

The Francis House - Project description & timeline

Built in 1886, The Francis House has been listed on the National Register of Historic Places since 1979 and is the only stone building in Napa County with authentic French Second Empire architecture. As renowned as it is for its architecture, The Francis House is significant to many Calistoga residents when it served as the Calistoga Hospital from 1919 to 1965. Change in ownerships, natural disasters and the passing of time all contributed to the fading of this remarkable property until it was finally shuttered in 1965. Uninhabited for the next 50 years, The Francis House has been carefully restored, rehabilitated and redesigned as an exclusive five-room small luxury inn by Dina and Richard Dwyer.

Project timeline:

- Purchased property July 2015
- January 2016: Restoration work begins:
Carefully hand-disassembled building down to the four stone walls; demo'd interior floors due to badly neglected condition
- Installed steel & concrete framing for all three floors to enhance structural integrity; re-grout exterior & interior stone
- Rebuilt entire house from the inside out
- Everything in the building short of four original stone walls has been replaced. New construction included reclaimed period details such as 125 year old mahogany bannisters throughout the stairwells and landings; a Carrara marble mantle from the Estate of Mrs. Jean Hardison Owings in the living room. Distinctive architectural elements were enhanced by the addition of three dormer windows in the Mansard roof
- Construction completion: September 2018



09/13/18

RICHARD DWYER



09/13/18

DINA DWYER

<p>Sheet Name PROPOSED LANDSCAPE</p>	<p>Sheet No L1.0</p>
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PROPOSED LANDSCAPE PLAN
 SCALE 1"=10'-0"

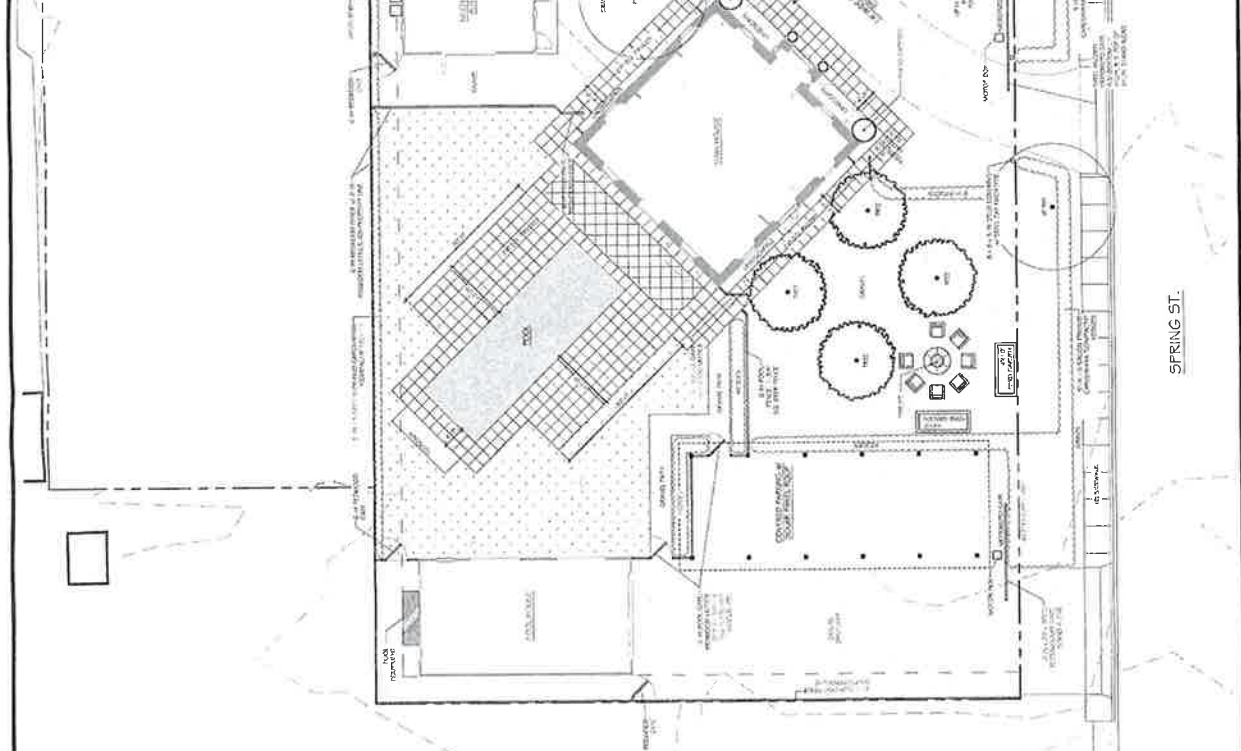
POOL EQUIPMENT LIST:

- PENTAIR VARIABLE SPEED PUMP
- PENTAIR CARTRIDGE FILTER 420
- MASTER TEMP 4000 000 570 GAS HEATER
- POOL COVER WITH 50'x 34' RUN ALLOWANCE
- POOL COVER WITH 50'x 34' RUN ALLOWANCE
- COOL LIGHT (2)

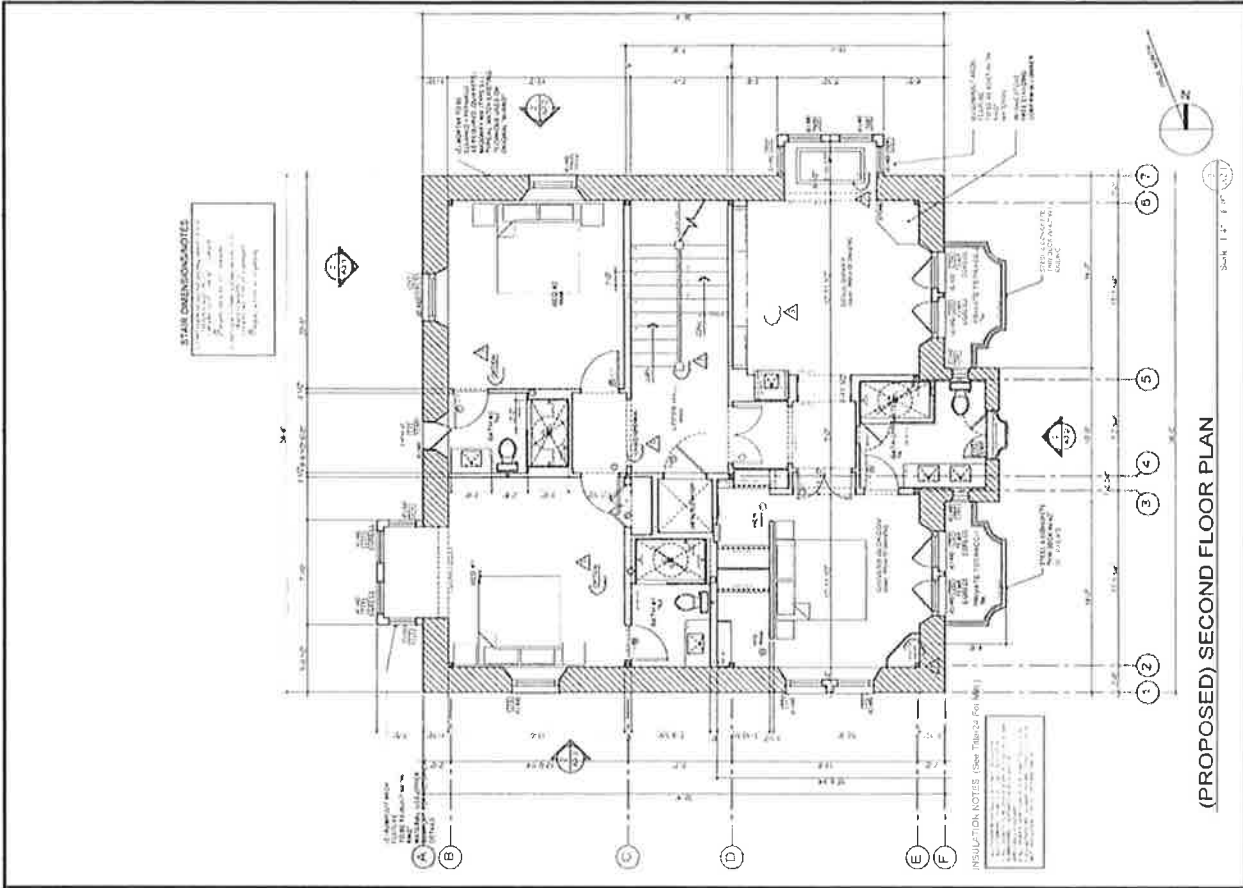
NOTE: ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

OUTDOOR SWIMMING POOL NOTES:

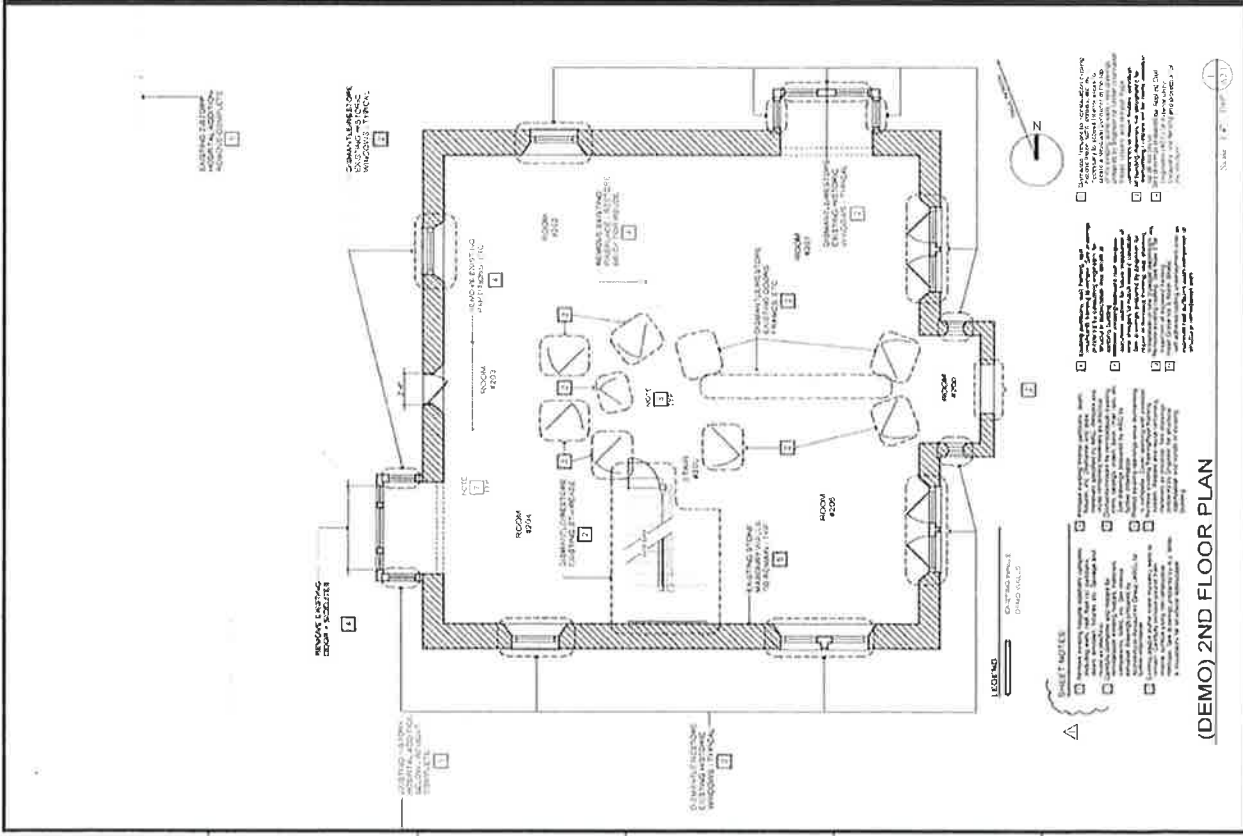
- AN OUTDOOR SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER THAT FILLS WITH WATER, INSPECTED AND APPROVED PRIOR TO FASTENING OR INSTALLATION.
- THE TOP OF THE BARRIER SHALL BE AT LEAST 48" ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT IS FACING THE POOL. THE BARRIER SHALL BE 2 INCHES MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL.
- SPHERES IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 1 3/4" DIAMETER SPHERE.
- CHAIN LINK FENCES USED AS THE BARRIER SHALL NOT BE LESS THAN 11 GAUGE AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. WHERE THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN 14 INCHES FROM THE POOL, THE BARRIER AT THAT LOCATION SHALL HAVE NO OPENING GREATER THAN 1/2 INCH. ANY GATES OF THE BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH. ANY GATES OF THE BARRIER SHALL REMAIN LOCKED AT ALL TIMES WHEN NOT IN USE.
- CONTRACTOR SHALL INSTALL AN ANTI-ENTRAPMENT DEVICES ON THE SWIMMING POOL IN ACCORDANCE WITH THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS PER ASH 2077.
- CONTRACTOR SHALL BOND ALL METAL WITHIN 5' OF POOL PER IBC SPEC 8. CHUP-PROOF POOL COVER TO BE INSTALLED



A2.1



(PROPOSED) SECOND FLOOR PLAN



(DEMO) 2ND FLOOR PLAN

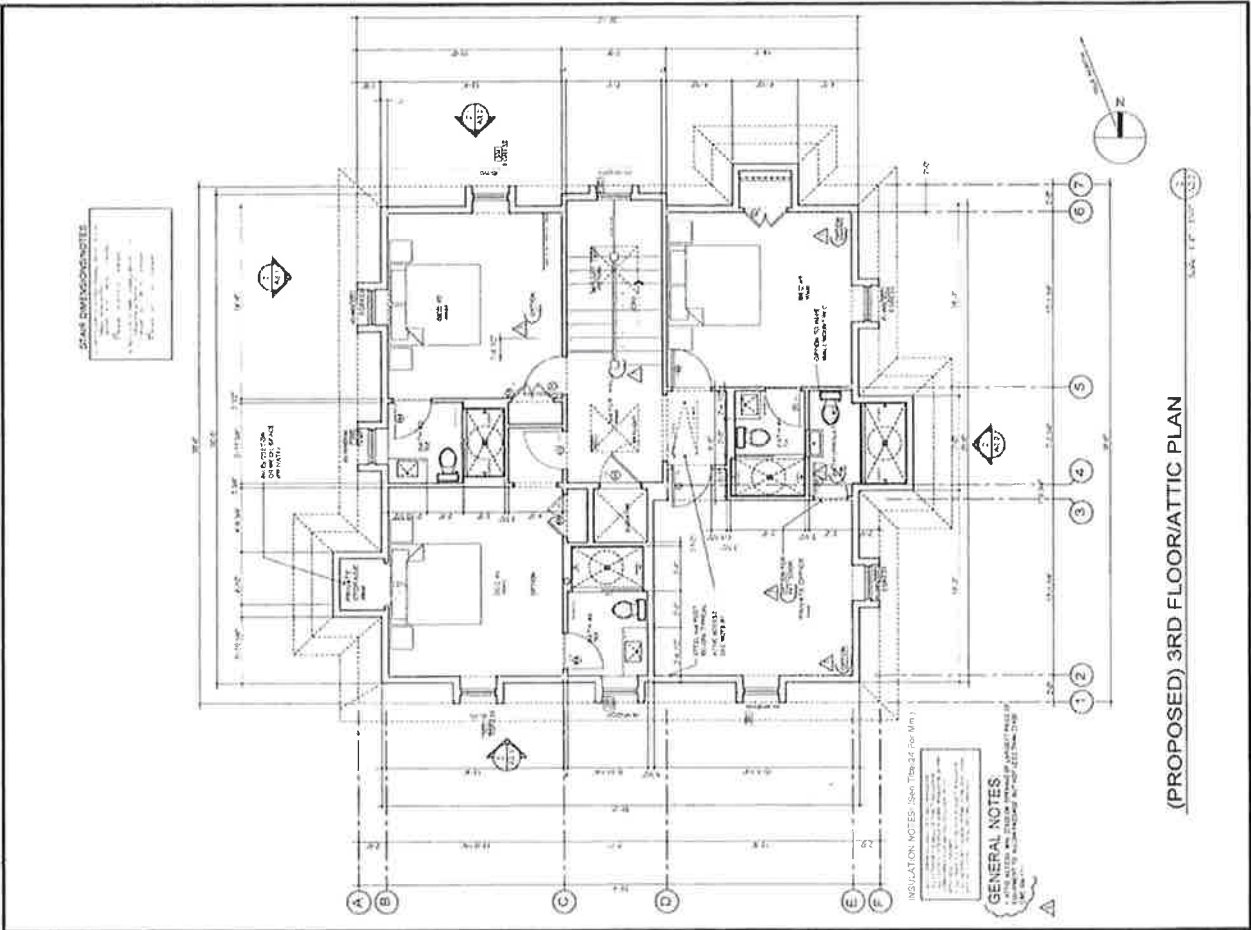
PROJECT:	Demco - Proposed 3rd Floor Plan
DATE:	01/15/2014
SCALE:	AS SHOWN
DRAWN BY:	ARCHITECT
CHECKED BY:	ARCHITECT
DATE:	01/15/2014

APN # 001-243-015 BLDG. PERM. 987

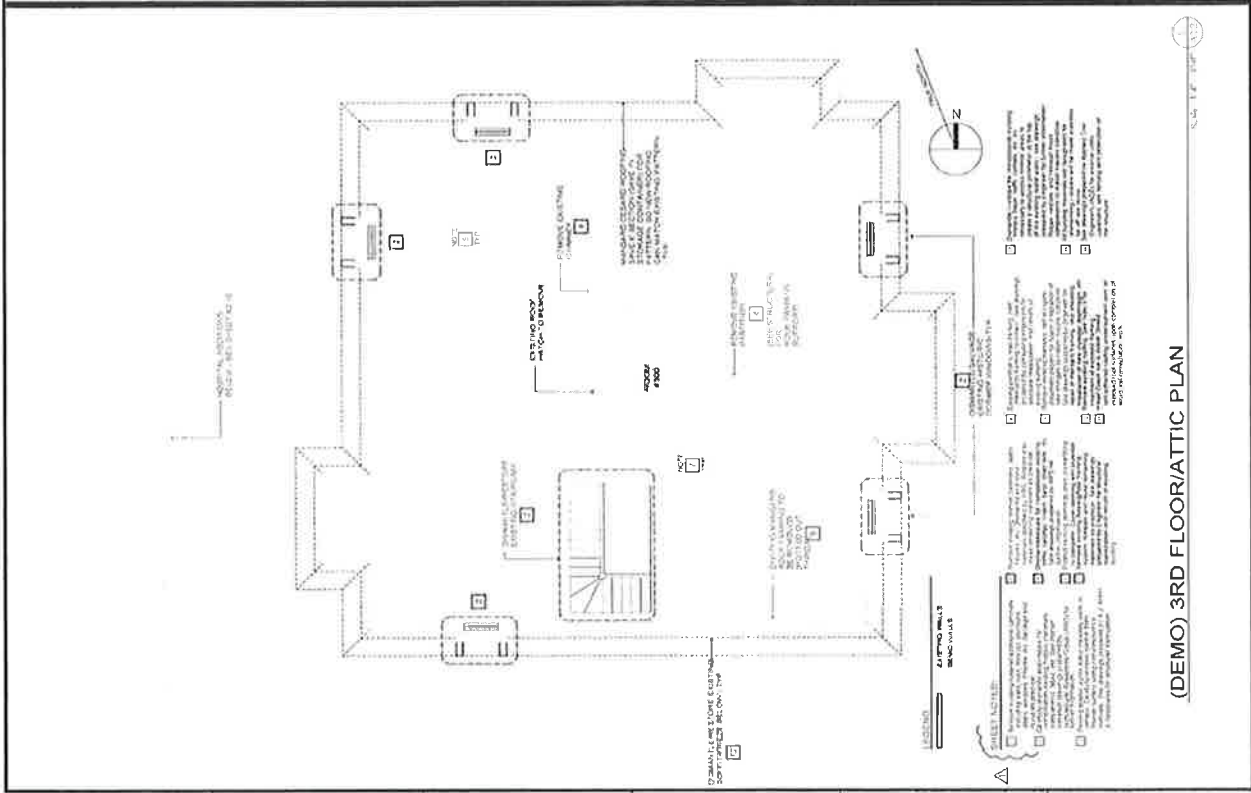
form one

Demco - Proposed 3rd Floor Plan
 1-03 HYATT STREET
 OAKLAND, CA 94612

A2.2



(PROPOSED) 3RD FLOOR/ATTIC PLAN



(DEMO) 3RD FLOOR/ATTIC PLAN