

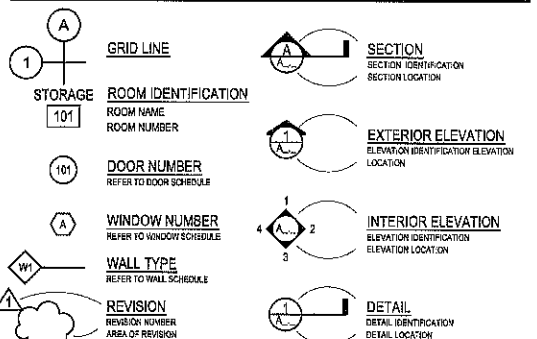
# A Historic Renovation and Additions To The Francis House Inn & Spa

1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

### ABBREVIATIONS

A	AND	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
AL	ANGLE	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
AT	CONTIGUOUS	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
B	BUILDING	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
C	CENTRUM	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
D	DIAGONAL	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
E	EXTENSION	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
F	FLOOR	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
G	GARAGE	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
H	HALL	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
I	INTERIOR	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
J	JUNCTION	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
K	KITCHEN	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
L	LIVING	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
M	MATERIAL	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
N	NORTH	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
O	OPENING	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
P	PARTITION	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
Q	QUALITY	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
R	REAR	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
S	STAIR	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
T	TILE	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
U	UPPER	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
V	VENT	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
W	WALL	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
X	EXTERIOR	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
Y	YARD	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING
Z	ZONING	EMERGENCY	MARK	MOCK-UP	SEE ELECTRICAL DRAWING

### SYMBOLS



### PROJECT NOTES

Building	Area
The Francis House	
1st Floor - Existing	1,508
Dining Pavilion Addition	847
2nd Floor	1,560
3rd Floor (Attic)	1,466
Subtotal	5,171
Bungalow (existing)	
Ground Floor	2,068
Main Level	1,590
Upper Level	1,379
Subtotal	5,037
Bungalow (new)	
Ground Floor	1,983
Main Level	1,497
Upper Level	1,438
Subtotal	4,918
Spa Building	
1st Floor	1,364
2nd Floor	1,213
Subtotal	2,577
Guest Suites Building	
1st Floor	1,704
2nd Floor	1,704
Subtotal	3,408
Gate House	
1st Floor	226
Subtotal	226
Pool Enclosure	
1st Floor	107
Subtotal	107
<b>Total Proposed Area:</b>	<b>21,883</b>

### CONTACTS

**OWNER**  
Schafer Realty  
Neil Schafer  
2800 Jefferson St, Suite 3  
Napa, CA 94559  
707-265-9802  
nschafer@sbcglobal.net

**ARCHITECT**  
PKA,  
Paul Kelley Architect  
1436 Second Street #162  
Napa, CA 94559  
707-257-1148  
paulkelley@sbcglobal.net

**HISTORIAN**  
Architectural Resources Group  
Naomi Mitroglou  
Pier 9, The Embarcadero  
San Francisco, CA 94111  
415-421-1680  
naomi@argf.com

**STRUCTURAL ENGINEER**  
KPF Consulting Engineers  
Tim Helman  
1180 Battery Street, Suite 300  
San Francisco, CA 94111  
415-989-1004  
tim.helman@kpf-sf.com

**GEOTECHNICAL ENGINEER**  
RGH  
Juan Hidalgo  
1305 North Dutton Avenue  
Santa Rosa, CA 95401  
707-544-1072  
jhidalgo@rgingeo.com

**LANDSCAPE ARCHITECT**  
SDA  
Steven Dalley  
1608 Main Street #205  
Napa, CA 94559  
707-254-7780  
sdalley@pacbell.net

**CIVIL ENGINEER**  
Applied Civil Engineering  
Jodee Hinton  
2074 West Lincoln Ave.  
Napa, CA 94558  
707-320-4898  
jhinton@appliedcivil.com

**CEQA ATTORNEY**  
Farella Braun & Martel  
Key Philippakis  
889 Adams St., Suite G  
St. Helena, CA 94574  
707-967-4000  
KPhilippakis@fbm.com

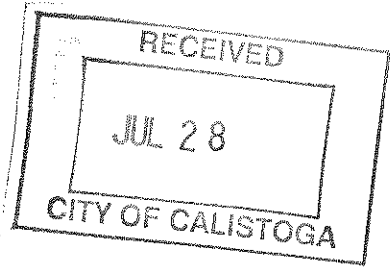
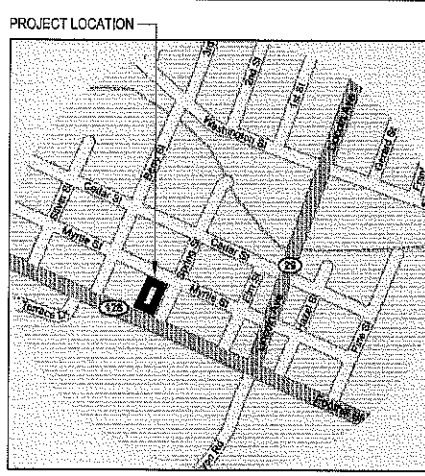
### SHEET INDEX

A0.00	Project Title Sheet
<b>Architectural Drawings:</b>	
A1.10	Existing Site Plan
A1.20	Proposed Site Plan
A2.11	The Francis House - First Floor Plan
A2.12	The Francis House - Second Floor Plan
A2.13	The Francis House - Third Floor Plan
A2.14	The Francis House - Roof Plan
A2.21	The Bungalows - First Floor Plan
A2.22	The Bungalows - Second Floor Plan
A2.23	The Bungalows - Third Floor Plan
A2.24	The Bungalows - Roof Plan
A2.31	The Spa-Suites - First Floor Plan
A2.32	The Spa-Suites - Second Floor Plan
A2.33	The Spa-Suites - Roof Plan
A2.41	The Gate House / Trash Enclosure Floor Plans
A3.11	The Francis House - Front Elevation
A3.12	The Francis House - Left Side Elevation
A3.13	The Francis House - Rear Elevation
A3.14	The Francis House - Right Side Elevation
A3.15	The Francis House - Left Front Elevation
A3.16	The Francis House - Left Rear Elevation
A3.17	The Francis House - Right Rear Elevation
A3.18	The Francis House - Right Front Elevation
A3.21	The Bungalows - Front Elevation
A3.22	The Bungalows - Left Elevation
A3.23	The Bungalows - Rear Elevation
A3.24	The Bungalows - Right Elevation
A3.31	The Spa-Suites - Front / Right Elevations
A3.32	The Spa-Suites - Rear / Left Elevations
A3.41	The Gate House / Trash Enclosure Elevations
<b>Landscape Drawings:</b>	
L1	Concept Site Plan
L2	Conceptual Site Sections and Elevations

### PROJECT DATA

Guest Rooms:	26 Units
Parking:	25 Non-Standard Spaces @ 8'-9" width 1 Handicap Space (van accessible) 28 Total Parking Spaces
Proposed Zoning:	PD Planned Development District
Site Acreage:	1.02 Acres
Lot Area Coverage:	21%
Height Limit:	37'-0"
Setbacks:	Frontyard (8'-0") Sideyard (5'-0") Sideyard (20'-0") Rearyard (Interior) 5'-0"
Site Address:	1403 Myrtle Street, Calistoga, CA 94515
A.P.N.:	011-242-015; 011-242-014 011-242-004; 011-242-008
Existing Zoning:	RS
General Plan Designation:	High Density Residential/Office

### VICINITY MAP



Paul Kelley Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707-257-1148  
F: 707-939-4530  
E: paulkelley@sbcglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

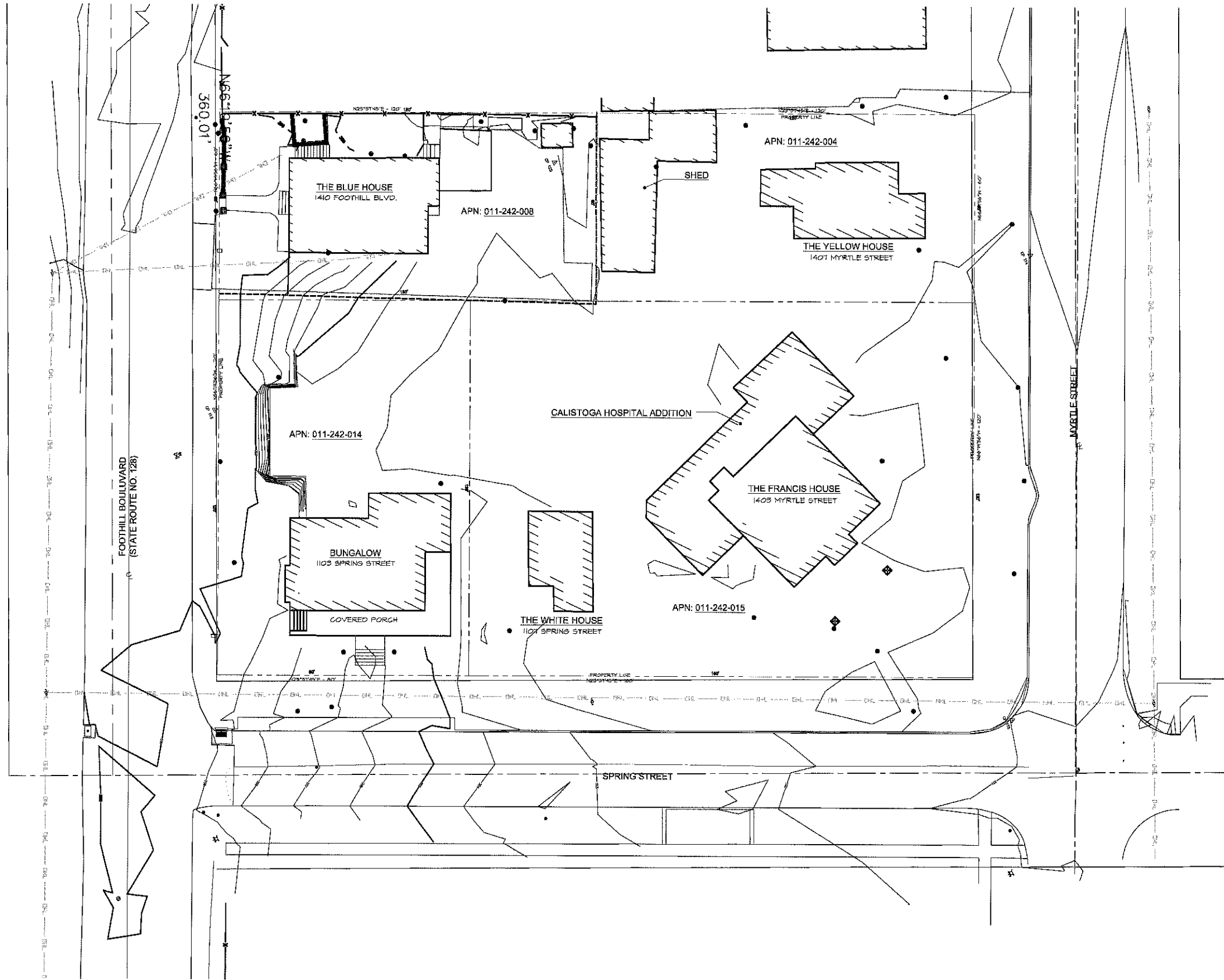
Scale:

REVISIONS
1
2
3
4
5
6
7
8
9
10

Date: July 28, 2008  
Project No: 080401  
Sheet Title:

**TITLE SHEET**

Sheet #:  
**A0.00**  
CONCEPTUAL SUBMITTAL



**1 EXISTING SITE PLAN**  
SCALE: 1/16" = 1'-0"



**Paul Kelley Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1146  
F: 707.959.4350  
E: paulkelley@ebglobal.net

These drawings are the property of Paul Kelley Architect and shall be prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

**A Historic Renovation and Additions To  
The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Seal:

REVISIONS	
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080461

Sheet Title:

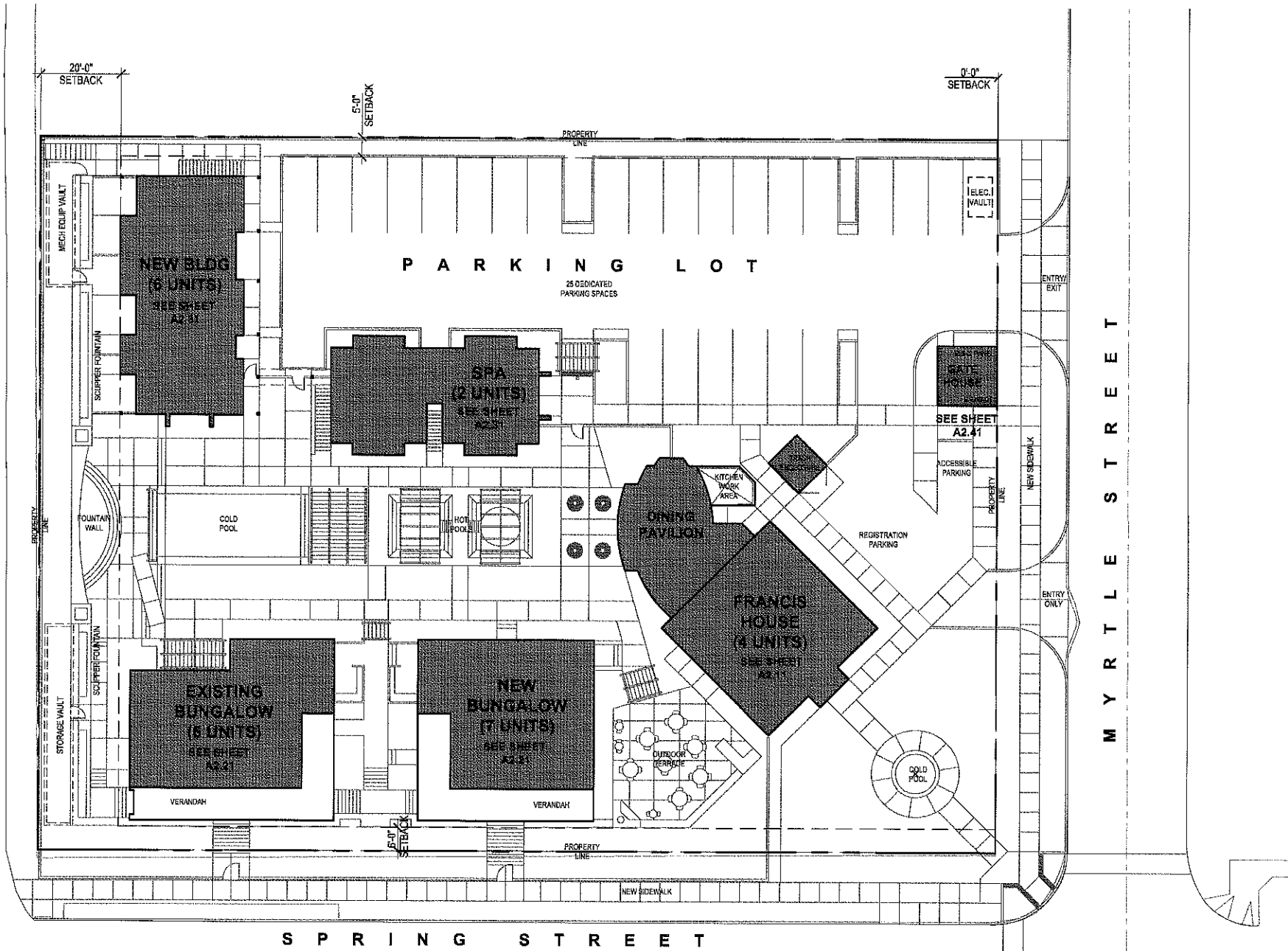
**EXISTING SITE PLAN**

Sheet #:

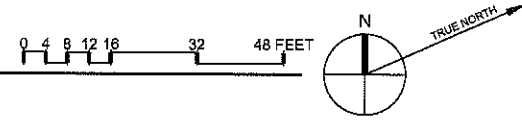
**A1.10**

CONCEPTUAL SUBMITTAL

F O O T H I L L B L V D  
1 2 8



**2 PROPOSED SITE PLAN**  
SCALE: 1/16" = 1'-0"



**Paul Kelley Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.939.4350  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in any other location. Copyright 2008 Paul Kelley, Architect.

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

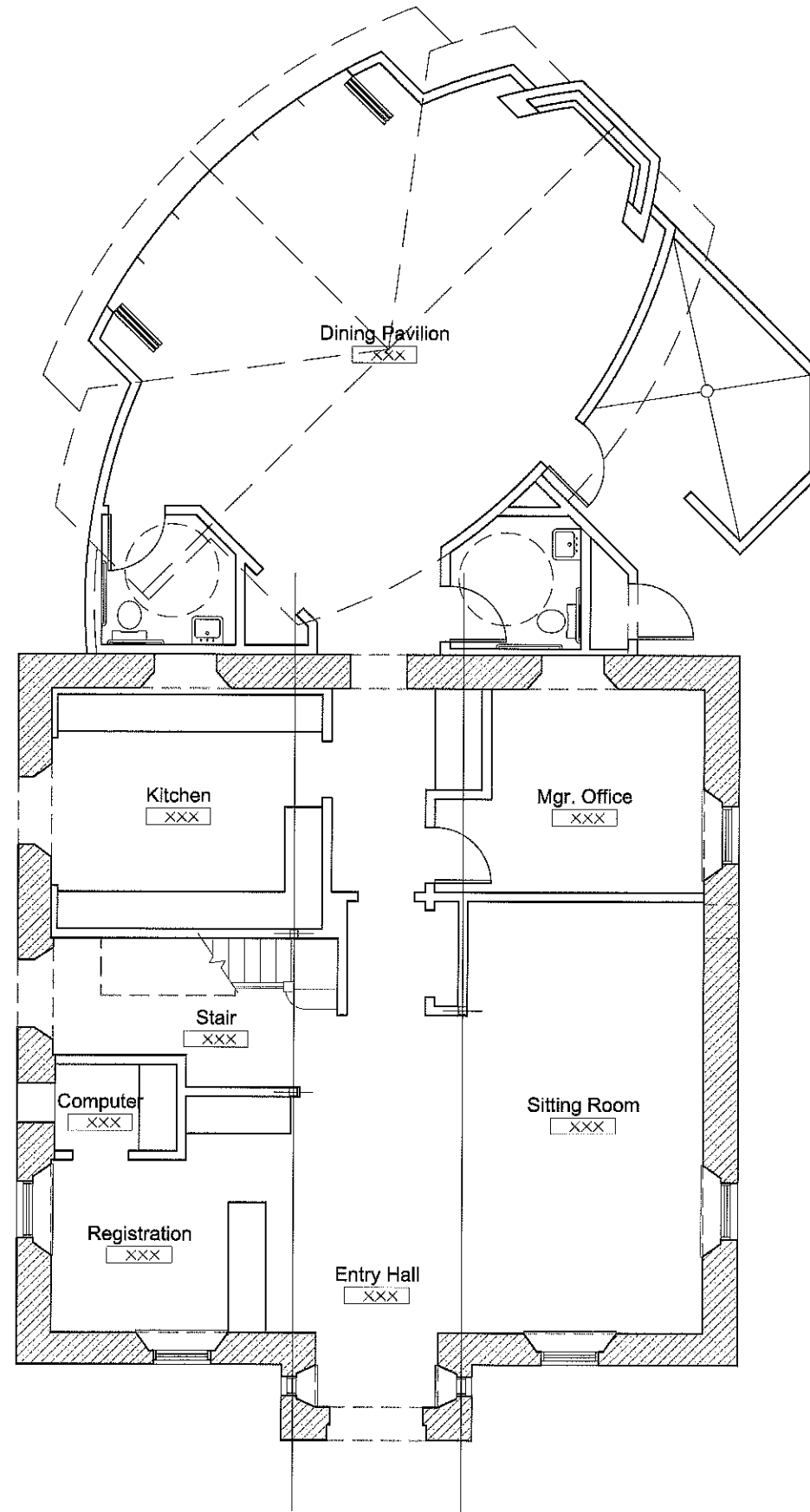
Site:

REVISIONS	
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

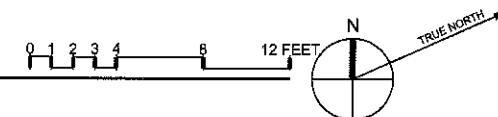
Date: July 28, 2008  
Project No: 080401  
Sheet Title:

**PROPOSED SITE PLAN**

Sheet #: **A1.20**  
CONCEPTUAL SUBMITTAL



**1** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.959.4550  
E: paulkelley@sbcglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Seal:

REVISIONS

△	
△	
△	
△	
△	
△	

Date: July 28, 2008

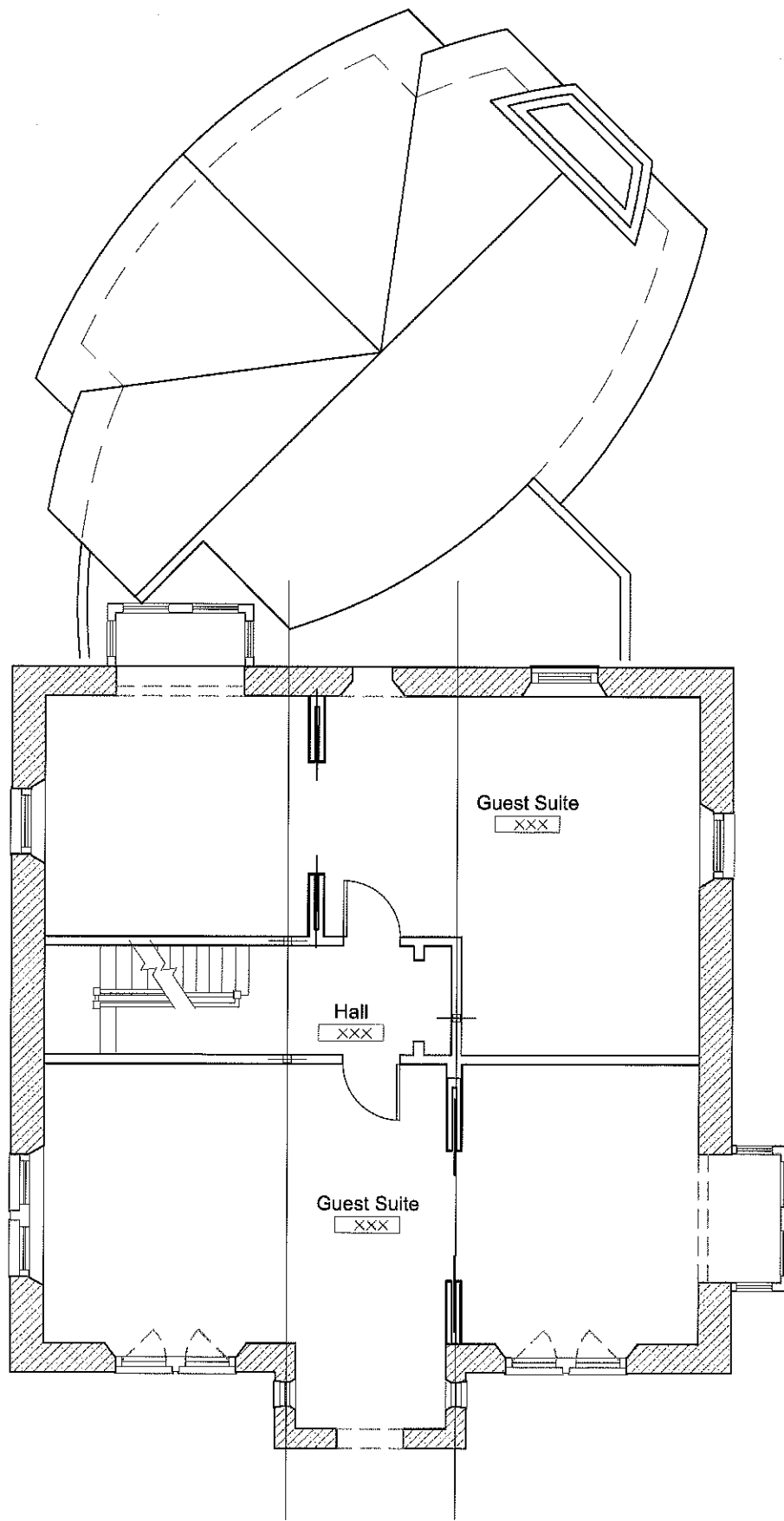
Project No: 080401

Sheet Title:  
**THE FRANCIS HOUSE  
FIRST  
FLOOR PLAN**

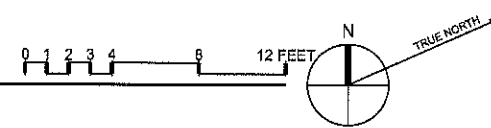
Sheet #:

**A2.11**

CONCEPTUAL SUBMITTAL



**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1118  
F: 707.939.4350  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect.

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Seal:

**REVISIONS**

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

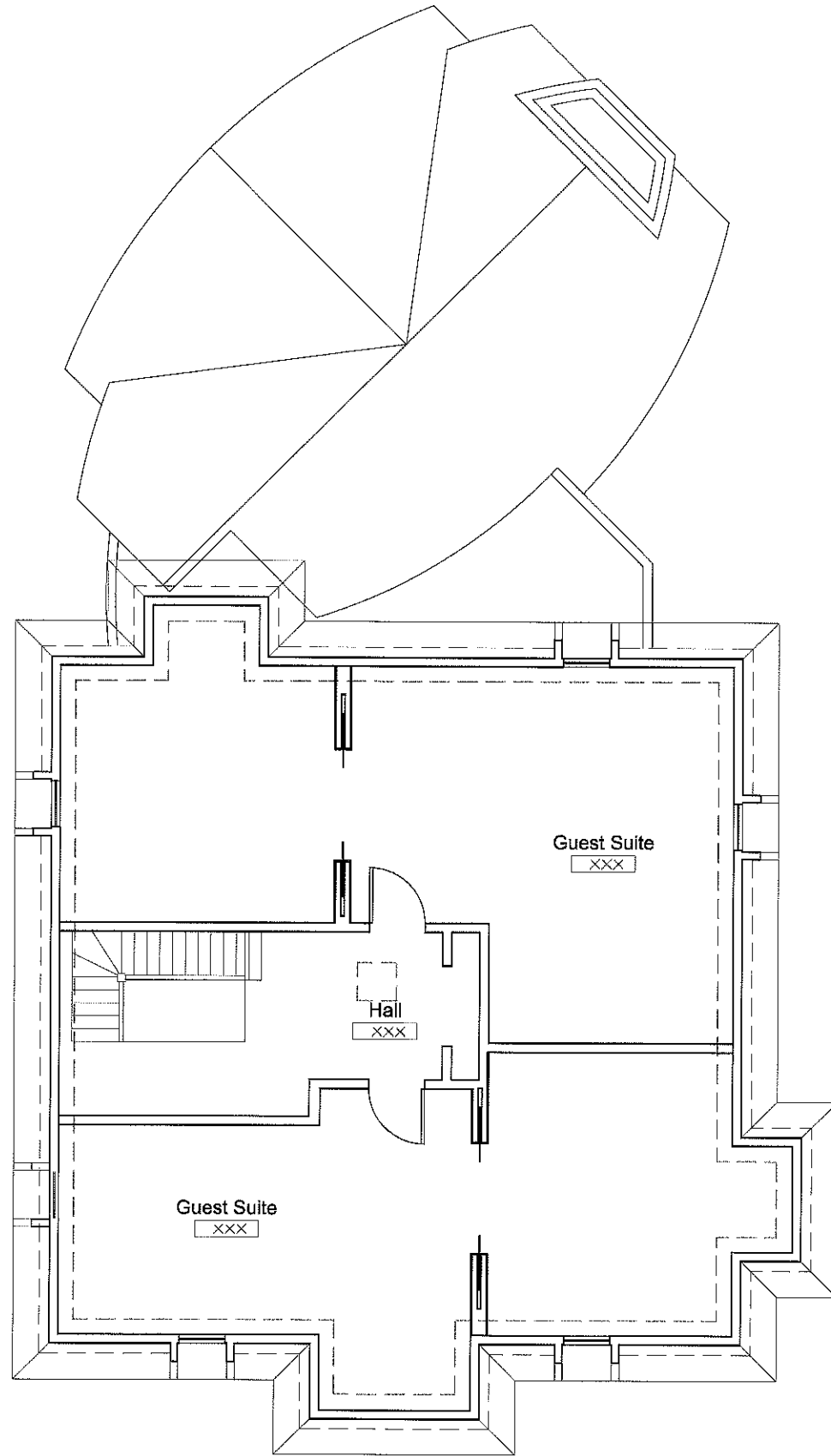
Date: July 28, 2008

Project No: 080401

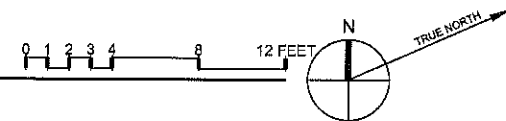
Sheet Title:  
**THE FRANCIS HOUSE  
SECOND  
FLOOR PLAN**

Sheet #:  
**A2.12**

CONCEPTUAL SUBMITTAL



**3 THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.259.4550  
E: paulkelley@abcglobal.net

These drawings are the property of Paul Kelley  
Architect and have been prepared specifically for this  
project. These drawings are not to be used for any  
other project, by any other entity or in another location.  
Copyright 2008 Paul Kelley, Architect

Consultant:

**A Historic Renovation and Additions To  
The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Seal:

**REVISIONS**

△	
△	
△	
△	
△	
△	

Date: July 28, 2008

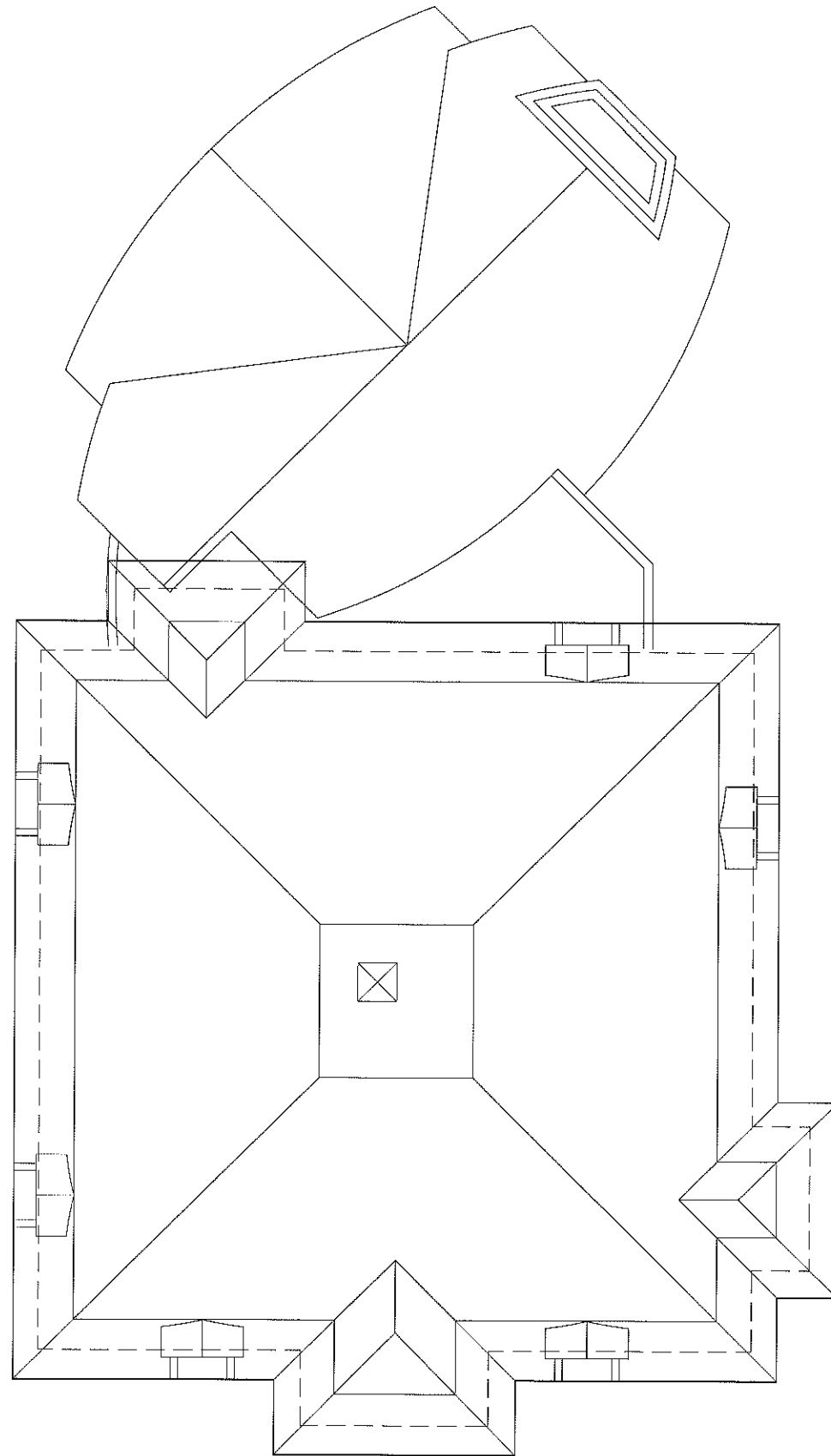
Project No: 080401

Sheet Title:  
**THE FRANCIS HOUSE  
THIRD  
FLOOR PLAN**

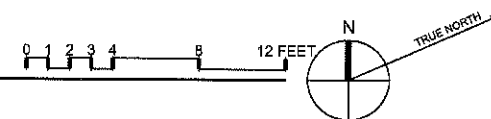
Sheet #:

**A2.13**

CONCEPTUAL SUBMITTAL



**4 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.939.4550  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley  
Architect and have been prepared specifically for this  
project. These drawings are not to be used for any  
other project, by any other entity or in another location.  
Copyright 2008 Paul Kelley, Architect

Consultant:

**A Historic Renovation and Additions To  
The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Seal:

**REVISIONS**

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

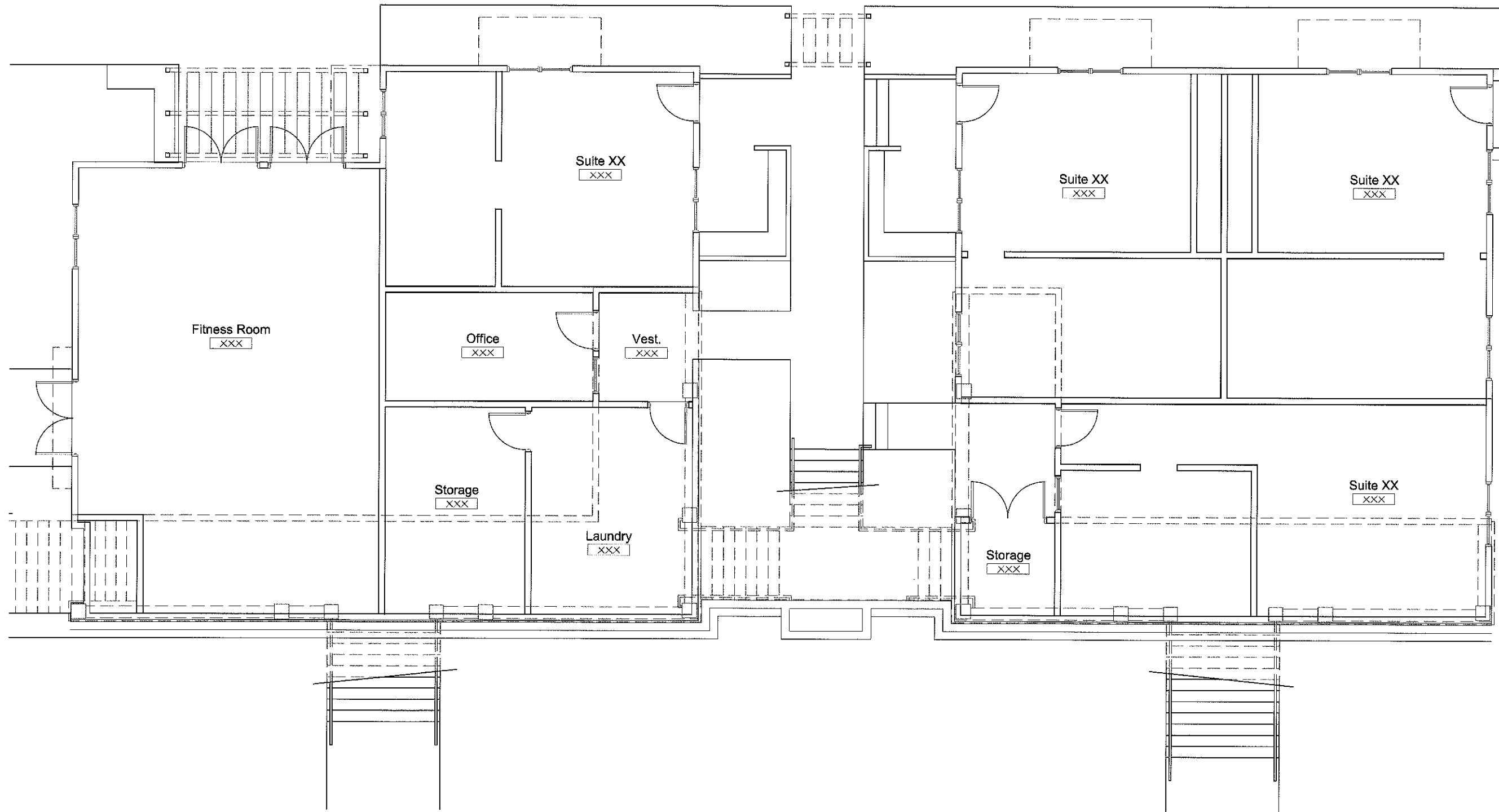
Sheet Title:

**THE FRANCIS HOUSE  
ROOF PLAN**

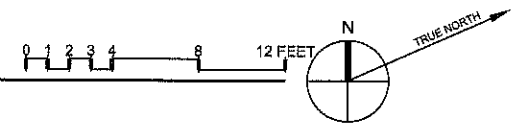
Sheet #:

**A2.14**

CONCEPTUAL SUBMITTAL



**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**Paul Kelley Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.939.4550  
E: paulkelley@sbcglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

**A Historic Renovation and Additions To  
The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Set:

REVISIONS	
△	
△	
△	
△	
△	
△	

Date: July 28, 2008

Project No: 080401

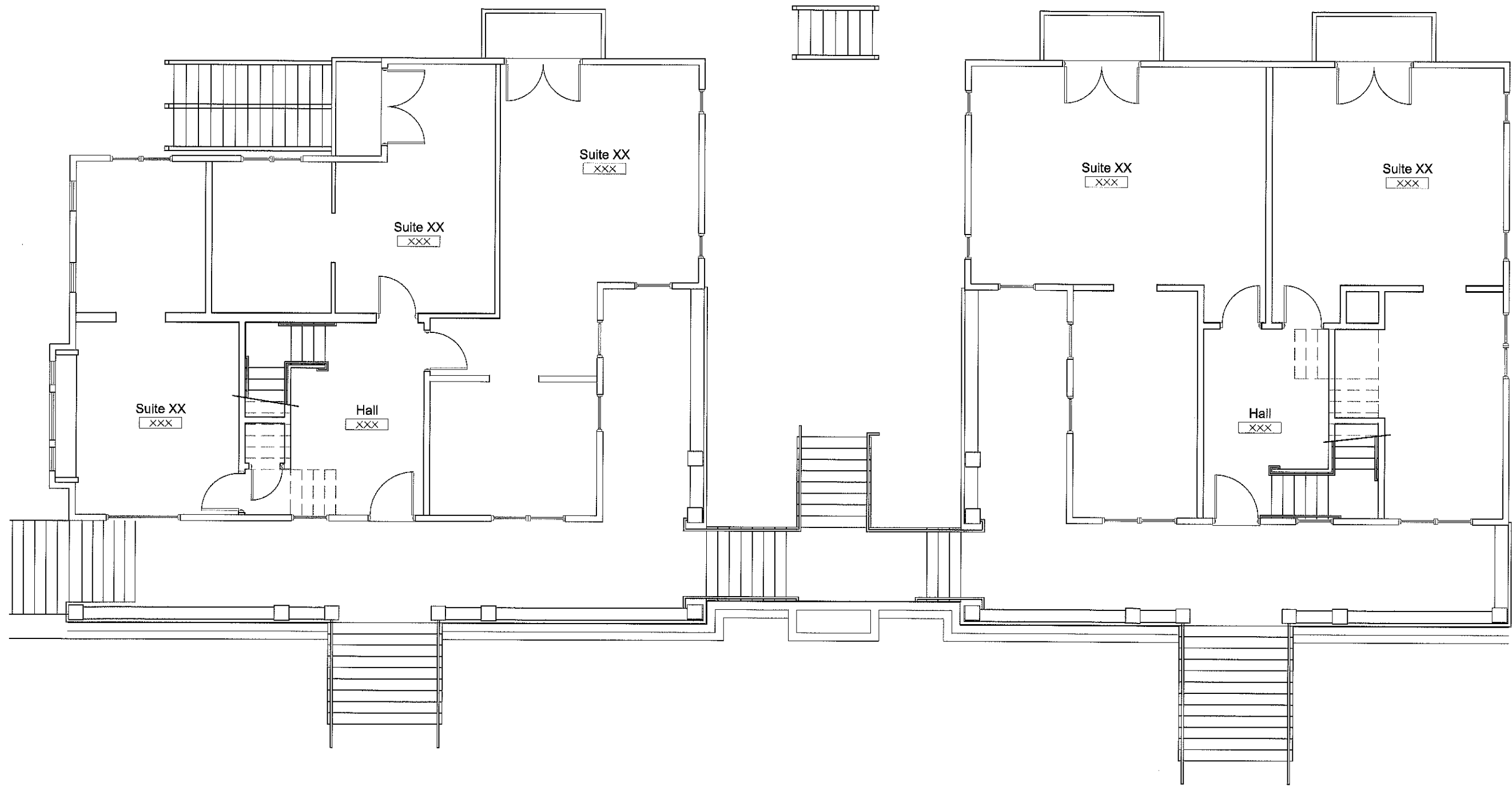
Sheet Title:  
**THE BUNGALOWS  
FIRST  
FLOOR PLAN**

Sheet #:

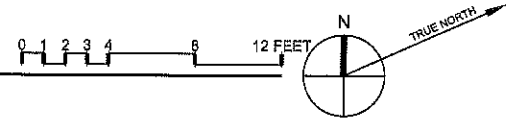
**A2.21**

CONCEPTUAL SUBMITTAL





**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.939.4350  
E: paulkelley@abcglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

**A Historic Renovation and Additions To  
The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Set:

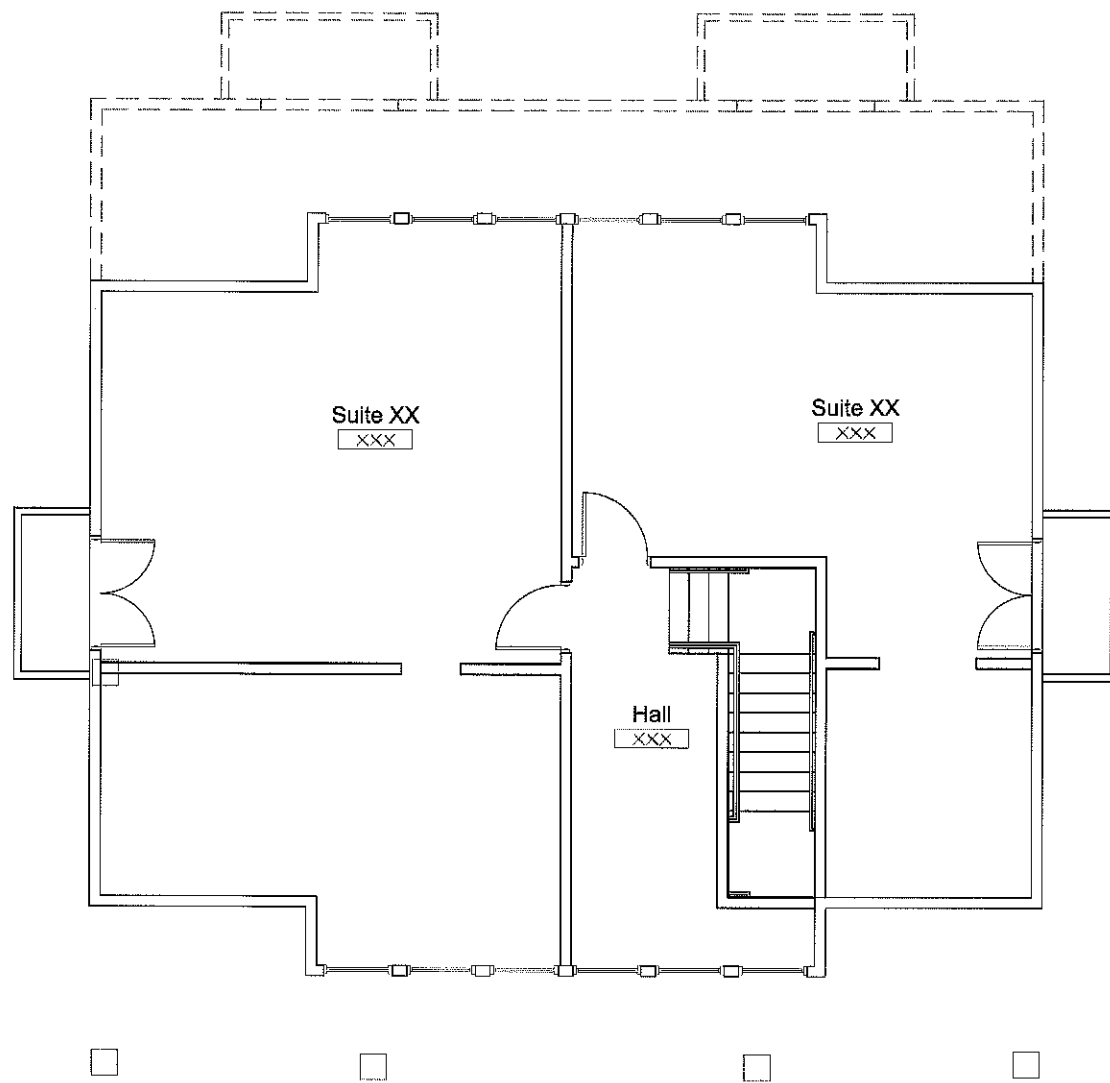
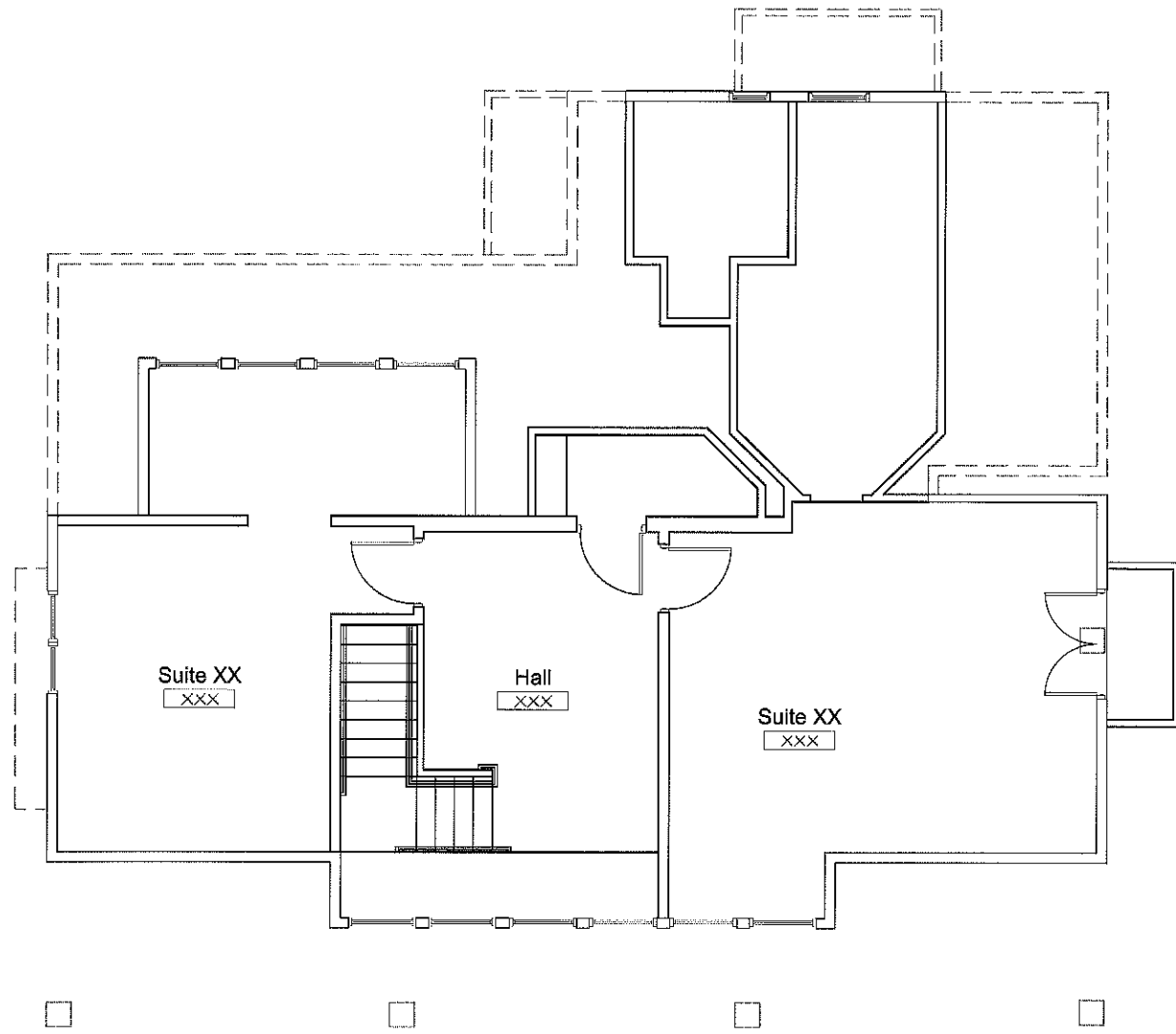
REVISIONS	
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

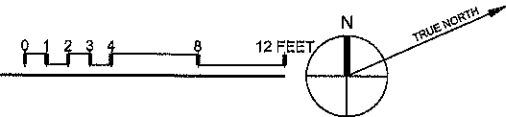
Sheet Title:  
**THE BUNGALOWS  
SECOND  
FLOOR PLAN**

Sheet #:  
**A2.22**  
CONCEPTUAL SUBMITTAL



**3 THIRD FLOOR PLAN**

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



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.259.4250  
E: paulkelley@sbcglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

**A Historic Renovation and Additions To  
The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Seal:

**REVISIONS**

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

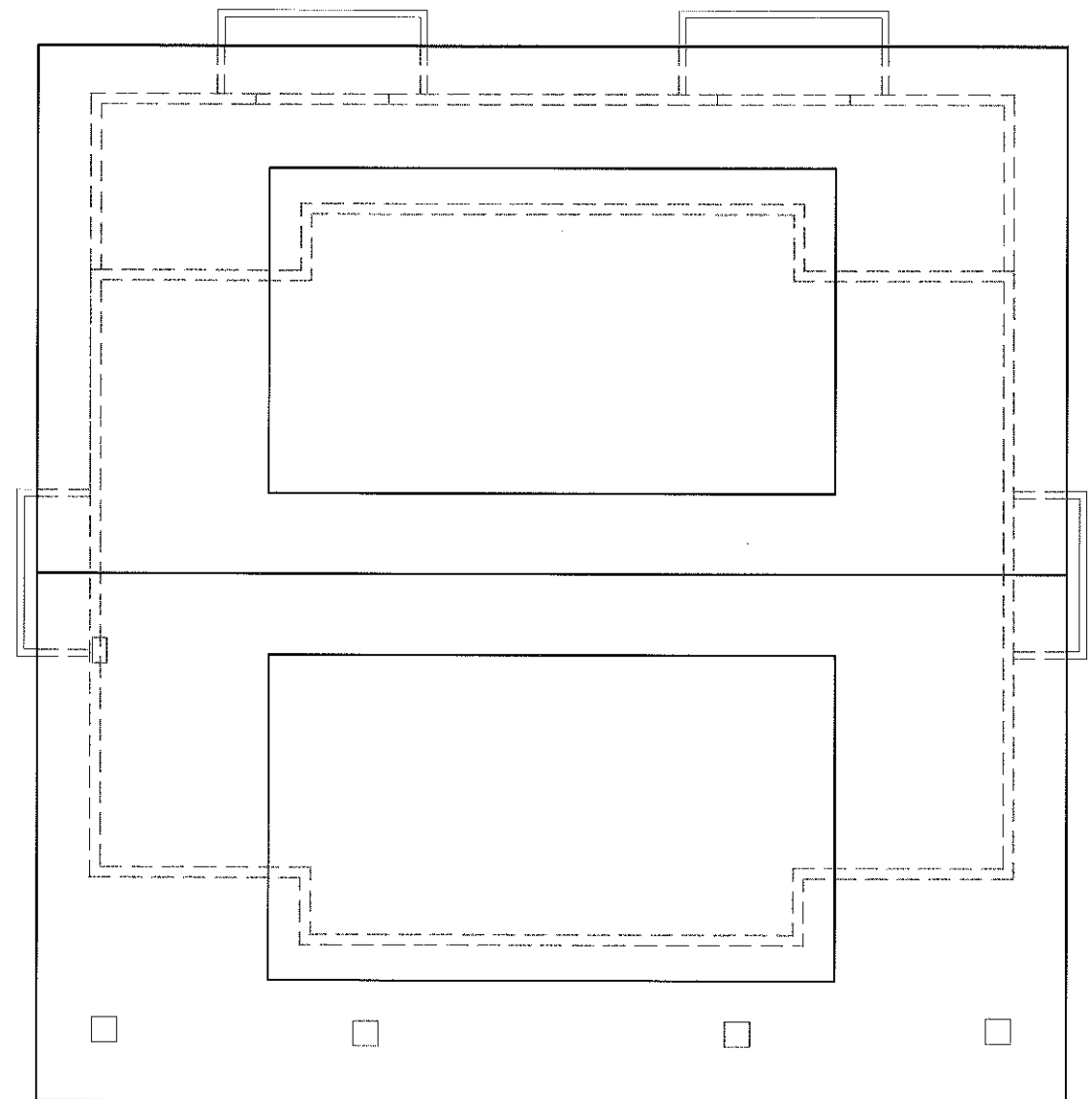
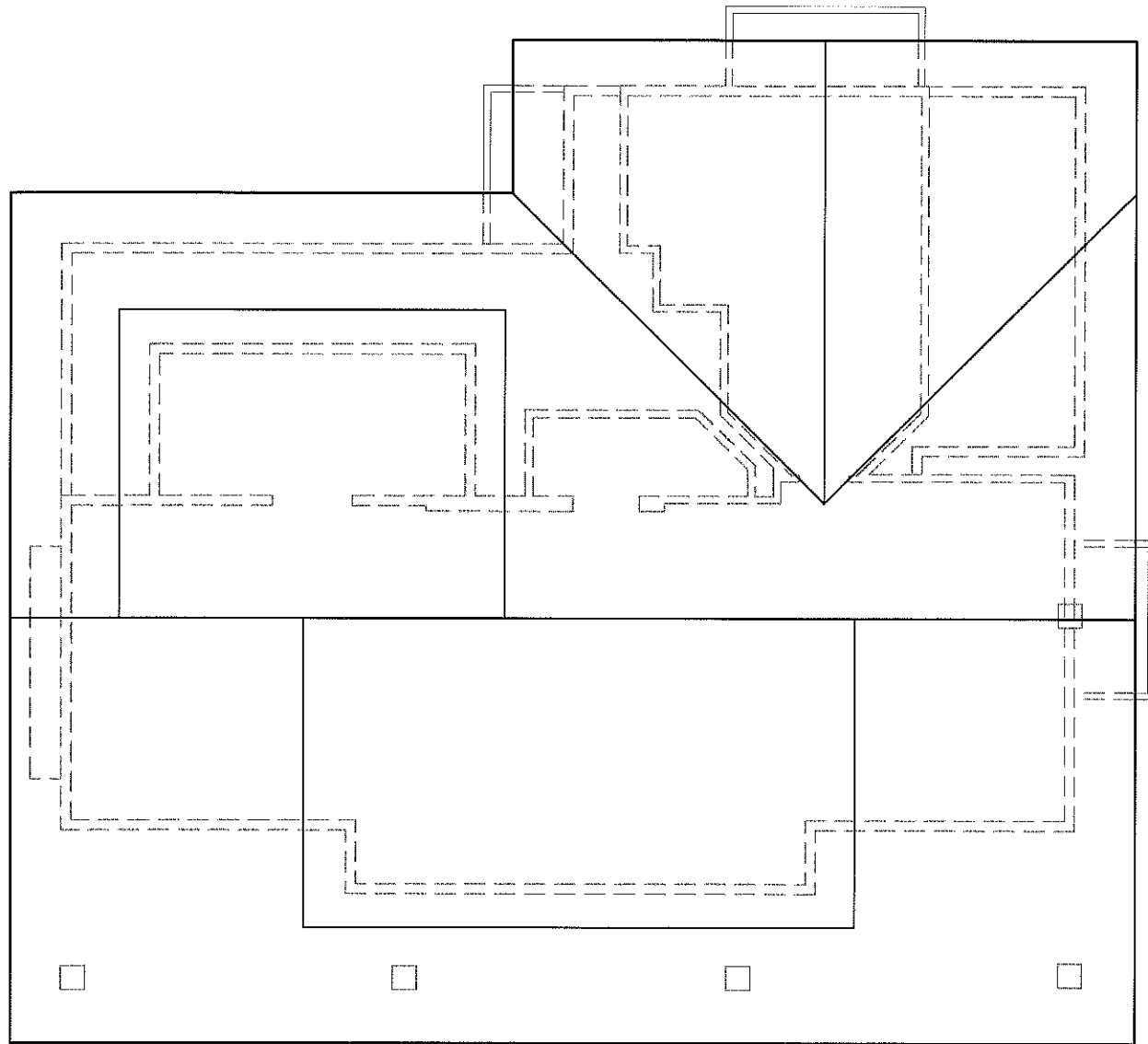
Project No: 080481

Sheet Title:  
**THE BUNGALOWS  
THIRD  
FLOOR PLAN**

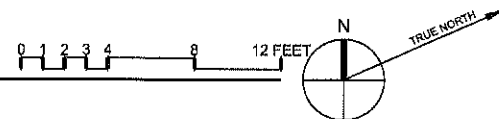
Sheet #:

**A2.23**

CONCEPTUAL SUBMITTAL



**4 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.959.4550  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in any other location. Copyright 2008 Paul Kelley, Architect.

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Seal:

**REVISIONS**

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

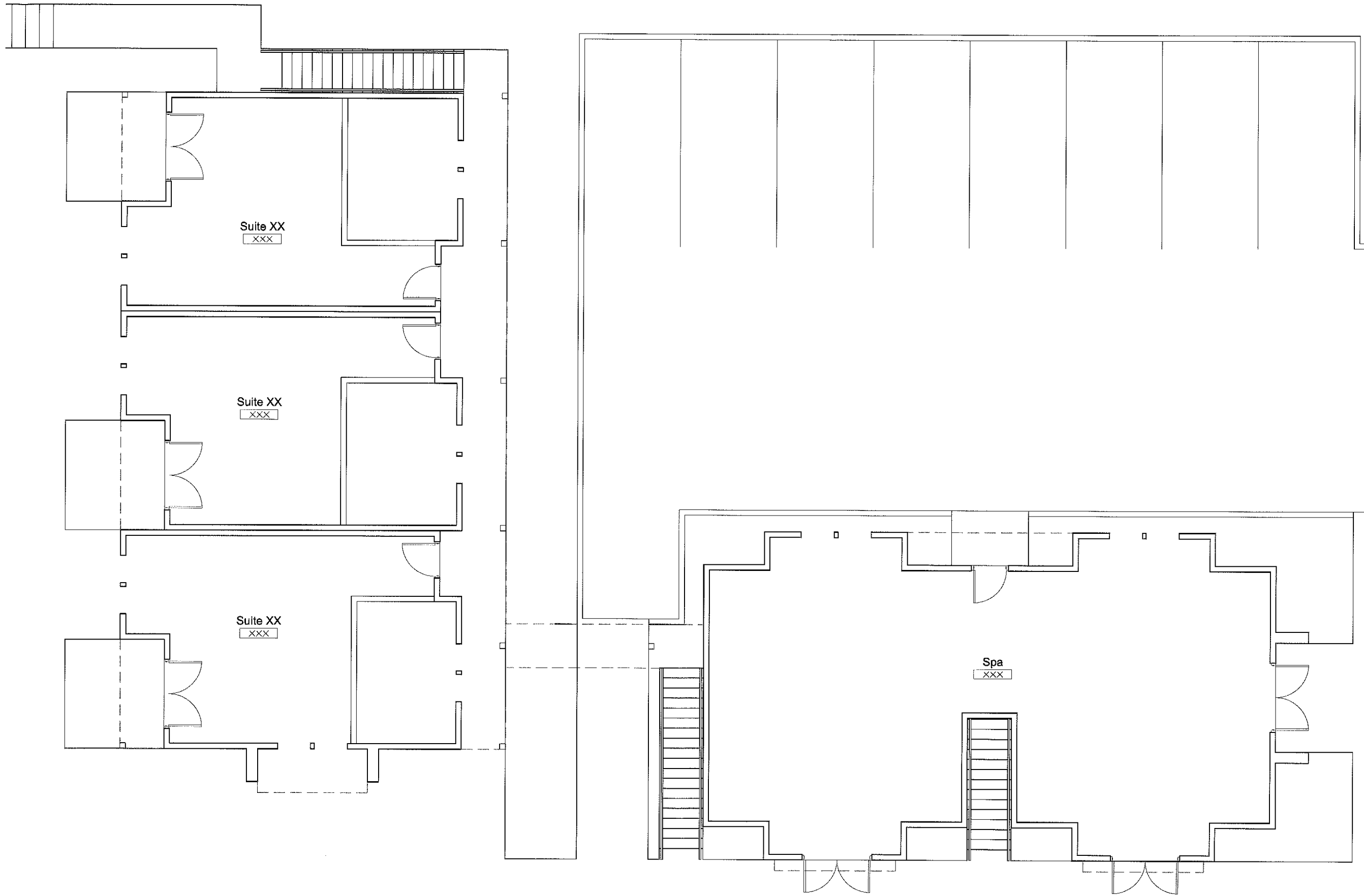
Sheet Title:

**THE BUNGALOWS  
ROOF PLAN**

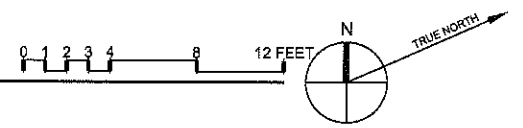
Sheet #:

**A2.24**

CONCEPTUAL SUBMITTAL



**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.257.4550  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

**A Historic Renovation and Additions To  
The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Scale:

**REVISIONS**

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

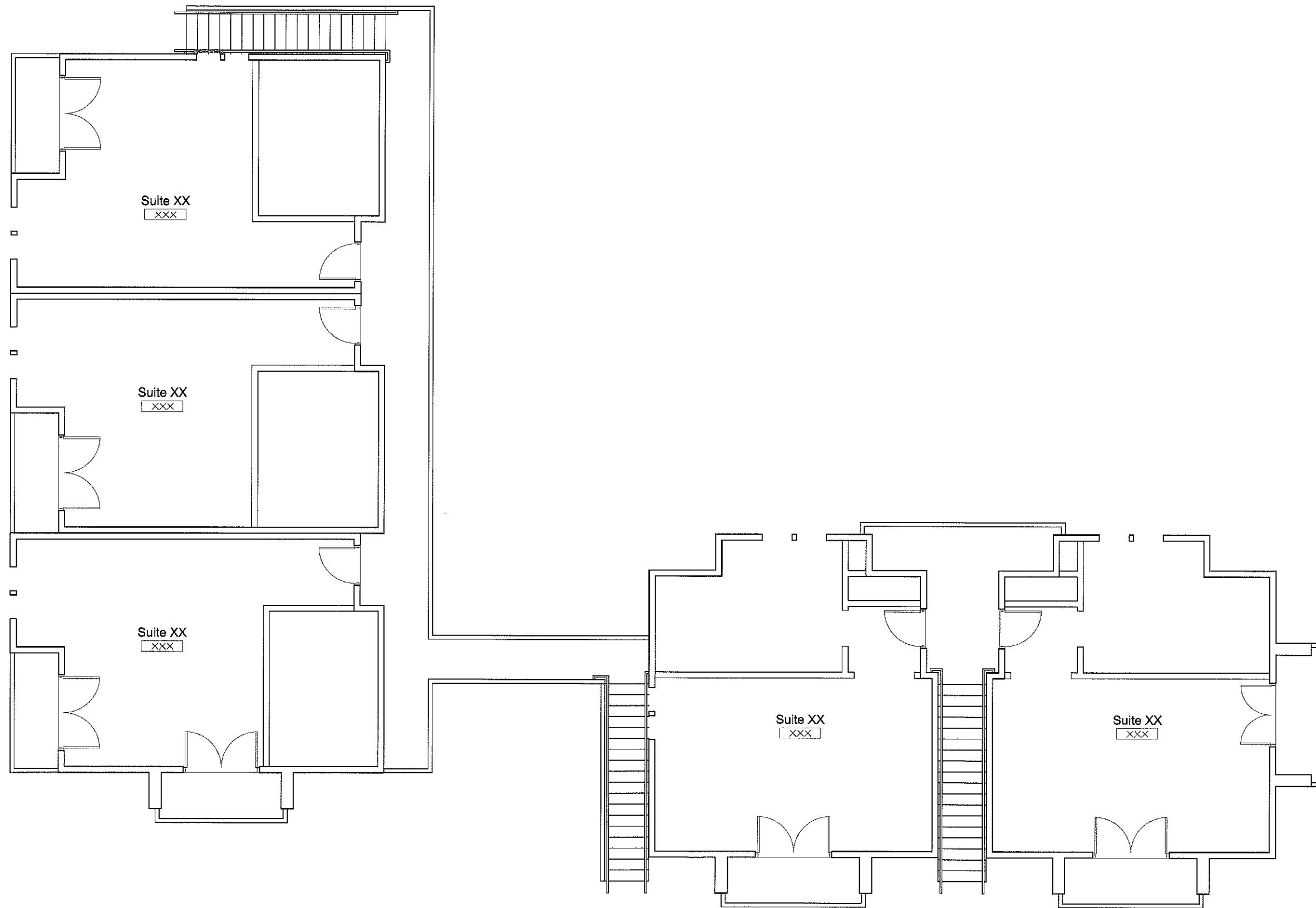
Sheet Title:

**THE SPA SUITES  
FIRST FLOOR PLAN**

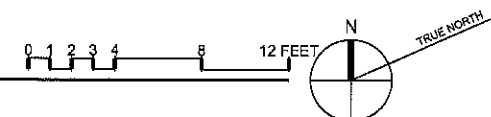
Sheet #:

**A2.31**

CONCEPTUAL SUBMITTAL



**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.959.4550  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant

**A Historic Renovation and Additions To  
The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Seal:

REVISIONS	
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

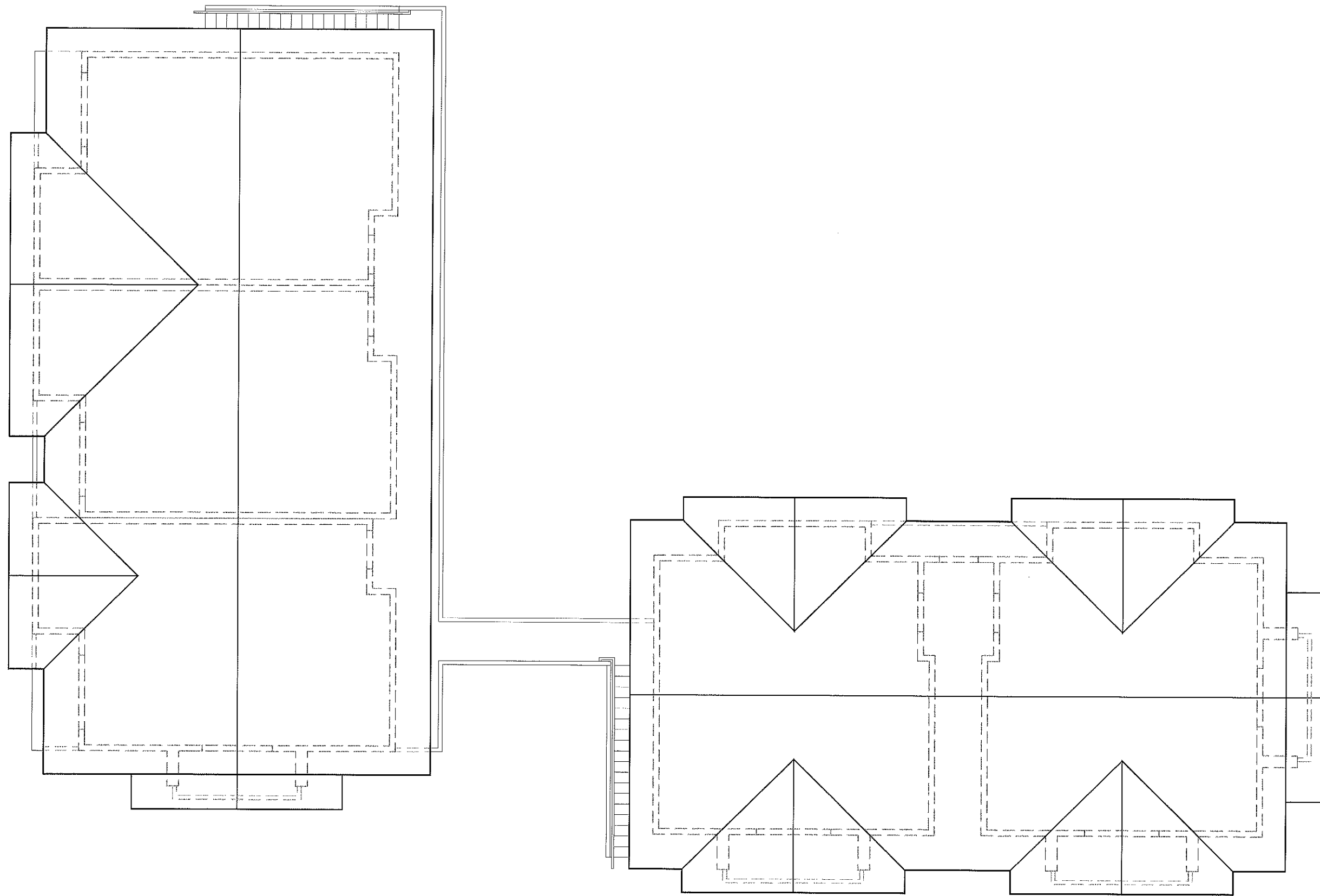
Date: July 28, 2008

Project No: 080401

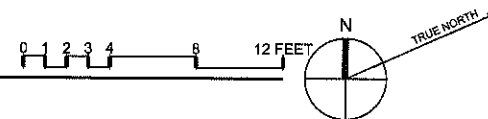
Sheet Title:  
**THE SPA SUITES  
SECOND FLOOR  
PLAN**

Sheet #:  
**A2.32**

CONCEPTUAL SUBMITTAL



**3 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.959.4550  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for the project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect.

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Site:

**REVISIONS**

△	
△	
△	
△	
△	
△	

Date: July 28, 2008

Project No: 080401

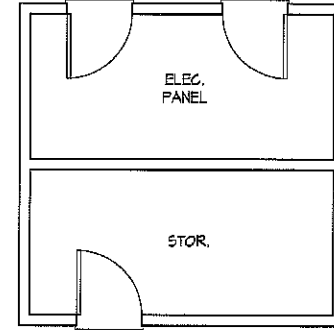
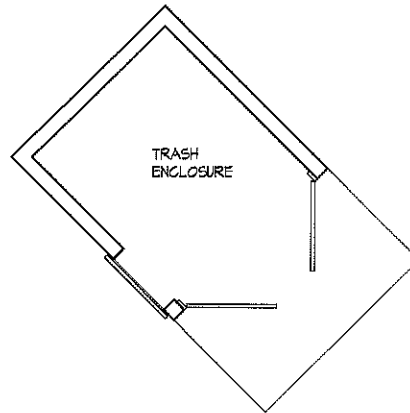
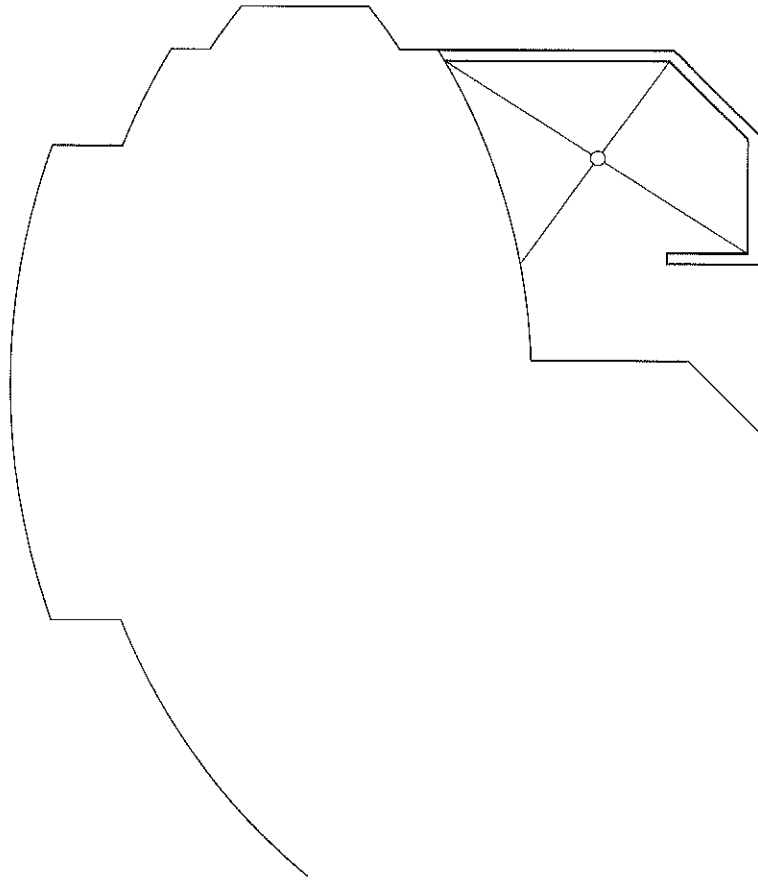
Sheet Title:

**THE SPA SUITES  
ROOF PLAN**

Sheet #:

**A2.33**

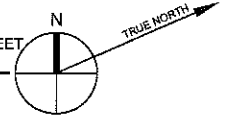
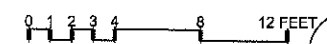
CONCEPTUAL SUBMITTAL



1

**GATE HOUSE / TRASH ENCL. PLANS**

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



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.939.4550  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

**A Historic Renovation and Additions To  
The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Sub:

REVISIONS	
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

Sheet Title:  
**GATE HOUSE  
TRASH ENCLOSURE  
PLANS**

Sheet #:

**A2.41**

CONCEPTUAL SUBMITTAL

Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.939.4550  
E: paulkelley@ebglobal.net

These drawings are the property of Paul Kelley, Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect.

Consultant:



A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Set:

REVISIONS	
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

Sheet Title:

**THE FRANCIS HOUSE  
FRONT ELEVATION**

Sheet #:

**A3.11**

CONCEPTUAL SUBMITTAL

**A FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

0 1 2 3 4 8 12 FEET

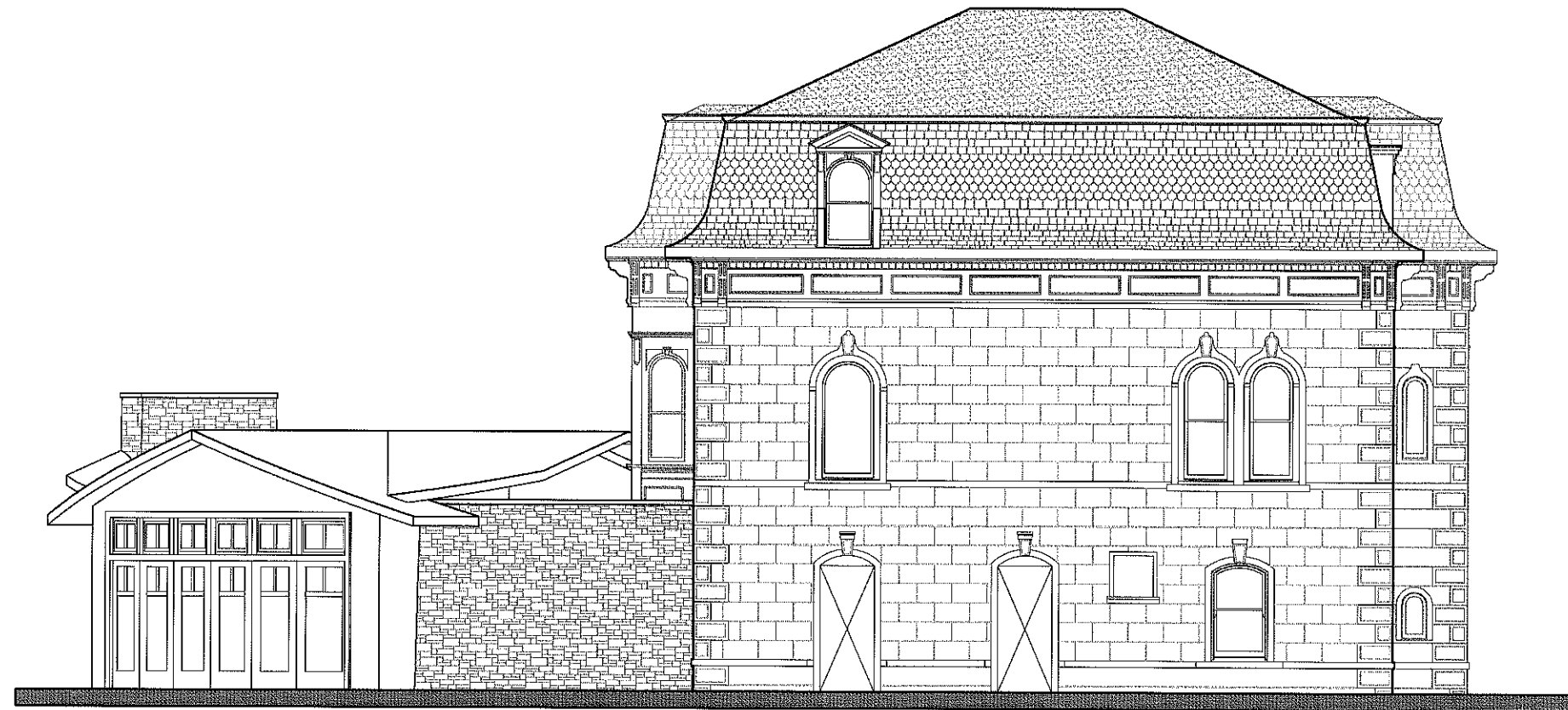


Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.257.4330  
E: paulkelly@abeglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:



A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Scale:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date:

July 28, 2008

Project No:

080401

Sheet Title:

THE FRANCIS HOUSE

LEFT ELEVATION

Sheet #:

A3.12

CONCEPTUAL SUBMITTAL

**B** LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

0 1 2 3 4 6 12 FEET

Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1146  
F: 707.959.4550  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright ©2008 Paul Kelley, Architect.

Consultant:



A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Seal:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

Sheet Title:  
**THE FRANCIS HOUSE  
REAR ELEVATION**

Sheet #:

**A3.13**

CONCEPTUAL SUBMITTAL

**C REAR ELEVATION**

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

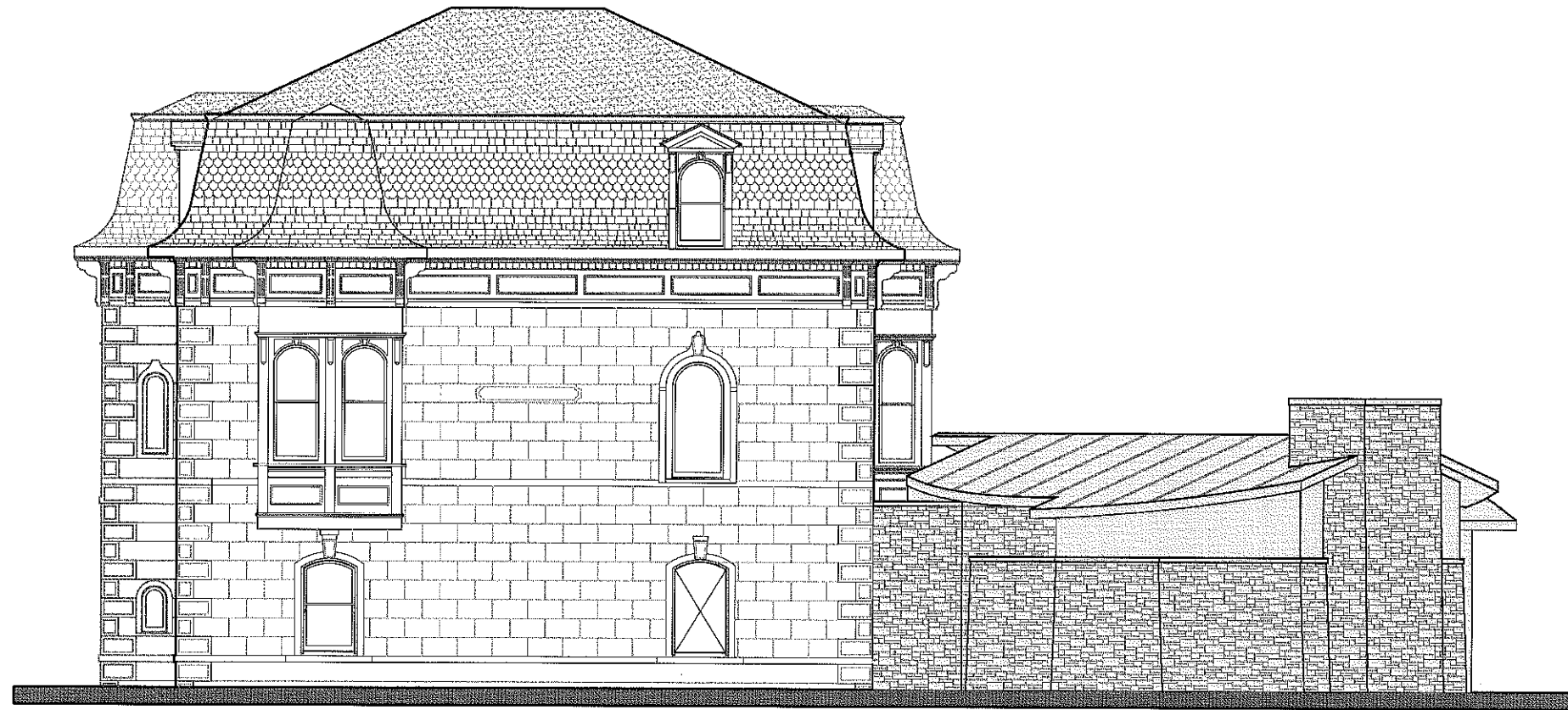


Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.939.4330  
E: paulkelly@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:



A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Date:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

Sheet Title:

**THE FRANCIS HOUSE  
RIGHT ELEVATION**

Sheet #:

**A3.14**

CONCEPTUAL SUBMITTAL

**D RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

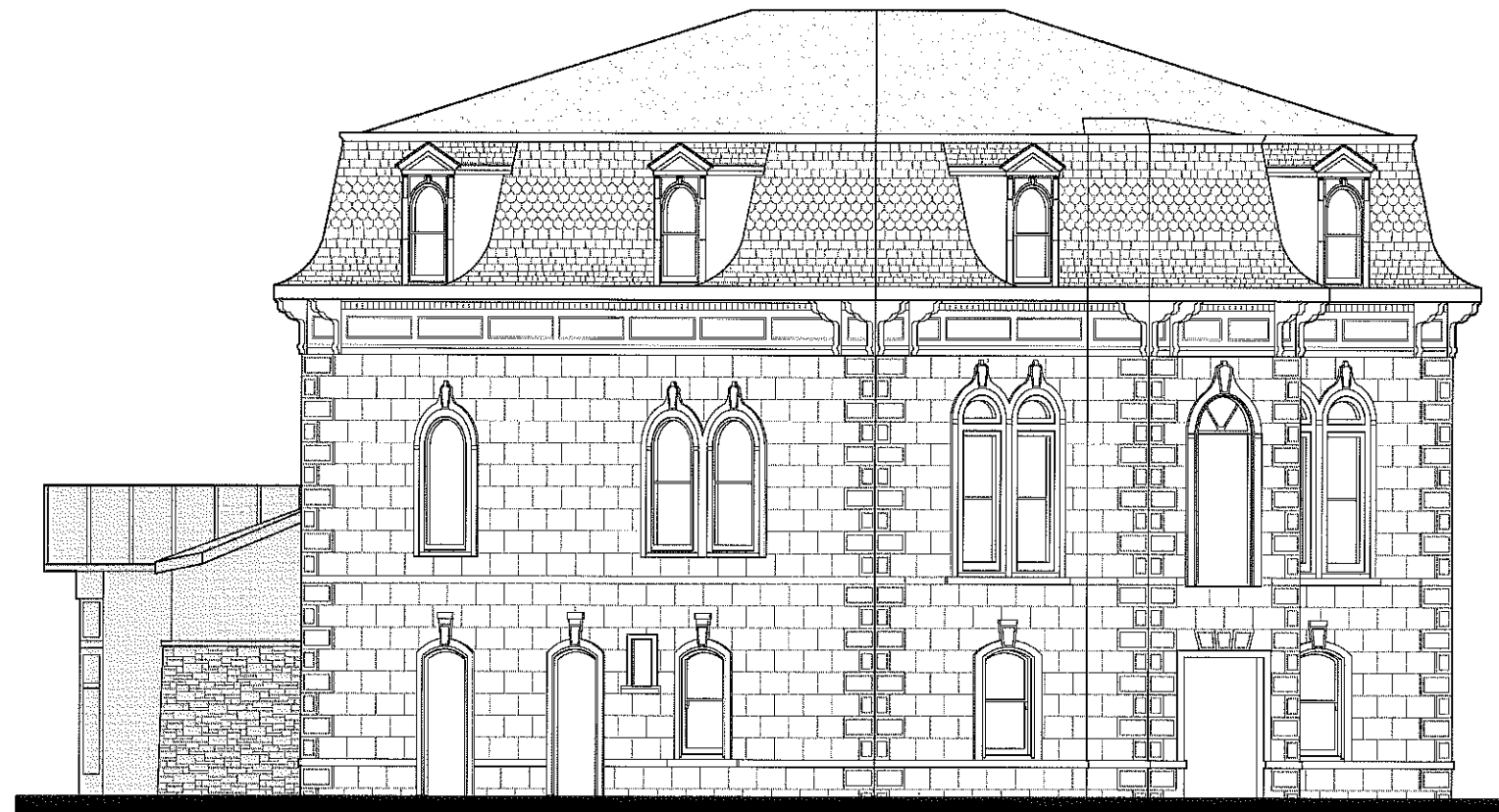


Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.959.4550  
E: paulkelley@abcglobal.net

These drawings are the property of Paul Kelley  
Architect and have been prepared specifically for this  
project. These drawings are not to be used for any  
other project, in any other entity or in another location.  
Copyright 2008 Paul Kelley, Architect

Consultant:



A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Scale:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

Sheet Title:  
**THE FRANCIS HOUSE  
LEFT FRONT  
ELEVATION**

Sheet #:

**A3.15**

CONCEPTUAL SUBMITTAL

**E** LEFT FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

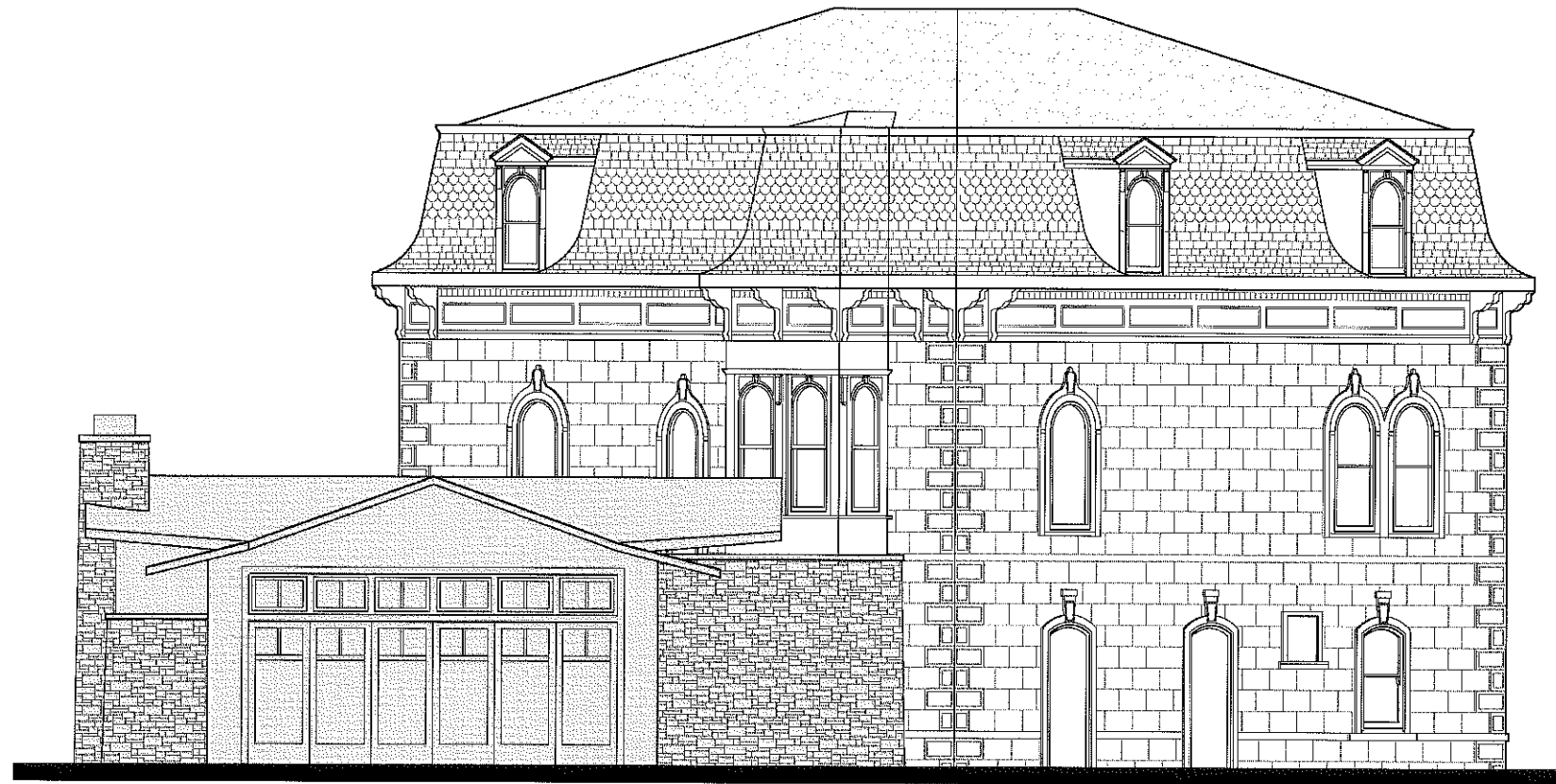
0 1 2 3 4 8 12 FEET

Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.959.4550  
E: paulkelley@sbcglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:



A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Sheet:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

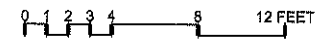
Sheet Title:  
**THE FRANCIS HOUSE  
LEFT REAR  
ELEVATION**

Sheet #:

**A3.16**

CONCEPTUAL SUBMITTAL

**F** LEFT REAR ELEVATION  
SCALE: 1/4" = 1'-0"

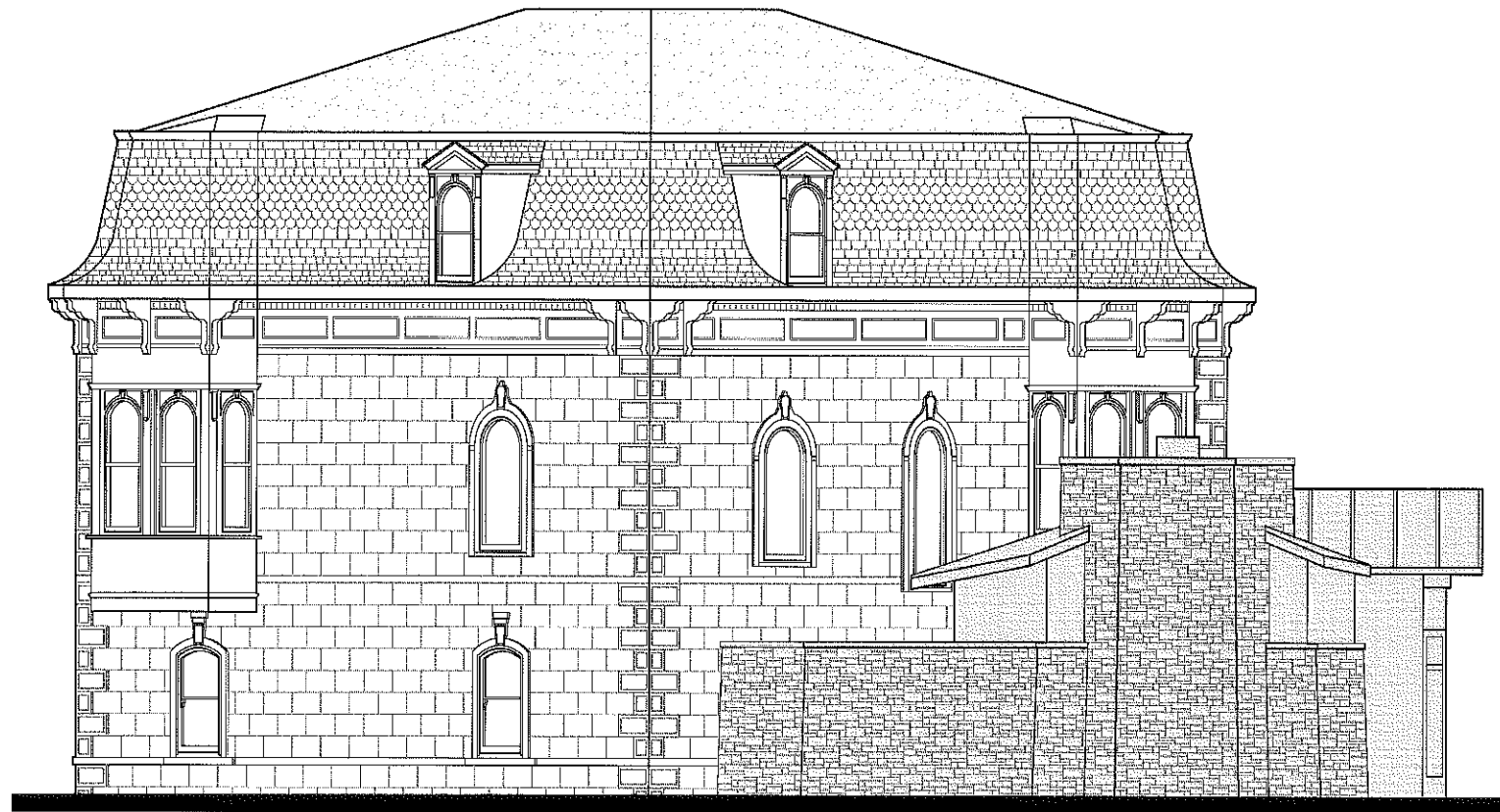


Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.959.4550  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley Architect

Consultant:



A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Scale:

REVISIONS

- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_

Date: July 28, 2008

Project No: 080401

Sheet Title:  
**THE FRANCIS HOUSE  
RIGHT REAR  
ELEVATION**

Sheet #:

**A3.17**

CONCEPTUAL SUBMITTAL

**G** RIGHT REAR ELEVATION  
SCALE: 1/4" = 1'-0"

0 1 2 3 4 8 12 FEET

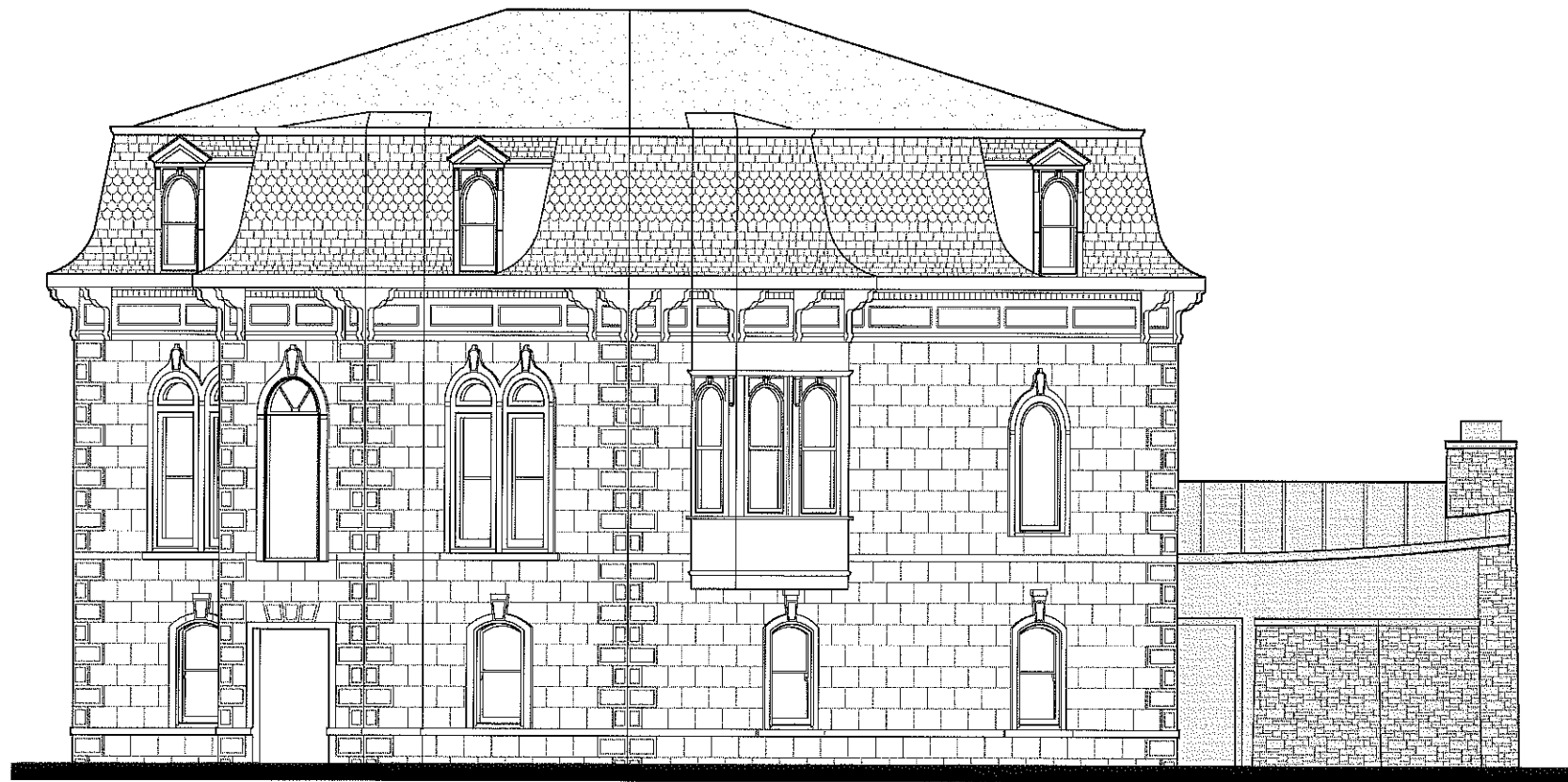
Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559

P: 707.257.1148  
F: 707.259.4550  
E: paulkelley@cbglobal.net

These drawings are the property of Paul Kelley  
Architect and have been prepared specifically for this  
project. These drawings are not to be used for any  
other project, by any other entity or in another location.  
Copyright 2008 Paul Kelley, Architect

Consultant:



A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

See:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

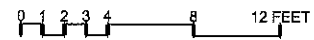
Sheet Title:  
**THE FRANCIS HOUSE  
RIGHT FRONT  
ELEVATION**

Sheet #:

**A3.18**

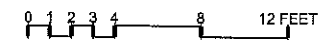
CONCEPTUAL SUBMITTAL

**H** RIGHT FRONT ELEVATION  
SCALE: 1/4" = 1'-0"





**A FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**Paul  
Kelley  
Architect**

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.939.4330  
E: paulkelley@sbcglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for the project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Site:

REVISIONS	
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

Sheet Title:

**THE BUNGALOWS  
FRONT ELEVATION**

Sheet #:

**A3.21**

CONCEPTUAL SUBMITTAL



Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.259.4350  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley  
Architect and have been prepared specifically for this  
project. These drawings are not to be used for any  
other project, by any other party or in another location.  
Copyright 2008 Paul Kelley, Architect

Consultant:



A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Set:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

Sheet Title:

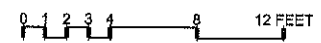
**THE BUNGALOWS  
LEFT ELEVATION**

Sheet #:

**A3.22**

CONCEPTUAL SUBMITTAL

**B** LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



Paul  
Kelley  
Architect

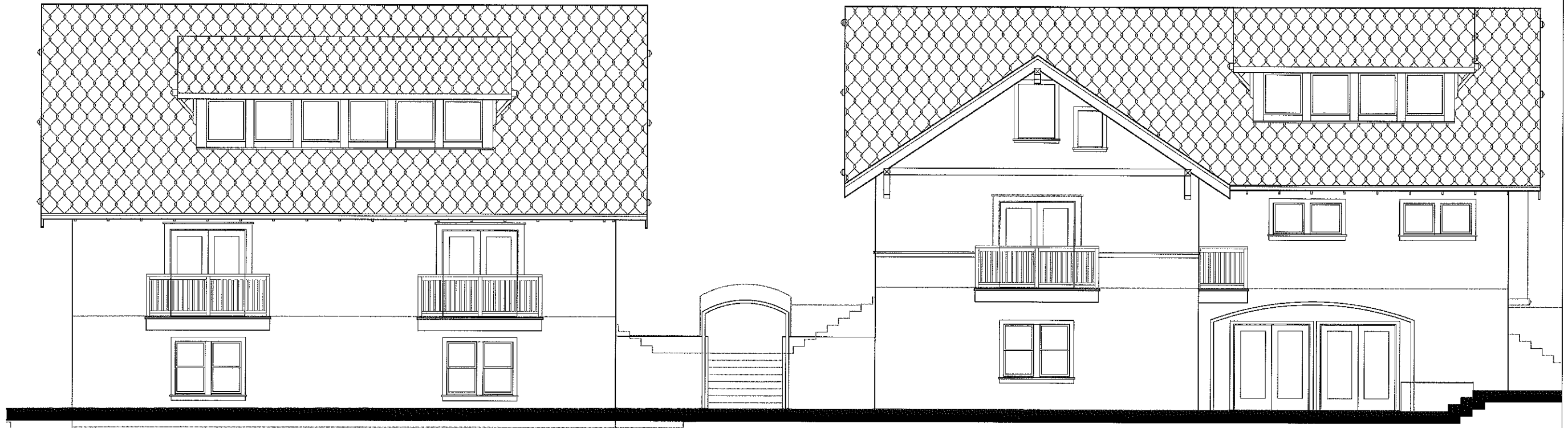
1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.939.4350  
E: paulkelley@bcglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Scale:



REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 26, 2008

Project No: 080401

Sheet Title:

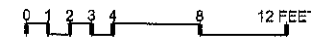
**THE BUNGALOWS  
REAR ELEVATION**

Sheet #:

**A3.23**

CONCEPTUAL SUBMITTAL

**C REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1148  
F: 707.959.4550  
E: paulkelly@abeglobal.net

These drawings are the property of Paul Kelley  
Architect and have been prepared specifically for this  
project. These drawings are not to be used for any  
other project, by any other entity or in another location.  
Copyright 2008 Paul Kelley, Architect

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Scale:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

Sheet Title:

**THE BUNGALOWS  
RIGHT ELEVATION**

Sheet #:

**A3.24**

CONCEPTUAL SUBMITTAL



**D** RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1118  
F: 707.259.4350  
E: paulkelley@sbcglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright 2008 Paul Kelley, Architect

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

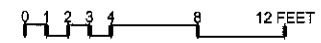
Seal:



**B** RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



**A** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



REVISIONS

△	
△	
△	
△	
△	
△	

Date: July 28, 2008

Project No: 080401

Sheet Title:  
**SPA-SUITES  
FRONT/RIGHT  
ELEVATIONS**

Sheet #:

**A3.31**

CONCEPTUAL SUBMITTAL

Paul  
Kelley  
Architect

1436 Second Street #162  
Napa, CA 94559  
P: 707.257.1146  
F: 707.939.4550  
E: paulkelley@abglobal.net

These drawings are the property of Paul Kelley Architect and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location. Copyright © 2008 Paul Kelley Architect

Consultant:

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Sex:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

Project No: 080401

Sheet Title:

**SPA-SUITES  
REAR/LEFT  
ELEVATIONS**

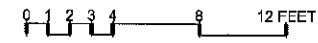
Sheet #:

**A3.32**

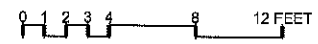
CONCEPTUAL SUBMITTAL

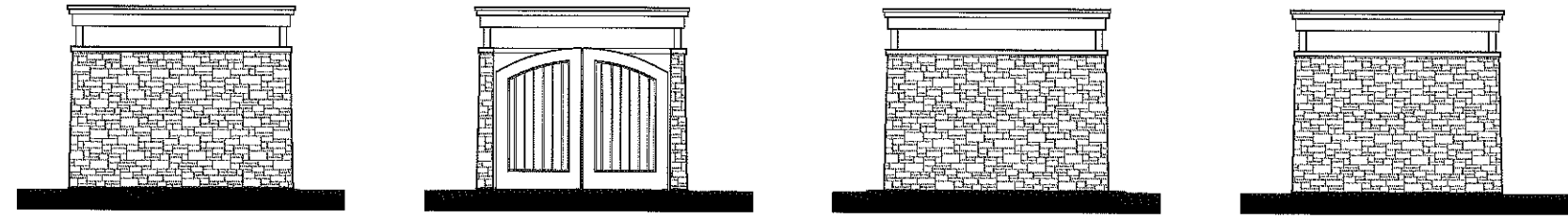


**D LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

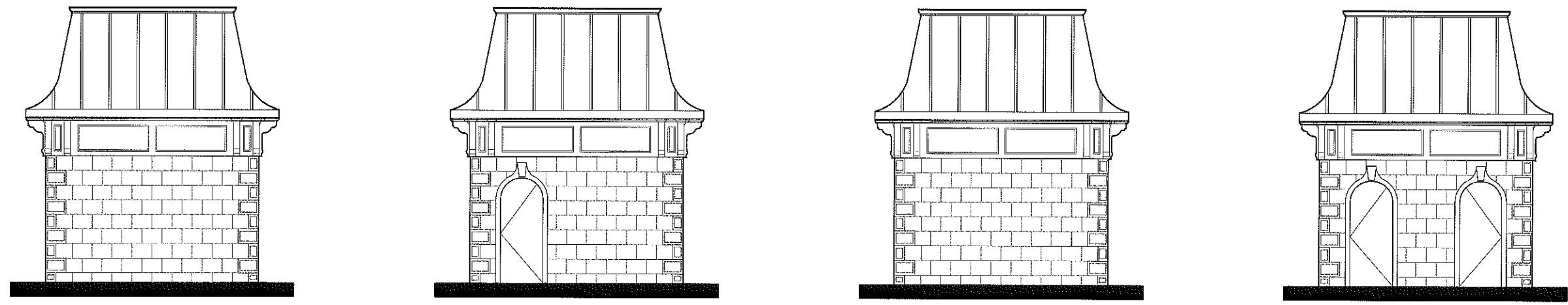


**C REAR ELEVATION**  
SCALE: 1/4" = 1'-0"





**B TRASH ENCLOSURE ELEVATIONS** SCALE: 1/4" = 1'-0" 0 1 2 3 4 8 12 FEET



**A GATE HOUSE ELEVATIONS** SCALE: 1/4" = 1'-0" 0 1 2 3 4 8 12 FEET

A Historic Renovation and Additions To  
**The Francis House Inn & Spa**  
1403 Myrtle Street, Calistoga, CA 94515  
APN's: 011-242-004, -008, -014 & -015

Set:

REVISIONS

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Date: July 28, 2008

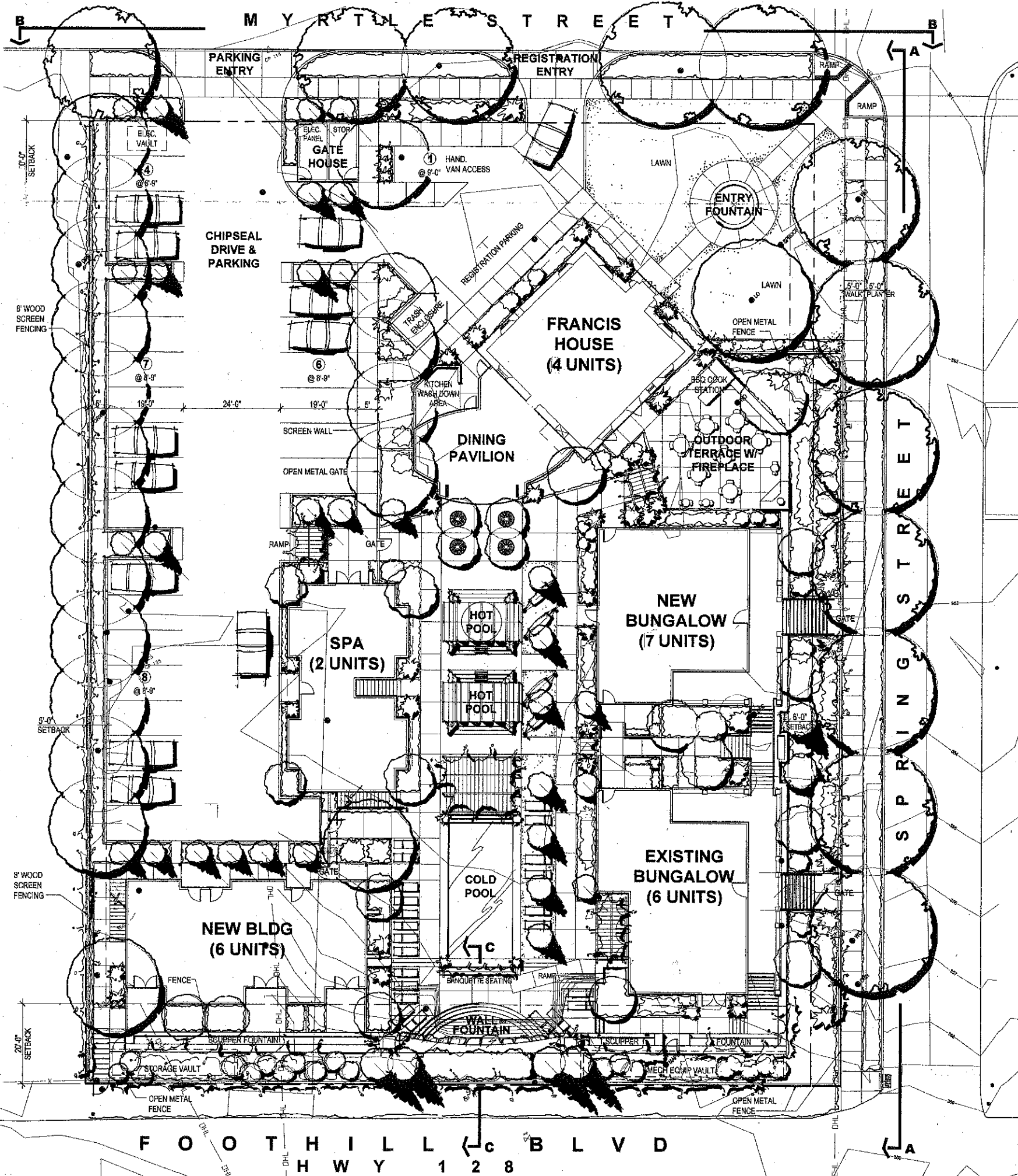
Project No: 080401

Sheet Title:  
**THE GATE HOUSE  
TRASH ENCLOSURE  
ELEVATIONS**

Sheet #:

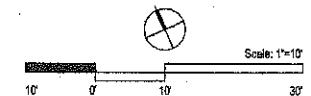
**A3.41**

CONCEPTUAL SUBMITTAL



**PROJECT DATA SUMMARY**

Guest Rooms:	25 Units
Parking:	25 Non-Standard Spaces @ 8'-9" width 1 Handicap Space (van accessible) 26 Total Parking Spaces
Proposed Zoning:	PD Planned Development District
Site Acreage:	1.02 Acres
Lot Area Coverage:	21%
Height Limit:	37'-0"
Setbacks:	Frontyard (Myrtle St.): 0'-0" Sideyard (Spring St.): 6'-0" Sideyard (Foothill Blvd): 20'-0" Rearyard (interior): 5'-0"
Site Address:	1403 Myrtle Street, Calistoga, CA 94515
A.P.N.:	011-242-015; 011-242-014; 011-242-004; 011-242-008
Existing Zoning:	R-3
General Plan Designation:	High Density Residential/Office



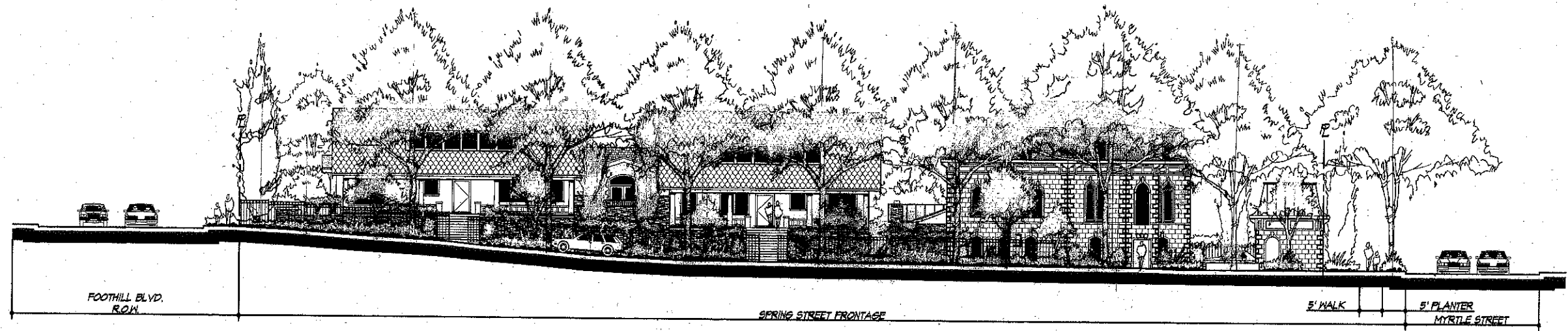
**CONCEPT SITE PLAN**

---

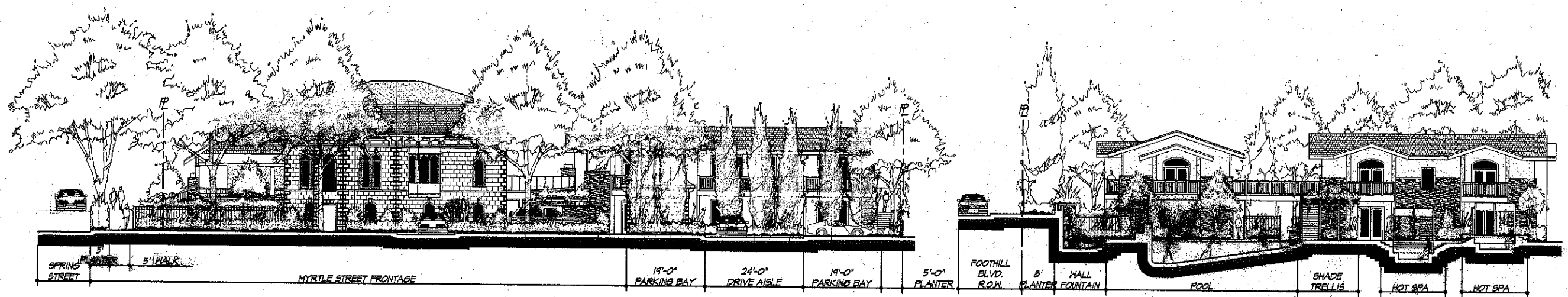
**FRANCIS HOUSE INN**

1403 Myrtle Street  
Calistoga, California 94515

SDA Planning & Design

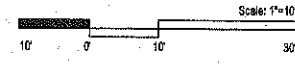


**SECTION - ELEVATION A-A**



**SECTION - ELEVATION B-B**

**SECTION - ELEVATION C-C**



**CONCEPTUAL SITE SECTIONS & ELEVATIONS**

**FRANCIS HOUSE INN**  
 1403 Myrtle Street  
 Calistoga, California 94515

SDA Planning & Design