



CORPORATION  **HOUSING**
FOR BETTER

EXTERIOR FINISH SCHEDULE:

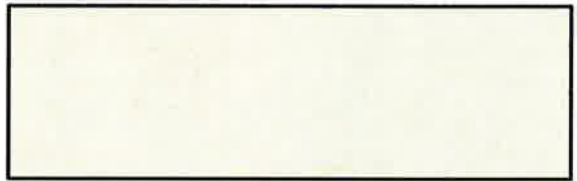
- ① STUCCO FINISH:
OMEGA 434
VANILLA CREAM



- ② STUCCO FINISH:
OMEGA 422
GREAT WALL



- ③ FOAM STUCCO FINISH:
SW 6147
PANDA WHITE



- ④ AWNING:
SUNBRELLA
NUTMEG



- ⑤ ROOF:
CERTAIN TEED LANDMARK
HEATHER BLEND



- ⑥ SIDING FINISH:
SW 6148
WOOL SKEIN



CALISTOGA 2

3 STORY SENIOR APARTMENTS

SITE AREA = APPROXIMATELY 37,897 SF / .87 ACRES

DENSITY = 34 UNITS / ACRE

BUILDING LOT COVERAGE = 9,906 SF OR 26%

BUILDING AREA

1ST FLOOR = 9,906SF

2ND FLOOR = 8,706 SF

3RD FLOOR = 8,706 SF

UNITS

27- 1 BR @ 564 SF

3 - 2 BR @ 840 SF

30 UNITS TOTAL

TYPICAL BALCONY
AND PATIO AREA = 70 SF

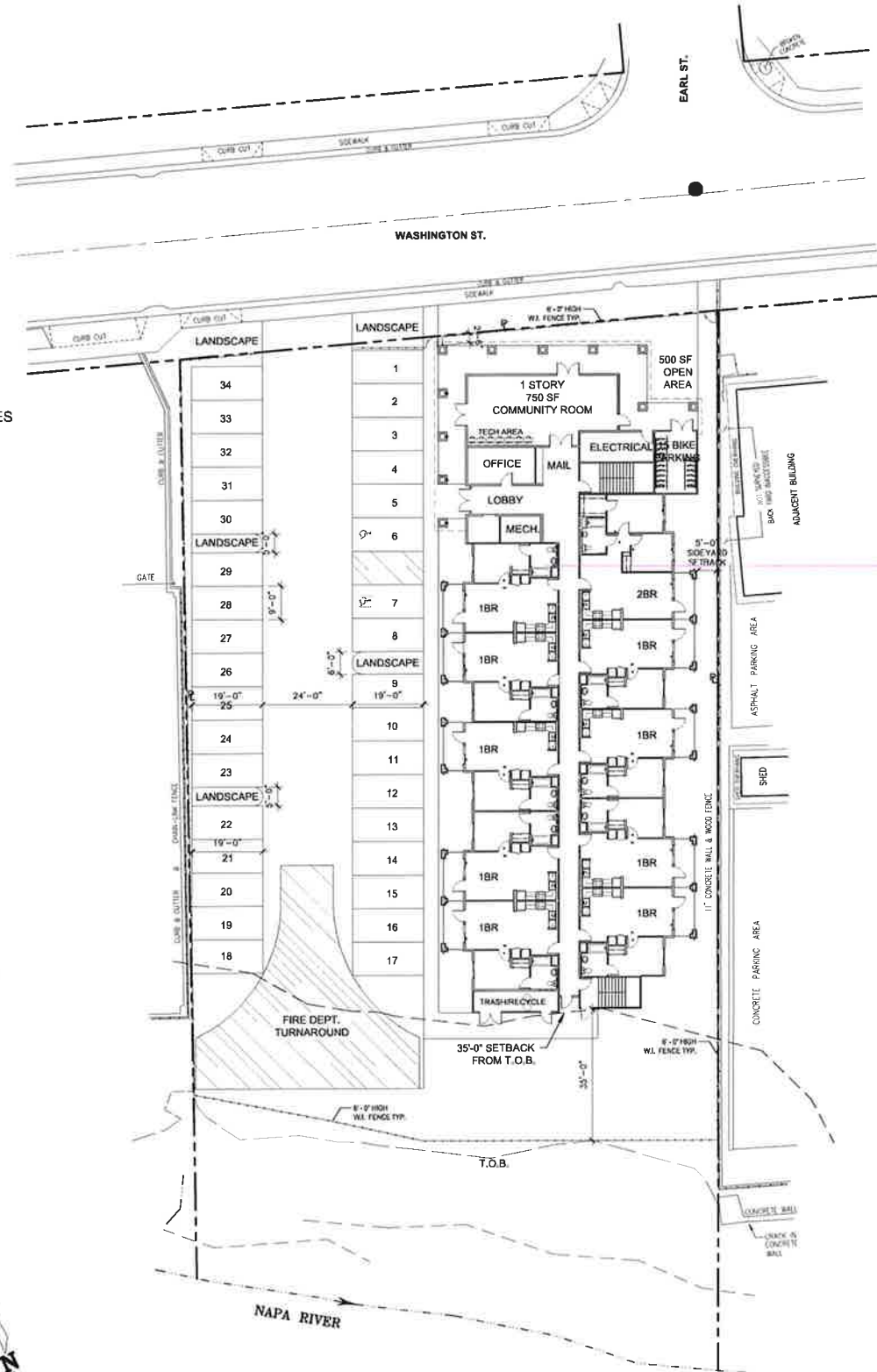
32 STANDARD PARKING SPACES PROVIDED
2 ACCESSIBLE, INCLUDING 1 VAN ACCESSIBLE
34 TOTAL SPACES PROVIDED

1,500 SF COMMON AREA INCLUDING:
120 SF OFFICE
630 SF LOBBY AND ENTRY AREA
750 SF COMMUNITY / TECH ROOM

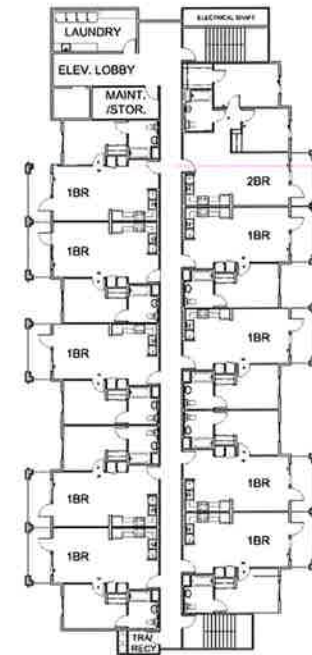
BIKE PARKING

15 COVERED LONG TERM SPACES PROVIDED.

TOTAL OF 4 WASHERS AND 4 DRYERS PROVIDED
ON 2ND AND 3RD FLOOR



SITE PLAN
SCALE: 1/16" = 1'-0" ①



2ND AND 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0" ②

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CITY OF CALISTOGA

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3816 Main Street, Colver City, CA 90232
Tel. 310 558 8616 Fax. 310 558 8676
www.ymarch.com

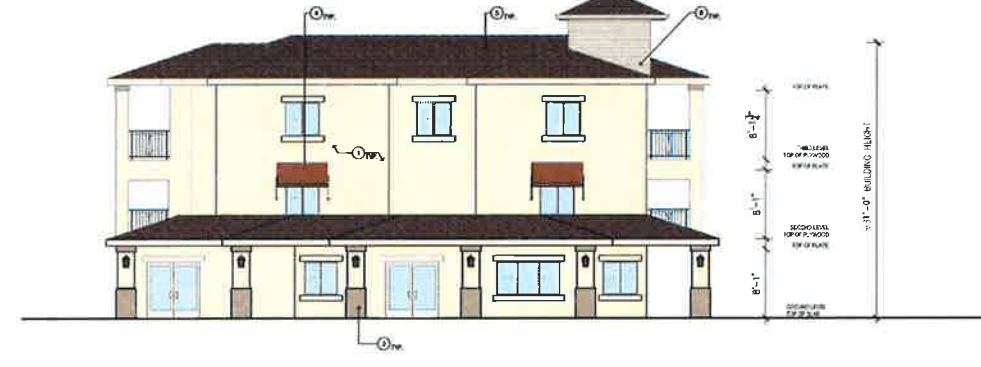
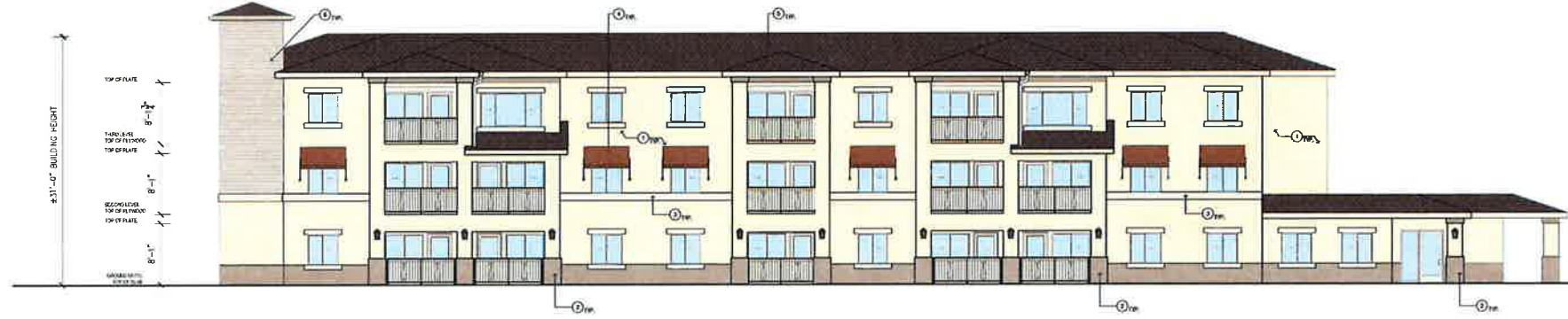
CALISTOGA 2
Project Name

Corporation for Better Housing
Developer Name

12.16.15
Date Page

EXTERIOR FINISH SCHEDULE:

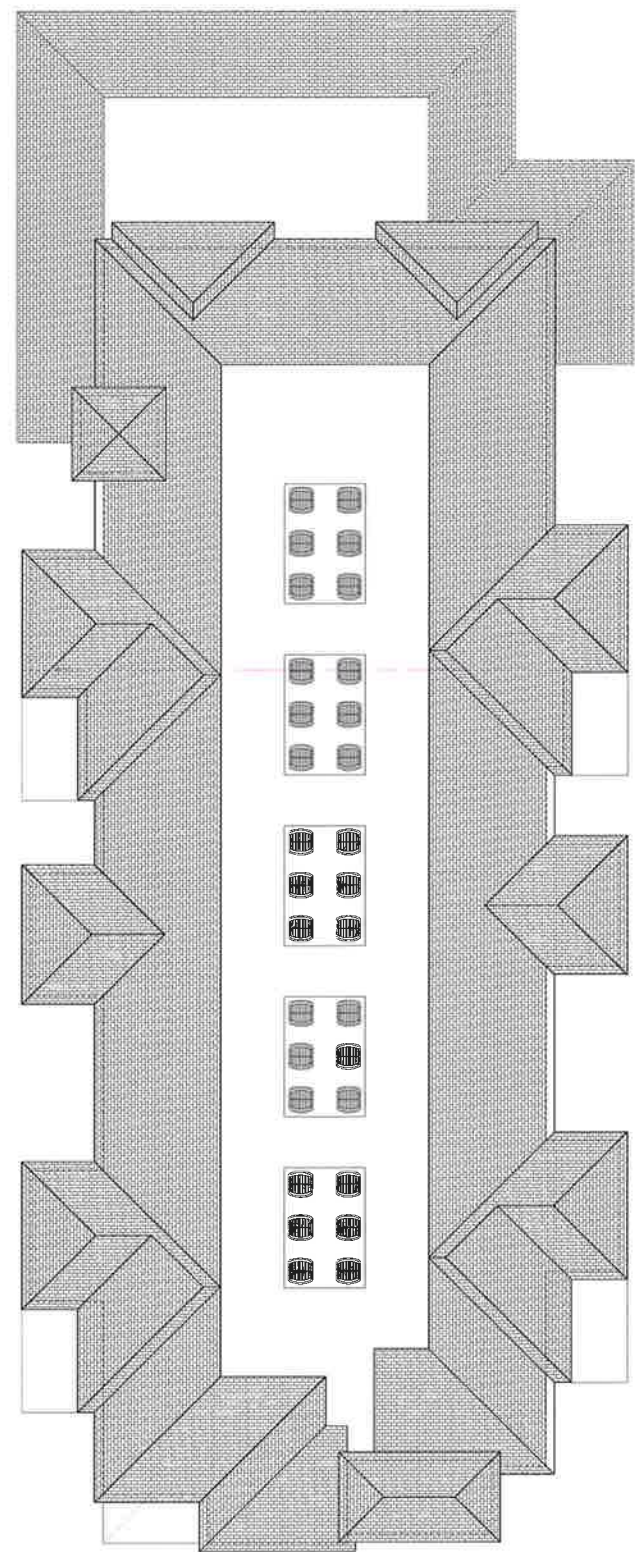
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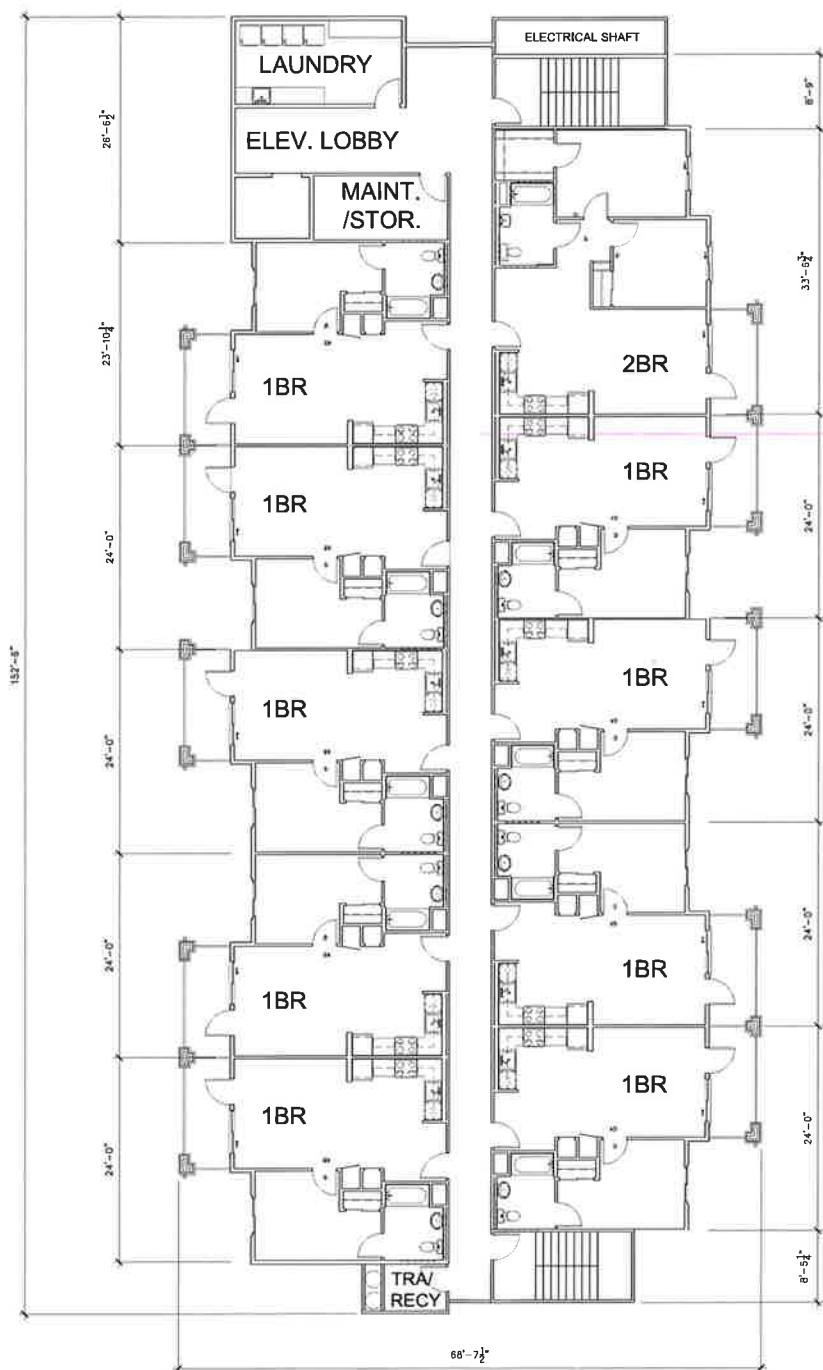
WEST ELEVATION ①
SCALE: 1/8" = 1'-0"

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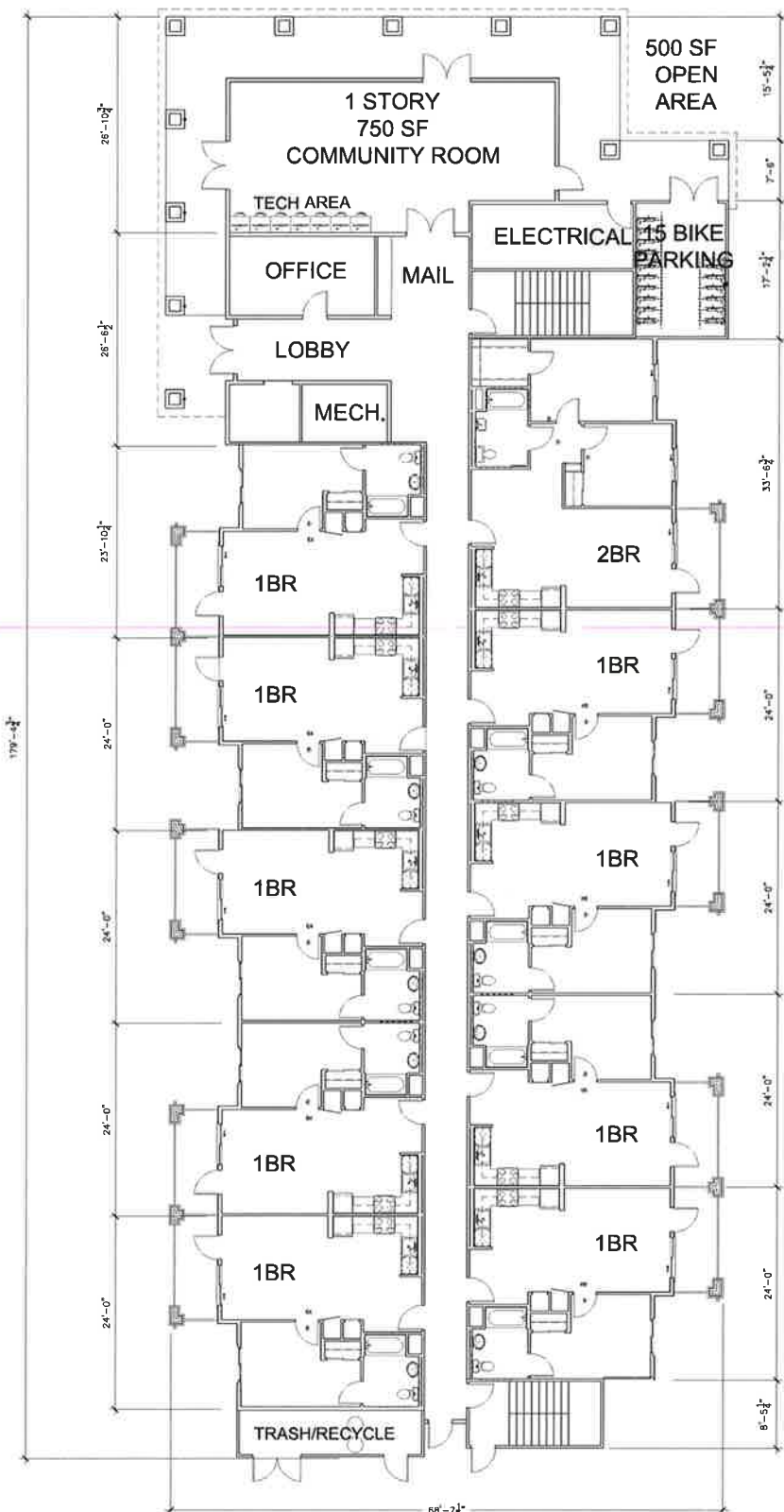
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ROOF PLAN
SCALE: 1/8" = 1'-0" ③



2ND AND 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0" ②



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0" ①

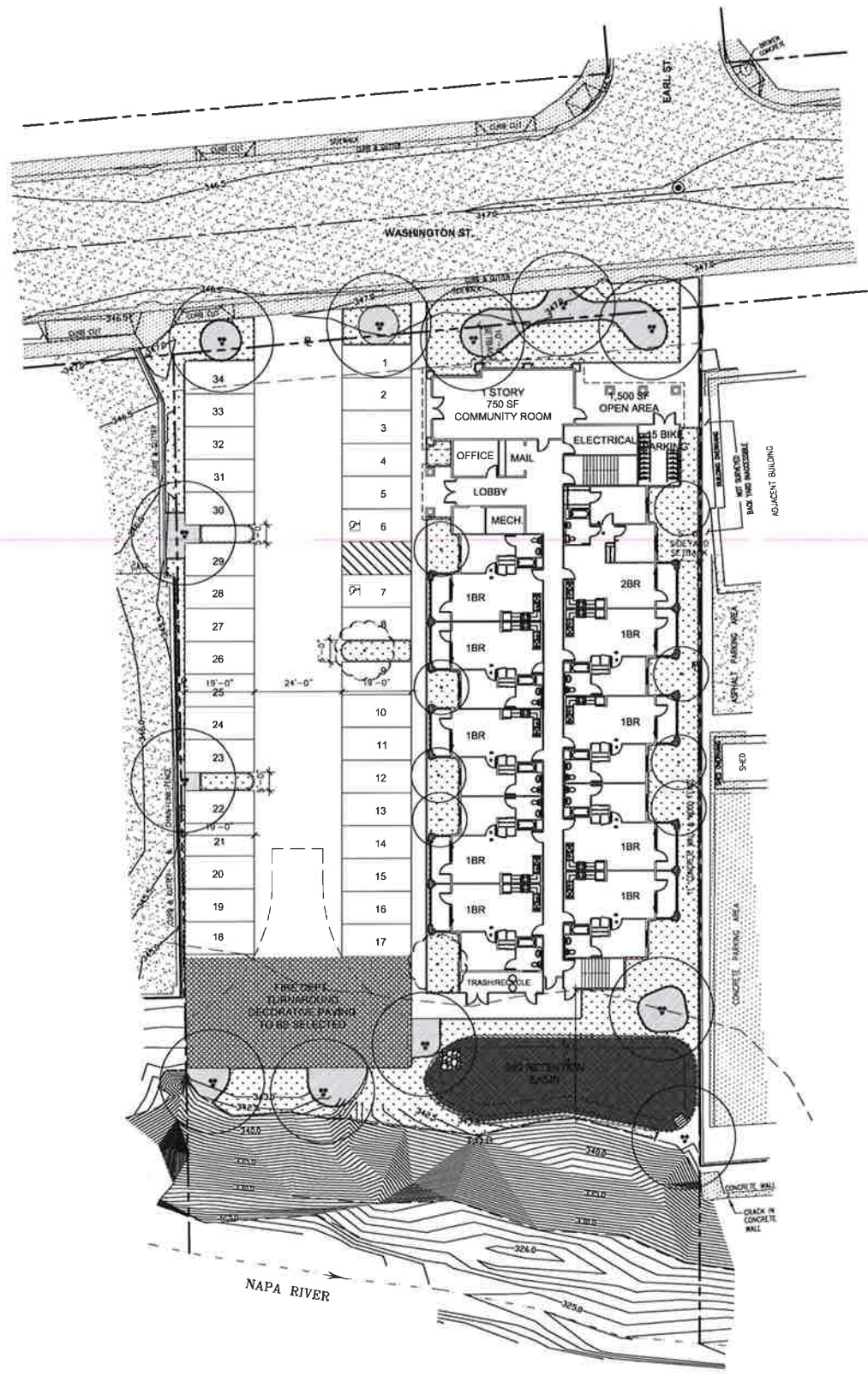
The above drawings, specifications, floor plans, and measurements represent the best and truest information of the building. The architect and the contractor shall be held jointly and severally responsible for any errors, omissions, or omissions in the drawings or specifications. The contractor shall be held responsible for any errors, omissions, or omissions in the construction of the building. The architect shall not be responsible for any errors, omissions, or omissions in the construction of the building. The contractor shall be held responsible for any errors, omissions, or omissions in the construction of the building. The architect shall not be responsible for any errors, omissions, or omissions in the construction of the building.

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15/11/2015 CALISTOGA, CALIFORNIA, CALISTOGA 2 REHABILITATION PLANNING AND ARCHITECTURE



TREE LEGEND

SYMBOL	BOTANIC NAME - COMMON NAME	QUANTITY AND SIZE	LOW
	CERCIS OCCIDENTALIS WESTERN REDBUD	8 - 15 GALLON	LOW
	LASERSTROEMIA INDICA GRAPE MYRTLE	2 - 24 INCH BOX	LOW
	QUERCUS LOBATA VALLEY OAK	13 - 36 INCH BOX	LOW
	MITIGATION REPLACEMENT TREES		

SHRUB & VINE LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	SIZE	MULTIPL.
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	=	56	LOW
	CAMELLIA S. 'BONANZA'	BONANZA SASANGUA CAMELLIA	=	56	MOD
	CAMELLIA S. 'YULETIDE'	YULETIDE SASANGUA CAMELLIA	=	56	MOD
	CEANOTHUS S. 'YANKEE POINT'	YANKEE POINT WILD LILAC	=	56	LOW
	CEANOTHUS 'CONCHA'	CONCHA WILD LILAC	=	56	LOW
	HEMEROCALLIS HYBRID	DAY LILY	=	16	LOW/MOD
	HEUCHERA 'MICRANTHA'	CORAL BELL	=	16	LOW/MOD
	HEUCHERA 'WENDY'	WENDY CORAL BELL	=	16	LOW/MOD
	ILEX V. 'STOKES DWARF'	STOKES DWARF HOLLY	=	56	LOW
	LOMANDRA LONGIFOLIA 'LM300'	BREEZE DWARF AT RUSH	=	56	LOW
	MULINBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY	=	16	LOW
	MAHONIA REPENS	DWARF OREGON GRAPE	=	16	LOW
	PENNISETUM S. 'SKYROCKET'	SKYROCKET FOUNTAIN GRASS	=	16	LOW
	PEROVSKIA A. 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	=	16	LOW
	POLYSTICHUM MINUTUM	WESTERN SWORD FERN	=	16	LOW
	RHAMNUS G. 'MOUND SAN BRUNO'	SAN BRUNO COFFEEBERRY	=	56	LOW
	SALVIA S. 'NAVAJO DARK PURPLE'	NAVAJO DARK PURPLE SAGE	=	16	LOW

QUANTITIES ARE FOR REFERENCE ONLY - CONTRACTOR TO PROVIDE ALL PLANT MATERIAL ON PLAN
 * AVAILABLE FROM MONROVIA NURSERY, WWW.MONROVIANURSERY.COM

GROUNDCOVER AND LAWN LEGEND

SYM.	DESCRIPTION
NO SYM.	4" WOOD CHIP MULCH IN ALL PLANTING BEDS
	4" WOOD CHIP MULCH
	GRASSES FOR BIO-RETENTION CAREX DIVULSA, CAREX FLAGGA, JUNCUS P. ELK BLUE, LEYMUS C. 'CANYON PRINCE', MULINBERGIA RIGENS

NOTE:
ALL COMPACTED SOIL DUE TO CONSTRUCTION OR OTHER METHODS TO BE TILLED TO 6" DEEP.

NOTE: SEE ARBORIST REPORT
 BY: KAY GREELEY
 DATED: NOVEMBER - 2015

ALL TREES TO BE REMOVED NOTED IN REPORT.

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THIS OFFICE OF
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 CASTAIC, CA 91384
 Office Telephone: (661) 254 3753
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 8676
 www.ymarch.com

LANDSCAPE PRELIMINARY PLAN

SCALE: 1/16" = 1'-0"

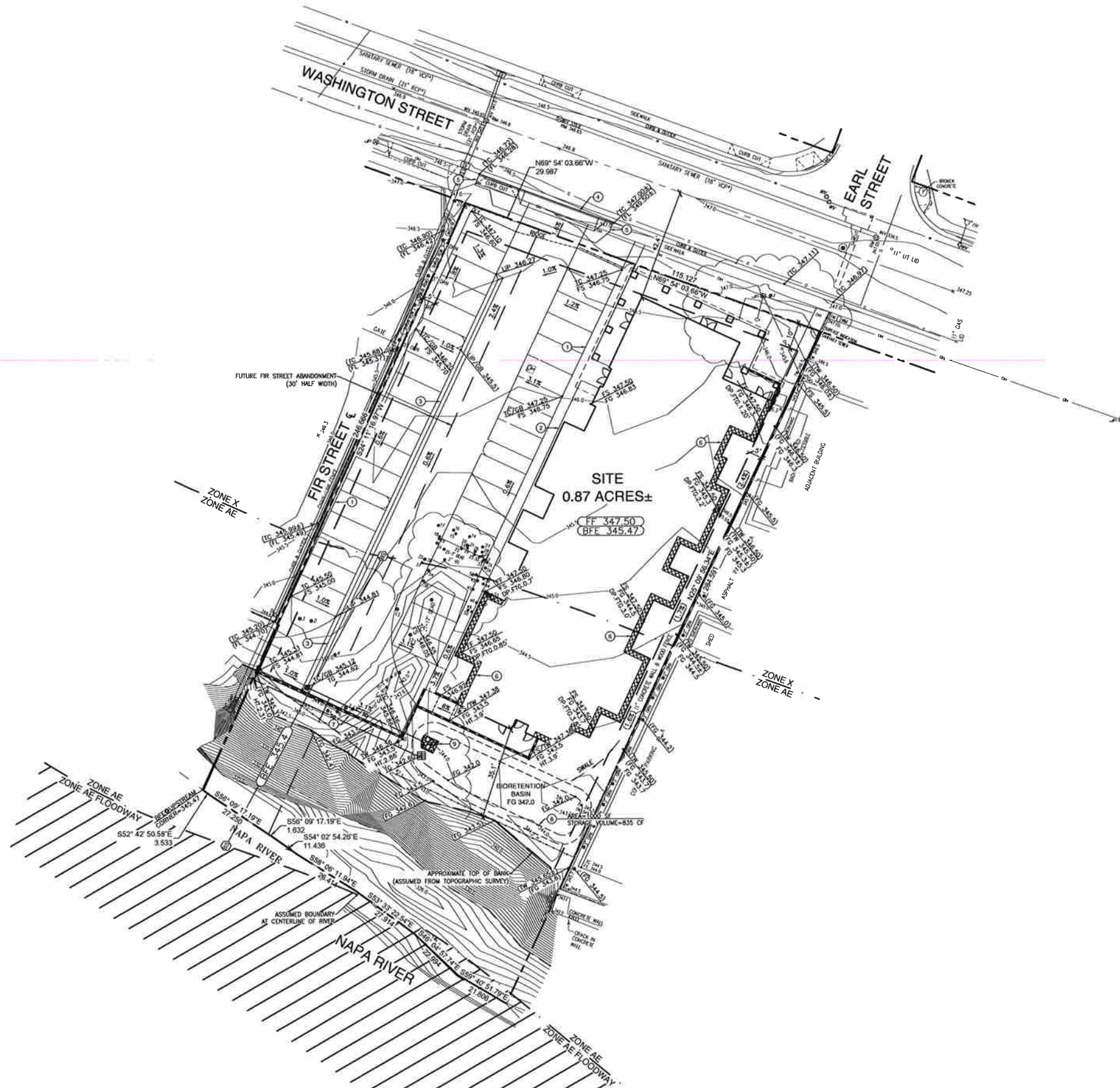


Corporation for Better Housing

Developer Name

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GRADING KEY NOTES

- ① 6" VERTICAL CURB
- ② 4' WIDE SIDEWALK
- ③ 3' WIDE VALLEY GUTTER
- ④ 30' WIDE DRIVEWAY APPROACH
- ⑤ SAWCUT & CONFORM TO MATCH EXISTING IMPROVEMENTS.
- ⑥ DEEPEDED BUILDING FOOTING TO ACCOMMODATE LOWER EXTERIOR GRADE (HATCHED AREA), DROP IN ELEVATION FROM FINISH FLOOR TO EXTERIOR GRADE PER PLAN CALLOUT (DP.FTG.). SEE ARCHITECTURAL & STRUCTURAL PLANS FOR CONSTRUCTION DETAILS.
- ⑦ RETAINING WALL, DROP IN ELEVATION FROM TOP OF WALL TO FINISH GRADE ON LOW SIDE PER PLAN CALLOUT (HT.).
- ⑧ BIORETENTION BASIN (TREATMENT AREA AND STORAGE VOLUME PER PLAN).
- ⑨ RIP RAP ENERGY DISSIPATOR AT STORM DRAIN OUTLET PIPE.

GENERAL NOTES:

SEE STORM DRAIN UTILITY INFORMATION AND INVERTS ON UTILITY PLAN.
 ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, SLOPE STABILITY DETAILS, BUTTRESSING DETAILS, KEYWAY DETAILS, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY OTHERS.
 PROPOSED ELEVATIONS SHALL HAVE 300' ADDED TO THEM TO REFLECT TRUE ELEVATIONS RELATED TO THE PROJECT BENCHMARK. PLAN ELEVATIONS WERE SIMPLIFIED FOR CLARITY.

FEMA FLOOD ZONE NOTES

BASE FLOOD ELEVATIONS SHOWN PURSUANT TO FEMA FIRM PANEL 0228E (SHEET 229 OF 650) AND TABLE 9 OF FEMA FIS NO. 02050C000B. REFER TO NAPA RIVER PROFILE CROSS-SECTION "B5" PROPOSED BUILDING FINISH FLOOR ELEVATION IS A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION PURSUANT TO THE CITY OF CALISTOGA MUNICIPAL CODE.
 HATCHED AREA REPRESENTING FLOODWAY AREA WITHIN ZONE AE PURSUANT TO FEMA FIRM PANEL.

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CITY OF CALISTOGA

NO.	DATE	REVISIONS

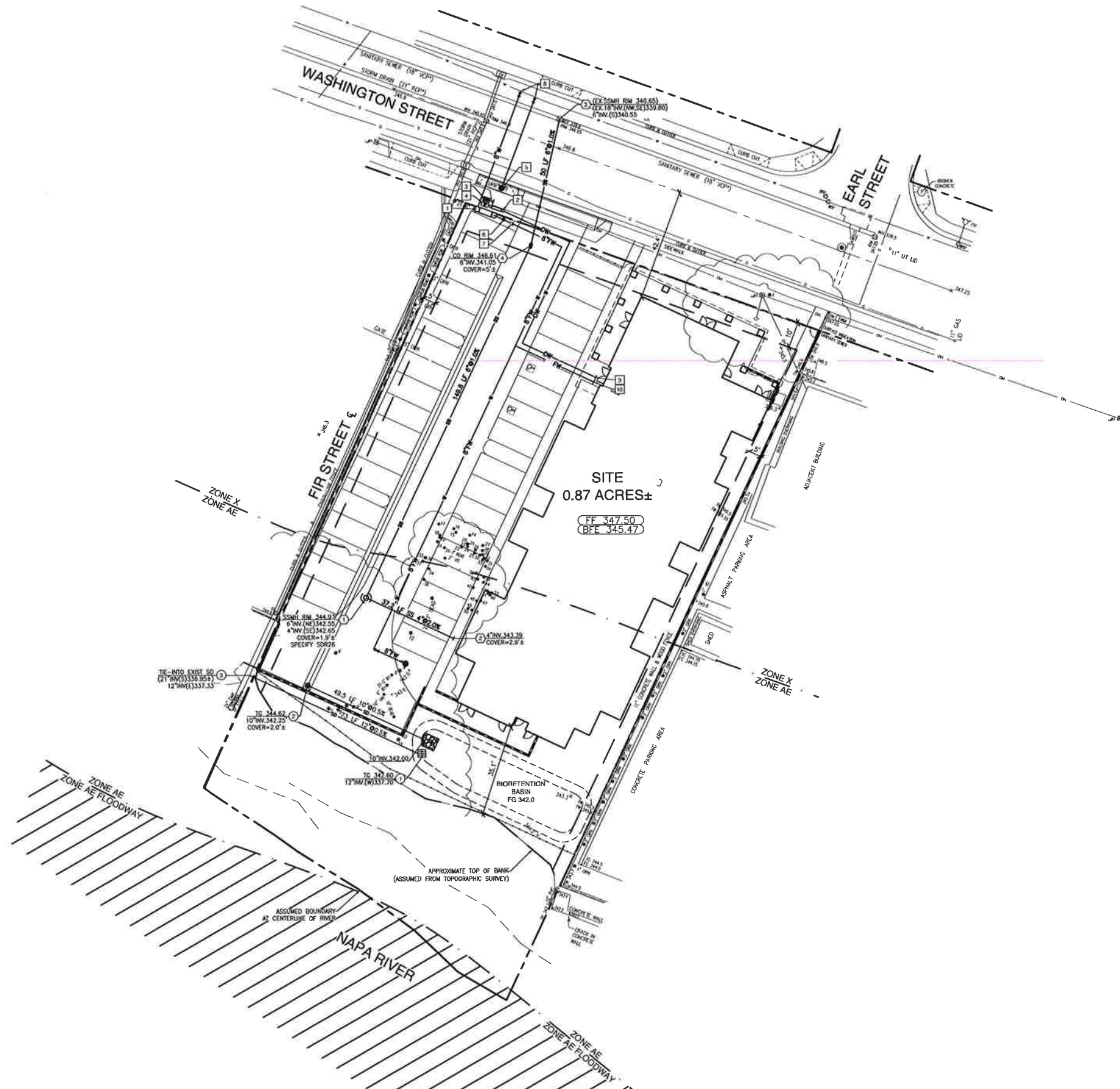


CORPORATION FOR BETTER HOUSING
 CALISTOGA 2
 CITY OF CALISTOGA, COUNTY OF NAPA

SIGNED	DATE

DESIGNED BY: MRW
 DRAFTED BY: KLV
 CHECKED BY: MRW
 DATE: 12/28/2015

PRELIMINARY GRADING PLAN
 SHEET C-1



WATER KEY NOTES

- 1 8" DOUBLE CHECK WITH DETECTOR CHECK BACKFLOW DEVICE (FEBCO 856ST OR APPROVED EQUAL).
- 2 REDUCED PRESSURE BACKFLOW DEVICE.
- 3 IRRIGATION METER. SEE LANDSCAPE PLANS FOR CONTINUATION. DESIGN BY OTHERS.
- 4 DOMESTIC WATER METER.
- 5 FIRE HYDRANT.
- 6 POST INDICATOR VALVE (PIV).
- 7 FIRE DEPARTMENT CONNECTION (FDC).
- 8 TIE INTO EXISTING WATER MAIN, MAINTAIN 2' MIN. SEPARATION BETWEEN CONNECTIONS.
- 9 DOMESTIC WATER SERVICE. SEE M.E.P. PLANS FOR CONTINUATION WITHIN 5' OF BUILDING.
- 10 FIRE WATER SERVICE. SEE M.E.P. PLANS FOR CONTINUATION WITHIN 5' OF BUILDING TO FIRE RISER ROOM.

SANITARY SEWER KEY NOTES

- 1 48" SANITARY SEWER MANHOLE.
- 2 PVC SEWER FOR BUILDING CONNECTION. SEE M.E.P. PLANS FOR CONTINUATION WITHIN 5' OF THE BUILDING INCLUDING CLEANOUT AT FACE OF BUILDING.
- 3 TIE-INTO EXISTING SANITARY SEWER MANHOLE.
- 4 SANITARY SEWER CLEANOUT.

STORM DRAIN KEY NOTES

- 1 36"x36" OUTLET STRUCTURE FOR BIORETENTION BASIN (POST CONSTRUCTION BMP).
- 2 18" DROP INLET WITH H2O TRAFFIC RATED GRATE (NYOPLAST OR EQUIVALENT).
- 3 TIE INTO EXISTING 21" STORM DRAIN PIPE DISCHARGING TO OUTFALL AT NAPA RIVER. CONSTRUCT WATER TIGHT FITTING OR LUG TO SEAL.

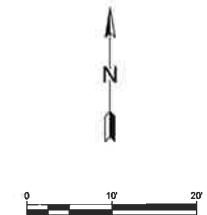
GENERAL UTILITY NOTES:

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.

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NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NO.	DATE	REVISIONS

WALSH ENGINEERING
DEPENDABLE SOLUTIONS GROUND IN VALUE

CORPORATION FOR BETTER HOUSING
CALISTOGA 2
CITY OF CALISTOGA, COUNTY OF NAPA

SIGNED: _____ DATE: _____
DESIGNED BY: MRW
DRAFTED BY: KLW
CHECKED BY: MRW
DATE: 1/2/2015

PRELIMINARY
UTILITY PLAN

SHEET
C-2

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