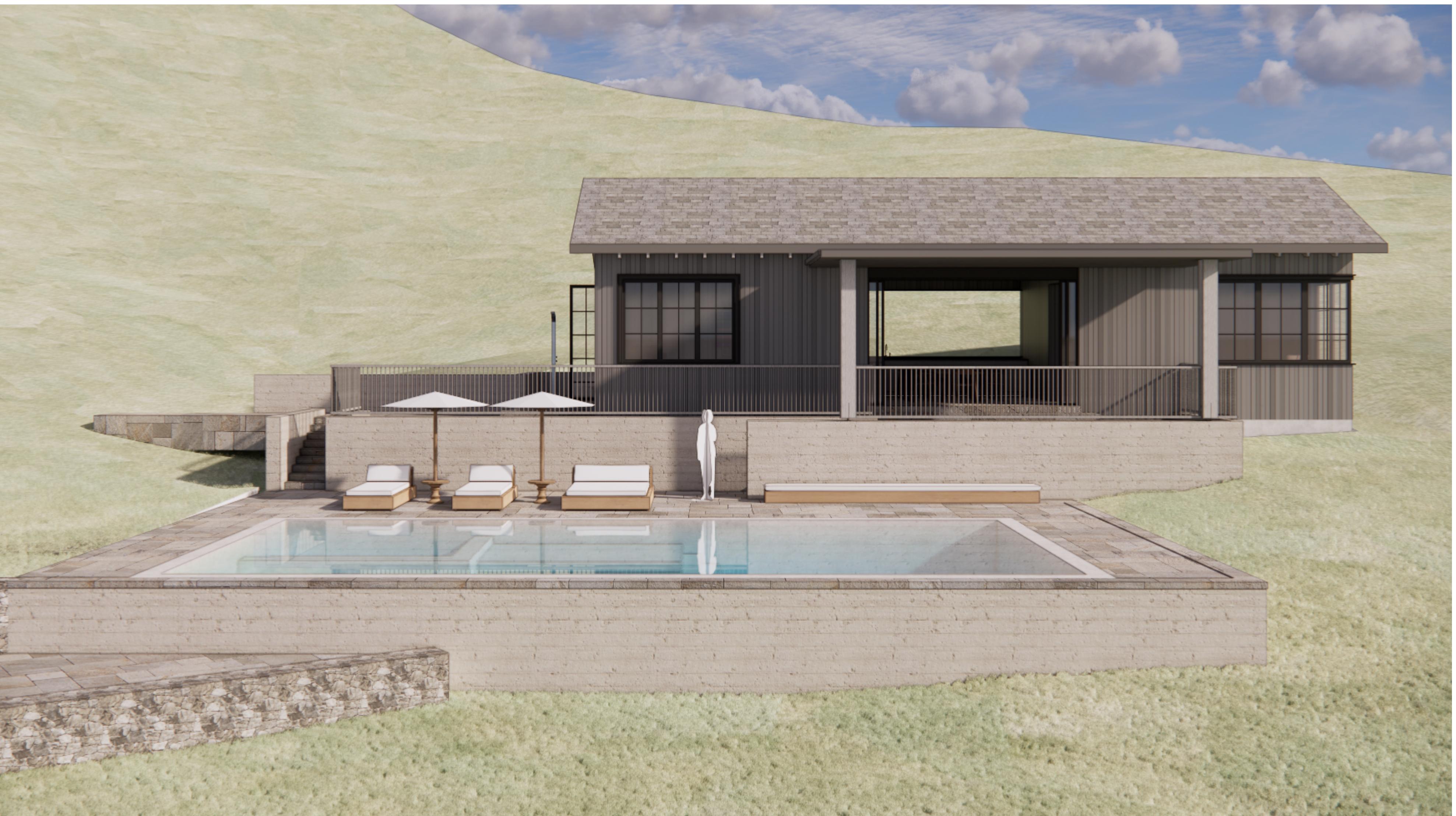
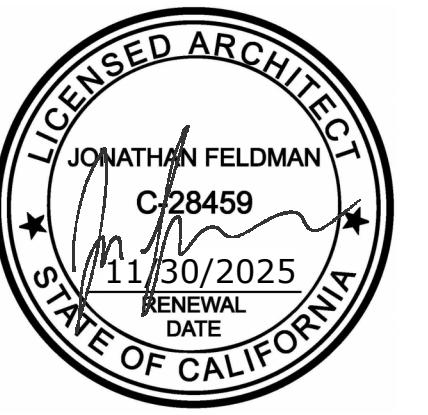


“G”

## Viewshed Application - Project Plans

4000 Silverado Trl Viewshed P25-00207  
Zoning Administrator Hearing Date (August 27, 2025)



project name  
MARINEAU MILLS  
POOL HOUSE

project address  
4000 SILVERADO TRL N  
CALISTOGA, CA 94515

app #  
021-010-079  
client  
SEBASTIEN MARINEAU-MES &  
EMILY MILLS MARINEAU  
fa job #  
24-017

# MARINEAU MILLS POOL HOUSE CALISTOGA, CA

## PROJECT DIRECTORY

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## SHEET INDEX

### GENERAL

A0.00 COVER SHEET  
A0.01 PROJECT INFO

### CIVIL

C1.0 VIEWSHED PERMIT GRADING & DRAINAGE PLAN

### ARCHITECTURAL

A1.20 SITE PLAN  
A1.21 SITE ELEVATION + VISUAL IMPACT + AREA PLAN  
STN SITE PLAN  
A2.20 FLOOR PLAN - POOL HOUSE  
A2.25 FLOOR PLAN - BARN  
A3.00 EXTERIOR ELEVATIONS - POOL HOUSE  
A3.05 EXTERIOR ELEVATIONS - BARN

### LANDSCAPE

L1.1 PLANTING PLAN  
L2.1 LIGHTING PLAN

issue  
VIEWSHED PERMIT  
REVISION 2

date  
06.20.2025

### history

△ DESC.	VIEWSHED PERMIT	DATE
1	VIEWSHED PERMIT REV.1	25.03.24
2	VIEWSHED PERMIT REV.2	25.06.13

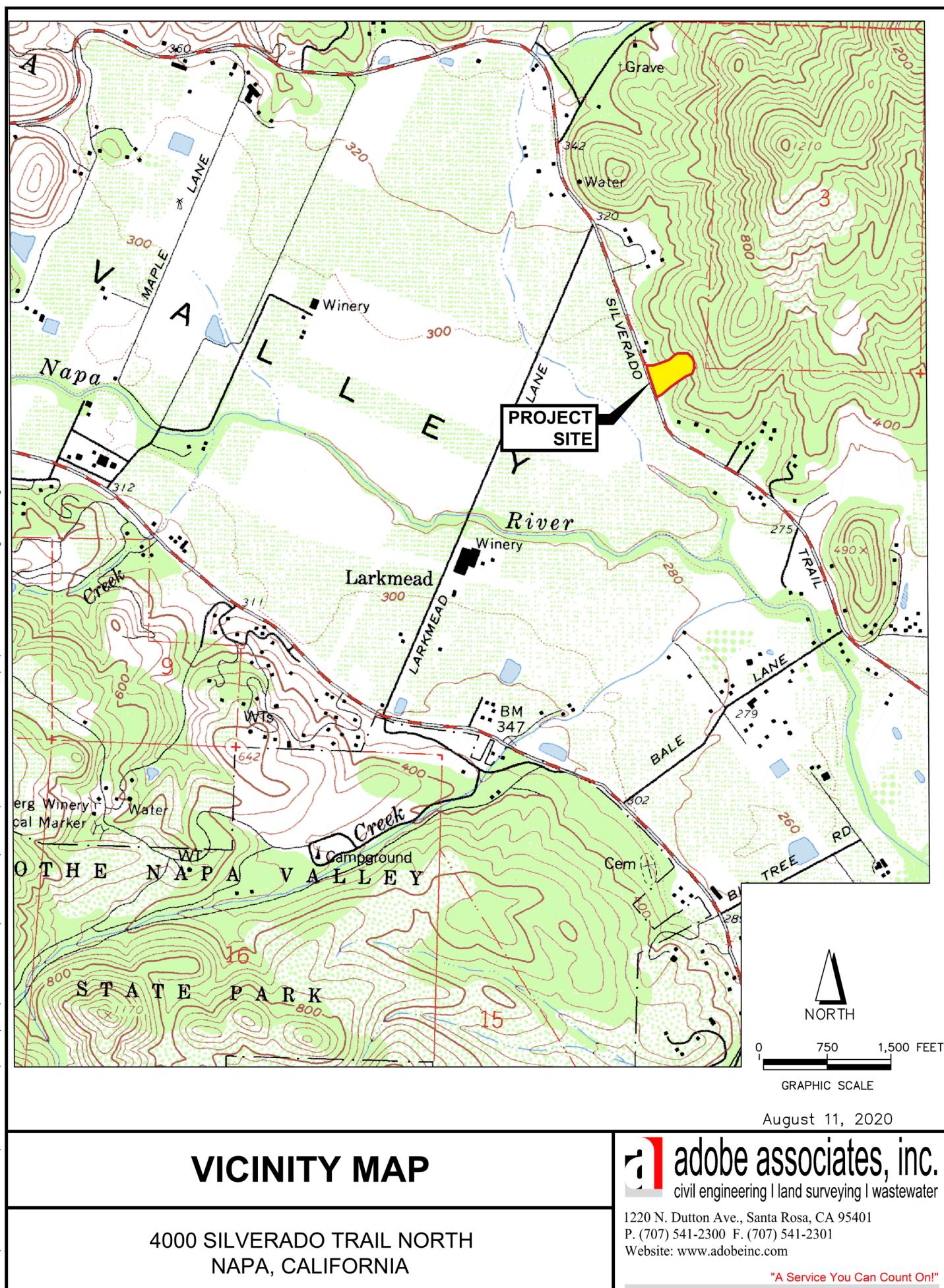
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COVER SHEET

A0.00

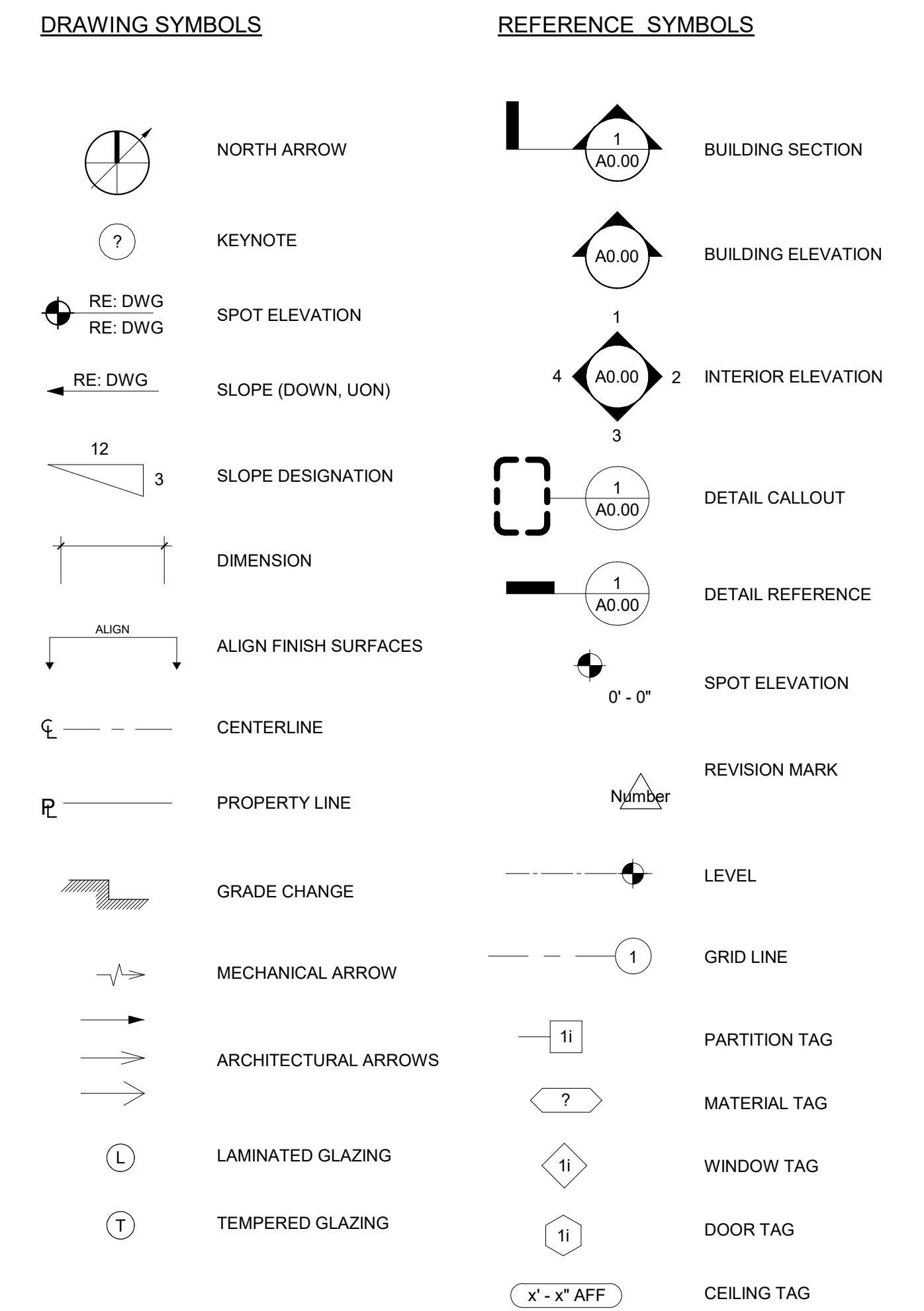
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## VICINITY MAPS



## ARCHITECTURAL SYMBOLS

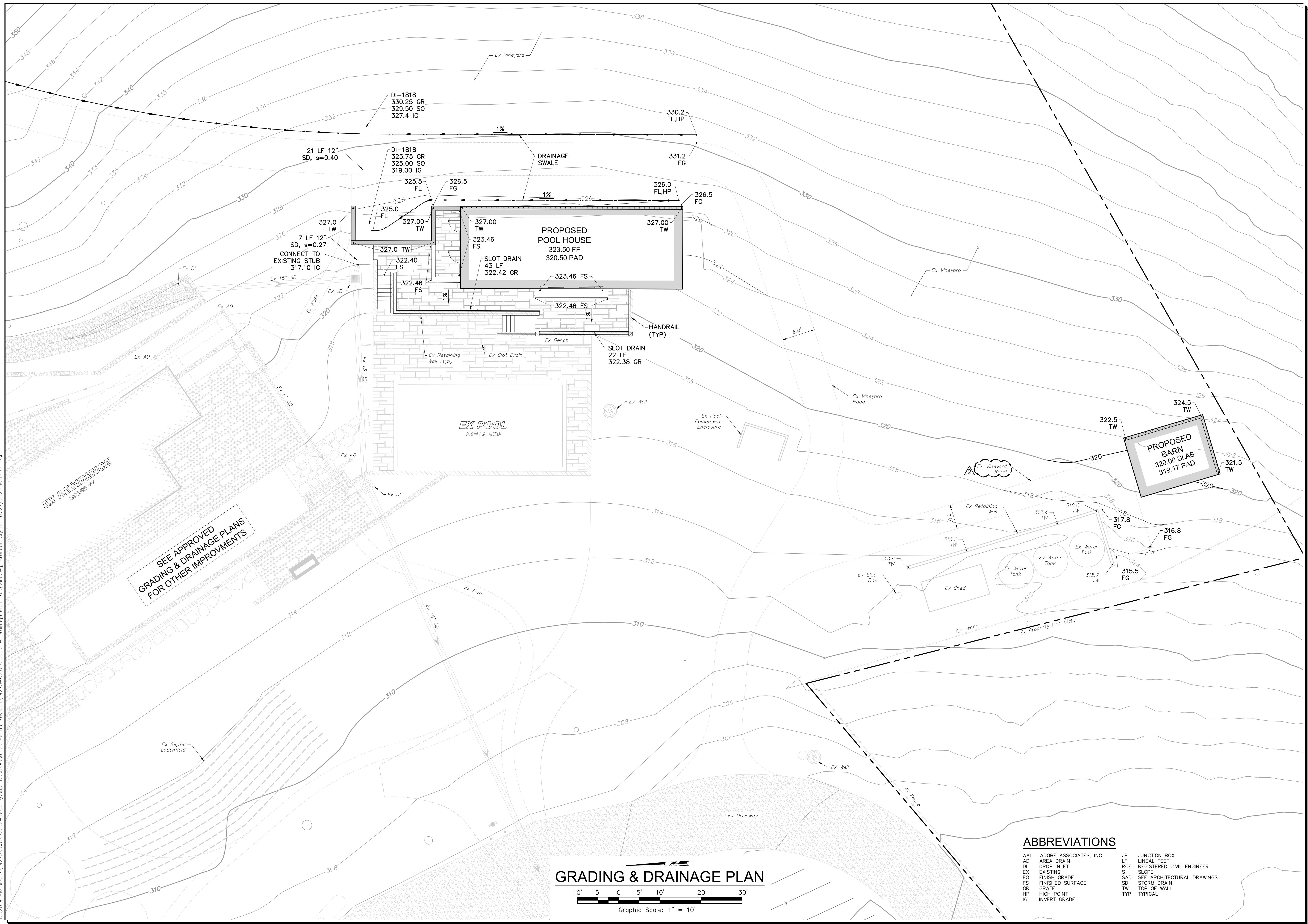


## ABBREVIATIONS

A	AB	ANCHOR BOLT	L	LAF	LONG / LENGTH LIGHT APPLIED FLASHING
ABV	ABOVE		LAN	LAN	LAMINATED LAMINATED
ADDL	ADDITIONAL		LAV	LAV	LAVATORY
AESS	ARCH EXPOSED STRUCTURAL STEEL		LAWRB	LAWRB	Liquid APPLIED WATER RESISTIVE BARRIER
AC	AIR CONDITIONING		LT	LT	POUND
ACOUST	ACOUSTICAL		LTG	LTG	LIGHT
AD	AREA DRAIN		LVR	LVR	LIGHTING
ADJ	ADJUSTABLE		M	MACH	LOUVER
AFF	ABOVE FINISHED FLOOR		MAT	MACH	MACHINE
AGGR	AGGREGATE		MATERIAL	MAT	MATERIAL
ALT	ALTERNATE		MEM	MEM	MEMORIAL
ALUM	ALUMINUM		MECH	MECH	MECHANICAL
ANOD	ANODIZED		MEMB	MEMB	MEMBRANE
APPROX	APPROXIMATE		MEZZ	MEZZ	MEZZANINE
ARCH	ARCHITECTURAL		MFR	MFR	MANUFACTURER
ASPH	ASPHALT		MIN	MIN	MINIMUM / MINUTE
AWRB	AIR & WATER RESISTIVE BARRIER		MIRR	MIRR	MIRROR
BD	BOARD		MISC	MISC	MISCELLANEOUS
BITUM	BITUMINOUS		MOD BIT	MOD BIT	MODIFIED BITUMEN
BLDG	BUILDING		MOUNT	MOUNT	MOUNTED
BLK	BLOCK		MTG	MTG	MOUNTING
BLOK	BLOCKING		MUL	MUL	MULLION
BLW	BELOW		MW	MW	MICROWAVE
BM	BEAM		N	N	NEW
BOT	BOTTOM		NC	NC	NORTH
BRTK	BRACKET		NO	NO	NOT IN CONTRACT
BTRN	BETWEEN		NOM	NOM	NUMBER
BUR	BUILT UP ROOFING		NTS	NTS	NORMAL
C	CB	CATCH BASIN	O	OVER	NOT TO SCALE
CEM	CEMENT		OA	OVERALL	
CI	CAST IRON		OC	ON CENTER	
CIP	CAST IN PLACE		OD	OUTSIDE DIMENSION	
CFWP	COLD FLUID APPLIED WATERPROOFING		OFD	OVERFLOW DRAIN	
CJ	CONTROL JOINT / CEILING JOIST		OH	OVERHEAD	
CL	CENTERLINE		OPG	OPENING	
CLG	CEILING		OPP	OPPOSITE	
CLKG	CAULKING		P	PE	POLYETHYLENE
CLR	CLEAR		PERF	PERFORATED	
CMU	CONCRETE MASONRY UNIT		PERP	PERPENDICULAR	
COL	COLUMN		PL	PLATE	PROPERTY LINE / PLATE
COMP	COMPOSITION		PLAM	PLASTER	PLASTIC LAMINATE
CONC	CONCRETE		PLAS	PLYWOOD	PLYWOOD
CONN	CONNECTION		PINT	PAINT	PAINTED
CONT	CONTINUOUS		PTD	PAIR	PAIR
CPT	CONTORTIOUS		PT	POINT / PRESSURE TREATED	POINT / PRESSURE TREATED
CT	CERAMIC TILE		PV	POLYVOLTAIC	POLYVOLTAIC
CTR	CENTER		PVC	POLYVINYL CHLORIDE	POLYVINYL CHLORIDE
CTSK	COUNTERSUNK / COUNTERSINK		PWR	POWER	POWER
CW	COLD WATER		Q	QTY	QUANTITY
D	DBL	DOUBLE	R	REMODELED	
DEG	DEGREE		RAD	RISER	
DEPT	DEPARTMENT		RCP	RADIUS	
DET / DFT	DETAIL / DETAIL		RECT	REFLECTED CEILING PLAN	
DF	Douglas FIR		RECPT	RECTANGLE	
DIAG	DIAGONAL		RECT	RECTANGULAR	
DIA	DIA		REF	REFRIGERATOR	
DIM	DIM		REFR	REFERENCE	
DN	DIMENSION		REFR	REFRIGERATED	
DR	DOOR		RGTR	REGISTER	
DS	DOSHOPUT		REQD	REQUIRED	
DWG	DRAWING		RESIL	RESILIENT	
DWR	DRAWER		RET	RETAINING	
E	(E)	EXISTING	RIM	RETENTION	
EA	EAST		RO	ROUND	
EAH	EACH		RR	ROUGH OPENING	
EB	EXPANSION BOLT		RRWL	ROOF RAFTER	
EF	EXHAUST FAN		RWL	RAINWATER LEADER	
EJ	EXPANSION JOINT		S	SOUTH	
ELEV	ELEV		SAFWB	SELF-ADHERED FLASHING	
ELEC	ELECTRIC / ELECTRICAL		SC	SELF-ADHERED WATER RESISTIVE BARRIER	
ELAST	ELASTOMERIC / ELASTIC		SCD	SEE CIVIL DRAWINGS	
EMER	EMERGENCY		SCHED	SCHEDULE	
ENDR	ENDURE		SCR	SCREEN	
ENGR	ENGINEER		SCWD	SOLID CORE WOOD DOOR	
EQ	EQUAL		SECT	SOLID SECTION	
EQPT	EQUIPMENT		SED	SEE ELECTRICAL DRAWINGS	
EXH	EXHAUST		SF	SQUARE FOOT / FEET	
EXP	EXPANSION / EXPANDED / EXPOSED		SHGC	SOLAR HEAT GAIN COEFFICIENT	
EXT	EXTERIOR		SHT	SHEET	
F	(F)	FUTURE	SHTG	SHOWER	
FA	FAIR, FIRM		SHWR	SHOWER	
FABR	FABRICATE		SIM	SIMILAR	
FAR	FLOOR AREA RATIO		SKYLT	SKYLIGHT	
FCP	FIBER CEMENT PANELS		SMD	SEE MECHANICAL DRAWINGS	
FD	FIRE DRAIN		SMWP	SEE MECHANICAL DRAWINGS	
FDC	FIRE DRAINKAGE CONNECTION		SOG	SLAB ON GRADE	
FDN / FND	FOUNDATION		SPD	SEE PLUMBING DRAWINGS	
FE	FE FIRE EXTINGUISHER		SPEC	SPECIFICATION	
FEC	FE FIRE EXTINGUISHER CABINET		SO	SQUARE	
FF	FINISH FLOOR		SS	STAINLESS STEEL	
FFE	FINISH FLOOR ELEVATION		SSD	SEE STRUCTURAL DRAWINGS	
FG	FINISH GROOVE		STA	STATION	
FH	FULL HEIGHT		STD	STANDARD	
FIN	FINISH		STL	STEEL	
FIXT	Fixture		STOR	STORAGE	
FLASH	FLASHING		STRUC	STRUCTURAL	
FLR	FLOOR		SUSP	SUSPENDED	
FLUOR	FLUORESCENT		SYM	SYMMETRICAL	
FO	FINISHED OPENING		T	TREAD	
FCC	FACE OF CONCRETE		TR	TOP AND BOTTOM	
FCD	FACE OF CONCRETE		T&B	TONGUE AND GROOVE	
FCS	FACE OF STUD		TBD	UNDERDERRUNNED	
FR	FACE RATED / RATING		TEL	TELEPHONE	
FRP	FIBER REINFORCED PLASTIC		TEMP	TEMPERED / TEMPERATURE	
FRPF	FIREPROOFING		TERM	TERMAL	
FT	FOOT OR FEET		THICK	THICKNESS	
FTG	FOOTING		THRESH	THRESHOLD	
FURR	FURRING		TOC	TOP OF CONCRETE	
G	GA	GAUGE	T.O.P.	TOP OF PLATE	
GA	GAULV	GAULV	TOPO	TOP OF STEEL	
GC	GENERAL CONTRACTOR		TOPS	TOP OF WALL	
GEN	GENERAL		TOW	THERMOPLASTIC POLYOLEFIN	
GFCI	GROUND FAULT CIRCUIT INTERRUPTED		TPO	TUBE STEEL	
GL	GLASS		TS	TYPICAL	
GLAZ	GLAZED / GLAZING		TR&B	TOP AND BOTTOM	
GLB	GLUE LAM BEAM		UV	UV	
GND	GROUND		V	ULTRAVIOLET	
GSM	GENERALIZED SHEET METAL		VC	VAPOR COMPOSITION TILE	
GWB	GYPSUM WALL BOARD		VERT	VERTICAL	
GYP	GYPSUM		VEST	VESTIBULE	
GYP BD	GYPSUM BOARD		VG	VERTICAL GRAIN	
H	HB	HOSE BIB	VIF	VERIFY IN FIELD	
H/C	HANDICAPPED		W	WEST / WIDE / WIDTH	
HC	HOLLOW CORE		w/	WITH	
HCWD	HOLLOW CORE WOOD DOOR		WC	WATER CLOSET	
HDP	HIGH DENSITY POLYETHYLENE		WF	WIDE FLANGE	
HWD	HARDWARE		WH	WATER HEATER	
HM	HOLLOW METAL		WN	WINDOW	
HORIZ	HORIZONTAL		W/O	WITHOUT	
HR	HOUR		WO	WOCURS	
HSS	HOLLOW STRUCTURAL SECTIONS		WP	WATERPROOF / WATERPROOFING	
HT	HEIGHT		WR	WATER RESISTANT	
HVAC	HEATING VENTILATION & AIR CONDITIONING		WRB	WATER RESISTIVE BARRIER	
HW	HOT WATER		WT	WEIGHT	
I	ID	INSIDE DIAMETER	WWF	WELDED WIRE FABRIC	
IN	INCH		Y	YARD	
INSUL	INSULATION		YD		
INT	INTERIOR				
INTM	INTUMESCENT				
J	J-BOX	JUNCTION BOX			
JH	JOINT HANGER				
JT	JOINT				
JST	JOIST				
K	KD	KILN DRIED			
KIT.	KITCHEN				
L	CEILING TAG				
T	DOOR TAG				
X-X AFF					

## GENERAL NOTES

- ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES: CURRENT VERSION OF THE CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL CODE, STATE ENERGY STANDARDS, AND ANY OTHER GOVERNING CODES AND ORDINANCES.
- IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
- WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND



# MARNEAU-MES RESIDENCE VIEWSHED PERMIT GRADING & DRAINAGE PLAN

4000 Silverado Trail North  
Calistoga, California  
APN 021-010-079

12220

 Timothy L. Schram, RCE 67890  
My license expires 6/30/2023

**adobe** 2  
civil engineering  
11220 N. Dutton Ave., Sam

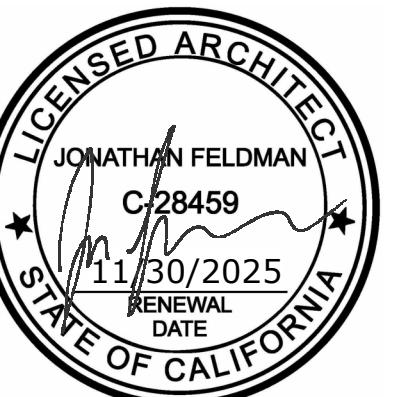
P. (707) 541-2300 F. (707) 541-2301  
Website: [www.adobeinc.com](http://www.adobeinc.com)

## ABBREVIATIONS

AAI	ADobe Associates, Inc.	JB	Junction Box
AD	Area Drain	LF	Lineal Feet
DI	Drop Inlet	RCE	Registered Civil Engineer
EX	Existing	S	Slope
FG	Finish Grade	SAD	See Architectural Drawings
FS	Finished Surface	SD	Storm Drain
GR	Grate	TW	Top of Wall
HP	High Point	TYP	Typical
IG	Invert Grade		

SCALE: AS SHOWN	
Date: April 18, 2025	Design by: <u>BC</u>
Drawn by: <u>LL</u>	Checked by: <u>TS</u>
Sheet	
<b>C1.0</b>	
1 Job	of 1 Sheet 19275

SCALE: AS SHOWN	
Date: April 18, 2025	Design by: <u>BC</u>
Drawn by: <u>LL</u>	Checked by: <u>TS</u>
Sheet	
<b>C1.0</b>	
1 Job	of 1 Sheet 19275



## LEGEND

Legend for site plan symbols and lines:

- PROPERTY LINE: Dashed line
- SETBACK LINE: Dashed line
- AREA OF WORK: Dotted line
- LANDSCAPE SURFACE, SCD, SLD.: Patterned box
- AGRICULTURAL VEHICLE PATH: Patterned box
- STONE PATIO: Patterned box
- (E) TREES: Light green circle
- (N) TREES: Dark green circle
- (N) TREES (NOT PROPOSED FOR SCREE): Hatched circle

## SITE PLAN 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  
POOL HOUSE**

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

apn #  
021-010-079  
  
client  
SEBASTIEN MARINEAU-MES &  
EMILY MILLS MARINEAU  
  
fa job #  
21-017

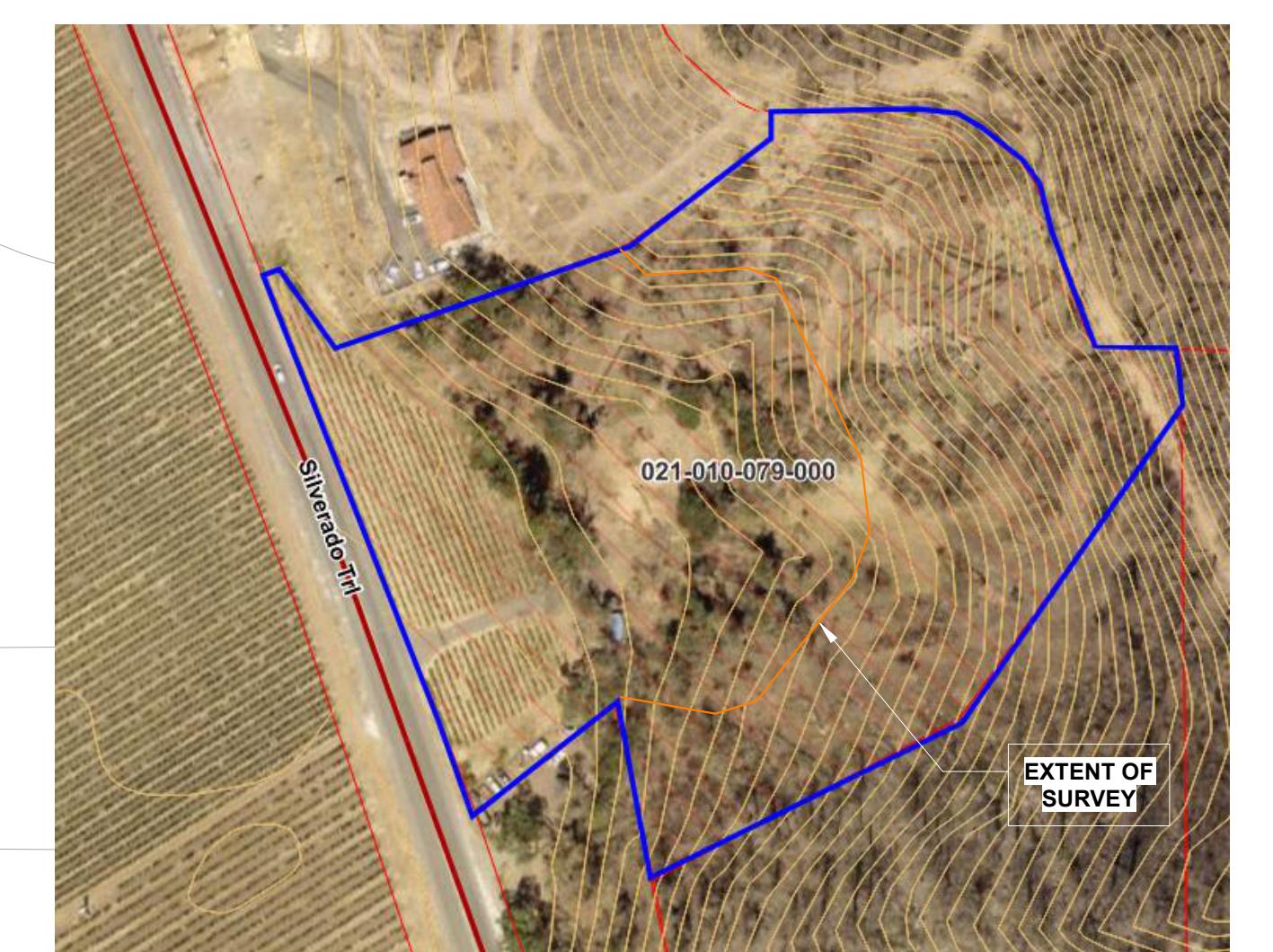


issue  
**VIEWSHED PERMIT  
REVISION 2**

date  
**06.20.2025**

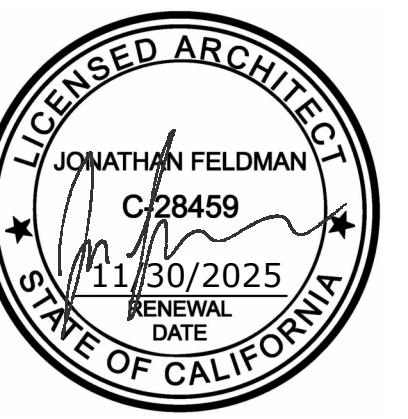
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△	DESC.	DATE
	VIEWSHED PERMIT	25.03.24
1	VIEWSHED PERMIT REV.1	25.06.13



# title

# SITE PLAN



GLAZING PERCENTAGE FROM SILVERADO % GLAZING = 29% AND 20%		
POOL HOUSE	TOTAL FAÇADE AREA	867 SF
	WINDOW AREA	252 SF
% GLAZED:		29%

POOL HOUSE PEAK 340'-0"		
POOL HOUSE FFE	323'-6"	
BARN PEAK	335'-0"	
POOL HOUSE FFE	323'-6"	
BARN FFE	320'-0"	
POOL	318'-0"	

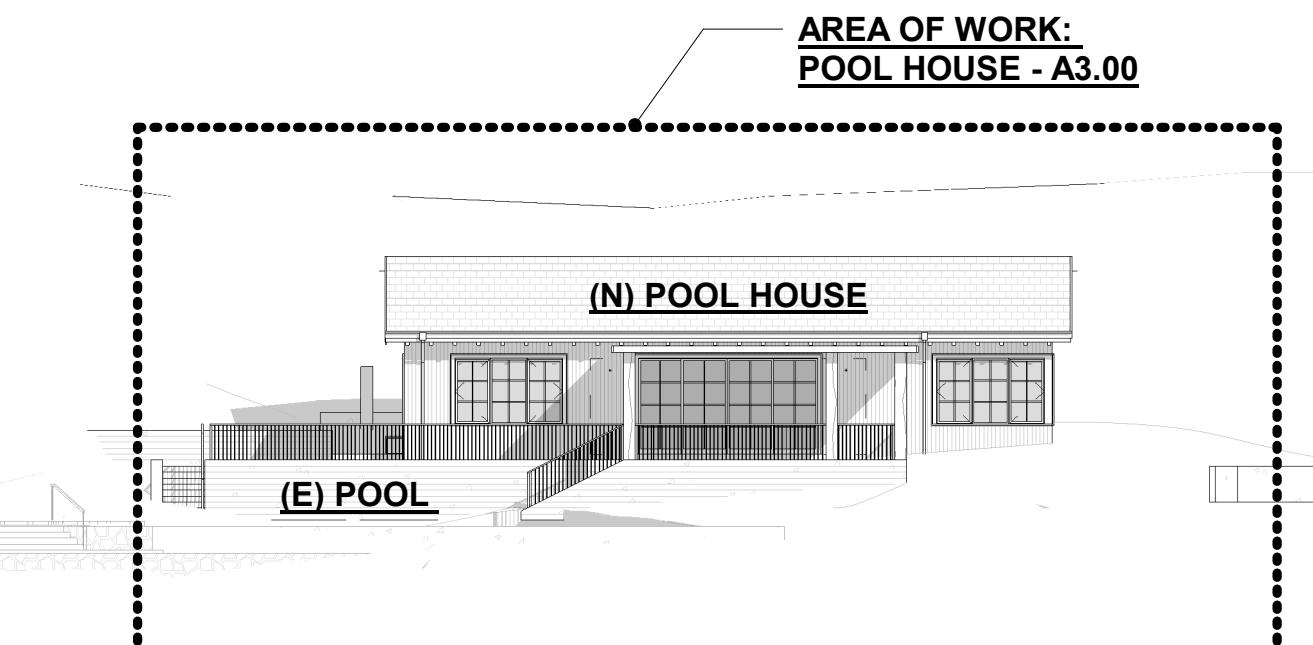
  

BARN 335'-0"		
POOL HOUSE PEAK	340'-0"	
POOL HOUSE FFE	323'-6"	
BARN FFE	320'-0"	
POOL	318'-0"	

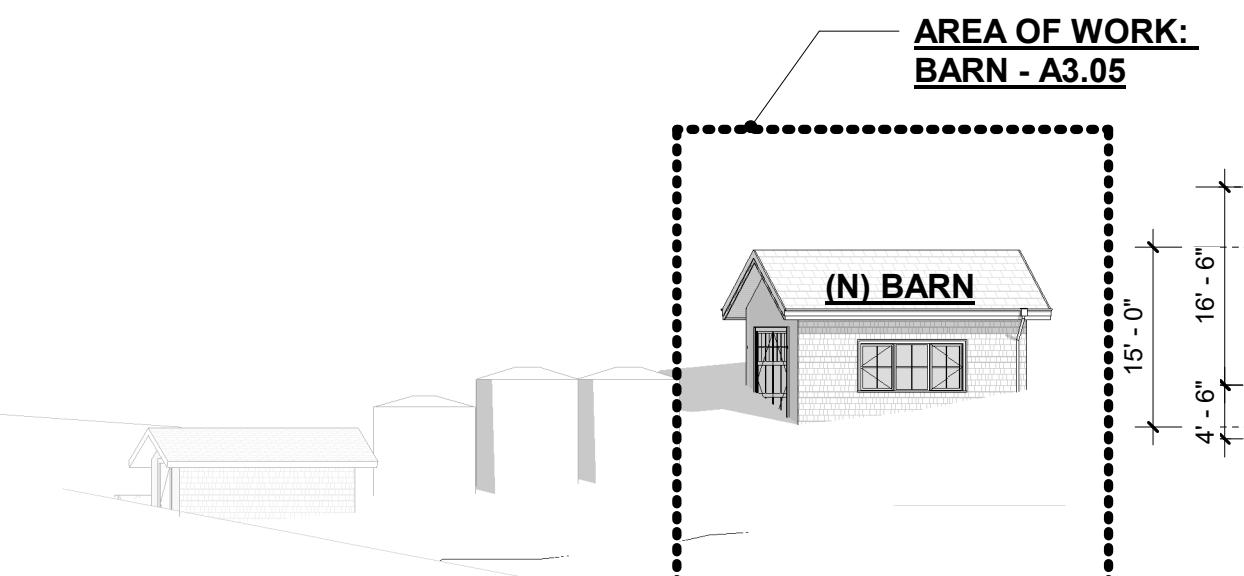


6 SITE ELEVATION - PARALLEL TO SILVERADO TRAIL

1/16" = 1'-0"



NOTE: (E) SCREENING TREES AND GRAPE VINES IN FRONT OF HOUSE NOT SHOWN FOR CLARITY OF BUILDING ELEVATION



NOTE: SCREENING TREES IN FRONT OF HOUSE NOT SHOWN FOR CLARITY OF BUILDING ELEVATION



5 VISUAL IMPACT ANALYSIS 2

project name  
MARINEAU MILLS  
POOL HOUSE

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fa job #  
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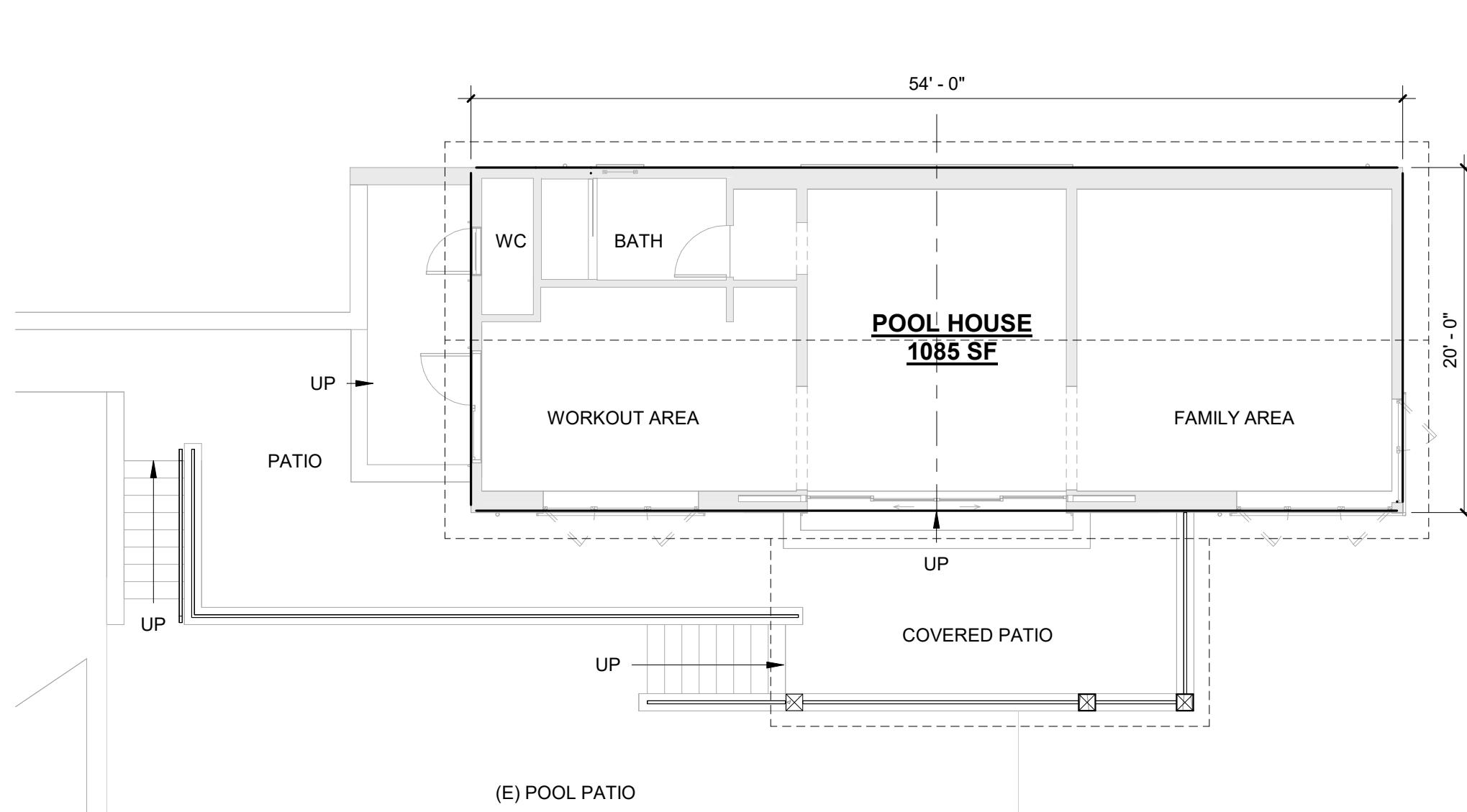
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VIEWSHED PERMIT  
REVISION 2

date  
06.20.2025

history  
△ DESC.  
VIEWSHED PERMIT 25.03.24  
1 VIEWSHED PERMIT REV.1 25.06.13  
2 VIEWSHED PERMIT REV.2 25.06.20

title  
SITE ELEVATION +  
VISUAL IMPACT +  
AREA PLAN

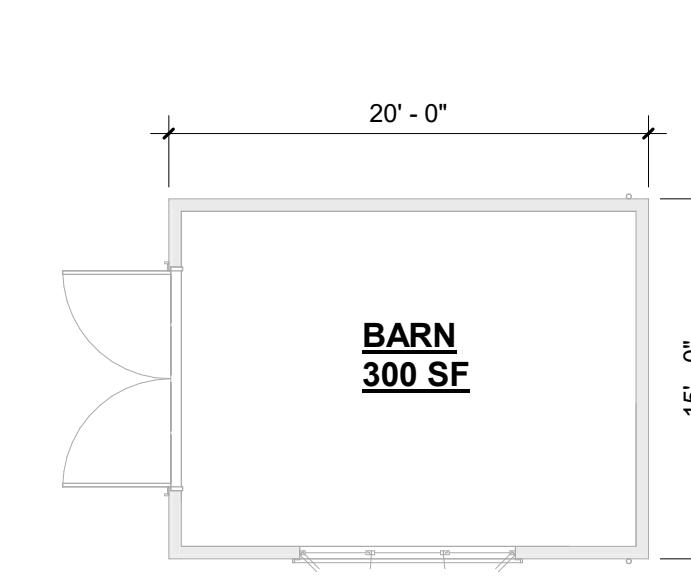
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4 AREA PLAN - POOL HOUSE

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1/8" = 1'-0"



1 AREA PLAN - BARN

1/8" = 1'-0"



LEGEND

	NEW WALL
	1-HOUR RATED WALL
	STONE PATIO

KEYNOTE LEGEND

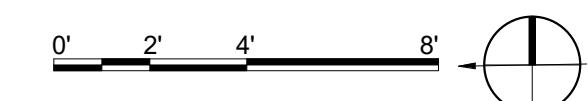
	120 (N) GUARDRAIL, 42" HIGH
	121 (N) RETAINING WALL
	122 (N) STARS
	123 (N) RETAINING WALL TO REMAIN
	321 DOWNSPOUT
	322 EXTERIOR LIGHTING, DOWNWARD SHIELDED
	323 ROOF ABOVE
	324 PT'D ALUM TRELLIS
	325 CABINET AND SINK
	326 E2 EXTERIOR MONOPPOINT LIGHTING
	329 OUTDOOR SHOWER

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fa job #  
24-017



FLOOR PLAN GENERAL NOTES

1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER 2022 CBC SECTION 1010.1.5. WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75" AT OUTWARD SWINGING PER 2022 CBC SECTION 1010.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER 2022 CBC SECTION 2408.4.5.
4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
5. BASE MATERIAL BEHIND SHOWER PAN SLOPED TO DRAIN AS PER 2022 CPC SECTION 408.7.
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER 2022 CBC SECTION R307.2 AND R702.4.2. BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
8. PER 2022 CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
11. ANNUAL SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (2022 CALGREEN 4.406.1)
12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH 2022 CALGREEN SECTION 4.408.1 TIER 2.
13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
14. NO ADDITIONAL KITCHEN UTILITY TO BE PROVIDED. FOR EXAMPLE: NO OVEN, COOKTOP, MICROWAVE, SINK WITH A DRAIN OUTLET LARGER THAN 1.5 INCHES, GARBAGE DISPOSAL, FOOD STORAGE, OR A REFRIGERATOR WITH A CAPACITY GREATER THAN 6 CUBIC FEET.

issue  
VIEWSHED PERMIT  
REVISION 2

date  
06.20.2025

history  

△ DESC.	DATE
1 VIEWSHED PERMIT REV.1	25.06.13
2 VIEWSHED PERMIT REV.2	25.06.20

title  
FLOOR PLAN - POOL  
HOUSE

A2.20  
sheet



E2

## EXTERIOR MONOPONT ON TRELLIS POST



DIMENSIONS: 2.25" DIA X 4.75"H

MOUNTING: WALL SURFACE

LAMP: LED MR16 GU5.3

LOCATION: EXTERIOR

MFR: B-K LIGHTING

INPUT WATTS: 7.5W

LUMENS: 409 LM

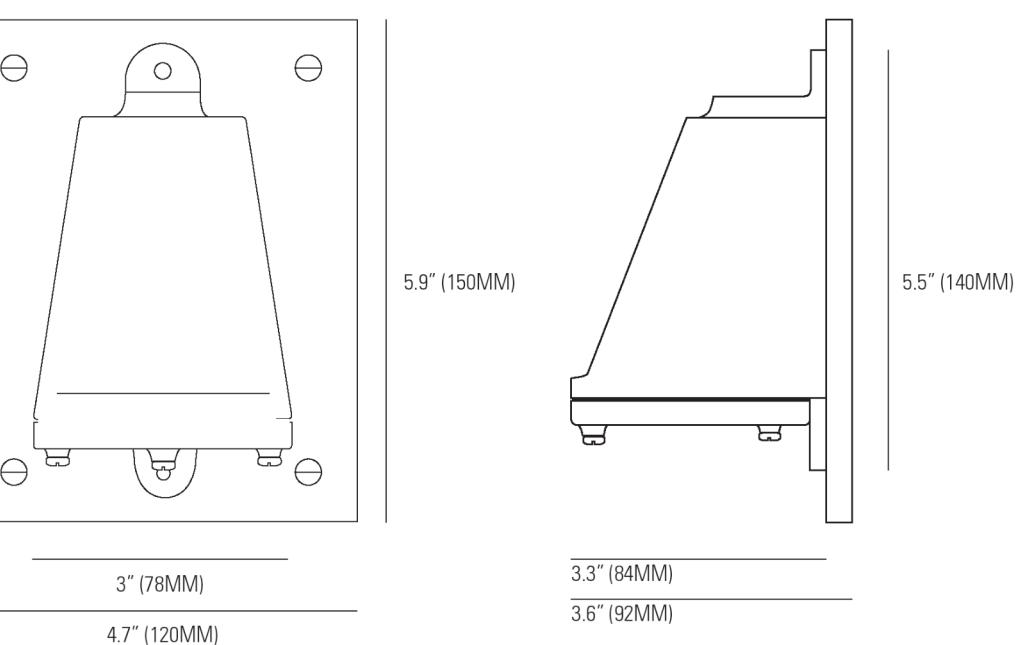
CCT: 3000K

CRI: 95

MODEL: DS-MR-0-[FINISH]-12-11-B-360SL; CANOPY: BC7-[FINISH]; LAMP: SM16-07-36D-930-03

NOTES: FINISH PER ARCHITECT; REMOTE TRANSFORMER; INCLUDE CANOPY AND RETROFIT MR-16 LED LAMP

## 0749 Mast Light, Mains Voltage



## LEGEND

- NEW WALL
- 1-HOUR RATED WALL
- STONE PATIO

## KEYNOTE LEGEND

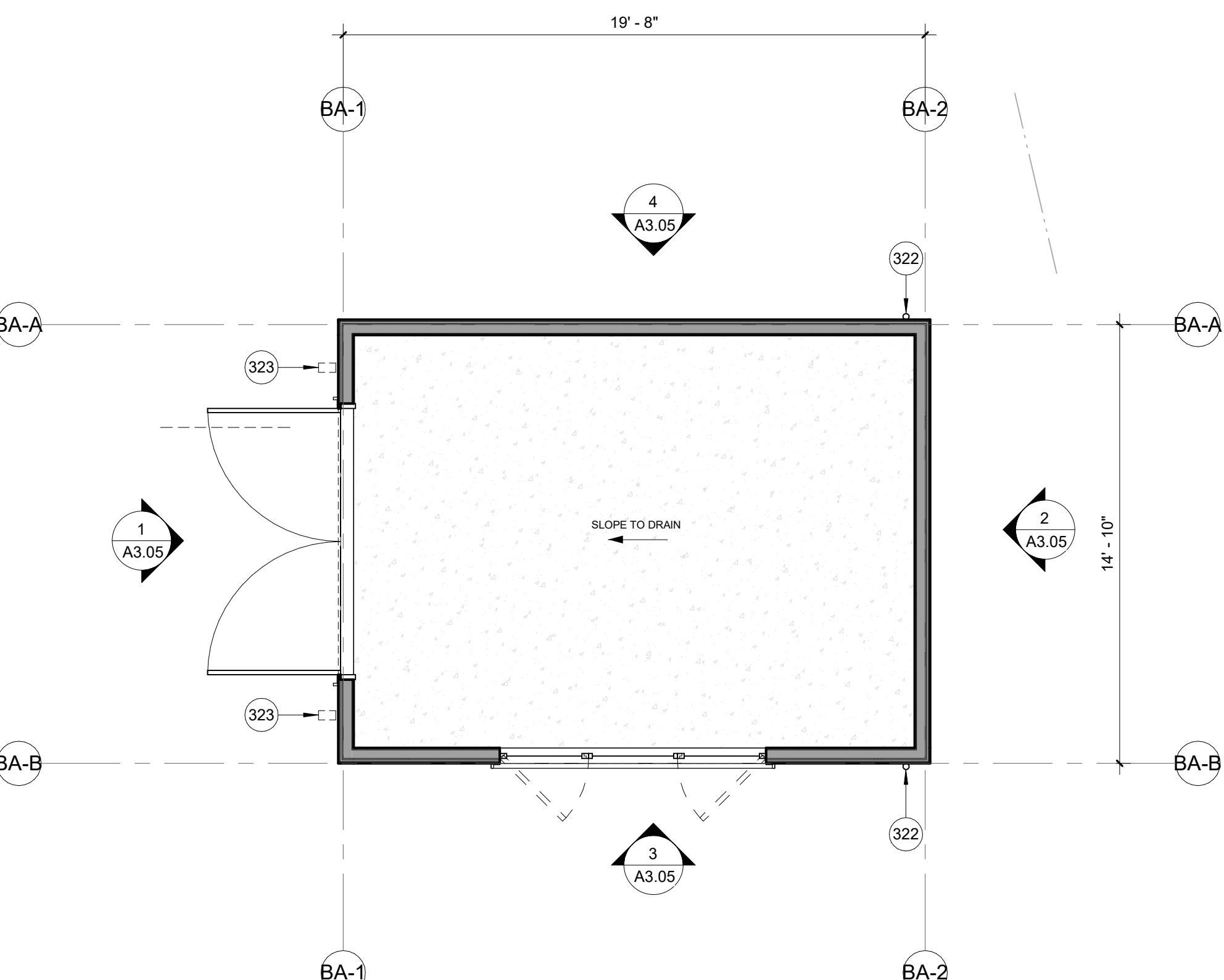
- 322 DOWNSPOUT
- 323 EXTERIOR LIGHTING, DOWNWARD SHIELDED

## Specifications

PRODUCT CODE:	US-DP0749	IP RATING:	IP54
BULB CAP:	GU10	MATERIAL(S):	ALUMINUM/BRONZE, GLASS
MAX WATTAGE:	35W	AVAILABLE FINISH:	ANODISED, POLISHED OR SANDBLASTED ALUMINUM. POLISHED, SANDBLASTED OR WEATHERED SANDBLASTED BRONZE
VOLTAGE:	120V (AC)		
BULB TYPE:	PAR16		

LAMP NOT SUPPLIED  
MAINS (120V) VOLTAGE FITTING- NO TRANSFORMER/DRIVER REQUIRED  
THE MATCHING CAST BACKPLATE IS DESIGNED TO BE INSTALLED OVER STANDARD 4" OCTAGONAL JUNCTION BOXES (DIRECT MOUNTING TO WALL).  
STATED DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY. DUE TO MANUFACTURING TOLERANCES OF SAND-CASTING, THE ACTUAL  
DIMENSIONS OF EACH PRODUCT MAY DIFFER TO THOSE STATED.

© ORIGINAL BTC  
Made in the UK | originalbtc.com | This product is available for specific markets.  
Retrofit LED compatible.



## 1 FLOOR PLAN - BARN

1/4" = 1'-0"

## FLOOR PLAN GENERAL NOTES

- PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER 2022 CBC SECTION 1010.1.5. WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75" AT OUTWARD SWINGING PER 2022 CBC SECTION 1010.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.
- PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER 2022 CBC SECTION 2406.4.5.
- PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
- BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER 2022 CPC SECTION 408.7.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER 2022 CBC SECTION 406.3.2.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
- PER 2022 CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
- PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
- ANNUAL SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (2022 CALGREEN 4.406.1).
- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH 2022 CALGREEN SECTION 4.408.1 TIER 2.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- NO ADDITIONAL KITCHEN UTILITY TO BE PROVIDED.  
FOR EXAMPLE: NO OVER COOKTOP, MICROWAVE SINK WITH A DRAIN OUTLET LARGER THAN 1.5 INCHES, GARBAGE DISPOSAL, FOOD

title FLOOR PLAN - BARN

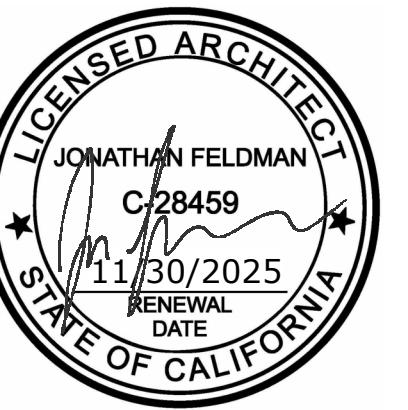
A2.25

app# 021-010-079  
client SEBASTIEN MARINEAU-MES & EMILY MILLS MARINEAU  
fa job# 24-017

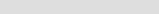
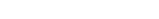
issue VIEWSHED PERMIT  
REVISION 2

date 06.20.2025

history  
△ DESC. DATE  
VIEWSHED PERMIT 25.03.24  
1 VIEWSHED PERMIT REV.1 25.06.13  
2 VIEWSGED PERMIT REV.2 25.06.20



## LEGEND

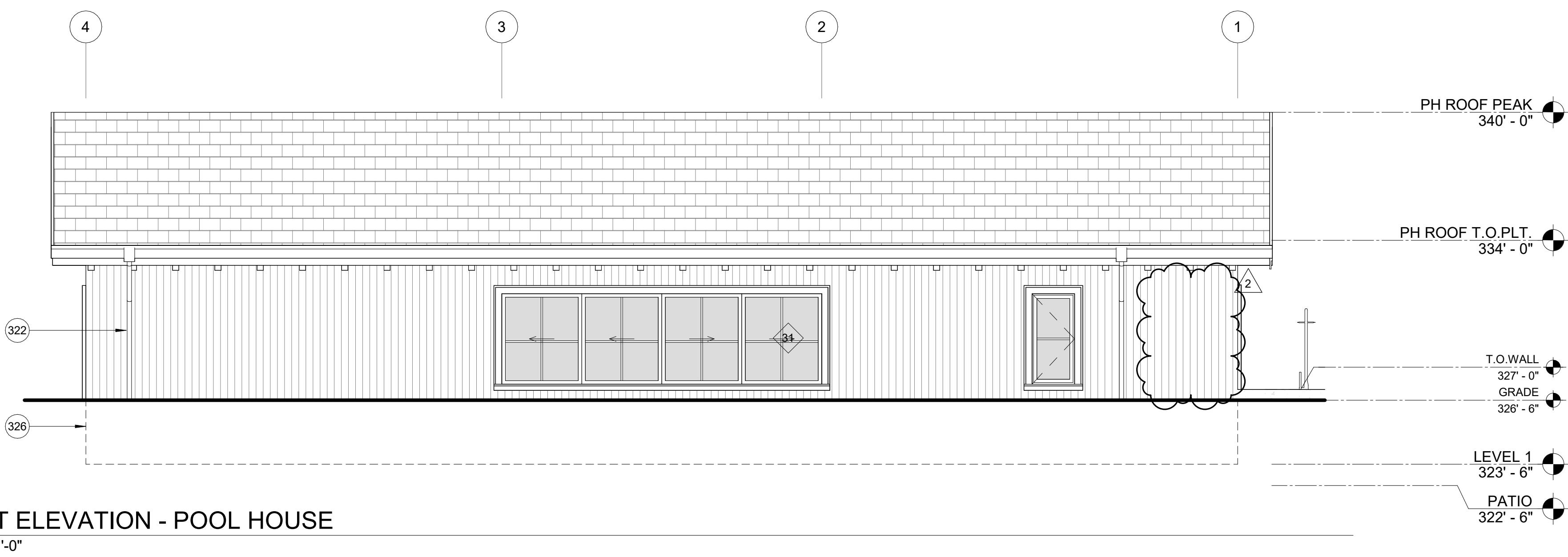
	CONCRETE TILE ROOFING
	VERTICAL CEMENTITIOUS SIDING, PT'D GARY
	CONCRETE
	GLASS, TYPICAL LOW-E REFLECTIVITY = 10-15% OF VISIBLE LIGHT
	TRELLIS & TRIM, PT'D BLACK
	CEMENTITIOUS SHINGLE SIDING, PT'D

## KEYNOTE LEGEND

- 121 (N) RETAINING WALL
- 123 (E) BOARDFORMED RETAINING WALL
- 322 DOWNSPOUT
- 323 EXTERIOR LIGHTING, DOWNWARD SHIELDED
- 326 STRUCTURE BELOW GRADE

# 6 EAST ELEVATION - POOL HOUSE

1/4" = 1'-0"

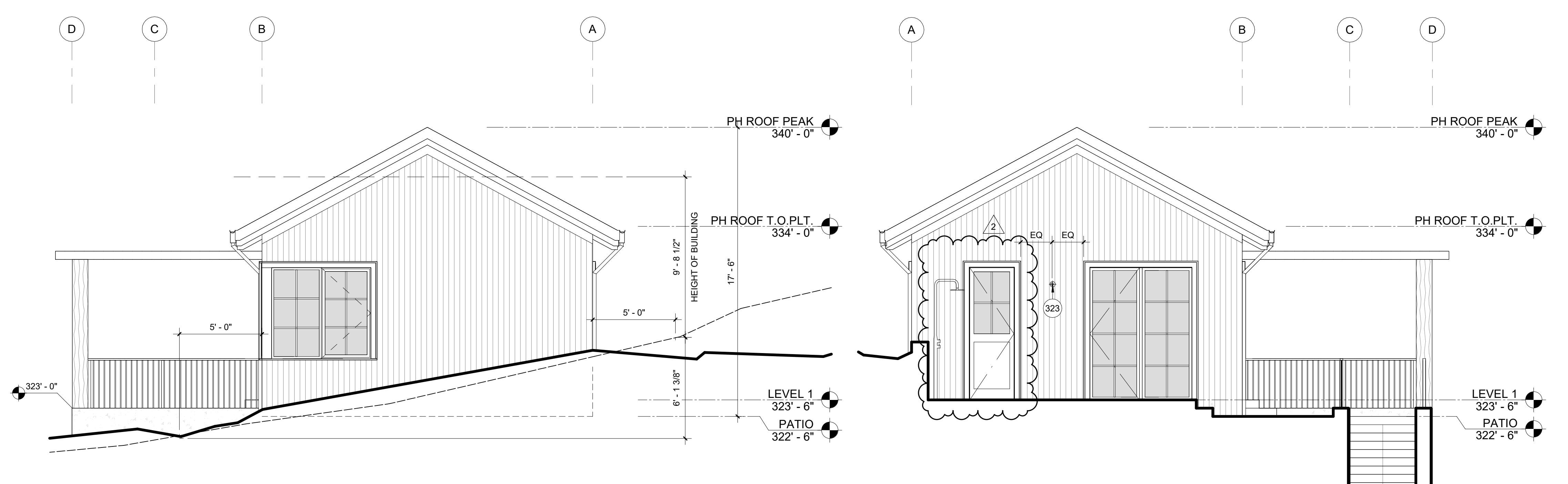
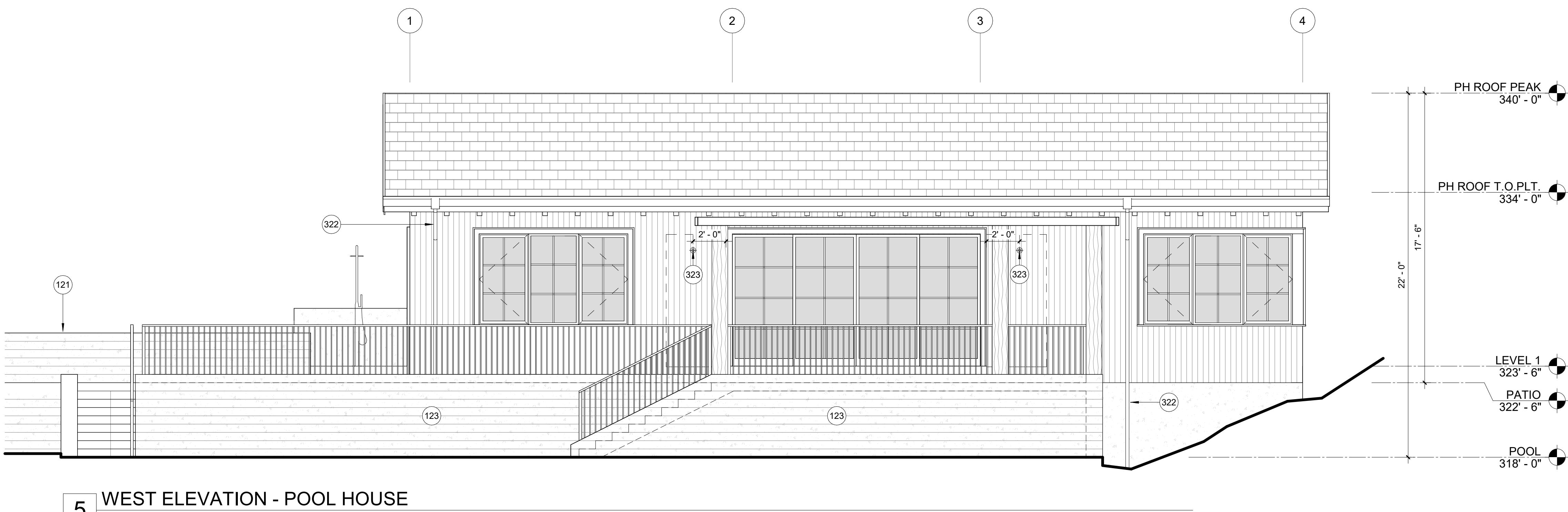


121

322

WEST ELEVATION - POOL HOUSE

1/4" = 1'-0"



# 4 SOUTH ELEVATION - POOL HOUSE

1/4" = 1'-0"

# 1 NORTH ELEVATION - POOL HOUSE

1/4" = 1'-0"

## 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.

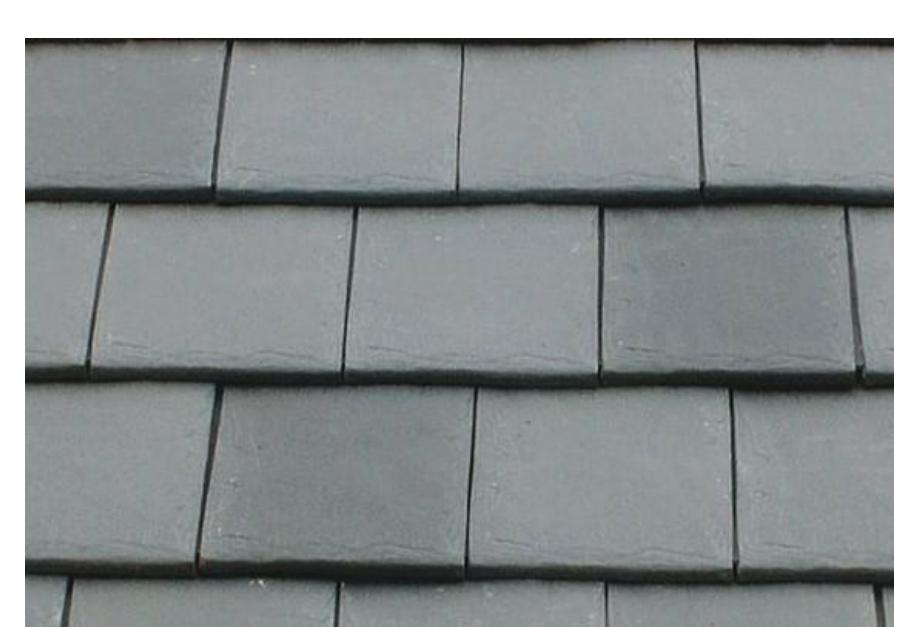
project name  
**MARINEAU MILLS  
POOL HOUSE**

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

apn #  
021-010-079  
  
client  
SEBASTIEN MARINEAU-MES &  
EMILY MILLS MARINEAU  
  
fa job #



**PAINTED POLY-ASH VERTICAL SIDING**  
**COLOR SIMILAR TO: NAPA COUNTY APPROVED**  
**COLOR PALETTE #424135**



## GRAY CONCRETE TILE ROOFING

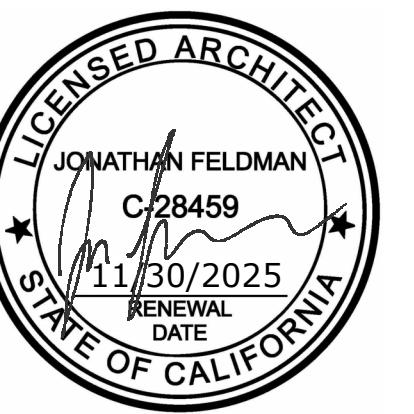
date  
**06.20.2025**

history

△	DESC.	DATE
	VIEWSHED PERMIT	25.03.24
1	VIEWSHED PERMIT REV.1	25.06.13
2	VIEWSGED PERMIT REV.2	25.06.20

title  
**EXTERIOR  
ELEVATIONS - POOL  
HOUSE**

# A3.00



LEGEND

	CONCRETE TILE ROOFING
	VERTICAL CEMENTITIOUS SIDING, PT'D GRY
	CONCRETE
	GLASS, TYPICAL LOW-E REFLECTIVITY = 10-15% OF VISIBLE LIGHT
	TRELLIS & TRIM, PT'D BLACK
	CEMENTITIOUS SHINGLE SIDING, PT'D

KEYNOTE LEGEND

322	DOWNSPOUT
323	EXTERIOR LIGHTING, DOWNWARD SHIELDED
326	STRUCTURE BELOW GRADE

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.

project name  
**MARINEAU MILLS  
POOL HOUSE**

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

app #  
**021-010-079**  
client  
**SEBASTIEN MARINEAU-MES &  
EMILY MILLS MARINEAU**  
fa job #  
**24-017**

0' 2' 4' 8'

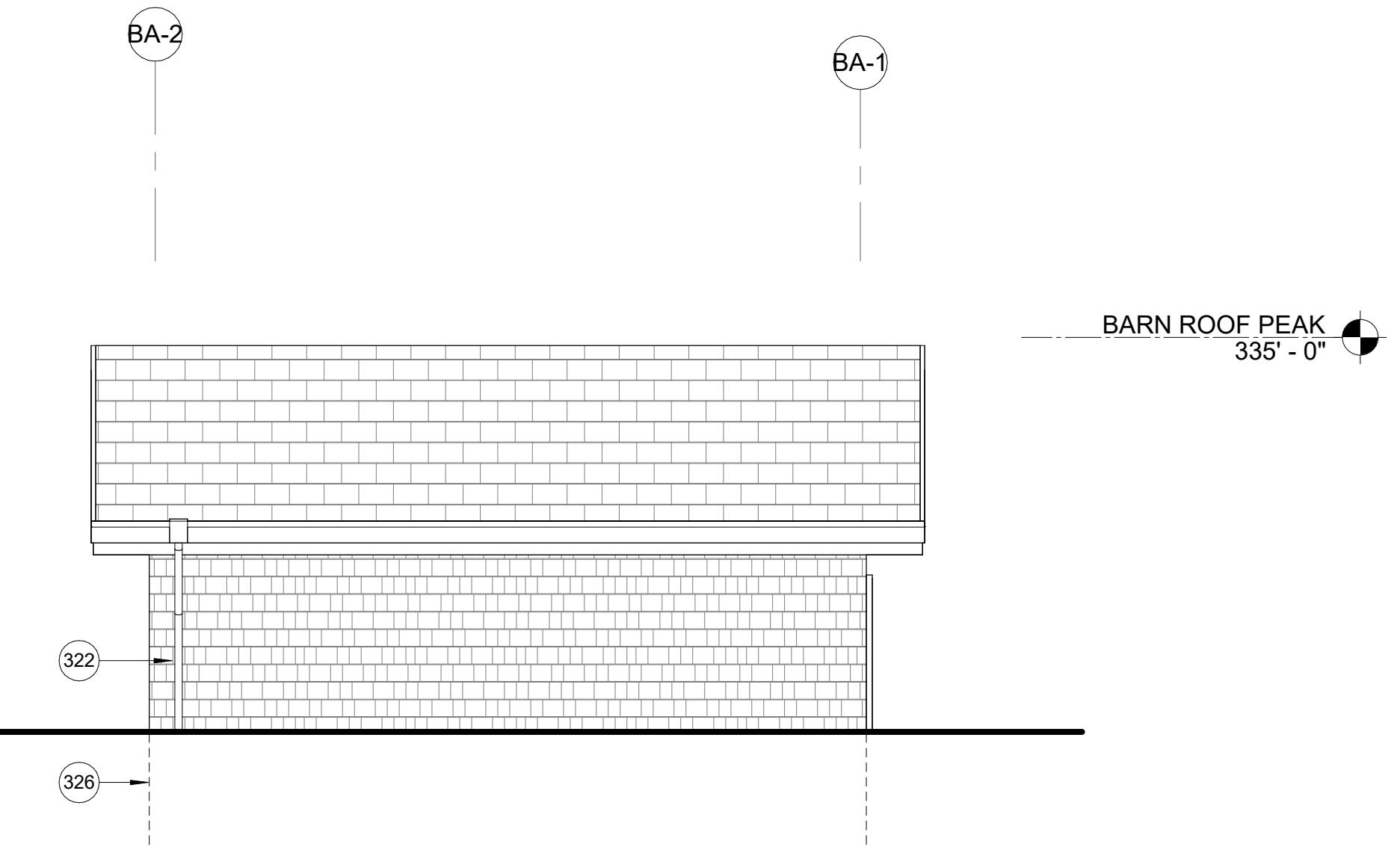
issue  
**VIEWSHED PERMIT  
REVISION 2**

date  
**06.20.2025**

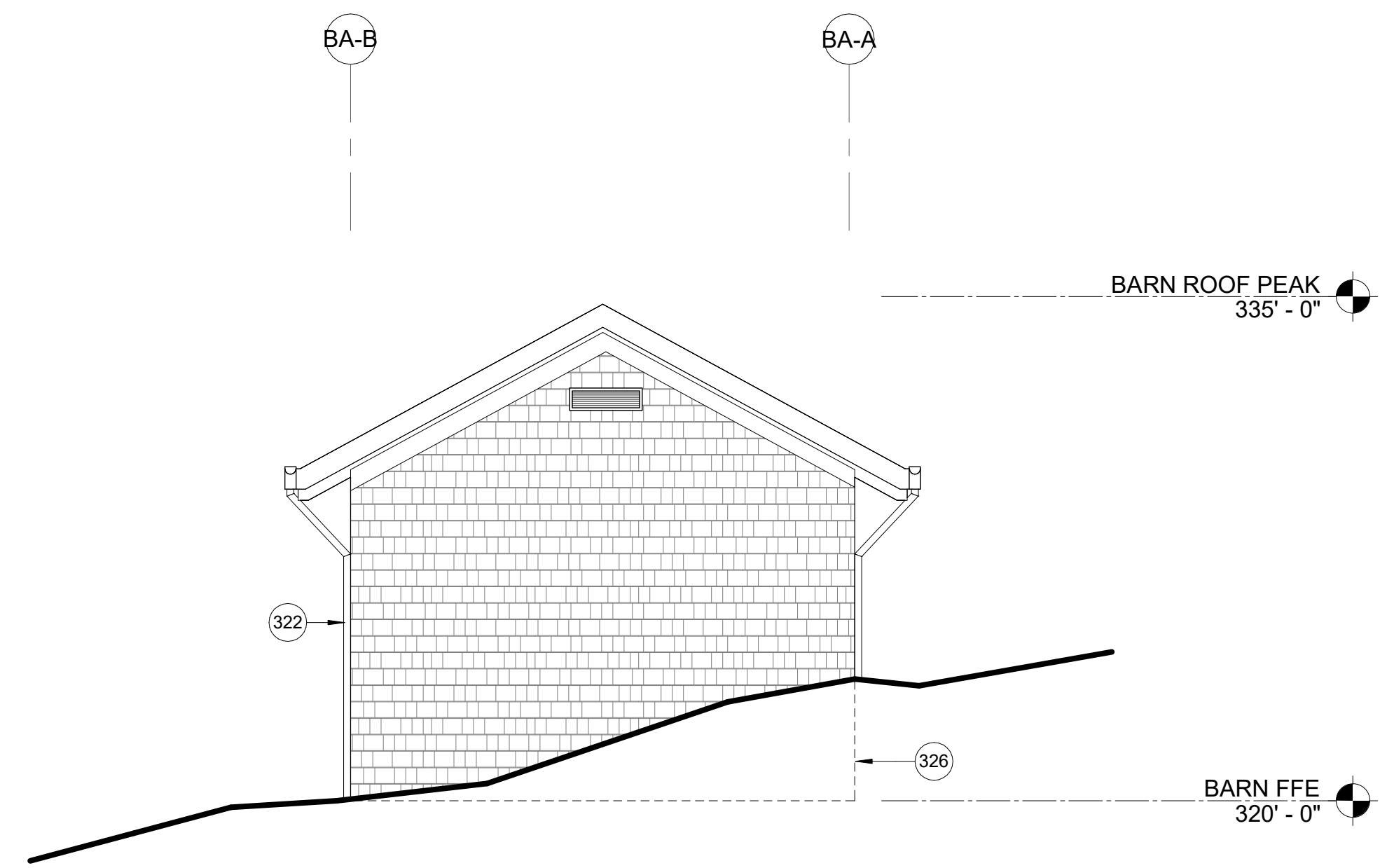
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1	VIEWSHED PERMIT REV.1	25.03.24
2	VIEWSHED PERMIT REV.2	25.06.13

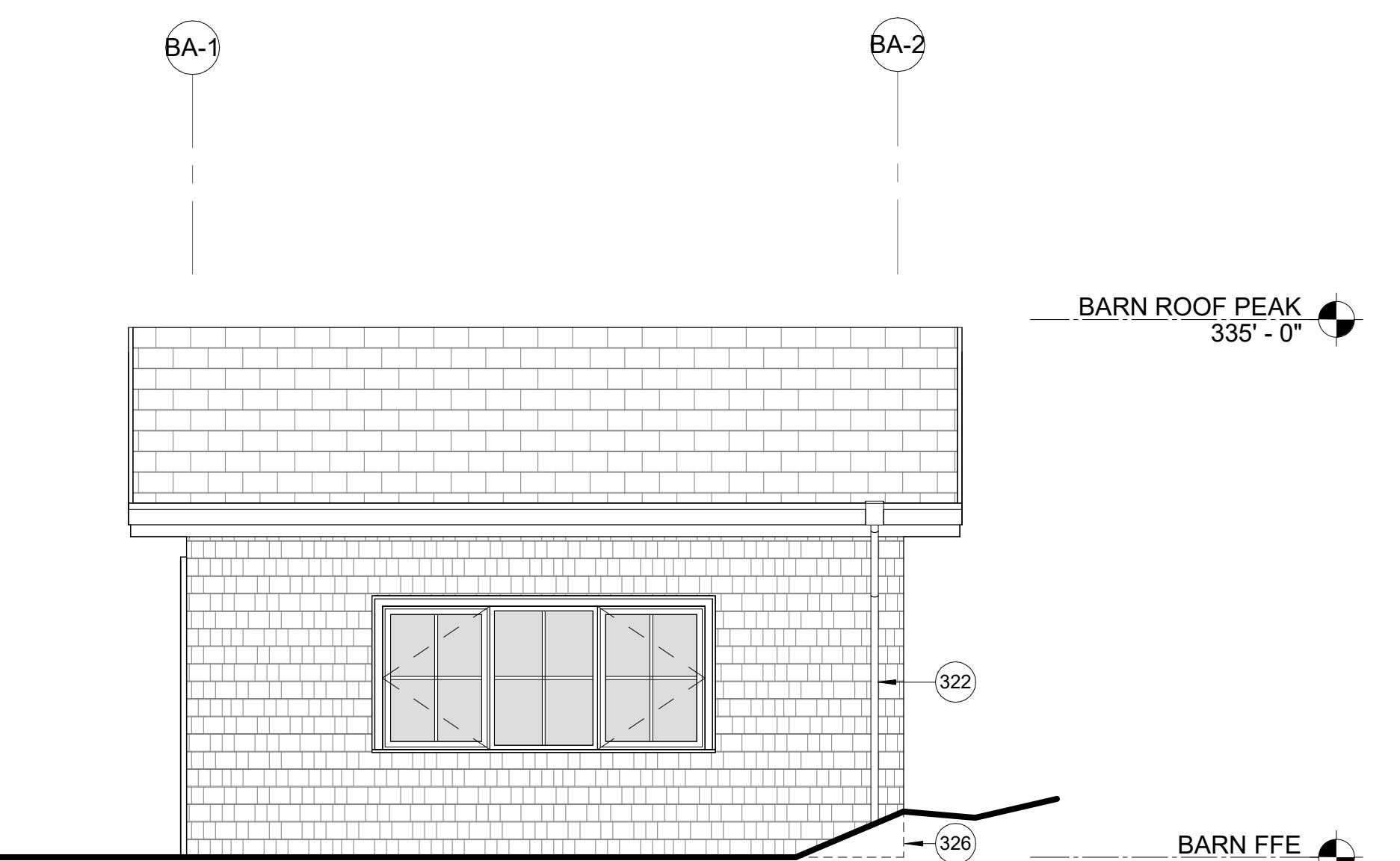
title  
**EXTERIOR  
ELEVATIONS - BARN**



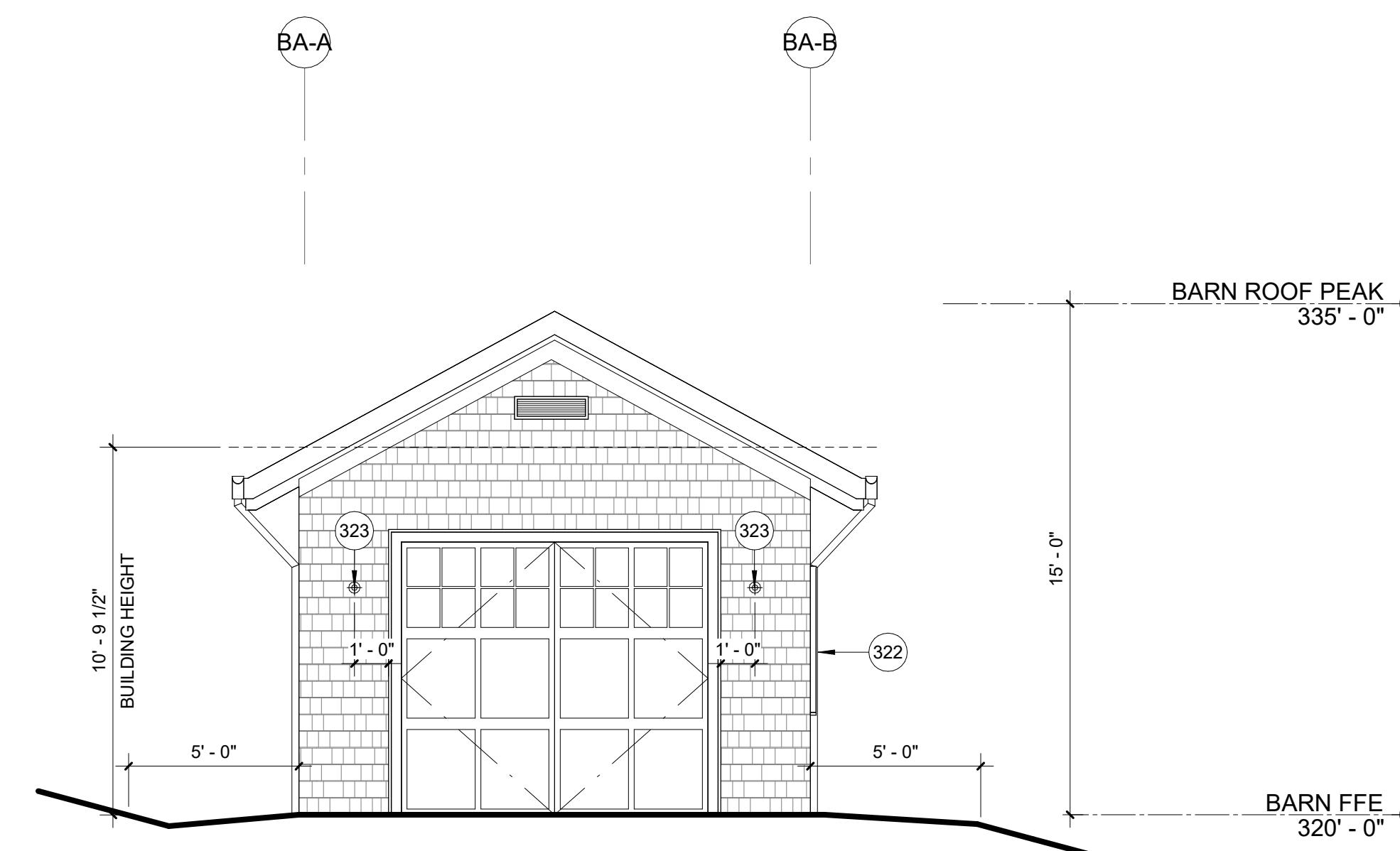
**4** NORTH ELEVATION - BARN  
1/4" = 1'-0"



**2** EAST ELEVATION - BARN  
1/4" = 1'-0"



**3** SOUTH ELEVATION - BARN  
1/4" = 1'-0"



**1** WEST ELEVATION - BARN  
1/4" = 1'-0"



**PAINTED SHINGLE SIDING  
COLOR SIMILAR TO: NAPA COUNTY APPROVED  
COLOR PALETTE #4f4d41**

**ASPHALT TILE  
CERTAINTeed LANDMARK SOLARIS GEORGETOWN GRAY**

### PLANTING SCHEDULE:

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

SYM	#	Species Name	Common Name	Canopy Height	Canopy Width	DBH
1	1	<i>Quercus agrifolia</i>	Coast Live Oak	8'-25'	35'	24"
2	2	<i>Quercus agrifolia</i>	Coast Live Oak	8'-30'	30'	24"
3	3	<i>Quercus agrifolia</i>	Coast Live Oak	8'-35'	35'	18"

#### NOTES:

1. No trees are proposed for removal as part of this project.

#### REPLACEMENT TREES FOR OAKS LOST DUE TO FIRE:

SYM	#	Species Name	Common Name	Size
4	4	<i>Quercus agrifolia</i>	Coast Live Oak	48" Box
5	5	<i>Quercus agrifolia</i>	Coast Live Oak	48" Box
6	6	<i>Quercus agrifolia</i>	Coast Live Oak	48" Box

#### NOTES:

1. Proposed replacement trees under separate permit, P20-00230.

#### PROPOSED TREES TO ENHANCE VISUAL SCREENING:

SYM	#	Species Name	Common Name	Size
7	7	<i>Quercus agrifolia</i>	Coast Live Oak	48" Box
8	8	<i>Quercus agrifolia</i>	Coast Live Oak	48" Box
14	14	<i>Quercus agrifolia</i>	Coast Live Oak	48" Box

#### PROPOSED SHRUBS TO ENHANCE VISUAL SCREENING:

SYM	#	Species Name	Common Name	Size
15	15	<i>Prunus ilicifolia</i> ssp. <i>lyoni</i>	Catalina Cherry	15 gal.
16	16	<i>Prunus ilicifolia</i> ssp. <i>lyoni</i>	Catalina Cherry	15 gal.

#### TREE PROTECTION NOTES:

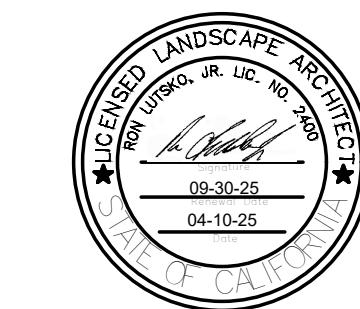
1. Protect existing trees scheduled to remain against injury, compaction of root zone, or injury due to cutting, breaking or skinning of roots, trunks, or branches, smothering by stockpiled or disposal of construction materials, excavated materials or vehicular traffic within drip line of trees.
2. No 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.
4. The Reduced Fuel Zone is defined as the area between 30 and 100 feet away from a structure that will remove all surface fuels greater than 4 inches in height. Single specimens of trees, shrubs, or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other fuel types or to a structure.
5. 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.

LUTSKO ASSOCIATES  
landscape

3295 Mission Street  
San Francisco, CA 94110-2800  
t: 415.920.2800

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  
Pool House Viewshed Permit 03-24-25

Revision: △ Rev 1  
Date: 06-13-25  
△ Rev 2 06-20-25

scale: 1" = 20'-0"  
0' 5' 10' 20' 40' 80'

**L1.1**  
sheet:

