

1/20/2021 10:21:48 AM

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

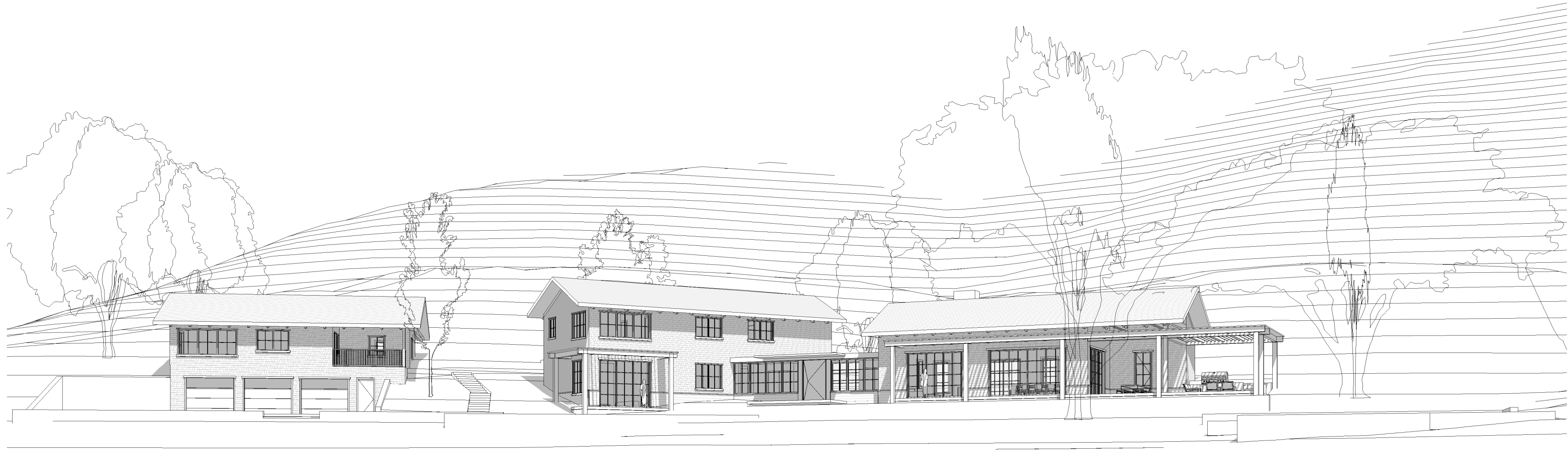
TBD

PHONE:
CONTACT:
E-MAIL:

MEP ENGINEER / ENERGY CALCS

TBD

PHONE:
CONTACT:
E-MAIL:



MARINEAU MILLS RESIDENCE

CALISTOGA, CA

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1 C3.0	GRADING AND DRAINAGE PLAN
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FELDMAN ARCHITECTURE

1648 Pacific Avenue, Suite B
San Francisco, California 94109
415 252 1441
www.feldmanarch.com



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A DIGITAL SIGNATURE

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

TITLE

COVER SHEET

A0.00
SHEET



LEGEND

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

KEYNOTE LEGEND

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

GENERAL NOTES

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



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PROJECT NAME
MARINEAU MILLS RESIDENCE

PROJECT ADDRESS
4000 SILVERADO TRL N
CALISTOGA, CA 94515

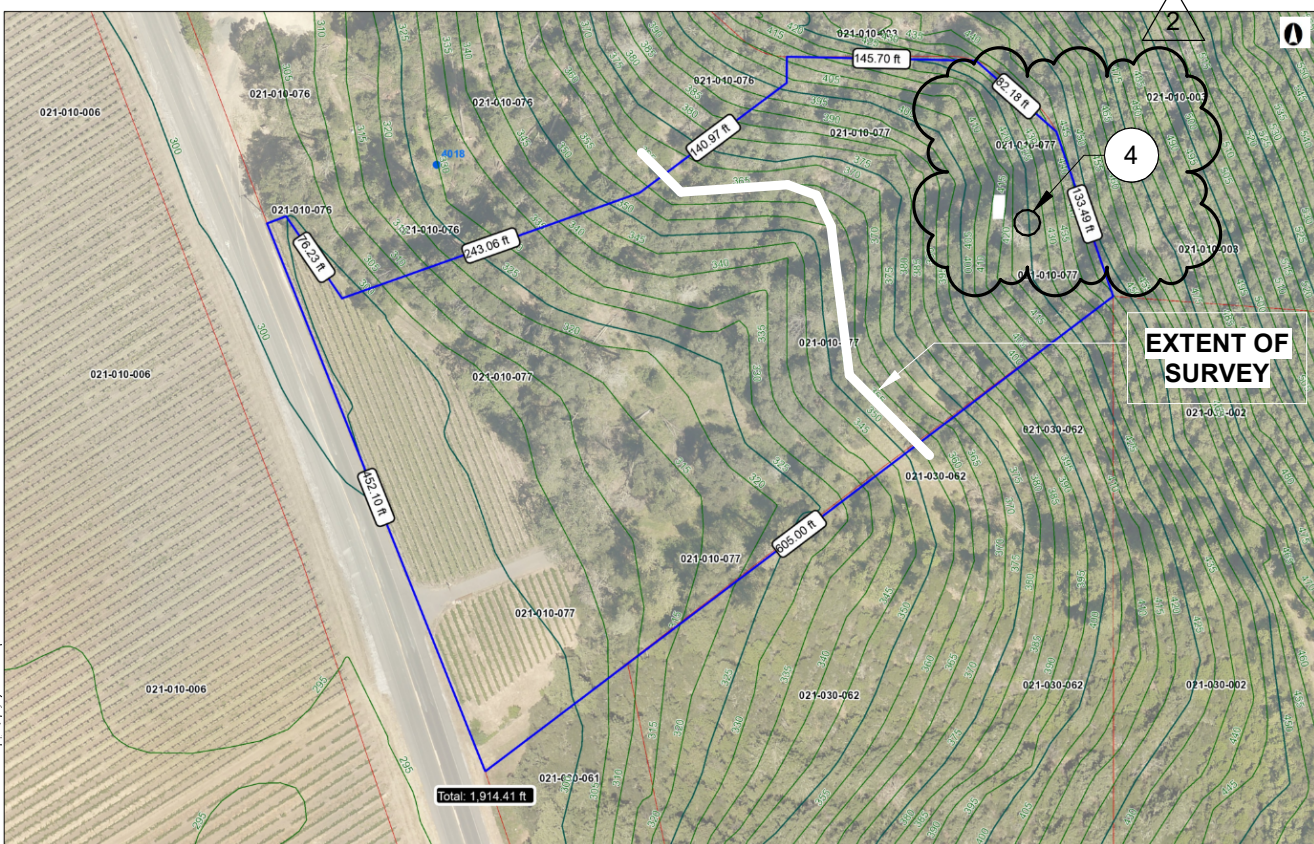
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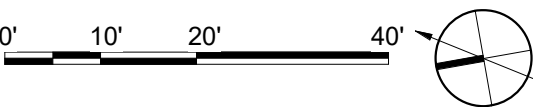
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SITE MAP - FULL SITE



TITLE
SITE PLAN



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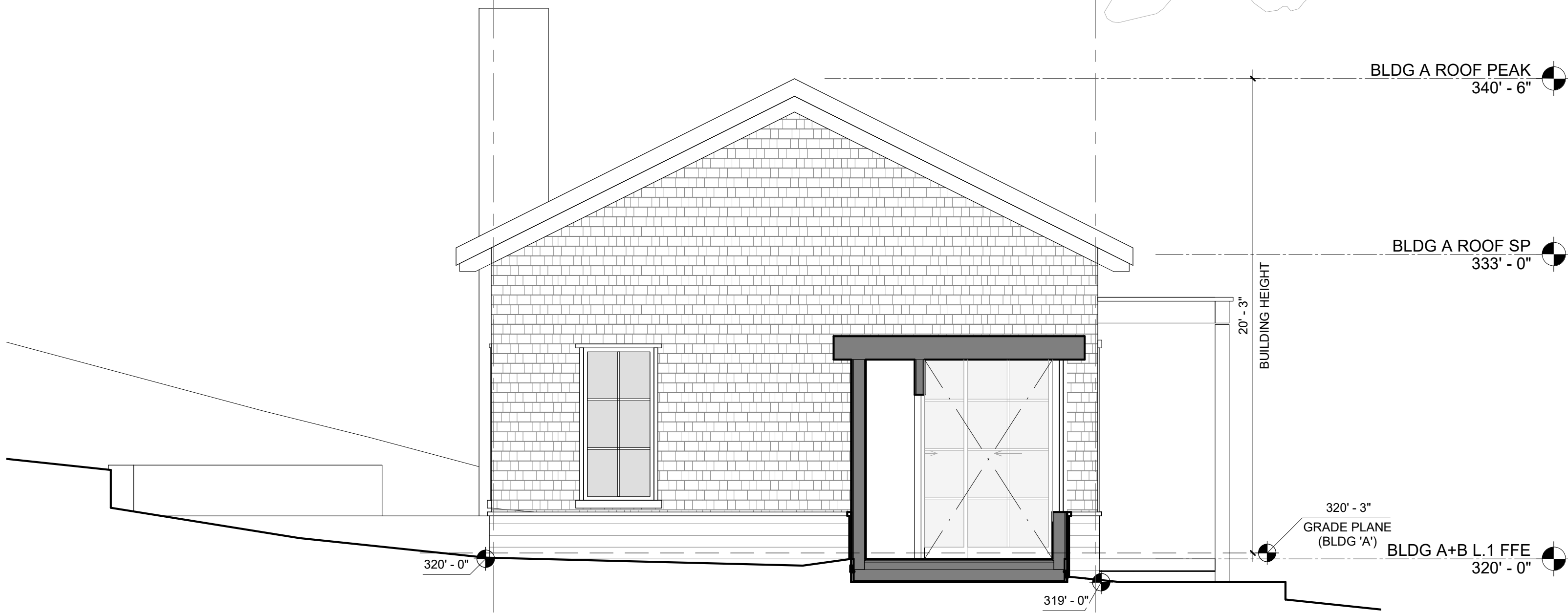
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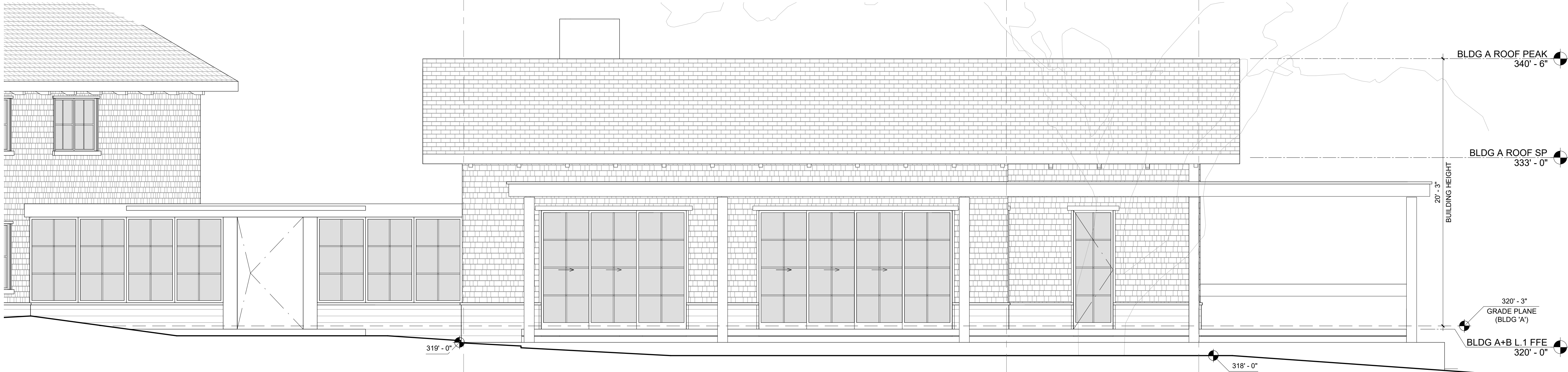
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2	VIEWSHED PERMIT	1/20/21

TITLE
EXTERIOR
ELEVATIONS -
BLDG A

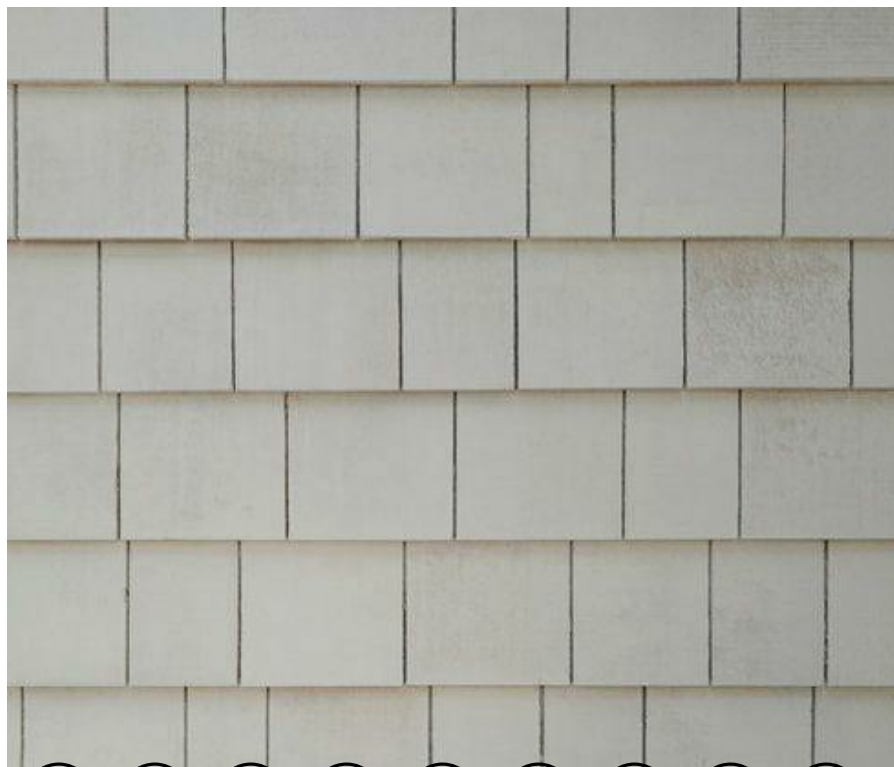
A3.01
SHEET



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



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



PAINTED SHINGLE SIDING, COLOR "D6D6D6"



GRAY TILE OR METAL SHINGLE ROOFING



PRIMARY HOUSE COLOR FROM NAPA
COUNTY APPROVED COLOR PALETTE

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

0' 2' 4' 8'



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**MARINEAU MILLS
RESIDENCE**

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

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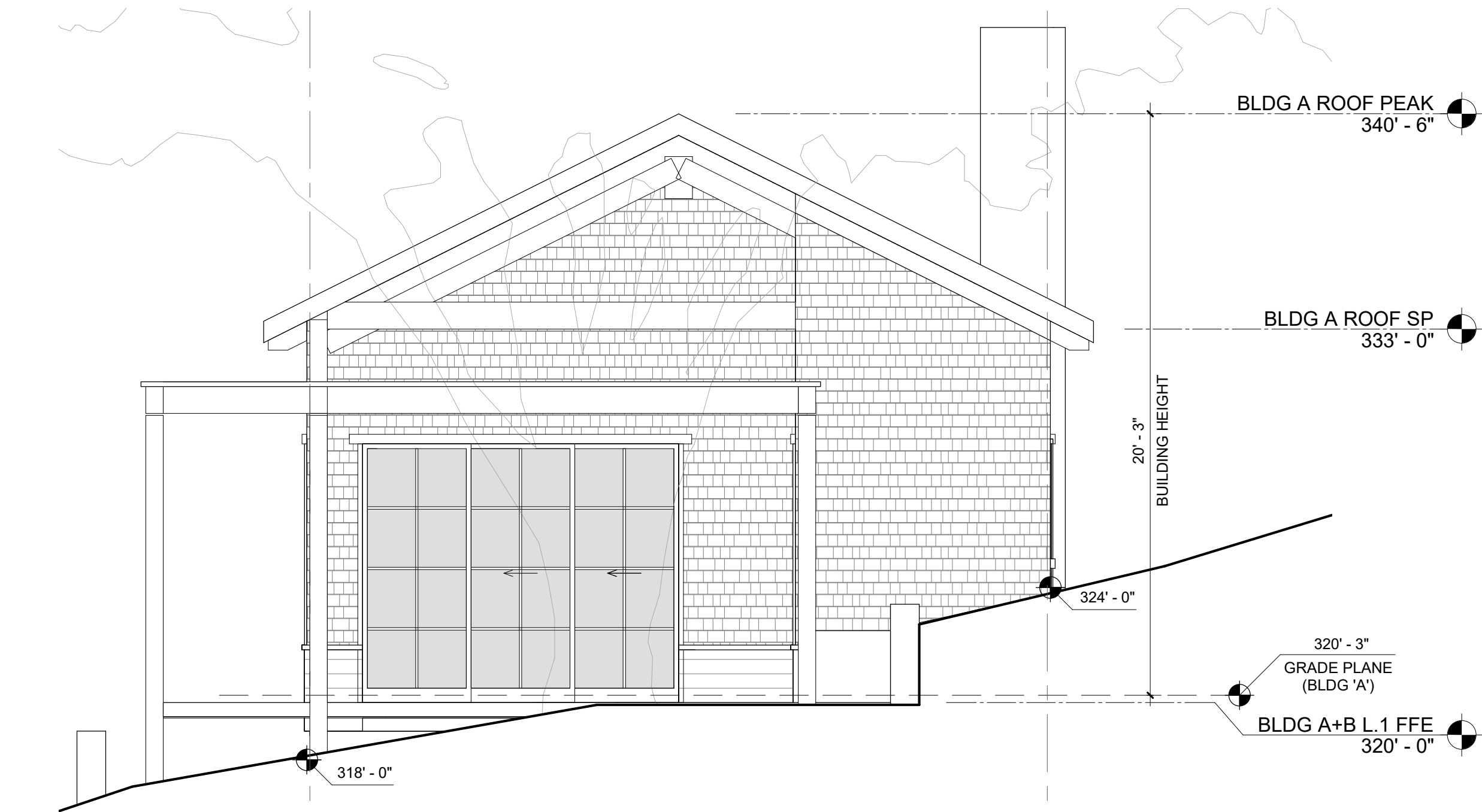
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01 20 2021

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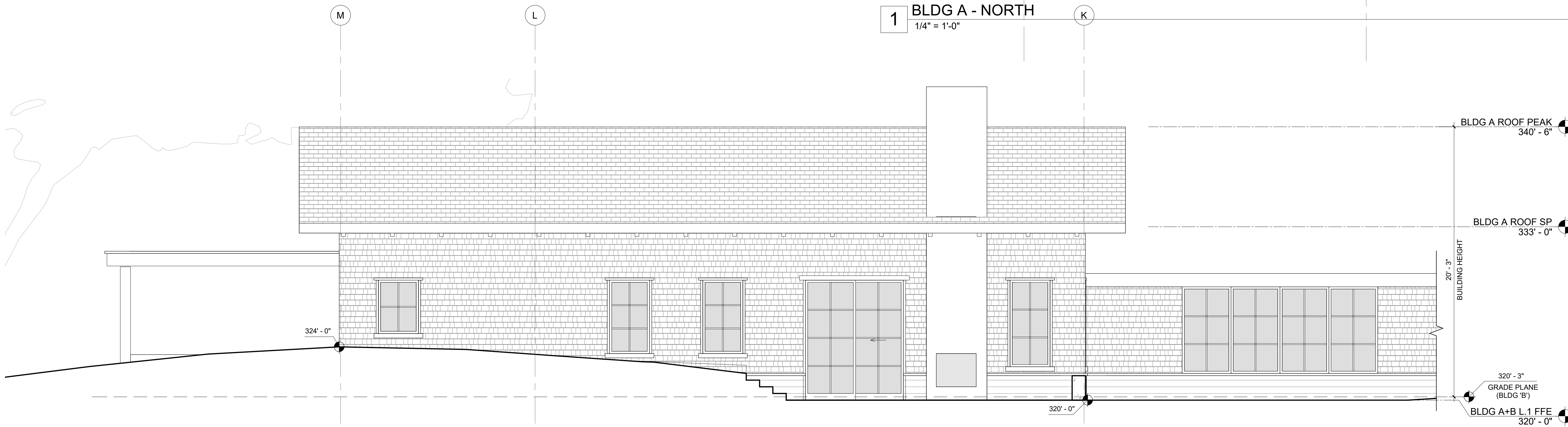
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2	VIEWSHED PERMIT	1/20/21

TITLE
**EXTERIOR
ELEVATIONS -
BLDG A**

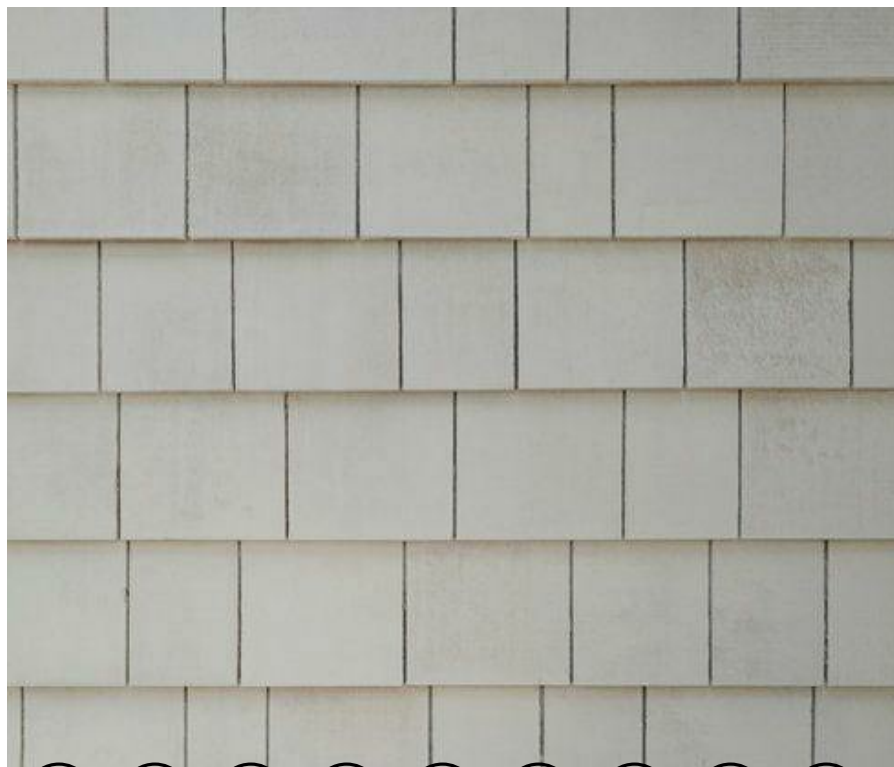
A3.02
SHEET



1 BLDG A - NORTH
1/4" = 1'-0"



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



PAINTED SHINGLE SIDING, COLOR "D6D6D6"



GRAY TILE OR METAL SHINGLE ROOFING



PRIMARY HOUSE COLOR FROM NAPA
COUNTY APPROVED COLOR PALETTE

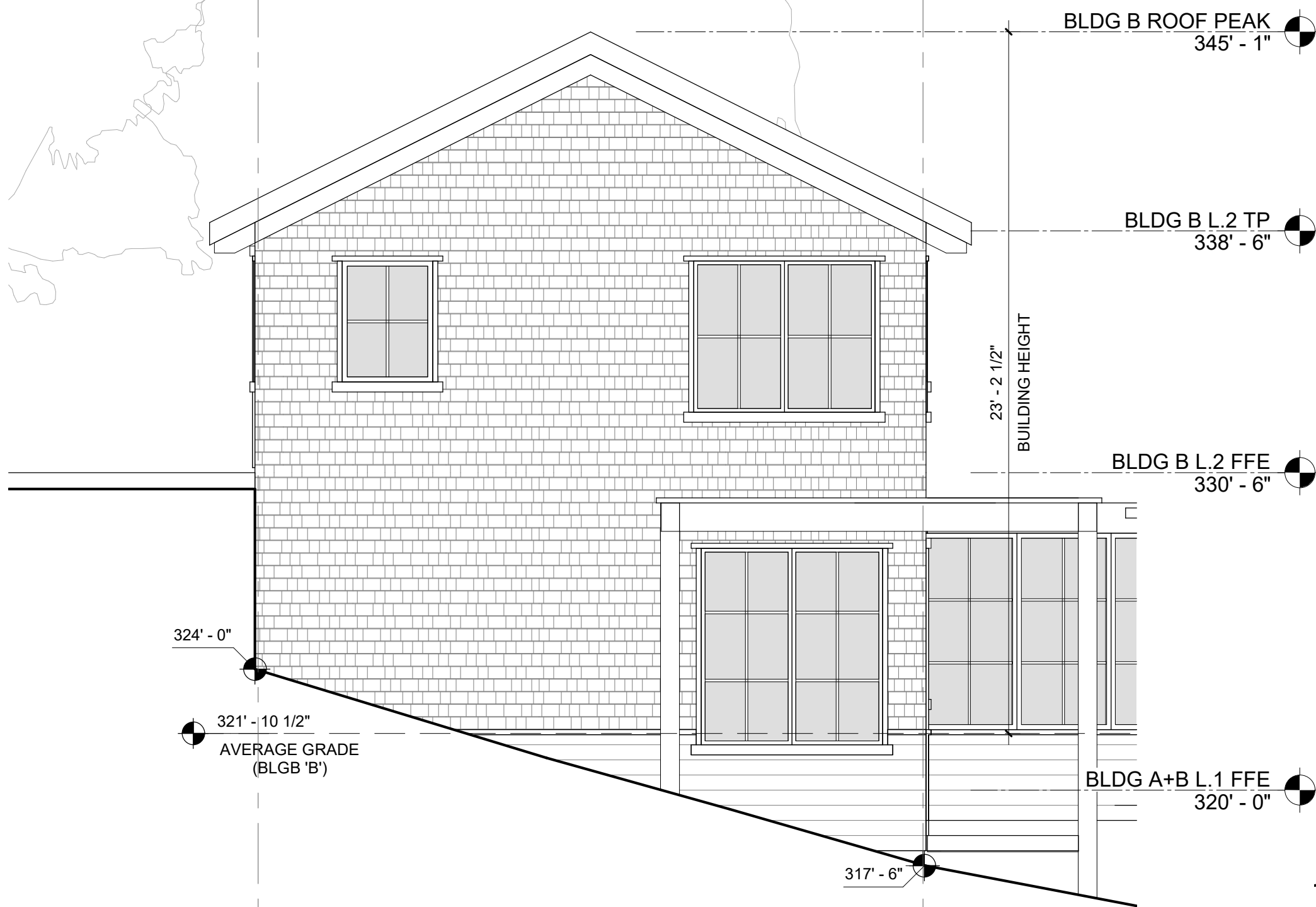
ELEVATION GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. 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.

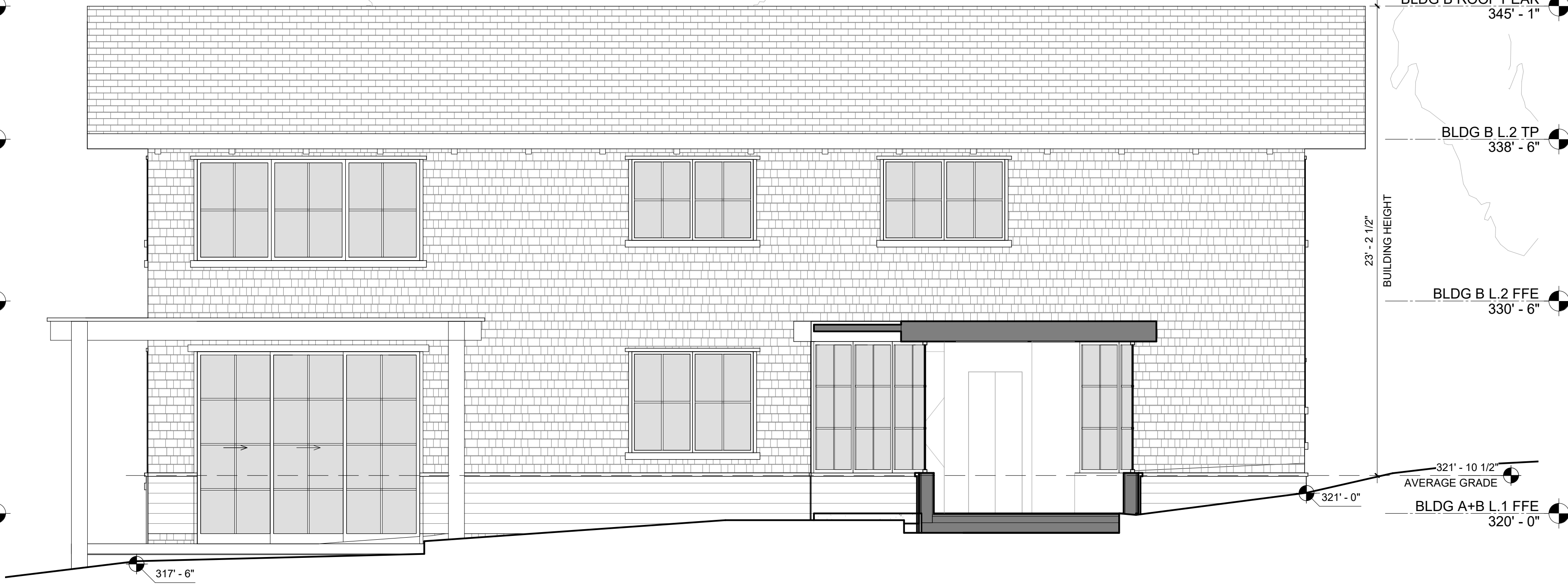
LEGEND

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

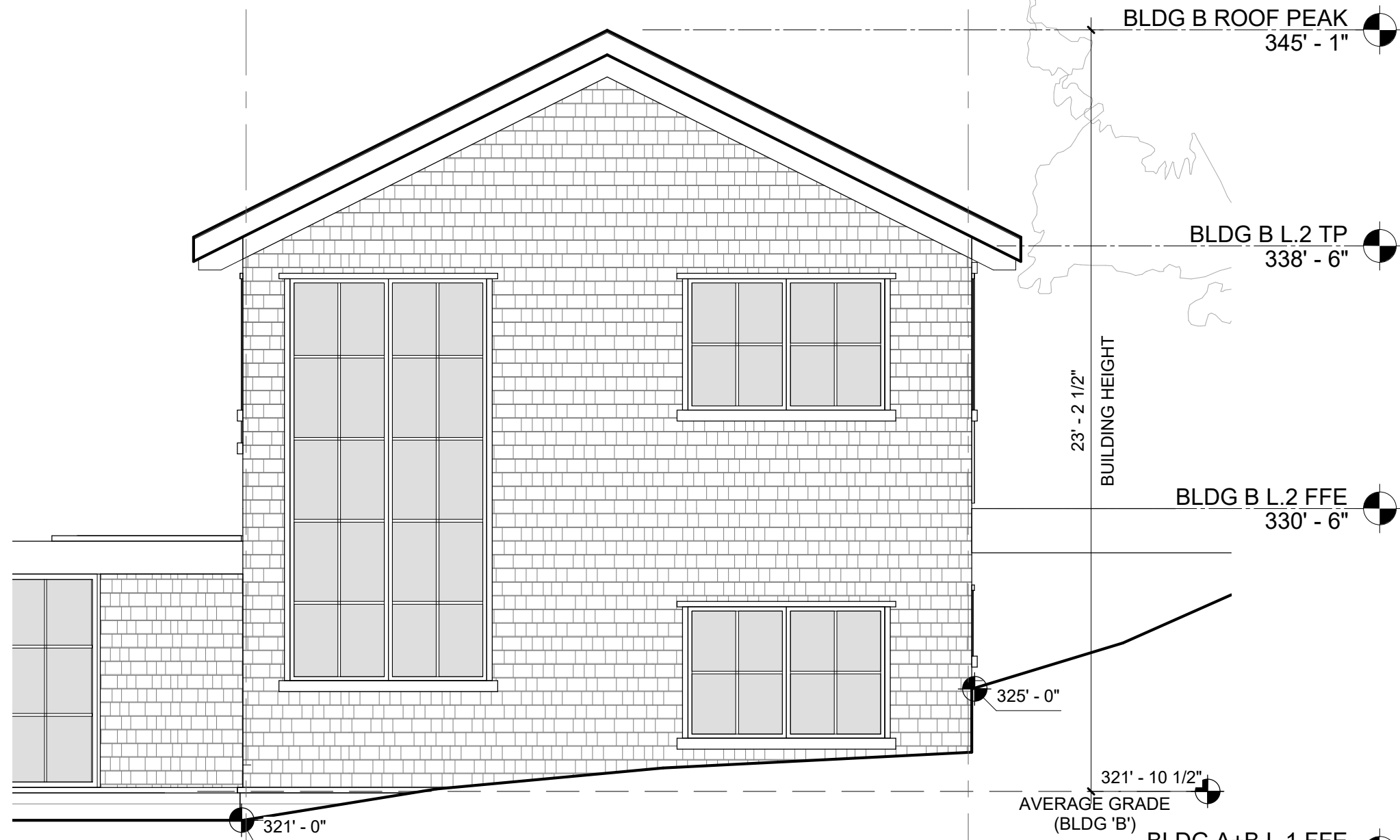
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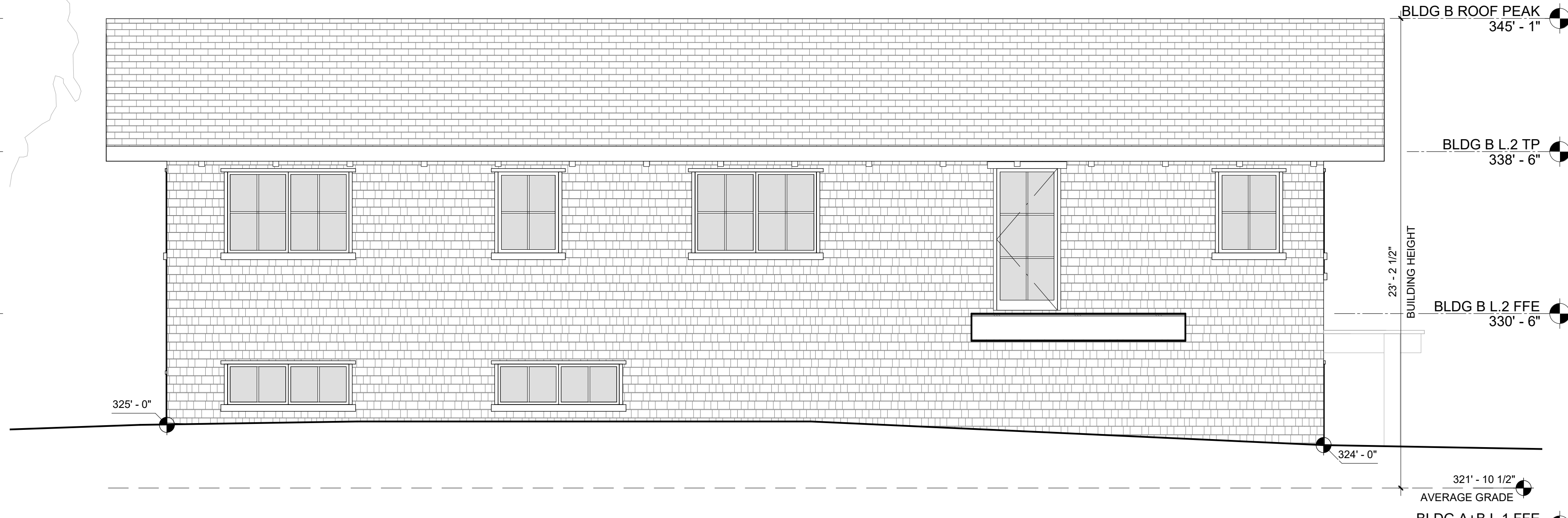
1 BLDG B - EAST
1/4" = 1'-0"



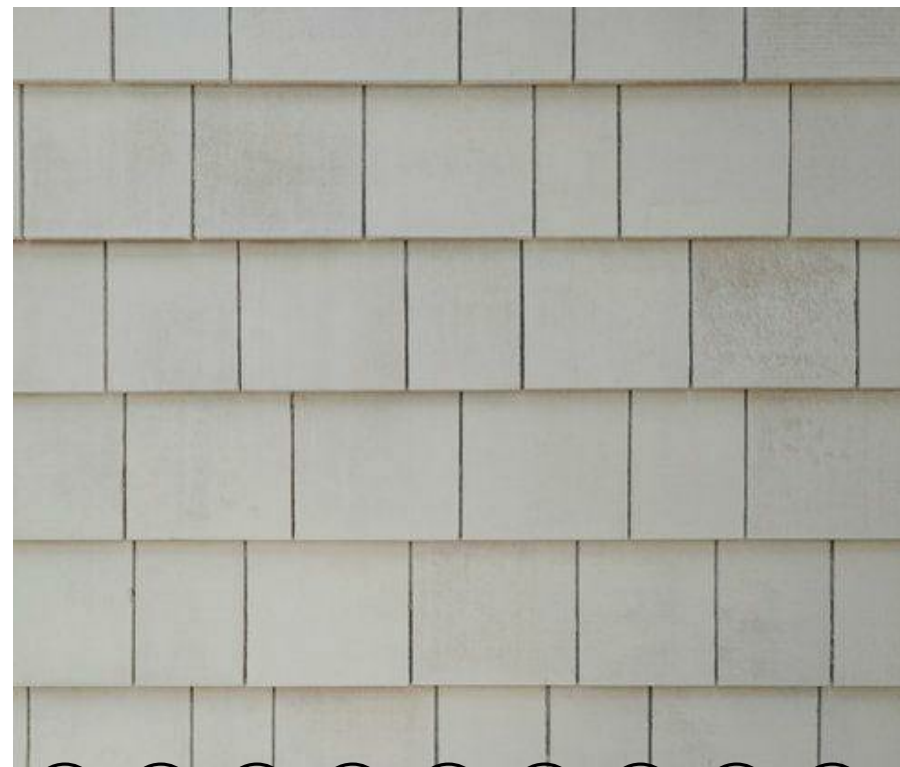
2 BLDG B - NORTH
1/4" = 1'-0"



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



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



PAINTED SHINGLE SIDING, COLOR "D6D6D6"



GRAY TILE OR METAL SHINGLE ROOFING



PRIMARY HOUSE COLOR FROM NAPA
COUNTY APPROVED COLOR PALETTE

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
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	TRELLIS & TRIM, PTD
	METAL OR TILE ROOFING, GREY
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RESIDENCE

PROJECT ADDRESS
4000 SILVERADO TRL N
CALISTOGA, CA 94515

APN #
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SEBASTIEN MARINEAU-MES & EMILY MILLS
MARINEAU
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2	VIEWSHED PERMIT		1/20/21

0' 2' 4' 8'

TITLE
EXTERIOR
ELEVATIONS -
BLDG B

A3.03
SHEET



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

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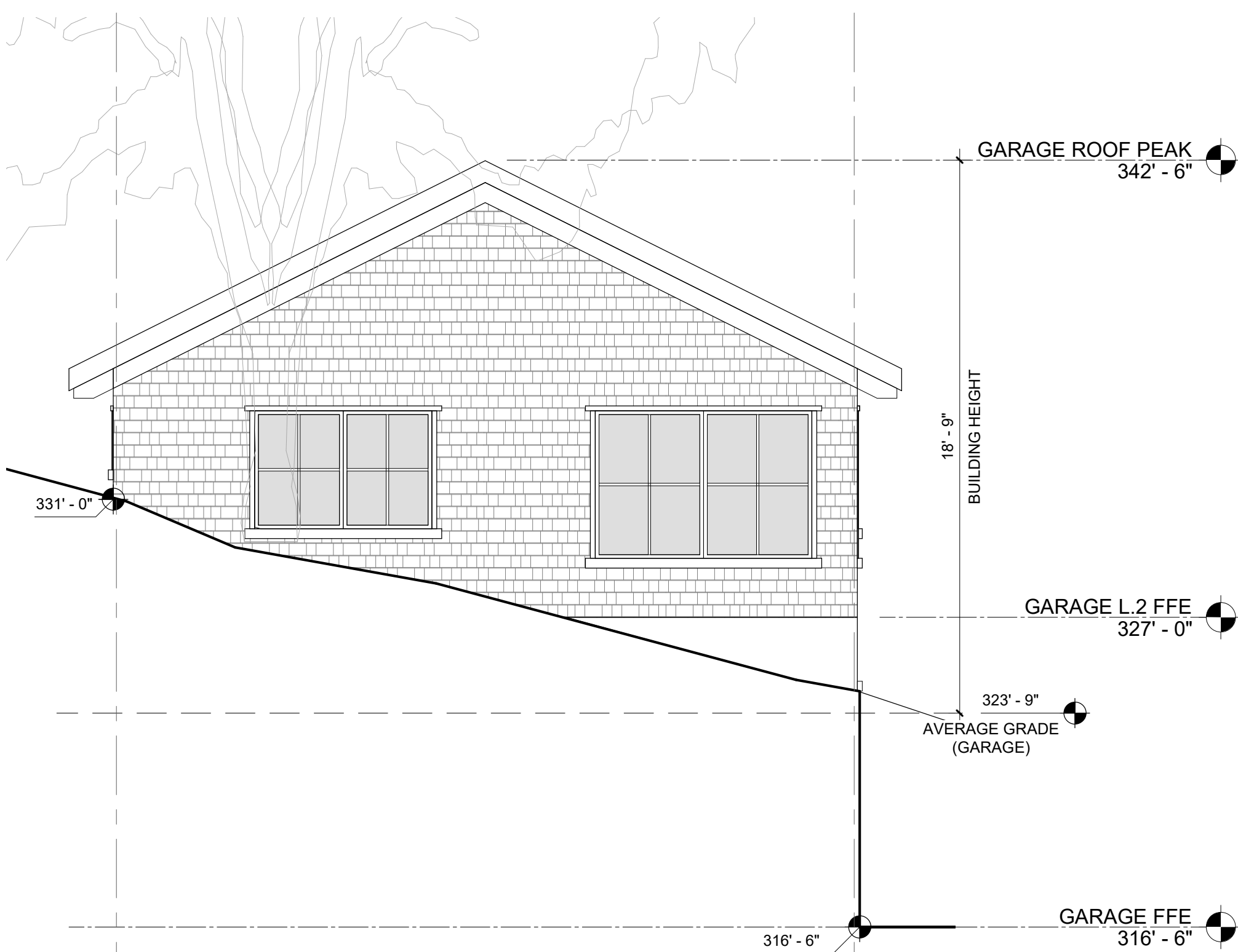
ISSUE
**VIEWSHED
PERMIT
(ADMINISTRATIVE)**

DATE
01 20 2021

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

TITLE
**EXTERIOR
ELEVATIONS -
GARAGE**

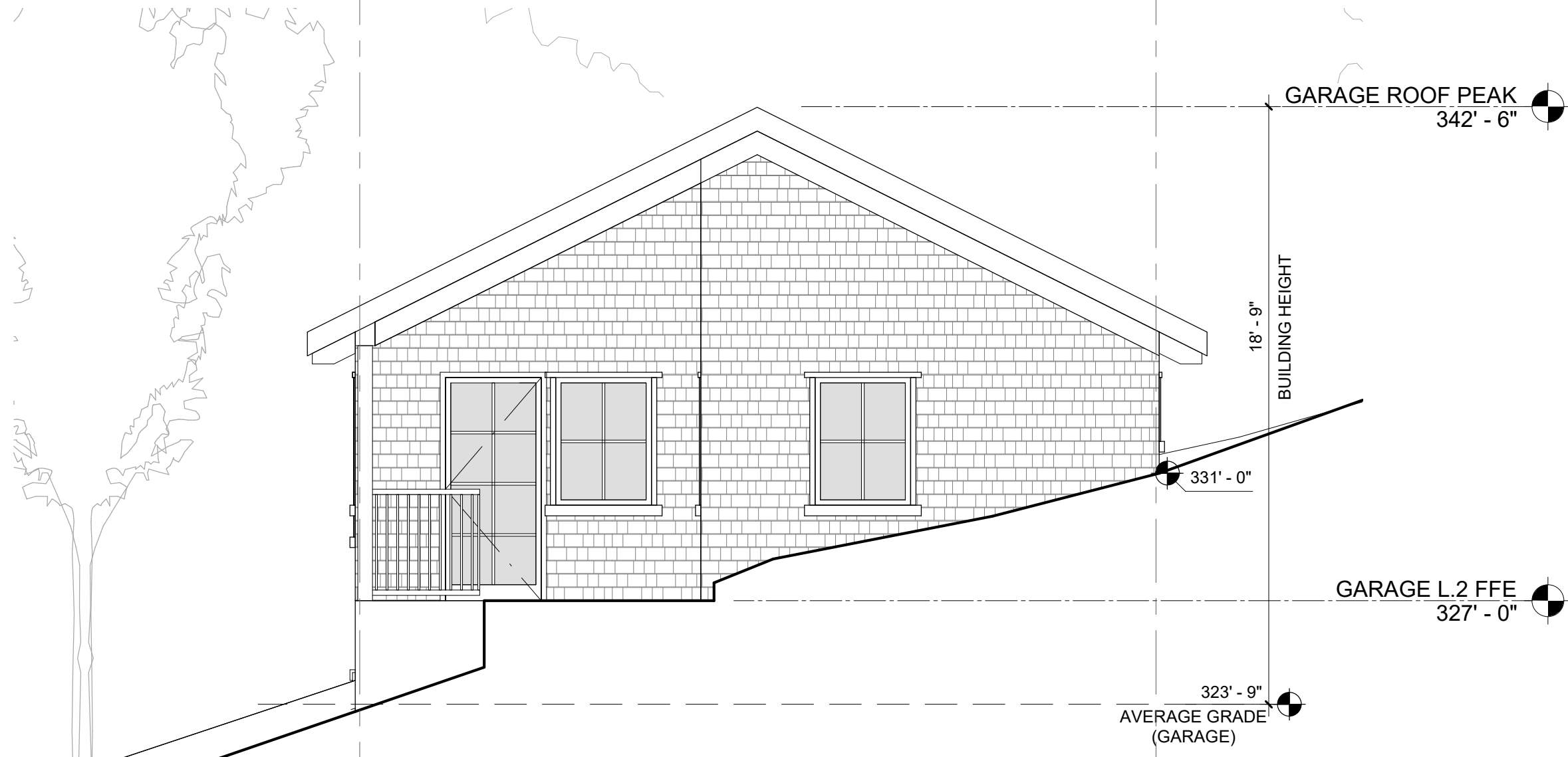
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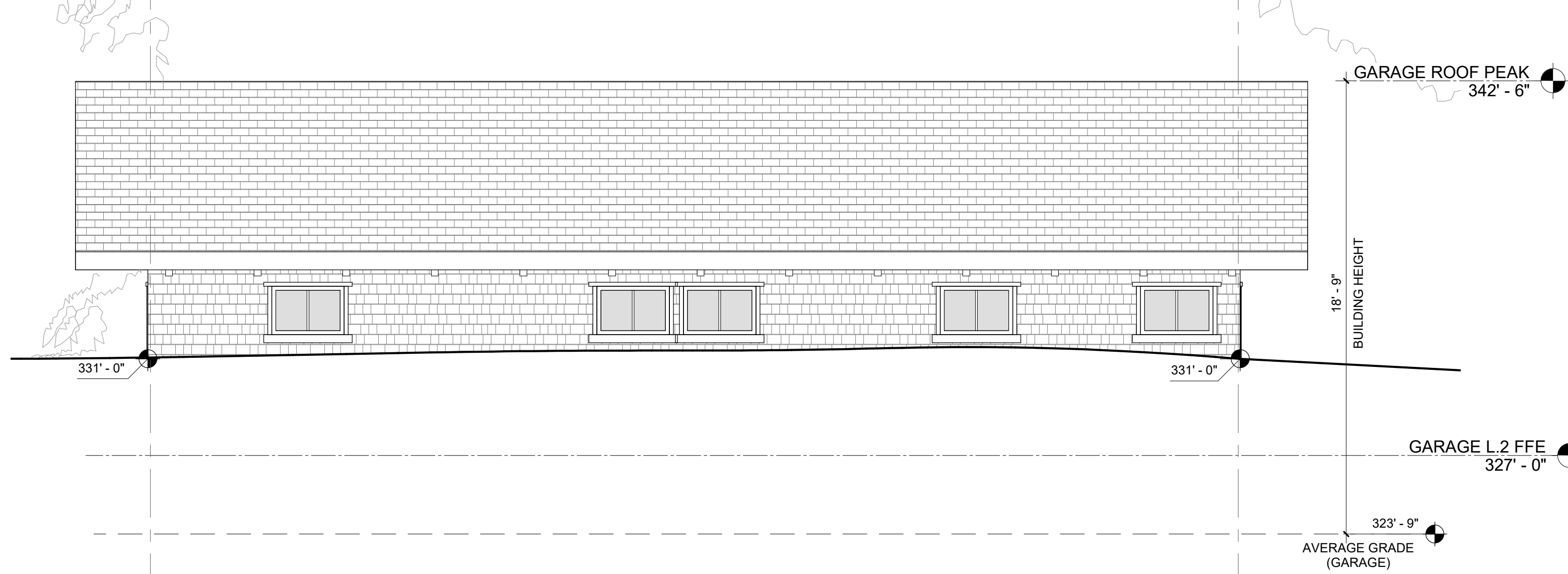
1 GARAGE - EAST
1/4" = 1'-0"



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



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



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

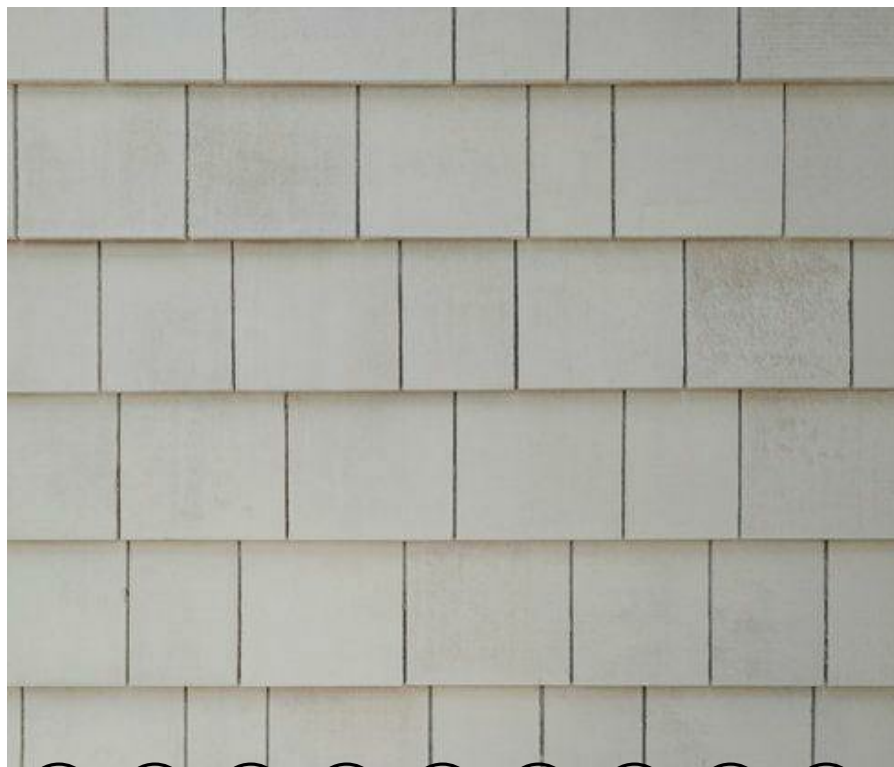
ELEVATION GENERAL NOTES

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

0' 2' 4' 8'



PAINTED SHINGLE SIDING, COLOR "D6D6D6"

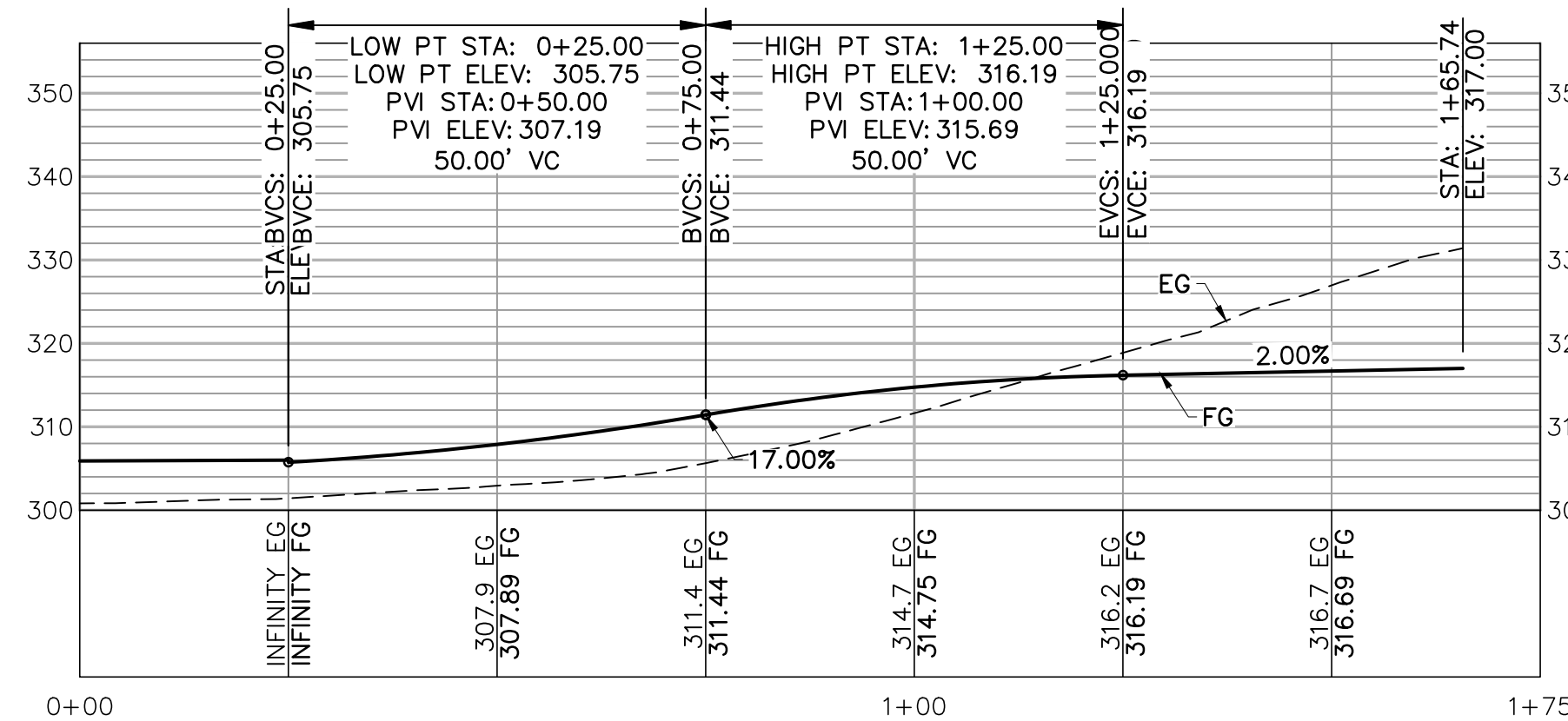
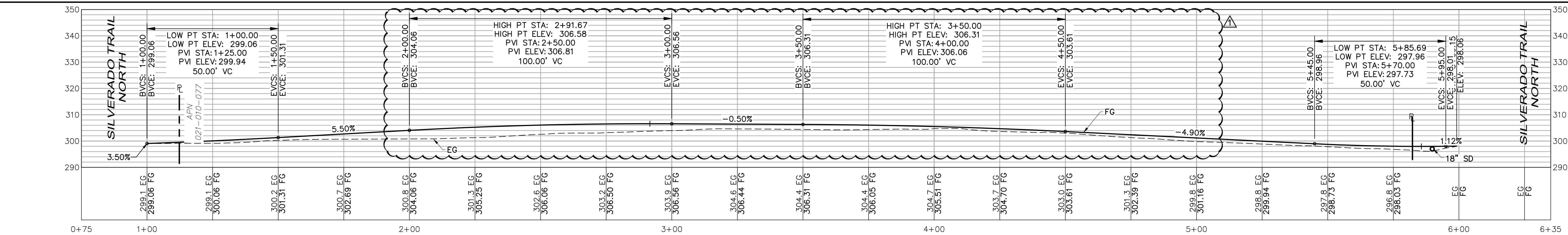


GRAY TILE OR METAL SHINGLE ROOFING

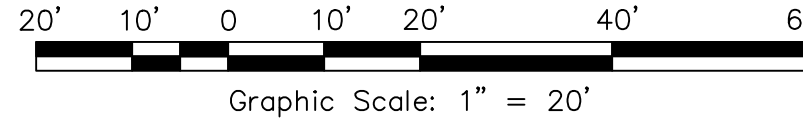


**PRIMARY HOUSE COLOR FROM NAPA
COUNTY APPROVED COLOR PALETTE**

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DRIVEWAY PROFILE



LEGEND:

———— FINISHED GRADE
----- EXISTING GRADE

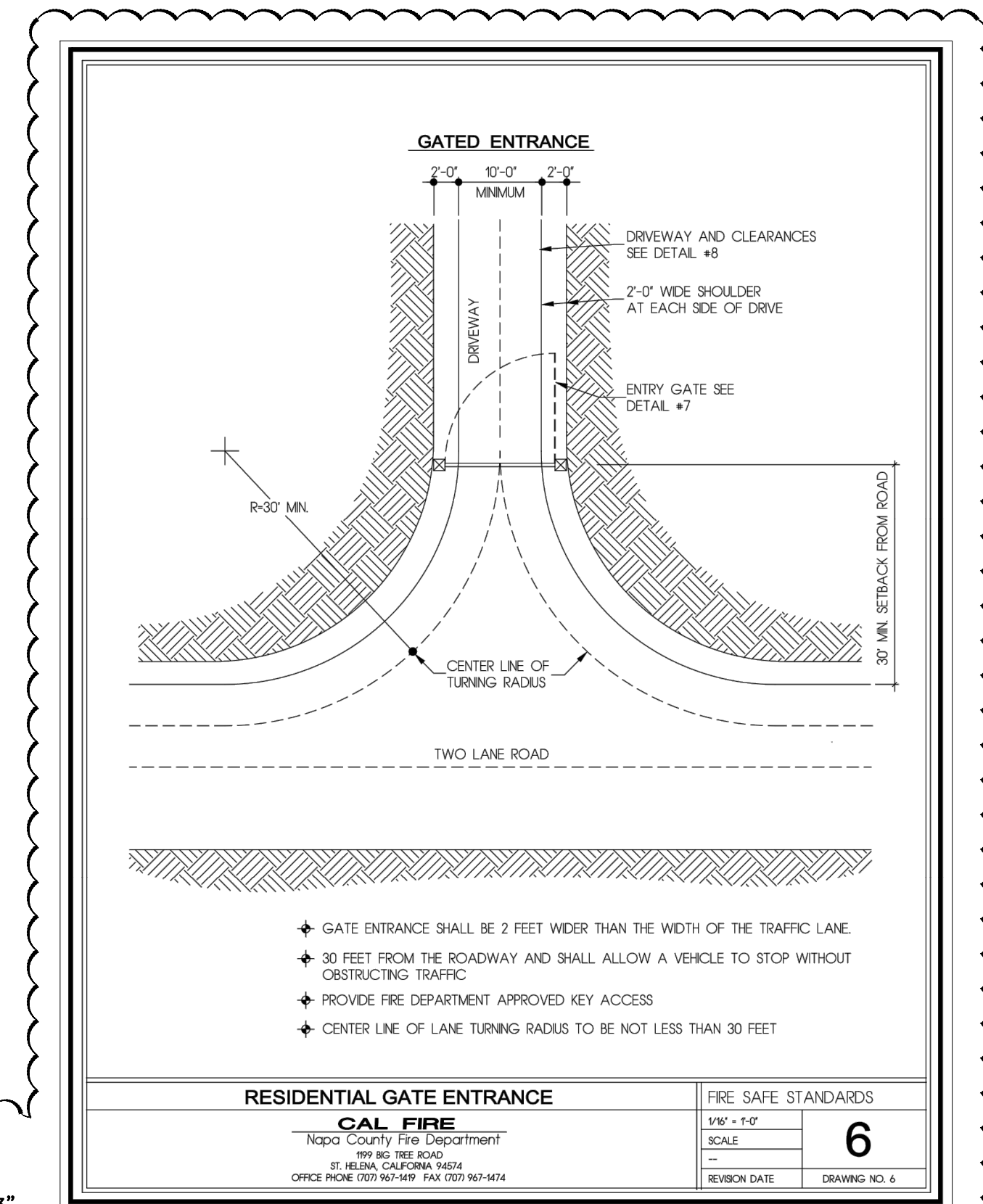
KEY NOTES:

- CONTRACTOR TO VERIFY STRUCTURAL SECTION.
- EXISTING FENCE TO BE REMOVED & RELOCATED SAD
- SAWCUT LINE
- WALL BY OTHERS (SSD)
- STEAM WALL BY OTHERS (SSD)
- EXISTING AC DRIVEWAY TO BE REMOVED
- EXISTING 12" CMP TO BE REMOVED
- PROPOSED GATE (BY OTHER)
- ROOF DOWNSPOUT (BY OTHER)

HATCHING LEGEND:

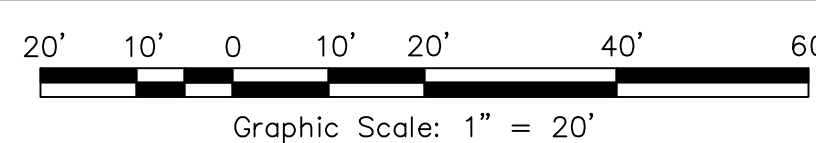
HARDSCAPE (SLD)
DECOMPOSED GRANITE (SAD)
BIO-RETENTION AREA
DOUBLE CHIPSEAL OVER 12" CL II AB
AC MATCH IN KIND
CRUSH STONE (SAD) OVER 12" CL II AB

AUTO COURT DRIVEWAY PROFILE



GATE ENTRANCE DETAIL

DRIVEWAY GRADING PLAN



SCALE: AS SHOWN

DATE: January 20, 2021

DESIGN BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

1 of 5 Sheets

Job 19275

Sheet

C2.0

VIEWSHED PERMIT

DRIVEWAY GRADING & DRAINAGE PLAN

4000 Silverado Trail North

Napa, California

APN 021-010-077

Revisions

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

adobe associates, inc.

civil engineering | land surveying | wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401

P: (707) 541-2300 F: (707) 541-2301

Website: www.adobeinc.com

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REGISTERED PROFESSIONAL ENGINEER

LEE SCHROM

No. 067890

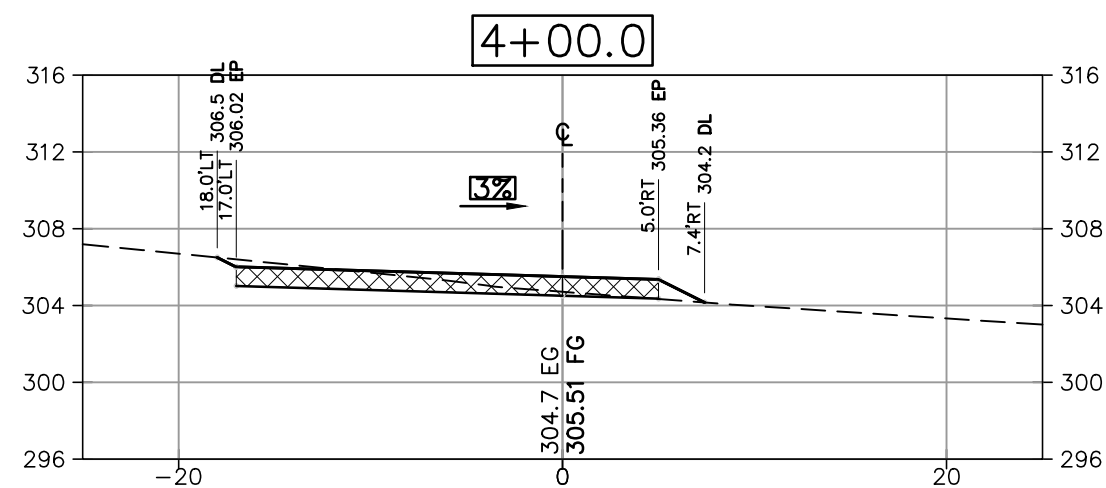
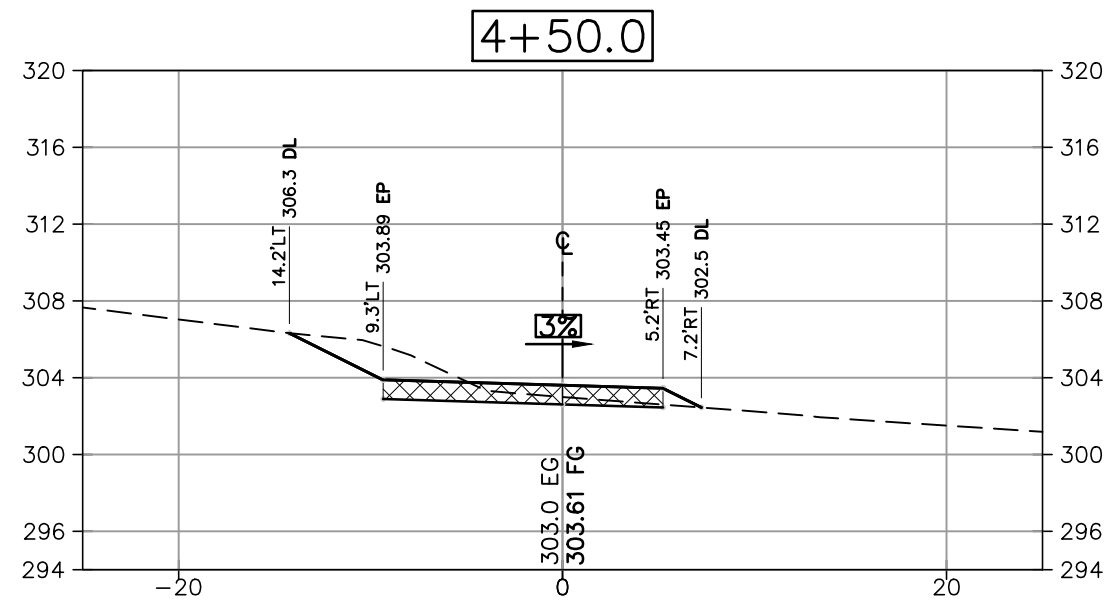
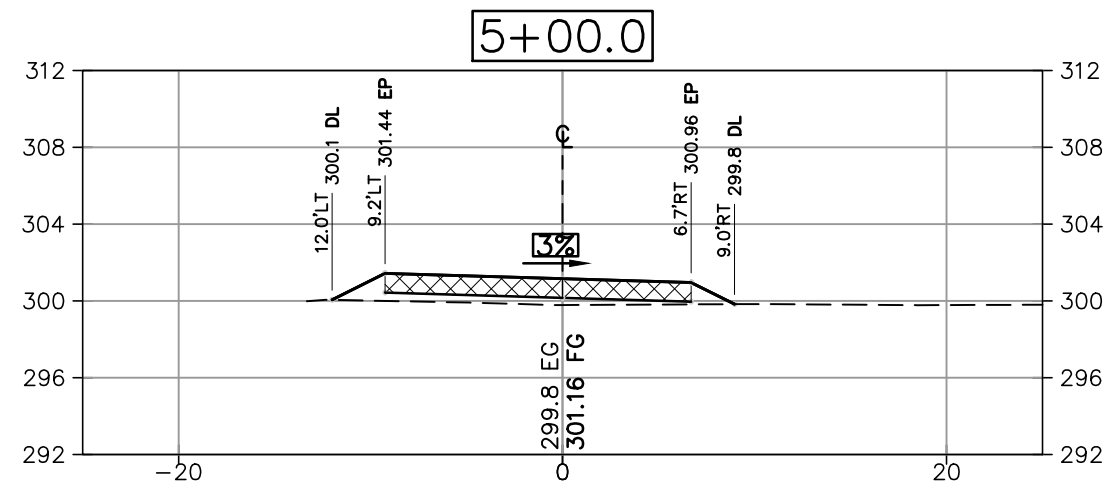
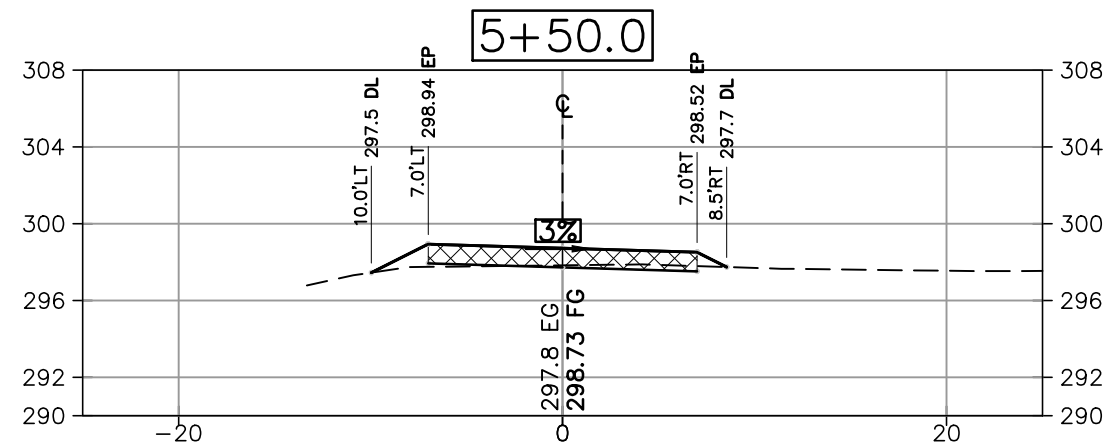
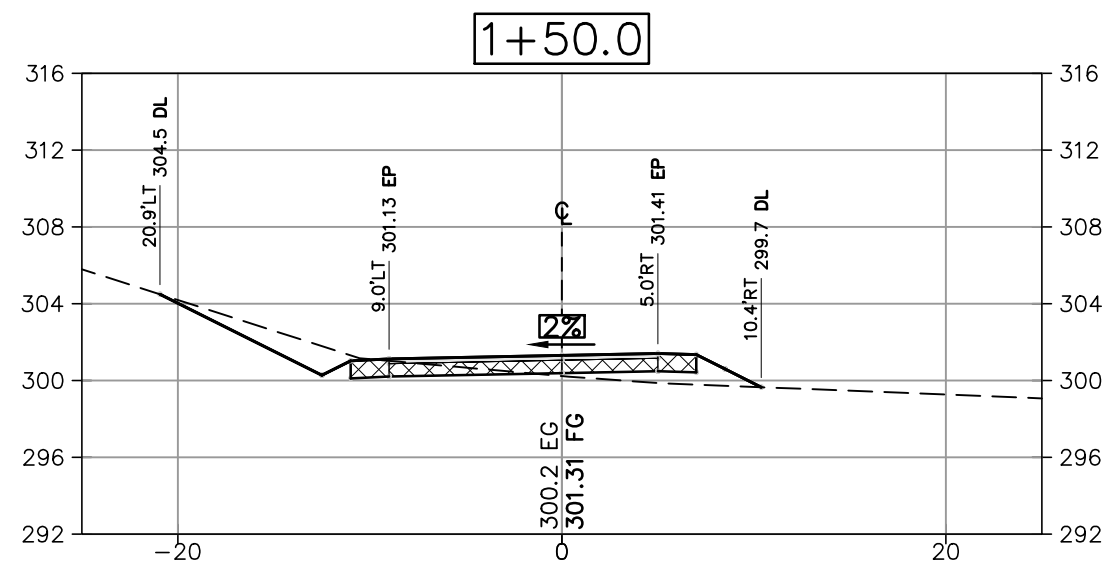
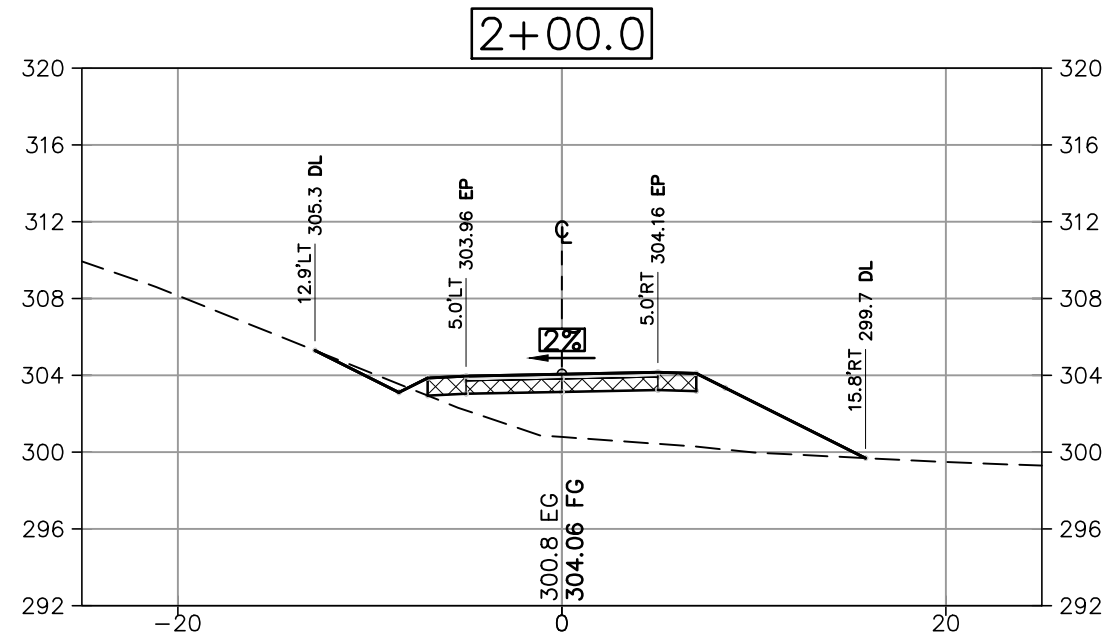
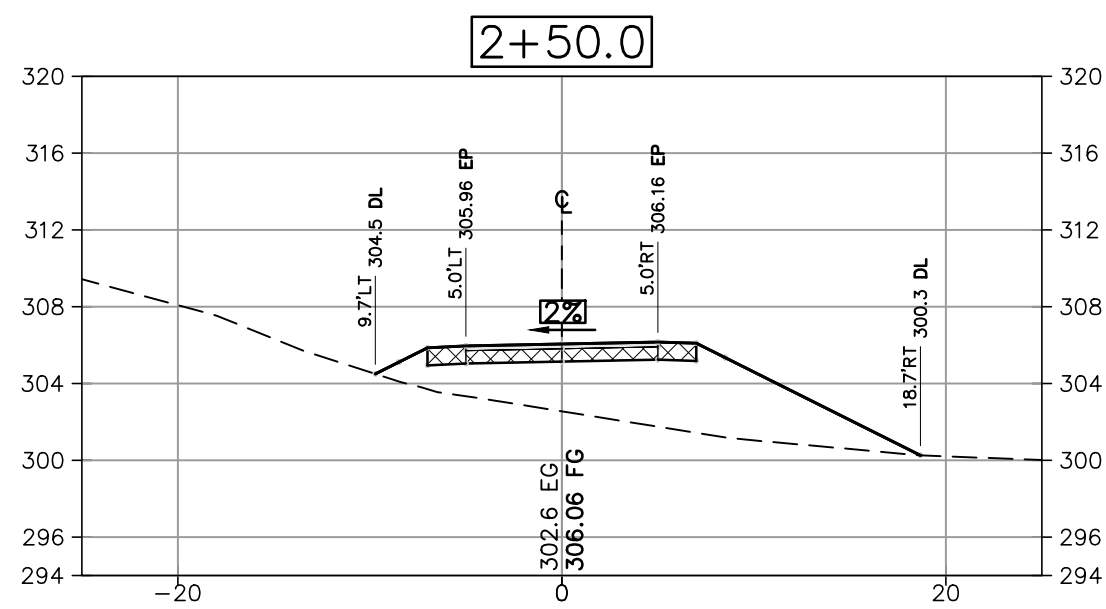
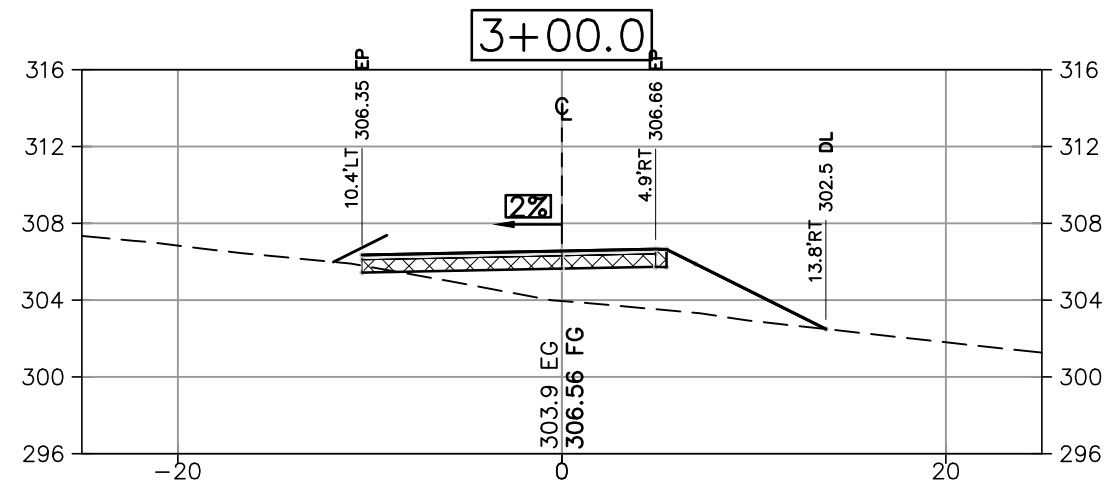
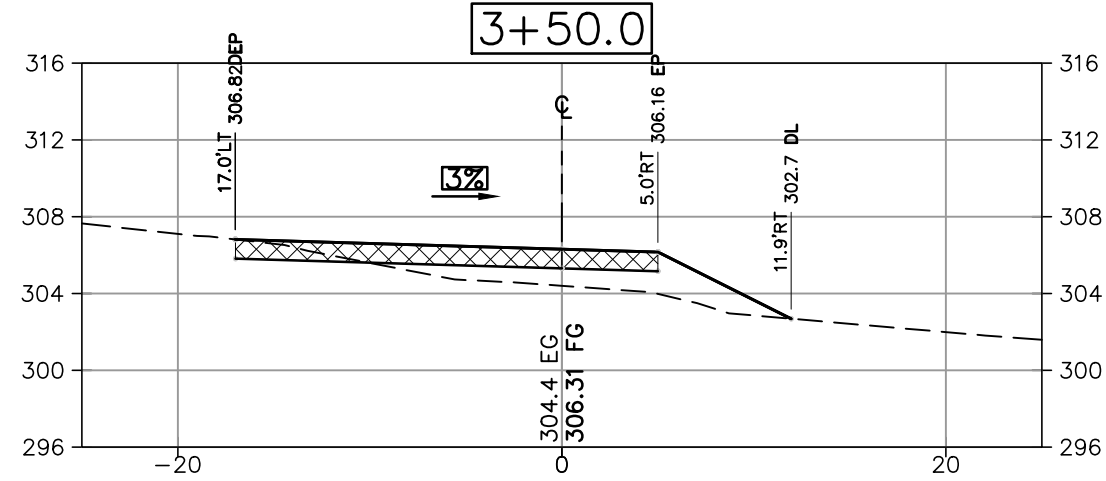
Exp. 6/30/2021

STATE OF CALIF.

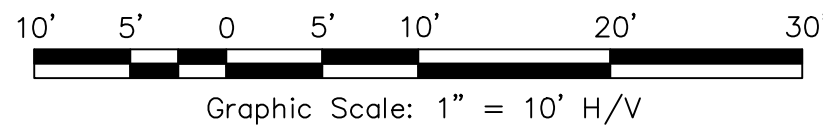
Timothy L. Schrom, RCE 67890

My license expires 6/30/2021

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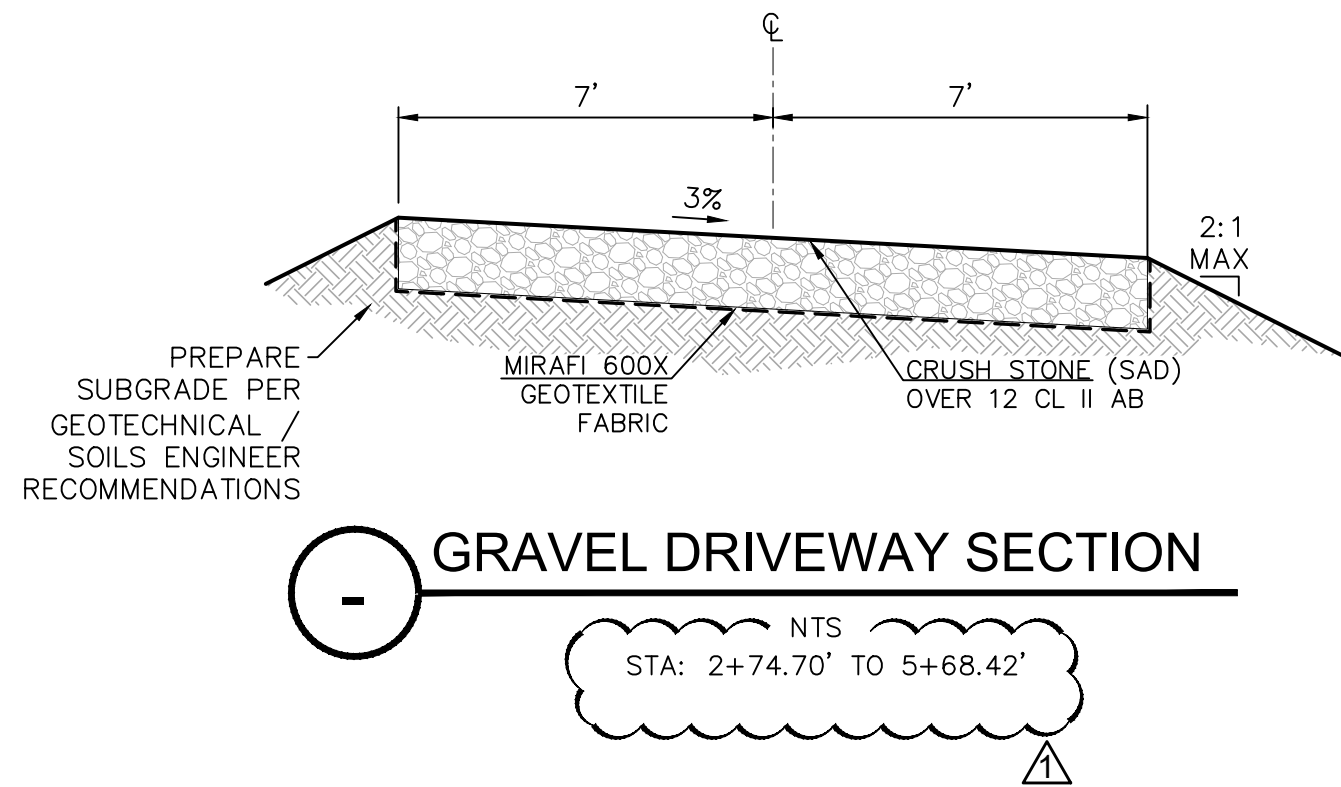
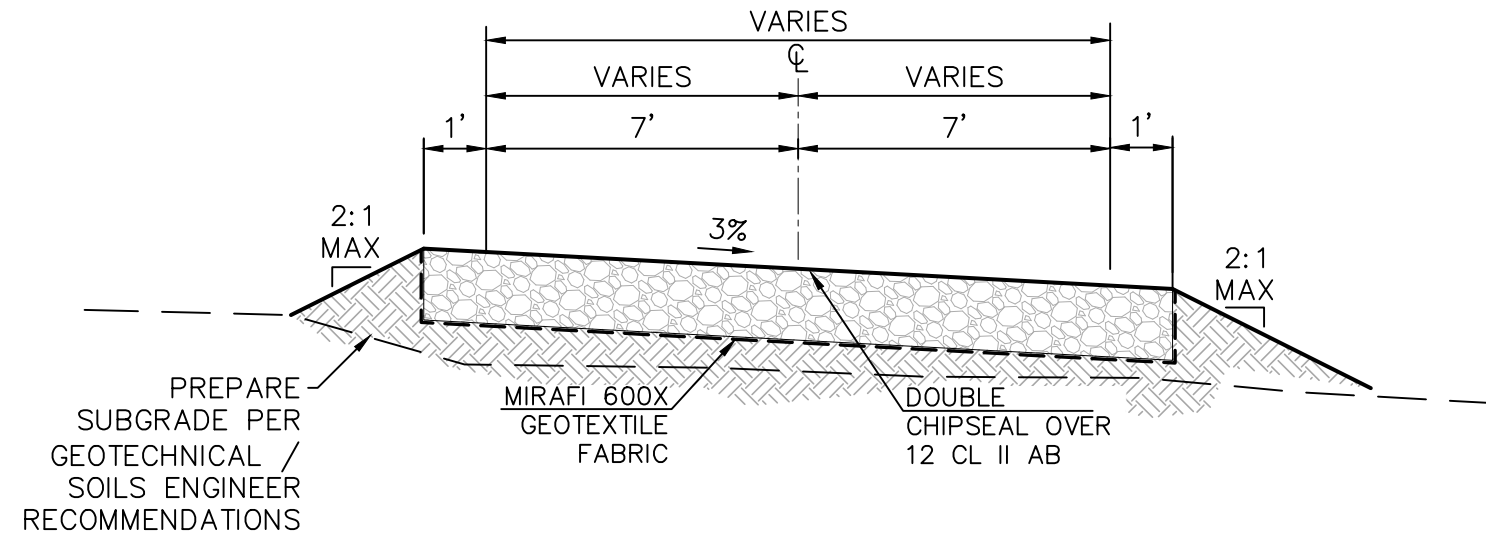
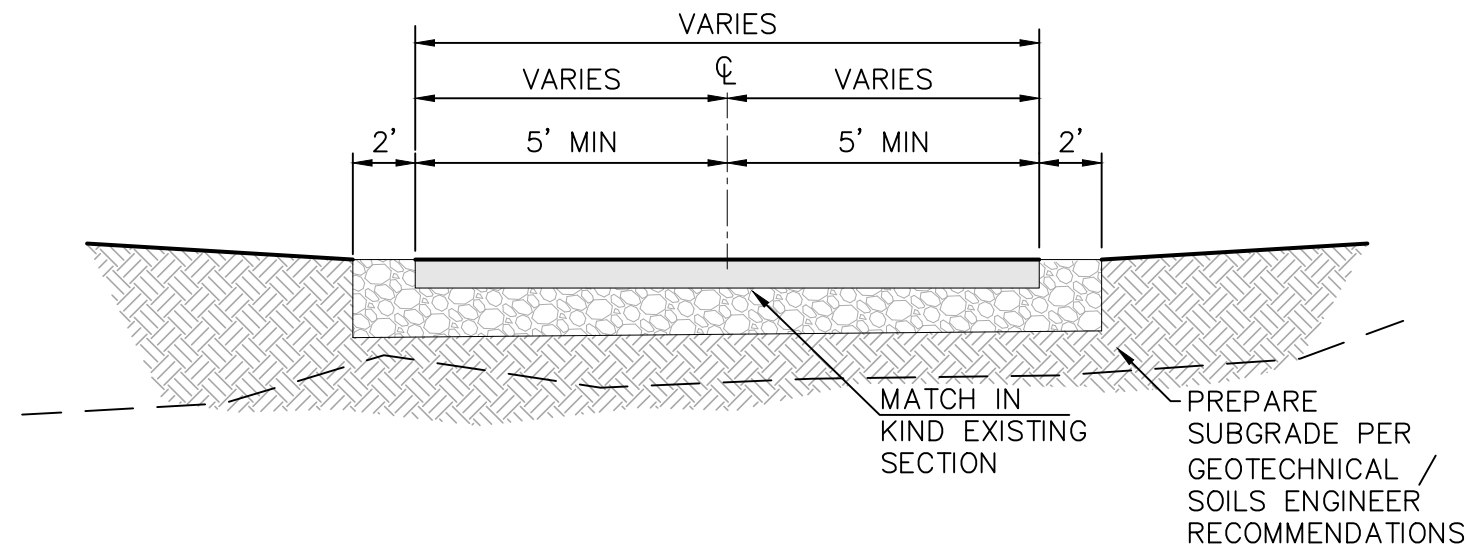


DRIVEWAY CROSS-SECTIONS



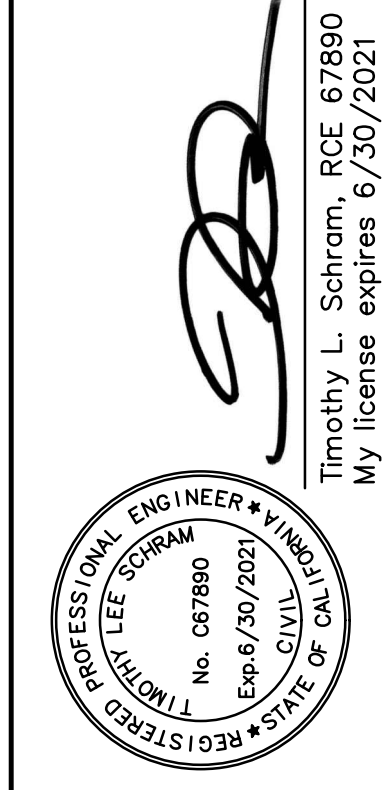
LEGEND:

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----- EXISTING GRADE



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

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civil engineering | land surveying | wastewater
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Website: www.adobeinc.com
"A Service You Can Count On!"



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

SCALE: AS SHOWN
Date: January 20, 2021
Design by: AK's
Drawn by: AK'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 stripplings, 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

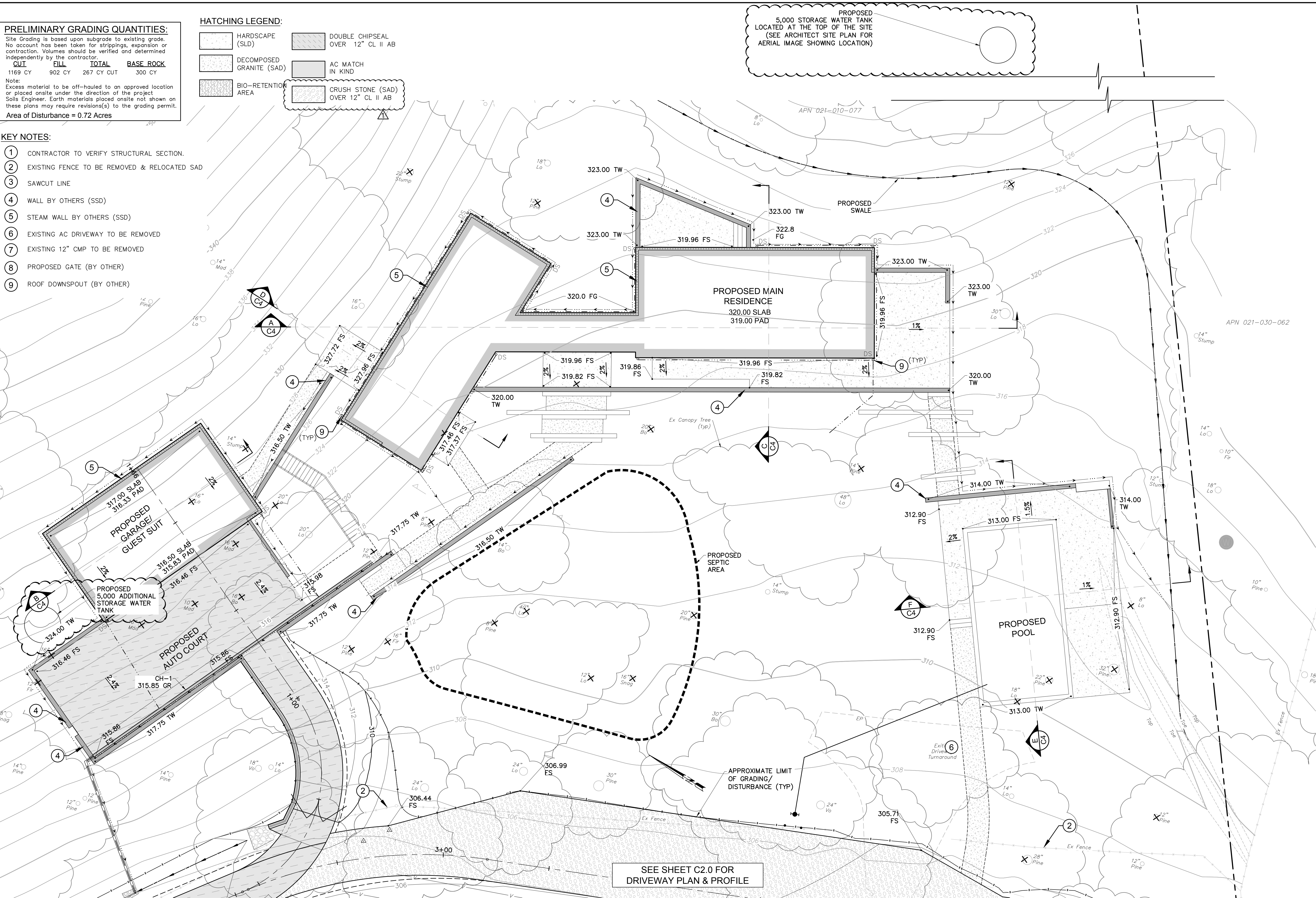
Note:
Excess material to be off-hauled to an approved location or placed onsite under the direction of the project Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit.
Area of Disturbance = 0.72 Acres

HATCHING LEGEND:

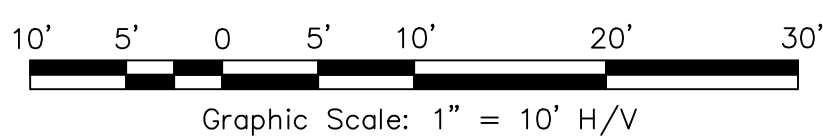
HARDSCAPE (SLD)	DOUBLE CHIPSEAL OVER 12" CL II AB
DECOMPOSED GRANITE (SAD)	AC MATCH IN KIND
BIO-RETENTION AREA	CRUSH STONE (SAD) OVER 12" CL II AB

KEY NOTES:

- CONTRACTOR TO VERIFY STRUCTURAL SECTION.
- EXISTING FENCE TO BE REMOVED & RELOCATED SAD
- SAWCUT LINE
- WALL BY OTHERS (SSD)
- STEAM WALL BY OTHERS (SSD)
- EXISTING AC DRIVEWAY TO BE REMOVED
- EXISTING 12" CMP TO BE REMOVED
- PROPOSED GATE (BY OTHER)
- ROOF DOWNSPOUT (BY OTHER)



GRADING AND DRAINAGE PLAN



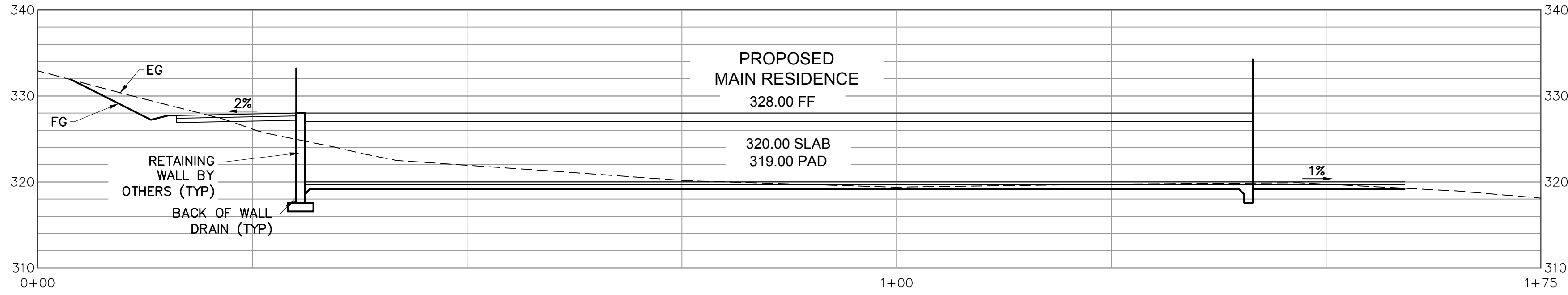
Revisions			
No.	Date	Description	Approved
1	11/18/2020	PC REVISION	TLS

adobe associates, inc.
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1220 N. Dutton Ave. Santa Rosa, CA 95401
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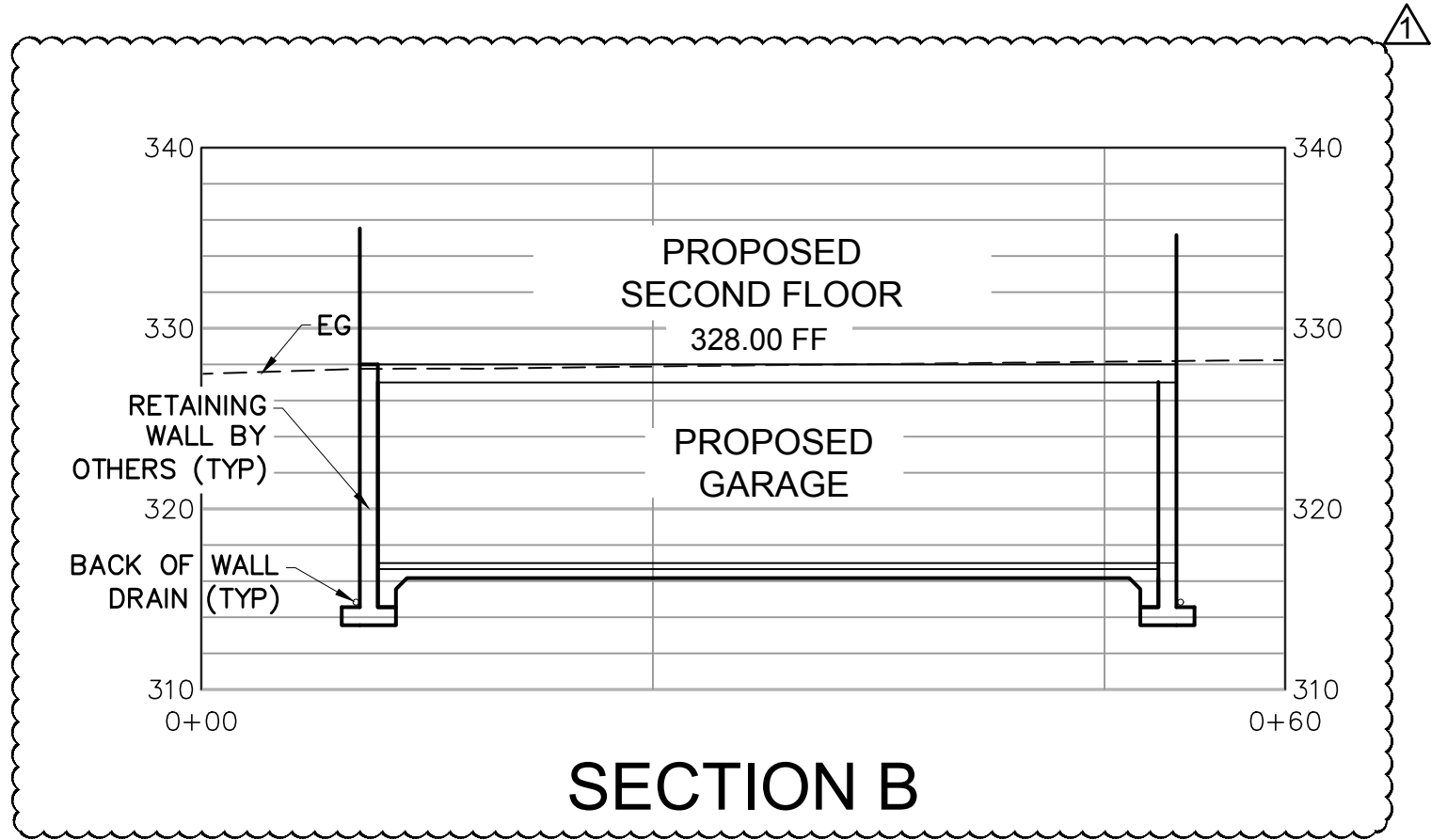
VIEWSHED PERMIT
GRADING AND DRAINAGE
4000 Silverado Trail North
Napa, California
APN 021-010-077

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

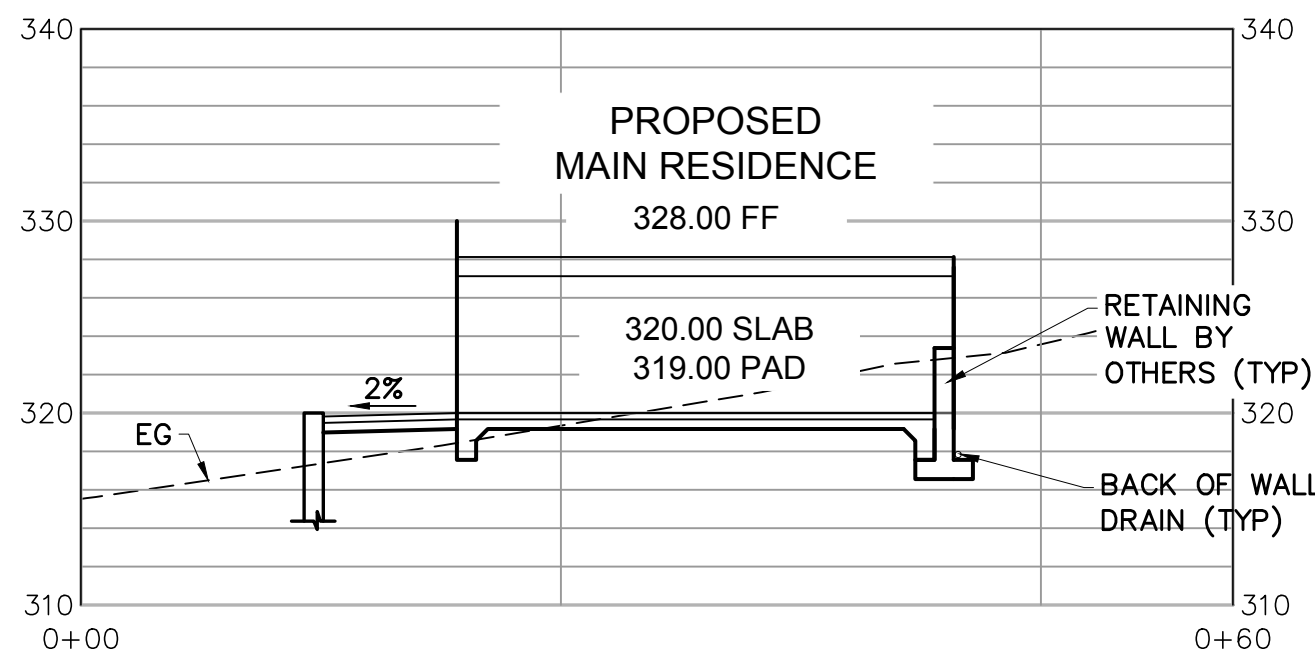
Sheet
C3.0
3 of 5 Sheets
Job 19275



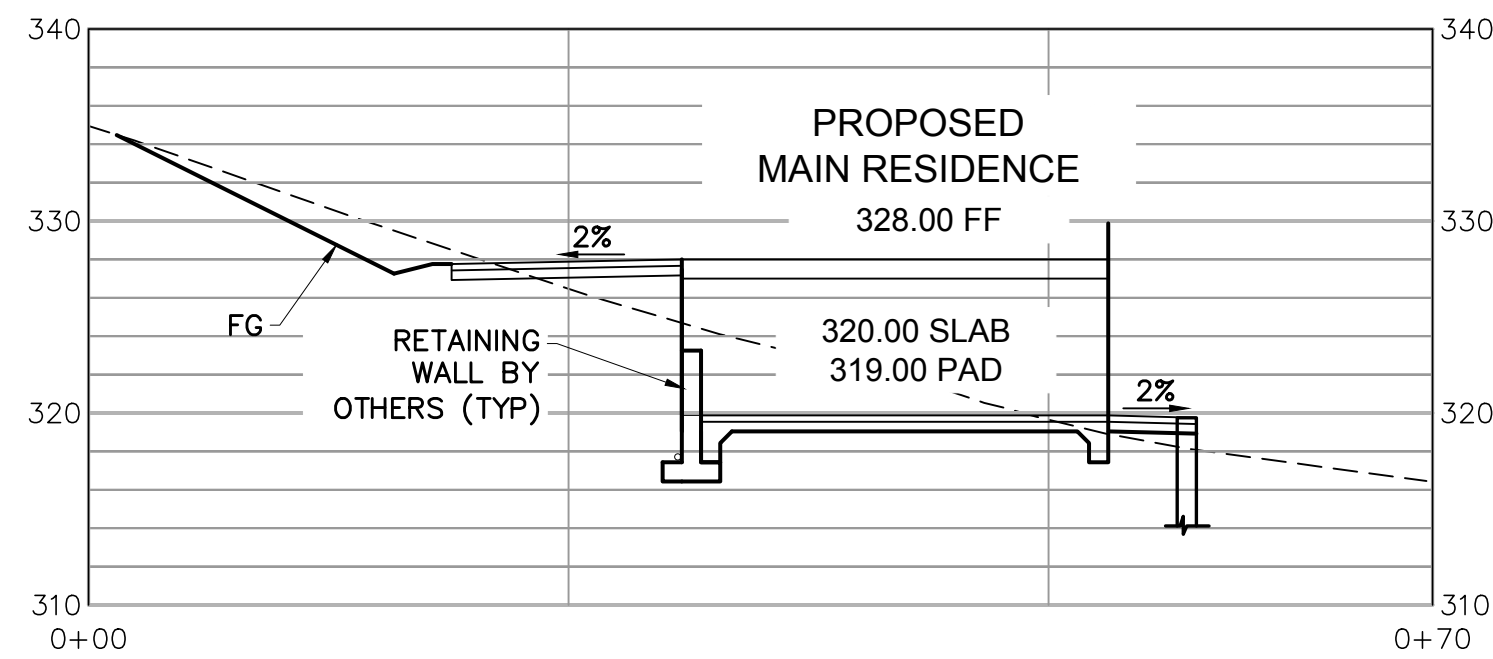
SECTION A



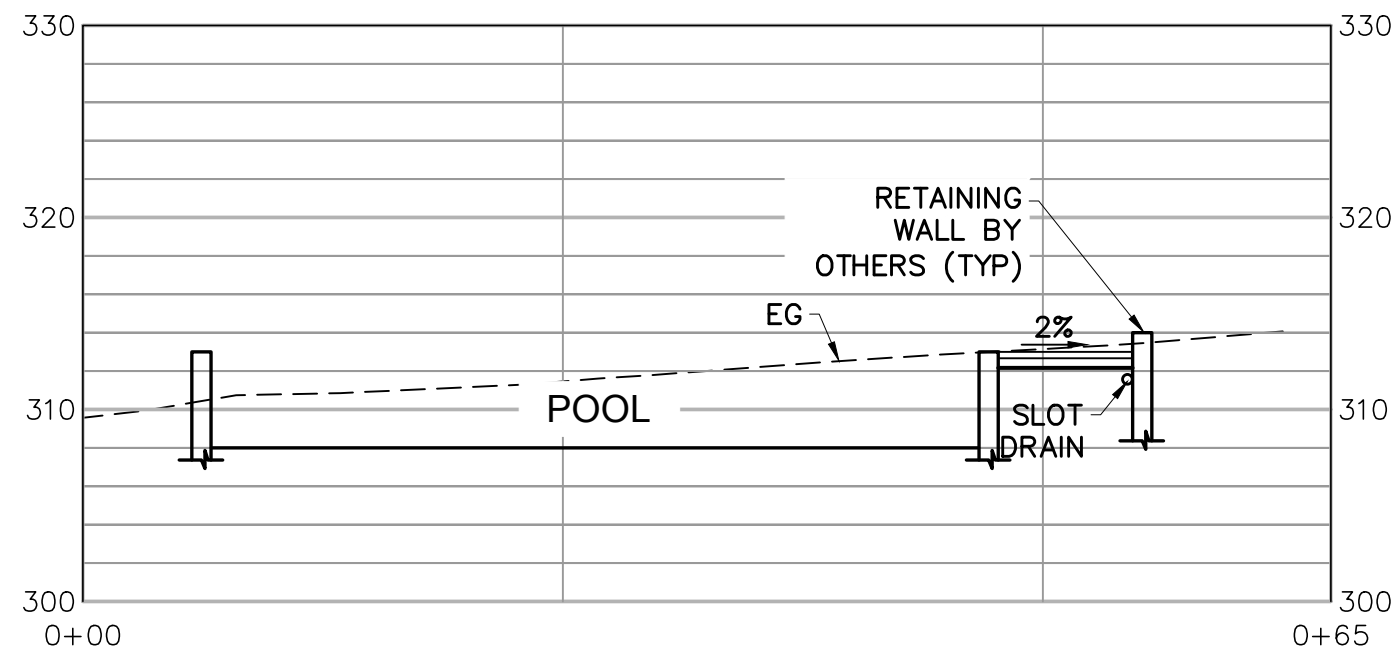
SECTION B



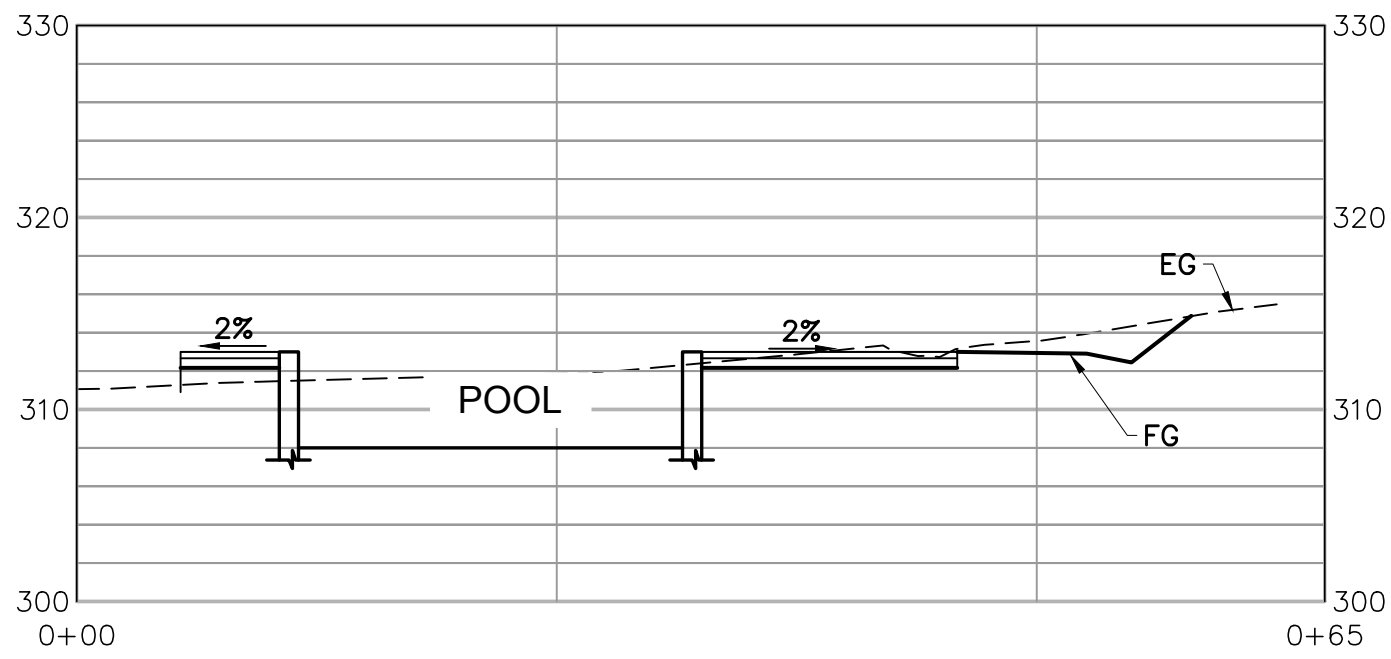
SECTION C



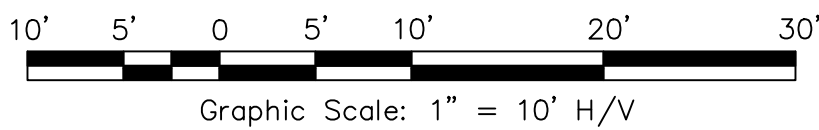
SECTION D



SECTION E



SECTION F



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

F:\2019 PROJECTS\19275\dwg\Adobe-Design-Preliminary\19275-C6.0 Site Sections.dwg, Rogelio Rodriguez, 1/20/2021 2:12:34 PM

Revisions			
No.	Date	Description	Approved
1	11/18/2020	PC REVISION	TL5

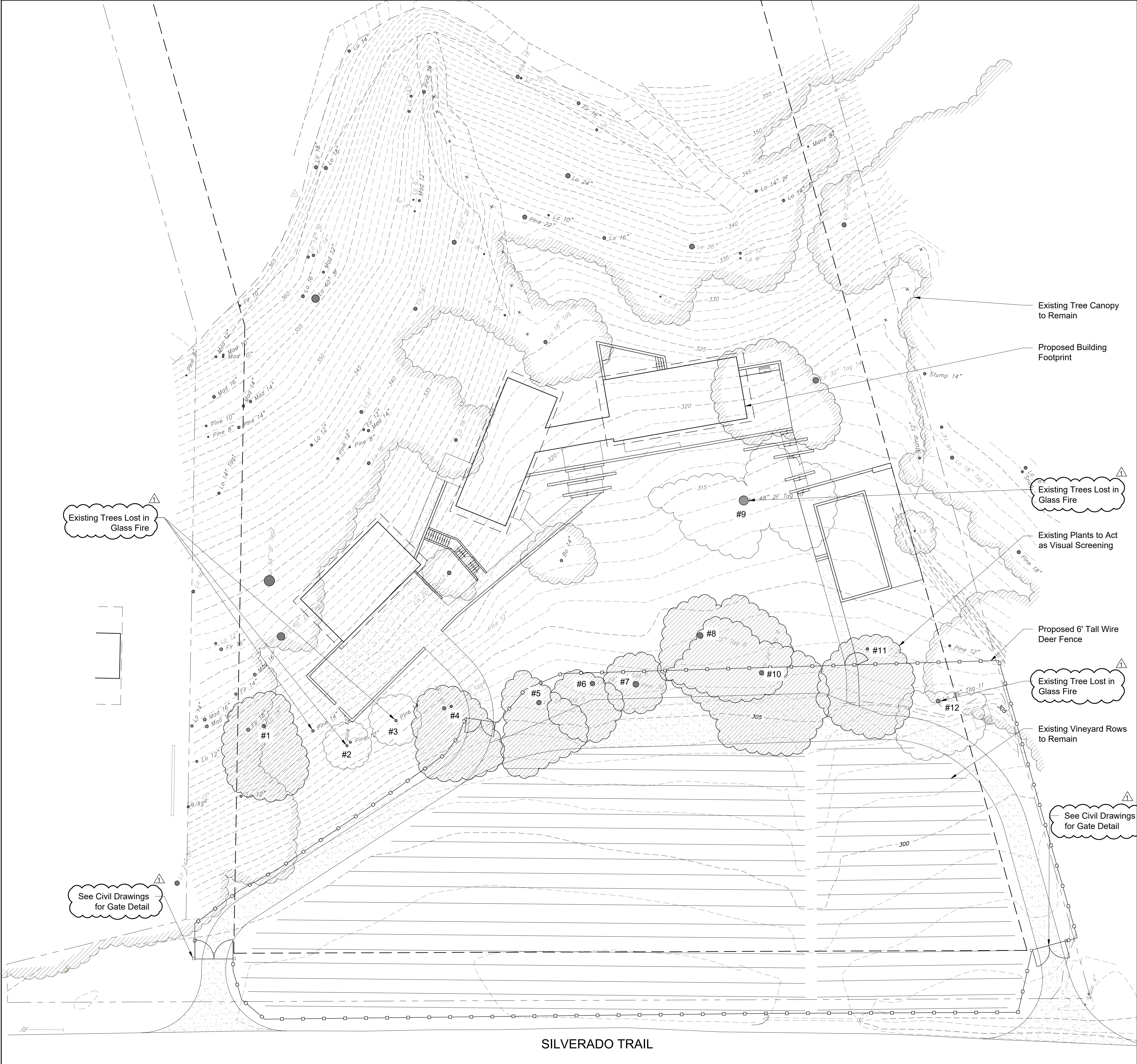
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P: (707) 541-2300 F: (707) 541-2301
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Timothy L. Schram, RCE 67890
My license expires 6/30/2021

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

SCALE: AS SHOWN
Date: January 20, 2021
Design by: AK's
Drawn by: AK's
Checked by: TL5

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	1	Quercus lobata	Valley Oak	12'-30'	35'
2	2	Pinus sp.	Pine	15'-35'	15'
3	3	Pinus sp.	Pine	15'-40'	20'
4	4	Quercus agrifolia	Coast Live Oak	15'-40'	35'
5	5	Quercus agrifolia	Coast Live Oak	8'-25'	35'
6	6	Quercus agrifolia	Coast Live Oak	8'-30'	30'
7	7	Pinus sp.	Pine	30'-80'	25'
8	8	Quercus kelloggii	Black Oak	20'-35'	30'
9	9	Quercus agrifolia	Coast Live Oak	25'-40'	60'
10	10	Quercus lobata	Valley Oak	25'-45'	40'
11	11	Quercus agrifolia	Coast Live Oak	8'-35'	35'
12	12	Quercus agrifolia	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

Submittal:

Viewshed Permit

Date:

11-18-20

Revision:

Rev 1

Date:

11-18-20

scale: as noted

sheet:

L1.1