

# INDEX OF DRAWINGS

1. SITE PLAN
2. EXISTING CONDITIONS AND DEMOLITION PLAN
3. GRADING PLAN
4. UTILITY PLAN

### NOTES:

CURRENT GENERAL PLAN DESIGNATION - - - - - CC COMMUNITY COMMERCIAL  
 CURRENT ZONING DESIGNATION - - - - - CC-DD COMMUNITY COMMERCIAL DESIGN DISTRICT  
 WATER SUPPLY - - - - - PUBLIC & GEOTHERMAL WELL  
 SEWAGE DISPOSAL - - - - - PUBLIC & GEOTHERMAL RE-INJECTION

THE ENGINEER IS NOT AWARE OF ANY HAZARDOUS MATERIALS ON THIS SITE.  
 THERE ARE NO KNOWN REASONS WHY SOILS ON THIS SITE WOULD PROHIBIT THIS TYPE OF DEVELOPMENT.

PUBLIC STORM DRAIN, SEWER AND WATER TO BE CITY STANDARDS.  
 DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

PROPERTY AND RIGHT-OF-WAY LINES ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA AND ASSESSOR'S PARCEL MAPS, THEY DO NOT, AND SHOULD NOT BE TAKEN AS REPRESENTING A FORMAL BOUNDARY DETERMINATION.

ALL UTILITY CONNECTIONS ASSOCIATED WITH THE EXPANSION WILL BE LOCATED UNDERGROUND.

TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY THE OWNER AND HAS NOT BEEN VERIFIED BY THE ENGINEER.

DRIPLINES OF THE TREES SHOWN HEREON WERE DERIVED FROM THE TOPOGRAPHIC MAP PROVIDED.

AN ARBORIST REPORT HAS BEEN PREPARED FOR THIS PROJECT BY JOE BRANUM TREE CARE, INC.

SITE AREA: 714,200 SF (16.40 AC)

EXISTING GUEST UNITS: 41  
 PROPOSED GUEST UNITS: 75  
 TOTAL: 116

### BUILDING SQUARE FOOTAGE\*

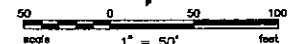
	EXISTING	PROPOSED
GUEST UNITS	10,420 SF	29,781 SF
AMENITIES	17,800 SF	3,000 SF
EVENT BUILDING	1,800 SF	1,800 SF
RESTAURANT		3,000 SF
REGISTRATION OFFICE	2,915 SF	1,200 SF
TOTAL:	31,135 SF	38,781 SF

\*BUILDING SQUARE FOOTAGE IS EXTERIOR FOOTPRINT

TOTAL PARKING COUNT: STANDARD STALLS: 227  
 (EXISTING AND PROPOSED) HANDICAP STALLS: 12

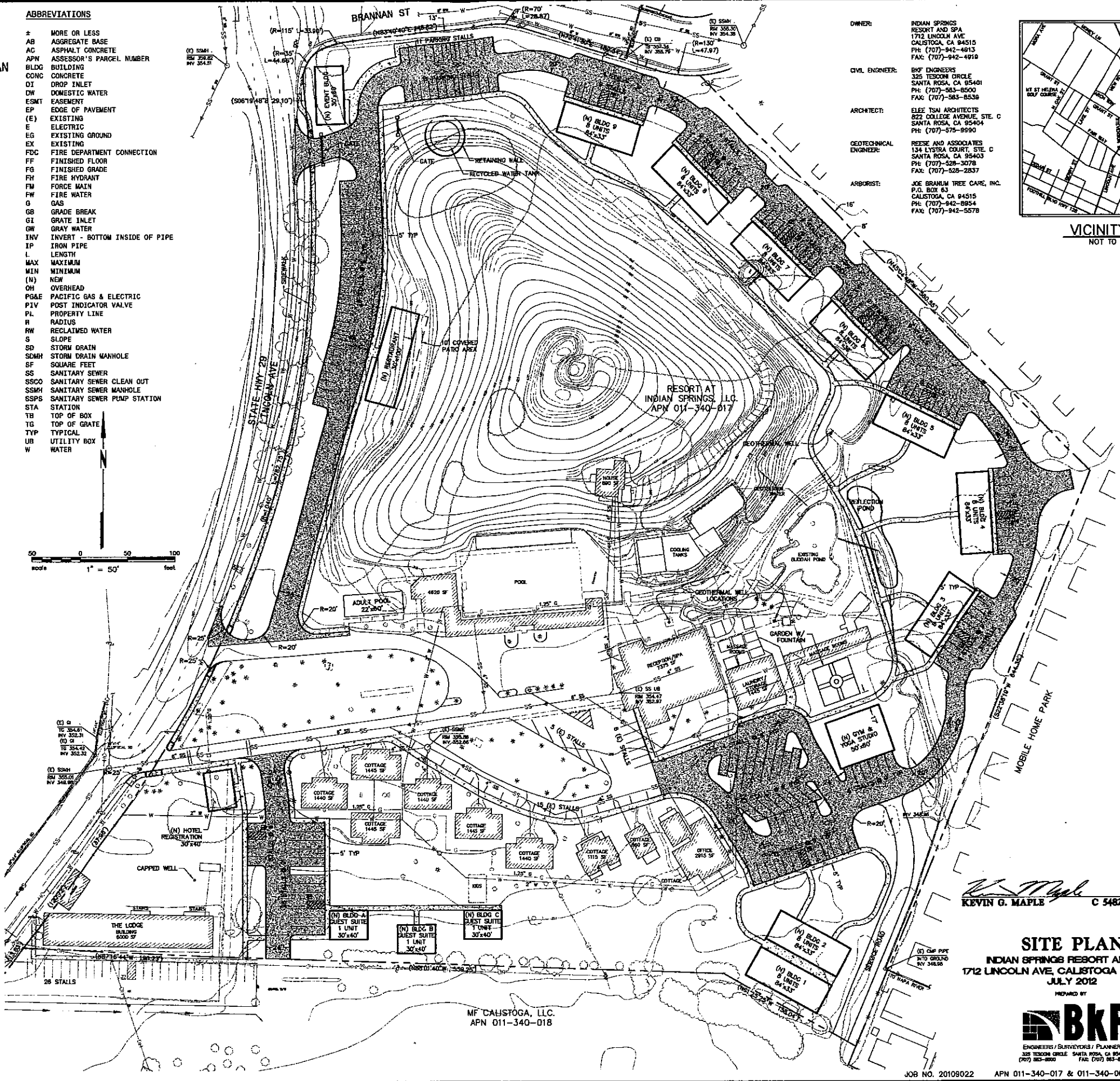
### ABBREVIATIONS

- ± MORE OR LESS
- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- CONC CONCRETE
- DI DROP INLET
- DM DOMESTIC WATER
- ESMT EASEMENT
- EP EDGE OF PAVEMENT
- (E) EXISTING
- E ELECTRIC
- EG EXISTING GROUND
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FH FIRE HYDRANT
- FM FORCE MAIN
- FW FIRE WATER
- G GAS
- GB GRADE BREAK
- GI GRATE INLET
- GW GRAY WATER
- INV INVERT - BOTTOM INSIDE OF PIPE
- IP IRON PIPE
- L LENGTH
- MAX MAXIMUM
- MIN MINIMUM
- (N) NEW
- OH OVERHEAD
- PG&E PACIFIC GAS & ELECTRIC
- PIV POST INDICATOR VALVE
- PL PROPERTY LINE
- R RADIUS
- RW RECLAIMED WATER
- S SLOPE
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SF SQUARE FEET
- SF SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- SSPS SANITARY SEWER PUMP STATION
- STA STATION
- TB TOP OF BOX
- TG TOP OF GRATE
- TYP TYPICAL
- UB UTILITY BOX
- W WATER



### SYMBOLS & LEGEND

- | EXISTING | PROPOSED |                        |
|----------|----------|------------------------|
|          |          | FIRE HYDRANT           |
|          |          | CHECK VALVE, PIV & FDC |
|          |          | LIGHT POLE             |
|          |          | STREET SIGN            |
|          |          | STREET LIGHT           |
|          |          | UTILITY POLE           |
|          |          | GUY ANCHOR             |
|          |          | MANHOLE                |
|          |          | CLEANOUT               |
|          |          | TREE                   |
|          |          | PROPERTY LINE          |
|          |          | CENTERLINE             |
|          |          | FLOWLINE               |
|          |          | GRADE BREAK            |
|          |          | FENCE                  |
|          |          | SANITARY SEWER         |
|          |          | STORM DRAIN            |
|          |          | WATER                  |
|          |          | OVERHEAD UTILITY LINE  |
|          |          | DECOMPOSED GRANITE     |
|          |          | CONCRETE               |
|          |          | INV INVERT AT CLEANOUT |



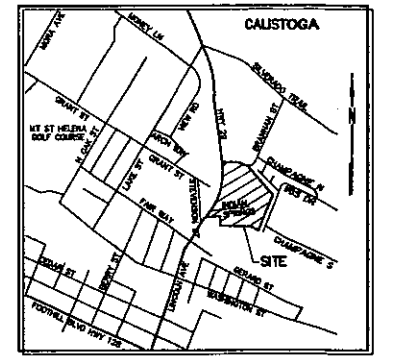
OWNER: INDIAN SPRINGS RESORT AND SPA  
 1712 LINCOLN AVE.  
 CALISTOGA, CA 94515  
 PH: (707)-942-4913  
 FAX: (707)-942-4919

CIVIL ENGINEER: BKF ENGINEERS  
 325 TESCOM CIRCLE  
 SANTA ROSA, CA 95401  
 PH: (707)-543-8500  
 FAX: (707)-583-8538

ARCHITECT: ELEE TSI ARCHITECTS  
 822 COLLEGE AVENUE, STE. C  
 SANTA ROSA, CA 95404  
 PH: (707)-575-9990

GEOTECHNICAL ENGINEER: REESE AND ASSOCIATES  
 134 LYSTRA COURT, STE. C  
 SANTA ROSA, CA 95403  
 PH: (707)-528-3078  
 FAX: (707)-528-2837

ARBORIST: JOE BRANUM TREE CARE, INC.  
 P.O. BOX 63  
 CALISTOGA, CA 94515  
 PH: (707)-942-8954  
 FAX: (707)-942-5578

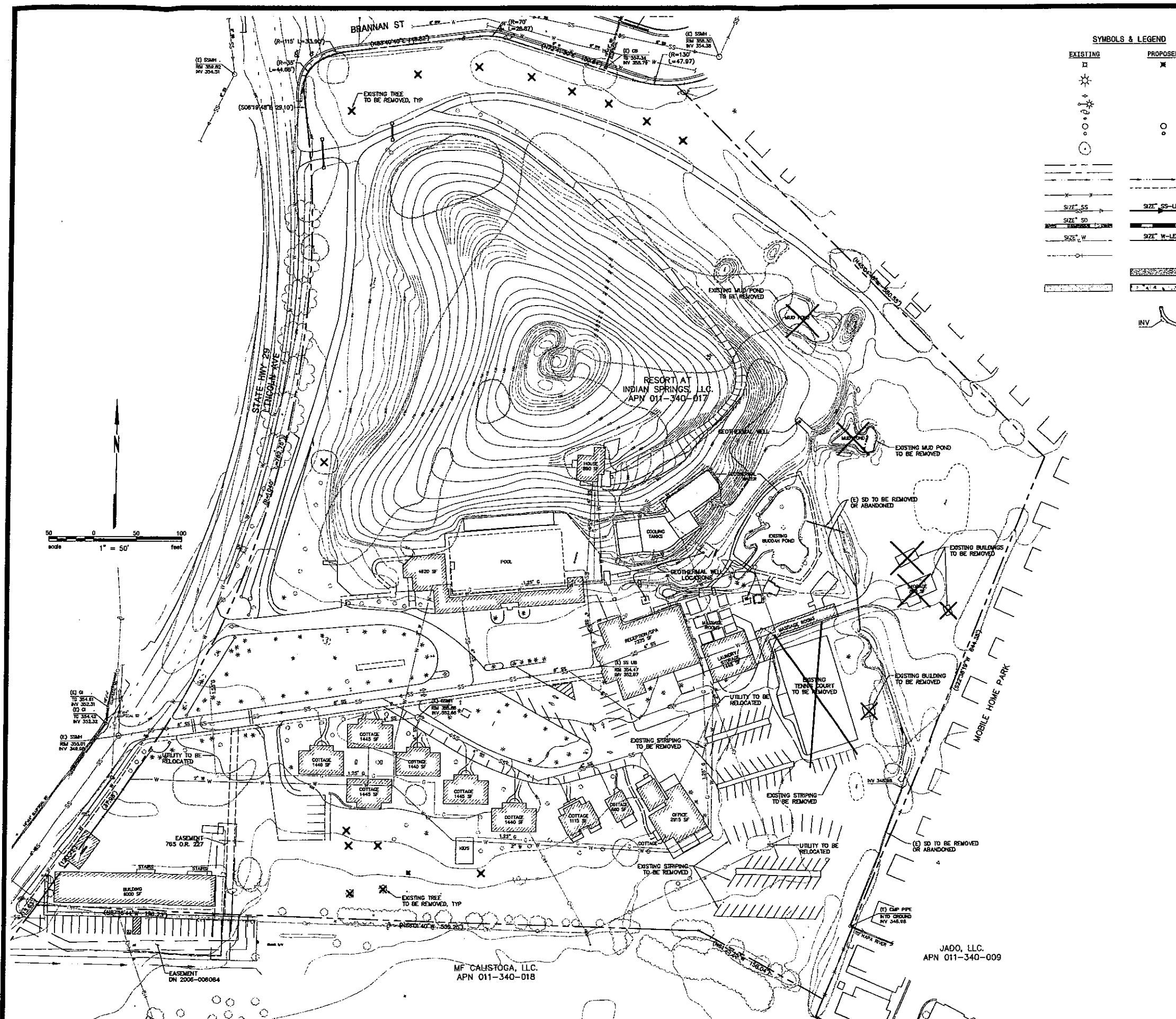


VICINITY MAP  
 NOT TO SCALE

*Kevin G. Maple*  
 KEVIN G. MAPLE C 54827  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 7.12.12

**SITE PLAN**  
 INDIAN SPRINGS RESORT AND SPA  
 1712 LINCOLN AVE, CALISTOGA CALIFORNIA  
 JULY 2012



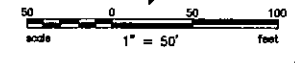


**SYMBOLS & LEGEND**

EXISTING	PROPOSED	DESCRIPTION
☉	☉	FIRE HYDRANT
⊕	⊕	CHECK VALVE, PIV & FDC
⊙	⊙	LIGHT POLE
⊙	⊙	STREET SIGN
⊙	⊙	STREET LIGHT
⊙	⊙	UTILITY POLE
⊙	⊙	GUY ANCHOR
⊙	⊙	MANHOLE
⊙	⊙	CLEANOUT
⊙	⊙	TREE
---	---	PROPERTY LINE
---	---	CENTERLINE
---	---	FLOWLINE
---	---	GRADE BREAK
---	---	FENCE
---	---	SANITARY SEWER
---	---	STORM DRAIN
---	---	WATER
---	---	OVERHEAD UTILITY LINE
---	---	DECOMPOSED GRANITE
---	---	CONCRETE
---	---	INVERT AT CLEANOUT

**ABBREVIATIONS**

#	MORE OR LESS
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
CONC	CONCRETE
DI	DROP INLET
DN	DOMESTIC WATER
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
(E)	EXISTING
E	ELECTRIC
EG	EXISTING GROUND
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FM	FORCE MAIN
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GI	GRATE INLET
GW	GRAY WATER
INV	INVERT - BOTTOM INSIDE OF PIPE
IP	IRON PIPE
L	LENGTH
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
OH	OVERHEAD
PG&E	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
R	RADIUS
RW	RECLAIMED WATER
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SSPS	SANITARY SEWER PUMP STATION
STA	STATION
TB	TOP OF BOX
TG	TOP OF GRATE
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UB	UTILITY BOX
W	WATER



  
 KEVIN G. MAPLE C 54827



7-12-12

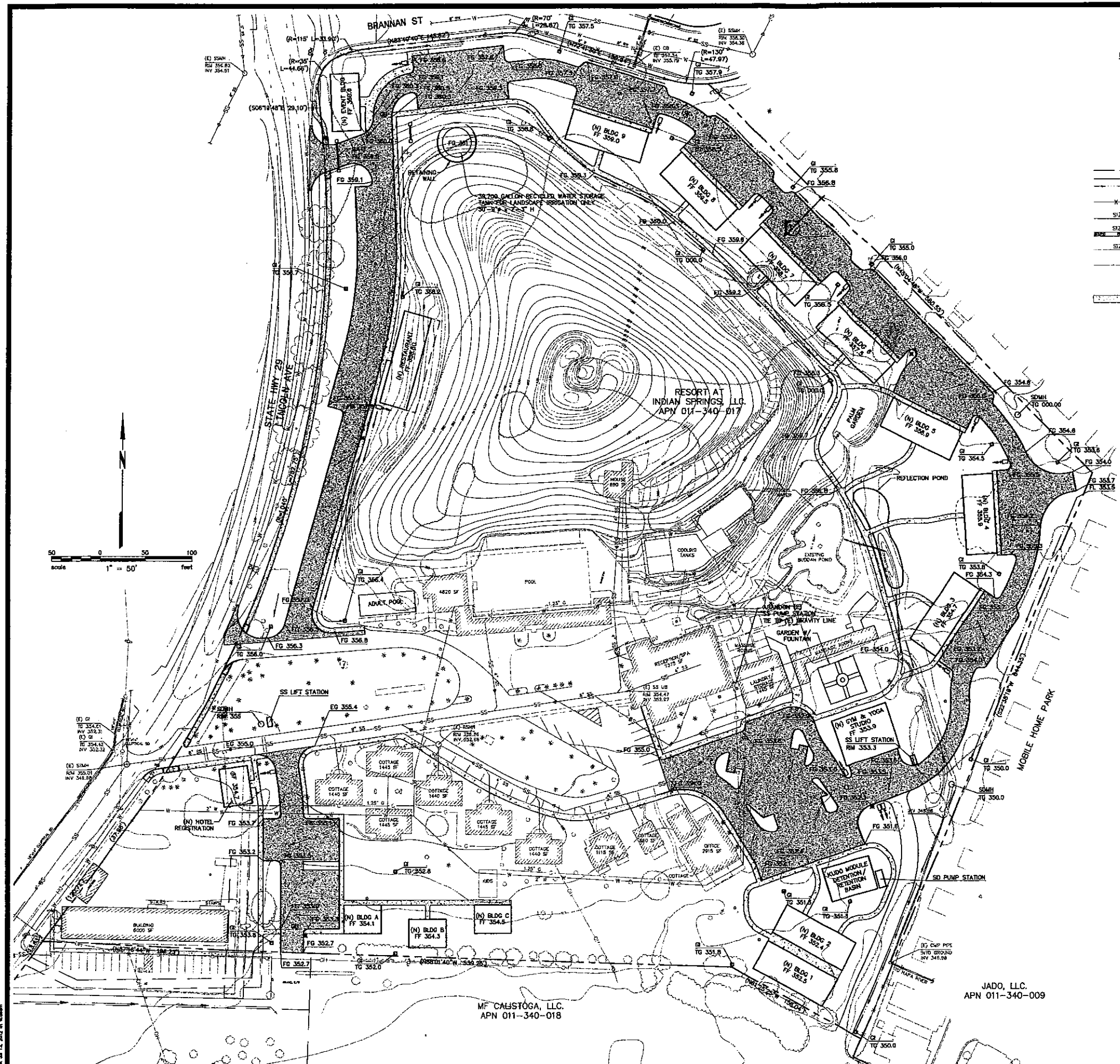
**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 INDIAN SPRINGS RESORT AND BPA  
 1712 LINCOLN AVE, CALISTOGA CALIFORNIA  
 JULY 2012

PREPARED BY



JADO, LLC.  
 APN 011-340-009

MF CALISTOGA, LLC.  
 APN 011-340-018

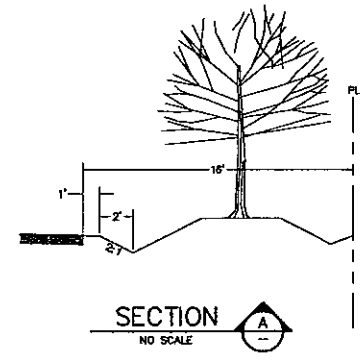
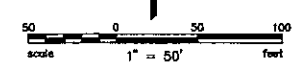


**SYMBOLS & LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		FIRE HYDRANT
		CHECK VALVE, PIV & FDC
		LIGHT POLE
		STREET SIGN
		UTILITY POLE
		GUY ANCHOR
		MANHOLE
		CLEANOUT
		TREE
		PROPERTY LINE
		CENTERLINE
		FLOWLINE
		GRADE BREAK
		FENCE
		SANITARY SEWER
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		WATER
		OVERHEAD UTILITY LINE
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L	LENGTH
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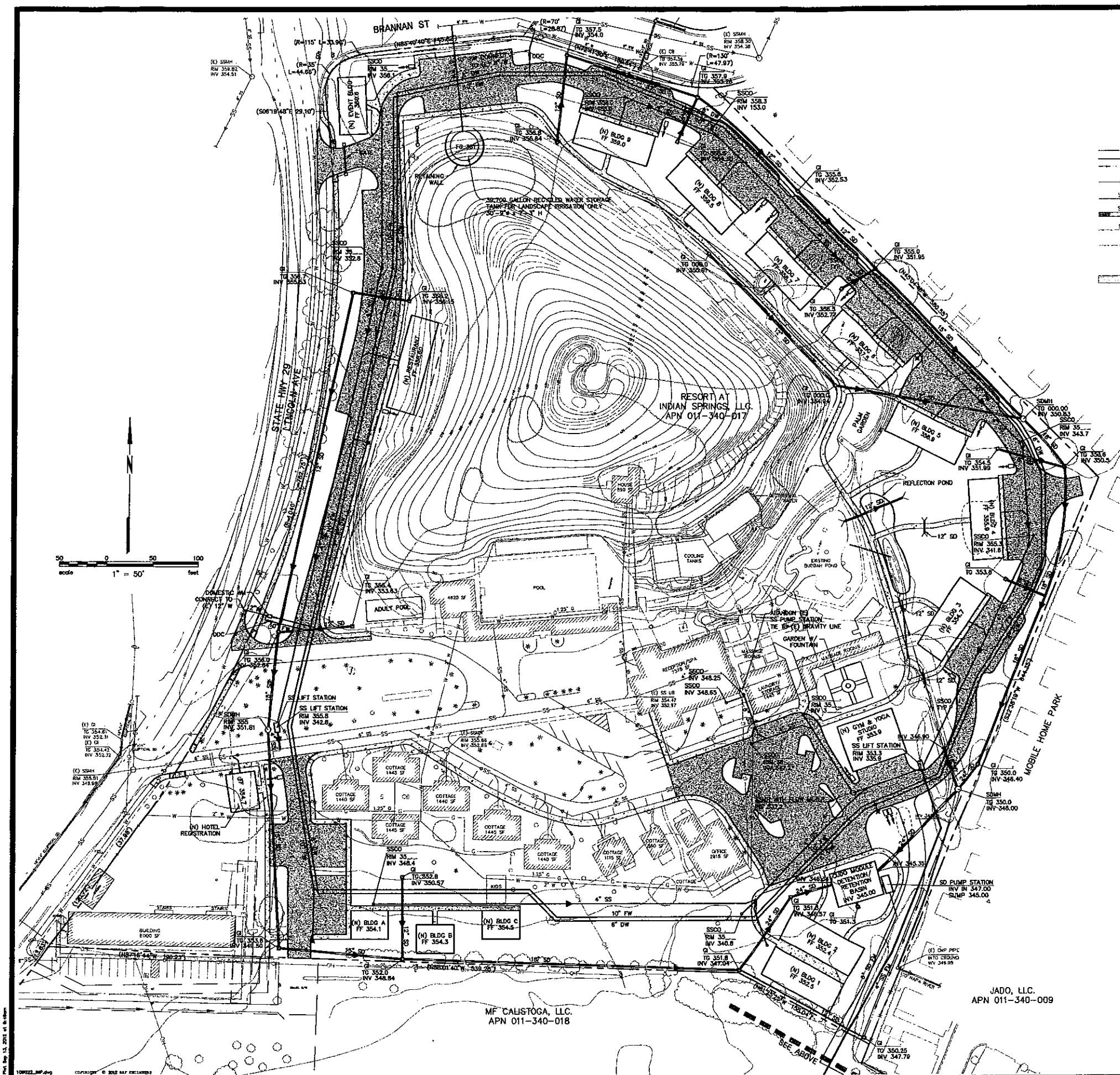


*Kevin G. Maple*  
**KEVIN G. MAPLE** C 54827

**PRELIMINARY GRADING PLAN**  
 INDIAN SPRINGS RESORT AND BPA  
 1712 LINCOLN AVE, CALISTOGA CALIFORNIA  
 JULY 2012





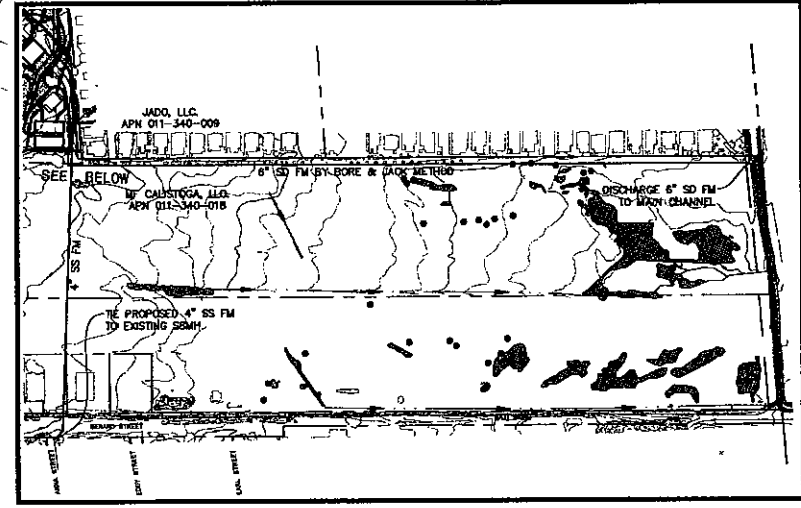
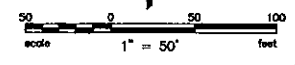


**SYMBOLS & LEGEND**

EXISTING	PROPOSED

**ABBREVIATIONS**

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STA	STATION
TB	TOP OF BOX
TG	TOP OF GRATE
TYP	TYPICAL
UB	UTILITY BOX
W	WATER



**SEWER AND STORM DRAIN  
FORCE MAIN ALIGNMENT**  
SCALE: 1"=250'

*Kevin G. Maple*  
**KEVIN G. MAPLE** C 54827  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 7-12-12

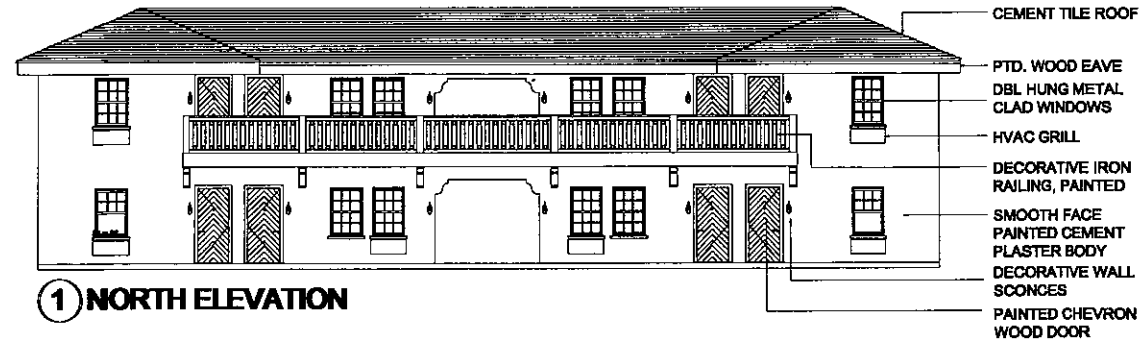
**PRELIMINARY UTILITY PLAN**  
 INDIAN SPRINGS RESORT AND SPA  
 1712 LINCOLN AVE, CALISTOGA CALIFORNIA  
 JULY 2012



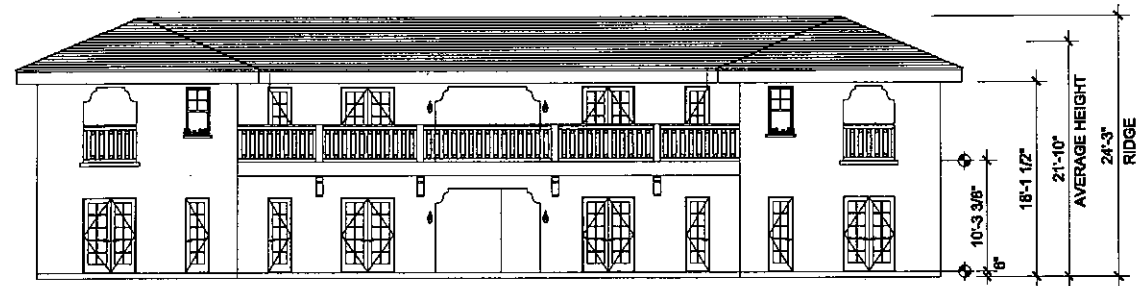
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 APN 011-340-009

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 APN 011-340-018

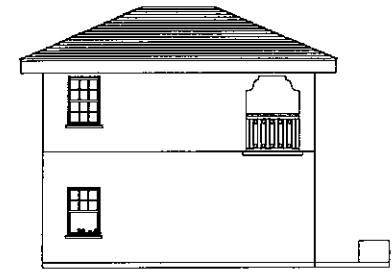
REVISIONS	BY



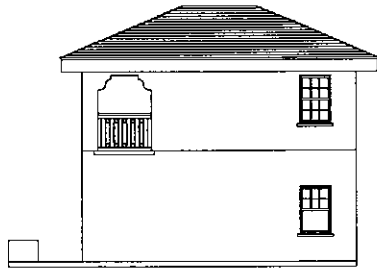
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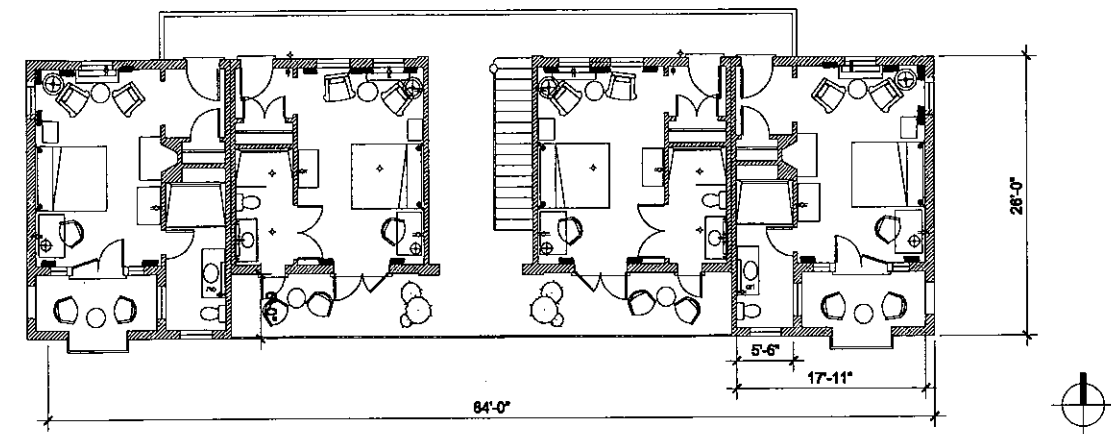
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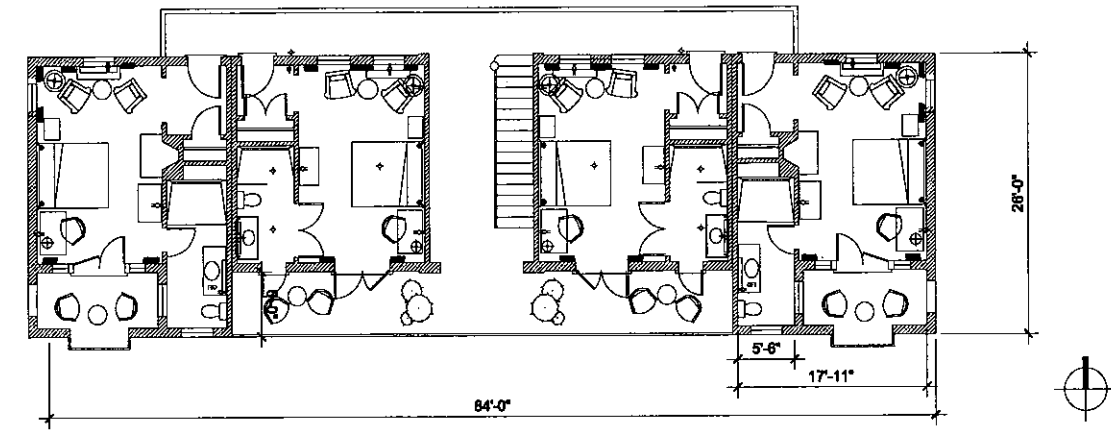
③ WEST ELEVATION



④ EAST ELEVATION



FIRST FLOOR PLAN



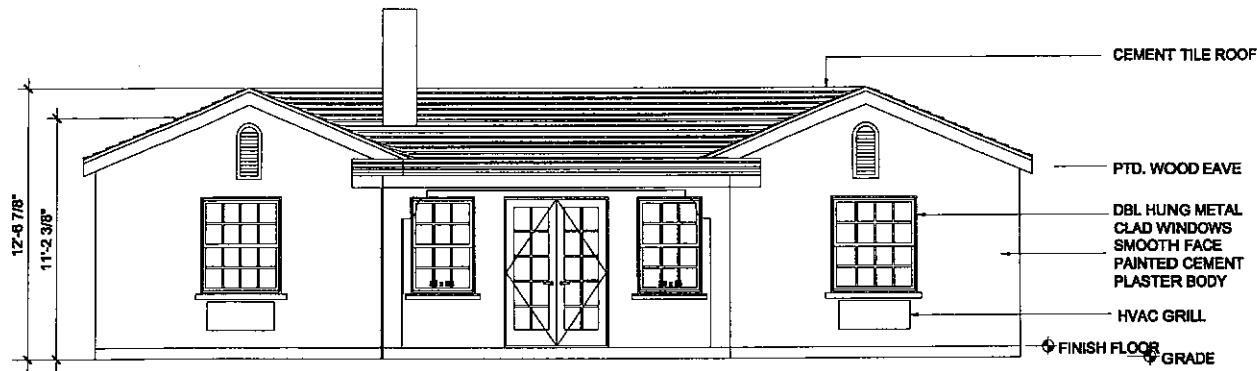
SECOND FLOOR PLAN

8- PLEX SCHEMATIC ELEVATIONS

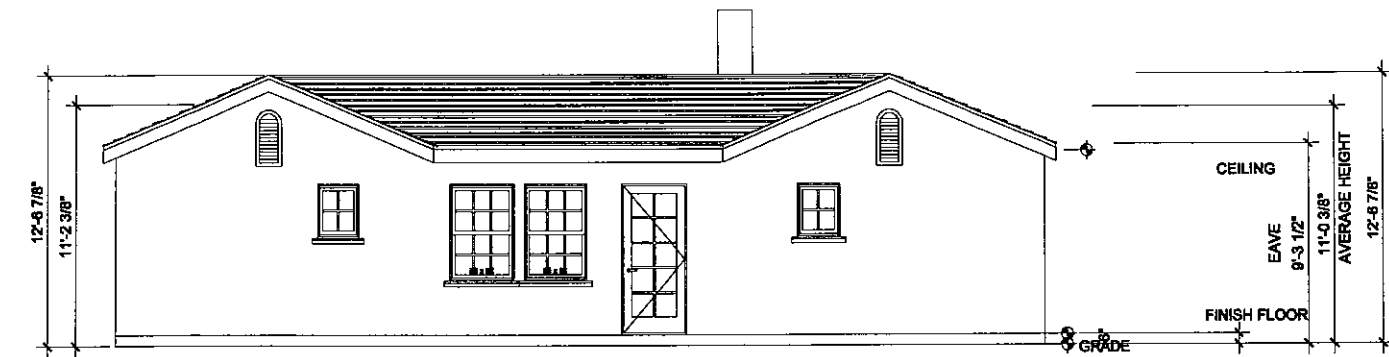
INDIAN SPRINGS  
 SPA AND RESORT  
 1712 LINCOLN AVENUE,  
 CALISTOGA, CA 94515

Date 03/02/12  
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 Job  
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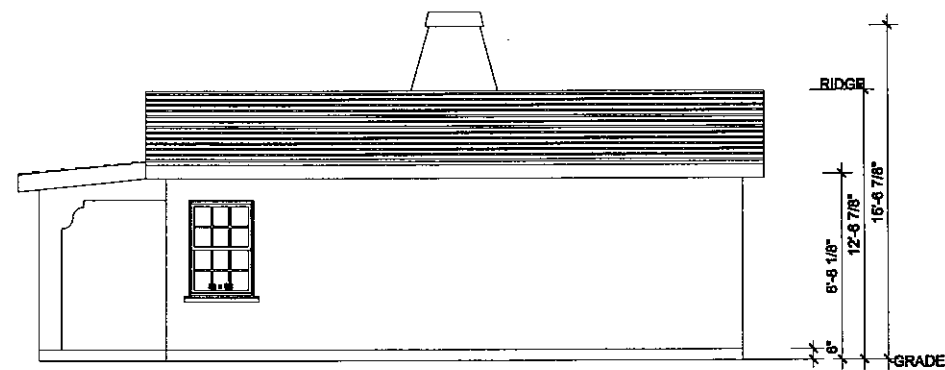
PROGRESS SET  
 NOT FOR CONSTRUCTION  
 MARCH 2ND, 2012



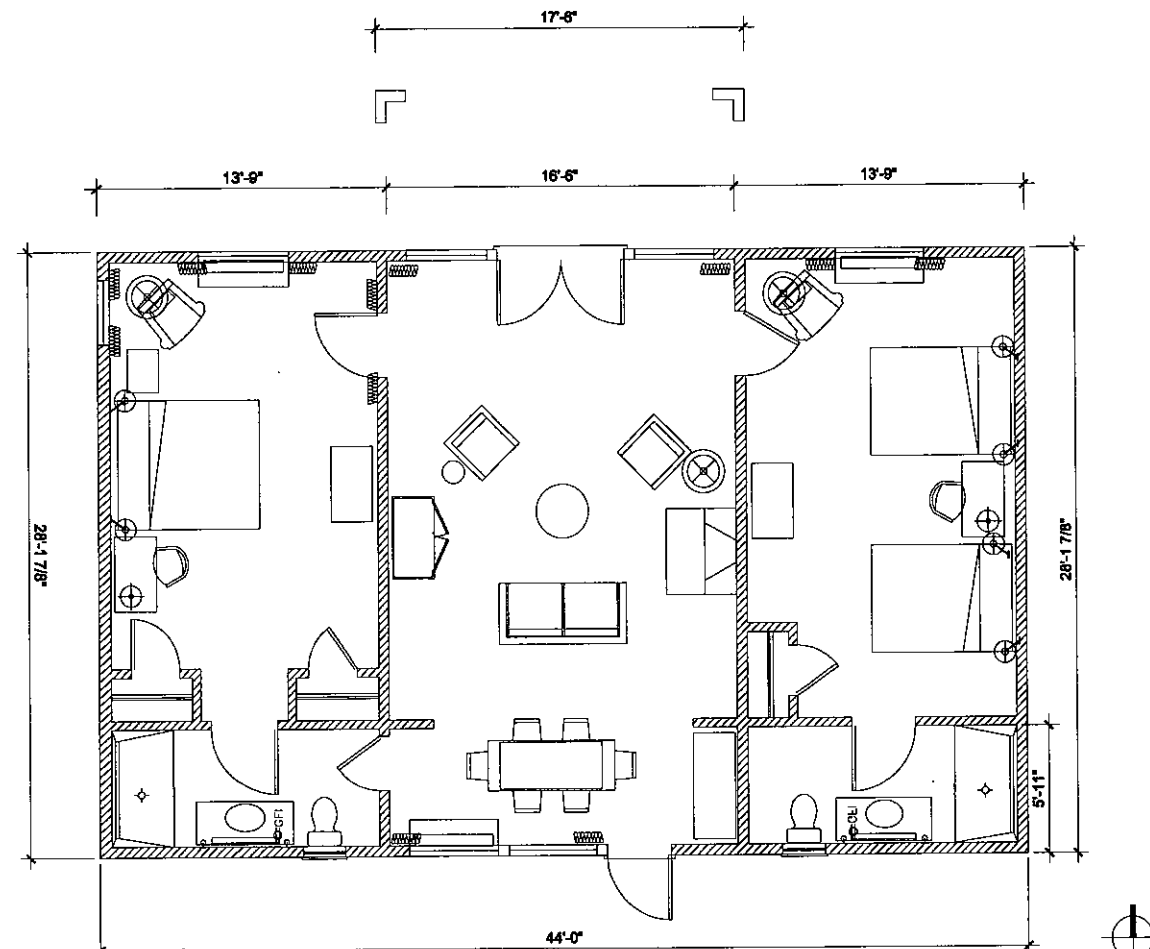
① NORTH ELEVATION



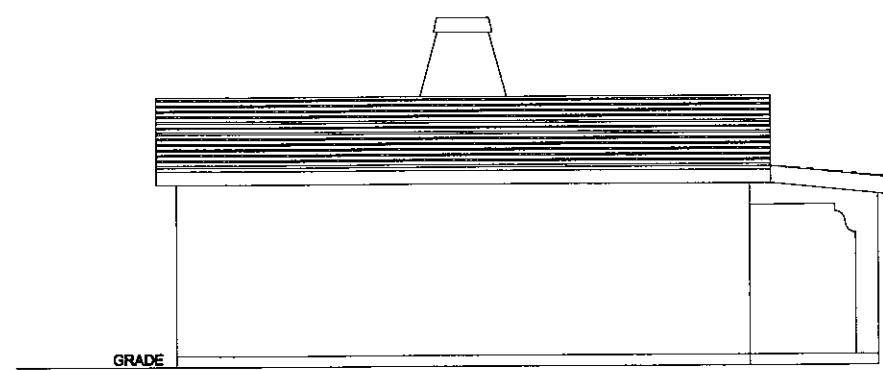
② SOUTH ELEVATION



③ WEST ELEVATION



⑤ COTTAGE FLOOR PLAN



④ EAST ELEVATION

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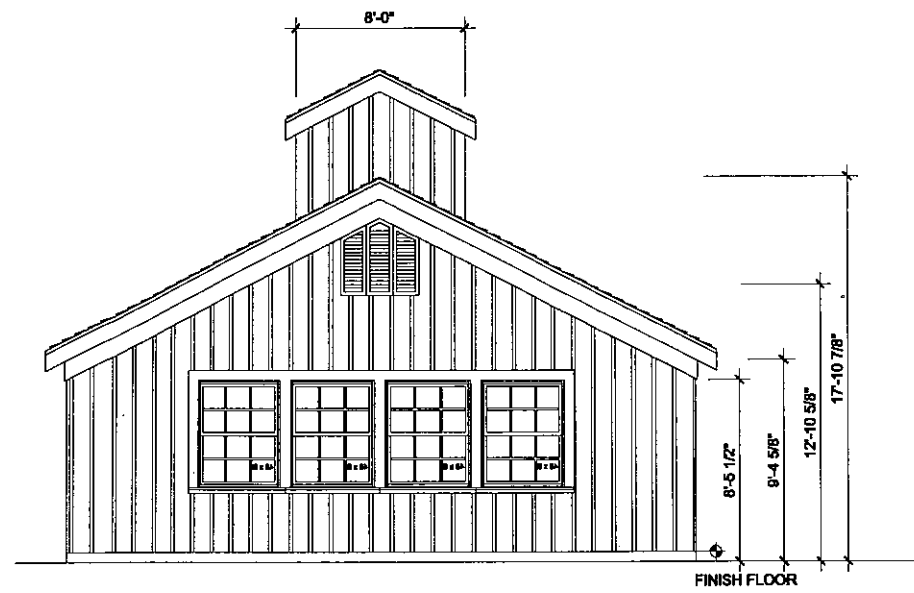
SAN MERRIAM DESIGN  
 621 PIERCE STREET  
 SAN FRANCISCO, CA 94117  
 415-717-8787 PHONE  
 415-255-9007 FAX

2 BEDROOM  
 GUEST COTTAGE  
 SCHEMATICS

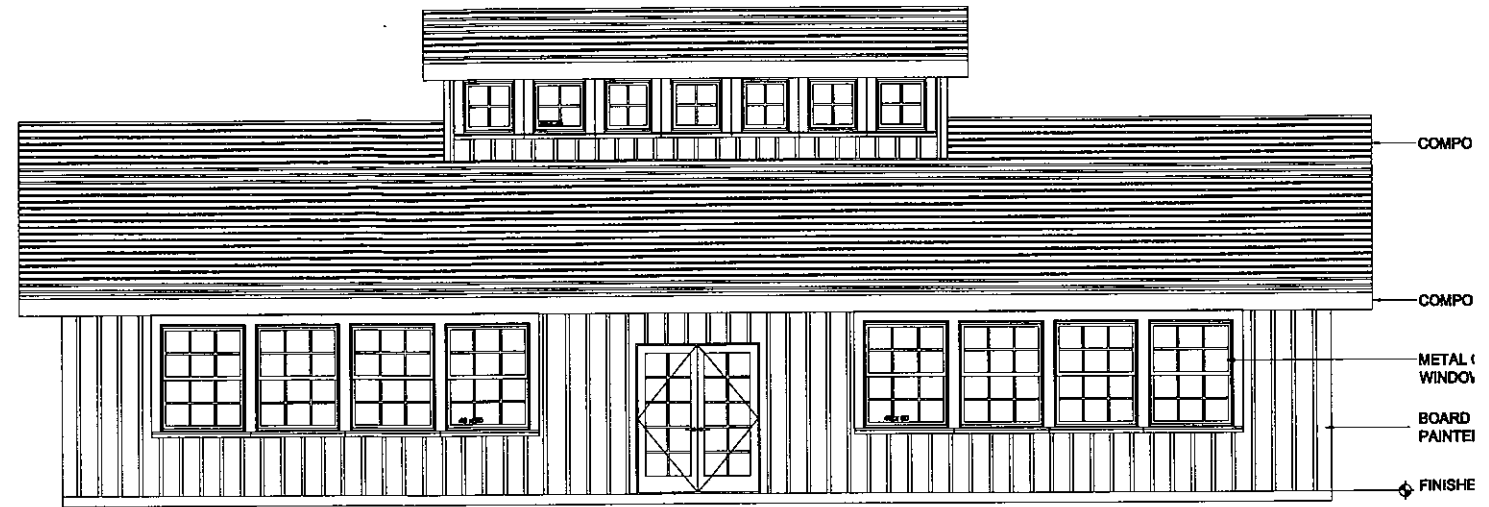
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 SPA AND RESORT  
 1712 LINCOLN AVENUE,  
 CALISTOGA, CA 94515

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Job	
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Of	Sheets

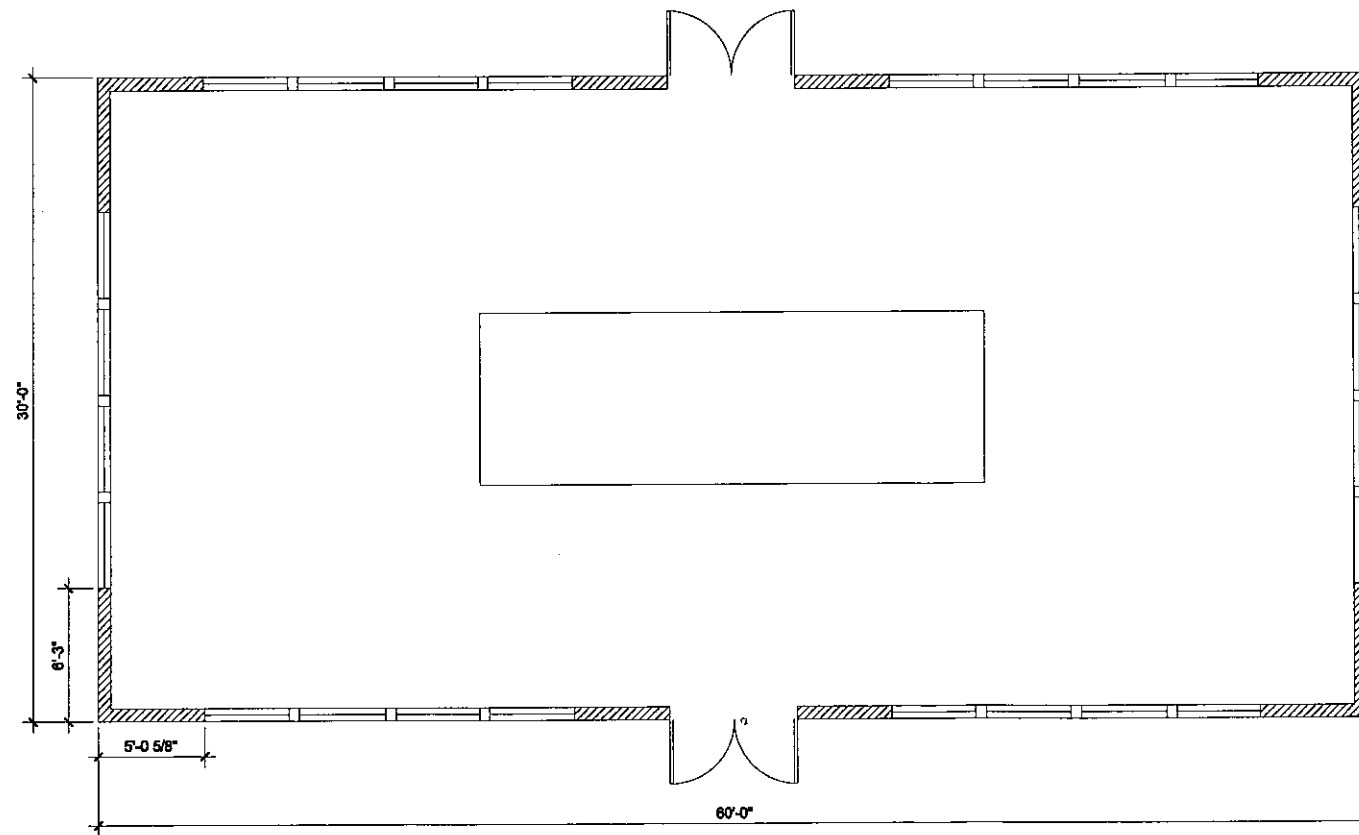
PROGRESS SET  
 NOT FOR CONSTRUCTION  
 MARCH 2ND, 2012



① EAST AND WEST ELEVATION



② NORTH AND SOUTH ELEVATIONS



⑤ RESTAURANT PLAN



IAN MURRAY DESIGN  
 831 PIERCE STREET  
 SAN FRANCISCO, CA 94117  
 415-717-9787 PHONE  
 415-255-8007 FAX

EVENTS BARN  
 SCHEMATICS

INDIAN SPRINGS  
 SPA AND RESORT  
 1712 LICOLN AVENUE,  
 CALISTOGA, CA 94515

Date 03/02/12

Scale 1/8" = 1'-0"

Drawn

Job

Sheet

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Of Sheets

PROGRESS SET  
 NOT FOR CONSTRUCTION  
 MARCH 2ND, 2012

REVISIONS	BY

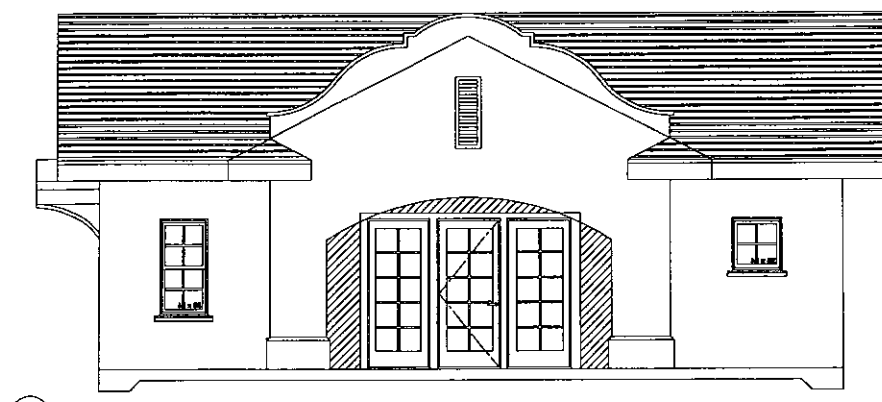
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 531 PIERCE STREET  
 SAN FRANCISCO, CA 94117  
 415-717-9787 PHONE  
 415-256-9007 FAX

RECEPTION  
 SCHEMATICS

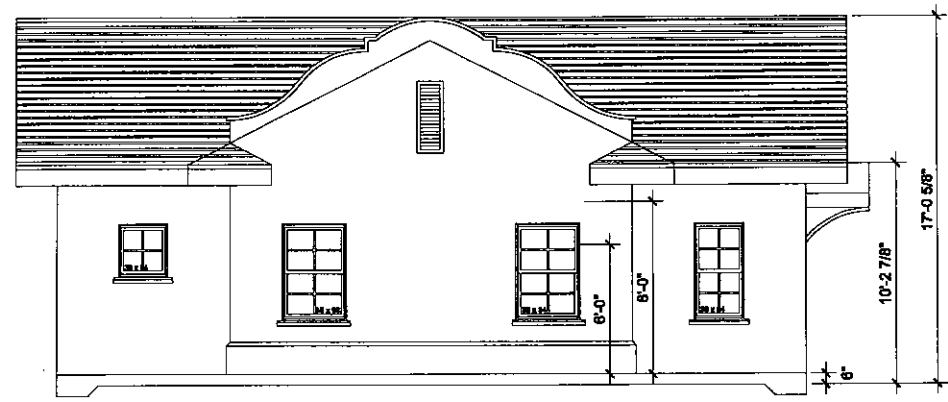
INDIAN SPRINGS  
 SPA AND RESORT  
 XX Licoln Avenue,  
 CALISTOGA, CA 94308

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 Job:  
 Sheet  
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 Of Sheets

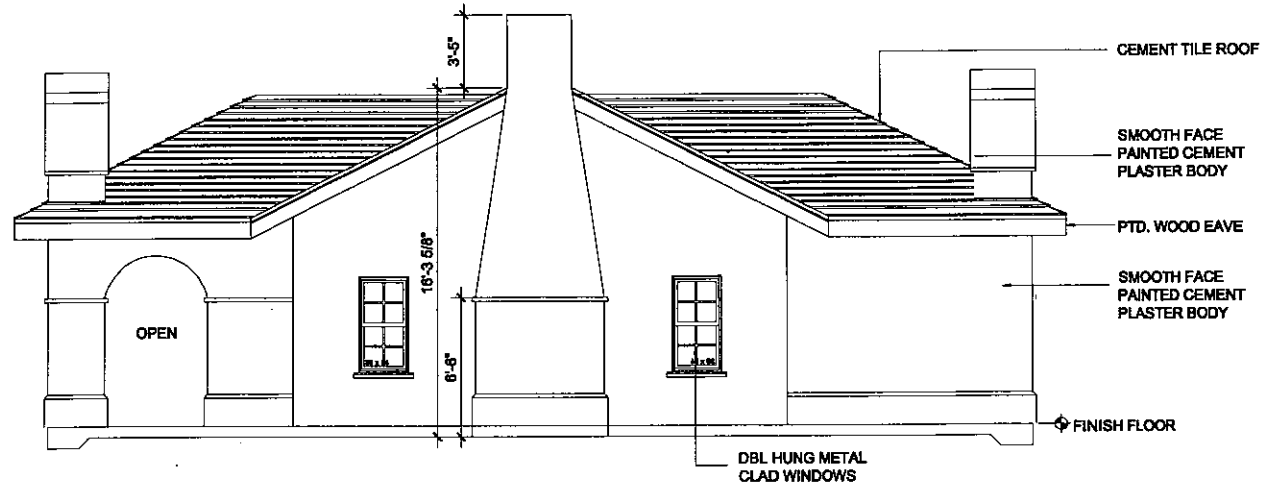
**PROGRESS SET  
 NOT FOR CONSTRUCTION  
 MARCH 2ND, 2012**



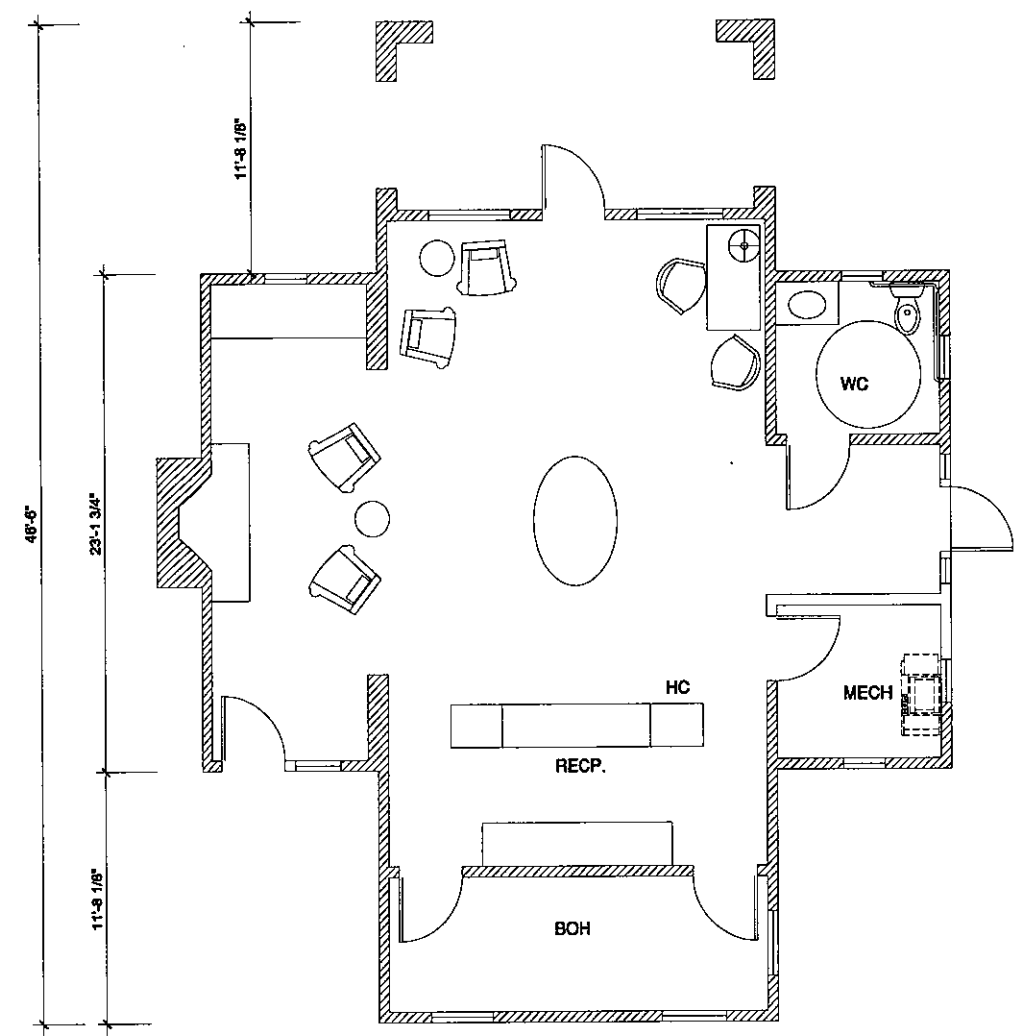
**1 NORTH ELEVATION**



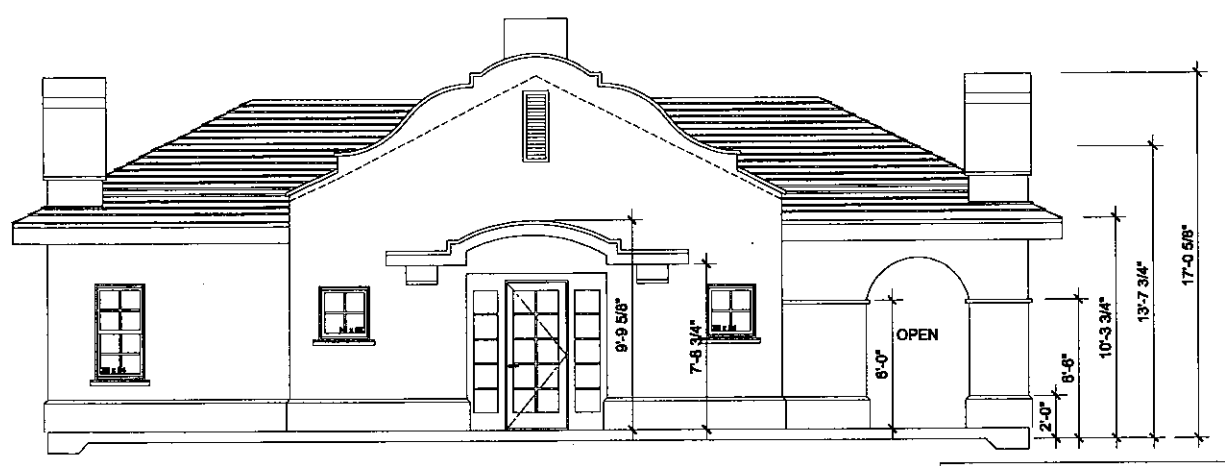
**2 SOUTH ELEVATION**



**3 WEST ELEVATION**

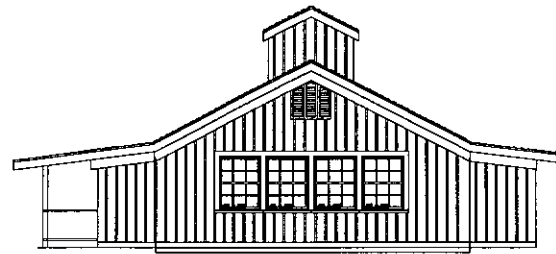


**5 RECEPTION HALL PLAN**

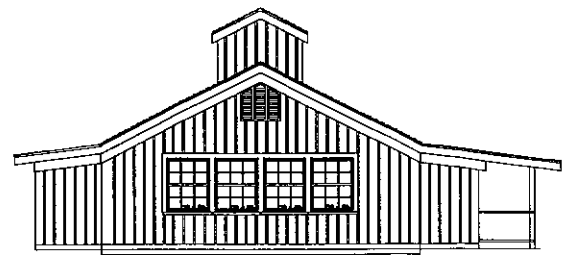


**4 EAST ELEVATION**

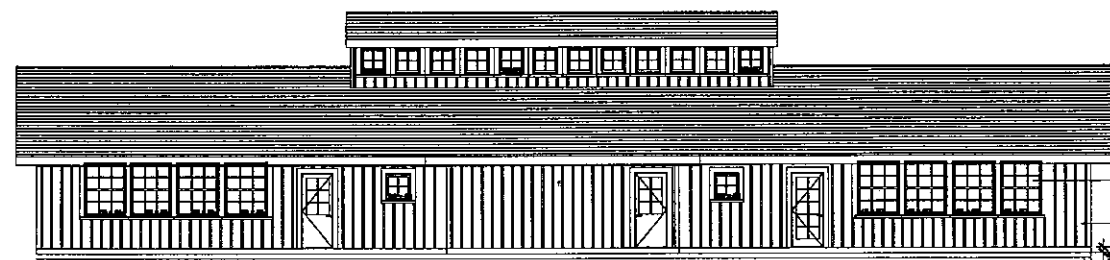




① NORTH ELEVATION

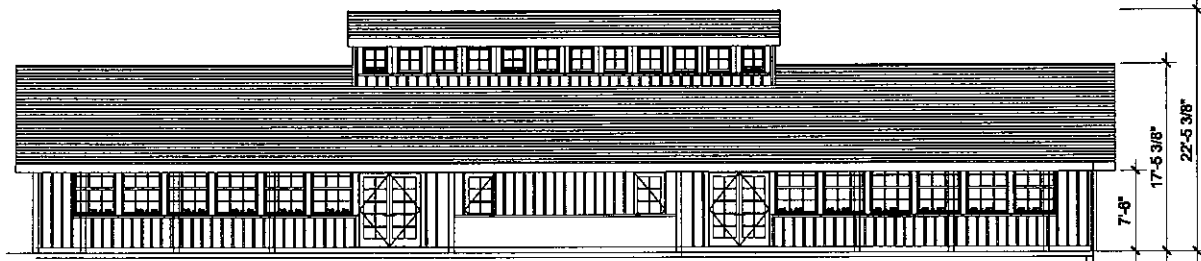


② SOUTH ELEVATION

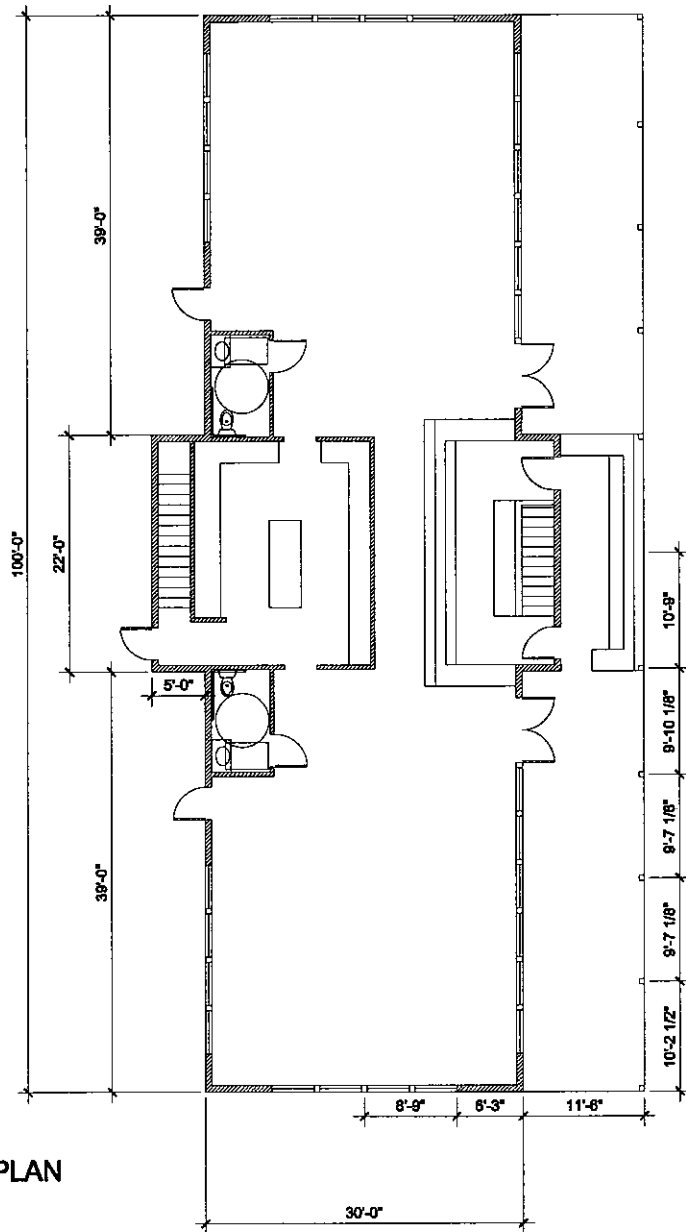


③ WEST ELEVATION

COMPOSITION ASPHALT  
SHINGLE ROOFING  
PTD. WOOD EAVE  
METAL CLAD DOUBLE HUNG  
WOOD WINDOWS  
PTD BOARD AND BATTEN SIDING  
FINISH FLOOR



④ EAST ELEVATION



⑤ RESTAURANT PLAN



REVISIONS	BY

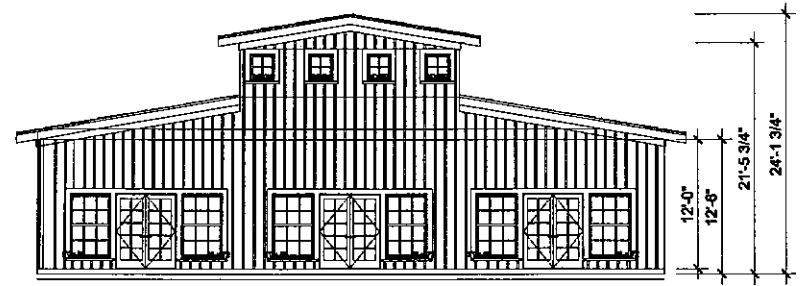
IAN MURRAY DESIGN  
651 PIERCE STREET  
SAN FRANCISCO, CA 94117  
415-777-6787 PHONE  
415-286-6607 FAX

RESTAURANT  
SCHEMATICS

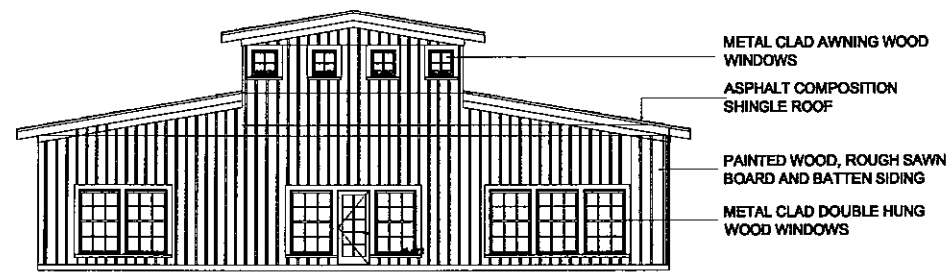
INDIAN SPRINGS  
SPA AND RESORT  
1712 LINCOLN AVENUE,  
CALISTOGA, CA 94515

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Of	Sheets

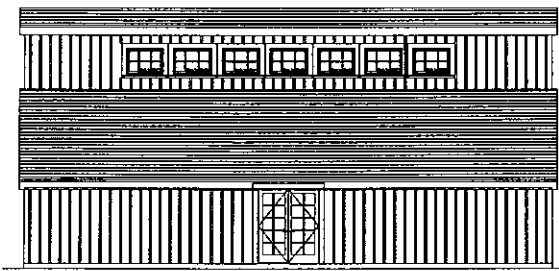
PROGRESS SET  
NOT FOR CONSTRUCTION  
MARCH 2ND, 2012



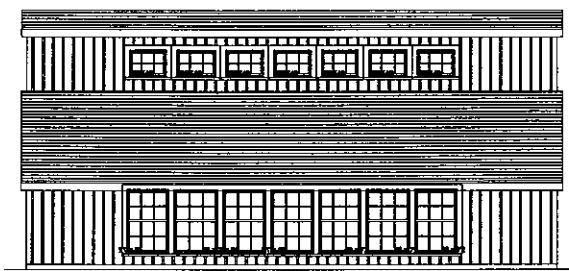
① NORTH ELEVATION



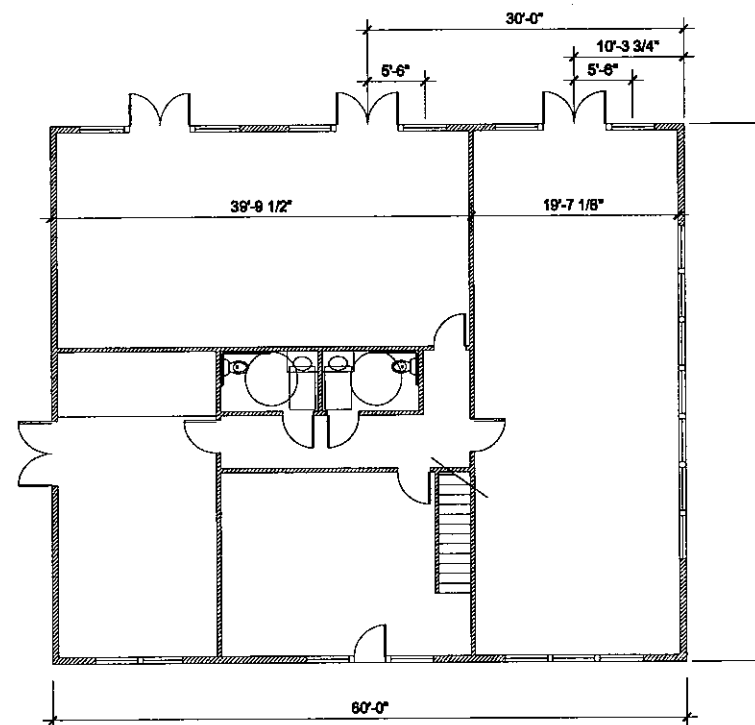
② SOUTH ELEVATION



③ WEST ELEVATION



④ EAST ELEVATION



⑤ YOGA STUDIO PLAN



REVISIONS	BY

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**YOGA STUDIO  
 SCHEMATICS**

**INDIAN SPRINGS  
 SPA AND RESORT**  
 1217 LINCOLN AVENUE,  
 CALISTOGA, CA 94315

Date	03/02/12
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Of	Sheets

**PROGRESS SET  
 NOT FOR CONSTRUCTION  
 MARCH 2ND, 2012**