

RANCHO DE CALISTOGA CLUBHOUSE REPLACEMENT

2412 FOOTHILLS BOULEVARD CALISTOGA, CA 94515 CITY OF CALISTOGA

CITY OF CALISTOGA DESIGN REVIEW APPLICATION
PLANS PACKAGE
2/11/15

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DESIGN TEAM

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SITE INFORMATION

APN: 011-410-018
ZONING: MHP - MOBILE HOME PARK
SIZE - FULL PROPERTY: 21.7 ACRES

SUMMARY OF WORK

- NEW CLUBHOUSE: SOCIAL HALL & OFFICE WINGS
- NEW BBQ GAZEBO
- UTILITY WORK
- WALKWAYS, OUTDOOR PAVED AREAS
- PLANTED BIOSWALE
- ASSOCIATED SITE WORK

BUILDING AREAS

EXISTING TO BE REMOVED:	
CLUBHOUSE BLDG	2,900 SF
OFFICE BLDG	1,400 SF
TOTAL	4,300 SF
PROPOSED AREAS	
CLUBHOUSE BLDG	4,400 SF
OFFICE BLDG	1,600 SF
TOTAL BLDG	6,000 SF
COVERED OUTDOOR AREAS	4,450 SF
COVERED AREA	10,650 SF



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REVISIONS:

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DATE: 2/11/15
FILE: 50129 CCH SITE PLANS.DWG
XREF:



COVER SHEET
SITE PLAN,
SITE DEMO. PLAN

A000

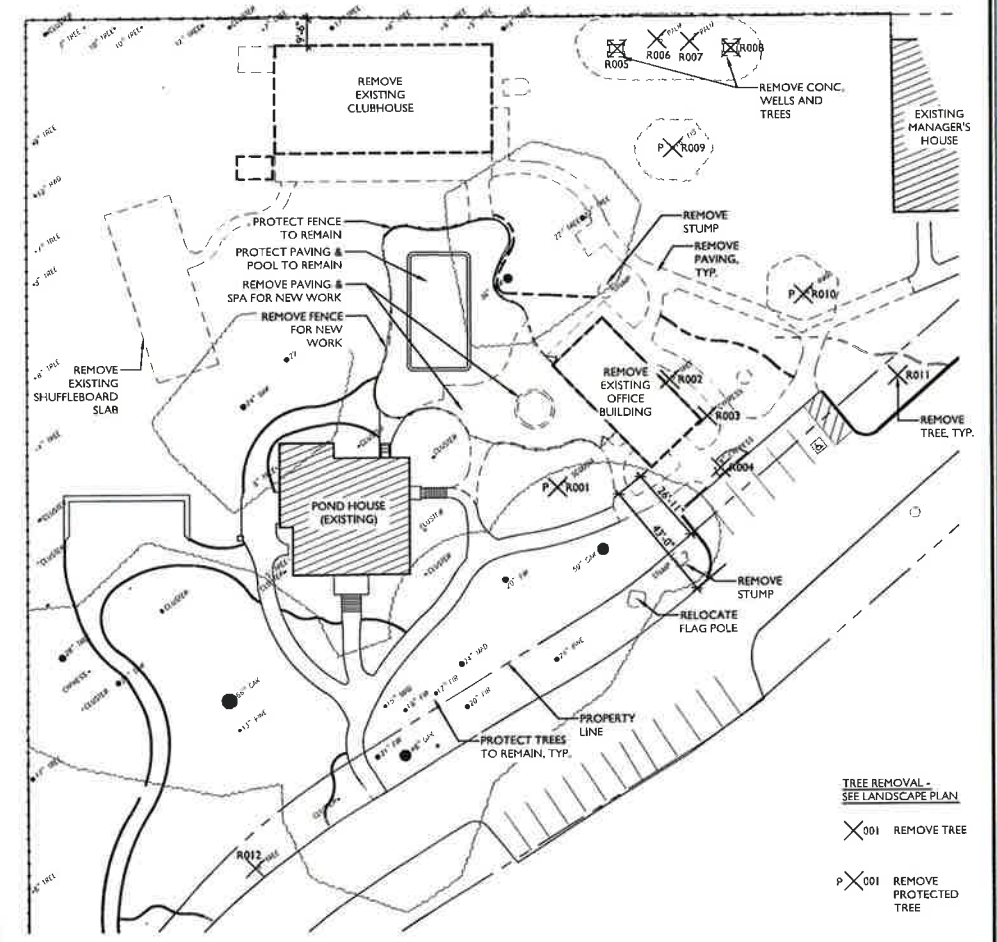
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SHEET INDEX

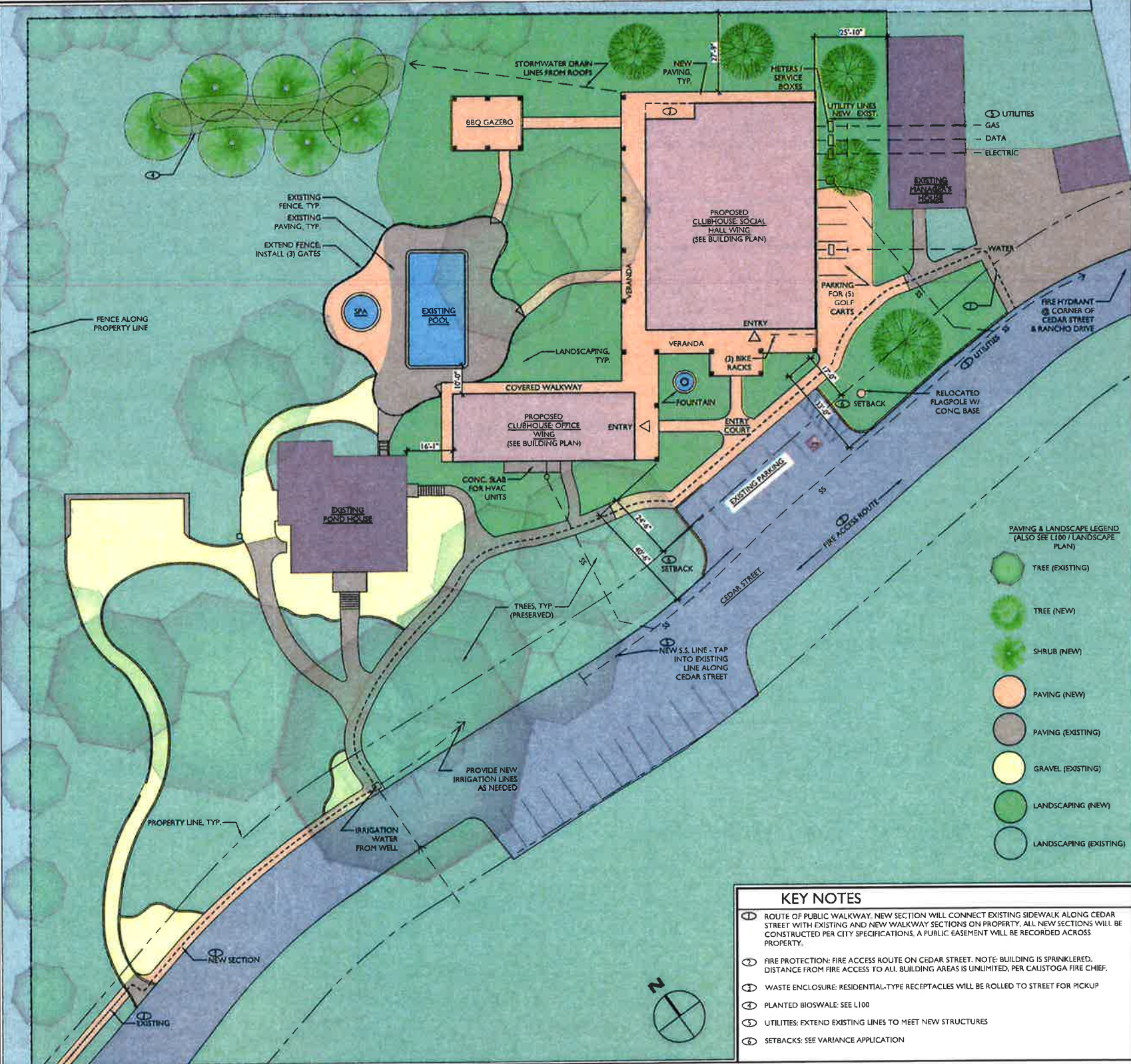
PLANS PACKAGE:	
COVER PAGE, SITE PLAN, SITE DEMOLITION PLAN	A000
SURVEY	C100
LANDSCAPE PLAN, STORMWATER MGMT. PLAN	L100
BUILDING PLANS, ELEVATIONS, SECTION	A100
GRAPHICS PACKAGE - 11 x 17 SHEETS:	
EXISTING SITE AERIAL VIEW	A200
PROPOSED SITE AERIAL VIEW	A201
EXISTING & PROPOSED RENDERINGS	A202-A203
MATERIALS & COLORS BOARD	A204
8.5 x 11 ATTACHMENTS:	
DESIGN REVIEW SUBMITTAL PACKAGE	
ARBORIST'S REPORT	



N.T.S. VICINITY MAP



- TREE REMOVAL - SEE LANDSCAPE PLAN**
- X001 REMOVE TREE
 - PX001 REMOVE PROTECTED TREE



- PAVING & LANDSCAPE LEGEND (ALSO SEE L100 / LANDSCAPE PLAN)**
- TREE (EXISTING)
 - TREE (NEW)
 - SHRUB (NEW)
 - PAVING (NEW)
 - PAVING (EXISTING)
 - GRAVEL (EXISTING)
 - LANDSCAPING (NEW)
 - LANDSCAPING (EXISTING)

KEY NOTES

- ROUTE OF PUBLIC WALKWAY. NEW SECTION WILL CONNECT EXISTING SIDEWALK ALONG CEDAR STREET WITH EXISTING AND NEW WALKWAY SECTIONS ON PROPERTY. ALL NEW SECTIONS WILL BE CONSTRUCTED PER CITY SPECIFICATIONS. A PUBLIC EASEMENT WILL BE RECORDED ACROSS PROPERTY.
- FIRE PROTECTION: FIRE ACCESS ROUTE ON CEDAR STREET. NOTE: BUILDING IS SPRINKLERED. DISTANCE FROM FIRE ACCESS TO ALL BUILDING AREAS IS UNLIMITED, PER CALISTOGA FIRE CHIEF.
- WASTE ENCLOSURE: RESIDENTIAL-TYPE RECEPTACLES WILL BE ROLLED TO STREET FOR PICKUP
- PLANTED BIOSWALE: SEE L100
- UTILITIES: EXTEND EXISTING LINES TO MEET NEW STRUCTURES
- SETBACKS: SEE VARIANCE APPLICATION



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REVISIONS:

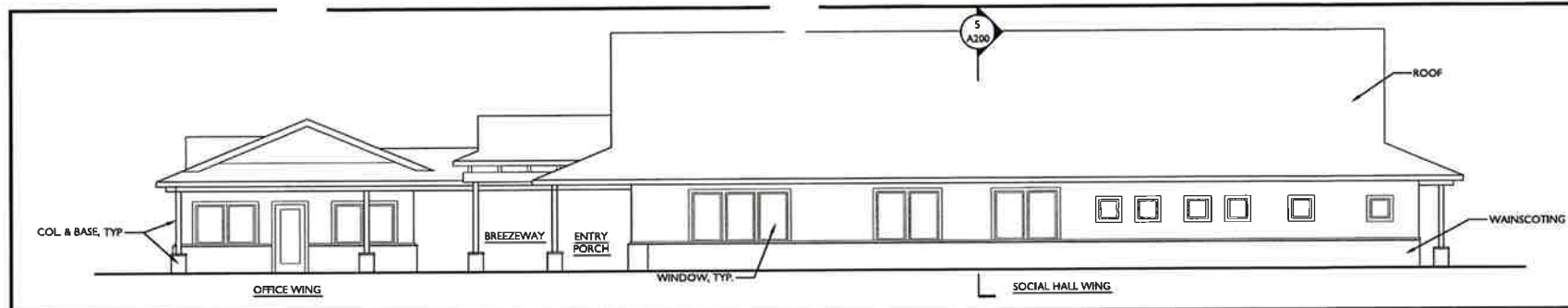
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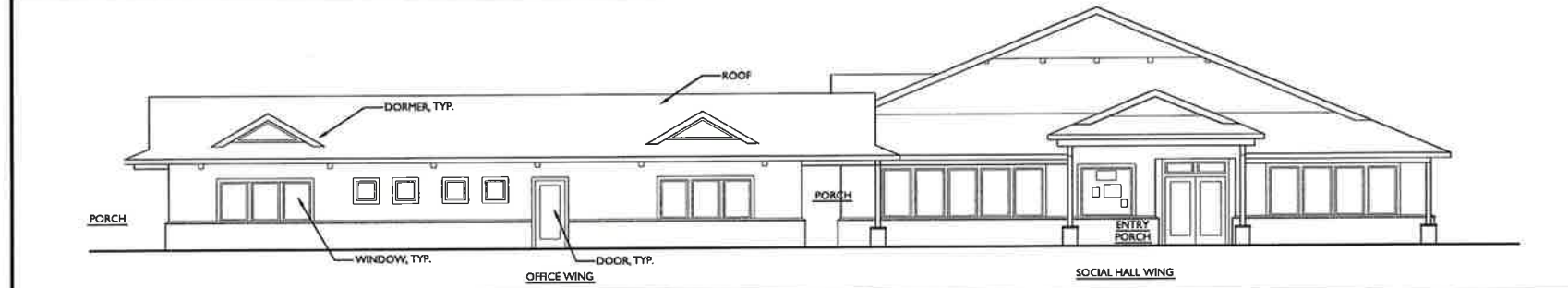
**BUILDING FLOOR PLAN,
 ELEVATIONS,
 SECTION**

A100

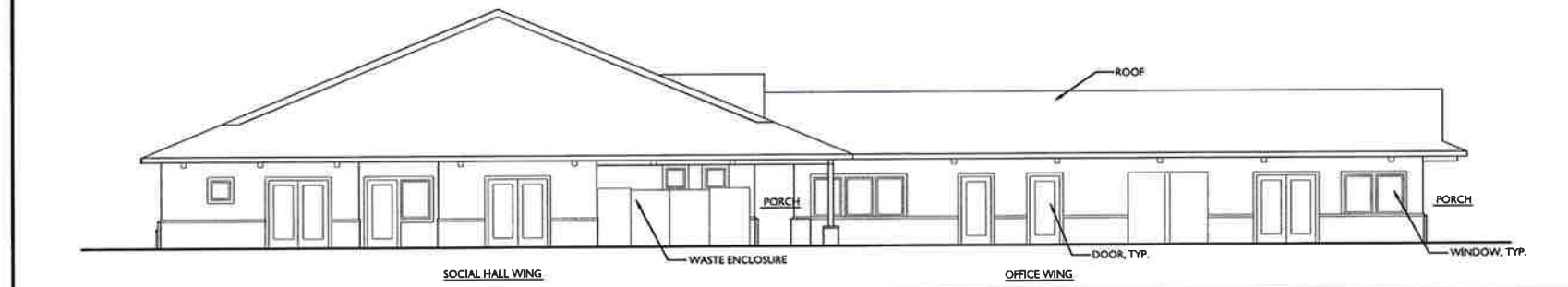
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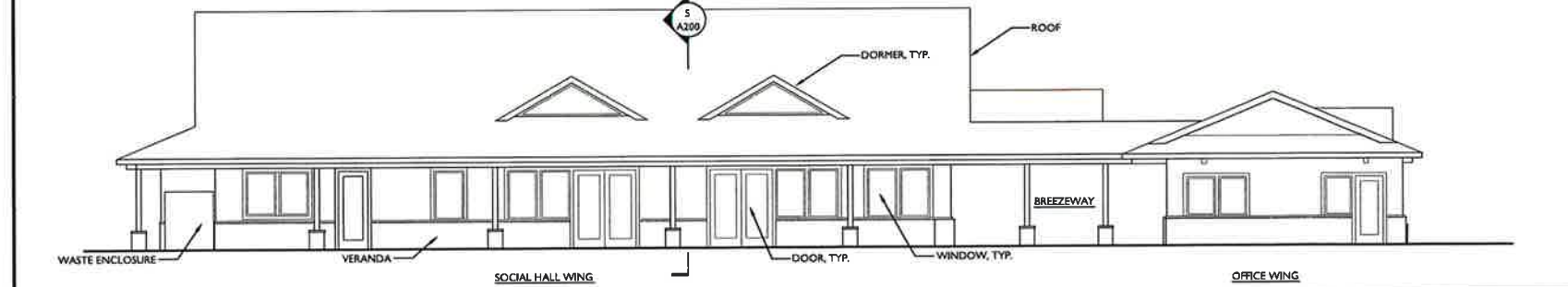
1 1/8" = 1'-0" EAST ELEVATION



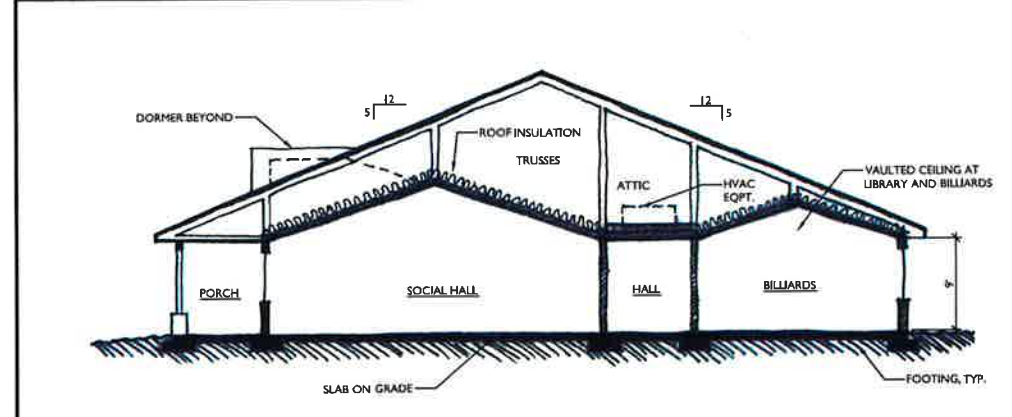
2 1/8" = 1'-0" SOUTH ELEVATION



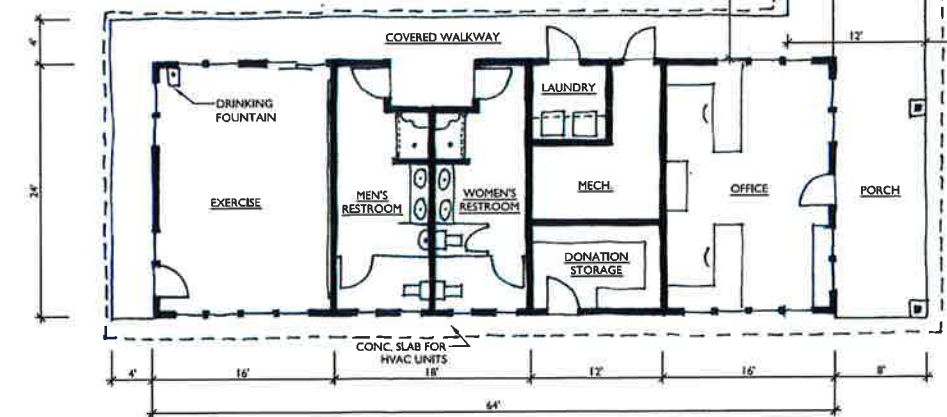
3 1/8" = 1'-0" NORTH ELEVATION



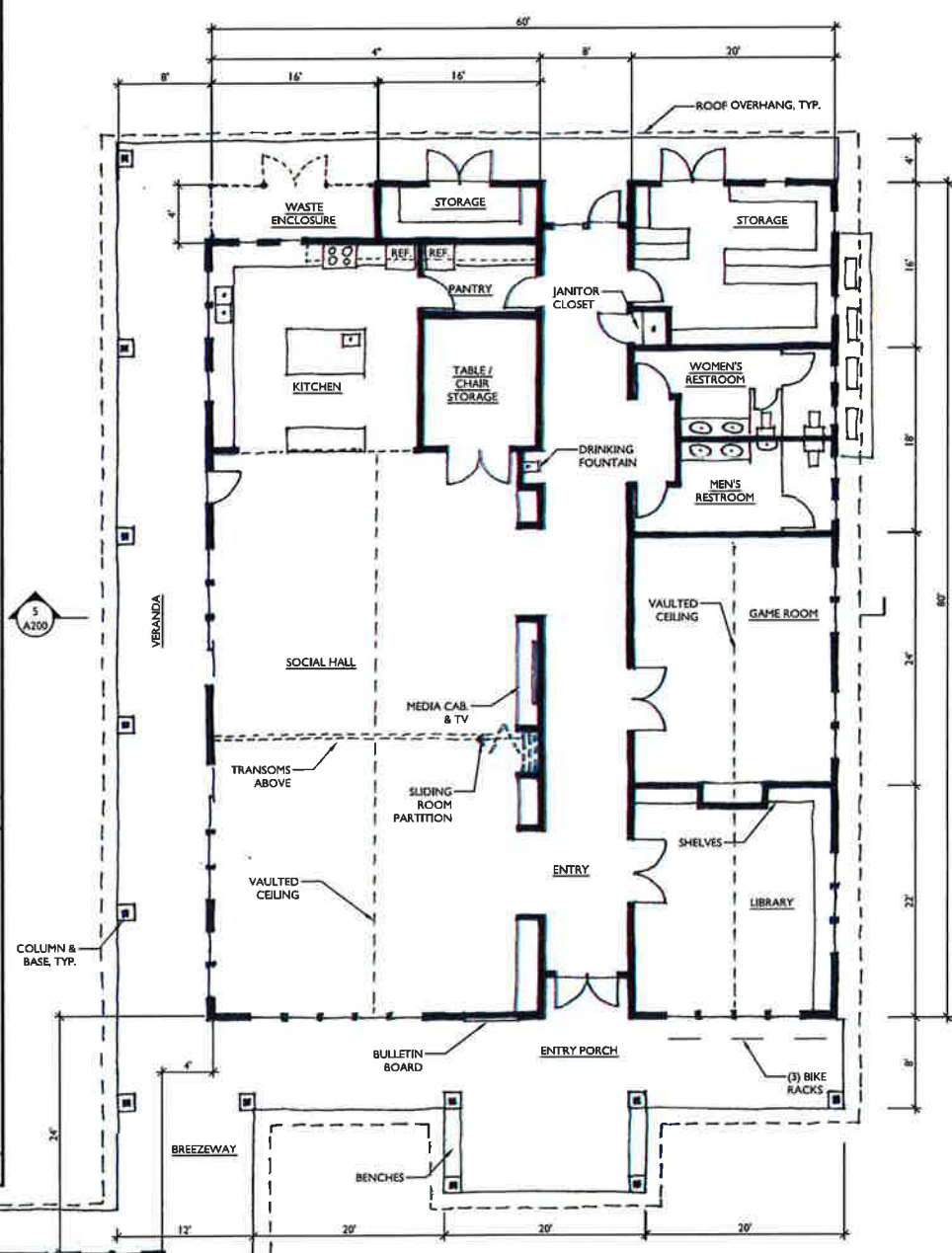
4 1/8" = 1'-0" WEST ELEVATION



5 1/8" = 1'-0" BUILDING SECTION - SOCIAL HALL WING - LOOKING NORTHEAST



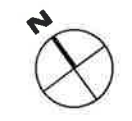
6 1/8" = 1'-0" BUILDING FLOOR PLAN



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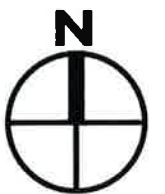


A200 - EXISTING SITE AERIAL VIEW
 RANCHO DE CALISTOGA CLUBHOUSE REMODEL
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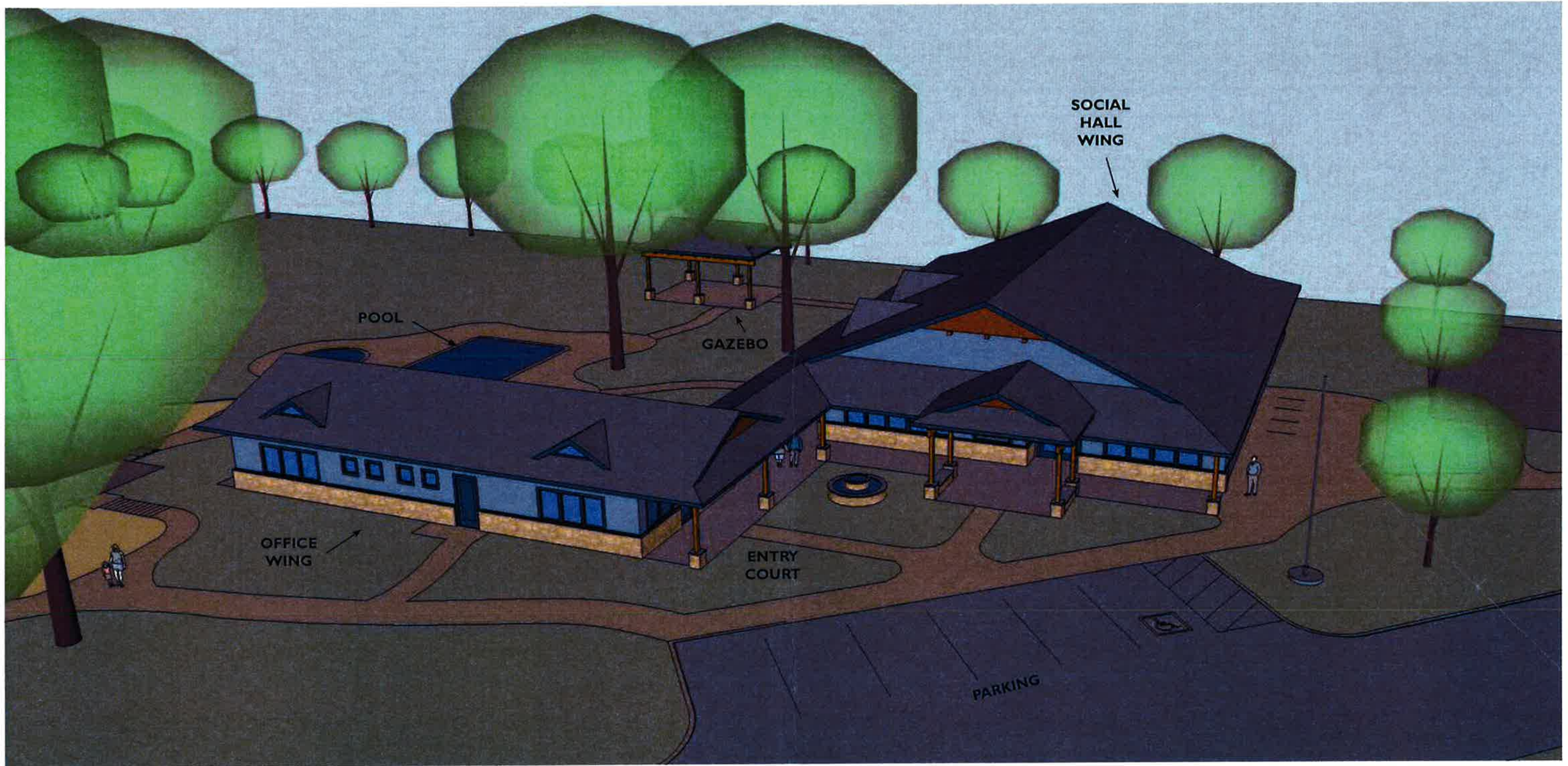


NOT TO SCALE



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VIEW FROM SOUTHWEST

A201 - PROPOSED SITE AERIAL VIEW
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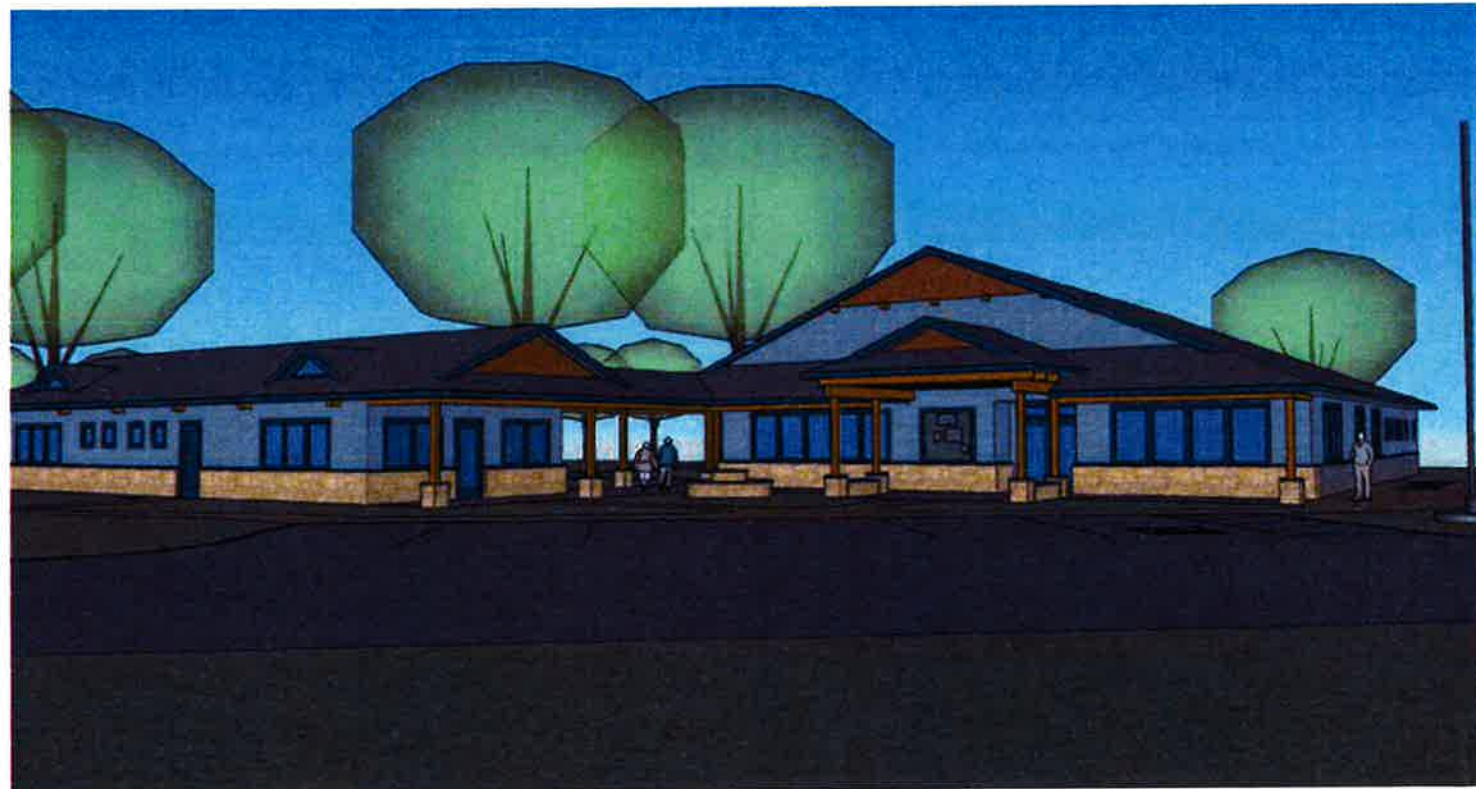
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EXISTING



EXISTING



PROPOSED
ENTRY FROM CEDAR STREET



PROPOSED
POOL FROM NORTHWEST CORNER

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A202 - EXISTING & PROPOSED RENDERINGS
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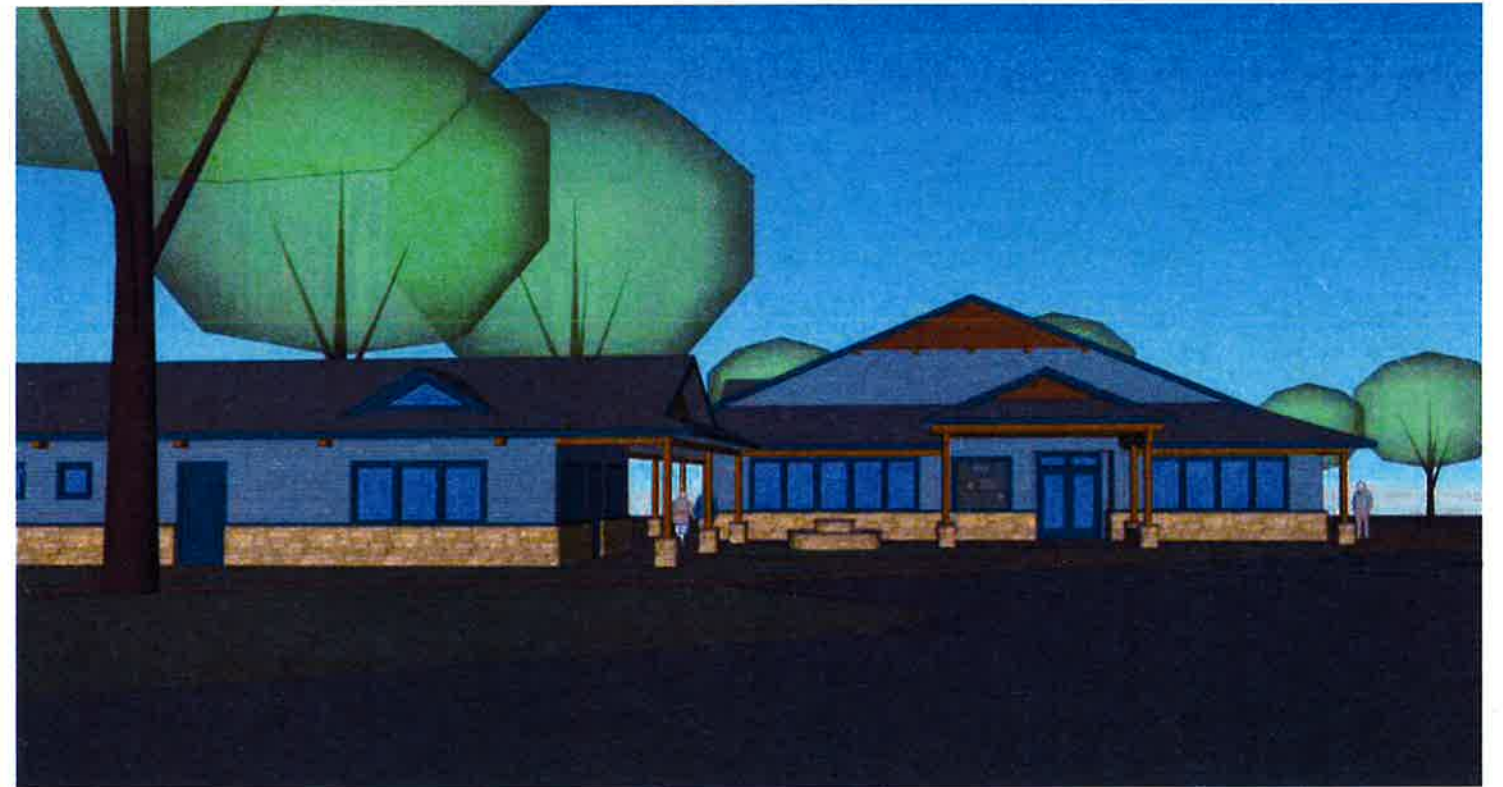
EXISTING



EXISTING



PROPOSED
POOL AREA FROM NORTH NEAR BBQ GAZEBO



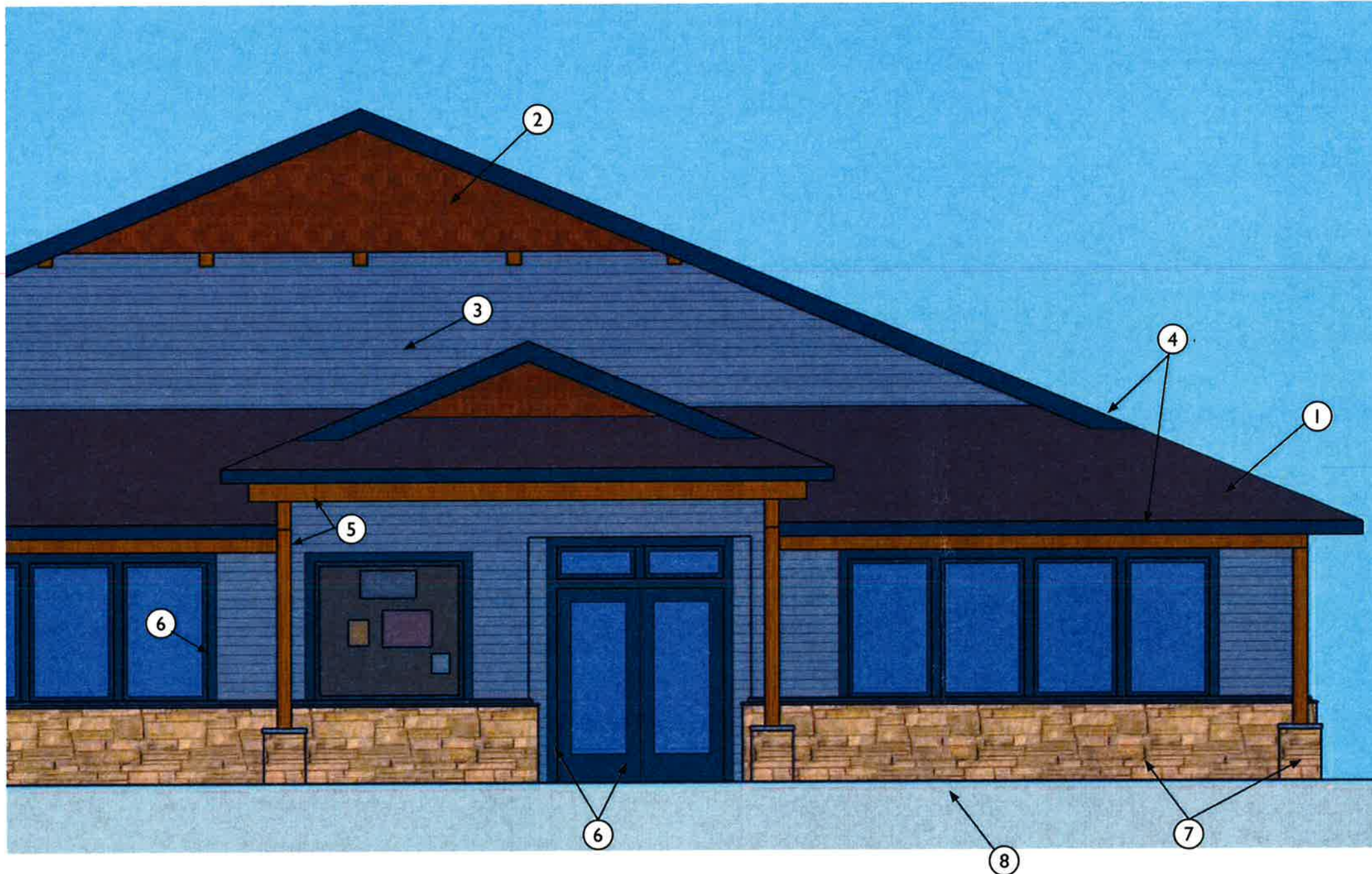
PROPOSED
RECEIVED VIEW FROM SOUTH AT CEDAR STREET

A203 - EXISTING & PROPOSED RENDERINGS
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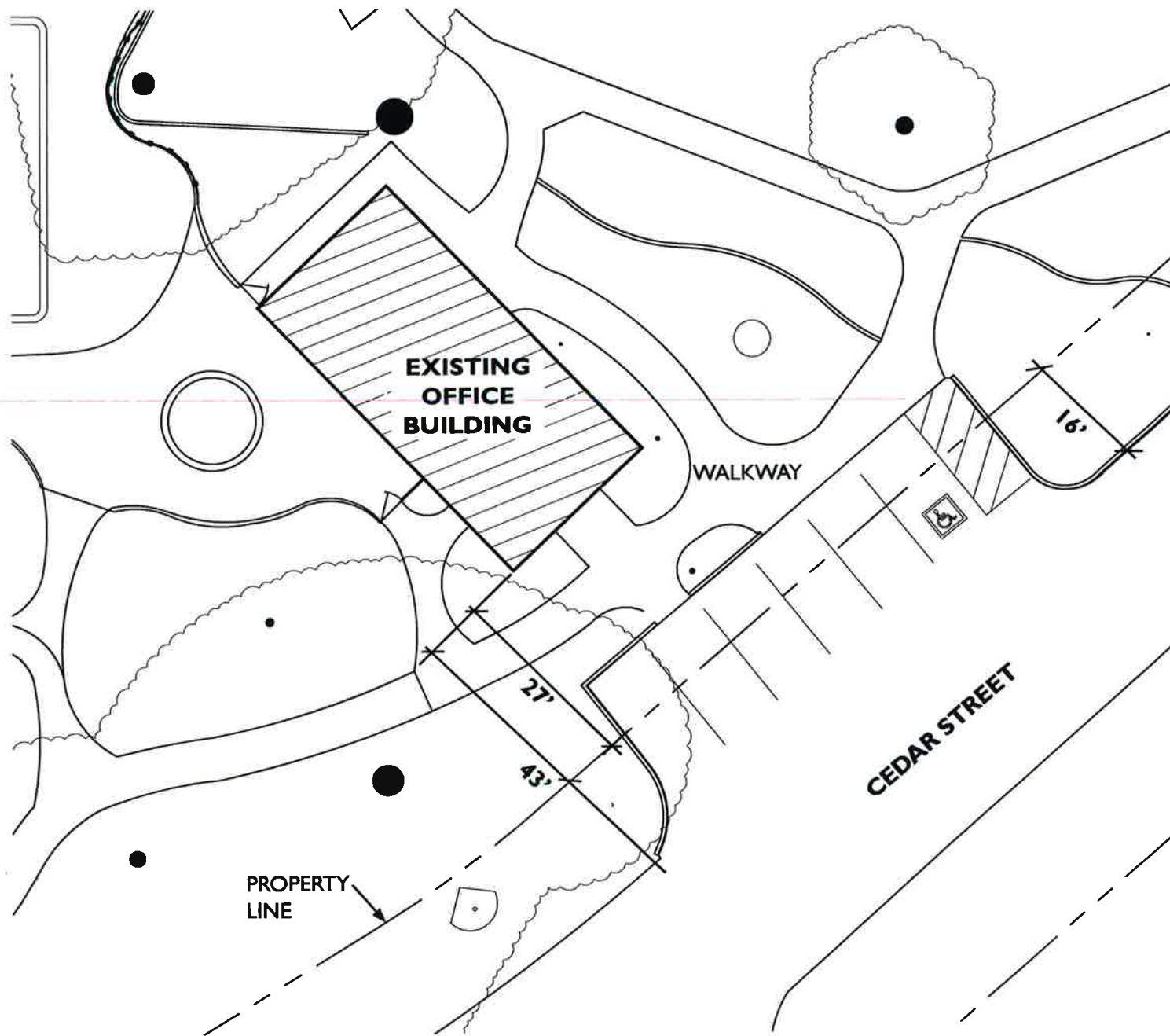
- ① COMPOSITION SHINGLE ROOF   CHARCOAL GRAY
- ② CEMENT FIBER SIDING, SHINGLE ACCENTS   STAINED CEDAR
- ③ CEMENT FIBER SIDING, LAP   GRAY-BLUE
- ④ FASCIA, GUTTERS   BLUE-GREEN
- ⑤ TIMBER MEMBERS   STAINED FIR
- ⑥ TRIM, WINDOWS, DOORS   BLUE-GREEN
- ⑦ CULTURED STONE VENEER WAINSCOTING   SAND STONE
- ⑧ CONCRETE PATIO SLABS   NATURAL GRAY

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

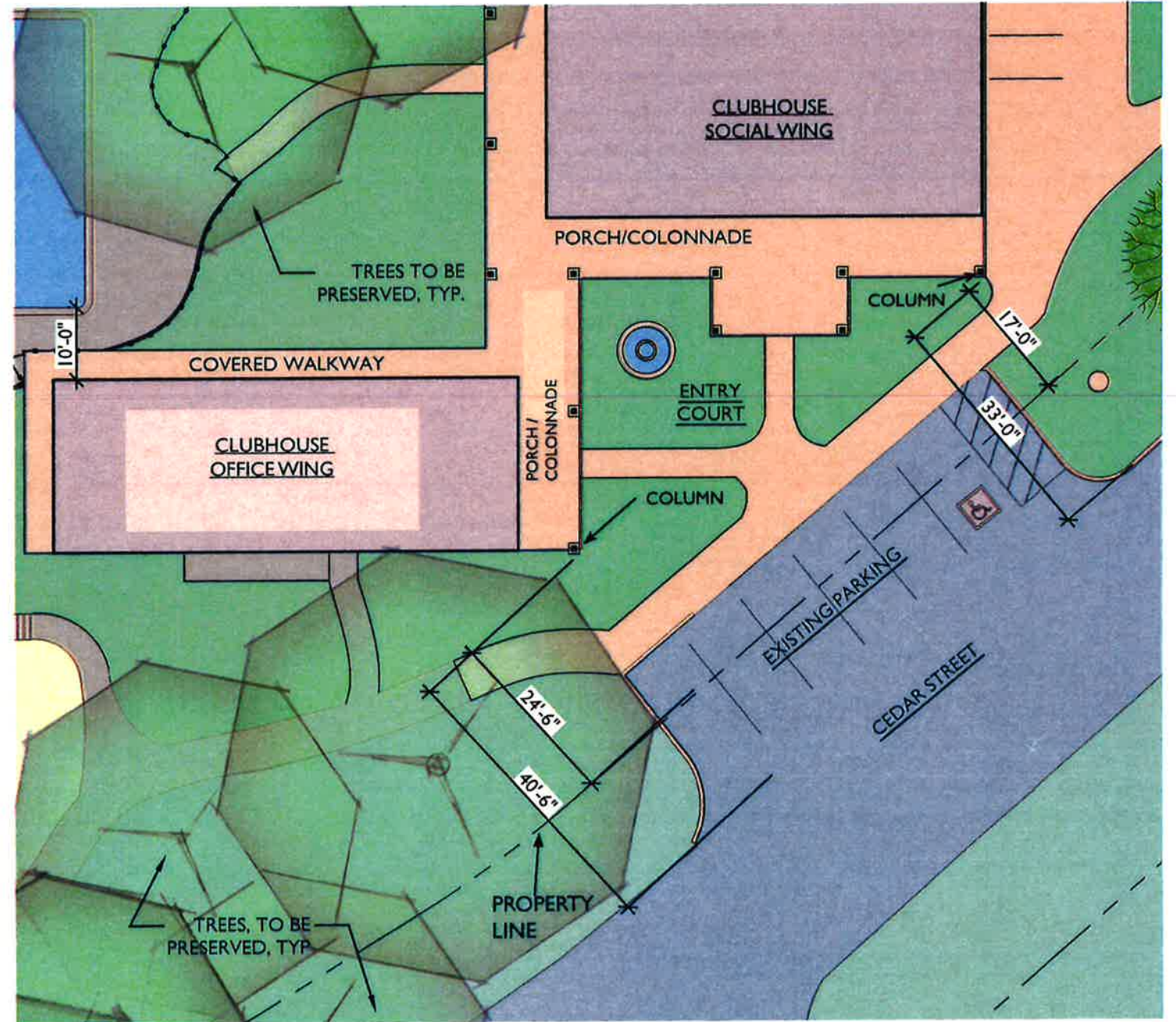
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EXISTING SITE PLAN DETAIL



PROPOSED SITE PLAN DETAIL

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A300 - PARTIAL SITE PLANS

RANCHO DE CALISTOGA CLUBHOUSE REMODEL

VARIANCE APPLICATION PACKAGE • 2/11/2015



DRAWING SCALE: 1" = 20'



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EXAMPLE: BRANNAN STREET

- 60' R.O.W.
- 48' paved street width
- 2 lanes of traffic
- Parallel parking lanes on both sides
- Neighborhood Collector



EXAMPLE: MITZI DRIVE

- 60' R.O.W.
- 40' paved street width
- 2 lanes of traffic
- Parallel parking lanes on both sides
- Neighborhood Collector



SUBJECT PROPERTY: CEDAR STREET

- 60' R.O.W.
- 24' paved street width
- 2 lanes of traffic
- No parallel parking lanes
- Local Street with no connectivity

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A301: NEIGHBORHOOD STREET WIDTH COMPARISON

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DRAWINGS NOT TO SCALE



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EXISTING TREE INVENTORY TABLE

NUMBER	SPECIES	DBH	NOTES
E001	TREE	4"	
E002	TREE	6"	
E003	TREE	17"	
E004	NOT USED	N/A	
E005	TREE	28"	
E006	OAK	21"	
E007	PINE	13"	
E008	OAK	66"	
E009	FIR	21"	
E010	OAK	45"	
E011	MADRONE	15"	
E012	FIR	15"	
E013	FIR	17"	
E014	FIR	20"	
E015	MADRONE	24"	
E016	TREE	5"	
E017	TREE	6"	
E018	CLUSTER	N/A	
E019	CLUSTER	N/A	
E020	TREE	4"	
E021	TREE	8"	
E022	OAK	34"	
E023	OAK	22"	
E024	TREE	9"	
E025	TREE	7"	
E026	REDWOOD	12"	
E027	TREE	9"	
E028	CLUSTER	N/A	
E029	TREE	7"	
E030	TREE	10"	
E031	TREE	10"	
E032	TREE	15"	
E033	CLUSTER	N/A	
E034	TREE	7"	
E035	TREE	17"	
E036	TREE	8"	
E037	TREE	8"	
E038	TREE	5"	
E039	TREE	19"	

EXISTING - PROTECT DURING CONSTRUCTION

NUMBER	SPECIES	DBH	NOTES
P001	OAK	36"	
P002	TREE	23"	
P003	FIR	10"	
P004	OAK	50"	
P005	PINE	21"	

EXISTING - REMOVE

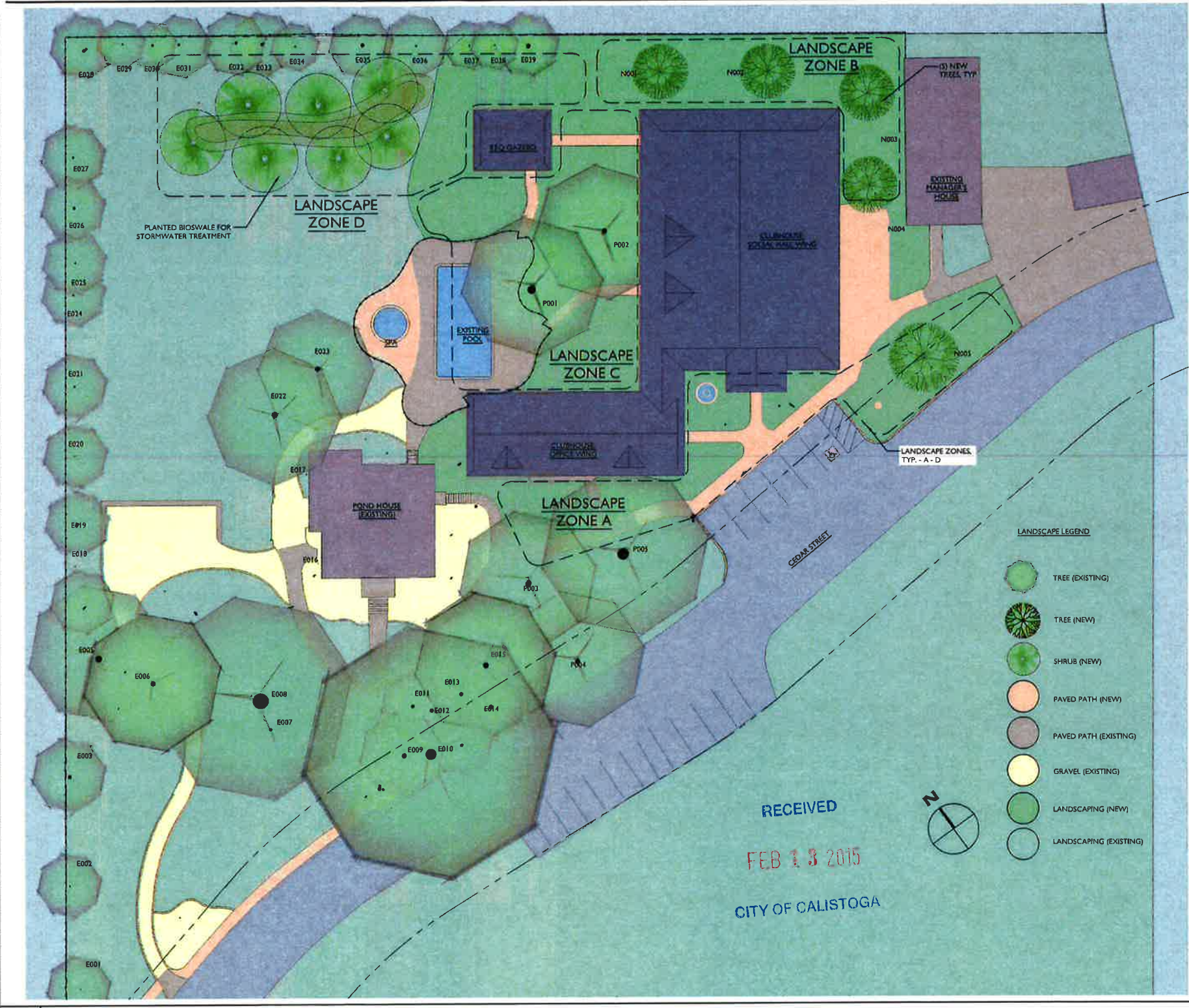
NUMBER	SPECIES	DBH	NOTES
R001	SEQUOIA	14"	PROTECTED TREE PER CITY OF CALISTOGA CODE; SEE SITE DEMO PLAN
R002	TREE	5"	SEE SITE DEMO PLAN
R003	CYPRESS	7"	SEE SITE DEMO PLAN
R004	CYPRESS	9"	SEE SITE DEMO PLAN
R005	TREE		SEE SITE DEMO PLAN
R006	PALM	5"	SEE SITE DEMO PLAN
R007	PALM	4"	SEE SITE DEMO PLAN
R008	TREE		SEE SITE DEMO PLAN
R009	FIR	11"	PROTECTED TREE PER CITY OF CALISTOGA CODE; SEE SITE DEMO PLAN
R010	REDWOOD	29"	PROTECTED TREE PER CITY OF CALISTOGA CODE; SEE SITE DEMO PLAN
R011	TREE		SEE SITE DEMO PLAN
R012	SWEETGUM	6"	REMOVED FOR NEW SIDEWALK

NEW

NUMBER	SPECIES	DBH	NOTES
N001	TREE		
N002	TREE		
N003	TREE		
N004	TREE		
N005	TREE		

TREE NOTES

- A. SEE PLAN & TREE INVENTORY TABLE
- B. SEE SITE DEMOLITION PLAN FOR TREES TO BE REMOVED
- C. SEE ARBORIST REPORT FOR INFORMATION REGARDING TREE REMOVAL AND PROTECTION.
- D. PROJECT CONSTRUCTION PERMIT DOCUMENTS WILL INCLUDE A TREE PROTECTION PLAN. THIS PLAN WILL INCLUDE PROTECTIVE FENCING, PROTECTION OF CRITICAL ROOT ZONES, AND PROHIBITIONS OF SECTION 19.01C.



I 1" = 20' SITE LANDSCAPE PLAN

STORMWATER NOTES

- A. BIORETENTION FACILITY AREA WILL BE CALCULATED, AND FACILITY WILL BE DESIGNED, BASED UPON THE BASMAA POST-CONSTRUCTION MANUAL. DESIGN FACTORS WILL INCLUDE: BUILDINGS AND PAVING IMPERVIOUS AREAS TO BE REMOVED; BUILDINGS AND PAVING IMPERVIOUS AREAS TO BE ADDED; SIZE AND TYPE OF FACILITY; PLANTINGS; TREATMENT METHOD; SOIL PERCOLATION CAPACITY; CONVEYANCE; AND DESTINATION.
- B. PROJECT CONSTRUCTION PERMIT DOCUMENTS WILL INCLUDE A CONSTRUCTION SITE EROSION/STORMWATER PROTECTION MANAGEMENT PLAN.

LANDSCAPING ZONES

ZONE	WORK	NOTES
A	Teucrium fruticans (Germander), Erigeron moerhousii (Pink Santa Barbara Daisy), Salvia leucantha (Mexican Bush Sage), Salvia hot lips (Hot Lips Sage), Lavandula angustifolia (English Lavender), Rosmarinus humingtonii (Carpenter Rosemary), Osteospermum fruticosum (Trailing African Daisy)	Formal plantings: Drought-tolerant, Deer-resistant, colorful flowering perennials, Small- to medium-size.
B	Platanus acerifolia (London Plane Tree) or Platanus racemosa (California Sycamore)	New trees. Drought-tolerant, hearty, not root-invasive.
C	Pistacia chinensis (Chinese Pistache Tree) and Fescue blend grass	Drought-tolerant grass, possible new trees if needed, (City-street-style tree, small-to-medium, non-invasive roots)
D	Elaeagnus pungens variegata (Autumn Olive) and Ceanothus jula phelps (Small Leaf Mountain Lilac)	Bioswale zone. Drought-tolerant, Deer-resistant.



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SITE LANDSCAPE PLAN; TREE INVENTORY

L100

OF