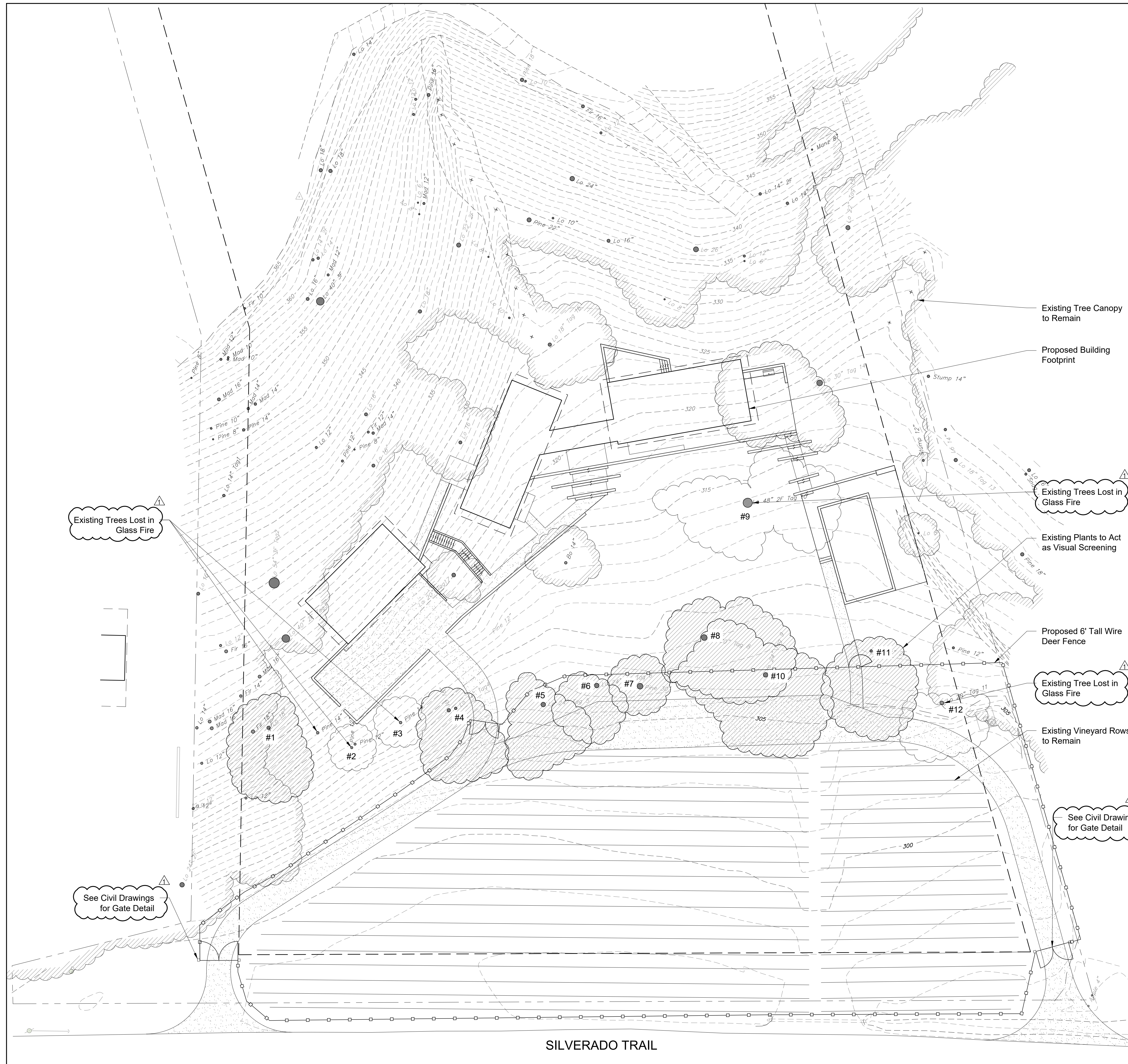


**VIEWSHED PERMIT  
 SITE SECTIONS**  
 4000 Silverado Trail North  
 Napa, California  
 APN 021-010-077

SCALE: AS SHOWN  
 Date: January 20, 2021  
 Design by: ARK's  
 Drawn by: ARK's  
 Checked by: TLS

Sheet  
**C4.0**  
 4 of 5 Sheets  
 Job 19275





**PLANTING SCHEDULE:**

**EXISTING TREES TO REMAIN AS VISUAL SCREENING:**

SYM	#	Species Name	Common Name	Canopy Height	Canopy Width
	1	<i>Quercus lobata</i>	Valley Oak	12'-30'	35'
	2	<i>Pinus sp.</i>	Pine	15'-35'	15'
	3	<i>Pinus sp.</i>	Pine	15'-40'	20'
	4	<i>Quercus agrifolia</i>	Coast Live Oak	15'-40'	35'
	5	<i>Quercus agrifolia</i>	Coast Live Oak	8'-25'	35'
	6	<i>Quercus agrifolia</i>	Coast Live Oak	8'-30'	30'
	7	<i>Pinus sp.</i>	Pine	30'-80'	25'
	8	<i>Quercus kelloggii</i>	Black Oak	20'-35'	30'
	9	<i>Quercus agrifolia</i>	Coast Live Oak	25'-40'	60'
	10	<i>Quercus lobata</i>	Valley Oak	25'-45'	40'
	11	<i>Quercus agrifolia</i>	Coast Live Oak	8'-35'	35'
	12	<i>Quercus agrifolia</i>	Coast Live Oak	8'-30'	30'

**PLANTING AND MAINTENANCE NOTES:**

1. New screening trees to be maintained following Napa County's Defensible Space Guidelines.
2. All trees, shrubs, vines, groundcovers, perennials and bulbs shall be kept at optimum growing condition by watering, weeding, replanting, fertilizing, cultivating, repairing stakes and ties, restoring watering basins, spraying for disease and insects, removing and replacing dead or dying materials, pruning as directed, maintaining proper grades at plants, and providing any other reasonable operations of maintenance and protection required for successful completion of the project.

**TREE PROTECTION NOTES:**

1. Protect existing trees scheduled to remain against injury, compaction of root zone, or injury due to cutting, breaking or skinning of roots, trunks, or branches, smothering by stockpiled or disposal of construction materials, excavated materials or vehicular traffic within drip line of trees.
2. No pruning of existing trees shall be completed without prior approval by the Client. Great care is to be taken in excavation under tree canopies to avoid unnecessary damage to the root system or cutting of major structural roots. If major roots are encountered, the Contractor shall immediately consult with an arborist and notify the Landscape Architect as to the recommended solution.
3. Protect trees to remain with a temporary, wire mesh (cyclone) construction fence, six (6) feet high, wired to nine (9) foot steel stakes, driven two (2) feet minimum into the ground at the location indicated by Landscape Architect.

Consultant:

Stamp:



Project Name:

**Silverado Residence**

APN# 021-010-077

**Silverado Trail North,  
Napa County, CA**

Sheet Title:

**Landscape Plan**

Submitted:

Viewshed Permit

Date:

11-18-20

Revision:

Rev 1

Date:

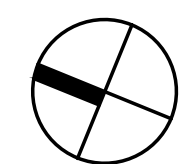
11-18-20

scale: as noted

sheet:

**L1.1**

SCALE: 1" = 20'



SILVERADO TRAIL