



HEALTHY BUILDINGS  
 3432 VALLE VERDE  
 NAPV, CA 94568 F. 707.676.6898  
 WWW.HBSUSA.NET



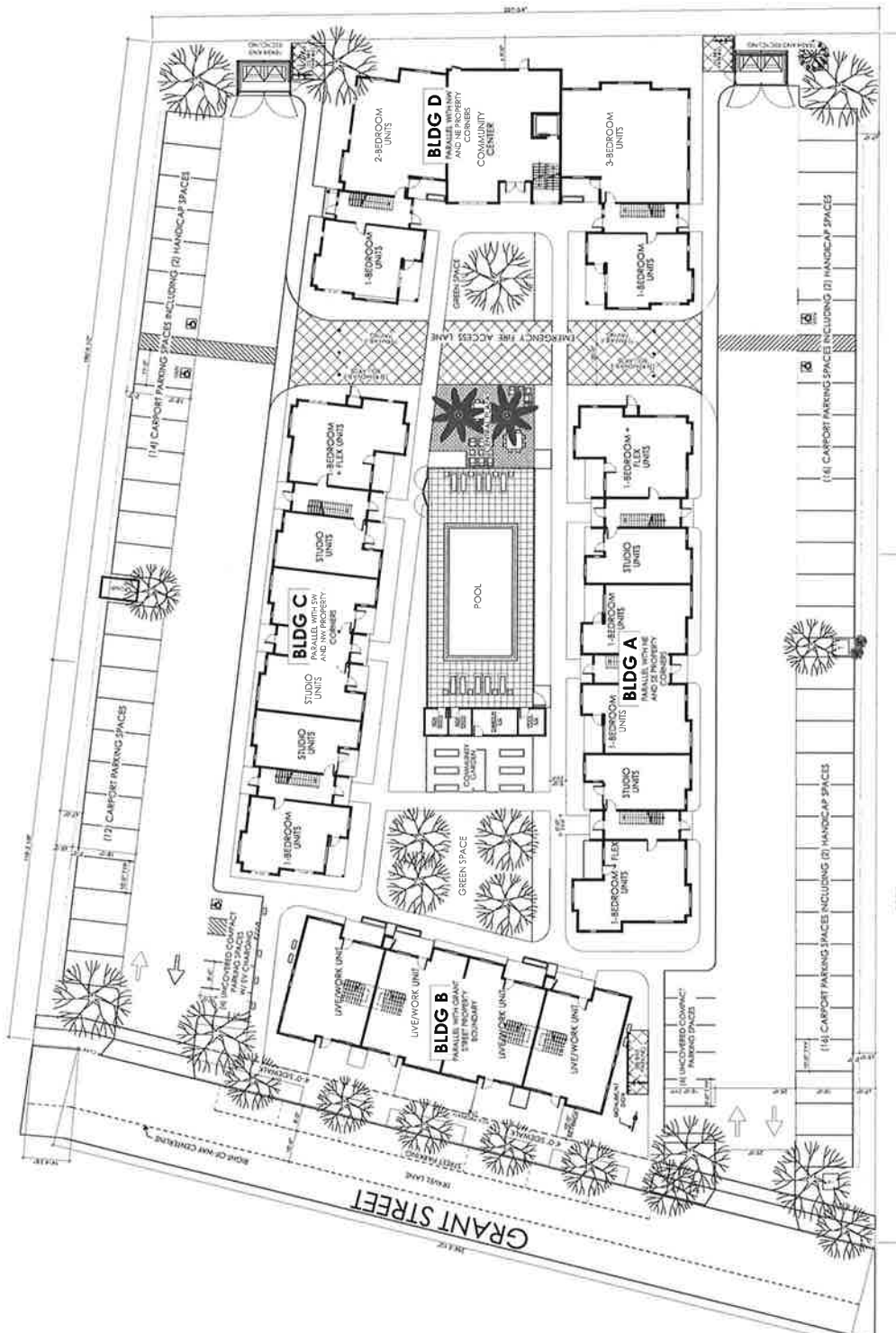
**NOTICE**  
 These drawings and specifications are the property of Healthy Buildings and shall not be used for any other project without the express written consent of Healthy Buildings. The Engineer shall be held responsible for the accuracy of the information provided and the contractor shall be held responsible for the accuracy of the construction of the project.

CALISTOGA VISTA  
 1508 GRANT STREET  
 CALISTOGA, CA 94515

SITE PLAN

REVISIONS  
 DATE DESCRIPTION  
 DRAWN BY  
 SCALE 1/8" = 1'-0"  
 SHEET NO. 1 OF 1

A1.1



**SITE**  
 LOT SIZE: 1.93 ACRES  
 ZONING: CC - COMMUNITY COMMERCIAL  
 MAX. HEIGHT ALLOWED: 30'  
 MAX. HEIGHT PROPOSED: 36' - 6"  
 MAX. LOT COVERAGE ALLOWED: 60%  
 PROPOSED LOT COVERAGE: 40%

**REQUIRED SETBACKS:**  
 PRINCIPAL BUILDINGS:  
 FRONT = 10' BETWEEN BACK OF SIDEWALK & BUILDING  
 INTERIOR = 0/5 @ ABUTTING RESIDENTIAL ZONING  
 REAR = 0/10 @ ABUTTING RESIDENTIAL ZONING  
 ACCESSORY STRUCTURES:  
 FRONT = SAME AS PRINCIPAL BUILDINGS  
 INTERIOR = SAME AS PRINCIPAL BUILDINGS  
 REAR = 0/5 @ ABUTTING RESIDENTIAL

**ALLOWABLE DENSITY:**  
 1.93 ACRES X 20 UNITS/ACRE = 38.96 UNITS  
 1.93 ACRES X 10 UNITS/ACRE = 19.3 UNITS  
 PROPOSED DENSITY: 50 UNITS:  
 (18) STUDIOS  
 (9) 1 - BEDROOMS  
 (2) 2 - BEDROOMS  
 (1) 3 - BEDROOMS  
 (4) 2 - BEDROOMS LIVE/WORK

**PARKING PROVIDED:**  
 CARPORT PARKING SPACES = 58  
 INCLUDING (4) HANDICAP SPACES  
 UNCOVERED COMPACT PARKING SPACES = 10  
 INCLUDING (4) EV CHARGING STATIONS  
 TOTAL PROVIDED ON SITE: 68  
 BICYCLE PARKING = 18

**DENSITY BONUS PARKING REQUIREMENT:**  
 STUDIOS - 18 X 1 = 18  
 1BR - 15 X 1 = 15  
 1BR + FLEX - 9 X 1 = 9  
 2BR - 2 X 2 = 4  
 3BR - 2 X 2 = 4  
 LIVE / WORK - 4 X 2 = 8  
 TOTAL = 58

**REQUIRED SETBACKS:**  
 PRINCIPAL BUILDINGS:  
 FRONT = 10' BETWEEN BACK OF SIDEWALK & BUILDING  
 INTERIOR = 0/5 @ ABUTTING RESIDENTIAL ZONING  
 REAR = 0/10 @ ABUTTING RESIDENTIAL ZONING  
 ACCESSORY STRUCTURES:  
 FRONT = SAME AS PRINCIPAL BUILDINGS  
 INTERIOR = SAME AS PRINCIPAL BUILDINGS  
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 3BR - 2 X 2 = 4  
 LIVE / WORK - 4 X 2 = 8  
 TOTAL = 58

**CALISTOGA VISTA**



A1.2

ISSUE NO.

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

DATE: 11/15/2023

ISSUE/REVISIONS

RENDERINGS

1306 GRANVILLE STREET  
 CALISTOGA, CA 94515

**NOTICE**  
 This drawing was prepared by the architect for the project described above and is not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect's liability is limited to the scope of the contract and the architect's professional services as defined in the contract documents. The architect does not warrant the accuracy or completeness of the information provided in this drawing. The architect's services are limited to the design and construction of the project described above and do not include any other services. The architect's liability is limited to the scope of the contract and the architect's professional services as defined in the contract documents. The architect does not warrant the accuracy or completeness of the information provided in this drawing. The architect's services are limited to the design and construction of the project described above and do not include any other services.



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**BLDG B SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

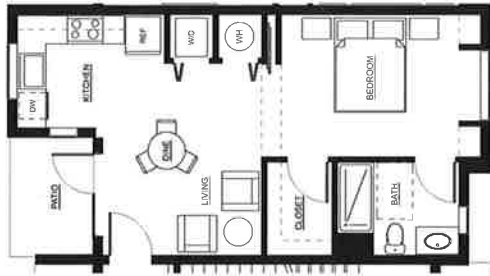


**BLDG B FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



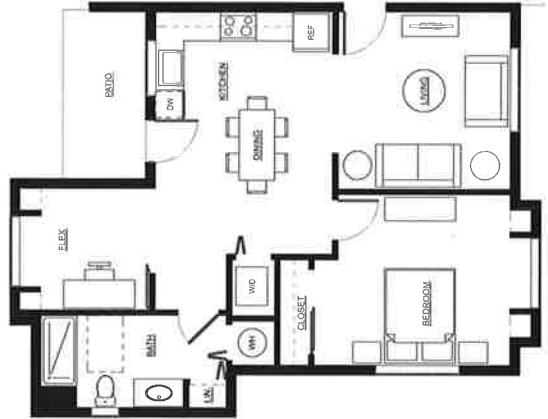
**ONE BEDROOM UNIT**  
 670 SF

**BLDG A**  
 SCALE: 1/8" = 1'-0"



**STUDIO UNIT**  
 536 SF

**BLDG A**  
 SCALE: 1/8" = 1'-0"



**ONE BEDROOM + FLEX UNIT**  
 870 SF

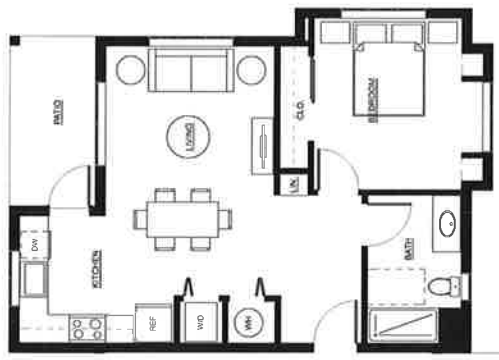
**BLDG A**  
 SCALE: 1/8" = 1'-0"

**LIVE WORK UNIT**  
 1821 SF

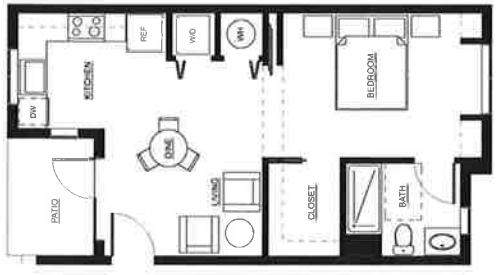


**TWO BEDROOM**  
 1088 SF

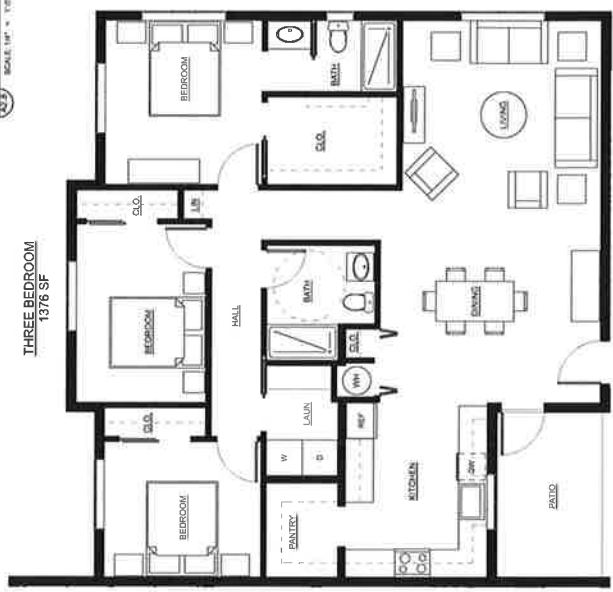
**BLDG D**  
 SCALE 1/8" = 1'-0"



**BLDG C**  
 SCALE 1/8" = 1'-0"  
**ONE BEDROOM**  
 672 SF

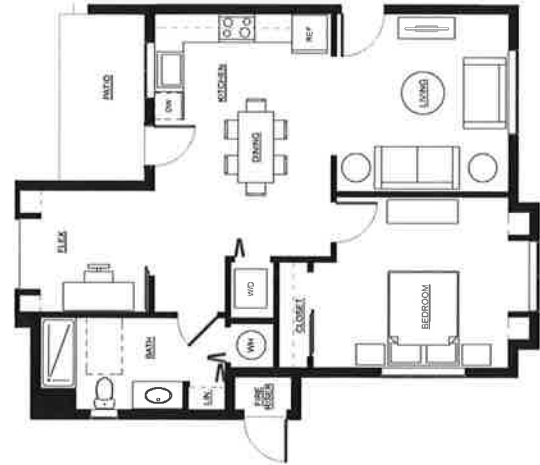


**BLDG C**  
 SCALE 1/8" = 1'-0"  
**STUDIO**  
 350 SF



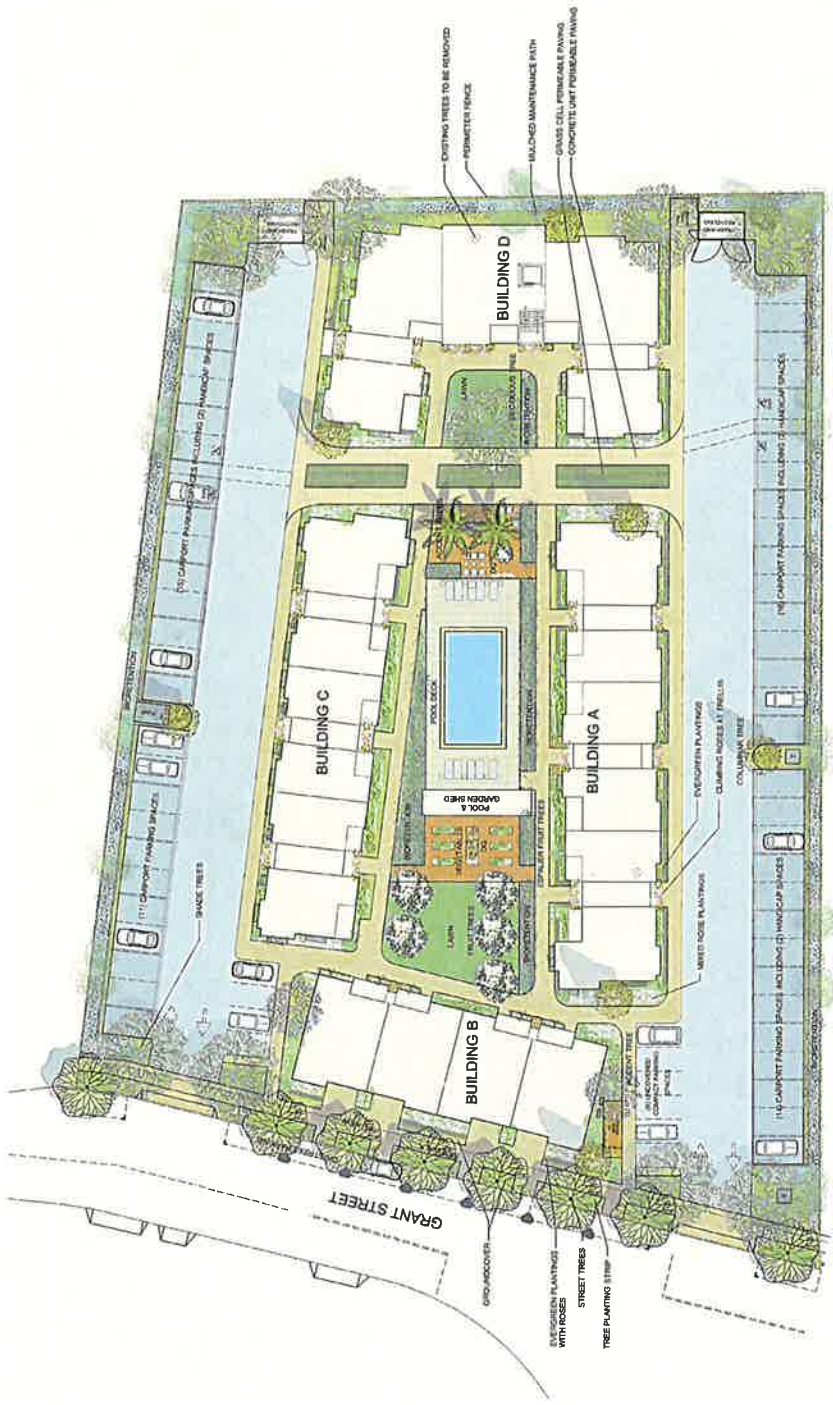
**THREE BEDROOM**  
 1376 SF

**BLDG D**  
 SCALE 1/8" = 1'-0"

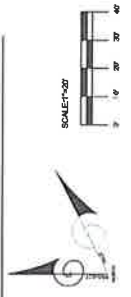


**BLDG C**  
 SCALE 1/8" = 1'-0"  
**ONE BEDROOM + FLEX UNIT**  
 870 SF

**BLDG D**  
 SCALE 1/8" = 1'-0"  
**ONE BEDROOM**  
 678 SF



LANDSCAPE PLAN



PERIMETER FENCE- 6' HIGH  
COLOR TO MATCH BUILDING



POOL FENCE- 5' HIGH  
COLOR TO BE SELECTED