

Planning, Building & Environmental Services

1270 Loma Vista Viewshed (P24-00054)



Curtis Sawyer, Planner II



1270 Loma Vista
Drive
APN: 039-670-014



Viewshed Application

1270 LOMA VISTA DRIVE, NAPA, CA 94558



BUILDING DATA

OOCE SHIPORSE
THIS PRIVATE RESIDENCE
NAPA, CALIFORNIA
USED BY THE FAMILY CONTROLLING
CORPORATION, R-3, U-1
CONSTRUCTION TYPE: VHS
ZONING: AUWVF

BUILDING AREA

PROPOSED MAIN HOUSE	3,133 SF
PROPOSED GARAGE (UNCONDITIONED)	532 SF
COVERED PATIO (UNCONDITIONED)	638 SF
TOTAL LOT AREA	217,800 SF
BUILDING COVERAGE	4,848 SF
LOT COVERAGE	2.23%

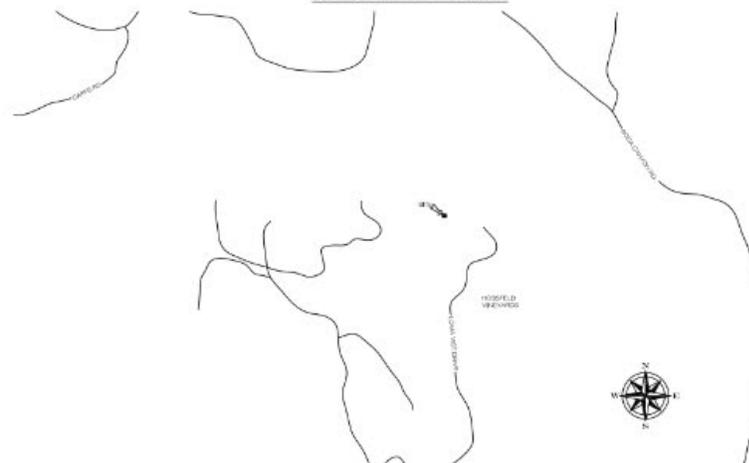
CONTACT INFORMATION

OWNER
GRIG WOODWARD HOLDINGS HOLDING
1270 LOMA VISTA DRIVE
NAPA, CA 94558
CONTACT: GRIG WOODWARD

ARCHITECT
JULIAN JAC
141 20TH STREET
NAPA, CA 94558
CONTACT: JULIAN JACOBSON

CIVIL ENGINEER
DAVE CHAMBERLAIN
1801 CHAMBERLAIN ROAD
NAPA, CA 94558
CONTACT: CHAMBERLAIN ENGINEERS

VICINITY MAP



A0.0	VICINITY MAP DRAWING INDEX BUILDING DATA CONTACT INFORMATION
C1	TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	GRADING CROSS-SECTION
C4	STORMWATER & EROSION CONTROL
C5	NOTES & DETAILS
C6	CAL FIRE SITE PLAN
L1	VIEWSHED SCREENING
A1.0	OVERALL SITE PLAN
A1.1	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	EXTERIOR ELEVATIONS
A1.3	EXTERIOR ELEVATIONS
A1.4	BUILDING SECTIONS
R1	PHOTO REALISTIC RENDERING
R2	RENDERED VIEW FROM SILVERADO TRAIL
△	VIEW-1 SCREENED WALL FACE CALCULATIONS
△	VIEW-2 SCREENED WALL FACE CALCULATIONS
CP	COLOR PALETTE
E2.0	EXTERIOR LIGHTING PLAN - FIRST FLOOR



Parcel from Silverado Trail (East)



Parcel from Silverado Trail (East)



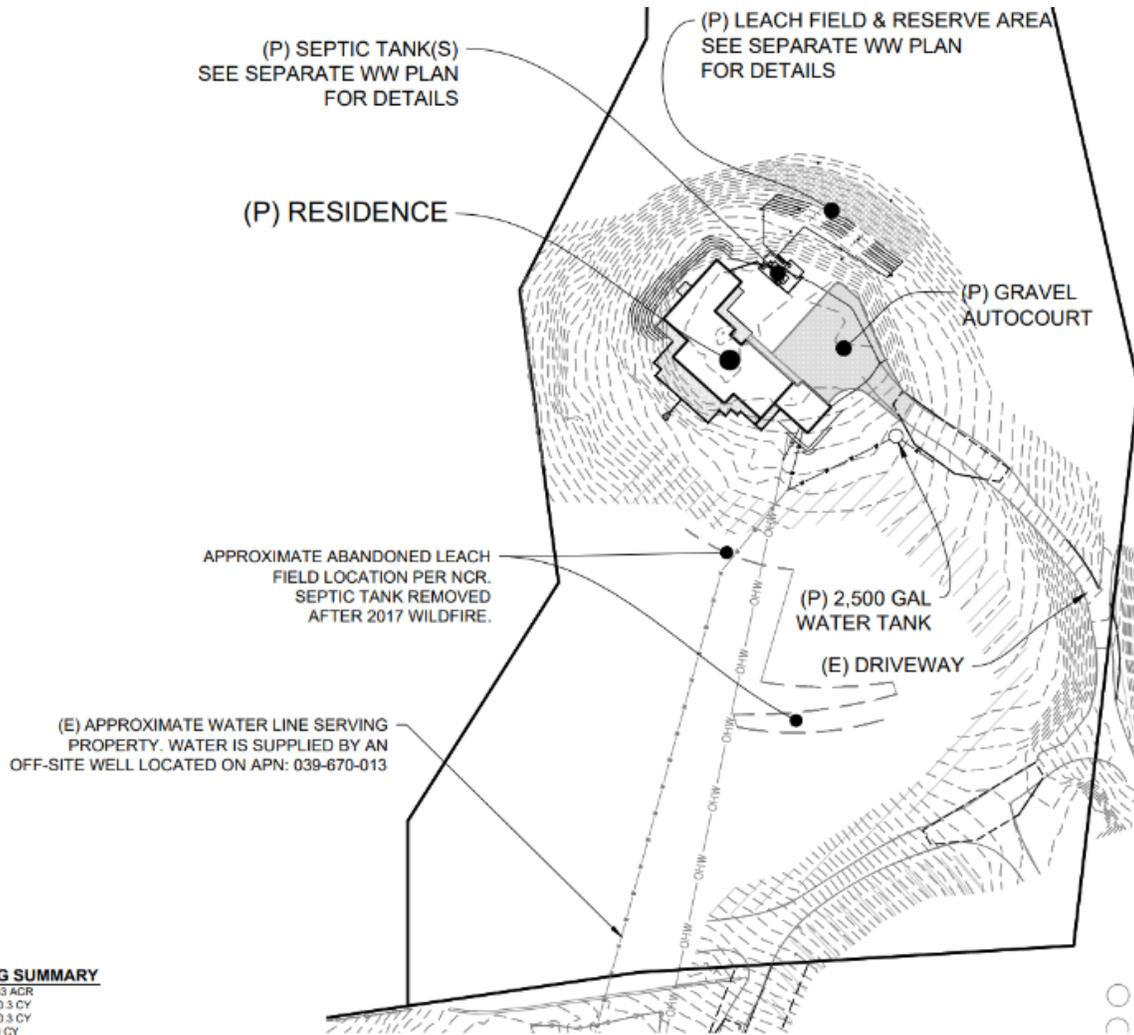
Approximate Location of Previous home



Previous Driveway to be Improved



Site Plan



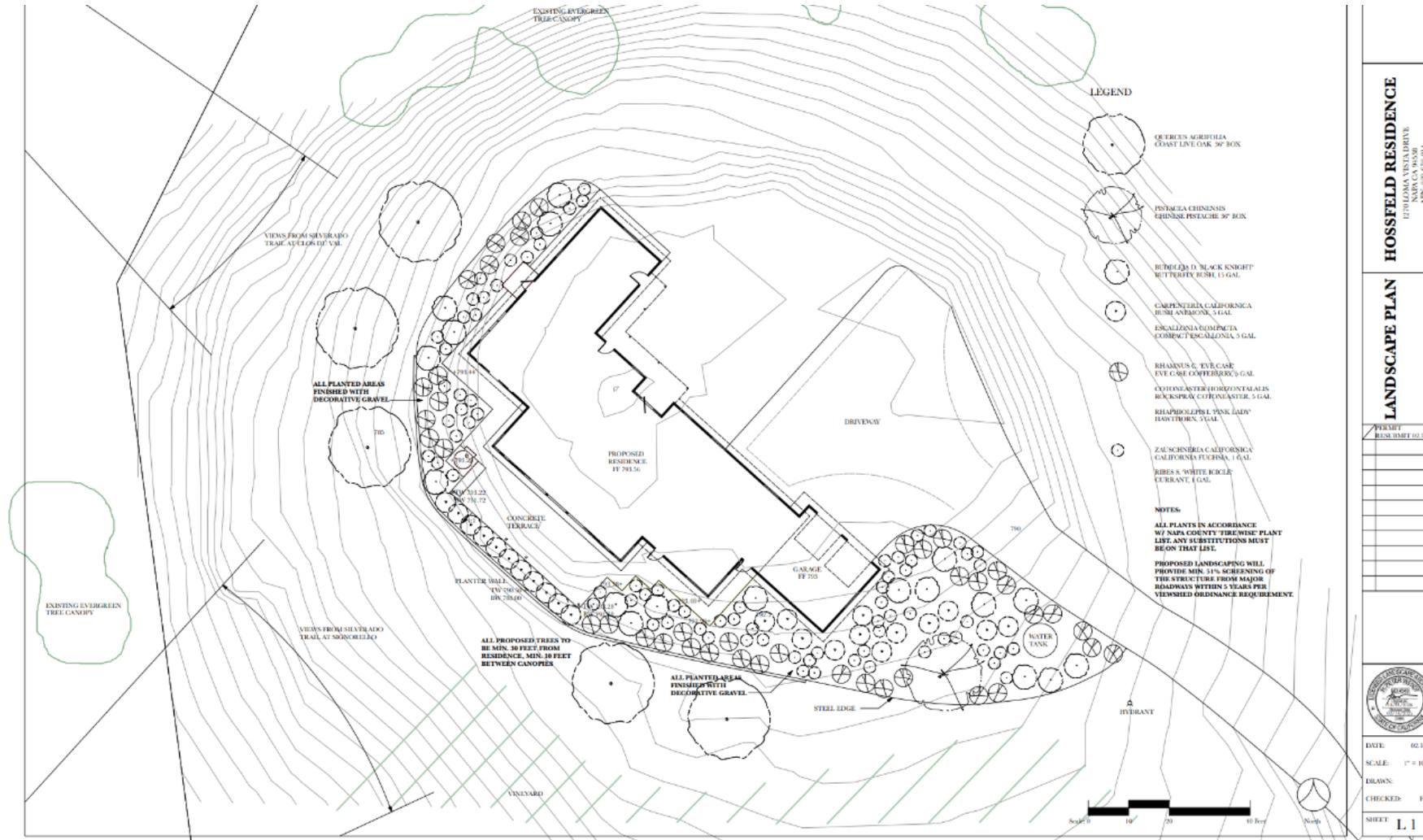
ING SUMMARY
 0.33 ACR
 200.3 CY
 200.3 CY
 0.0 CY

LL NOT BE USED FOR BIDDING
 IT INCLUDE ANY STRIPPING,
 SUITABLE MATERIAL REMOVAL,
 O COMPACTION OR ANY
 T MAY BE ENCOUNTERED. THE
 TION SHALL MAKE AN

OVERALL SITE PLAN



Proposed Landscape Plan



HOSSFELD RESIDENCE
1270 LOMA VISTA DRIVE
NAPA, CA 94558
APN: 010-001-001

LANDSCAPE PLAN

PROJECT
RESUBMIT 02.14.25

DATE: 02.14.25
SCALE: 1" = 10'-0"
DRAWN:
CHECKED: HPW
SHEET **L.1**

Screening Exhibit



SCREENED AREA OF PROPOSED NEW RESIDENCE: 1,106 SF
 VISIBLE AREA OF PROPOSED NEW RESIDENCE: 1,908 SF
 SCREENED AREA = 62.7%

1 SITE VIEW LOOKING NORTH-WEST (SILVERADO TR FROM BLACK STALLION WINERY)
 SCALE: 3/16" = 1'-0"



SCREENED AREA OF PROPOSED NEW RESIDENCE: 1,539 SF
 VISIBLE AREA OF PROPOSED NEW RESIDENCE: 2,789 SF
 SCREENED AREA = 55.2%

2 SITE VIEW LOOKING SOUTH-WEST (SILVERADO TR FROM CLOS DU VAL WINERY)
 SCALE: 3/16" = 1'-0"



EXTERIOR FINISH SPECIFICATIONS

SIDING

1. EXTERIOR ACRYLIC FINISH WITH FINE SMOOTH BY LAHABRA WITH INTEGRAL COLOR. MATCH COUNTY APPROVED COLOR PALETTE 725848

FASCIA

1. 1/2" STEEL FASCIA AND 2X2 RITEC OUTRIGGERS WITH MAT BLACK SPRAY PAINT FINISH TO MATCH WINDOW AND DOOR FRAMES

GUTTERS & DOWNSPOUTS

1. GUTTERS SHALL BE 3" HALF-ROUND WEATHERED COPPER GUTTERS, BRACKETS, AND 3" DIA. WEATHERED COPPER DOWNSPOUTS. ALL WORK SHALL COMPLY WITH SBACOMA STANDARDS WITH GUTTER GUARDS TO PREVENT THE ACCUMULATION OF DEBRIS.
2. ALL DOWNSPOUTS SHALL BE TIED TO SUBSURFACE DRAINAGE SYSTEM AND DAYLIGHT TO APPROVED LOCATION - REFER TO CIVIL DRAWINGS

ROOFING

1. CLAMS AT 1 1/2" STANDING SEAM METAL ROOF OVER TYVEK PROTECT 120 W/ MEMBRANE. RUST-PROOFING AND UNDERLAYMENT PER MANUFACTURER'S WRITTEN SPECIFICATIONS. COLOR: METAL: SALES WEATHERED COPPER

WINDOWS AND DOORS

1. FLEETWOOD THERMALLY BROKEN BLACK ALUMINUM FRAMED

GLAZING

1. 200 INDUSTRIES 1" INSULATED SOLARBAN XL LOW-E NON-REFLECTIVE GLAZING WITH BLACK STAINLESS STEEL SPACERS

EXTERIOR NOTES

1. NEW EXTERIOR PORTLAND CEMENT FINISH SHALL COMPLY WITH DBC SECTION R0508 REQUIREMENTS
2. ALL NEW ROOF COVERINGS SHALL BE CLASS II PER NAPA COUNTY CODE



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

