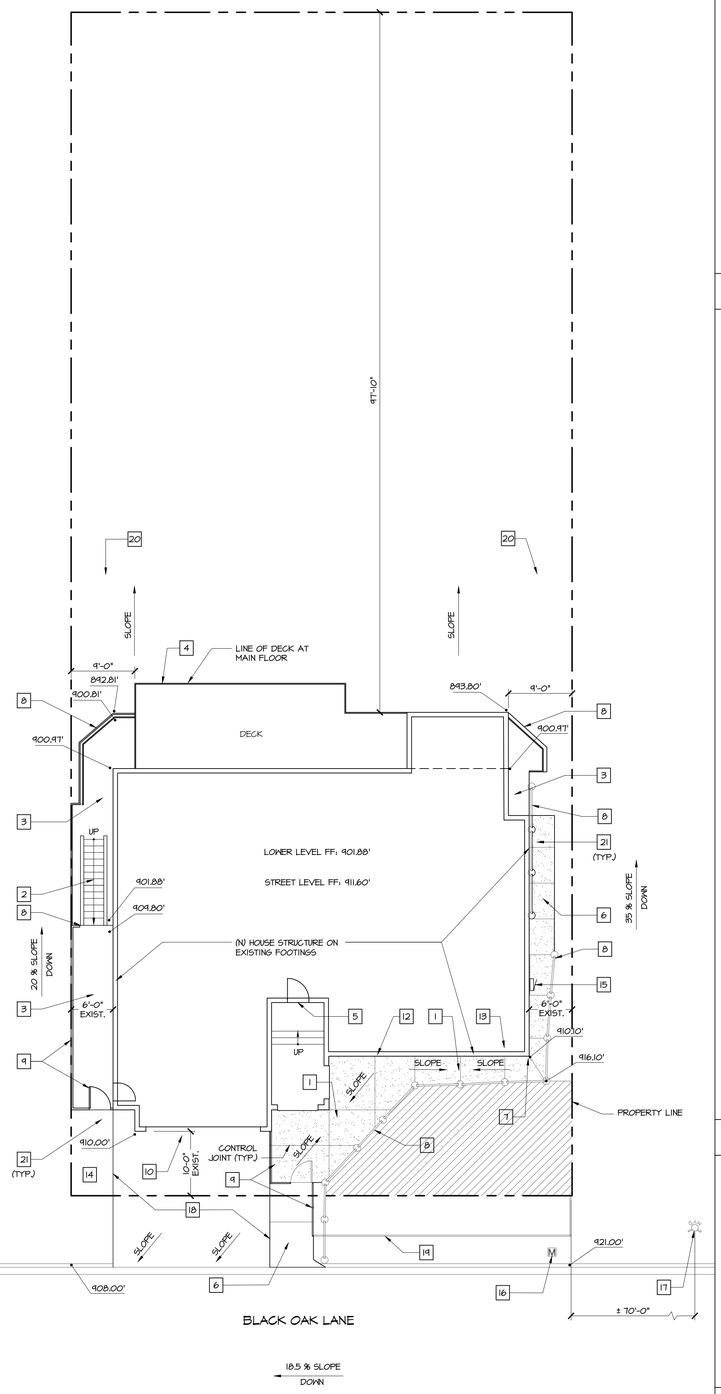
“E”

Graphics



1 **SITE PLAN**
SCALE: 1"= 10'-0"

GRAPHIC SCALE: 1" = 10'-0"
10 0 5 10 20 FEET

NORTH

PROJECT SITE
APN # 019-392-006

NOTES

1. CONTRACTOR IS TO NOTIFY PROJECT ARCHITECT IF SITE CONDITIONS DISAGREE WITH INFORMATION SHOWN ON DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES WHICH ARE IN OPERATION AND SHALL PROTECT THEM FROM DAMAGE IN THE FIELD. THE CONTRACTOR SHALL CALL USA TOLL FREE AT 800-227-2600. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BEAR ALL OF THE REPAIR AND/OR REPLACEMENT COSTS OF SAID UTILITIES DAMAGED BY CONTRACTOR(S) DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
3. THESE PLANS ARE INTENDED TO COMPLY WITH THE CBC & CRC 2019 EDITION.
4. CONSTRUCTION MATERIALS, ASSEMBLIES AND PROCEDURES ARE TO FOLLOW LOCALLY ADOPTED BUILDING CODES AND SUPPLEMENTAL ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH LOCAL CODE AND INFORMATION SHOWN ON THE PLANS, CONSULT THE PROJECT ARCHITECT FOR RESOLUTION PRIOR TO COMMENCING WORK.
5. SEPARATE CONTRACTS FOR SUCH WORK AS PAVING, LANDSCAPING AND SIGN INSTALLATION MAY BE AWARDED BY THE CLIENT. IN ADDITION CERTAIN SPECIALTY ITEMS SUCH AS LIGHTING FIXTURES, DISPENSERS, ETC. MAY BE PURCHASED DIRECTLY BY THE CLIENT FOR DELIVERY TO THE GENERAL CONTRACTOR, WHO WILL BE RESPONSIBLE FOR THEIR INSTALLATION. COORDINATE SCOPE OF WORK W/ OWNER. THE GENERAL CONTRACTOR SHALL COOPERATE WITH AND COORDINATE THE WORK OF SEPARATE CONTRACTORS.
6. ALL NEW CONCRETE PAVING WORK SHALL MATCH EXISTING GRADES AT LIMITS OF WORK.

KEY NOTES

1. NEW FLOOR DRAIN
2. NEW WOOD STAIRS
3. EXISTING CONCRETE WALK (TYP.)
4. NEW DECK
5. MAIN ENTRY
6. NEW CONCRETE WALK (TYP.)
7. CONNECT DOWNSPOUT TO ON SITE STORM DRAIN SYSTEM (TYP.)
8. EXISTING RETAINING WALL WITH NEW GUARDRAIL ABOVE (WHERE OCCURS)
9. NEW FENCE & GATE
10. NEW TRENCH DRAIN TO REPLACE EXISTING
11. NOT USED
12. EXISTING SEWER STUB
13. EXISTING DOMESTIC SERVICE STUB
14. EXISTING PROPANE TANK LOCATION
15. ELECTRICAL METER & MAIN SWITCH PANEL
16. EXISTING WATER METER
17. EXISTING FIRE HYDRANT
18. EXISTING CONCRETE DRIVEWAY
19. EXISTING METAL FENCE
20. STORM DRAIN DISCHARGE
21. 4" PVC STORM DRAIN LINE

SITE PLAN LEGEND

NEW LANDSCAPING

CONCRETE PAVING, SEE CIVIL DWGS.

EXISTING CONCRETE CURB & GUTTER

M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94595
925-287-1174 Tel
925-943-1581 Fax
925-878-9875 Cell
muthana@mlarchitect.com
www.mlarchitect.com

BLACK OAK RESIDENCE
326 BLACK OAK LANE
NAPA, CA 94558

DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED WITHIN THEM CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF M I ARCHITECTS, INC. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE PROFESSIONAL SERVICE AND PROJECT FOR WHICH THEY WERE PREPARED BY M I ARCHITECTS, INC. ANY REPRODUCTION OR DISCLOSURE OF THE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT FROM M I ARCHITECTS, INC. IS PROHIBITED.

-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
-	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

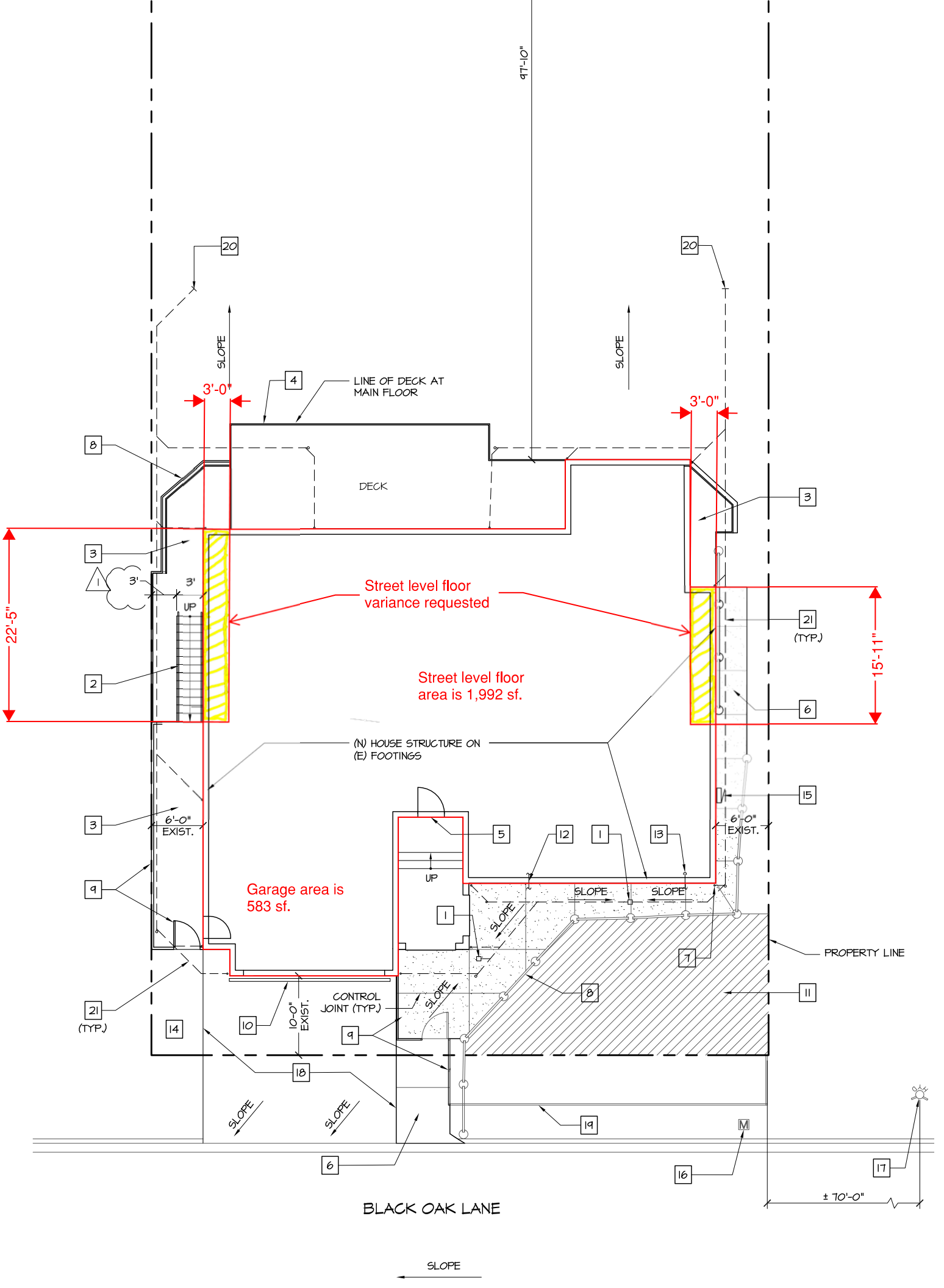
SITE PLAN

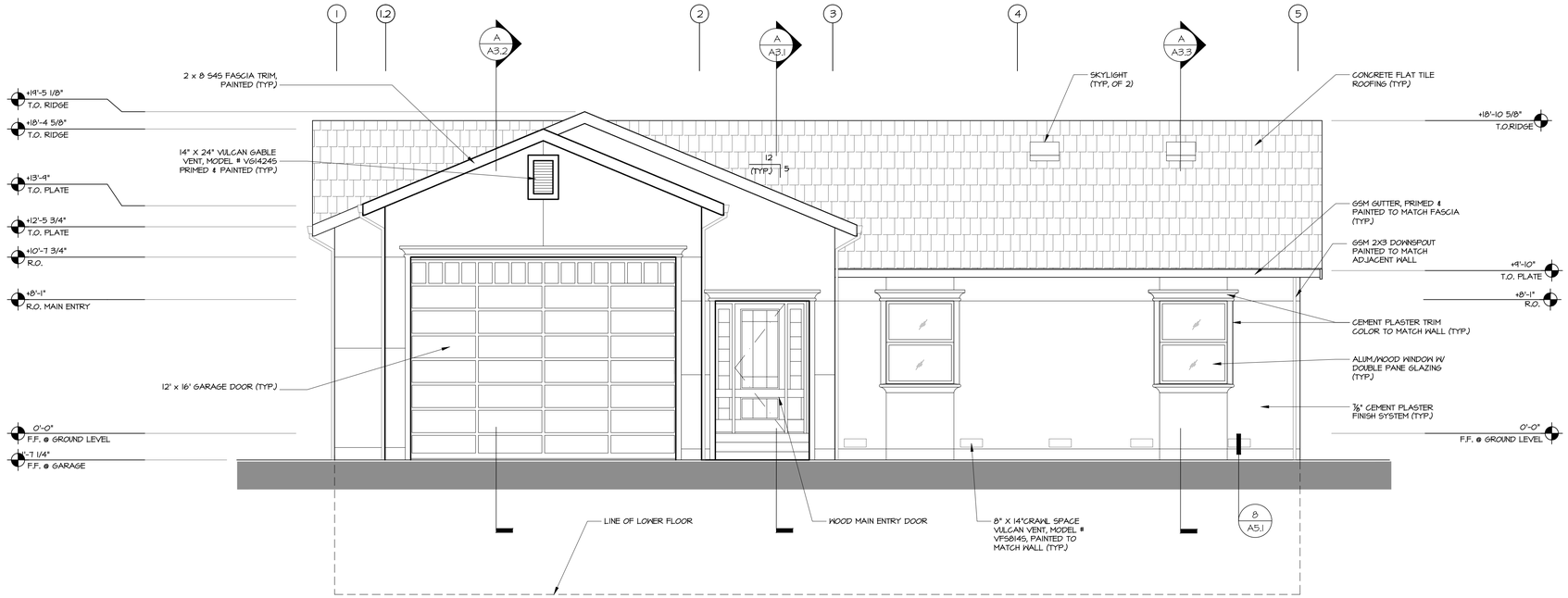
PROJECT #: 20-12004
DRAWN: EMQ CHECKED: MII
SCALE: AS NOTED DATE: 09-01-20

SD1

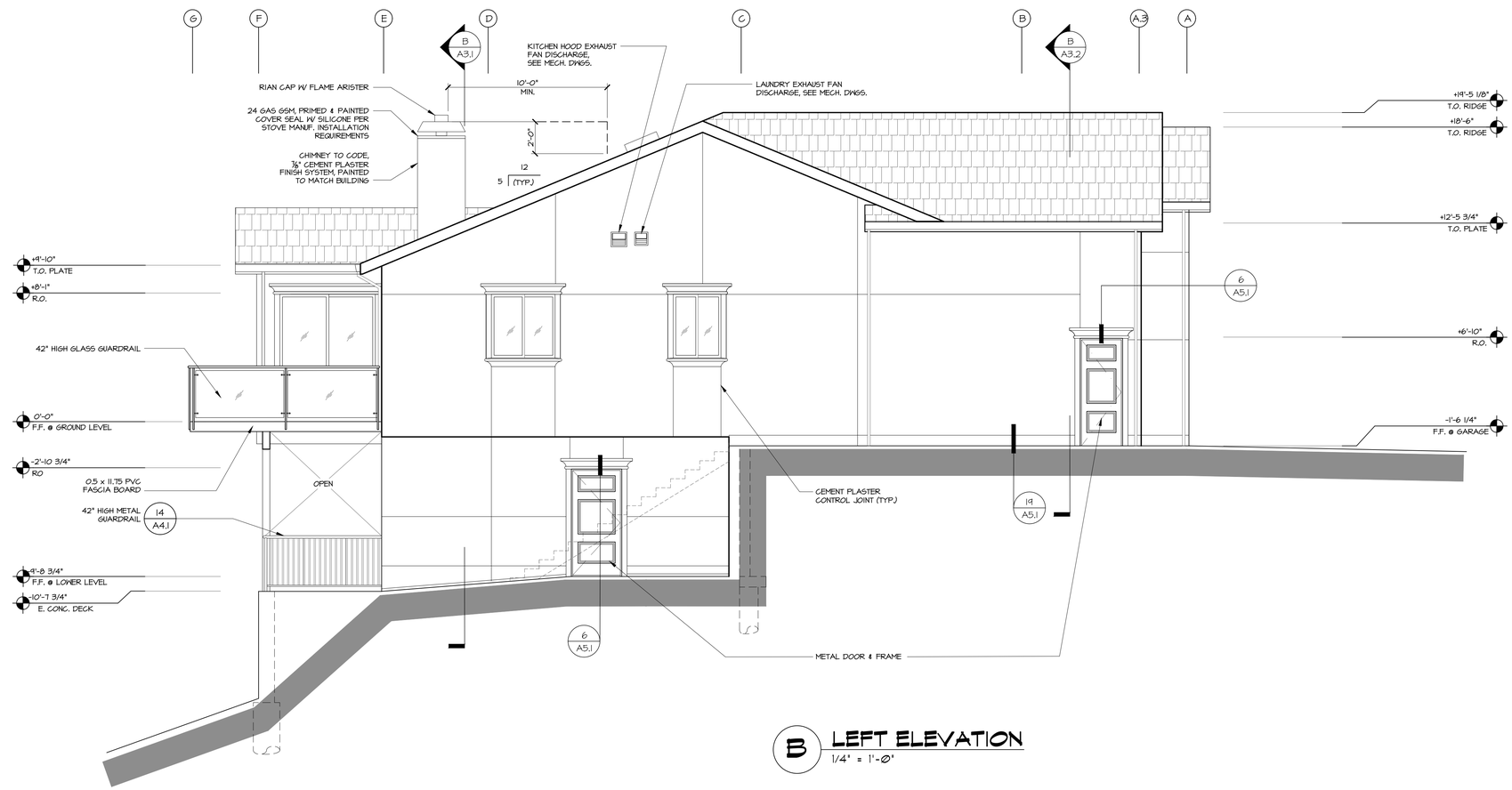
SHEET OF

D:\20-12004 Black Oak Napa\Doc's\Variance\DWG's\20-12004-SD1.dwg modified by Muthana Ibrahim at Mar 07, 2021 - 4:25pm


97'-10"
20
20
SLOPE
SLOPE
4
LINE OF DECK AT
MAIN FLOOR
3'-0"
3'-0"
8
DECK
3
3
1
3'
3'
UP
Street level floor
variance requested
22'-5"
21
(TYP.)
15'-11"
Street level floor
area is 1,992 sf.
2
6
(N) HOUSE STRUCTURE ON
(E) FOOTINGS
15
3
6'-0"
EXIST.
5
12
1
13
6'-0"
EXIST.
9
Garage area is
583 sf.
UP
SLOPE
SLOPE
1
SLOPE
PROPERTY LINE
7
8
11
21
(TYP.)
14
10
10'-0"
EXIST.
CONTROL
JOINT (TYP.)
SLOPE
9
18
SLOPE
SLOPE
19
M
6
16
17
± 70'-0"
BLACK OAK LANE
SLOPE



A FRONT ELEVATION
1/4" = 1'-0"



B LEFT ELEVATION
1/4" = 1'-0"

COLOR & MATERIAL NOTES

A. CEMENT PLASTER SHALL BE (3) COATS, 7/8" THICK, PER CODE, COLOR CRYSTAL WHITE FINISH: SMOOTH LAHABRA.

B. FASCIA BOARD, METAL GUARDRAIL, METAL FENCE, EXTERIOR, STAIR SHALL BE PAINTED COLOR VAN DYKE BROWN COLOR # SW7041, MANUF. BY SHERWIN WILLIAMS.

C. CONCRETE ROOF TILES: SEE "NOTES" #2 ON SHT. A1.5

D. WINDOW, GLIDING DOORS & BI-FOLD DOOR, DARK BRONZE ALUMINUM, SEE NOTE #7 ON SHEET A1.1B

GENERAL NOTES

1. ALL WINDOWS ROUGH OPENING SHALL CONFIRM TO THE WINDOW MANUFACTURE ROUGH OPENING REQUIREMENTS.
2. STUCCO FINISH SYSTEM SHALL BE (3) COATS 7/8" THICK. FINISH COAT SHALL BE ACRYLIC SMOOTH NATURAL FINISH ON METAL LATH ON (2) LAYERS GRADE "D" BUILDING PAPER, PRIMED AND PAINTED (U.O.N.)
3. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MFR. RECOMMENDATIONS.
4. PAINT ALL MECH. AND PLUMBING PENETRATIONS TO MATCH ADJACENT ROOF/WALL AS NEEDED.
5. STUCCO CONTROL JOINT SHALL BE PROVIDED PER INDUSTRY STANDARD. JOINT SPACING SHALL NOT BE GREATER THAN 18 FT. NO PANEL SHOULD EXCEED 144 SF. ON VERTICAL AREA, AND NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 ½ TO 1 IN ANY GIVEN PANEL.

M I Architects

M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94595
925-287-1174 Tel
925-943-1581 Fax
925-878-9875 Cell
muthana@miarchitect.com
www.miarchitect.com

NOT FOR CONSTRUCTION

BLACK OAK RESIDENCE
326 BLACK OAK LANE
NAPA, CA 94558

DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED WITHIN THEM CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF M I ARCHITECTS, INC. AND THE SAME MAY NOT BE USED, DISCLOSED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF M I ARCHITECTS, INC. AS AN INSTRUMENT OF SERVICE, AND IS PROPERTY OF M I ARCHITECTS, INC. IS PROHIBITED. THE USE, DUPLICATION OR DISCLOSURE OF THE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT FROM M I ARCHITECTS, INC. IS PROHIBITED.

-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
-	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

EXTERIOR ELEVATIONS

PROJECT #: 20-12004
DRAWN: EMQ CHECKED: MII
SCALE: AS NOTED DATE: 09-01-20

A2.1

SHEET OF

S:\1-Projects\20-12004 Black Oak Napa\Dwg's\Permitting\20-12004-A2.1-A2.2.dwg modified by Muthana Ibrahim at Apr 02, 2021 - 4:21pm

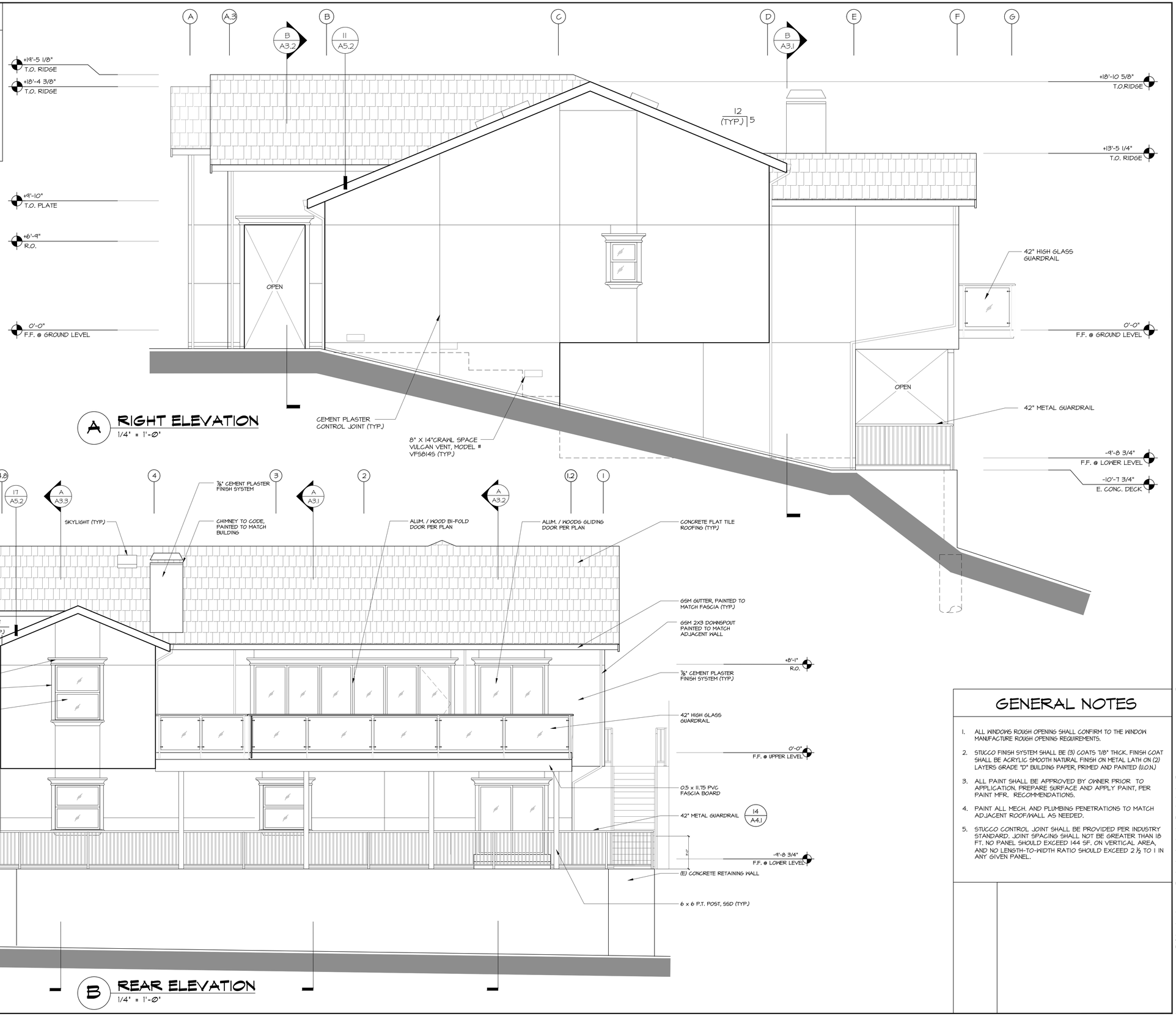
COLOR & MATERIAL NOTES

A. CEMENT PLASTER SHALL BE (3) COATS, ⅞" THICK, PER CODE, COLOR CRYSTAL WHITE FINISH: SMOOTH LAHABRA.

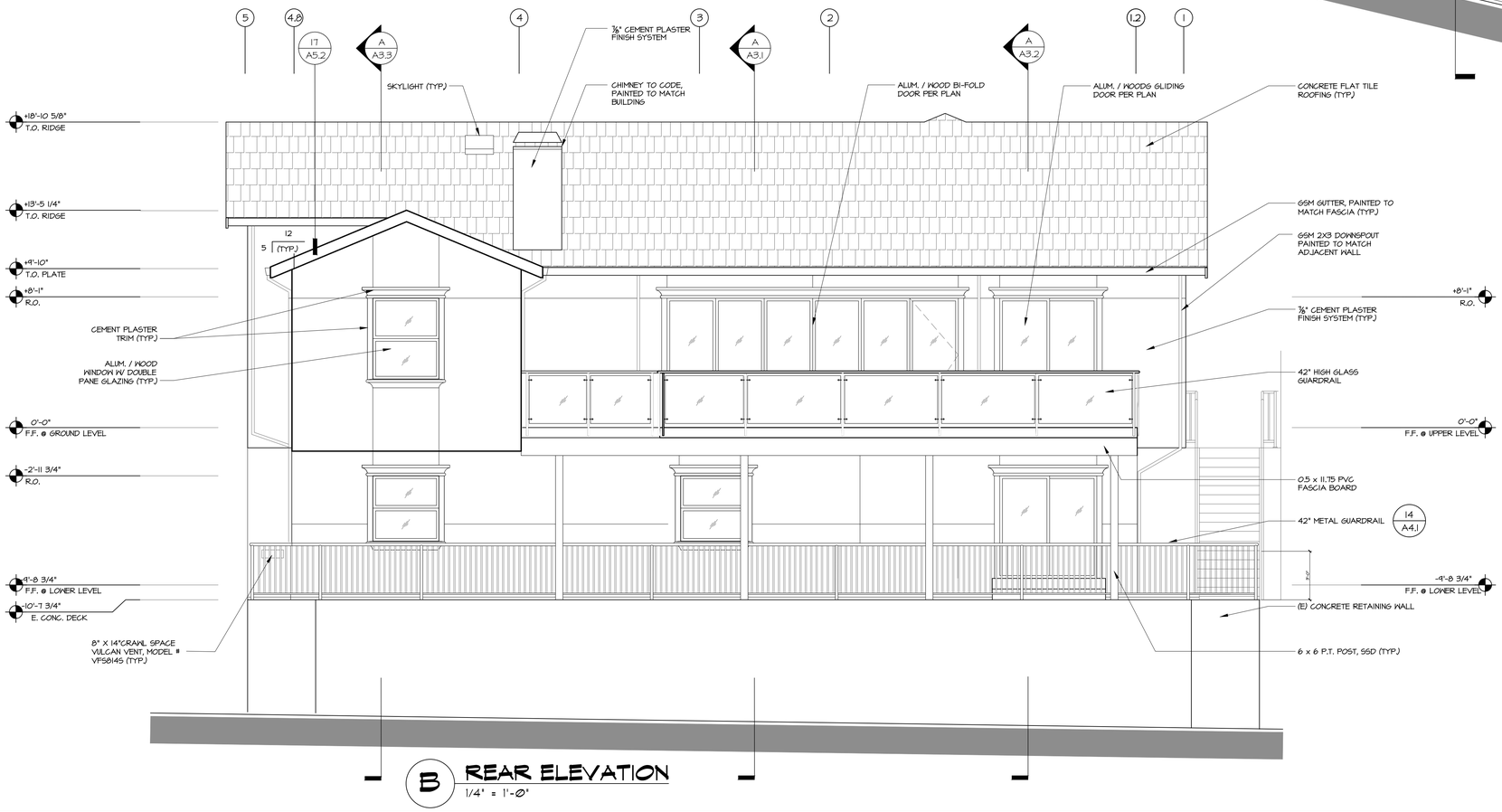
B. FASCIA BOARD, METAL GUARDRAIL, METAL FENCE, EXTERIOR, STAIR SHALL BE PAINTED COLOR VAN DYKE BROWN COLOR # SW7041, MANUF. BY SHERWIN WILLIAMS.

C. CONCRETE ROOF TILES: SEE "NOTES" #2 ON SHT. A1.5

D. WINDOW, GLIDING DOORS & BI-FOLD DOOR, DARK BRONZE ALUMINUM, SEE NOTE #7 ON SHEET A1.1B



A RIGHT ELEVATION
1/4" = 1'-0"



B REAR ELEVATION
1/4" = 1'-0"

GENERAL NOTES

1. ALL WINDOWS ROUGH OPENING SHALL CONFIRM TO THE WINDOW MANUFACTURE ROUGH OPENING REQUIREMENTS.
2. STUCCO FINISH SYSTEM SHALL BE (3) COATS 7/8" THICK. FINISH COAT SHALL BE ACRYLIC SMOOTH NATURAL FINISH ON METAL LATH ON (2) LAYERS GRADE "D" BUILDING PAPER, PRIMED AND PAINTED (U.O.N.)
3. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MFR. RECOMMENDATIONS.
4. PAINT ALL MECH. AND PLUMBING PENETRATIONS TO MATCH ADJACENT ROOF/WALL AS NEEDED.
5. STUCCO CONTROL JOINT SHALL BE PROVIDED PER INDUSTRY STANDARD. JOINT SPACING SHALL NOT BE GREATER THAN 18 FT. NO PANEL SHOULD EXCEED 144 SF. ON VERTICAL AREA, AND NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 ½ TO 1 IN ANY GIVEN PANEL.

M I Architects

M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94595
925-287-1174 Tel
925-943-1581 Fax
925-878-9875 Cell
muthana@mlarchitect.com
www.mlarchitect.com

NOT FOR CONSTRUCTION

BLACK OAK RESIDENCE
326 BLACK OAK LANE
NAPA, CA 94558

DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED WITHIN THEM CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF M I ARCHITECTS, INC. DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE USE, DUPLICATION OR DISCLOSURE OF THE DOCUMENTS WITHOUT EXPRESSED WRITTEN CONSENT FROM M I ARCHITECTS, INC. IS PROHIBITED.

-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
-	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

EXTERIOR ELEVATIONS

PROJECT #: 20-12004
DRAWN: FMQ MII
CHECKED:
SCALE: AS NOTED
DATE: 10-14-19

A2.2

SHEET OF

S:\1-Projects\20-12004 Black Oak Napa\Dwg's\Permitting\20-12004-A2.1-A2.2.dwg modified by Muthana Ibrahim at Apr 02, 2021 - 4:22pm