



6630 JEFFERSON STREET RESIDENCE

Subject Property: 6630 Jefferson Street, Yountville, CA 94599
Old Town Historic District
Creekside Overlay

Property Data: Lot Size: 100' x 159 +/- = 15,912 square feet +/- Adjacent to South Bank of Hopper Creek

Two-story portion of existing home built in early 1880's with two one-story additions constructed by previous owners (additions demolished per Town of Yountville Demo Permit & BAAMD J# ASB120098)

PROJECT SUMMARY

Owner|Applicant received approval from the Yountville ZDRB and Town Council in January 2021 to split the existing 15,912 square foot lot into two separate parcels for the development of the following improvements on each lot: a 2 story single family home, ADU, one-car garage and swimming pool. Each parcel had a driveway on Jefferson Street with one of those driveways located within the required Hopper Creek setback.

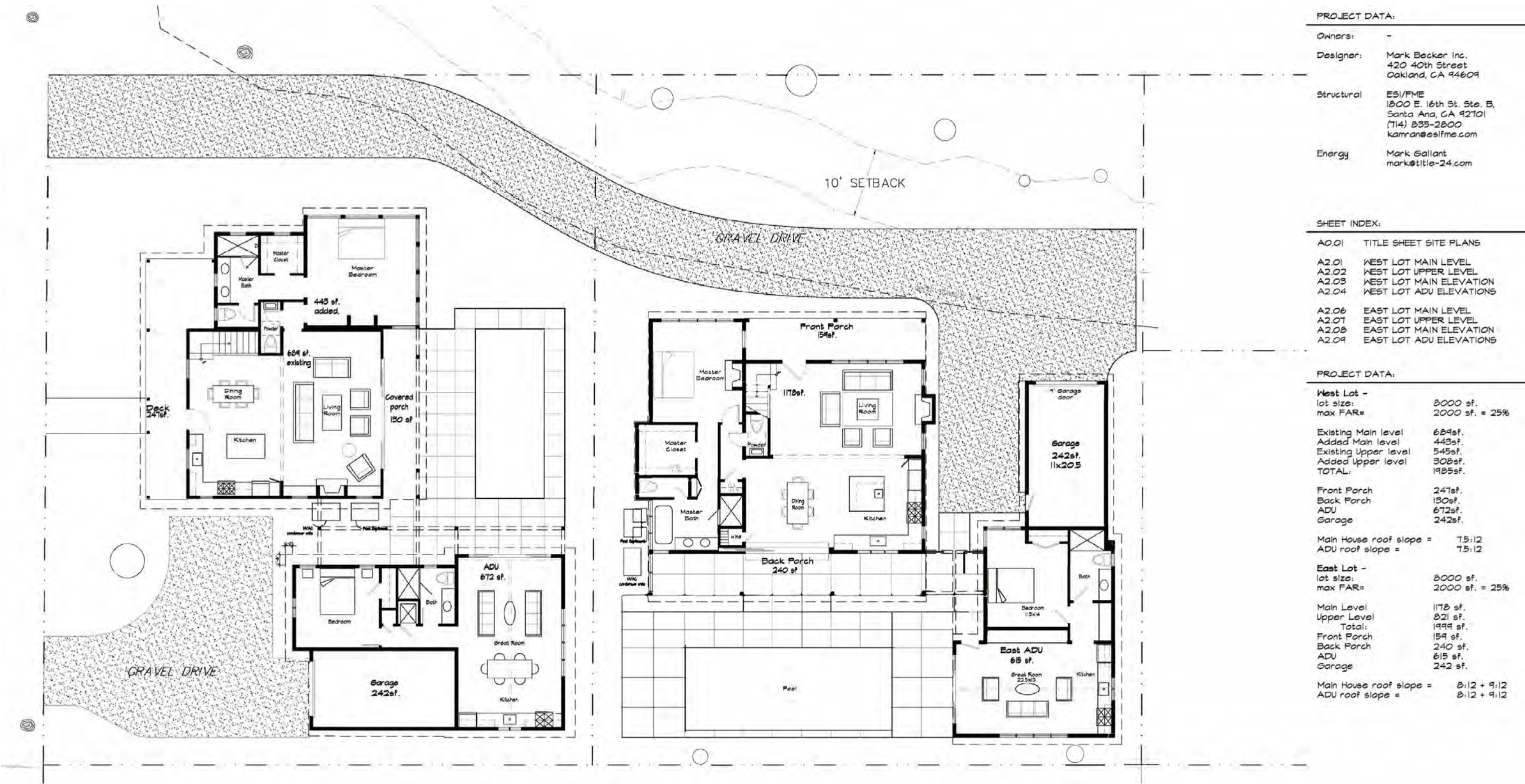
As Owner/Applicant was preparing to execute the approved development plan, its Riparian Corridor Specialist (Prunuske & Chatham, Inc.) and Demolition Contractor (Davis Demolition) discovered additional existing field conditions that render the original approved development plan inadvisable.

Owner/Applicant is seeking to revise the development plan, withdraw the request for a lot split, remove the driveway from the Hopper Creek setback, renovate & expand the existing 2 story single family home utilizing the historic vernacular architectural design with a code-compliant ADU, pool and an "unenclosed and unoccupied" auxiliary structure that includes a fireplace and outdoor kitchen.

6630 JEFFERSON STREET RESIDENCE | PROJECT TEAM

OWNER APPLICANT	PROJECT ARCHITECT	CIVIL ENGINEER	HISTORIC RESOURCE ARCHITECT	RIPARIAN CORRIDOR SPECIALIST
TRACI SANDERSON & RICK CLAES BLUE OAK PARTNERS, LLC 6514 WASHINGTON STREET #3807 YOUNTVILLE, CA 94599 TRACI@BLUEOAKPARTNERS.COM RICK@BLUEOAKPARTNERS.COM OFFICE (312) 519-7100 WWW.BLUEOAKPARTNERS.COM	MARK BECKER MARK BECKER INCORPORATED 420 40TH STREET UNIT 1 OAKLAND, CA 94609 MBECKER@MARKBECKER.COM OFFICE (510) 658-6889 x17 WWW.MARKBECKER.COM	JOEL DICKERSON MADRONE ENGINEERING 1485 MAIN STREET, SUITE 302 ST. HELENA, CA 94574 JOEL@MADRONE.ENGINEERING.COM OFFICE (707) 302-6280 WWW.MADRONE.ENGINEERING.COM	NAOMI MIROGLIO ARCHITECTURAL RESOURCE GROUP PIER 9 THE EMBARCADERO #107 SAN FRANCISCO, CA 94111 NAOMI@ARGSF.COM OFFICE (415) 421-1680 x208 WWW.ARGSF.COM	MAGGIE JENSEN PRUNUSKE & CHATHAM, INC. 400 MORRIS STREET SUITE G SEBASTOPOL, CA 95472 MAGGIE@PRZ.COM OFFICE (707) 824-4600 WWW.PCZ.COM

ORIGINAL APPROVED LOT SPLIT & SITE PLAN BY ZDRB & TOWN COUNCIL



Not to scale—Original Architectural & Civil Engineering Drawings included in Appendix B

ORIGINAL APPROVED LOT SPLIT | ARCHITECTURAL ELEVATIONS



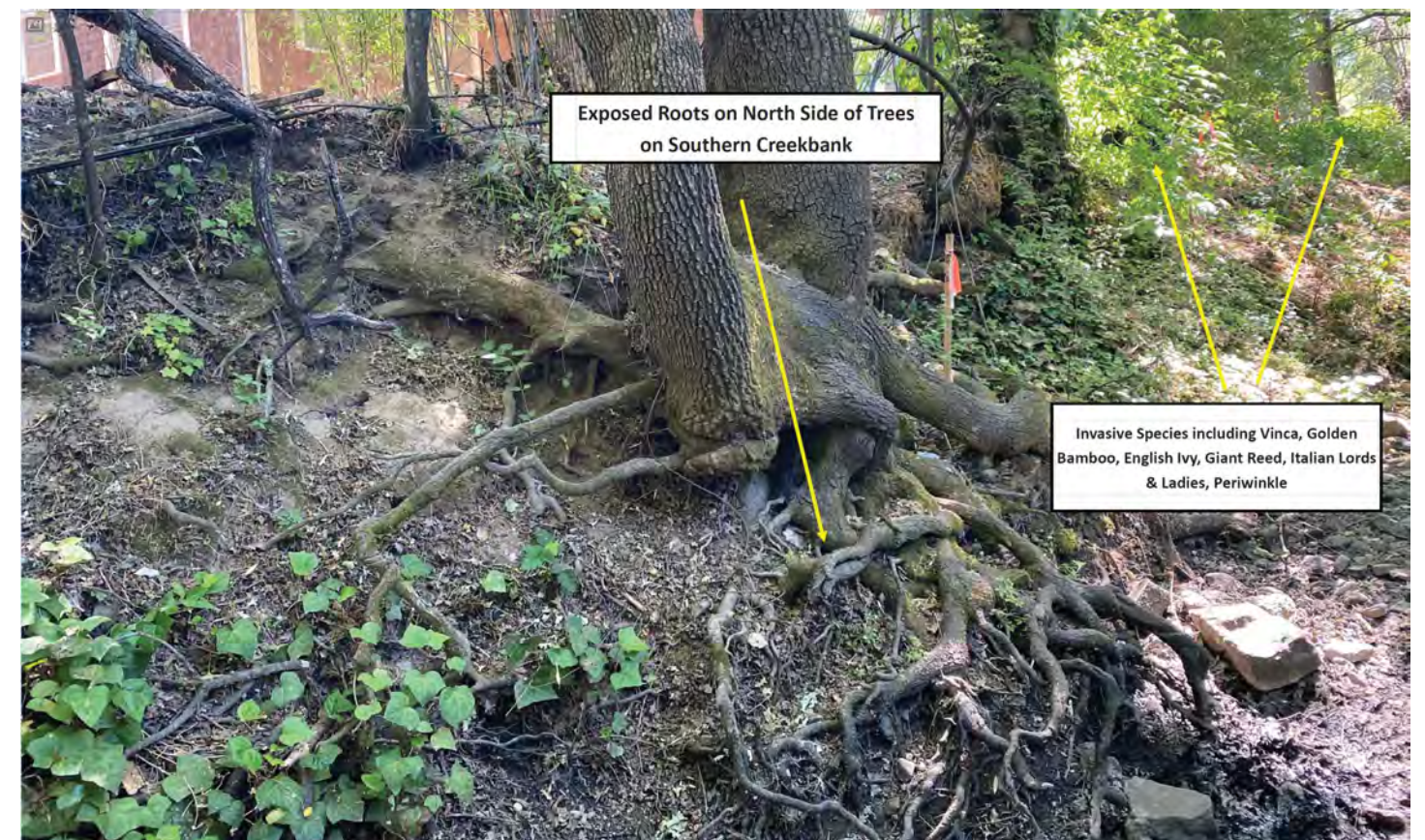
PROJECT UPDATE | 6630 JEFFERSON STREET, YOUNTVILLE, CA

Prunuske & Chatham (“PCI”) performed the Phase II analysis of the streambank and evaluated the health of the riparian corridor and concluded the following:

- ⇒ Given the evidence of erosion around the root system of the existing mature trees along the streambank (trees are essentially supported by the roots on the south side of each tree with the northern edge of the root system exposed to Hopper Creek), further supplemental limbing under the guidance of an arborist is recommended to reduce the risk of the large trees toppling in future
- ⇒ PCI strongly recommended relocating the driveway out of the Creekside setback/drip zone of the trees to provide an opportunity for restorative planting to enhance the stability of the southern creekbank—construction of the driveway (even if constructed of permeable materials) and the incremental automobile traffic along the driveway would contribute to further erosion of the creekbank and almost certainly reduce the life of the large heritage trees that are already “in the natural state of decline.” PCI also noted that the planned location of underground utilities extended through creek setback within proposed driveway had the potential to cause irreparable harm to root system
- ⇒ PCI also recommended: (i) remedial action to promote root zone invigoration, including additional planting in the creekside setback, (ii) removal of invasive species and replacing with native plants to enhance the overall health of the riparian corridor, and (iii) relocation of the bio-retention facility out of the creekside setback

Davis Demolition completed Phase I of the demolition of the single-story additions of the original home to remove the encroachment over the proposed lot line of the split lots, “gutted” the interior of the two-story portion of the home, and stripped the exterior down to the original redwood “v-rustic” siding – this work has revealed the following (see photos on following pages):

- ⇒ Water infiltration has caused significant deterioration of the structural integrity of the two story “historic” portion of the house (wood rot on roof, exterior walls, and subfloor)
- ⇒ Significant rodent activity has impacted structural integrity of subfloor and joists
- ⇒ Cinder block foundation is cracked and inferior—needs to be replaced to adhere with current California seismic standards
- ⇒ First phase of demolition revealed that most of the original building materials (floors, doors, windows, moldings) of the two-story portion of the home were removed and replaced by previous owners with inexpensive materials – the only “real” historic value to the two-story portion of the home is the architectural elevations and overall aesthetic of the building





**Rotted Structural Framing Due to
Excessive Water Infiltration**

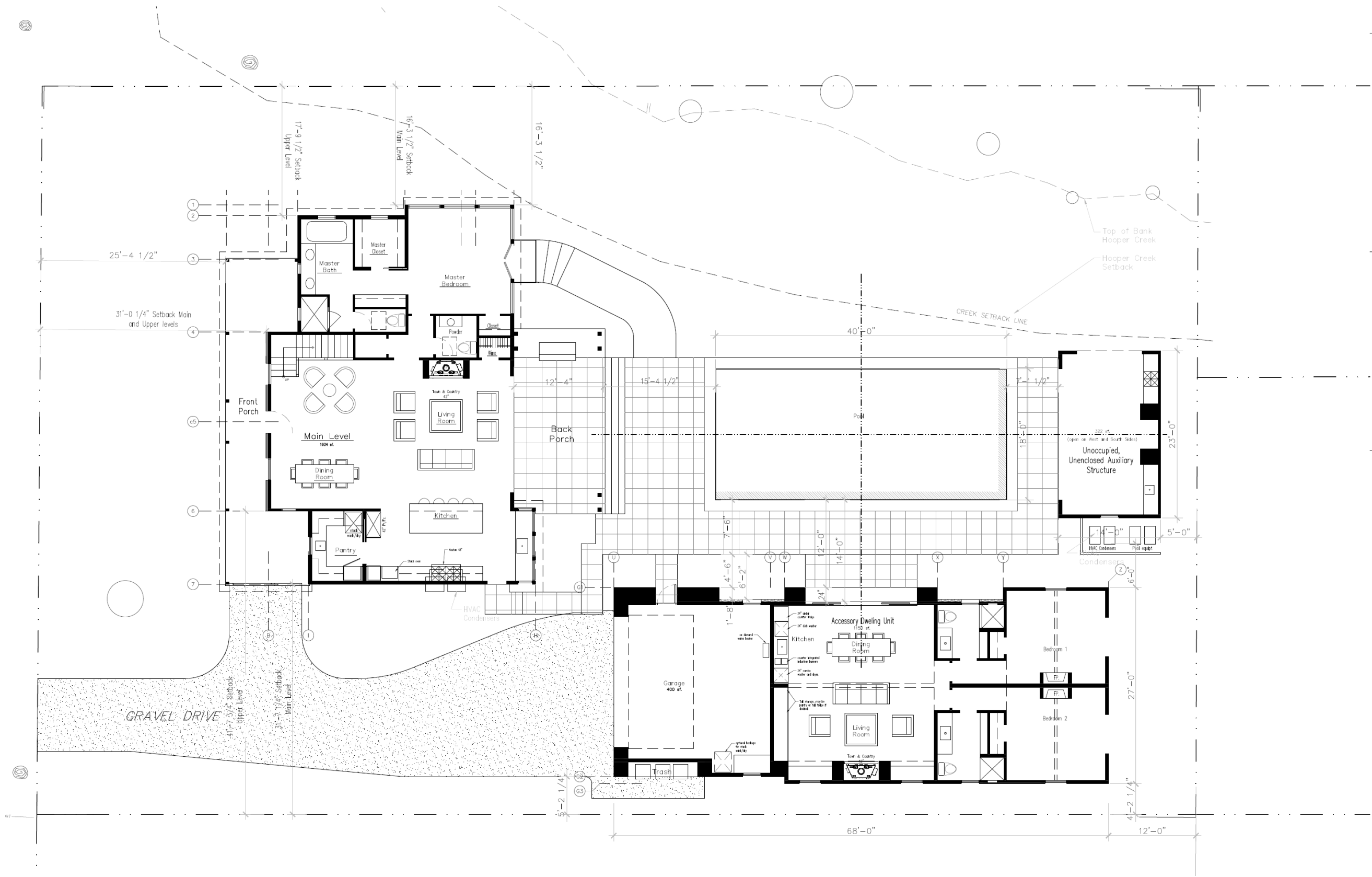
Cracks in Cinder Block Foundation



Rick Claes & Traci Sanderson conferred with the project architect, Mark Becker, and the Historic Resource Architect, Naomi Miroglio. Pursuant to those conversations, the Owner|Applicant proposes to withdraw the lot split and renovate and expand the existing two story home to 2,500 square foot (maximum permissible per Yountville Code) utilizing the vernacular architectural design of the original two-story portion of the home, adding a 1,200 square foot accessory dwelling unit, swimming pool, two car garage, and an "unenclosed and unoccupied" ancillary structure that features fireplace and outdoor kitchen. The Owner|Applicant believes that this new design can be constructed without exceptions or variations to the Yountville Zoning or Building Codes. The new design provides for the relocation of a single driveway to southern portion of the lot, enabling introduction of additional native plants and trees in the creekbank setback to promote root zone invigoration and help stabilize the creekbank to mitigate future erosion. Ms. Miroglio submitted a Compliance Memorandum to Kirsty Shelton, Director of Planning & Zoning, dated November 16, 2021 indicating that the proposed revised project meets the Secretary of the Interior's Standards for Rehabilitation of an historic resource and the project can be considered "as mitigated to a level as less than a significant impact on the historic resource."



PROPOSED REVISED SITE PLAN



PROJECT DATA:	
Owners:	—
Designer:	Mark Becker Inc. 420 40th Street Oakland, CA 94609
Structural	ESI/FME 1800 E. 16th St. Ste. B, Santa Ana, CA 92701 (714) 835-2800 kamran@esifme.com
Energy	Mark Gallant mark@title-24.com

SHEET INDEX:	
A0.01	TITLE SHEET SITE PLANS
A2.00	ADU Plans
A2.00	ADU Roof Plans
A3.00	ADU Elevations
A3.01	ADU Sections
A3.02	Shed Elevations

PROJECT DATA:	
Area Calcs:	
lot size:	16000 sf.
max FAR=	2500 sf. = 25%
Existing Main level	689sf.
Existing Upper level	545sf.
TOTAL:	1234sf.
Proposed Main Level	1644sf.
Proposed Upper Level	856sf.
TOTAL:	2500sf.
Proposed Garage	400sf.
Proposed ADU	1192sf
Unoccupied Unenclosed Auxiliary Building	322sf

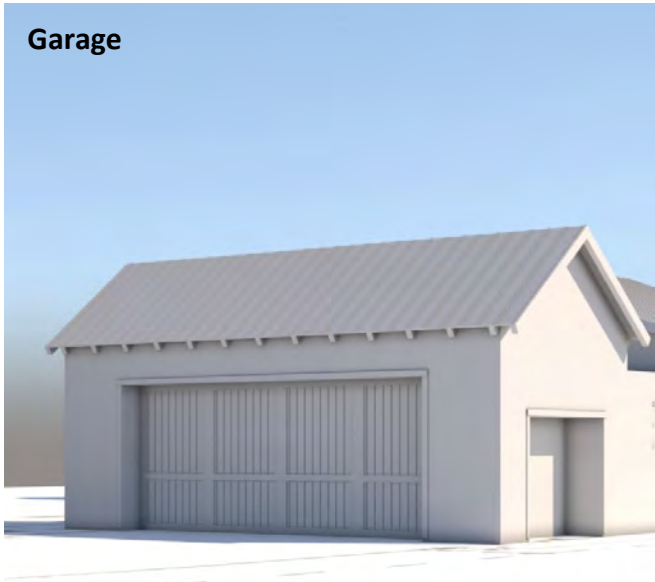
Jefferson Street Elevation of Main House



Rear Elevation of Main House

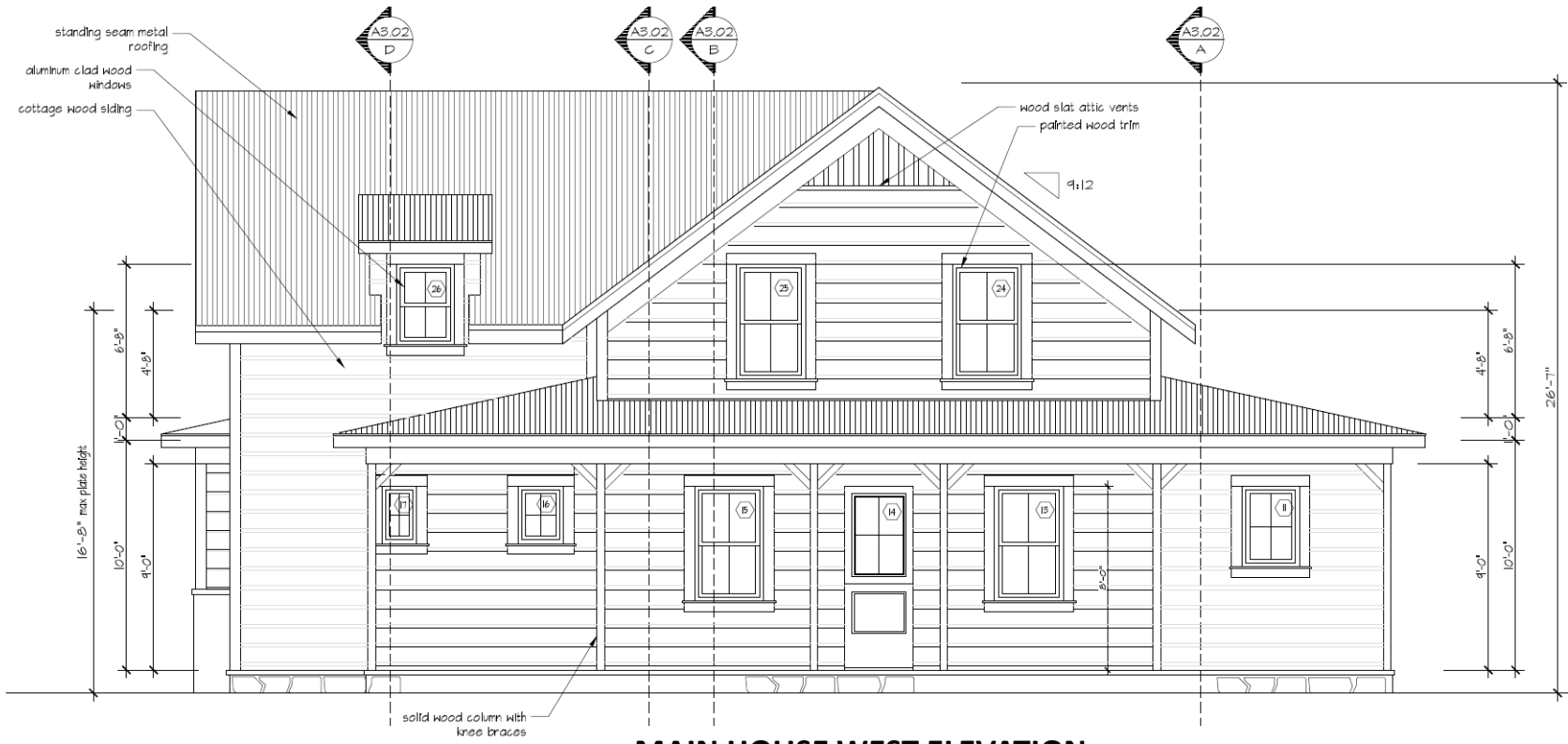


Garage



ORIGINAL APPROVED PLAN		PROPOSED REVISED PLAN	
Two Lots Lot 1: 7,956 sqft Lot 2: 7,956 sqft Total: 15,912 sqft		One Lot: 15,912 sqft	
Two Single Family Homes Lot 1: 1,985 sqft (25% F.A.R.) Lot 2: 1,990 sqft (25% F.A.R.) Total: 3.975 sqft		One Single Family Home Maximum Square Footage 2,500 per code Effective F.A.R. of 15.71%	
Two Accessory Dwelling Units Lot 1: 672 sqft Lot 2: 615 sqft Total: 1,287 sqft		One Accessory Dwelling Unit: 1,192 sqft	
Buildings Concrete Gravel: 10,090 sqft Pervious Surface "Green Area": 5,822 sqft Total Disturbed Soil Area: 14,000 sqft		Buildings Concrete Gravel: 7,362 sqft Pervious Surface "Green Area": 8,550 sqft Total Disturbed Soil Area: 10,760 sqft	
Two Swimming Pools		One Swimming Pool	
Two One Car Garages		One Two Car Garage	
Two Driveways (one within creek setback)		One Driveway (on south side of property)	

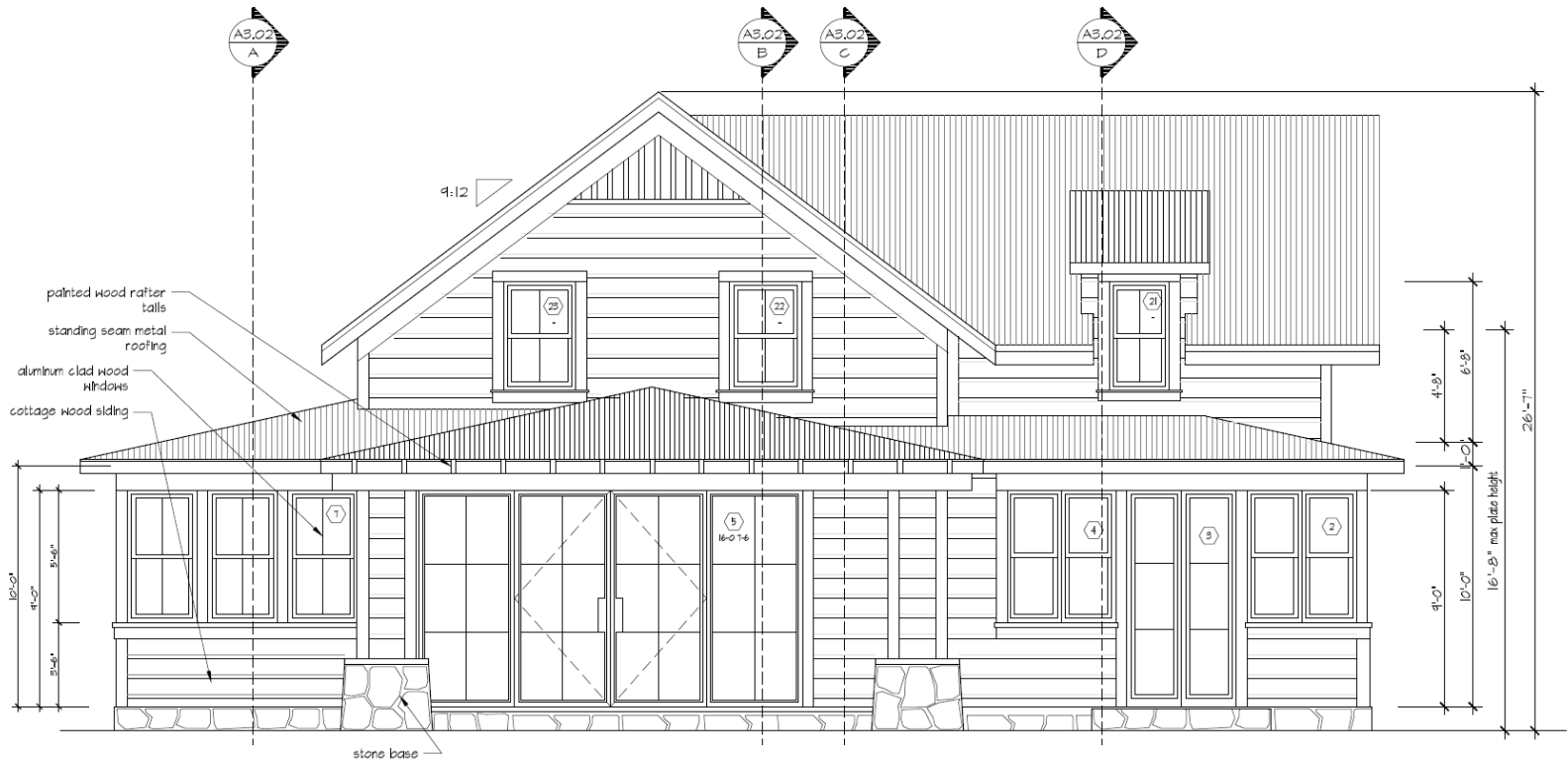
PROPOSED ARCHITECTURAL ELEVATIONS MAIN HOUSE



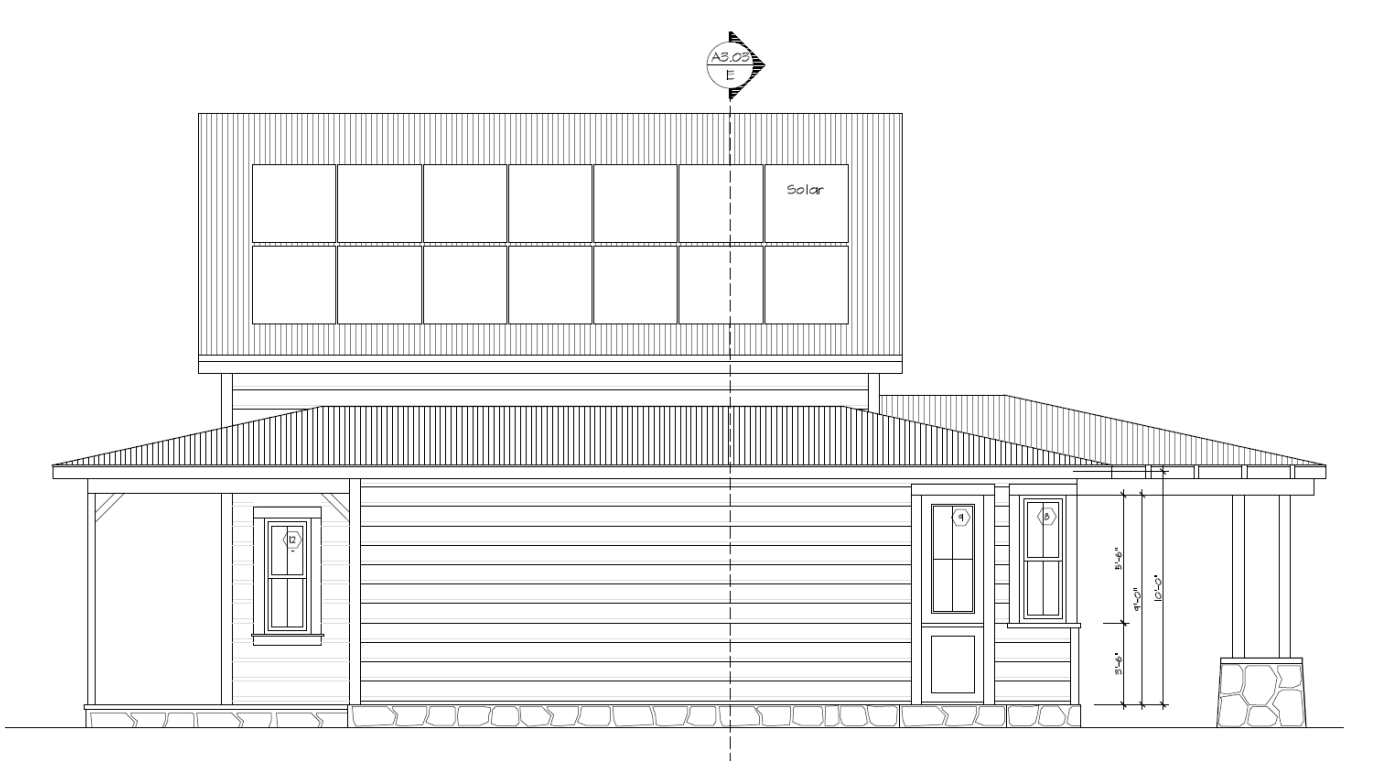
MAIN HOUSE WEST ELEVATION



MAIN HOUSE NORTH ELEVATION

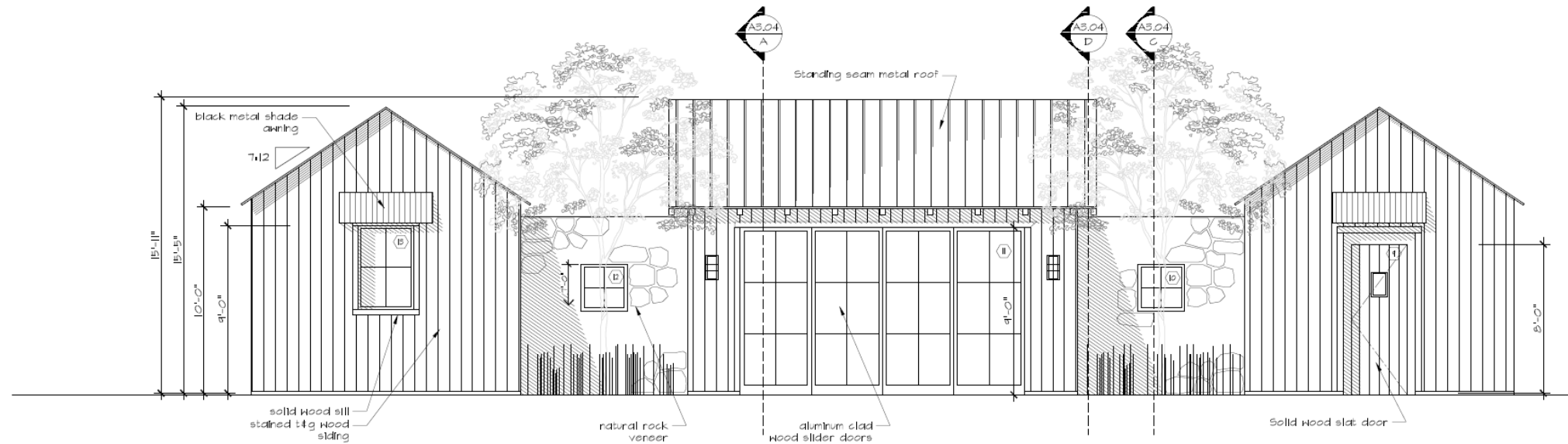


MAIN HOUSE EAST ELEVATION

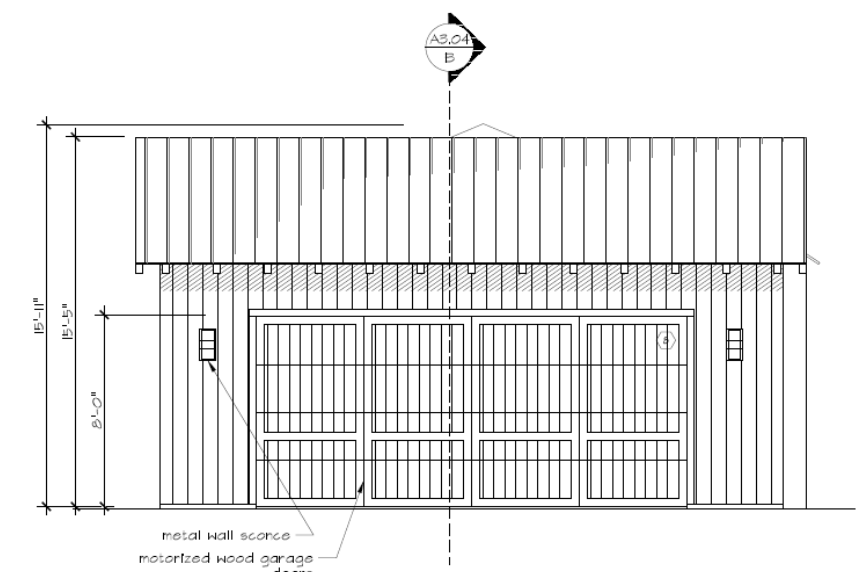


MAIN HOUSE SOUTH ELEVATION

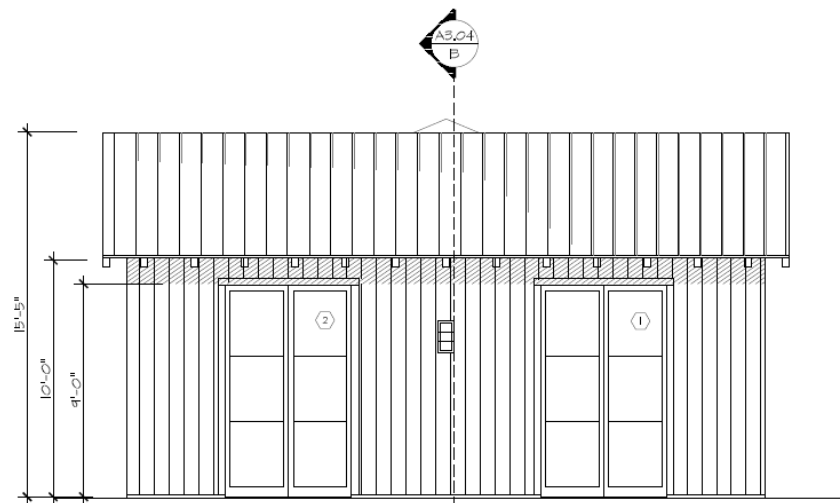
PROPOSED ARCHITECTURAL ELEVATIONS ADU, GARAGE & UNOCCUPIED | UNENCLOSED AUXILIARY BUILDING



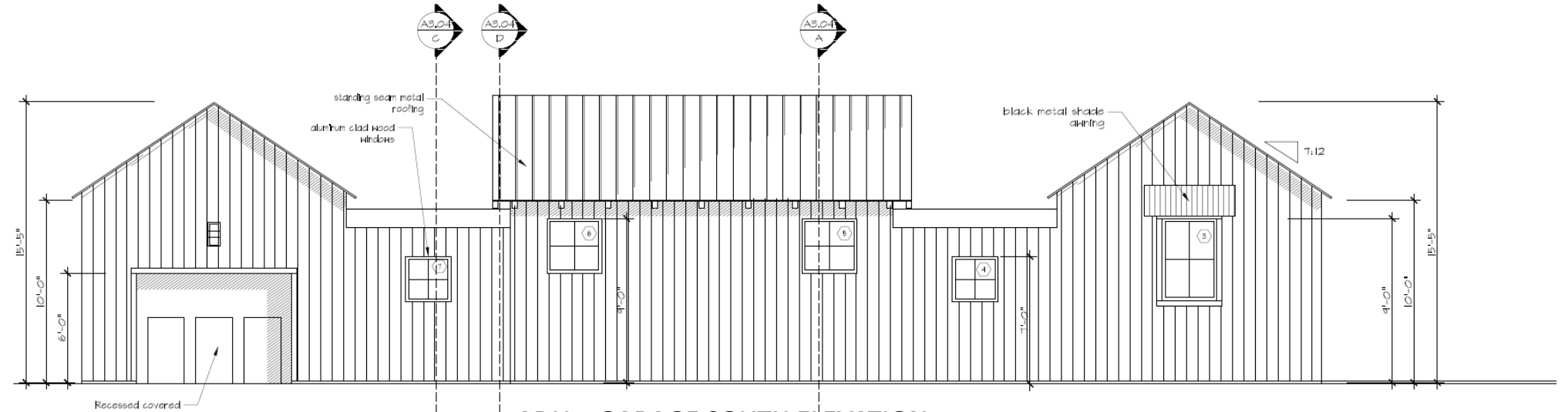
ADU + GARAGE NORTH ELEVATION



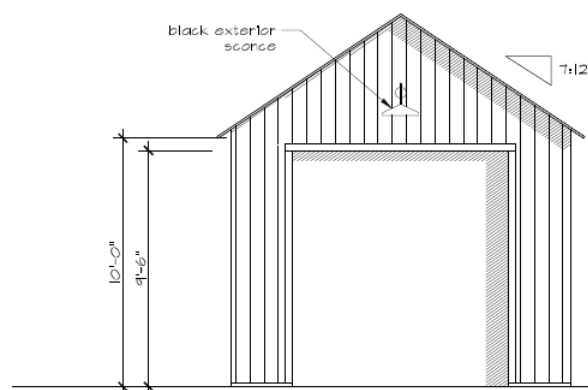
ADU + GARAGE WEST ELEVATION



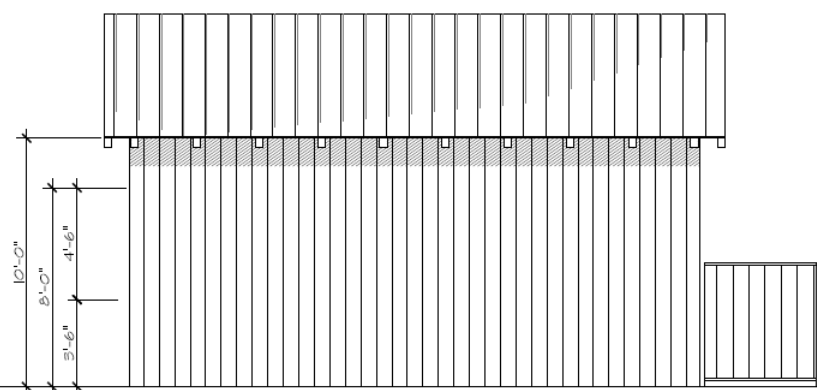
ADU EAST ELEVATION



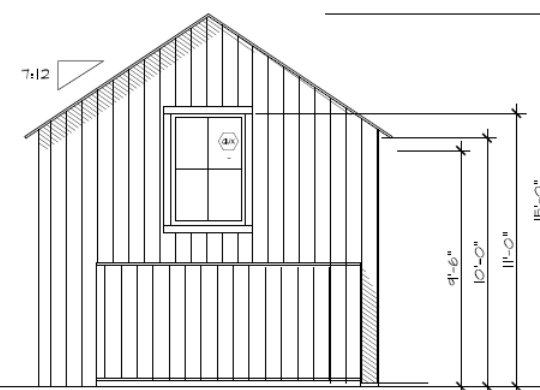
ADU + GARAGE SOUTH ELEVATION



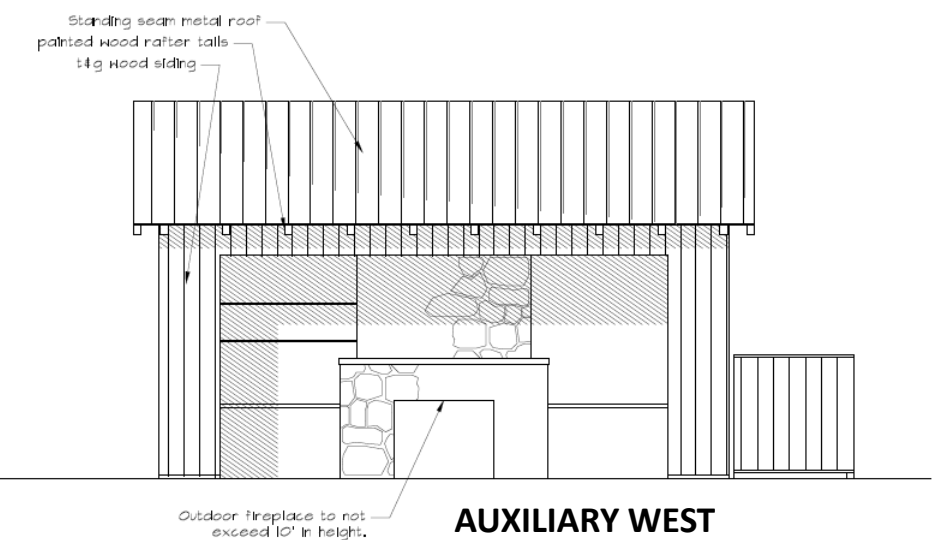
AUXILIARY NORTH



AUXILIARY EAST

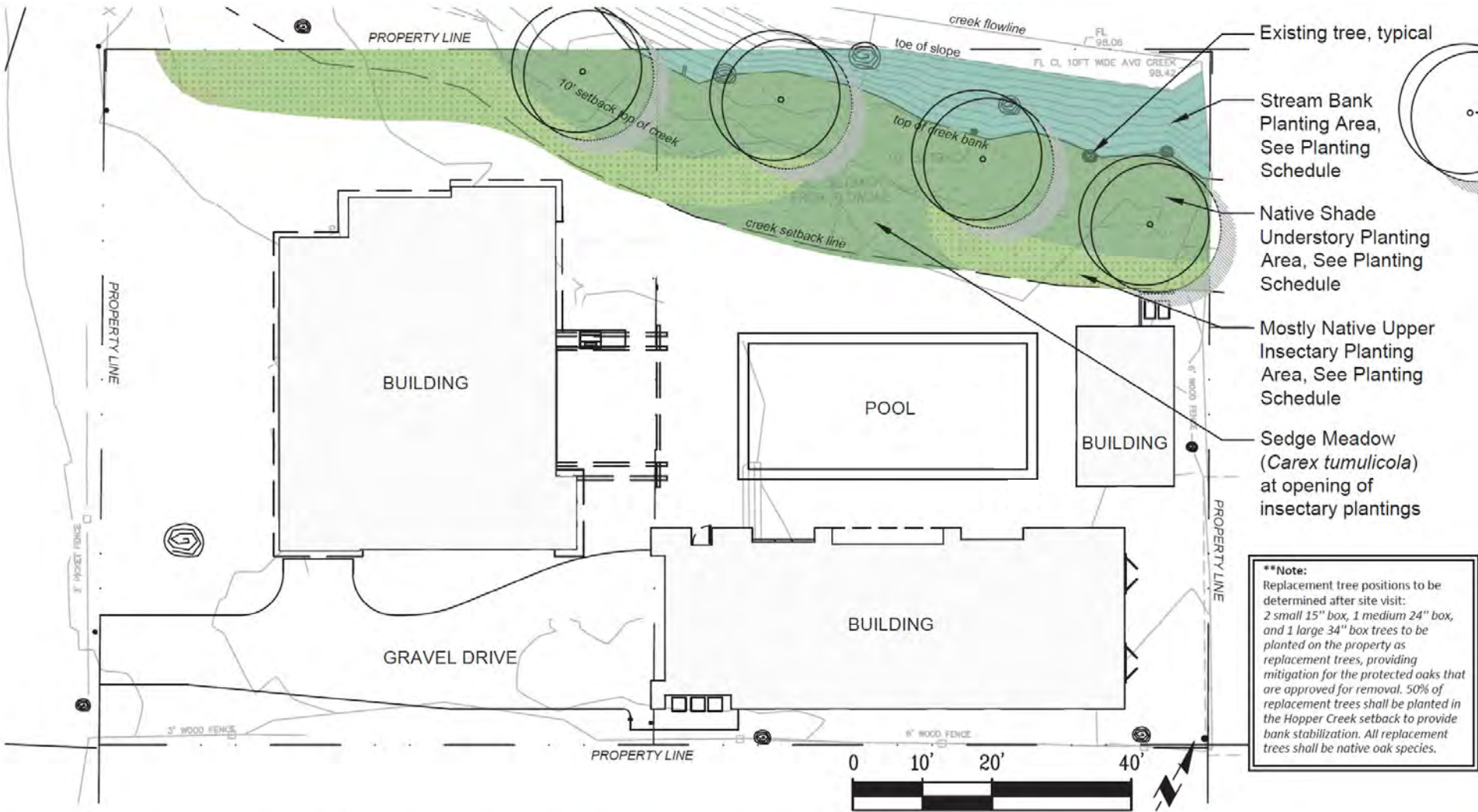


AUXILIARY SOUTH



AUXILIARY WEST

PCI CREEK SETBACK LANDSCAPE PLAN



****Note:**
Replacement tree positions to be determined after site visit:
2 small 15" box, 1 medium 24" box, and 1 large 34" box trees to be planted on the property as replacement trees, providing mitigation for the protected oaks that are approved for removal. 50% of replacement trees shall be planted in the Hopper Creek setback to provide bank stabilization. All replacement trees shall be native oak species.

PROPOSED PLANTING SCHEDULE

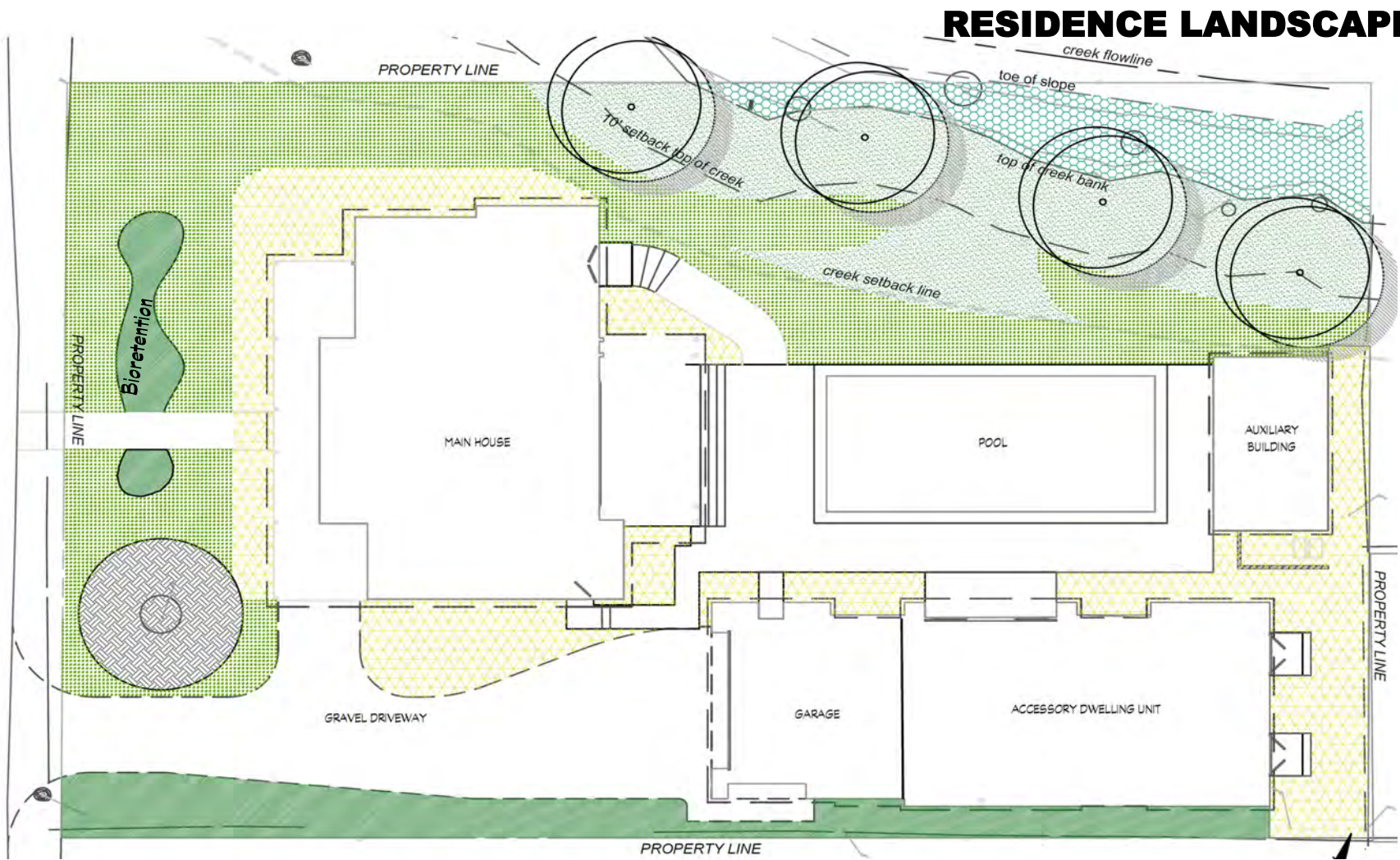
COMMON NAME	LATIN NAME	Spacing	Estimated # of plants
TREE MITIGATION			
Valley Oak **	<i>Quercus lobata</i>	Per Plan	4
STREAM BANK - 605 SF			
Santa Barbara Sedge	<i>Carex barbarae</i>	2' o.c.	15
Western Redtwig Dogwood	<i>Cornus sericea ssp. occidentalis</i>	5' o.c.	6
California Honeysuckle	<i>Lonicera hispidula</i>	3' o.c.	24
Creeping Snowberry	<i>Symphoricarpos mollis</i>	4' o.c.	12
Western Sword Fern	<i>Polystichum munitum</i>	3' o.c.	12
NATIVE SHADE UNDERSTORY - 1,244 SF			
Santa Barbara Sedge	<i>Carex barbarae</i>	2' o.c.	15
Foothill Sedge	<i>Carex tumulicola</i>	18" o.c.	260
CA Bush Anenome	<i>Carpenteria californica</i>	4' o.c.	9
Coastal Wood Fern	<i>Dryopteris arguta</i>	3' o.c.	10
Douglas Iris	<i>Iris douglasiana</i>	12" o.c.	24
Common Rush	<i>Juncus patens</i>	18" o.c.	12
California Coffeeberry	<i>Rhamnus californica</i>	6' o.c.	4
Western Mock Orange	<i>Philadelphus lewisi</i>	8' o.c.	4
California Rose	<i>Rosa californica</i>	3' o.c.	6
Snowberry	<i>Symphoricarpos albus var. laevigatus</i>	4' o.c.	16
MOSTLY NATIVE UPPER INSECTARY PLANTINGS - 793 SF			
Terracotta Yarrow	<i>Achillea 'Terracotta'</i>	2' o.c.	20
Showy Milkweed	<i>Asclepias speciosa</i>	18" o.c.	17
Feather Reed Grass	<i>Calamagrostis 'Karl Foerster'</i>	3' o.c.	15
Coneflower	<i>Echinacea purpurea</i>	12" o.c.	24
Sticky Monkeyflower	<i>Mimulus aurantiacus</i>	3' o.c.	19
Walkers Low Catmint	<i>Nepeta 'Walker's Low'</i>	12" o.c.	40
Beardtongue	<i>Penstemon 'Margarita BOP'</i>	18" o.c.	24
White Autumn Sage	<i>Salvia greggii 'Alba'</i>	3' o.c.	13
Cleveland Sage	<i>Salvia clevelandii</i>	4' o.c.	12
TOTAL:			618

MOSTLY NATIVE UPPER INSECTARY PLANTINGS



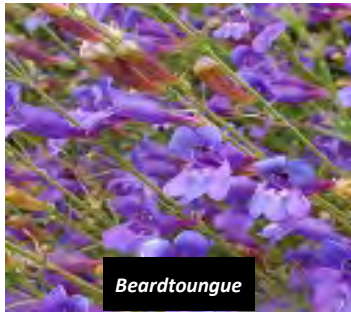
NATIVE SHADY UNDERSTORY/STREAMBANK PLANT PALETTE





PROPOSED PLANTING SCHEDULE			
COMMON NAME	LATIN NAME	SPACING O.C.	ESTIMATED # OF PLANTS
MOSTLY NATIVE UPPER INTERSECTARY PLANTINGS			
Terracotta Yarrow	Achillea 'Teracotta'	2'	8
Coneflower	Echinacea purpurea	12"	29
Beardtongue	Penstemon 'Margarita BOP'	12"	29
White Attum Sage	Salvia greggii 'Alba'	18"	12
Cleveland Sage	Salvia clevelandii	4'	9
BIORETENTION WEST GARDEN			
Sideoats Grama	Bouteloua curtipendula	4'	6
Tickseed	Coreopsis 'Moonlight'	2'	12
Coneflower	Echinacea purpurea 'Secret Pride'	18"	16
Southern Blue Flag	Iris virginica	3'	8
SOUTH PERIMETER			
Kohuhu	Pittosporum tenuifolium "Victoria"	5'	32
FOUNDATION PLANTING			
Blue Lilly Turf	Liriope muscari	24"	131
Douglas Iris	Iris douglasiana	12"	131
Beardtongue	Penstemon 'Margarita BOP'	18"	87
CA Bush Anenome	Carpenteria californica	4'	23
Oakleaf Hydrangea	Hydrangea quercifolia "Snow Queen"	8'	10
Total			543

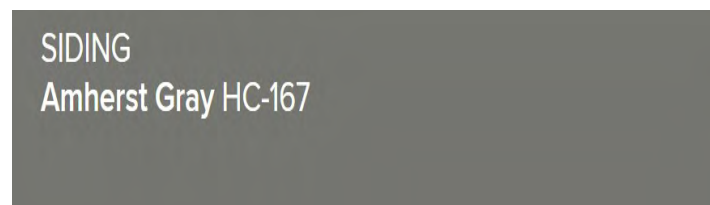
Note: Russell D. Mitchell & Associates prepared a Water Use Estimation indicating the proposed plan is MAWA Compliant



DATE: _____	REVISIONS	DATE	BY	6630 JEFFERSON STREET YOUNTVILLE, CA 94599 PLANTING PALETTE AT RESIDENCE	PREPARED FOR: Rick Claes & Traci Sanderson	1
SCALE: N/A						
DESIGNED BY: _____						
DRAFTED BY: _____						
CHECKED BY: _____						

EXTERIOR MATERIALS & COLORS

Main House



ADU + Auxiliary Building



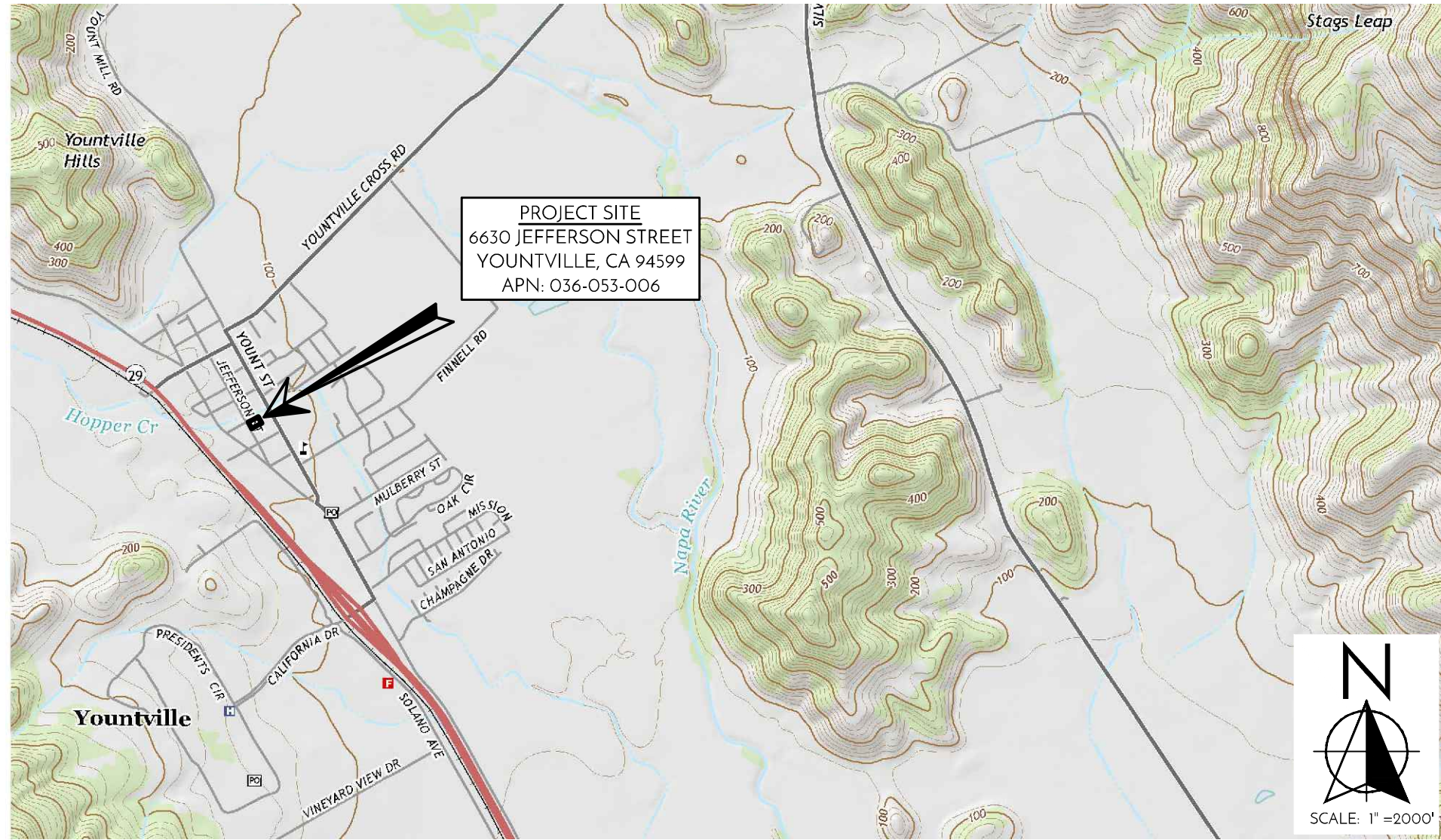
Owner | Applicant will be salvaging as much of the original "v-rustic" siding as possible to repurpose on the front and side elevations of the renovated main house but some of the siding is water damaged and there is not enough material to clad the entire exterior of the renovated home —Owner|Applicant will match new siding material with "v-rustic" siding

APPENDIX A

PROPOSED REVISED

ARCHITECTURAL & CIVIL ENGINEERING PLANS

CIVIL IMPROVEMENT FOR:
6630 JEFFERSON ST.
YOUNTVILLE, CA 94599



VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES MAP NAME: YOUNTVILLE

SCALE: 1"=2,000'

PROJECT STATEMENT

THIS PRELIMINARY DESIGN IS TO BUILD A NEW MAIN RESIDENCE, ADU, AUXILIARY BUILDING, POOL, DRIVEWAY, AND ALL RELATED UTILITY IMPROVEMENTS AT 6630 JEFFERSON ST.

SHEET INDEX

C1.0 COVER SHEET
C2.0 HARDSCAPE/GRADING PLAN
C3.0 UTILITY PLAN

PROJECT INFORMATION

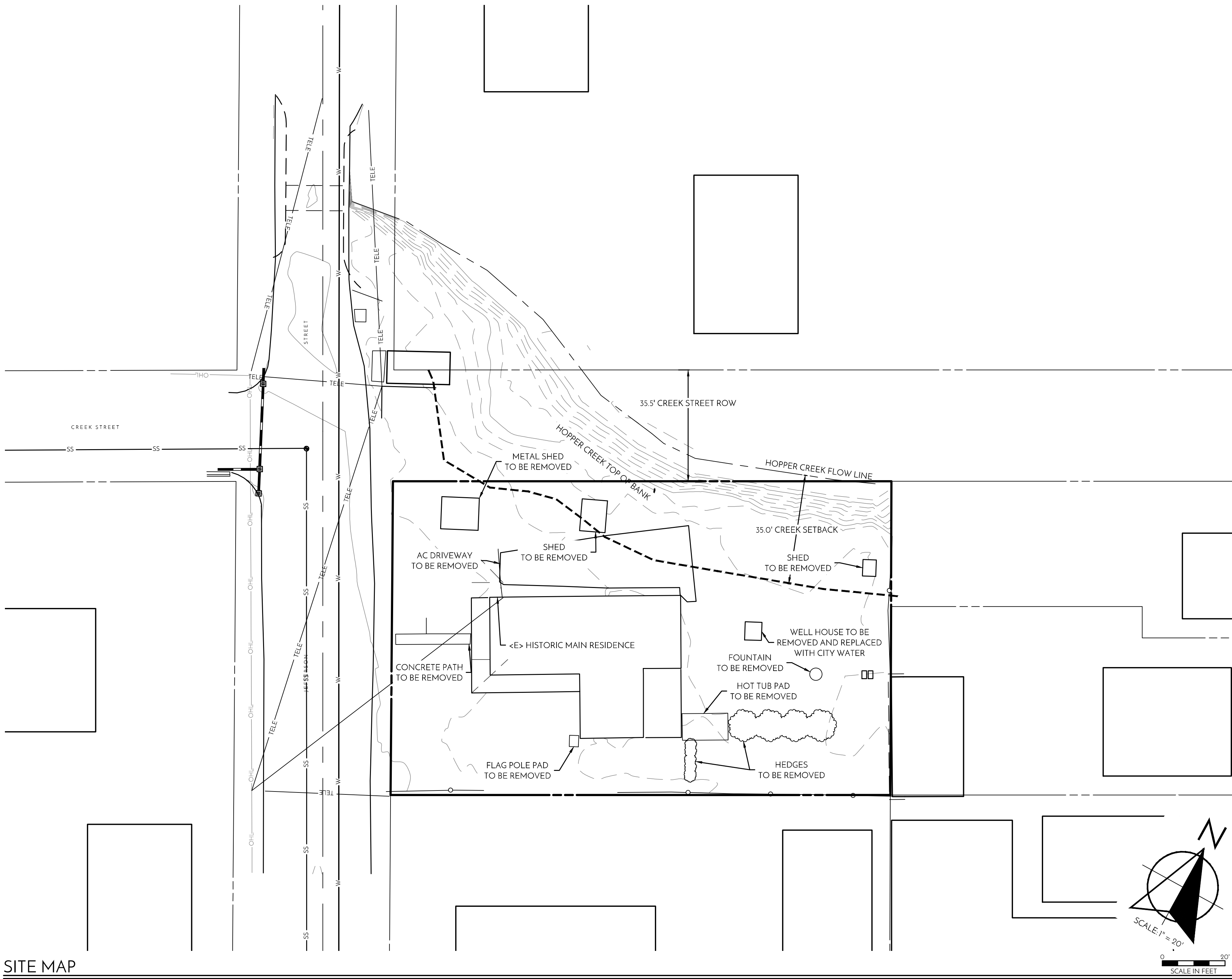
OWNER: RICK CLAES
6630 JEFFERSON STREET
YOUNTVILLE, CALIFORNIA 94599

SITE ADDRESS: 6630 JEFFERSON STREET
YOUNTVILLE, CA 94599

ASSESSOR PARCEL #: 036-053-006
PARCEL SIZE: ±0.35 ACRES
ZONING: H (OLD TOWN HISTORIC)

SURVEYOR: CINQUINI & PASSARINO, INC.
1804 SOSCOL AVE. #202
NAPA, CA 94559
JAMES M. DICKEY
707/690-9025

CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 103C
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/302-6280



SITE MAP

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT	PW	PROCESS WASTE
AC	ASPHALT CONCRETE	FL	FLOOD INSURANCE RATE MAP	R	RADIUS
AD	AREA DRAIN	FM	FORCE MAIN	RC	RELATIVE COMPACTION
ARV	AIR RELEASE VALVE	FS	FINISH SURFACE	RT	RIGHT
BC	BEGIN CURVE	GL	GUTTER LINE	ROW	RIGHT OF WAY
BFE	BASE FLOOD ELEVATION PER FIRM	GR	GRAVEL	RWL	RAIN WATER LEADER
BM	BENCHMARK	HP	HIGH POINT	RCP	REINFORCED CONCRETE PIPE
BO	BLOWOFF	IE	INVERT ELEVATION	S	SLOPE (FEET/FOOT)
BOR	BEGIN CURB RETURN	INV	INVERT	SAD	SEE ARCHITECTURAL DRAWINGS
BVC	BEGIN VERTICAL CURVE	IP	IRON PIPE	SD	STORM DRAIN
BS	BOTTOM OF STAIRS	IRR	IRRIGATION	SDP	SUBDRAIN PIPE
BSW	BACK OF SIDEWALK	JP	JOINT POLE	SED	SEE ELECTRICAL DRAWINGS
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	SLD	SEE LANDSCAPE DRAWINGS
C&G	CURB AND GUTTER	LH	LAMP HOLE	SLV	SLEEVE
CMU	CONCRETE MASONRY UNIT	LP	LOW POINT	SHD	SEE MECHANICAL DRAWINGS
CP	CENTERLINE	LS	LANDSCAPE	SPD	SEE PLUMBING DRAWINGS
CL	CLEANOUT	MON	MONUMENT	SS	SANITARY SEWER
COMM	COMMUNICATION	NH	MANHOLE	SSCO	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	NSH	NORTH	SSSH	SANITARY SEWER FLUSH HOLE
CW	COLD WATER	SSMH	SANITARY SEWER MANHOLE	STA	STATION
DOV	DOUBLE CHECK VALVE	STO	STANDARD	STD	STANDARD
DO	DECOMPOSED GRANITE	SW	SIDEWALK	TFC	TOP FACE OF CURB
DP	DUCTILE IRON PIPE	TC	TOP OF CURB	TOC	TOP OF CONCRETE
DS	DOWNSPOUT	TOC	TOP OF CONCRETE	TS	TOP OF STAIRS
DW	DRIVEWAY DOMESTIC WASTE	TP	TOP OF WALL	TW	TOP OF WALL
DWS	DRAINAGE	TPG	TYPICAL	UG	UNDERGROUND
EC	END OF CURVE	PCC	PORTLAND CONCRETE CEMENT	VC	VERTICAL CURVE
ED	EDGE	PD	PRESSURE DISTRIBUTION	VG	VALLEY GUTTER
EGR	EDGE OF GRAVEL	PGSE	PACIFIC GAS AND ELECTRIC	WM	WATER METER
EP	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION	W/S	WATER SERVICE
EVC	END VERTICAL CURVE	PIV	POST INDICATOR VALVE	WV	WATER VALVE
FC	FACE OF CURB	P	PROPERTY LINE		
FDC	FIRE DEPT. CONNECTION	PSI	POUNDS PER SQUARE INCH		
FG	FINISH GRADE	PUE	PUBLIC UTILITY EASEMENT		
		PVC	POLYVINYL CHLORIDE		
		PVI	POINT OF VERTICAL INTERSECTION		

SYMBOL LEGEND

	UTILITY POLE		SEWER MANHOLE/RISE WITH ID #
	WELL TYPE MONUMENT		STORM DRAIN MANHOLE WITH ID #
	SIGN		WATER VALVE
	WELL		WATER SERVICE & DCV
	STREET LIGHT		FDC/PIV WITH CHECK VALVE
	TREE		FIRE HYDRANT WITH GATE VALVE
	SANITARY SEWER		CLEANOUT
	GAS LINE		PROPOSED CONTOUR
	WATER LINE		SOLID STORM DRAIN
	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOE BANK GRADE BREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

SURVEY NOTES

- PROPERTY LINES SHOWN HEREON ARE BASED ON SURVEY DATA AND TWO MONUMENTS, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
- THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF MARCH, 2020 PERFORMED BY CINQUINI & PASSARINO, INC.
- THIS MAP REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION ON MARCH 17, 2020 AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS OF AFORESAID DATE.
- SITE BENCHMARK: TOWN OF YOUNTVILLE CONTROL POINT NO. 5, BEING A FOUND 1 1/2" BRASS DISC IN A MONUMENT WELL, STAMPED "CITY OF YOUNTVILLE L54366" WITH A PUNCH WITHIN THE INTERSECTION OF JEFFERSON AND WEBBER STREETS. ELEVATION = 110.84' (NAVD88, 45R565-67, N.C.R.)
- MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
- CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

ESTIMATED EARTHWORK QUANTITIES

- THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
- THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
- THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:
 - QUANTITIES FROM UTILITY TRENCHES, FOUNDATION TRENCHES, AND STORMWATER DETENTION BASINS HAVE NOT BEEN ESTIMATED.
 - QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE BEEN ESTIMATED ASSUMING A 20% VOLUME LOSS DURING RECOMPACTION, AND ASSUMING AN AVERAGE DEPTH OF EXCAVATION OF 2.0'.
- CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
- SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	150	150
FILL	155	155
ESTIMATED NET EARTHWORK	5 IMPORT	

THE APPROXIMATE AREA OF DISTURBED SOIL IS 10,760 SF (0.25 AC).

REVISIONS

NO CHANGES THIS SHEET

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madrone
engineering
1485 Main Street, Suite 103C
St. Helena, California 94574
Tel: 707-302-6280

CIVIL IMPROVEMENT PLANS
COVER SHEET

6630 JEFFERSON ST.
YOUNTVILLE, CA 94599
APN: 036-053-060
PROJECT 20.015



EVERY PERSON PLANNING TO DIG
CALL USA AT 811 PRIOR TO EXCAVATION

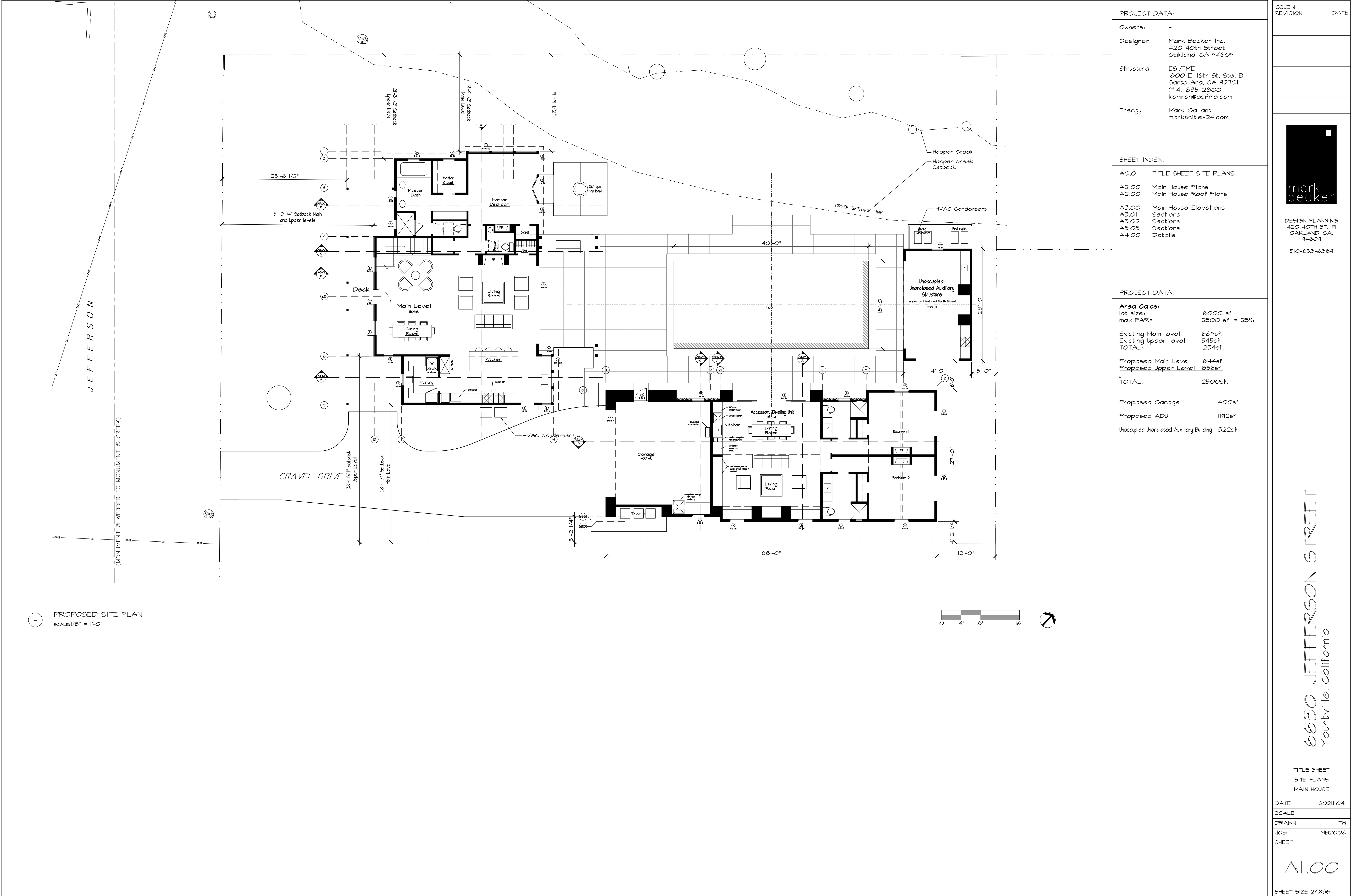


FOR MORE INFORMATION
SEE WWW.US811.CA.GOV

DATE: 02/03/22
02/23/22
02/25/22
ISSUE:
DESIGN REVIEW
REVISION 1
REVISION 2

SHEET:

C1.0



PROJECT DATA:

Owners: -

Designer: Mark Becker Inc.
420 40th Street
Oakland, CA 94609

Structural: ESI/FME
1800 E. 16th St. Ste. B,
Santa Ana, CA 92701
(714) 835-2800
kamran@esifme.com

Energy: Mark Gallant
mark@title-24.com

SHEET INDEX:

A0.01 TITLE SHEET SITE PLANS

A2.00 Main House Plans
A2.00 Main House Roof Plans

A3.00 Main House Elevations
A3.01 Sections
A3.02 Sections
A3.03 Sections
A4.00 Details

PROJECT DATA:

Area Calcs:
lot size: 16000 sf.
max FAR= 2500 sf. = 25%

Existing Main level 689sf.
Existing Upper level 545sf.
TOTAL: 1234sf.

Proposed Main Level 1644sf.
Proposed Upper Level 856sf.
TOTAL: 2500sf.

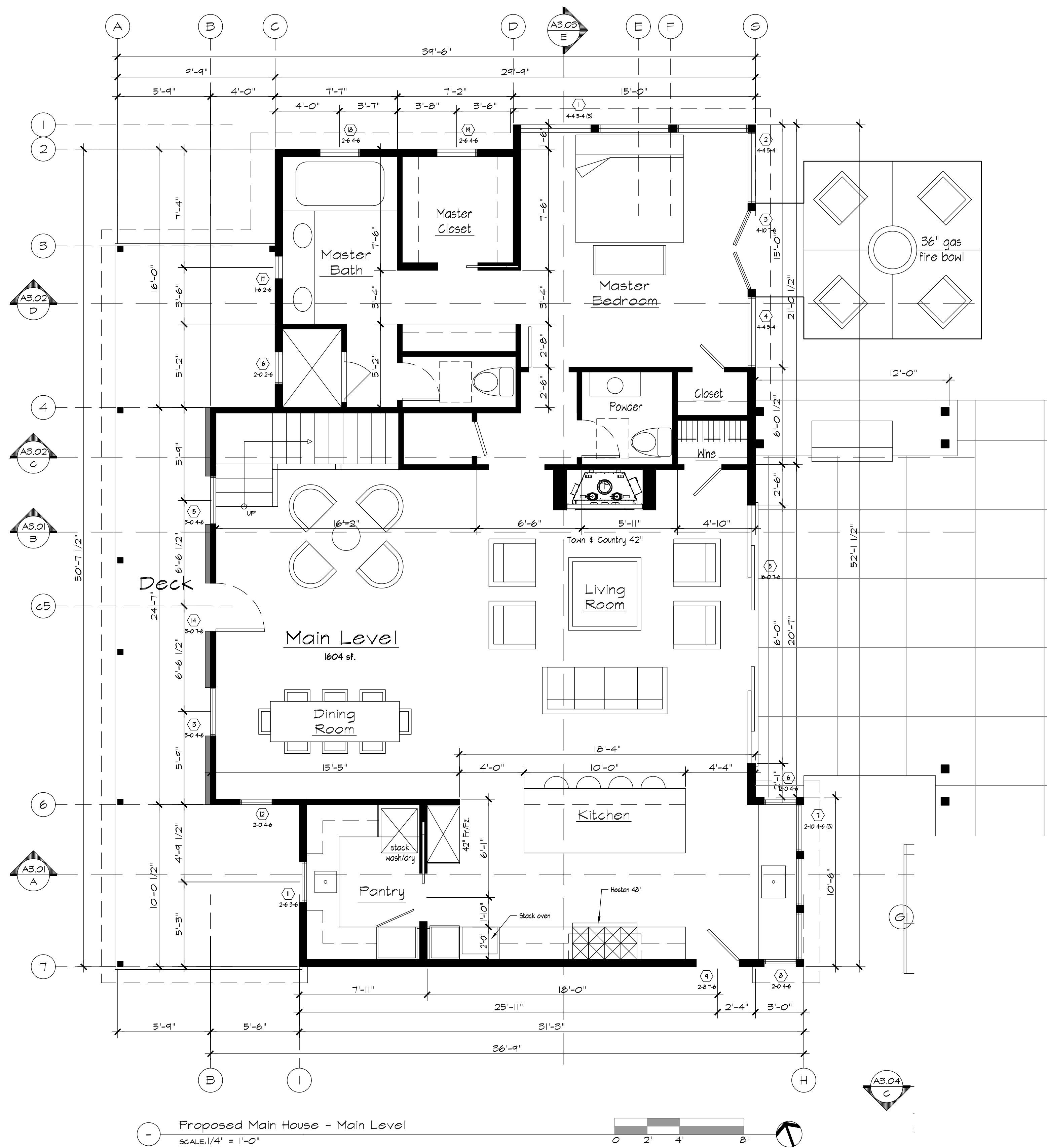
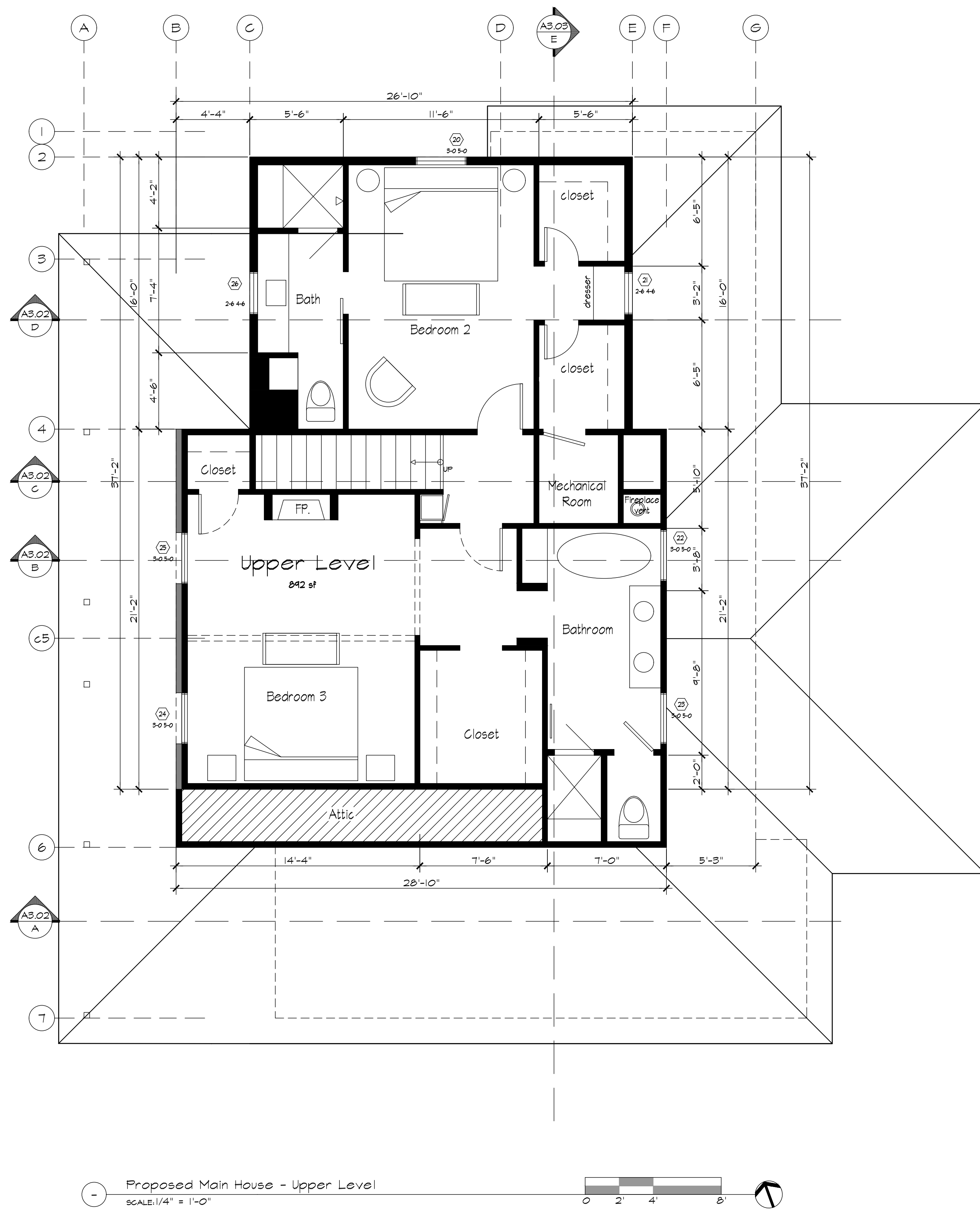
Proposed Garage 400sf.
Proposed ADU 1192sf
Unoccupied Unenclosed Auxiliary Building 322sf

ISSUE & REVISION	DATE

DESIGN PLANNING
420 40TH ST., #1
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94609
510-658-6889

6630 JEFFERSON STREET
Yountville, California

TITLE SHEET SITE PLANS MAIN HOUSE	
DATE	2021/10/4
SCALE	
DRAWN	TW
JOB	MB2008
SHEET	
A1.00	
SHEET SIZE 24X36	



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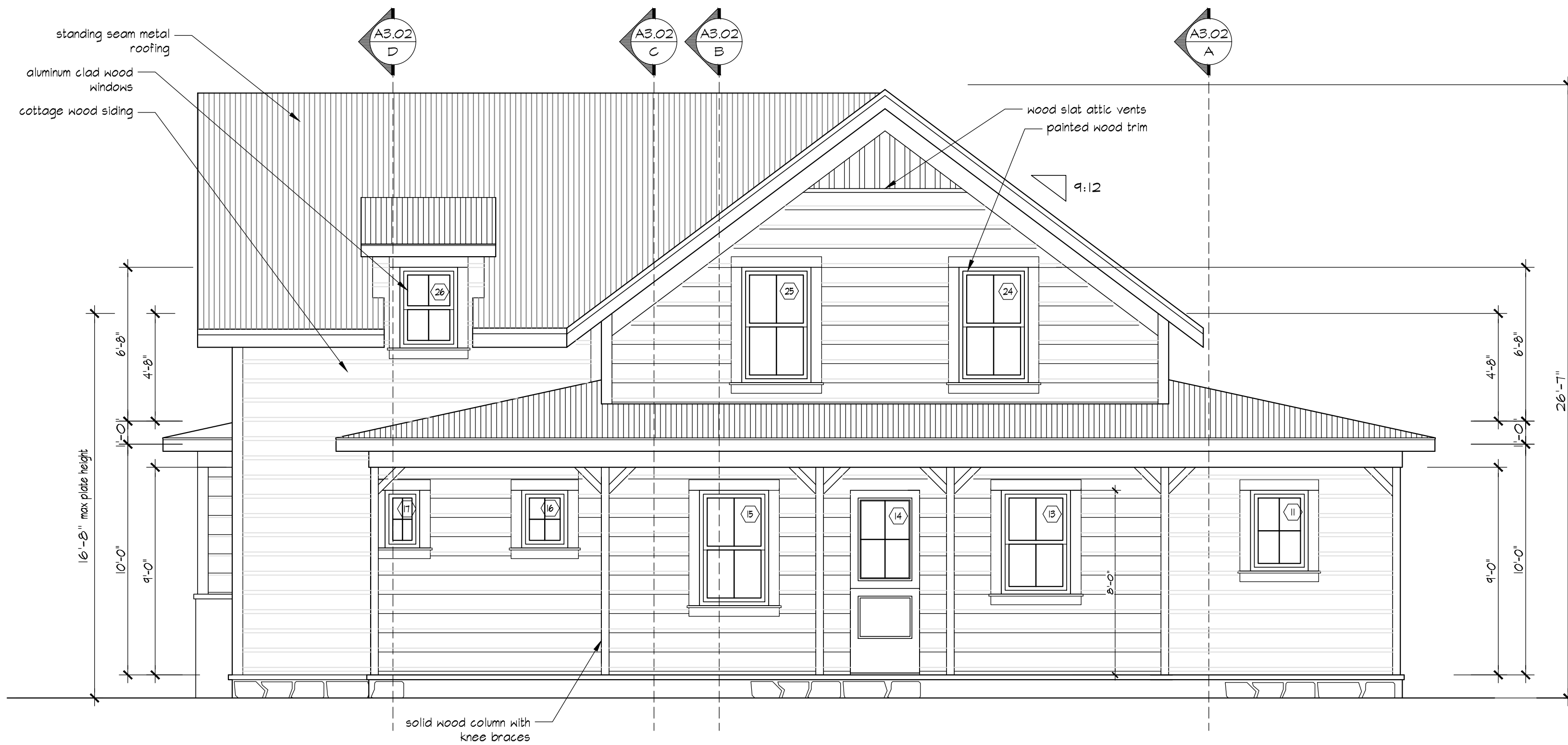
6630 JEFFERSON STREET
Yountville, California

Main House
Floor Plans

DATE 2021/10/4
SCALE
DRAWN TW
JOB MB2008
SHEET

A2.00

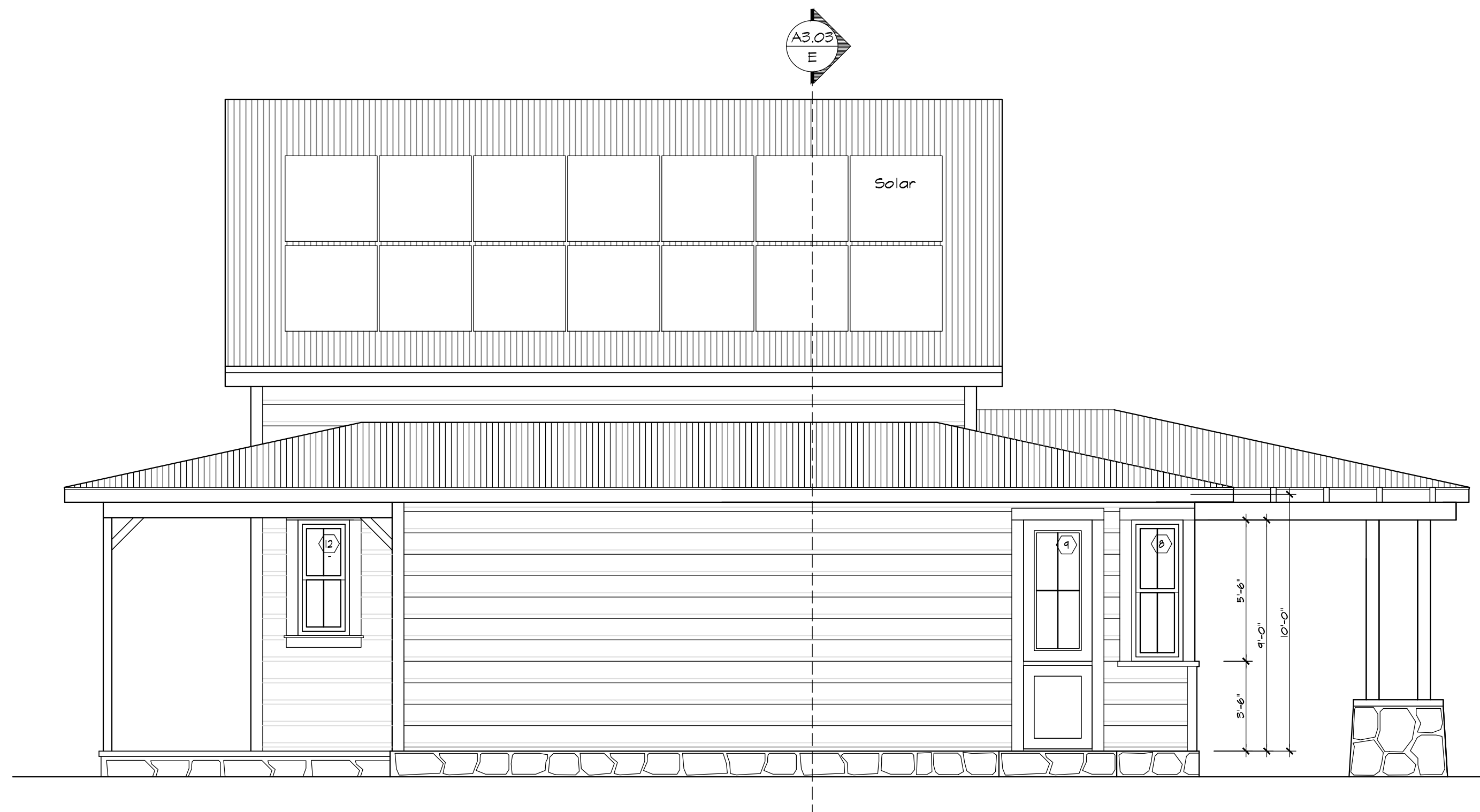
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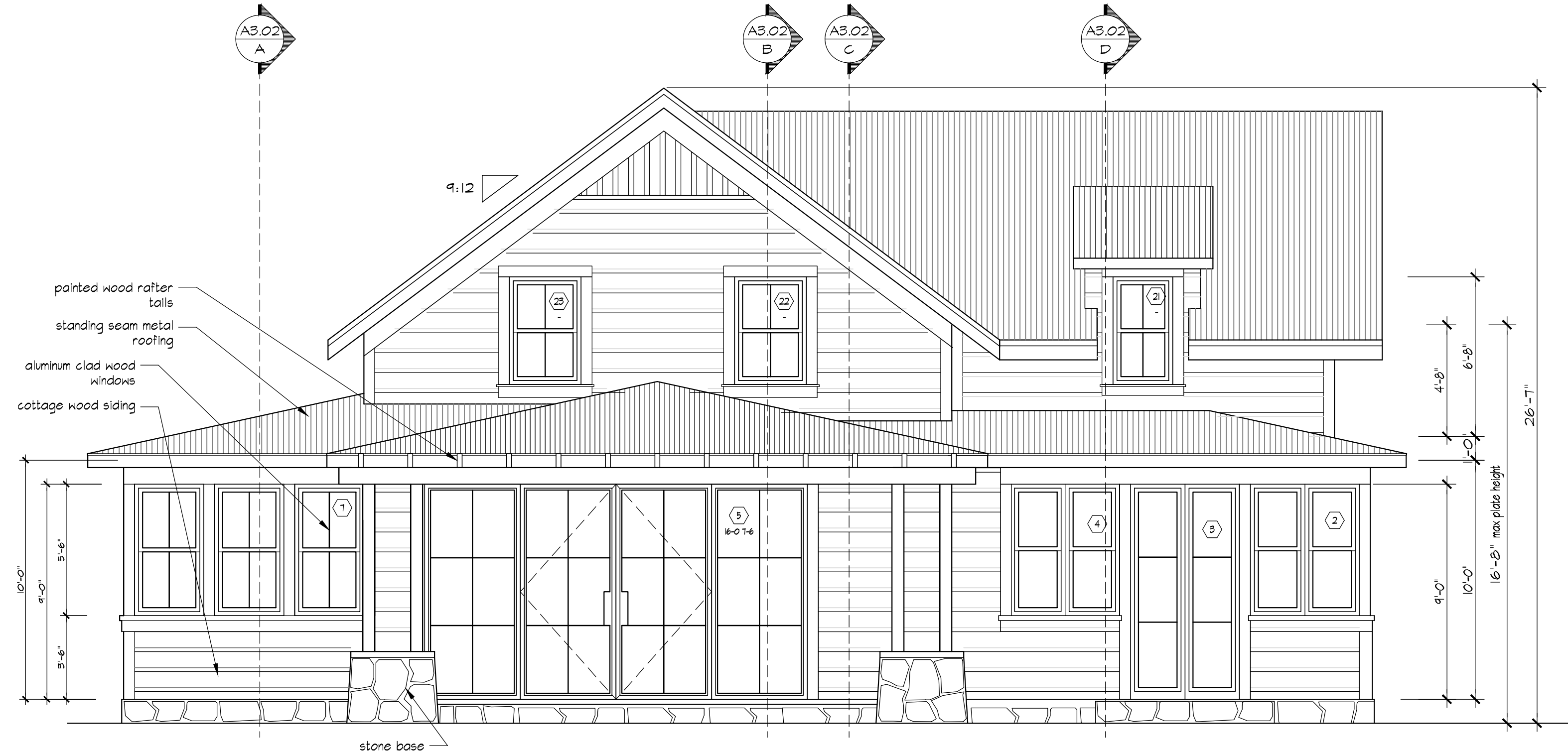
1 Main House - West Elevation
SCALE: 1/4" = 1'-0"



1 Main House - North Elevation
SCALE: 1/4" = 1'-0"



1 Main House - South Elevation
SCALE: 1/4" = 1'-0"



1 Main House - East Elevation
SCALE: 1/4" = 1'-0"

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REVISION
DATE



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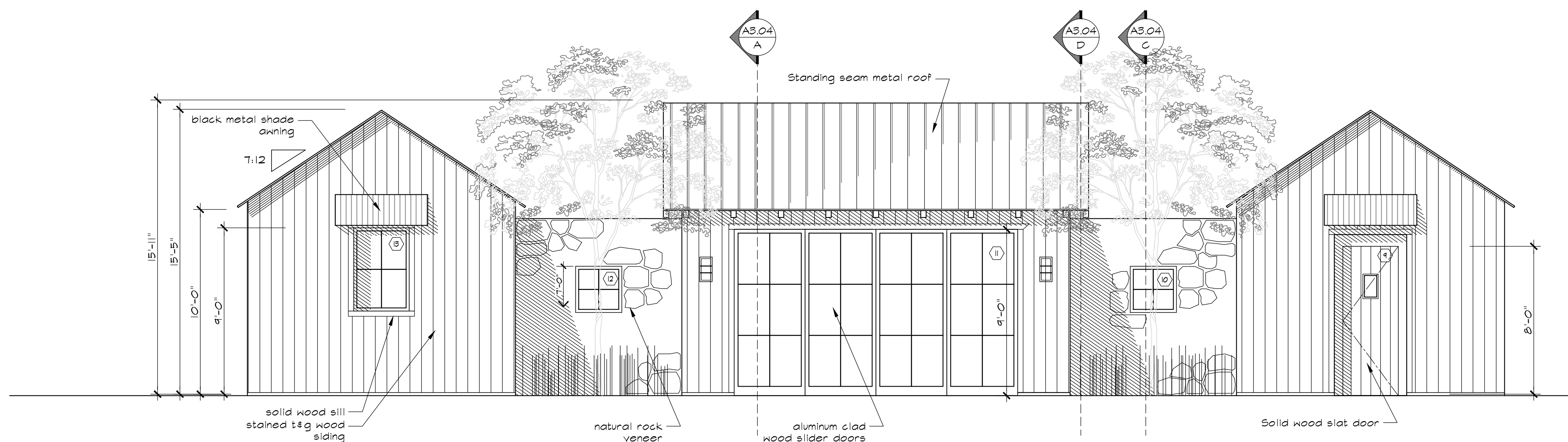
6630 JEFFERSON STREET
Yountville, California

PROPOSED ELEVATIONS

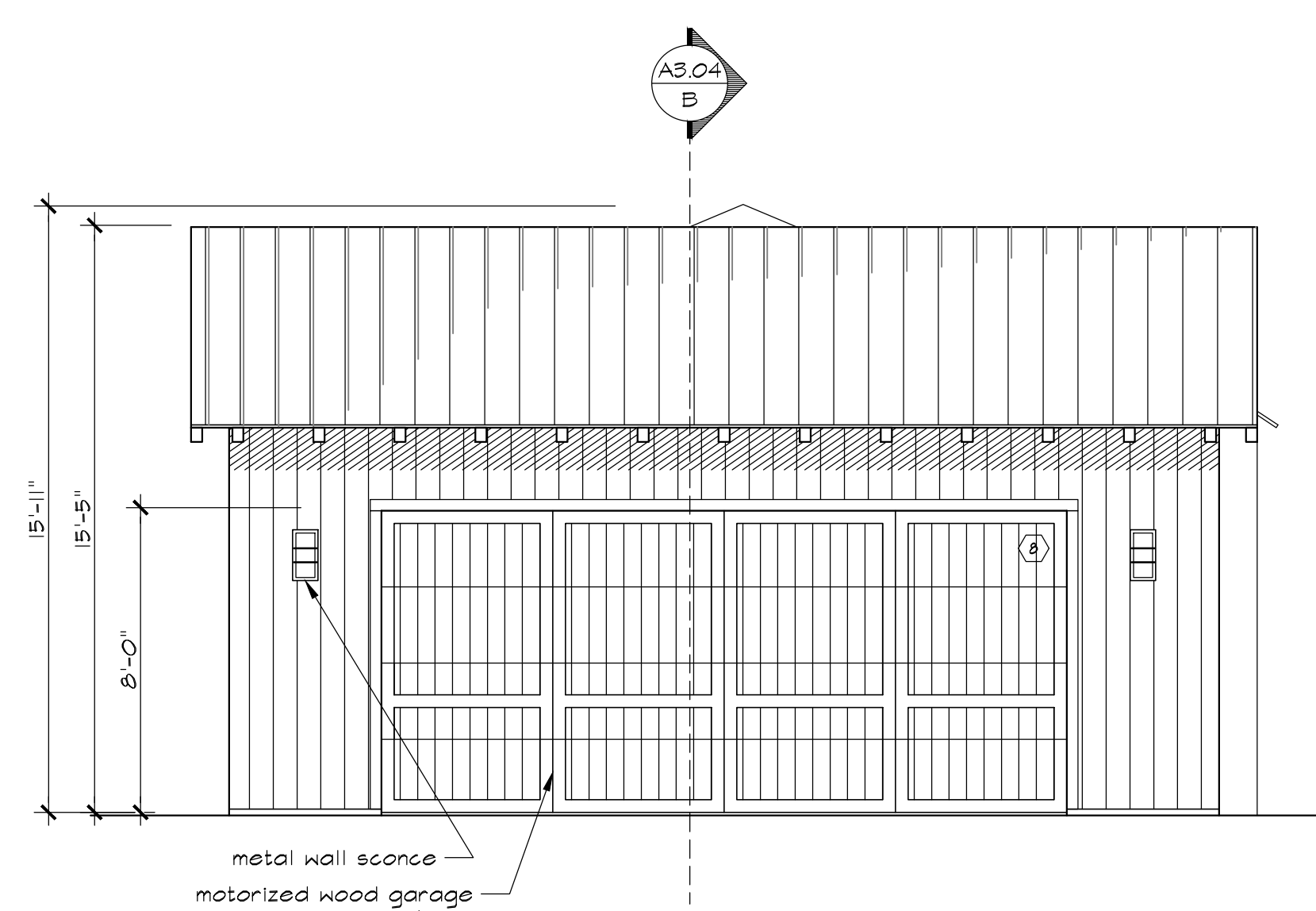
DATE 2021/1/04
SCALE
DRAWN TN
JOB MB2008
SHEET

A3.00

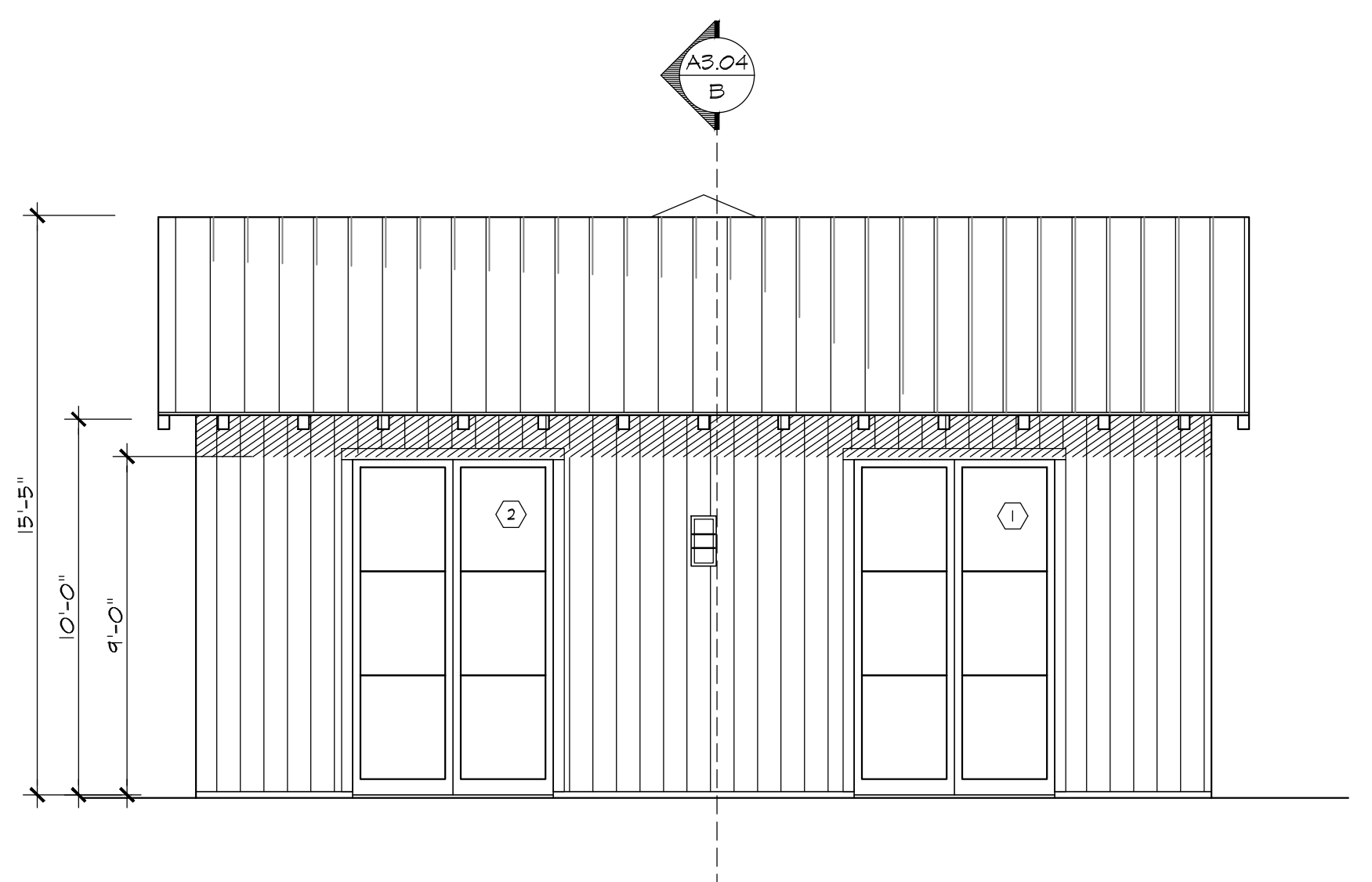
SHEET SIZE 24X36



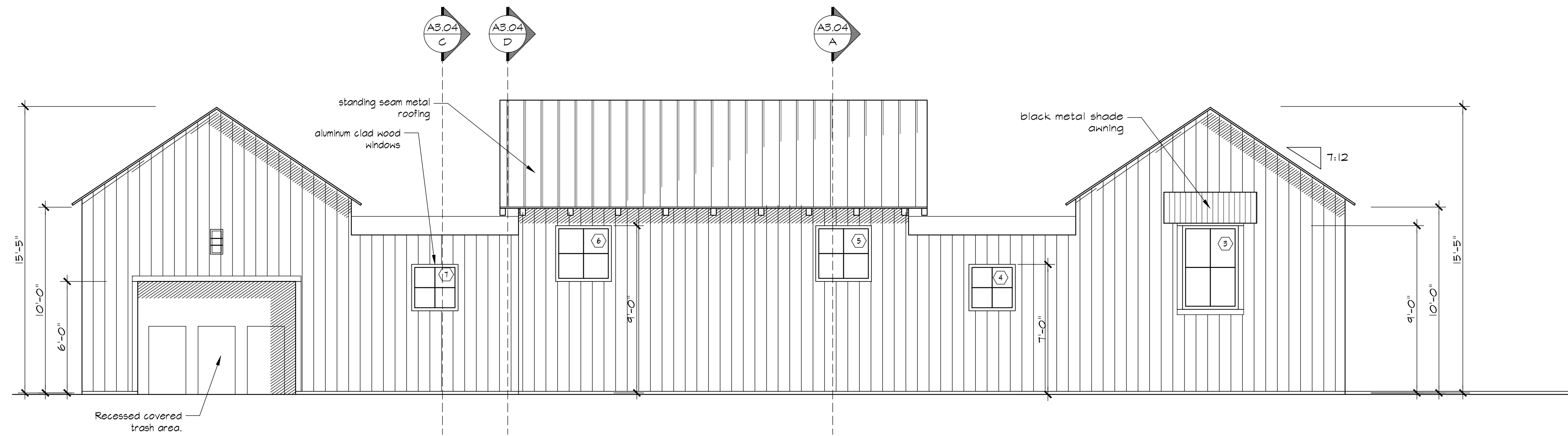
1 Assessory Dwelling Unit - North Elevation
SCALE: 1/4" = 1'-0"



1 Assessory Dwelling Unit- West Elevation
SCALE: 1/4" = 1'-0"



1 Assessory Dwelling Unit - East Elevation
SCALE: 1/4" = 1'-0"



1 Assessory Dwelling Unit - South Elevation
SCALE: 1/4" = 1'-0"



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Yountville, California

PROPOSED ELEVATIONS

DATE 2021/1/04

SCALE

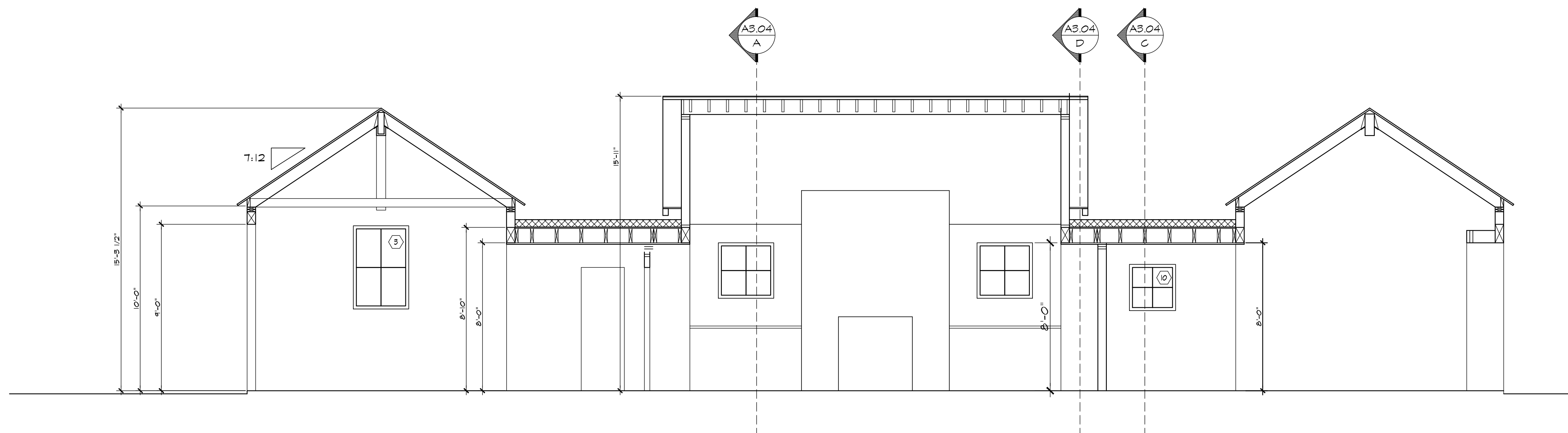
DRAWN TN

JOB MB2008

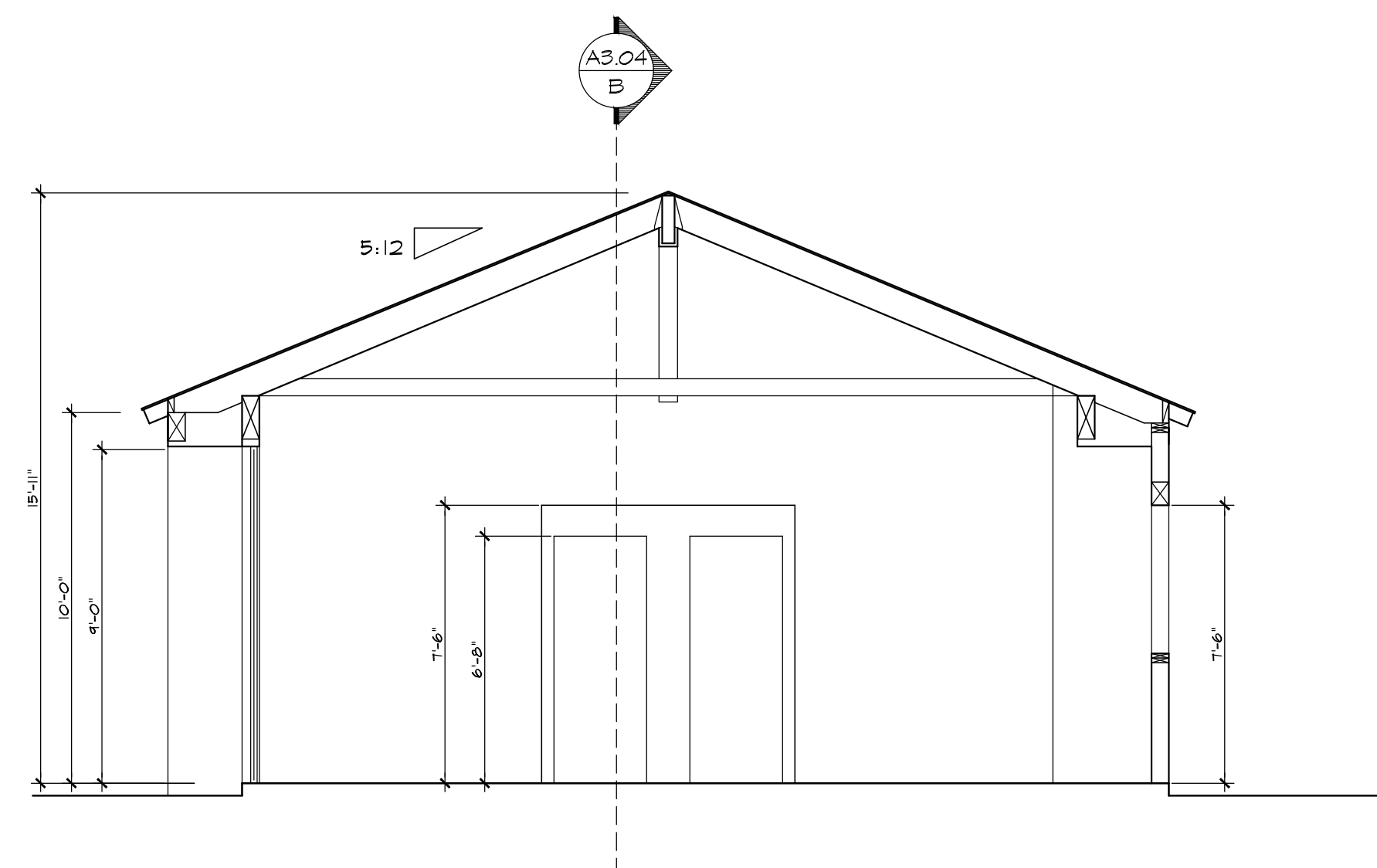
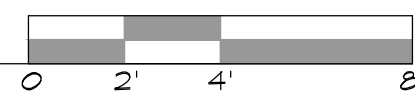
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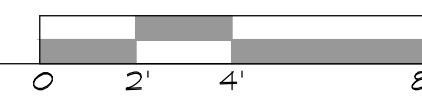
SHEET SIZE 24x36



ADU Section B
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ADU Section A
SCALE: 1/4" = 1'-0"

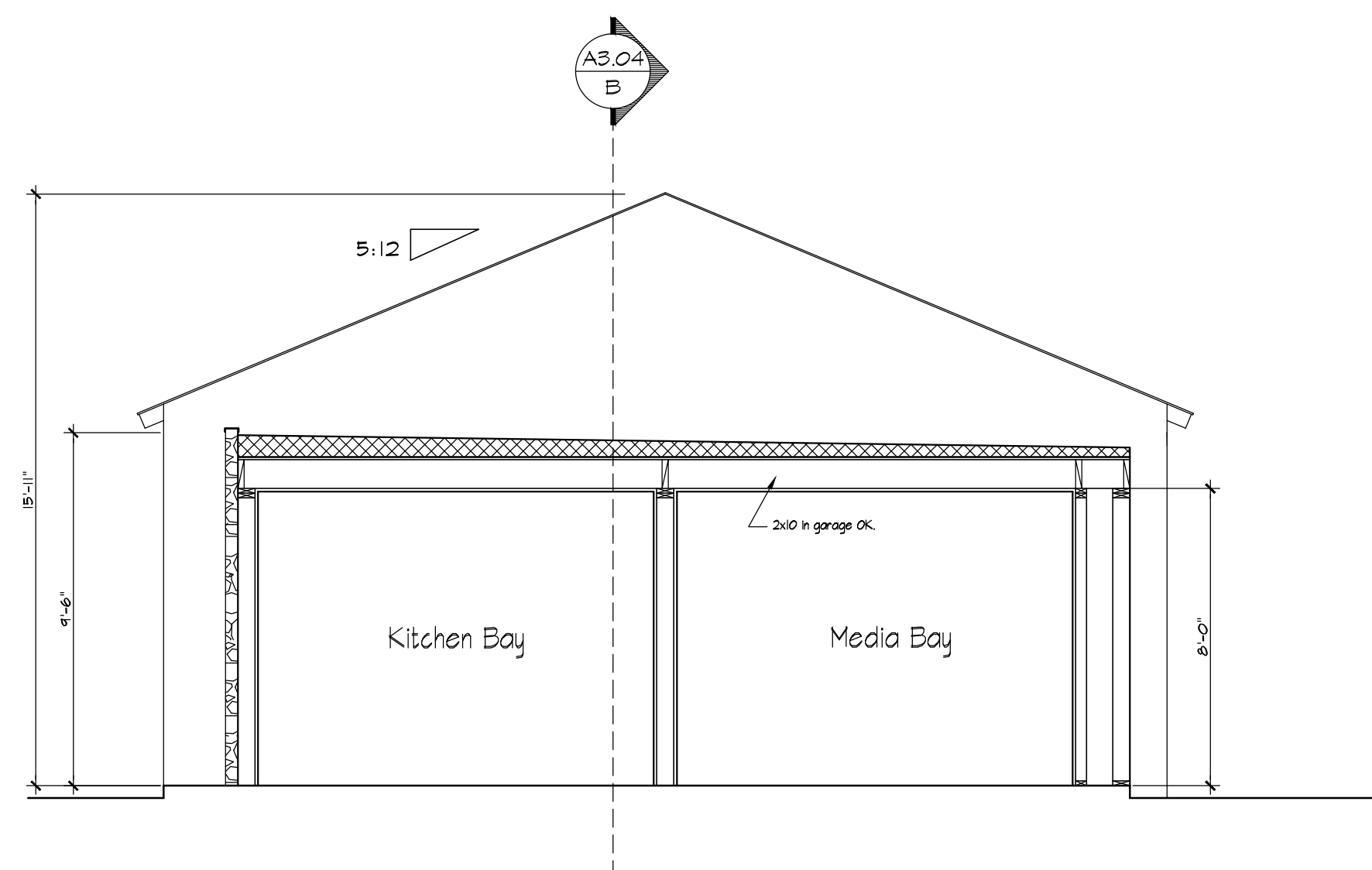


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4	4-4 5-4	
5	14-0 7-6	
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7	2-10 4-6 (3)	
8	2-0 4-6	
9	2-8 7-6	
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14	3-0 7-6	
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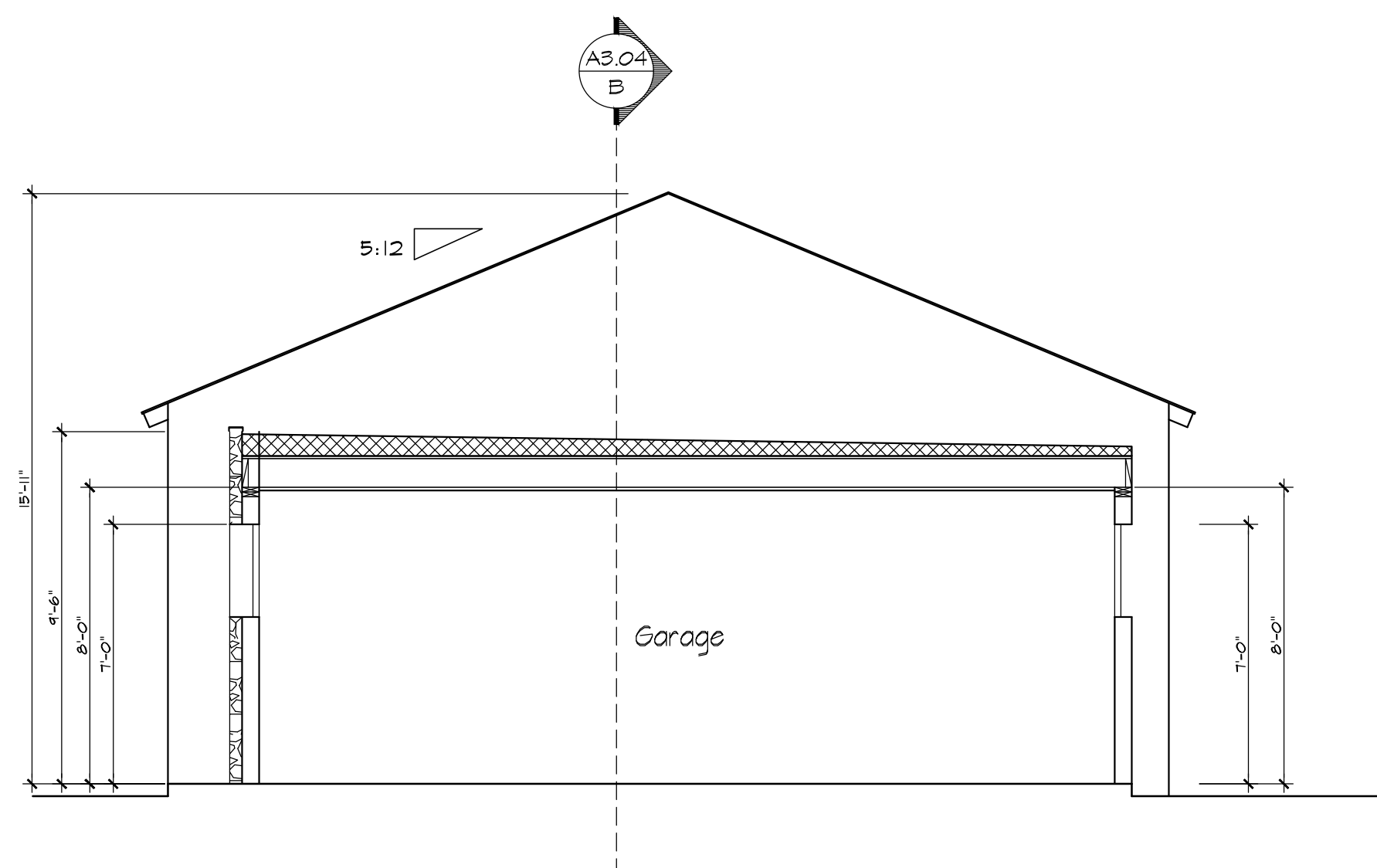
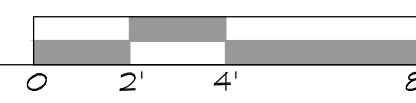
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4	2-6 2-6	
5	3-0 3-0	
6	3-0 3-0	
7	2-6 2-6	Garage
8	16-0 8-0	Garage
9	3-0 8-0	Garage
10	2-6 2-6	Garage
11	16-0 4-0	
12	2-6 2-6	
13	3-0 4-6	
14	3-0 4-6	Auxiliary

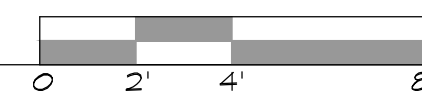
Window Schedule
SCALE: 1/4" = 1'-0"



ADU Section D
SCALE: 1/4" = 1'-0"



ADU Section C
SCALE: 1/4" = 1'-0"



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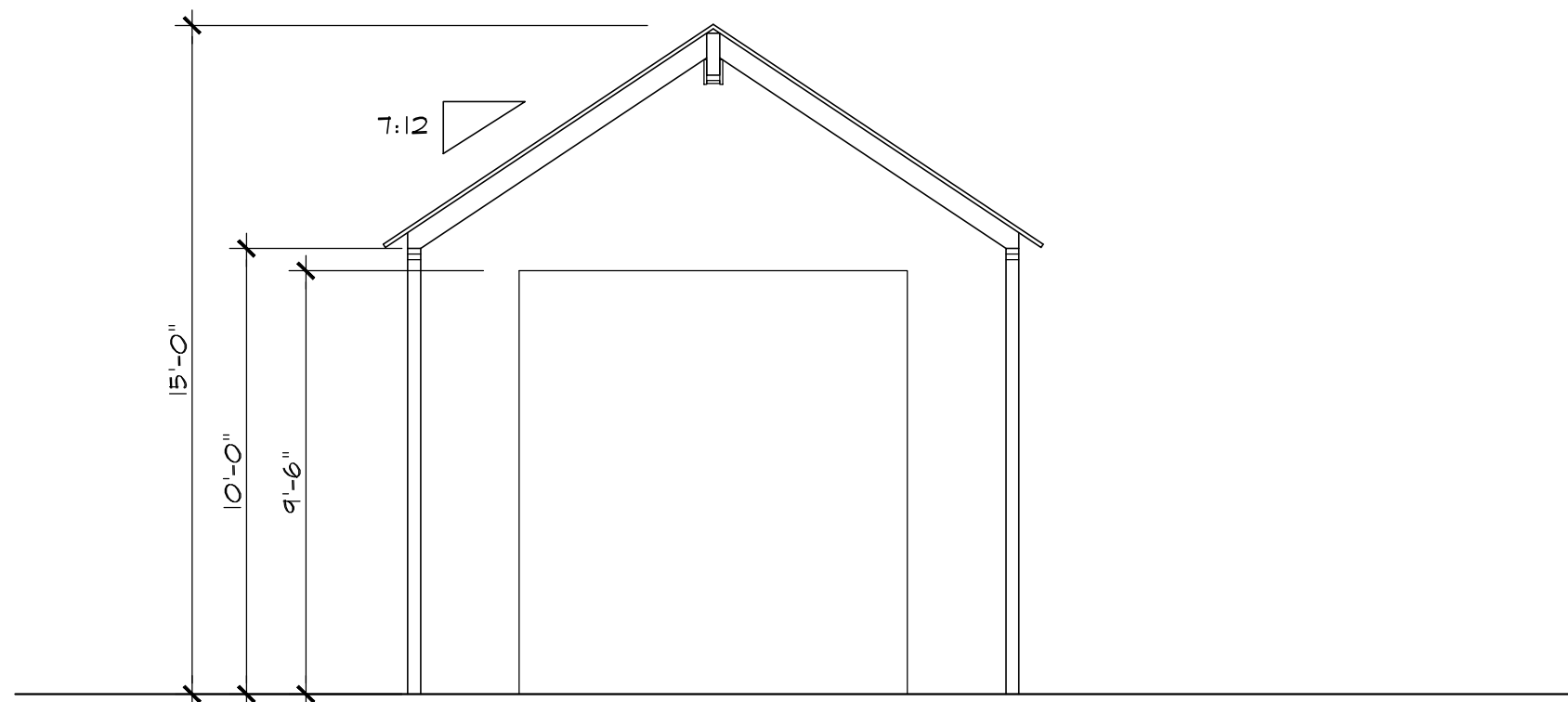
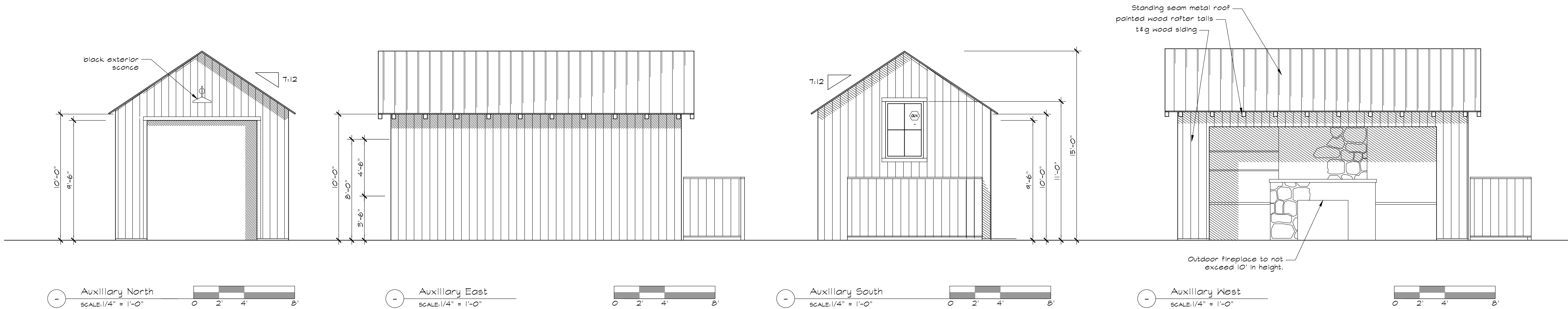
6630 JEFFERSON STREET
Yountville, California

SECTIONS

DATE 2021/1/04
SCALE
DRAWN TN
JOB MB2008
SHEET

A3.01

SHEET SIZE 24X36



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PROPOSED ELEVATIONS

DATE 2021/10/4

SCALE

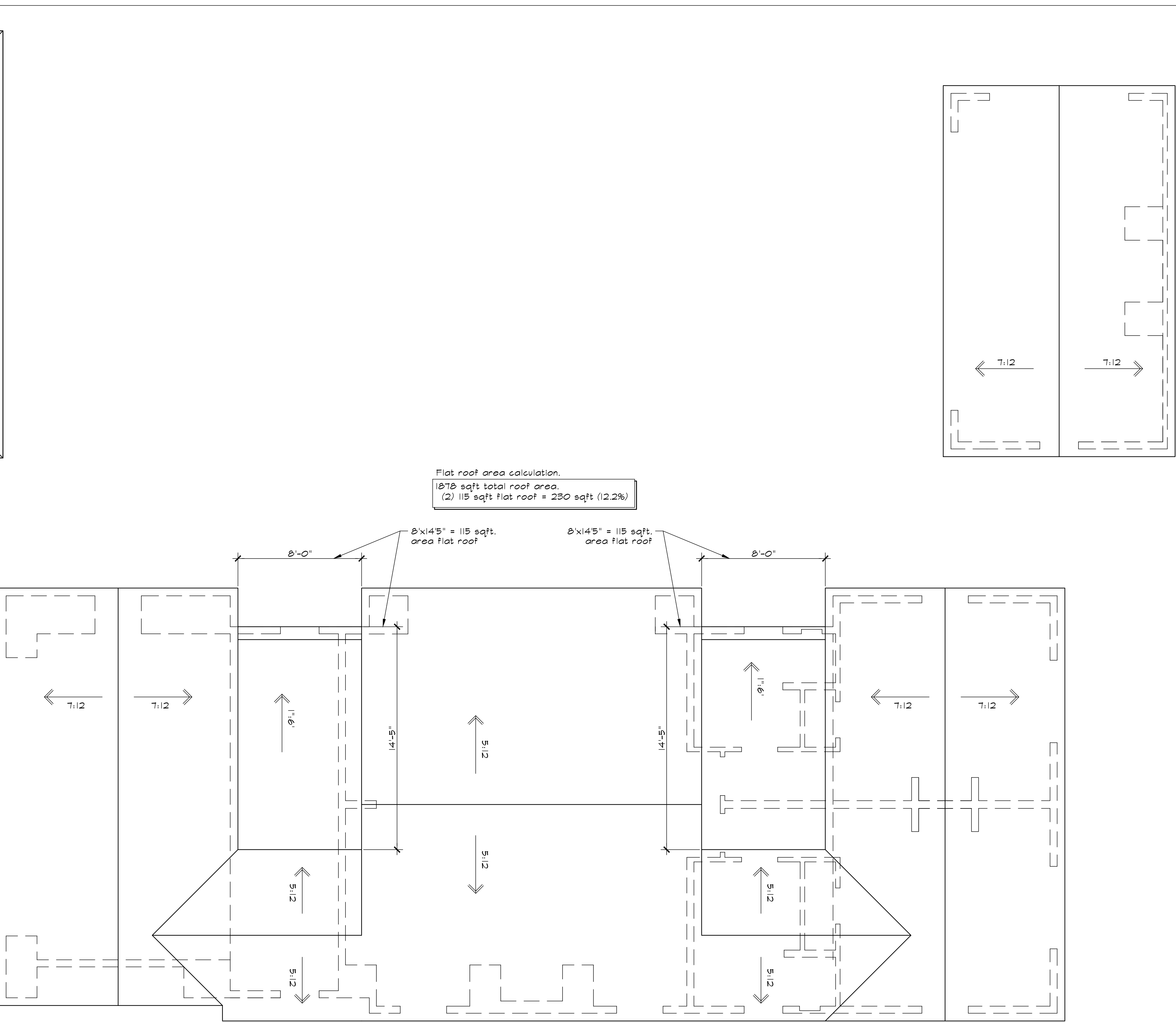
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JOB MB2008

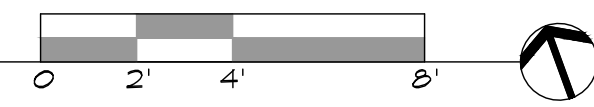
SHEET

A3.02

SHEET SIZE 24x36



○ Auxiliary Structure - Roof Plan
SCALE: 1/4" = 1'-0"



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ADU and Auxillary Roof Plans

DATE	20211104
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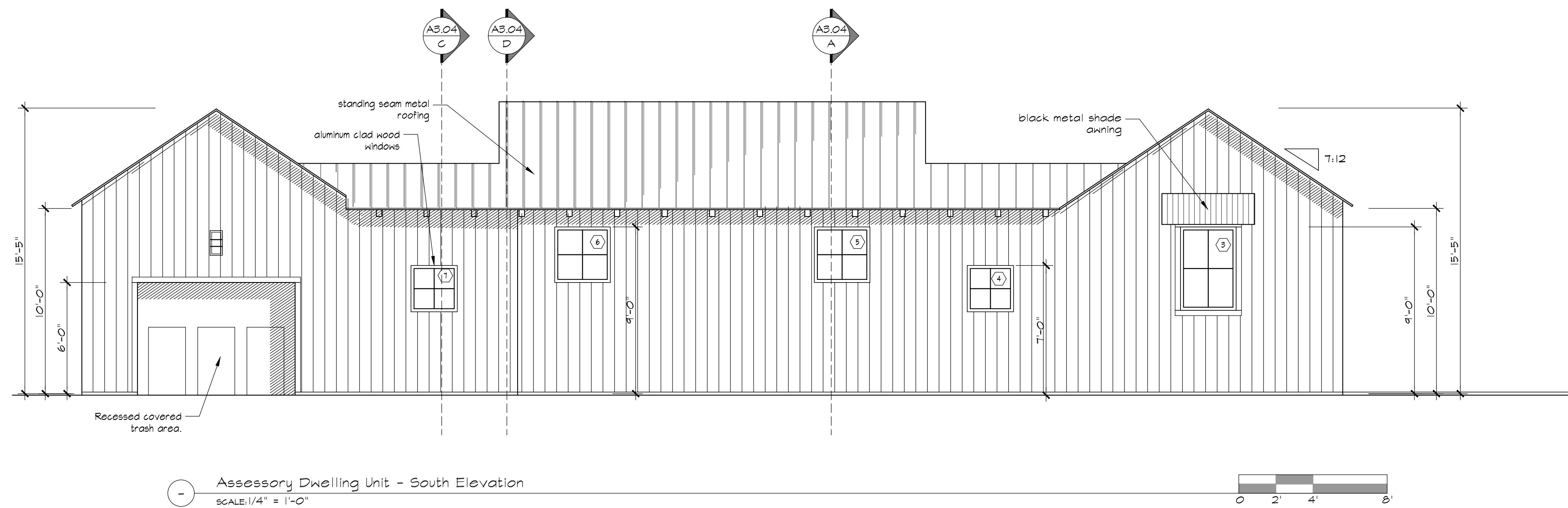
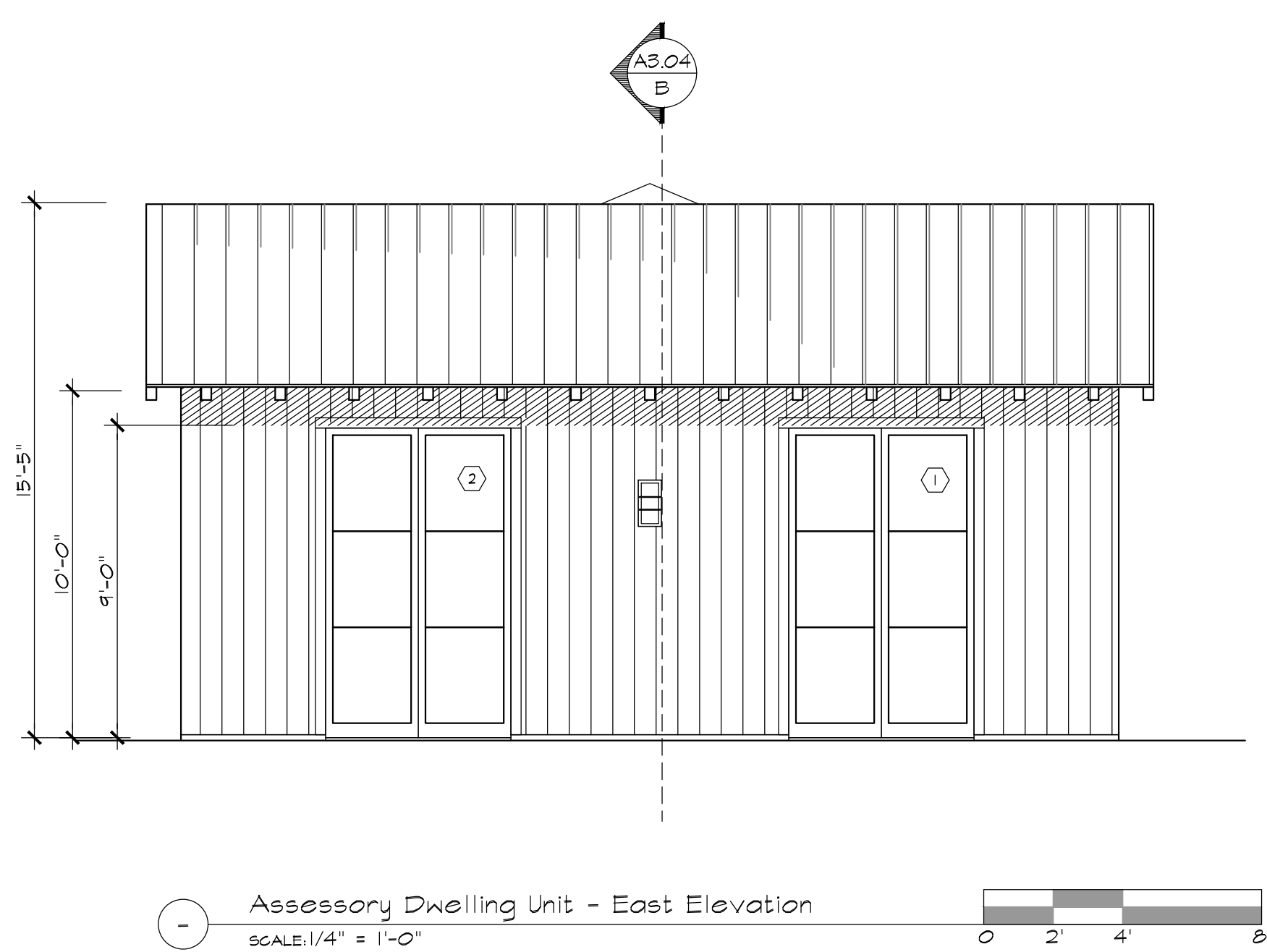
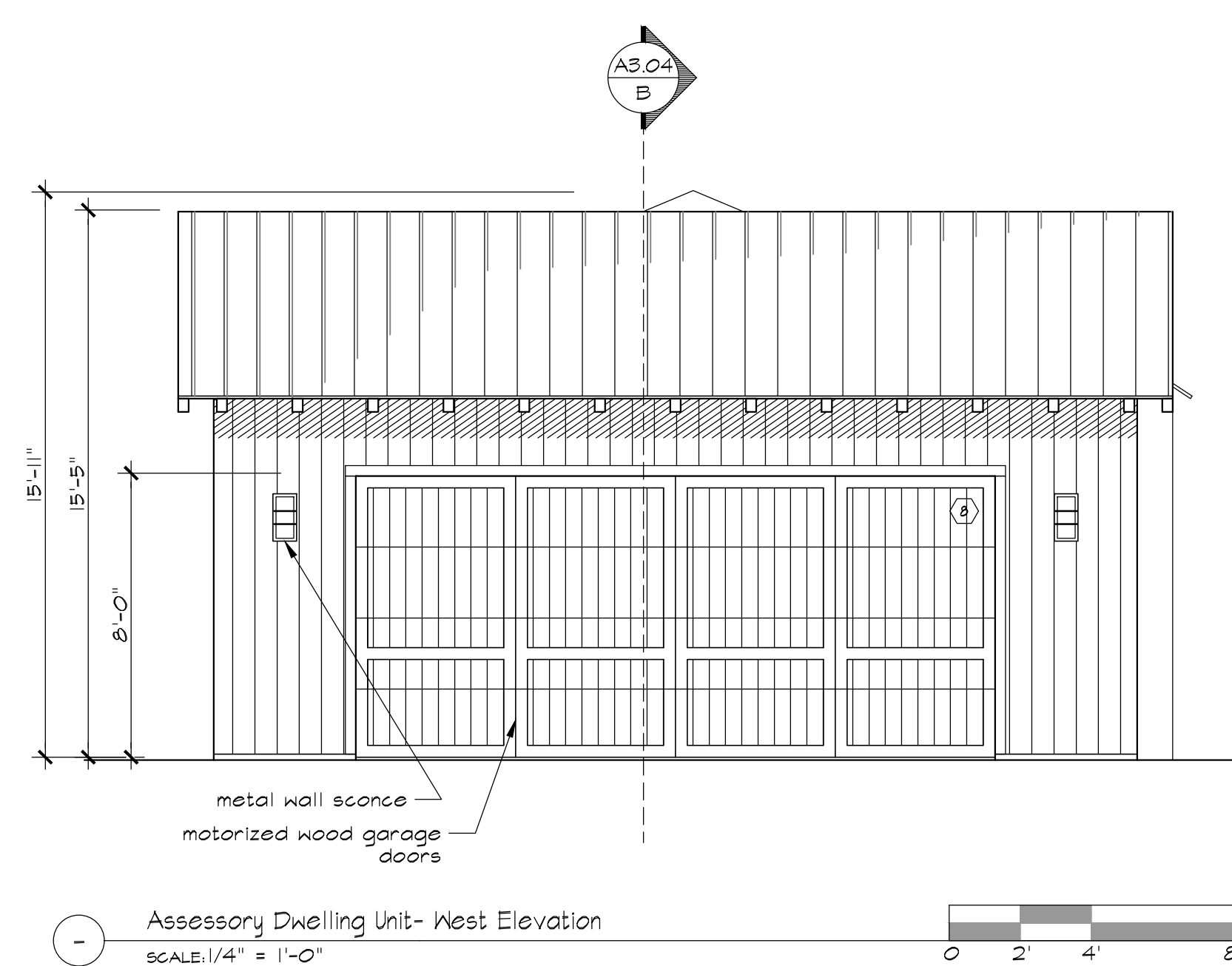
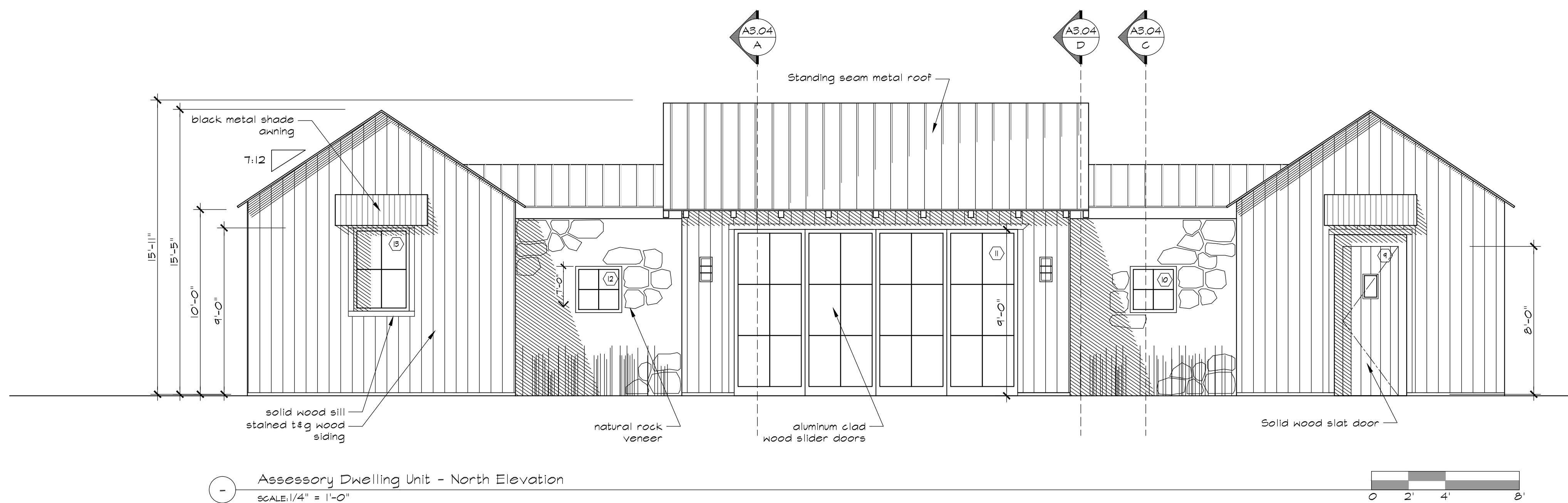
SALE

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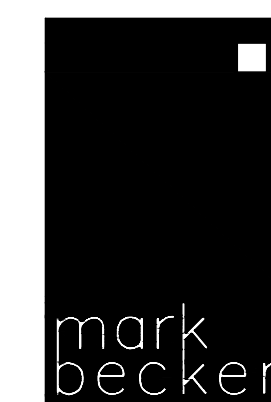
MB	MB2008
EET	

A2.01

EET SIZE 24X36



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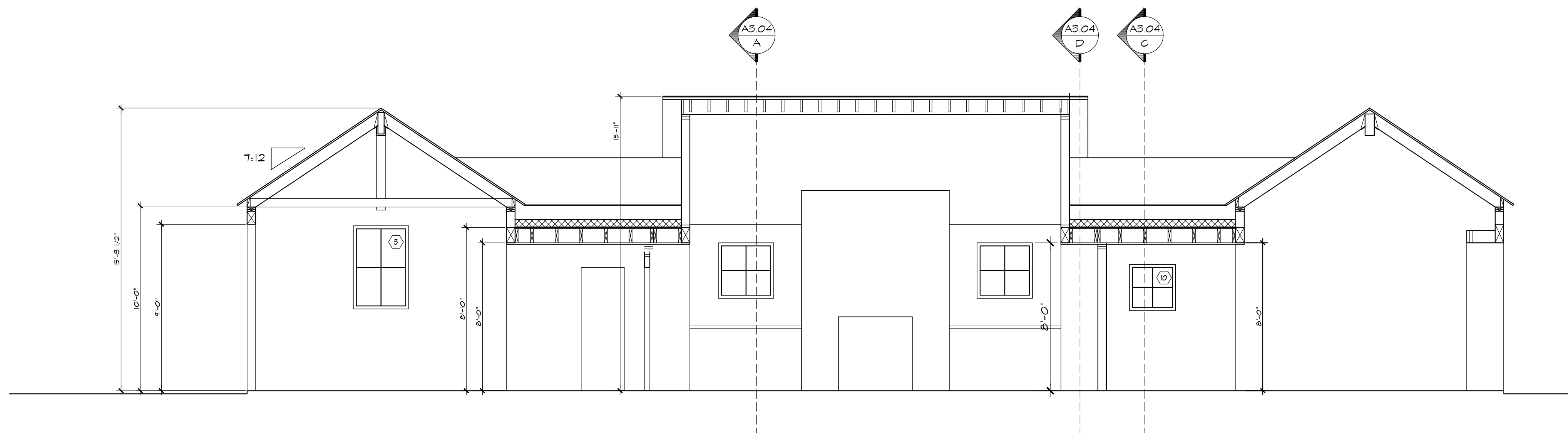
6630 JEFFERSON STREET
Yountville, California

PROPOSED ELEVATIONS

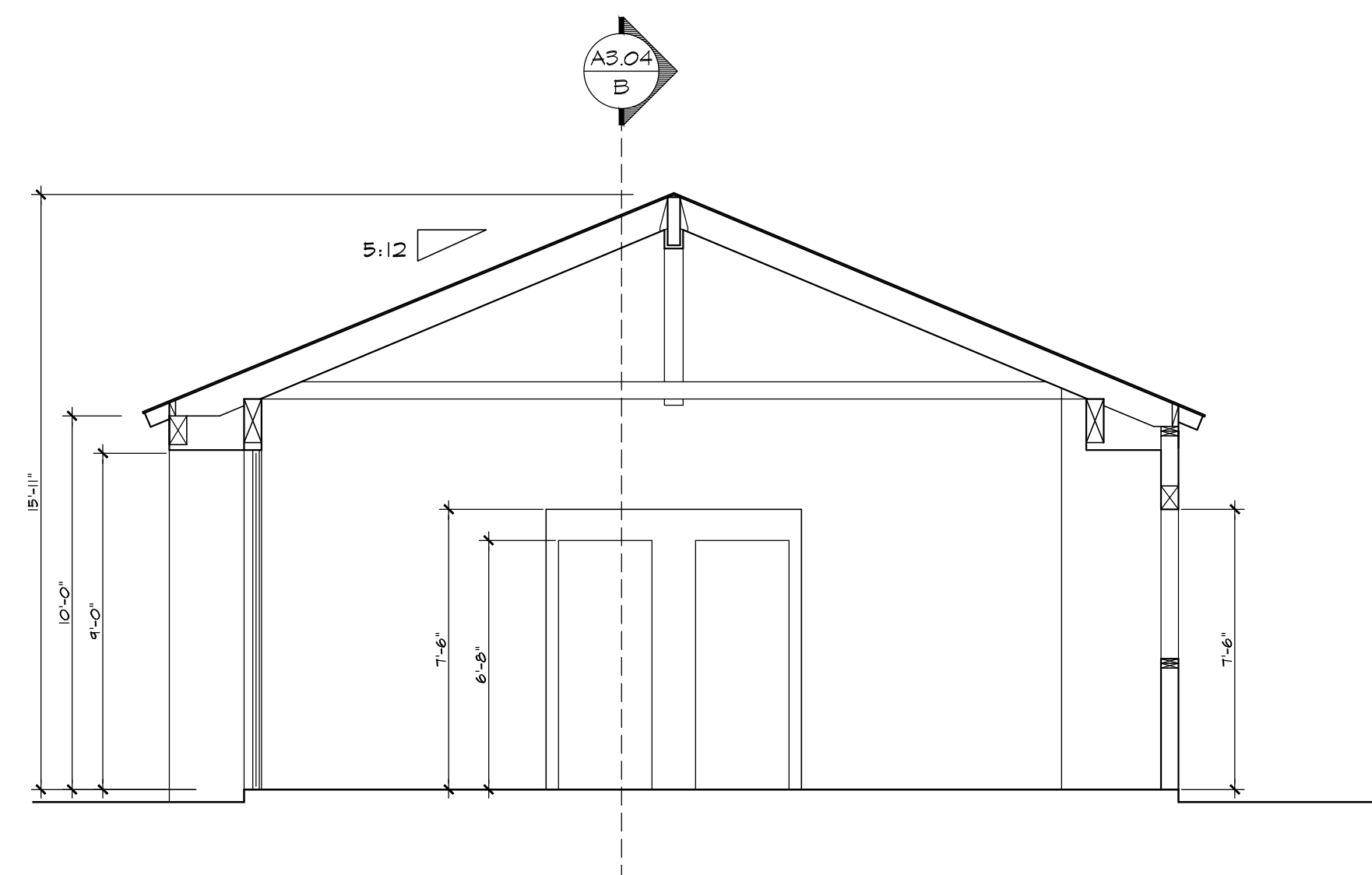
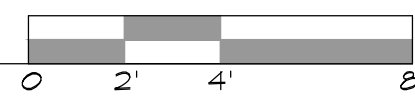
DATE 2021/1/04
SCALE
DRAWN TW
JOB MB2008
SHEET

A3.00

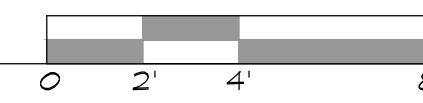
SHEET SIZE 24x36



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ADU Section A
SCALE: 1/4" = 1'-0"

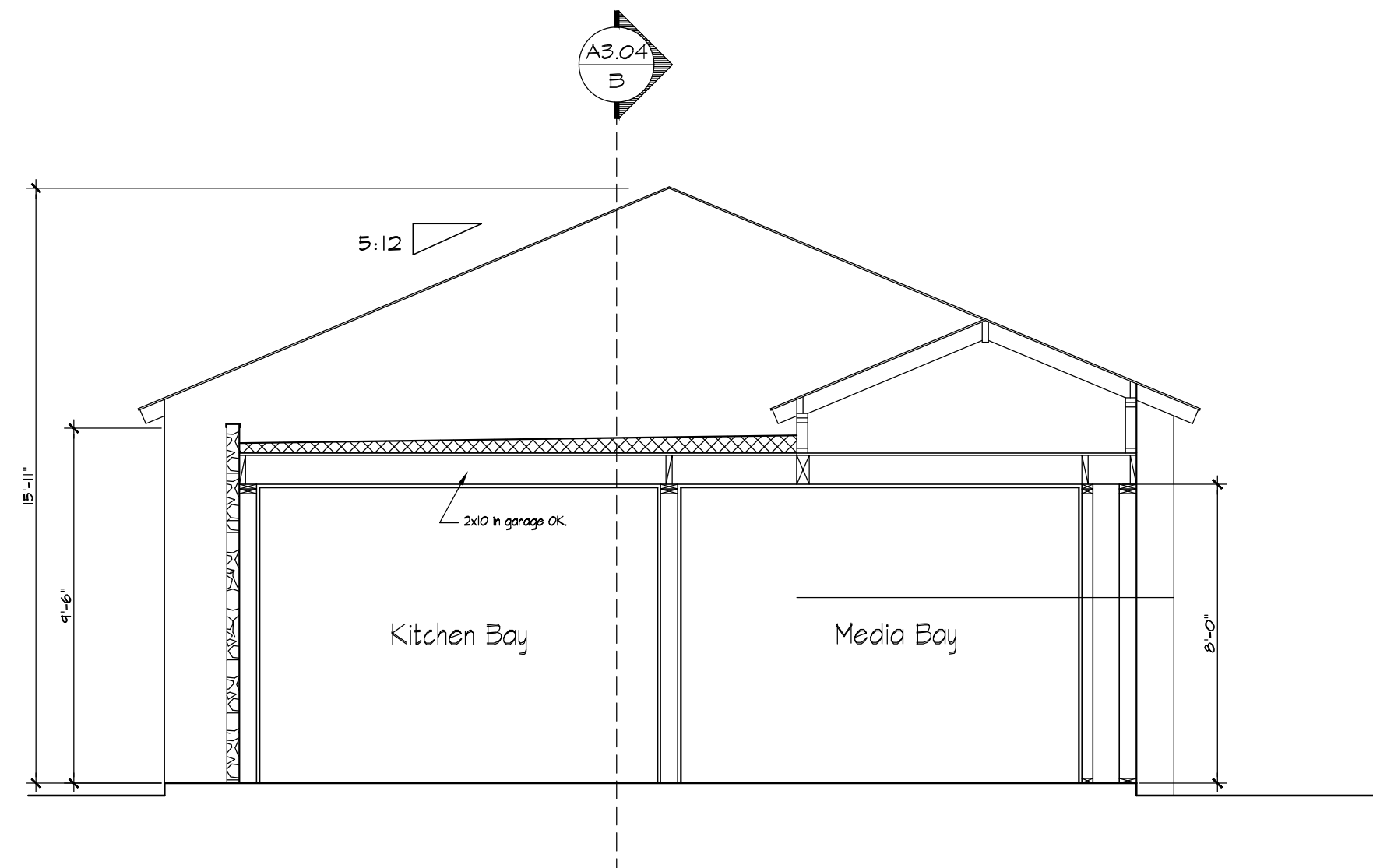


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5	14-0 7-6	
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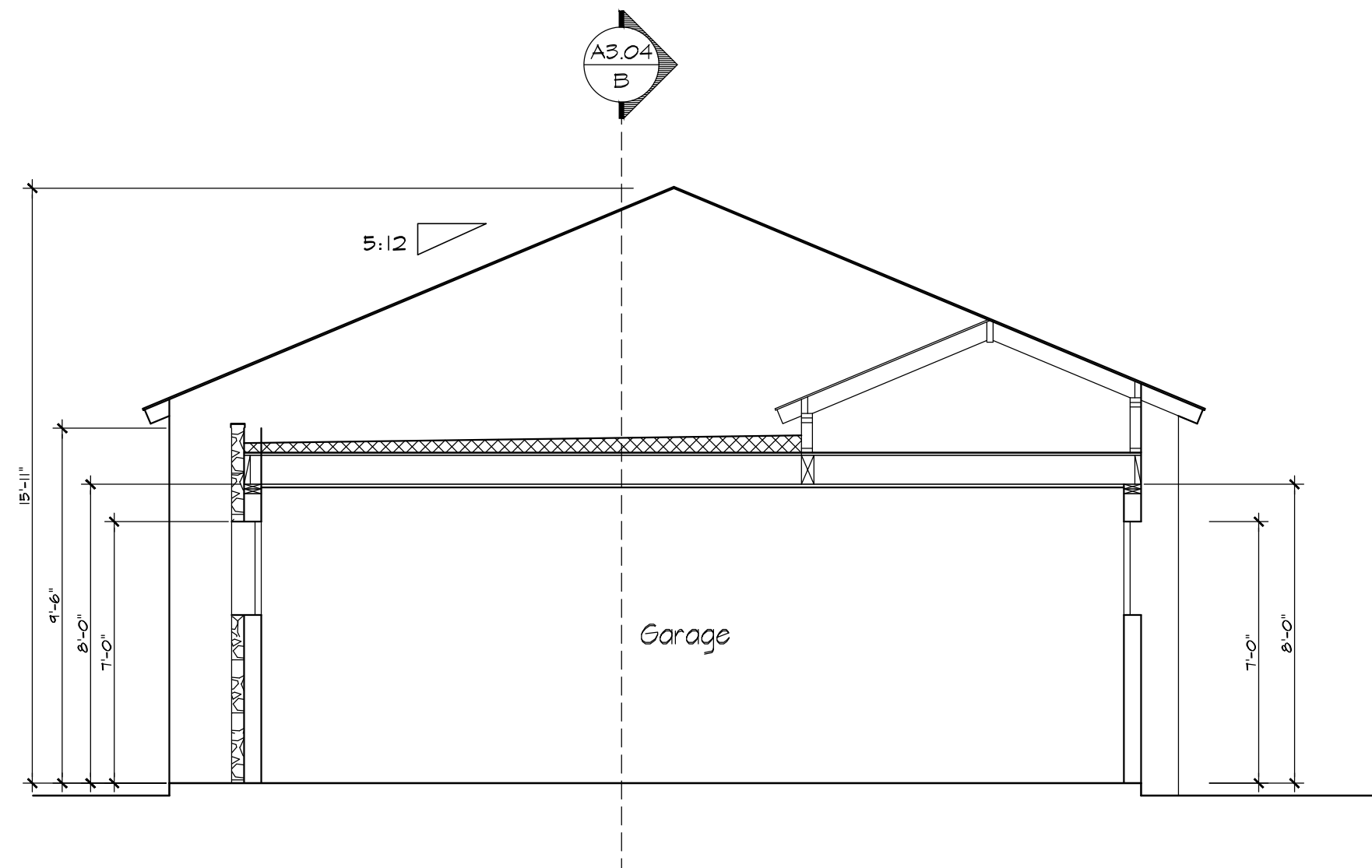
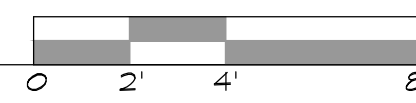
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6	3-0 3-0	
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12	2-6 2-6	
13	3-0 4-6	
14	3-0 4-6	Auxiliary

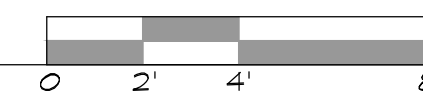
Window Schedule
SCALE: 1/4" = 1'-0"



ADU Section D
SCALE: 1/4" = 1'-0"



ADU Section C
SCALE: 1/4" = 1'-0"



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SCALE
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A3.01

SHEET SIZE 24X36