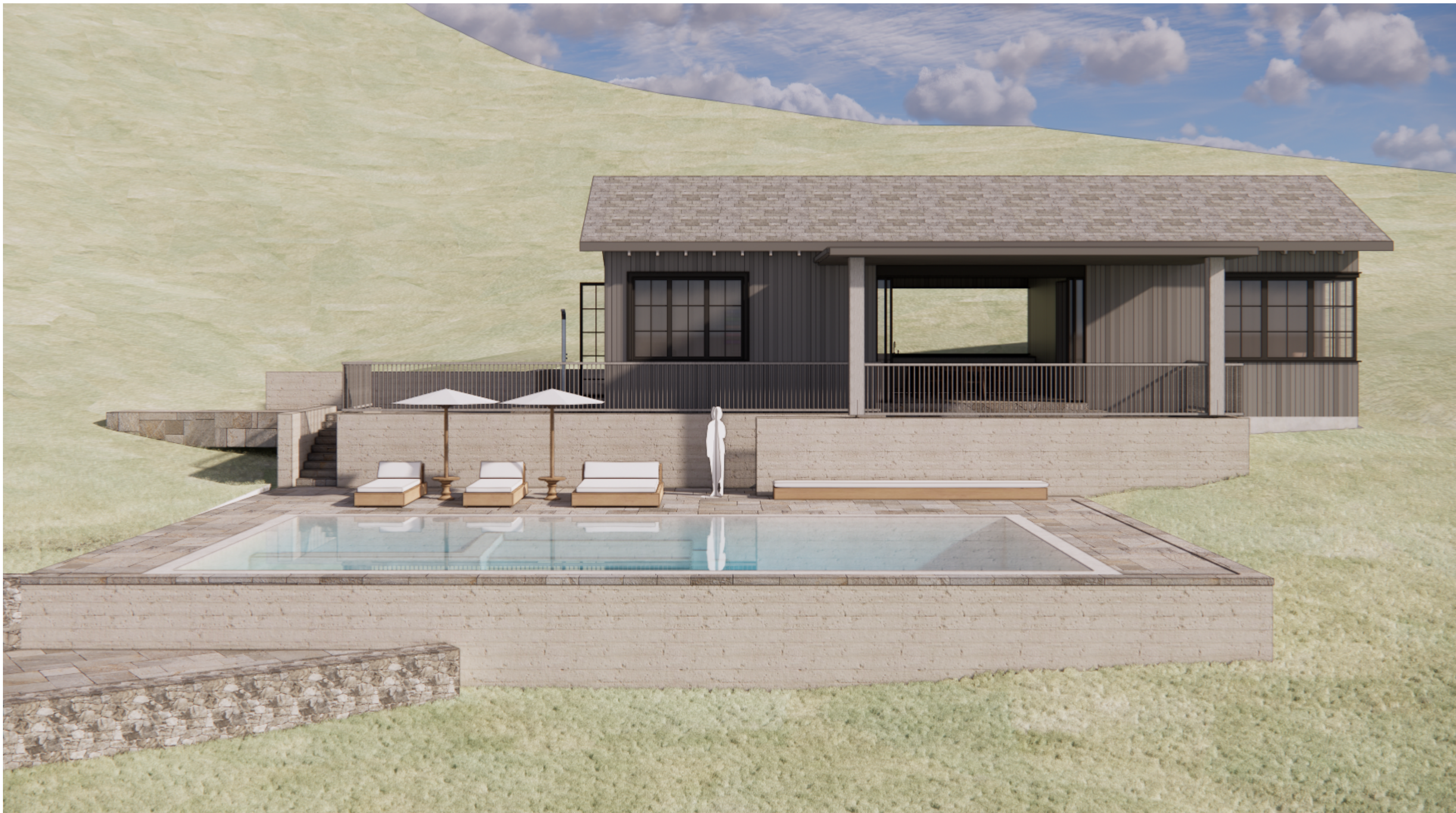


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## Viewshed Application - Project Plans





# MARINEAU MILLS POOL HOUSE

# CALISTOGA, CA

## PROJECT DIRECTORY

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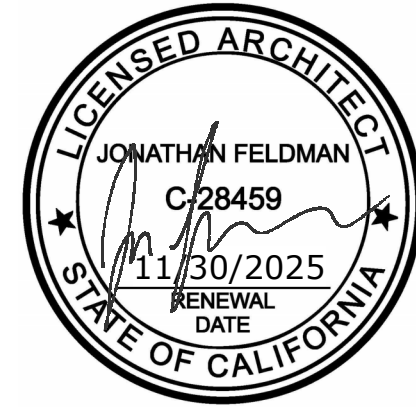
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LANDSCAPE	
L1.1	PLANTING PLAN
L2.1	LIGHTING PLAN

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project name  
**MARINEAU MILLS  
POOL HOUSE**

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

apn #  
**021-010-079**

client  
**SEBASTIEN MARINEAU-MES &  
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issue  
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VIEWSHED PERMIT	25.03.24
1 VIEWSHED PERMIT REV.1	25.06.13
2 VIEWSGED PERMIT REV.2	25.06.20

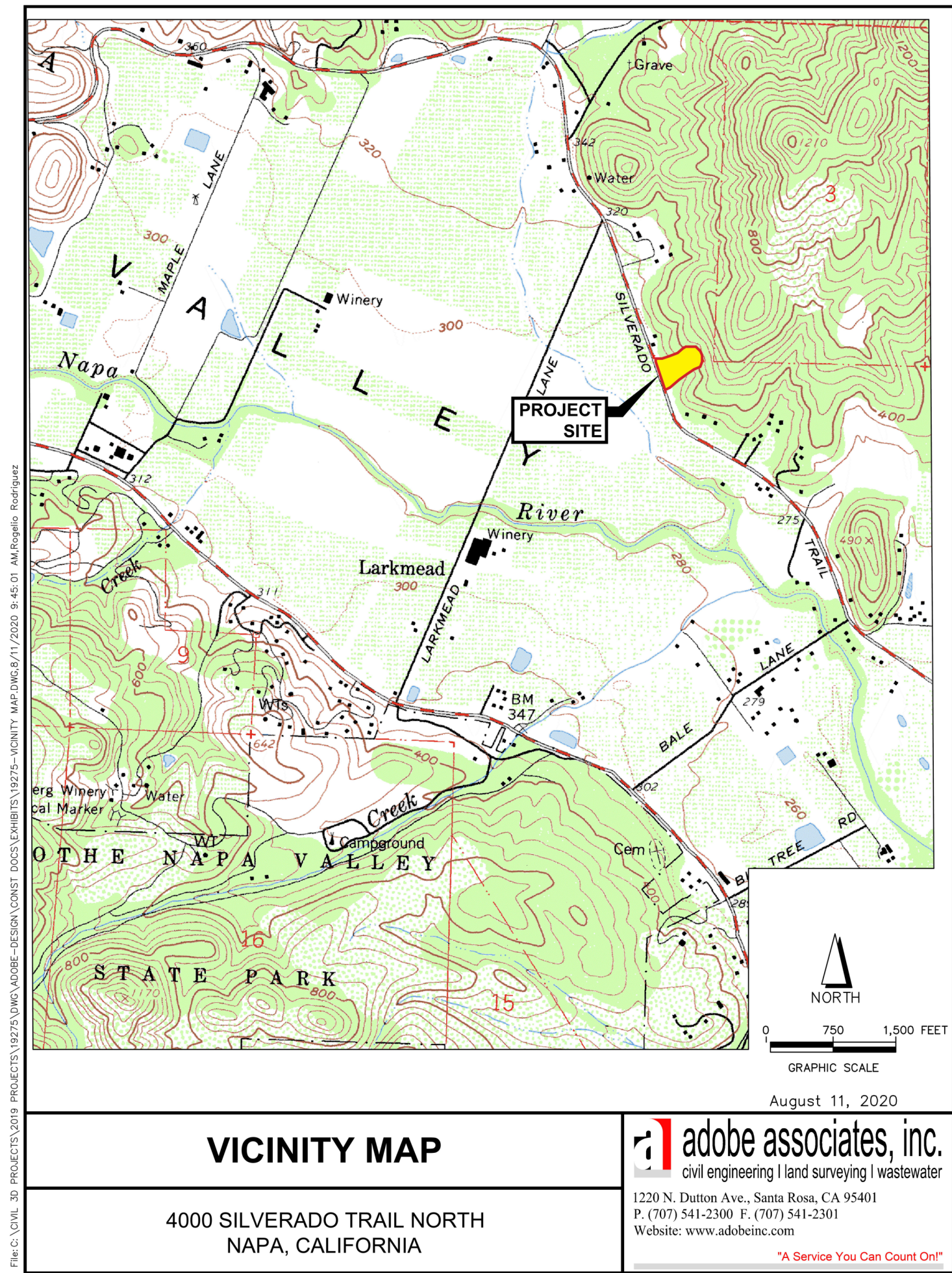
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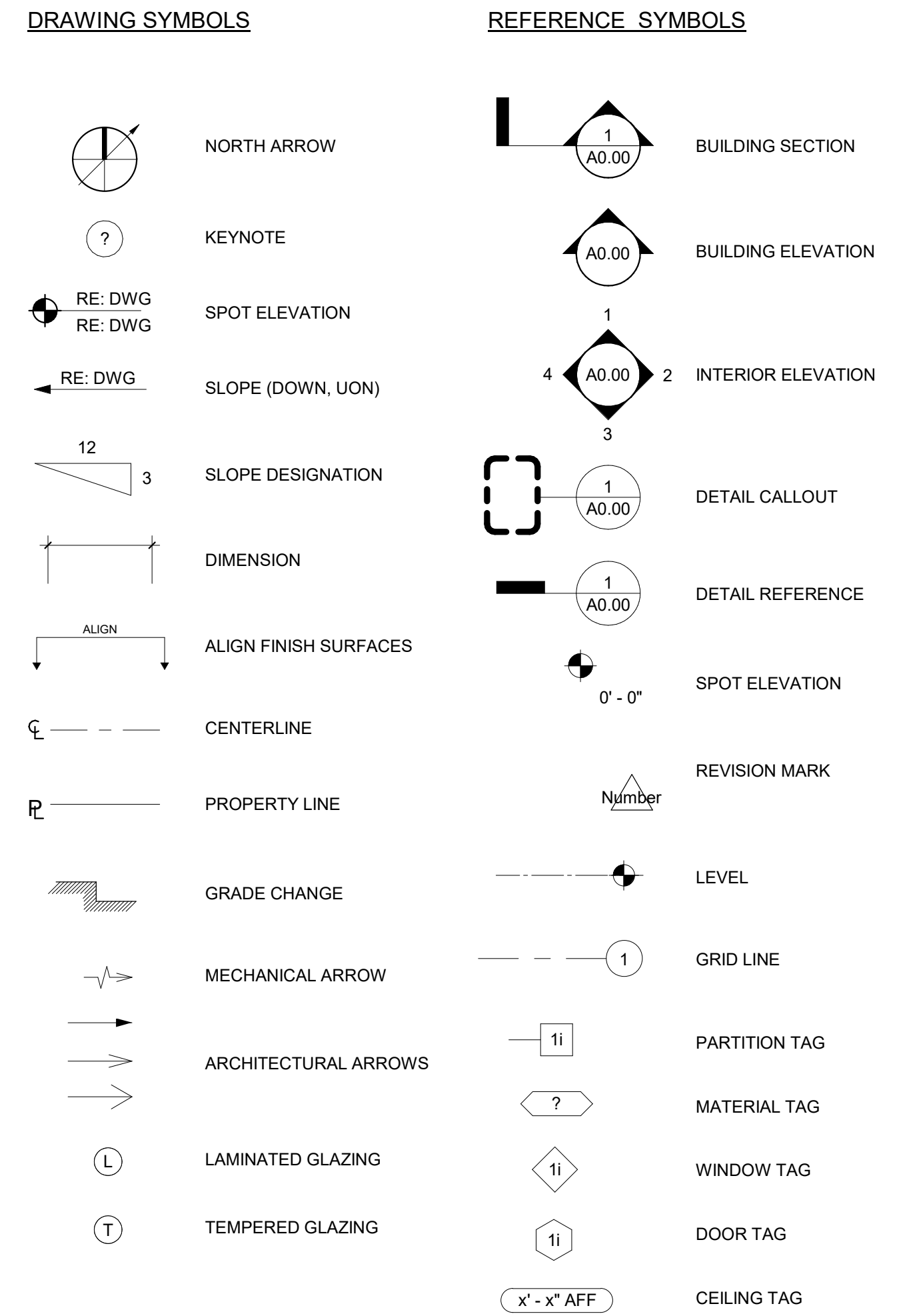
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VICINITY MAPS



ARCHITECTURAL SYMBOLS



ABBREVIATIONS

<b>A</b>	AB	ANCHOR BOLT	<b>L</b>	L	LONG / LENGTH
	ABV	ABOVE		LAF	LIQUID APPLIED FLASHING
	ADDL	ADDITIONAL		LAM	LAMINATE / LAMINATED
	AESS	ARCH EXPOSED STRUCTURAL STEEL		LAV	LAVATORY
	AC	AIR CONDITIONING		LAWRB	LIQUID APPLIED WATER RESISTIVE BARRIER
	ACOUST	ACOUSTICAL		LB	POUND
	AD	AREA DRAIN		LT	LIGHT
	ADJ	ADJUSTABLE		LTG	LIGHTING
	AFF	ABOVE FINISHED FLOOR		LVR	LOUVER
	AGGR	AGGREGATE	<b>M</b>	MACH	MACHINE
	ALT	ALTERNATE		MAT	MATERIAL
	ALUM	ALUMINUM		MAX	MAXIMUM
	ANOD	ANODIZED		MECH	MECHANICAL
	APPROX	APPROXIMATE		MEMB	MEMBRANE
	ARCH	ARCHITECTURAL		MEZZ	MEZZANINE
	ASPH	ASPHALT		MFR	MANUFACTURER
	AWRB	AIR & WATER RESISTIVE BARRIER		MID	MIDDLE
				MIN	MINIMUM / MINUTE
<b>B</b>	BD	BOARD		MIRR	MIRROR
	BITUM	BITUMINOUS		MISC	MISCELLANEOUS
	BLDG	BUILDING		MOD BIT	MODIFIED BITUMEN
	BLK	BLOCK		MTD	MOUNTED
	BLKG	BLOCKING		MTG	MOUNTING
	BLW	BELOW		MTL	METAL
	BSM	BEAM		MUL	MULLION
	BOT	BOTTOM		MW	MICROWAVE
	BRKT	BRACKET	<b>N</b>	(N)	NEW
	BTWN	BETWEEN		N	NORTH
	BUR	BUILT UP ROOFING		NIC	NOT IN CONTRACT
<b>C</b>	CB	CATCH BASIN		NUM	NUMBER
	CEM	CEMENT		NOM	NOMINAL
	CI	CAST IRON		NTS	NOT TO SCALE
	CIP	CAST IN PLACE	<b>O</b>	o/l	OVER
	CJ	COLD FLUID APPLIED WATERPROOFING		OA	OVERALL
	CL	CONTROL JOINT / CEILING JOIST		OC	ON CENTER
	CL	CENTERLINE		OD	OUTSIDE DIMENSION
	CLKG	CAULKING		OFD	OVERFLOW DRAIN
	CLR	CLEAR		OH	OVERHEAD
	CMU	CONCRETE MASONRY UNIT		OPG	OPENING
	COL	COLUMN		OPP	OPPOSITE
	COMP	COMPOSITION	<b>P</b>	PE	POLYETHYLENE
	CONC	CONCRETE		PERF	PERFORATED
	CONV	CONNECTION		PERP	PERPENDICULAR
	CONSTR	CONSTRUCTION		PL	PROPERTY LINE / PLATE
	CONT	CONTINUOUS		PLAM	PLASTIC LAMINATE
	CT	CERAMIC TILE		PLAS	PLASTER
	CTSK	COUNTERSINK / COUNTERSINK		PLYWD	PLYWOOD
	CW	COLD WATER		PNT	PAINTED
				PR	PAIR
<b>D</b>	DBL	DOUBLE		PT	POINT / PRESSURE TREATED
	DEG	DEGREE		PV	PHOTOVOLTAIC
	DEMO	DEMOLITION		PVC	POLYVINYL CHLORIDE
	DEPT	DEPARTMENT		PWR	POLYMER
	DET	DETAIL	<b>Q</b>	QTY	QUANTITY
	DF	DOUGLAS FIR	<b>R</b>	(R)	REMODELED
	DIAG	DIAGONAL		R	RISER
	DIA	DIAMETER		RAD	RADIUS
	DIM	DIMENSION		RCP	REFLECTED CEILING PLAN
	DN	DOWN		RD	ROOF DRAIN
	DR	DOOR		RECEP	RECEPTACLE
	DS	DOWNSPOUT		RECT	RECTANGULAR
	DW	DISHWASHER		REF	REFRIGERATOR
	DWG	DRAWING		REFR	REFERENCE
	DWR	DRAWER		REINF	REINFORCED
<b>E</b>	(E)	EXISTING		REGTR	REGISTER
	E	EAST		REO'D	REQUIRED
	EA	EACH		RESIL	RESILIENT
	EB	EXPANSION BOLT		RET	RETAINING
	EF	EXHAUST FAN		REV	REVISION
	EJ	EXPANSION JOINT		RM	ROOM
	ELEV	ELEVATION		RND	ROUND
	ELEC	ELECTRIC / ELECTRICAL		RO	ROUGH OPENING
	ELEV	ELEVATION		RR	RAFTER
	ELAST	ELASTOMERIC / ELASTIC		RWL	RAINWATER LEADER
	EMER	EMERGENCY	<b>S</b>	S	SOUTH
	ENCL	ENCLOSURE		SAF	SELF-ADHERED FLASHING
	ENGR	ENGINEER		SAWRB	SELF-ADHERED WATER RESISTIVE BARRIER
	EQ	EQUAL		SCD	SOLID CORE
	EQUIP	EQUIPMENT		SCD	SEE CIVIL DRAWINGS
	EXH	EXHAUST		SCHED	SCHEDULE
	EXP	EXPANSION / EXPANDED / EXPOSED		SCR	SCREEN
	EXT	EXTERIOR		SCWD	SOLID CORE WOOD DOOR
<b>F</b>	(F)	FUTURE		SECT	SECTION
	FA	FIRE ALARM		SED	SEE ELECTRICAL DRAWINGS
	FABR	FABRICATE		SF	SQUARE FOOT / FEET
	F.A.R.	FLOOR AREA RATIO		SHGC	SOLAR HEAT GAIN COEFFICIENT
	FCP	FIBER CEMENT PANELS		SHT	SHEET
	FD	FLOOR DRAIN		SHTG	SHEATHING
	FDC	FIRE DEPARTMENT CONNECTION		SHWR	SHOWER
	FDN / FND	FOUNDATION		SIM	SIMILAR
	FE	FIRE EXTINGUISHER		SKYLT	SKYLIGHT
	FEC	FIRE EXTINGUISHER CABINET		SLD	SEE LANDSCAPE DRAWINGS
	FF	FINISH FLOOR		SMD	SEE MECHANICAL DRAWINGS
	FFE	FINISH FLOOR ELEVATION		SMWP	SHEET MEMBRANE WATERPROOFING
	FG	FINISH GRADE		SOG	SLAB ON GRADE
	FH	FULL HEIGHT		SPD	SEE PLUMBING DRAWINGS
	FIN	FINISH		SPEC	SPECIFICATION
	FIXT	FIXTURE		SQ	SQUARE
	FLASH	FLASHING		SS	STAINLESS STEEL
	FLR	FLOOR		SSD	SEE STRUCTURAL DRAWINGS
	FLUOR	FLUORESCENT		STA	STATION
	FO	FINISHED OPENING		STD	STANDARD
	FOC	FACE OF CONCRETE		STL	STEEL
	FOF	FACE OF FINISH		STOR	STORAGE
	FOS	FACE OF STUD		STRUC	STRUCTURAL
	FR	FIRE RATED / RATING		SUSP	SUSPENDED
	FRP	FIBER REINFORCED PLASTIC		SYM	SYMMETRICAL
	FRFP	FIREPROOFING	<b>T</b>	TR	TREAD
	FT	FOOT OR FEET		T&B	TOP AND BOTTOM
	FTG	FOOTING		T&G	TONGUE AND GROOVE
	FURR	FURRING		TBD	TO BE DETERMINED
<b>G</b>	GA	GAUGE		TEL	TELEPHONE
	GALV	GALVANIZED		TEMP	TEMPERED / TEMPERATURE
	GC	GENERAL CONTRACTOR		THERM	THERMAL
	GEN	GENERAL		THK	THICK
	GFCI	GROUND FAULT CIRCUIT INTERRUPTED		THRESH	THRESHOLD
	GFRG	GLASS FIBER REINFORCED CONCRETE		T.O.	TOP OF
	GL	GLASS		T.O.C	TOP OF CONCRETE
	GLAZ	GLAZED / GLAZING		T.O.P	TOP OF PLATE
	GLB	GLUE LAM BEAM		TOPO	TOPOGRAPHY
	GND	GROUND		TOS	TOP OF STEEL
	GSM	GALVANIZED SHEET METAL		T.O.W	TOP OF WALL
	GWB	GYPSPUM WALL BOARD		TPO	THERMOPLASTIC POLYOLEFIN
	GYPUM	GYPSPUM		TS	TUBE STEEL
	GYP BD	GYPSPUM BOARD		TYP	TYPICAL
<b>H</b>	HB	HOSE BIB	<b>U</b>	UON	UNLESS OTHERWISE NOTED
	H/C	HANDICAPPED		UV	ULTRAVIOLET
	HC	HOLLOW CORE	<b>V</b>	VCT	VINYL COMPOSITION TILE
	HCWD	HOLLOW CORE WOOD DOOR		VER	VERIFY
	HDPE	HIGH DENSITY POLYETHYLENE		VERT	VERTICAL
	HDWD	HARDWOOD		VEST	VESTIBULE
	HDWR	HARDWARE		VG	VERTICAL GRAIN
	HM	HOLLOW METAL		VIF	VERIFY IN FIELD
	HORIZ	HORIZONTAL	<b>W</b>	W	WEST / WIDE / WIDTH
	HR	HOUR		W	WITH
	HSS	HOLLOW STRUCTURAL SECTIONS		WC	WATER CLOSET
	HT	HEIGHT		WD	WOOD
	HVAC	HEATING VENTILATION & AIR CONDITIONING		WF	WIDE FLANGE
	HW	HOT WATER		WH	WATER HEATER
<b>I</b>	ID	INSIDE DIAMETER		WN	WINDOW
	IN	INCH		WO	WITHOUT
	INCH	INCH		WO	WHERE OCCURS
	INSUL	INSULATION		WP	WATERPROOF / WATERPROOFING
	INT	INTERIOR		WR	WATER RESISTANT
	INTM	INTUMESCENT		WRB	WATER RESISTIVE BARRIER
<b>J</b>	J-BOX	JUNCTION BOX		WT	WEIGHT
	JH	JOIST HANGER		WWF	WELDED WIRE FABRIC
	JT	JOINT	<b>Y</b>	YD	YARD
	JST	JOIST			
<b>K</b>	KD	KILN DRIED			
	KIT	KITCHEN			

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 FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER CBC 718.2.4 & CRC R302.11, FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MAX. 10 FOOT INTERVALS.
  - IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
  - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLR. LEVEL W/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.
- PROVIDE DRAFT-STOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER CBC 718.2.4 & CRC R302.12 DRAFT-STOPS SHALL BE INSTALLED SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND IS BELOW, DRAFT-STOPPING SHOULD BE PROVIDED IN THE FOLLOWING CIRCUMSTANCES:
  - SUSPENDED CEILING UNDER FLOOR FRAMING
  - OPEN WEB TRUSS OR PERFORATED FLOOR FRAMING MEMBERS.
- PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
- ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENT AND PIER EXCAVATION, PREPARATION OF THE SUBGRADE BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2019 CALGREEN TABLES 4.504.1-4.504.3.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE (TITLE-24)  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING CODE  
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.

PROJECT DATA

NEW POOL HOUSE SET UPHILL OF EXISTING POOL. POOL HOUSE INCLUDES ONE AND A HALF BATHROOMS, AND A WET BAR. NO BEDROOMS OR KITCHEN.  
NEW ACCESSORY AGRICULTURAL BUILDING "BARN" TO SERVICE EXISTING VINEYARD. SEE PREVIOUS PERMITS FOR EXISTING WORK.

**APN:** 021-010-079

**OCCUPANCY GROUP:** R-3  
**CONSTRUCTION TYPE:** V-B  
**ZONING DISTRICT:** NAPA COUNTY, AW  
**NET LOT SIZE:** 5.67 ACRES  
**FEMA FLOOD ZONE:** NO  
**FIRE HAZARD:** HIGH FIRE HAZARD SEVERITY (SRA) | WUI REQUIREMENTS  
**COUNTY ZONING:** AW  
**FIRE JURISDICTION:** NAPA COUNTY (STRUCTURES) + CALFIRE (WILDFIRE)  
**FIRE SPRINKLERS:** YES  
**WILDLAND-URBAN:** YES

**POOL HOUSE SF:**  
**LEVEL 1:** 1,085 SF  
**TOTAL:** 1,085 SF

**BARN SF:**  
**TOTAL:** 300 SF

**SETBACKS:**  
**REAR:** 20'  
**FRONT:** 20'  
**SIDE:** 5'

**BUILDING HEIGHT:**  
**PERMITTED:** 35'  
**PROPOSED (POOL HOUSE):** 9' - 8 1/2" (17' - 6" ABOVE POOL PATIO)  
**PROPOSED (BARN):** 10'-9 1/2"

ADDITIONAL PERMITS

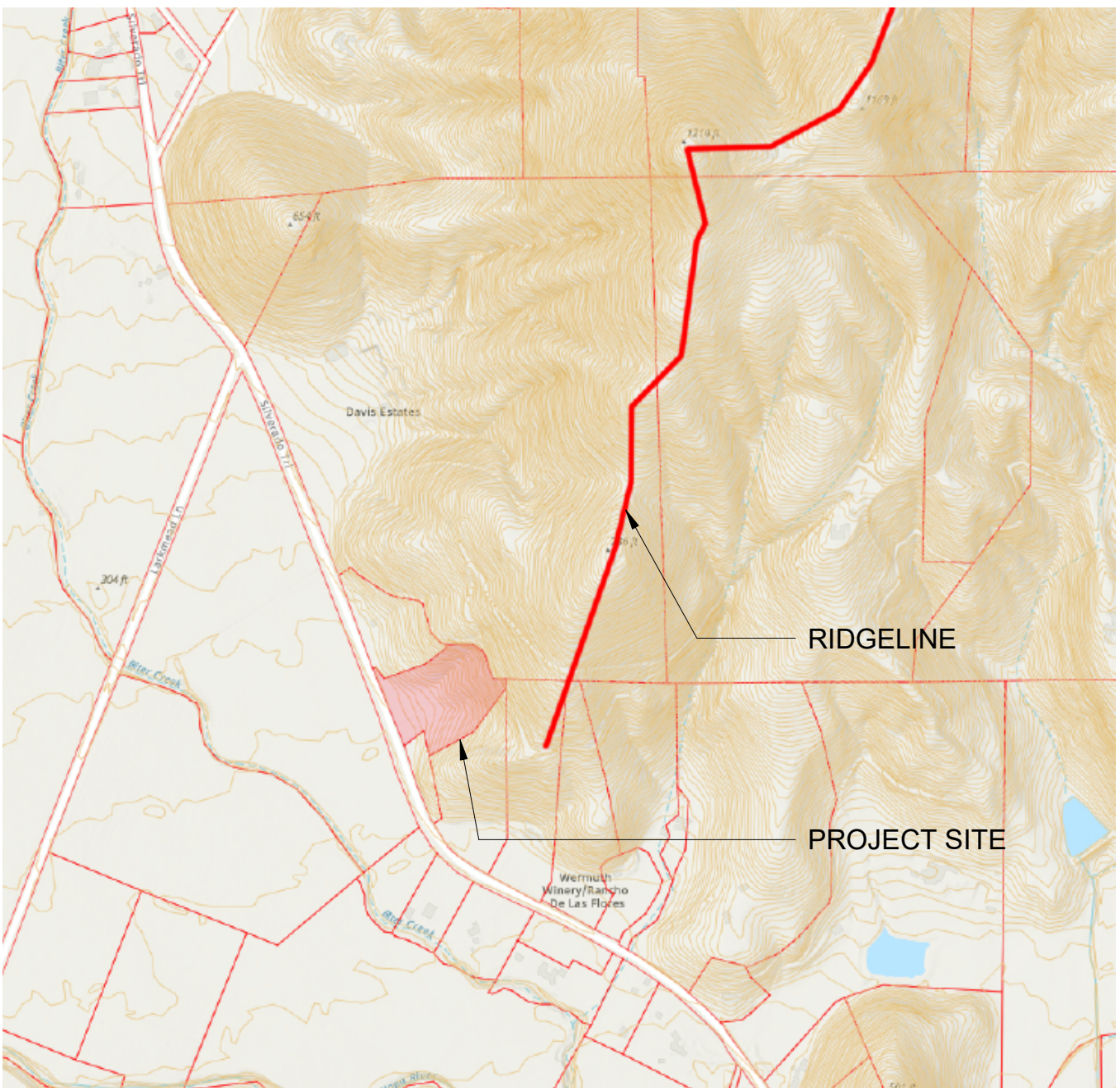
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#E21-0640  
#RAD-49-1058  
#BR22-00030-NEW  
#BR22-00031-NEW  
#P22-00212

VIEWSHED PERMIT - PRIMARY DWELLING UNIT & ADU  
GRADING AND DRAINAGE PERMIT - PRIMARY DWELLING UNIT & ADU  
ENCROACHMENT PERMIT - PRIMARY DWELLING UNIT & ADU  
LOT LINE ADJUSTMENT  
SEPTIC PERMIT - PRIMARY DWELLING UNIT & ADU  
RADCO STATE PERMIT - PRIMARY DWELLING UNIT & ADU  
NAPA COUNTY BUILDING - MAIN HOUSE  
NAPA COUNTY BUILDING - GUEST HOUSE  
MARINEAU VINEYARD

VEGETATION CANOPY PRESERVATION REQUIREMENTS

PROPOSED DEVELOPMENTS ONLY ENCROACH INTO THE PROPOSED VINEYARD BLOCK AND NOT THE CANOPY PRESERVATION AREA. AS PROPOSED THE PROJECT DOES NOT APPEAR TO BE IN CONFLICT WITH THE ECP VEGETATION CANOPY PRESERVATION REQUIREMENTS.

RIDGELINE VICINITY MAP



Feldman Architecture

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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

file job #  
24-017

issue  
**VIEWSHED PERMIT  
REVISION 2**

date  
**06.20.2025**

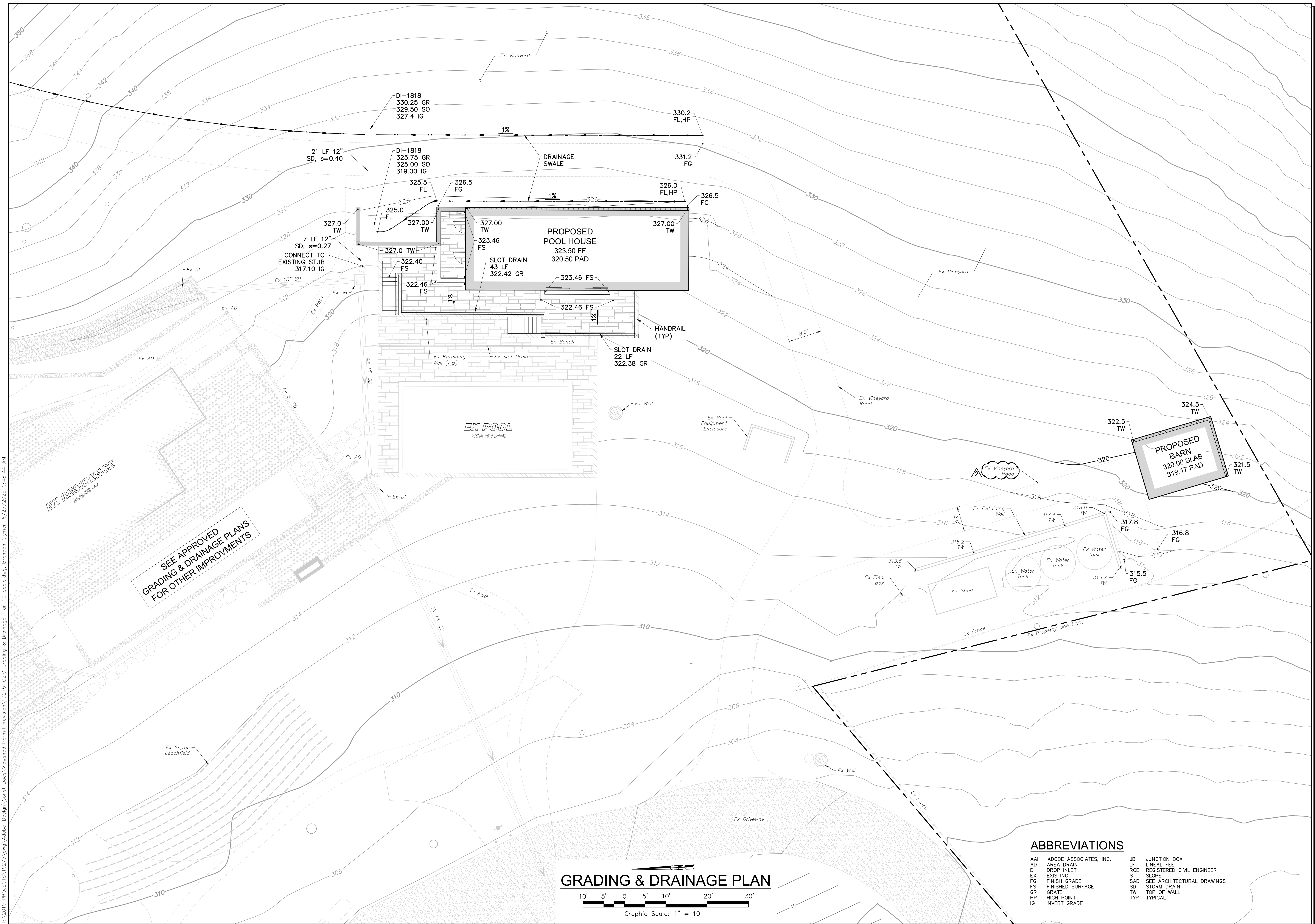
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VIEWSHED PERMIT REV.1	25.06.13
VIEWSGED PERMIT REV.2	25.06.20

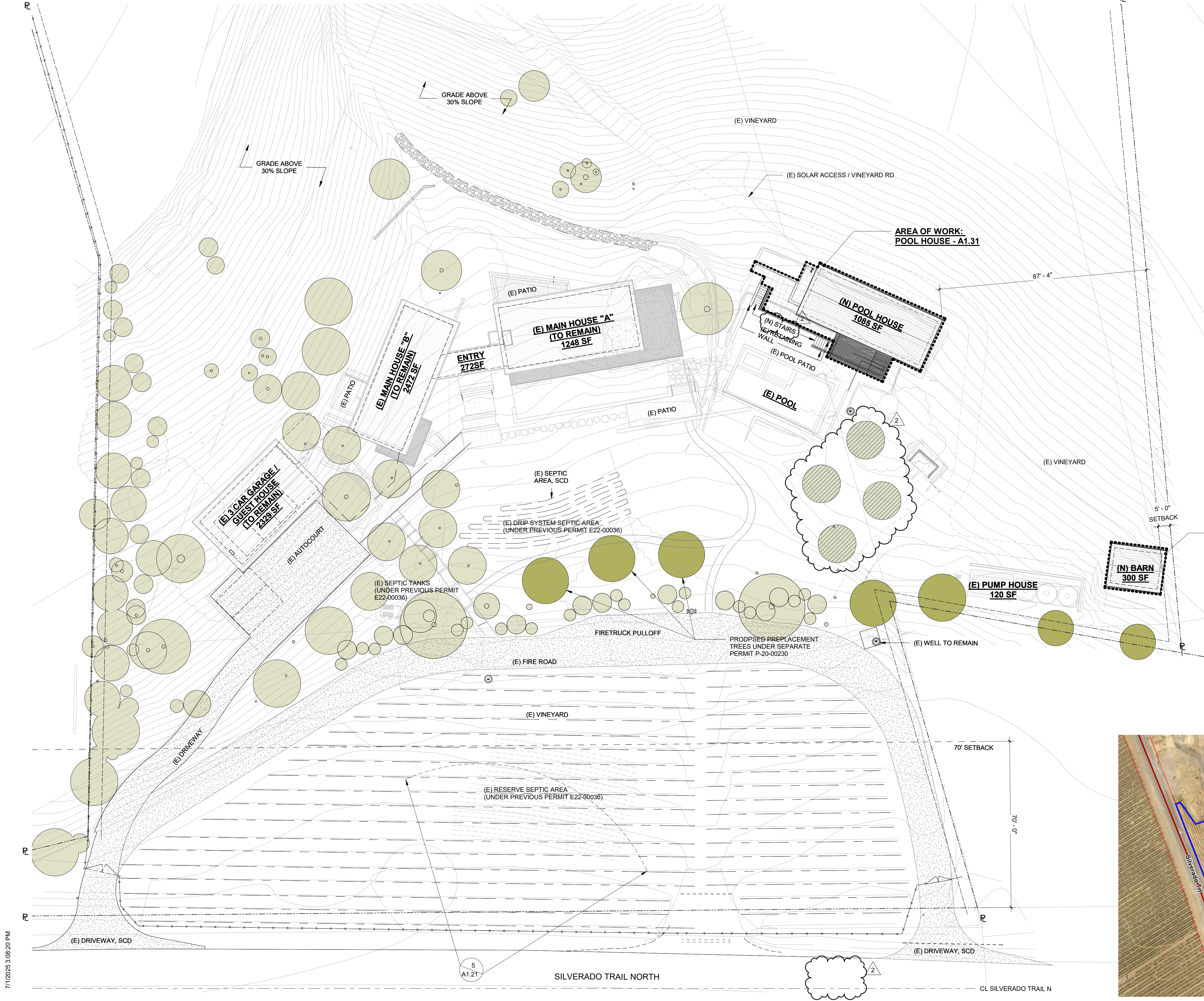
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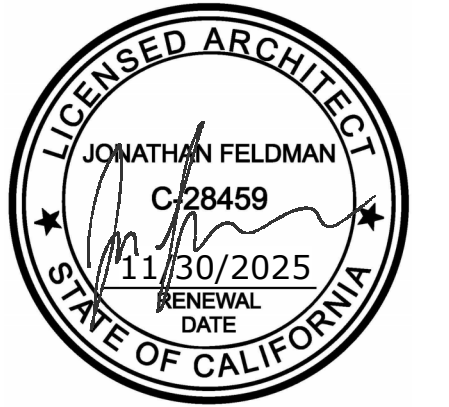


LEGEND

- PROPERTY LINE
- SETBACK LINE
- AREA OF WORK
- LANDSCAPE SURFACE, SCD, SLD
- AGRICULTURAL VEHICLE PATH
- STONE PATIO
- (E) TREES
- (N) TREES
- (N) TREES (NOT PROPOSED FOR SCREENING PURPOSES; NOT SHOWN ON SHEET A1.21 - VISUAL IMPACT ANALYSIS)

SITE PLAN 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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SEBASTIEN MARINEAU-MES &  
EMILY MILLS MARINEAU  
fa job #  
24-017



issue  
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REVISION 2

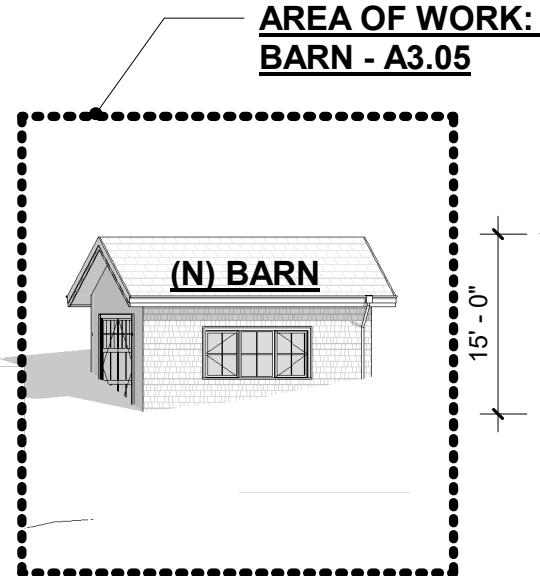
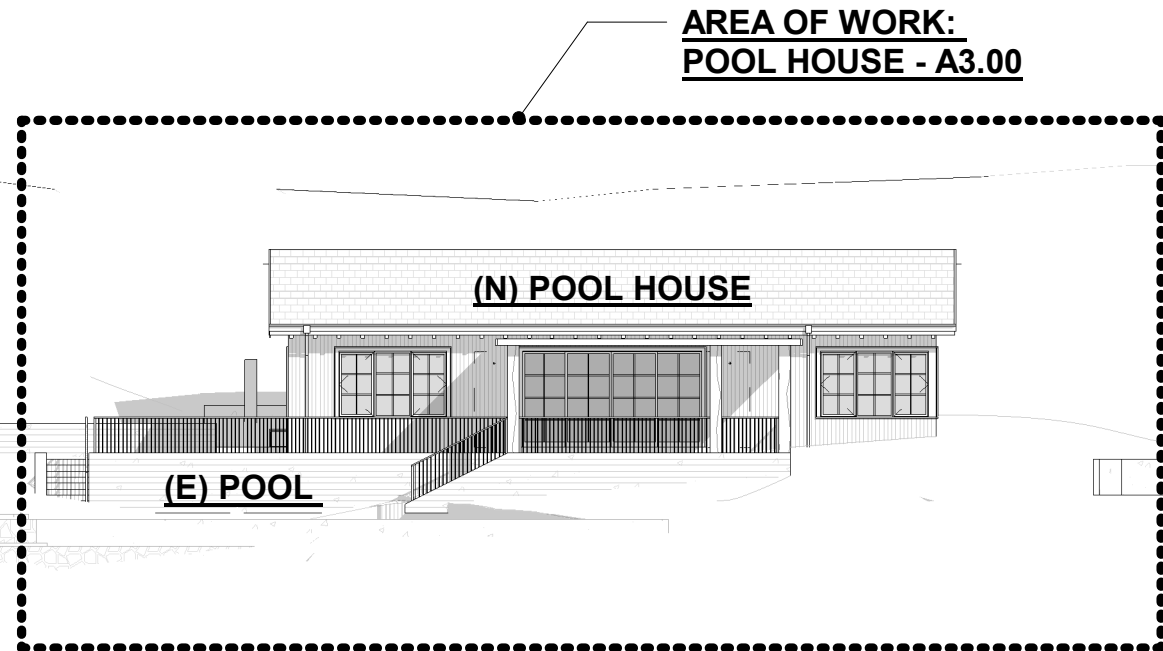
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VIEWSHED PERMIT	25.03.24
1 VIEWSHED PERMIT REV.1	25.06.13
2 VIEWSGD PERMIT REV.2	25.06.20

title  
SITE PLAN



VICINITY MAP





GLAZING PERCENTAGE FROM SILVERADO	
% GLAZING = 29% AND 20%	
POOL HOUSE	
TOTAL FACADE AREA	867 SF
WINDOW AREA	252 SF
% GLAZED:	29%
BARN	
TOTAL FACADE AREA	180 SF
WINDOW AREA	36 SF
% GLAZED:	20%

6 SITE ELEVATION - PARALLEL TO SILVERADO TRAIL

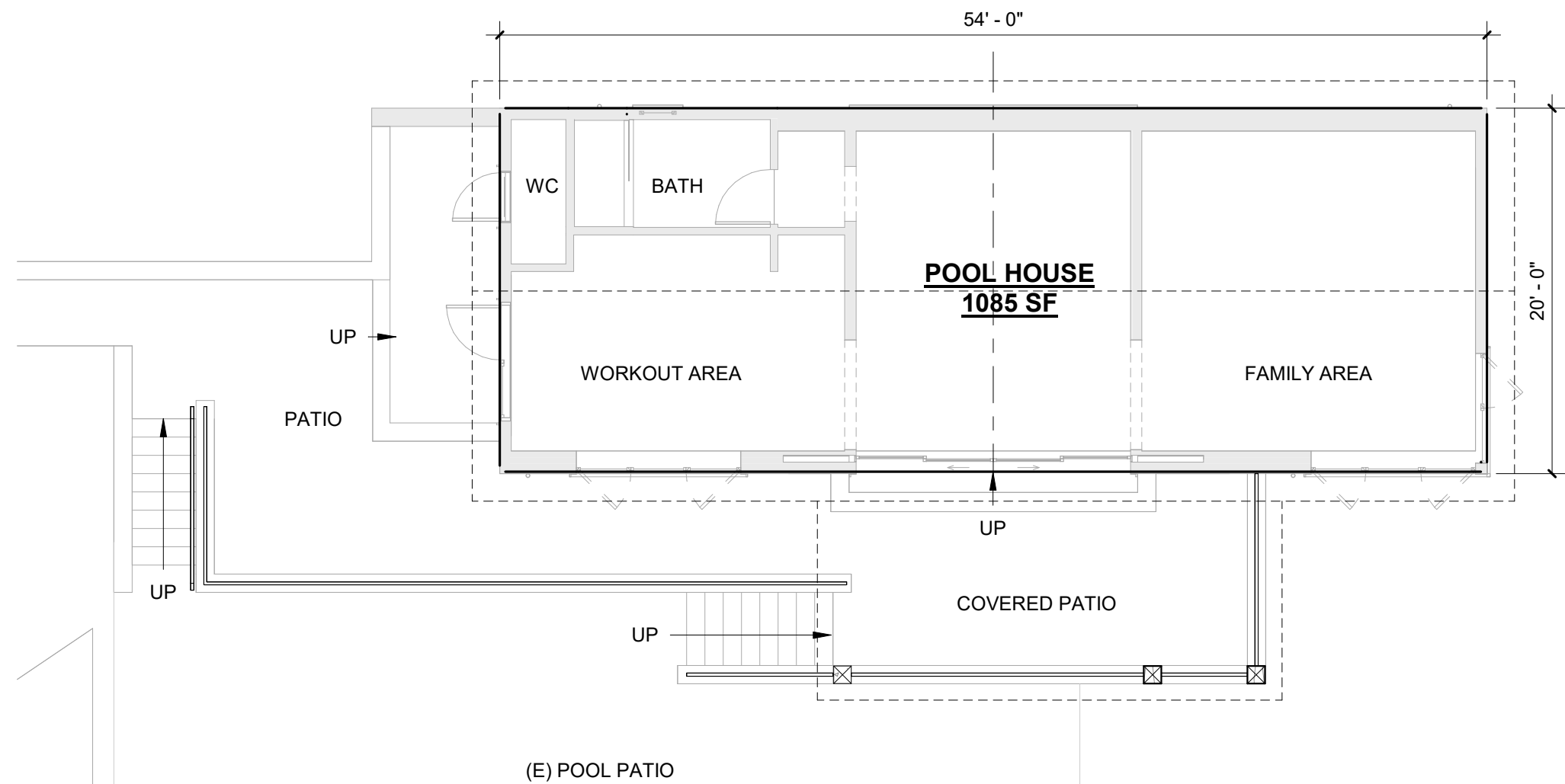
1/16" = 1'-0"

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

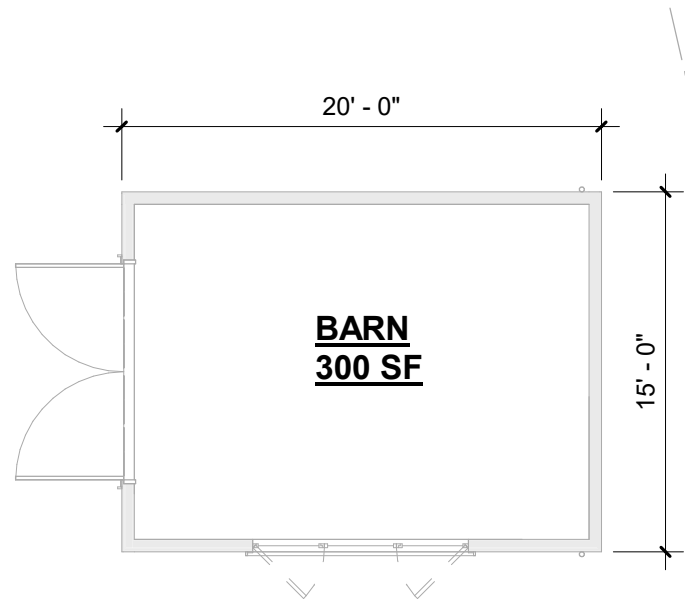


5 VISUAL IMPACT ANALYSIS 2



4 AREA PLAN - POOL HOUSE

1/8" = 1'-0"

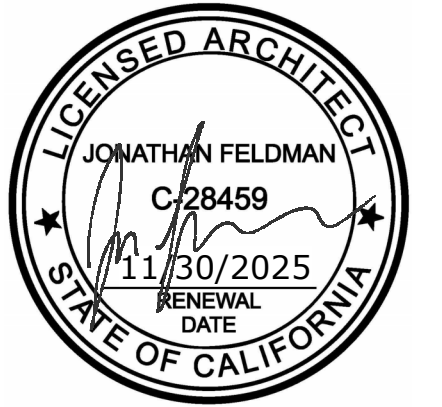


1 AREA PLAN - BARN

1/8" = 1'-0"

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Architecture

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\* info@feldmanarch.com  
\* feldmanarchitecture.com



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 #  
24-017

0' 4' 8' 16'

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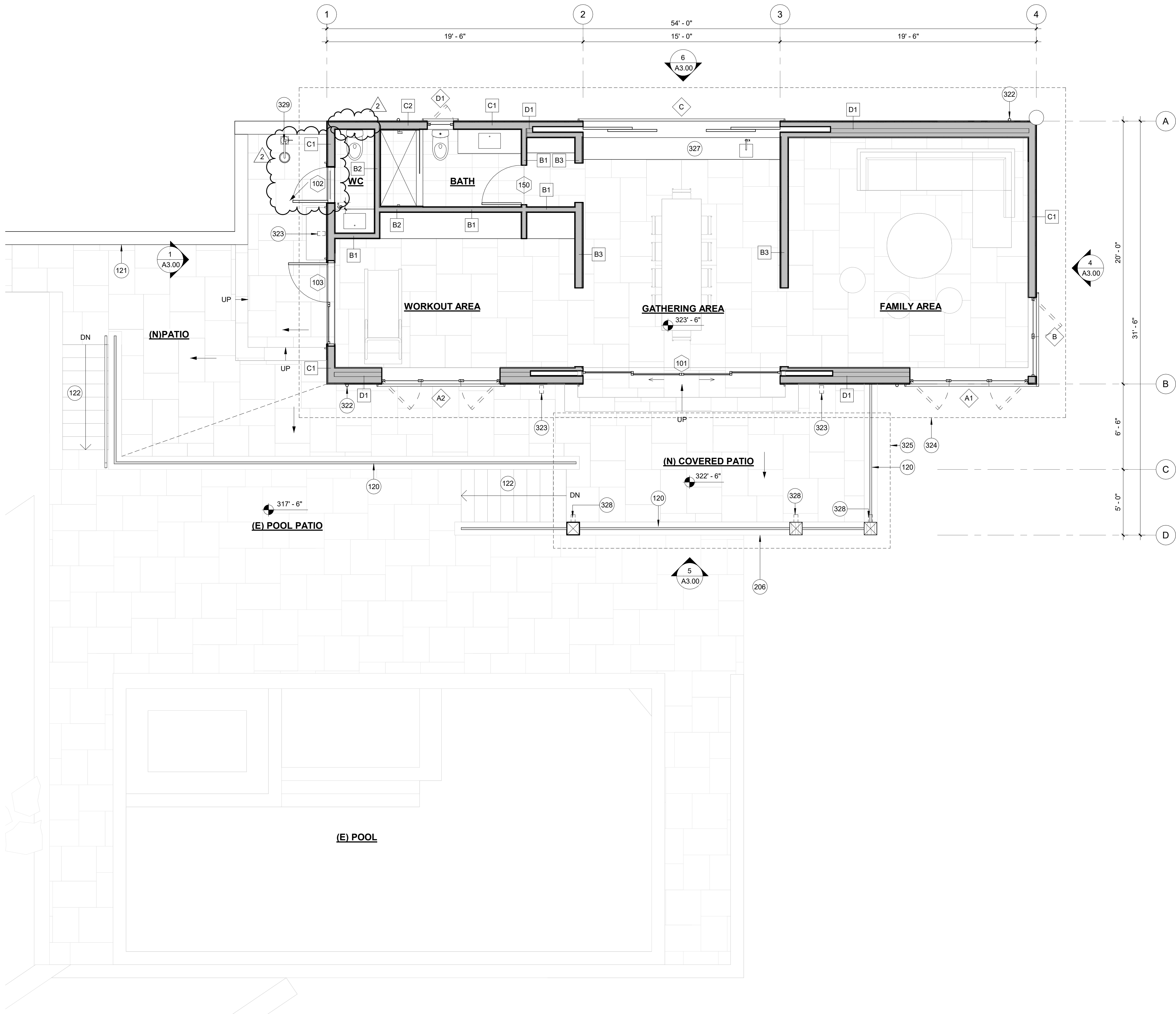
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2 VIEWSGED PERMIT REV.2	25.06.20

title  
SITE ELEVATION +  
VISUAL IMPACT +  
AREA PLAN

A1.21  
sheet



7/4/2025 12:36:16 PM



1 FLOOR PLAN  
1/4" = 1'-0"

## LEGEND

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

## KEYNOTE LEGEND

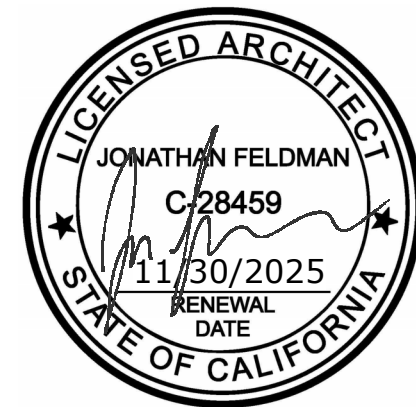
- 120 (N) GUARDRAIL, 42" HIGH
- 121 (N) RETAINING WALL
- 122 (N) STAIRS
- 306 (N) RETAINING WALL TO REMAIN
- 322 DOWNSPOUT
- 323 EXTERIOR LIGHTING, DOWNWARD SHIELDED
- 324 ROOF ABOVE
- 325 PT'D ALUM TRELLIS
- 327 CABINET AND SINK
- 328 EXTERIOR MONOPOINT LIGHTING
- 329 OUTDOOR SHOWER

## 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 NONHAZARDOUS 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 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.

Feldman  
Architecture

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W feldmanarchitecture.com



project name  
MARINEAU MILLS  
POOL HOUSE

project address  
4000 SILVERADO TRL N  
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apn #  
021-010-079

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06.20.2025

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Δ	DESC.	DATE
1	VIEWSHED PERMIT REV.1	25.06.13
2	VIEWSGED PERMIT REV.2	25.06.20

title  
FLOOR PLAN - POOL  
HOUSE

A2.20  
sheet



E2



## EXTERIOR MONOPOINT 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

VOLTS: 12VAC

LUMENS: 409 LM

XFMR: REMOTE DIM, PER EC

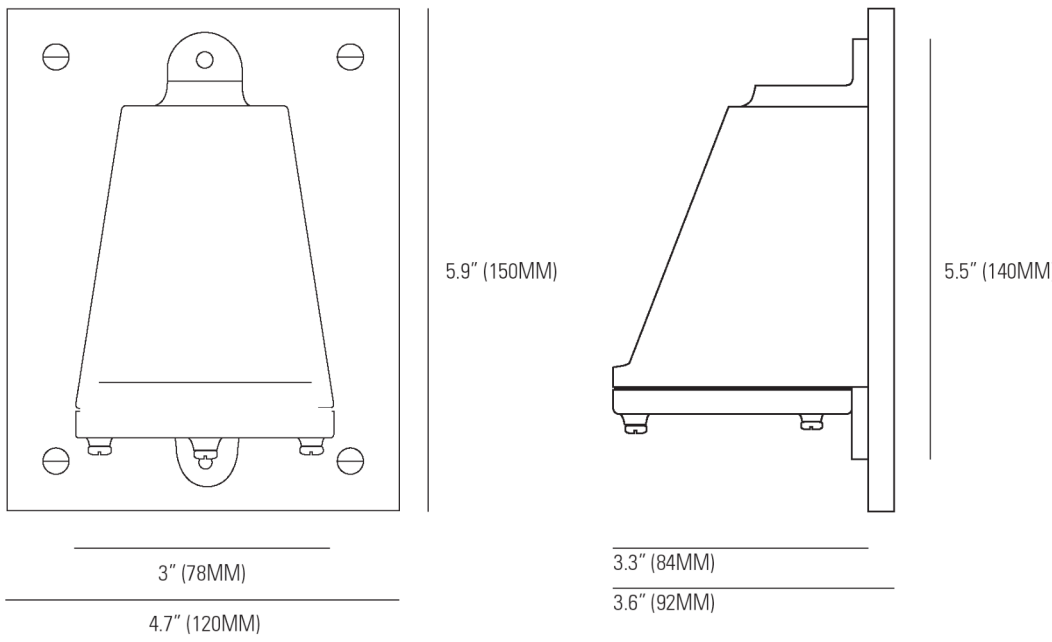
CCT: 3000K

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



### Specifications

PRODUCT CODE:	US-DP0749	IP RATING:	IP54
BULB CAP:	GU10	MATERIAL(S):	ALUMINIUM/BRONZE, GLASS
MAX WATTAGE:	35W	AVAILABLE FINISH:	ANODISED, POLISHED OR SANDBLASTED ALUMINIUM. 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.

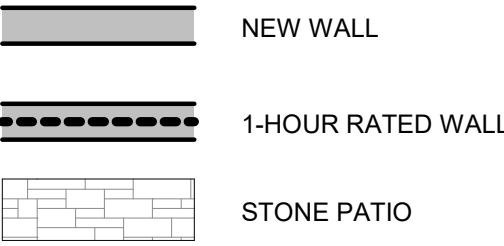
© ORIGINAL BTC  
Made in the UK



originalbtc.com

This product is available for specific markets.  
Retrofit LED compatible.

### LEGEND

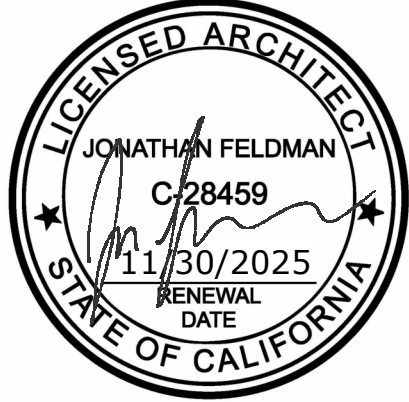


### KEYNOTE LEGEND

- 322 DOWNSPOUT  
323 EXTERIOR LIGHTING, DOWNWARD SHIELDED

## Feldman Architecture

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W feldmanarchitecture.com



project name  
**MARINEAU MILLS  
POOL HOUSE**

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

apn #  
021-010-079

client  
**SEBASTIEN MARINEAU-MES &  
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file job #  
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### FLOOR PLAN GENERAL NOTES

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issue  
**VIEWSHED PERMIT  
REVISION 2**

date  
**06.20.2025**

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Δ	DESC.	DATE
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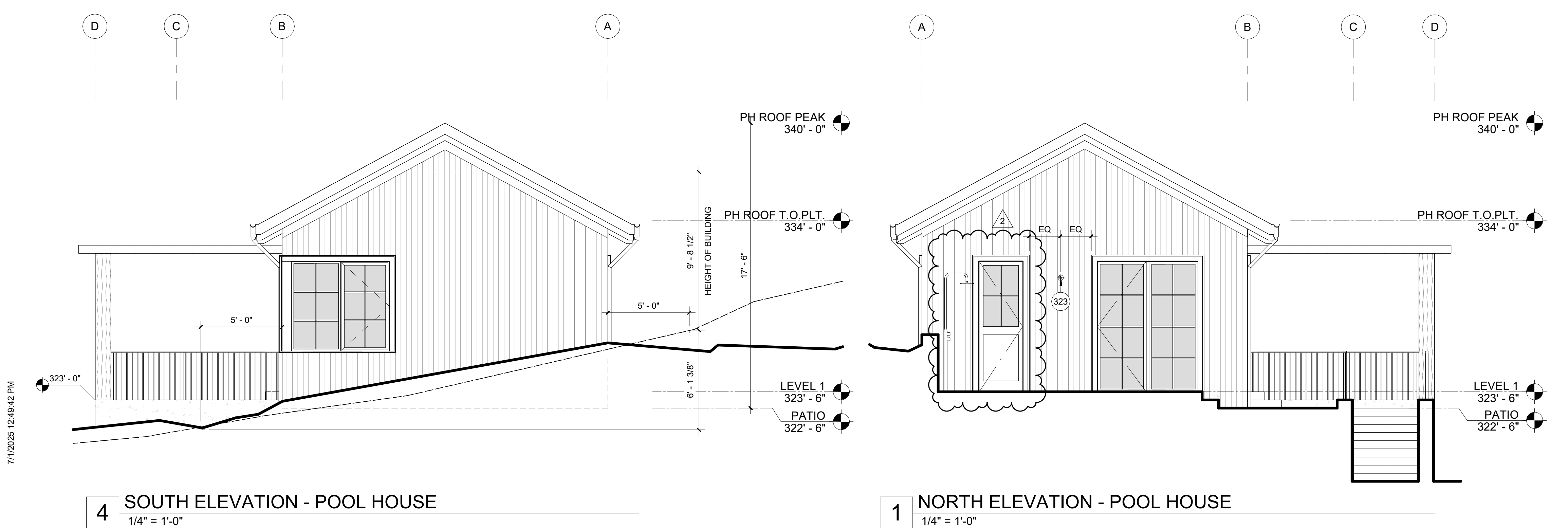
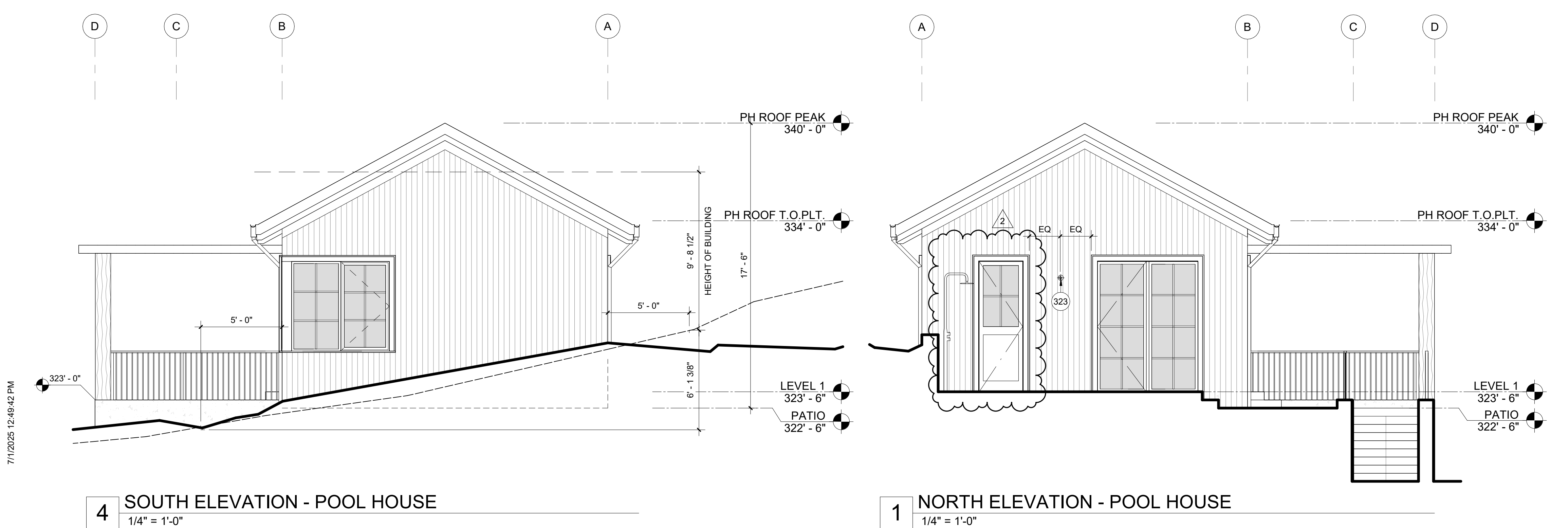
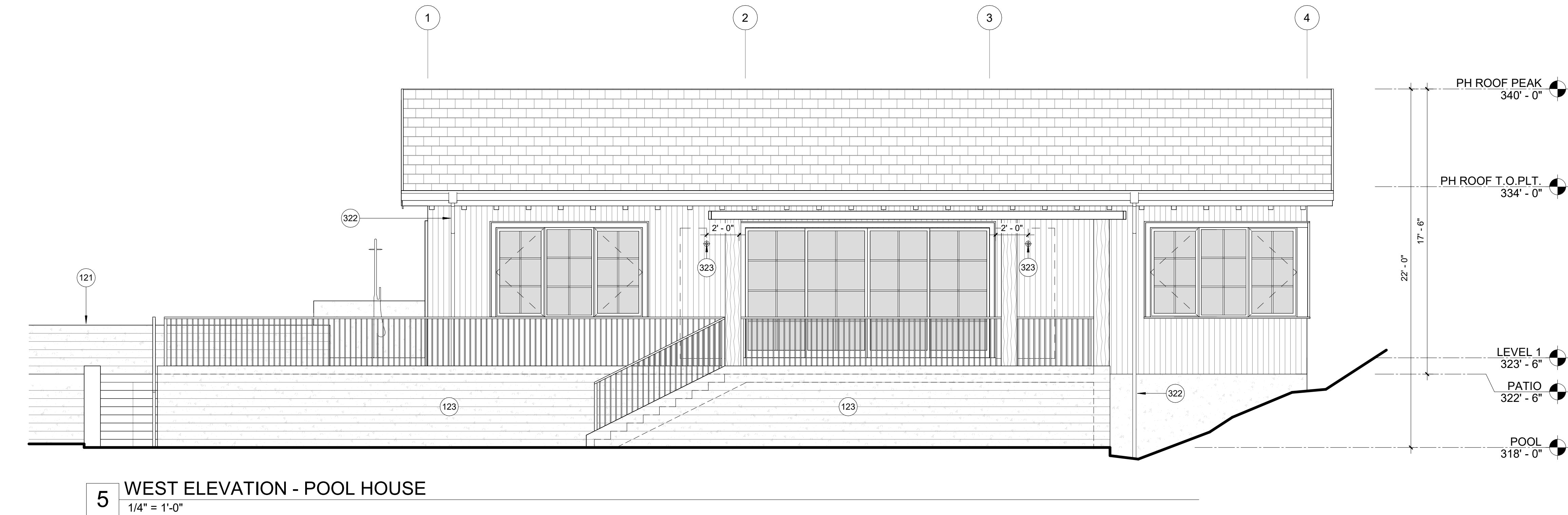
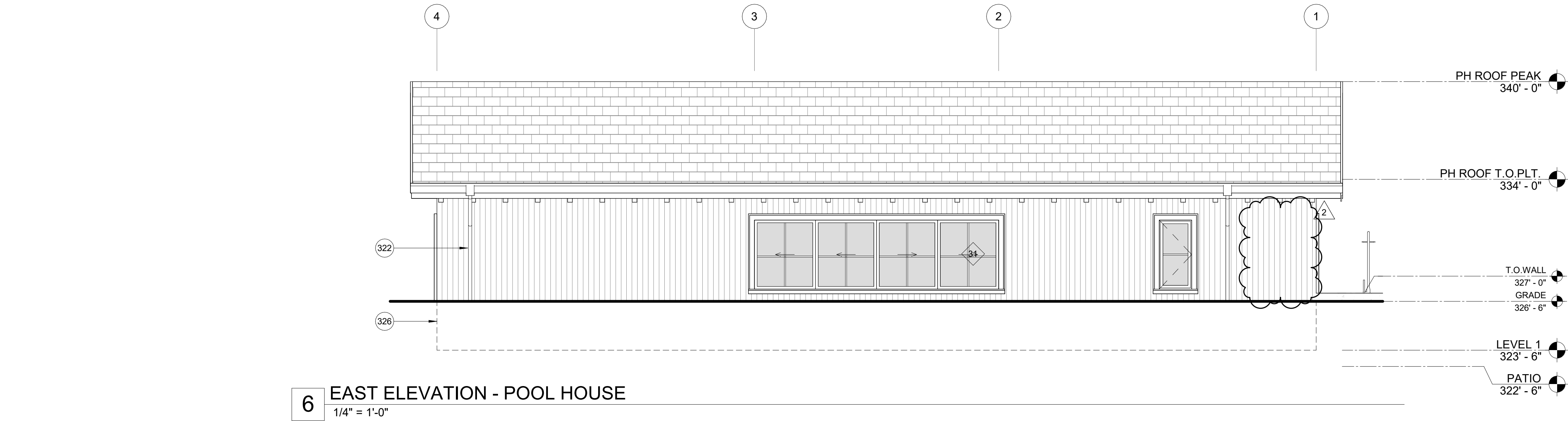
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**FLOOR PLAN - BARN**

**A2.25**  
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### 1 FLOOR PLAN - BARN

1/4" = 1'-0"





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

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

- 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.



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



GRAY CONCRETE TILE ROOFING

Feldman  
Architecture

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w feldmanarchitecture.com

LICENSED ARCHITECT

JONATHAN FELDMAN

C 28459

RENEWAL DATE

11/30/2025

STATE OF CALIFORNIA

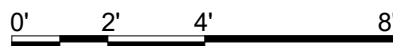
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title  
EXTERIOR  
ELEVATIONS - POOL  
HOUSE

A3.00

sheet





LEGEND

- 
- CONCRETE TILE ROOFING

KEYNOTE LEGEND

- 322
- DOWNSPOUT

323

EXTERIOR LIGHTING, DOWNWARD SHIELDED

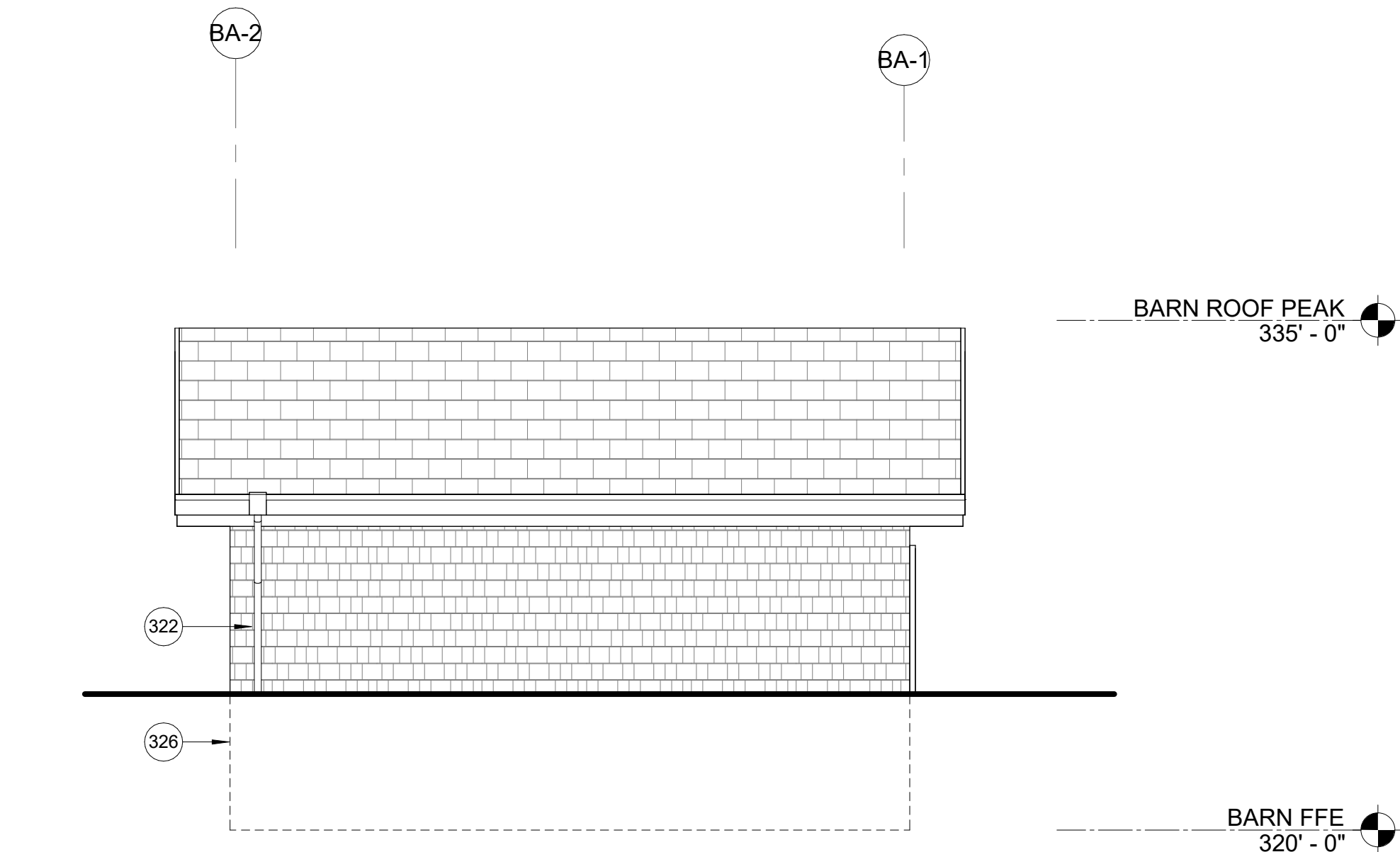
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STRUCTURE BELOW GRADE

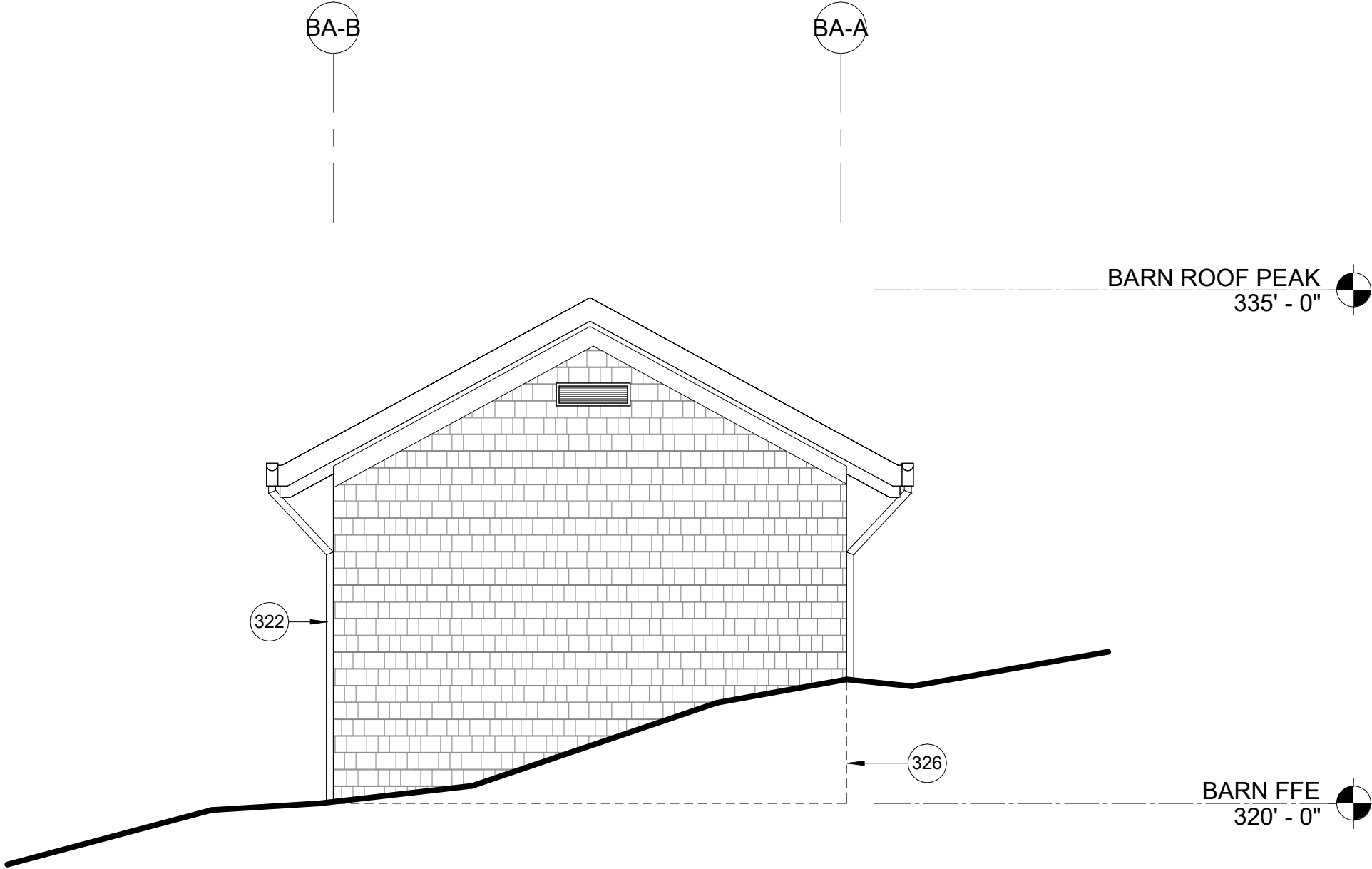
ELEVATION GENERAL NOTES

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

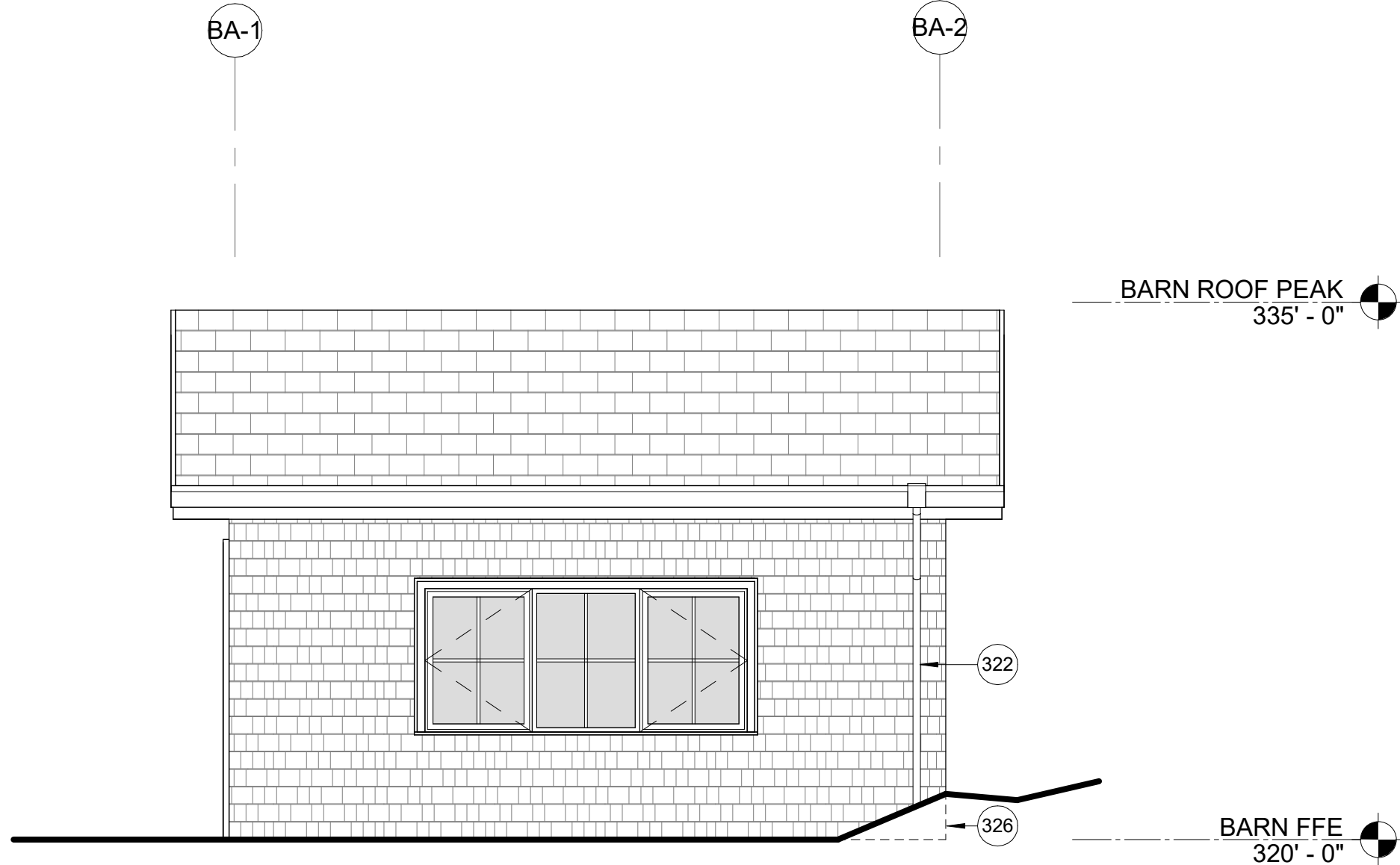
2.

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.

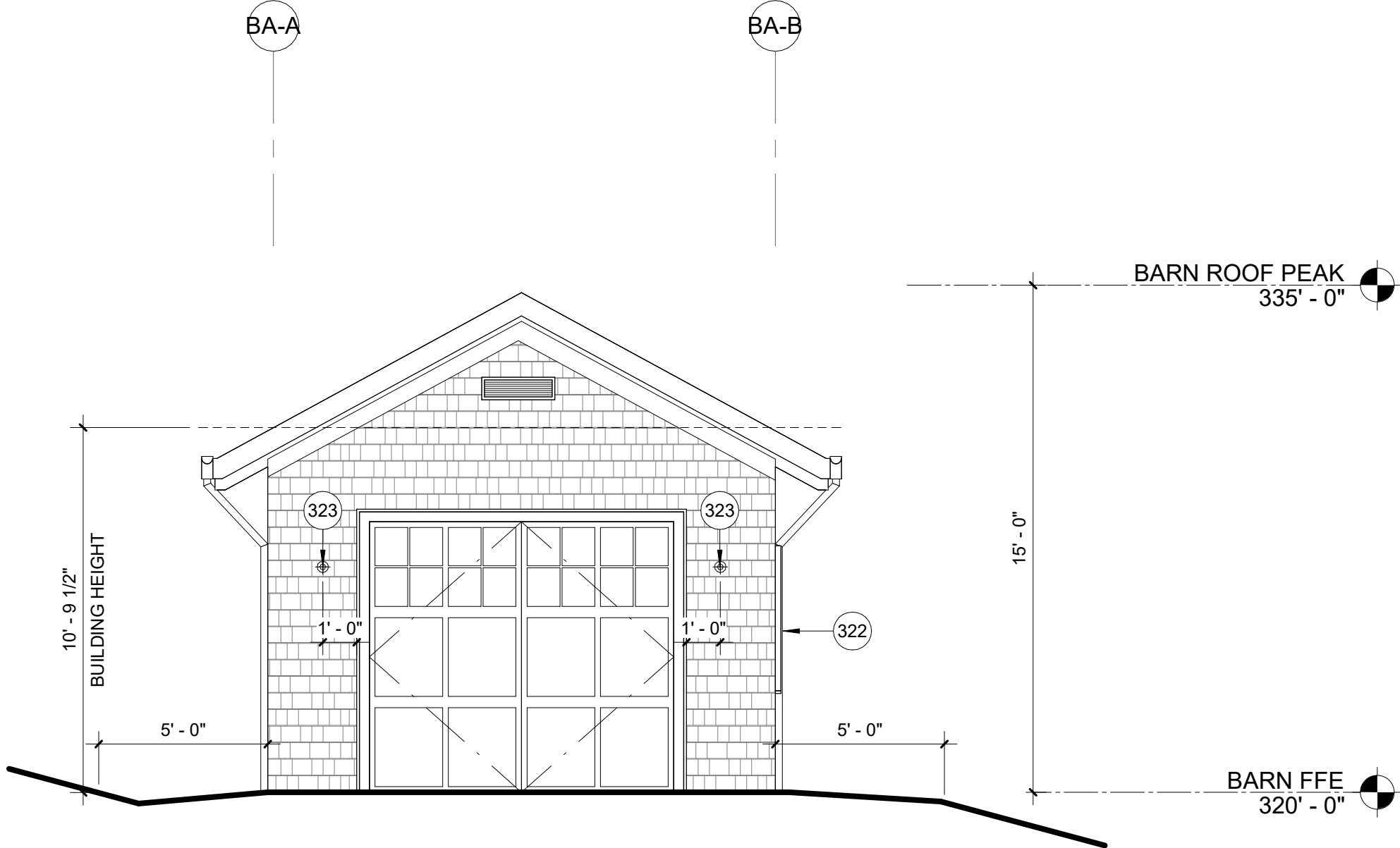
4 NORTH ELEVATION - BARN  
1/4" = 1'-0"



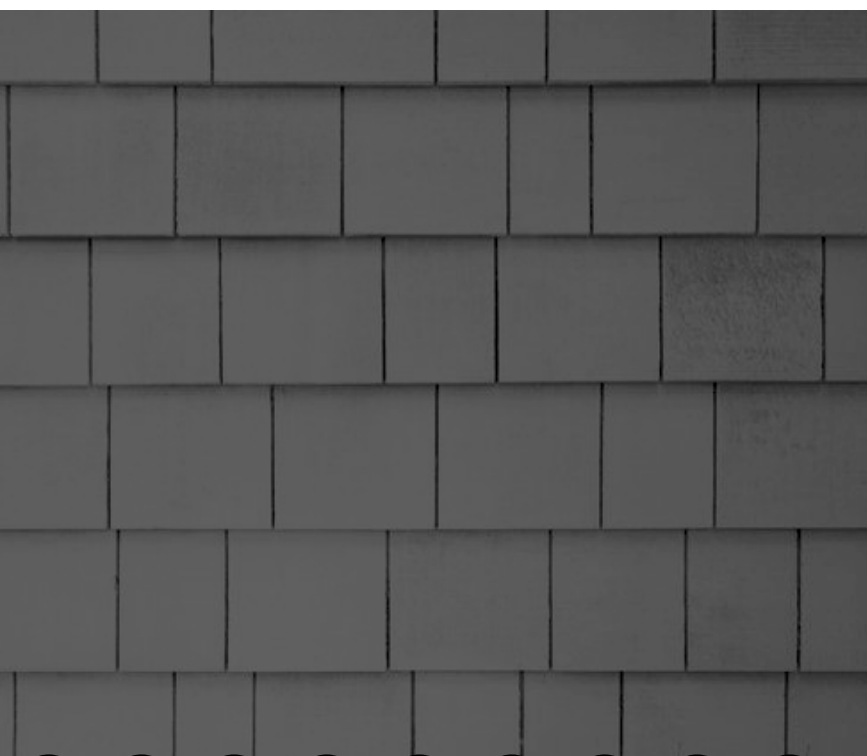
2 EAST ELEVATION - BARN  
1/4" = 1'-0"



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  
CERTAINTED LANDMARK SOLARIS GEORGETOWN GRAY

0' 2' 4' 8'

issue  
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REVISION 2

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06.20.2025

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title  
EXTERIOR  
ELEVATIONS - BARN



PLANTING SCHEDULE:

EXISTING TREES TO REMAIN AS VISUAL SCREENING:

SYM	#	Species Name	Common Name	Canopy Height	Canopy Width	DBH
	1	Quercus agrifolia	Coast Live Oak	8'-25'	35'	24"
	2	Quercus agrifolia	Coast Live Oak	8'-30'	30'	24"
	3	Quercus agrifolia	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	Quercus agrifolia	Coast Live Oak	48" Box
	5	Quercus agrifolia	Coast Live Oak	48" Box
	6	Quercus agrifolia	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	Quercus agrifolia	Coast Live Oak	48" Box
	8	Quercus agrifolia	Coast Live Oak	48" Box
	14	Quercus agrifolia	Coast Live Oak	48" Box

PROPOSED SHRUBS TO ENHANCE VISUAL SCREENING:

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

PLANTING AND MAINTENANCE NOTES:

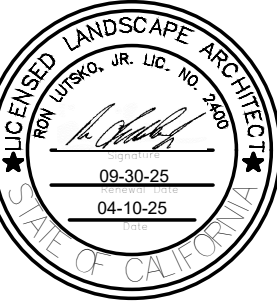
1. New screening trees to be maintained following Napa County's Defensible Space Guidelines.
2. The Ember resistant zone is defined as a noncombustible zone within 5 feet of a structure, using nonflammable landscaping materials and/or approved high-moisture-content annuals and perennials.
3. The Structure Ignition Zone is defined as the area between 5 and 10 feet around the perimeter of the structure that is crucial for wildland fire survival. In this area, only low volume, well-irrigated vegetation should be planted, and extreme care should be taken to keep this area free of all materials that could ignite during or after a flame front.
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 94110-2002  
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

Pool House

Viewshed Permit

Date:

11-18-20

03-24-25

Revision:

Rev 1

Rev 2

Date:

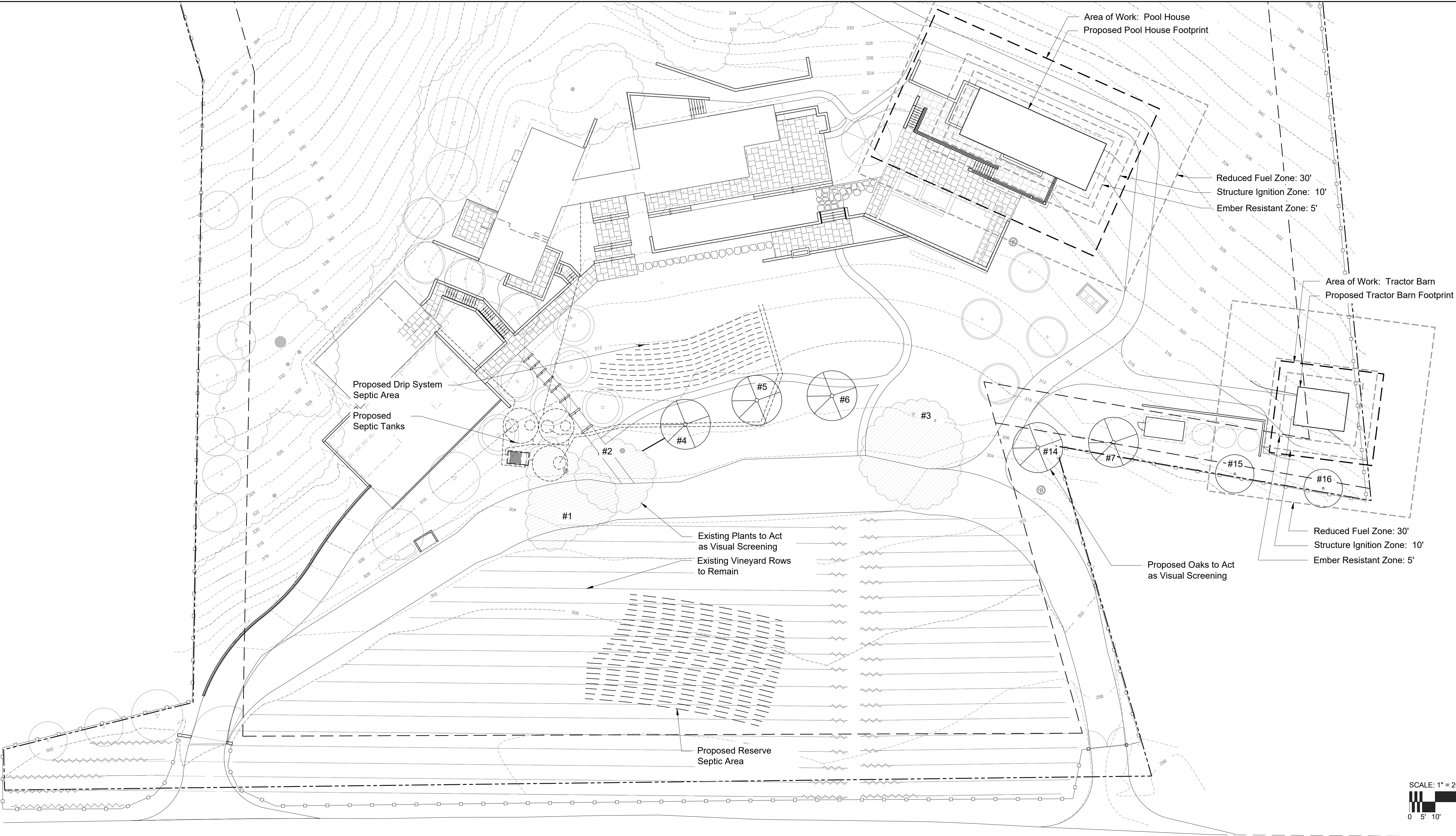
06-13-25

06-20-25

scale: 1" = 20'-0"




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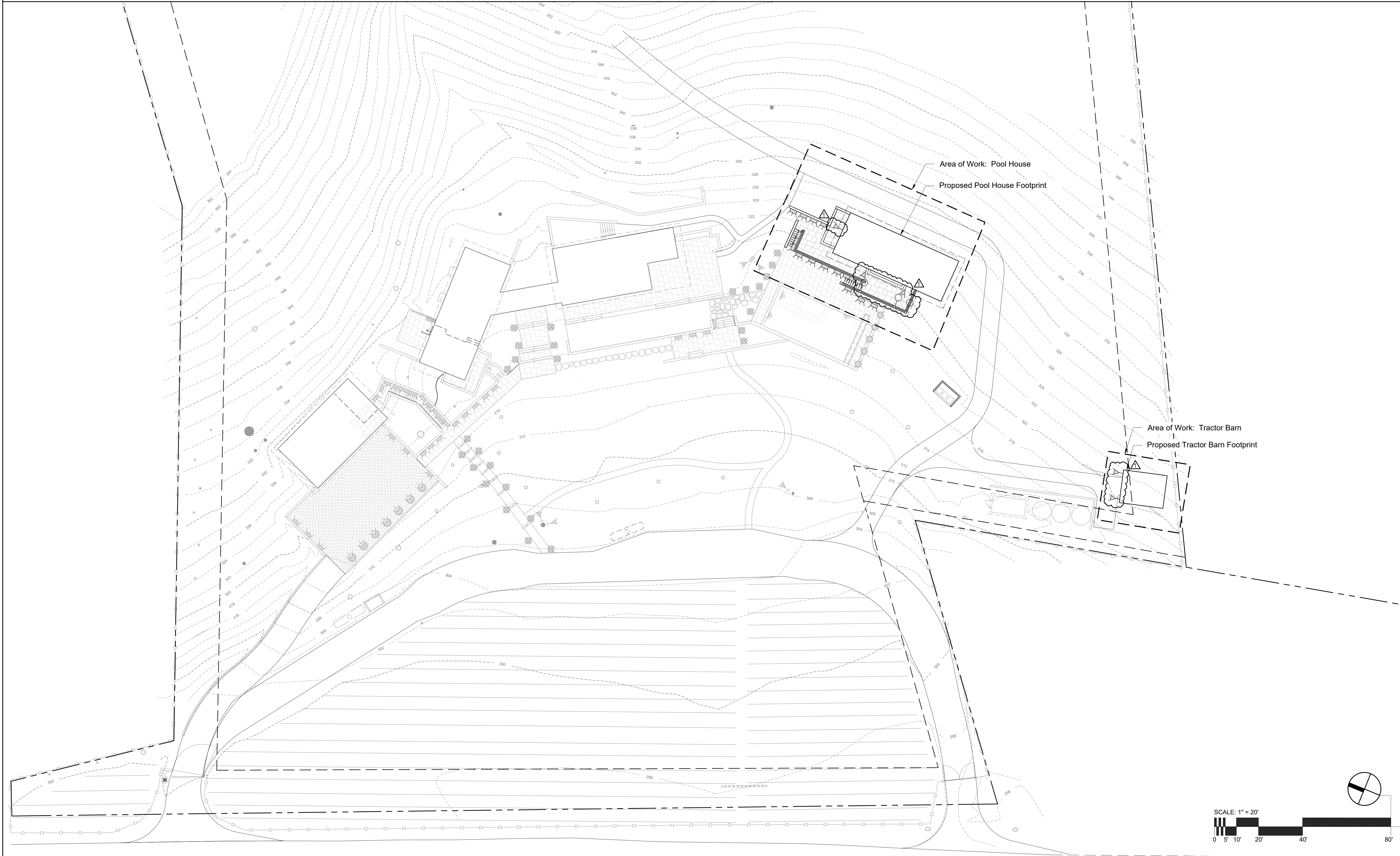


LIGHTING SCHEDULE:

Symbol	Qty	Fixture Type	Manufacturer	Model #	Focus / Purpose	Mounting
	17	Recessed Wall Light	WAC	Tyler 1 Light 4011-27BZ	Circulation / safety	Recessed, wall mount
	5	Downlight	See A2.25	See A2.25	Wayfinding	Wall mounted
	3	Sconce	See A2.25	See A2.25	Circulation / Safety	Post mounted

LIGHTING NOTES:

1. All landscape lighting to be shielded and directed downward, to be located as low to the ground as possible, and will not shine onto adjoining properties, street or sky.
2. Exterior lighting to be the minimum necessary for security, safety, or operations and will incorporate the use of motion detection sensors to the greatest extent practical.
3. All down lights in trees shall be shielded and directed downward, located as low to the ground as possible, with the minimum wattage necessary for safety, and shall incorporate the use of on timers and motion detection sensors. All down lights in trees shall be shielded and directed away from adjacent properties and streets.
4. Underwater pool light model and quantity to be confirm by pool consultant.
5. See A2.25 for specification on exterior downlight and sconces at Pool House and Barn.



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Stamp:



Project Name:

**Silverado  
Residence**

**APN# 021-010-077**

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

Sheet Title:

**Lighting Plan**

Submittal:

Viewshed Permit

Pool House

Viewshed Permit

Date:

11-18-20

03-24-25

Revision:

△ Rev 1

△ Rev 2

Date:

06-13-25

06-20-25

scale: 1"=20'-0"

sheet:

**L2.1**