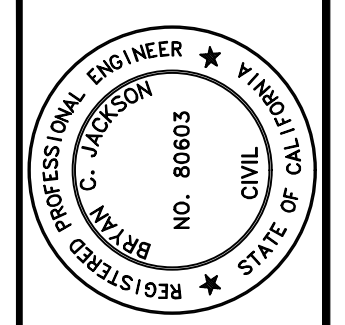


PROJECT DRAWINGS FOR DEGUARDA BACK OF HOUSE / PARKING SERVICE CENTER IN THE CITY OF CALISTOGA 411 & 515 FOOTHILL BOULEVARD APN 011-310-046

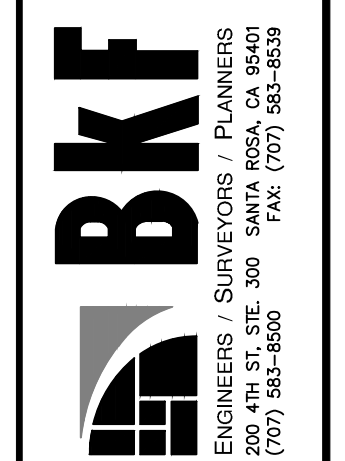
DEVELOPER: AARON HARKIN, PROJECT MANAGER
CALISTOGA HILLS RESORT, LLC
1019 MYRTLE STREET
CALISTOGA, CA 94515
PH: (707) 942-4700

CIVIL ENGINEER: BKF ENGINEERS
200 4TH ST, STE. 300
SANTA ROSA, CA. 95401
PH: (707) 583-8500
FAX: (707) 583-8539

ARCHITECT: HORNBERGER & WORSTELL, INC
170 MAIDEN LANE
SAN FRANCISCO, CA 94108
PH: (415) 391-1080



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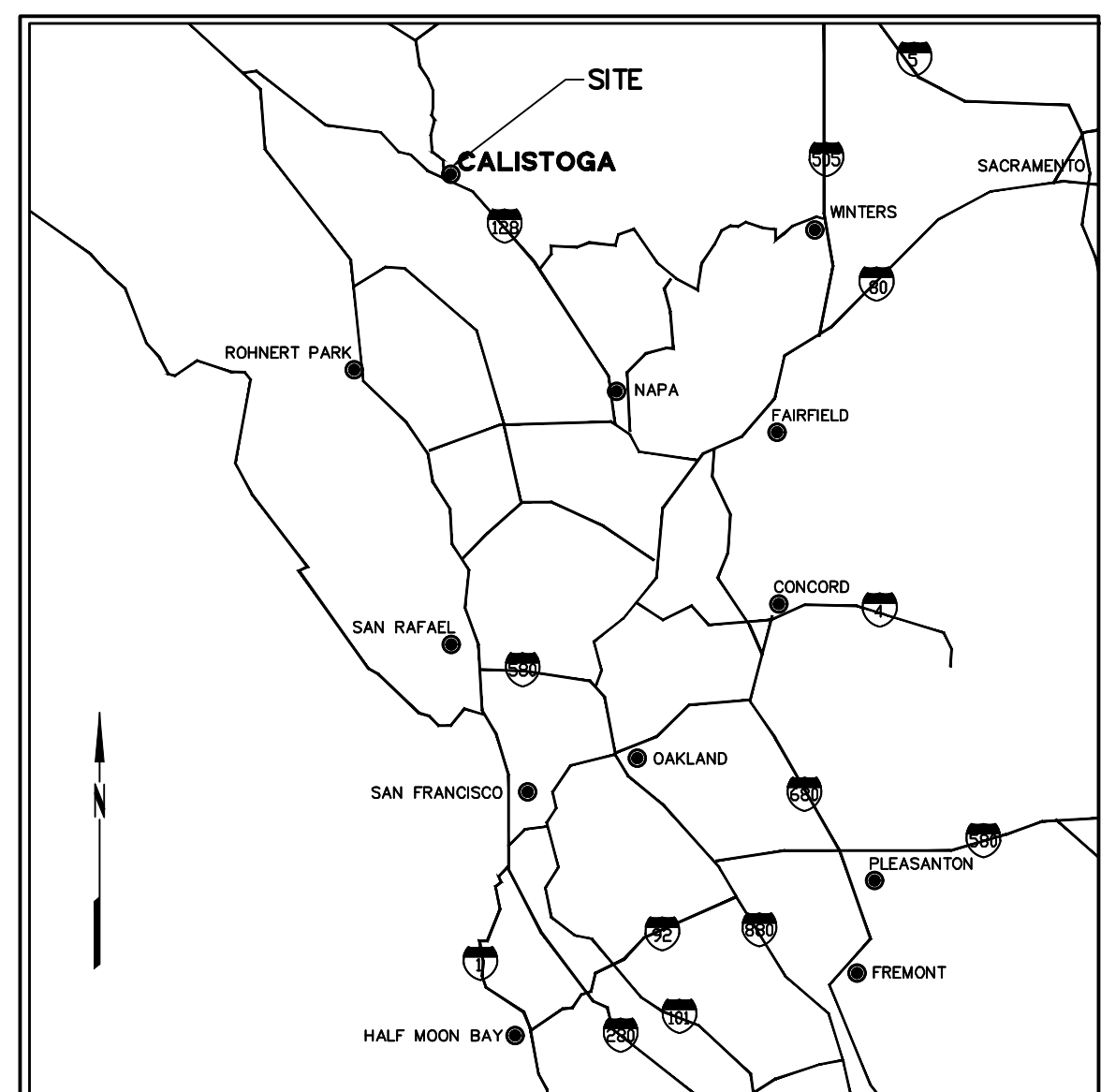
PROJECT INFORMATION
CALISTOGA HILLS RESORT
DEGUARDA BACK OF HOUSE / PARKING SERVICE CENTER
411 & 515 FOOTHILL BOULEVARD, CALISTOGA, CA 94515

PROJECT DATA

SIZE OF LOT 31.9 ACRES
PROPOSED PROJECT AREA: 12.3 ACRES
PROPOSED FOOTPRINT: 3.4 ACRES

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		BENCHMARK
		CENTERLINE MONUMENT
		STREET SIGN
		UTILITY POLE
		CATCH BASIN
		TREE
		TREE CLUSTER
		TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		FENCE

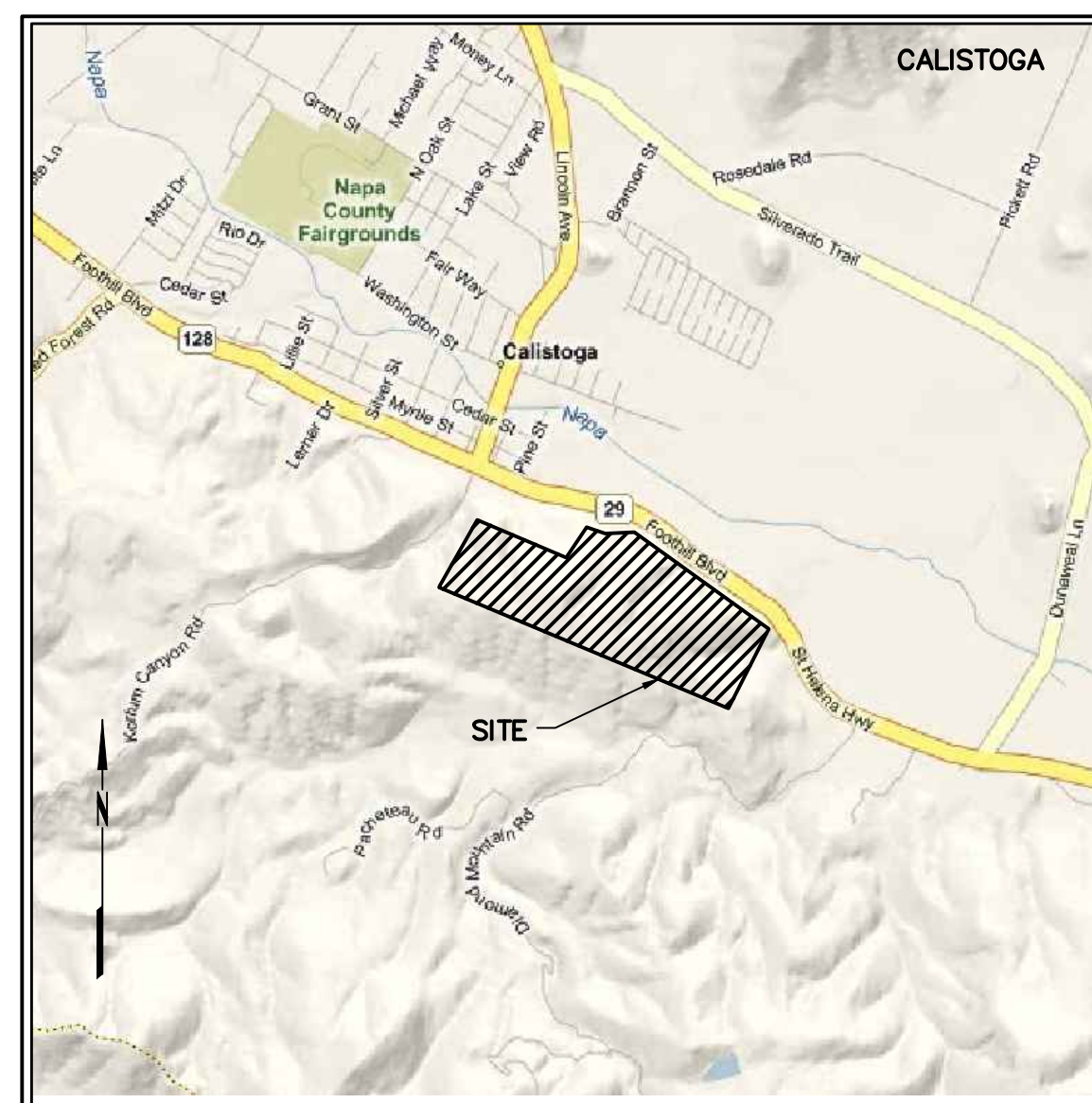


LOCATION MAP
NOT TO SCALE

JUNE 2018

INDEX OF DRAWINGS

SHEET	TITLE	NUMBER
CO.1	PROJECT INFORMATION	1
C1.0	SITE MAP	2
C2.0	AERIAL VICINITY MAP	3
C3.0	GRADING AND DRAINAGE PLAN	4



VICINITY MAP
NOT TO SCALE

DESIGN REVIEW NOTES:

THESE CONCEPTUAL DRAWINGS HAVE BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH DRAWINGS REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

THE SUBJECT PARCEL HAS A CITY OF CALISTOGA ZONING DESIGNATION OF RR-H (RURAL RESIDENTIAL - HILLSIDE).

STRIPED FIRE LANES, BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS MAY BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES, ALONG WITH THE SANITARY SEWER AND WATER UTILITIES HAVE INTENTIONALLY BEEN OMITTED FROM THESE DRAWINGS. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE CITY STANDARDS AND LOCAL REGULATIONS WITH THE DEVELOPMENT OF CONSTRUCTION DRAWINGS.

THE PROFESSIONAL WHO PREPARED THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE DRAWINGS. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

EARTHWORK QUANTITIES ARE APPROXIMATE AND HAVE BEEN SUMMARIZED ON THESE DRAWINGS TO PROVIDE THE REVIEWING AGENCY WITH AN OPINION OF HOW MUCH MATERIAL MAY BE MOVED TO FACILITATE THE PROPOSED IMPROVEMENTS. WHILE THE DESIGN PROFESSIONAL ANTICIPATES THAT AS MUCH AS 28,000 CY MAY BE EXPORTED WITH THIS PROJECT, ACTUAL VOLUMES ARE VARIABLE BASED ON THE GEOTECHNICAL ENGINEER'S ASSESSMENT OF THE SOIL ENCOUNTERED, THE CONTRACTOR'S METHOD OF STRIPPING, COMPACTION AND TRENCHING.

OPINION OF PROBABLE EARTHWORK QUANTITIES

MATERIAL MOVED ON SITE*	6,500 CY
IMPORT	NOT ANTICIPATED
EXPORT	28,000 CY

*MATERIAL MOVED ON SITE IS SOIL EXCAVATED (CUT) AS A RESULT OF STRIPPING OR GRADING ACTIVITIES AND REUSED ON THE PROJECT SITE AS FILL.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS MAPPED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL WHO PREPARED THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE TRUNK DIAMETERS ARE REFLECTED GRAPHICALLY AND WERE MEASURED AT CHEST HEIGHT (±48-INCHES). CONSULT A CERTIFIED TREE ARBORIST WHEN IT IS NECESSARY TO ACCURATELY DETERMINE PERTINENT TREE INFORMATION.

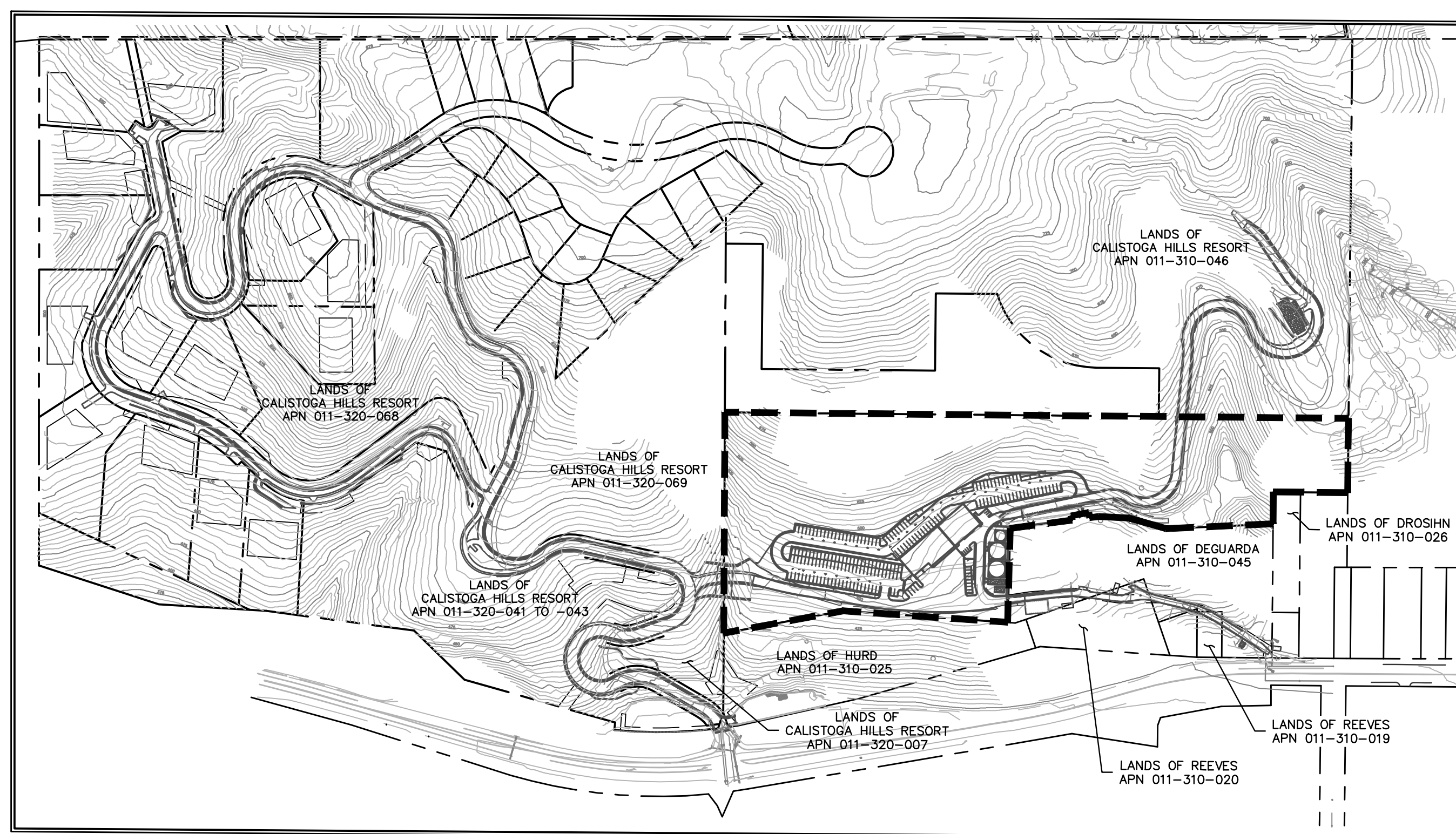
MISCELLANEOUS BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD DATA AND DOES NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BENCHMARK: PROVIDED BY MICHAEL W. BROOKS & ASSOCIATES. CALISTOGA 25 FEET WEST OF THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARD IN SIDEWALK U.S.C.G.S. NO. 202
ELEVATION: 361.80 FEET, STANDARD IRON POST WITH BRONZE CAP STAMPED "353" (RECOVERED IN 1933).

TABLE 2-3 DISPLAYED BELOW IS FROM THE PROJECT ENVIRONMENTAL IMPACT REPORT. HIGHLIGHTED ITEMS ARE THE AMENITIES/USES THAT WILL BE SUPPORTED BY THE RELOCATED BACK OF HOUSE/PARKING SERVICE CENTER PROPOSED ON THESE CONCEPTUAL PROJECT DRAWINGS.

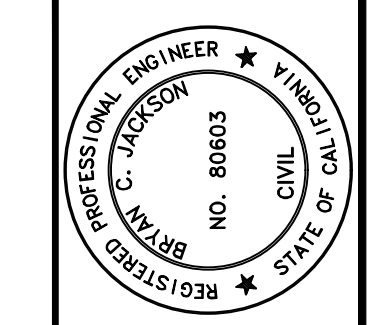
Table 2-3: Resort Hotel Amenities and Support Use Summary

Amenity/Use	Square Feet	Characteristics
Recreational Facilities	13,115	Spa (pool and terrace), fitness center, yoga studio, main swimming pool (and terrace), family pool (and terrace), kid's pool, Residence Club lounge, Residence Club pool (and terrace), bocce courts, fire pits, and observation deck
Food and Beverage	8,215	All-day dining, bar, private dining, pool lounge, lounge, reception, and restrooms
Arrival/Reception Facilities	600	Porte Cochere, entry vestibule, reception lobby, baggage storage, and restrooms
Retail	800	Gift shop
Front Desk	1,844	Registration/cashier, front offices, safety deposit boxes, concierge desk, and lobby
Functional Areas	3,800	Ballroom, exterior function terrace, and meeting rooms
Functional Support	5,770	Pre-function areas, coat room, business center, catering space, restrooms, and storage
Food Service	7,588	Kitchen, wash, snack shack, room service, storage, and restrooms
Offices	2,651	Executive, general, and accounting offices
Wine Caves	12,000	Two caves used for wine tasting, storage, and small-scale events
Housekeeping/Laundry	2,438	Laundry, storage, and offices
Engineering	2,250	Shop, storage, and offices
Employee Facilities	2,475	Cafeteria, training room, changing rooms, and restrooms
Receiving and Purchasing	3,969	Truck doors, compactor, recycling, storage, and offices
Miscellaneous	15,805	Mechanical/electrical facilities, golf cart storage and charging, and landscape maintenance storage



SITE PLAN
NOT TO SCALE

Date: JUNE 2018
Scale: AS SHOWN
Design: BCJ
Drawn: BRL
Approved: BCJ
App. No: 151029-41
Drawing Number:
C0.1
1 OF 4



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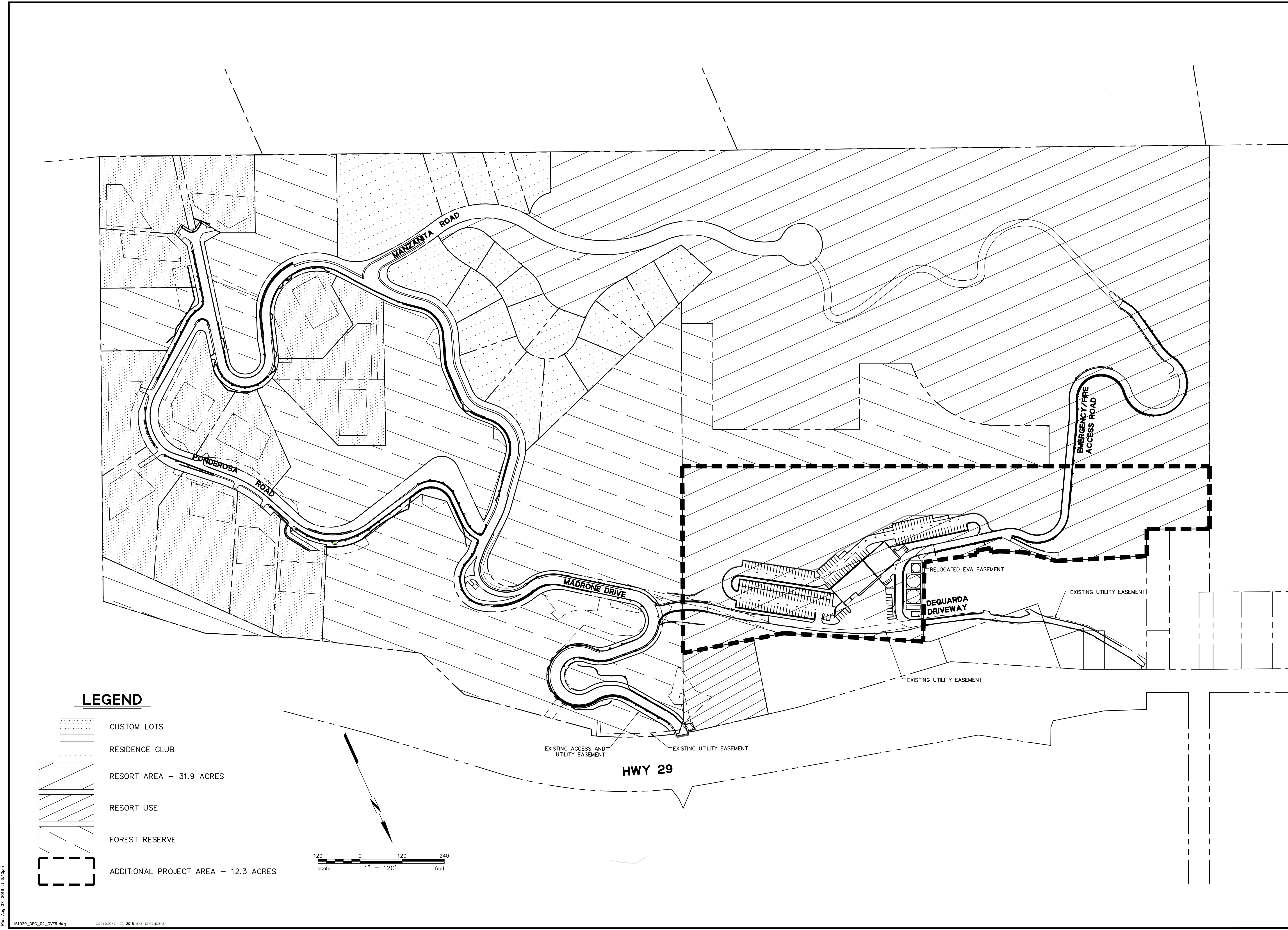


CALISTOGA HILLS RESORT
DEGUARDA BACK OF HOUSE / PARKING SERVICE CENTER
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Revisions	
No.	Description

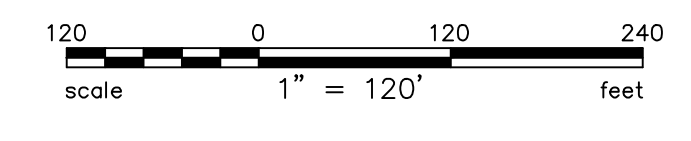
Date: JUNE 2018
Scale: AS SHOWN
Design: BCJ
Drawn: BRL
Approved: BCJ
Job No: 151029-41

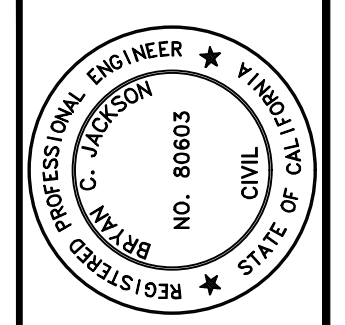
SITE MAP



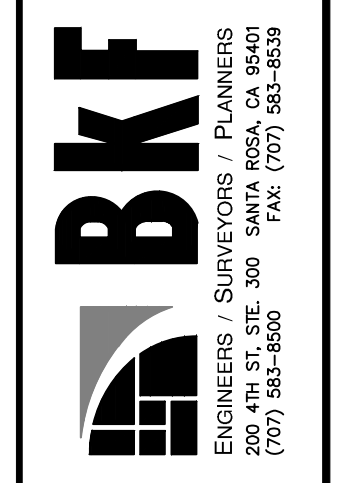
LEGEND

- CUSTOM LOTS
- RESIDENCE CLUB
- RESORT AREA - 31.9 ACRES
- RESORT USE
- FOREST RESERVE
- ADDITIONAL PROJECT AREA - 12.3 ACRES





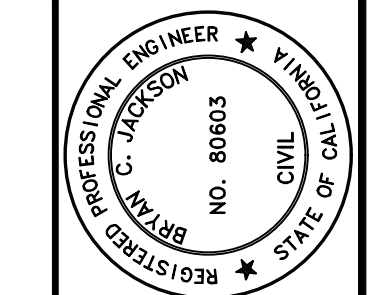
PRELIMINARY
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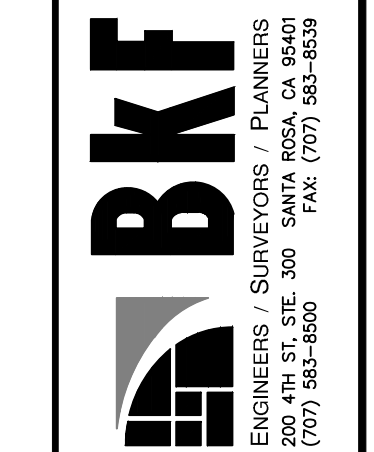
CALISTOGA HILLS RESORT
DEGUARDA BACK OF HOUSE / PARKING SERVICE CENTER
411 & 515 FOOTHILL BOULEVARD, CALISTOGA, CA 94515
AERIAL VICINITY MAP

Date	Scale	Design	Drawn	Approved	Job No.
JUNE 2018	AS SHOWN	BCJ	BRL	BCJ	151029-41

Drawing Number:
C2.0
3 OF 4

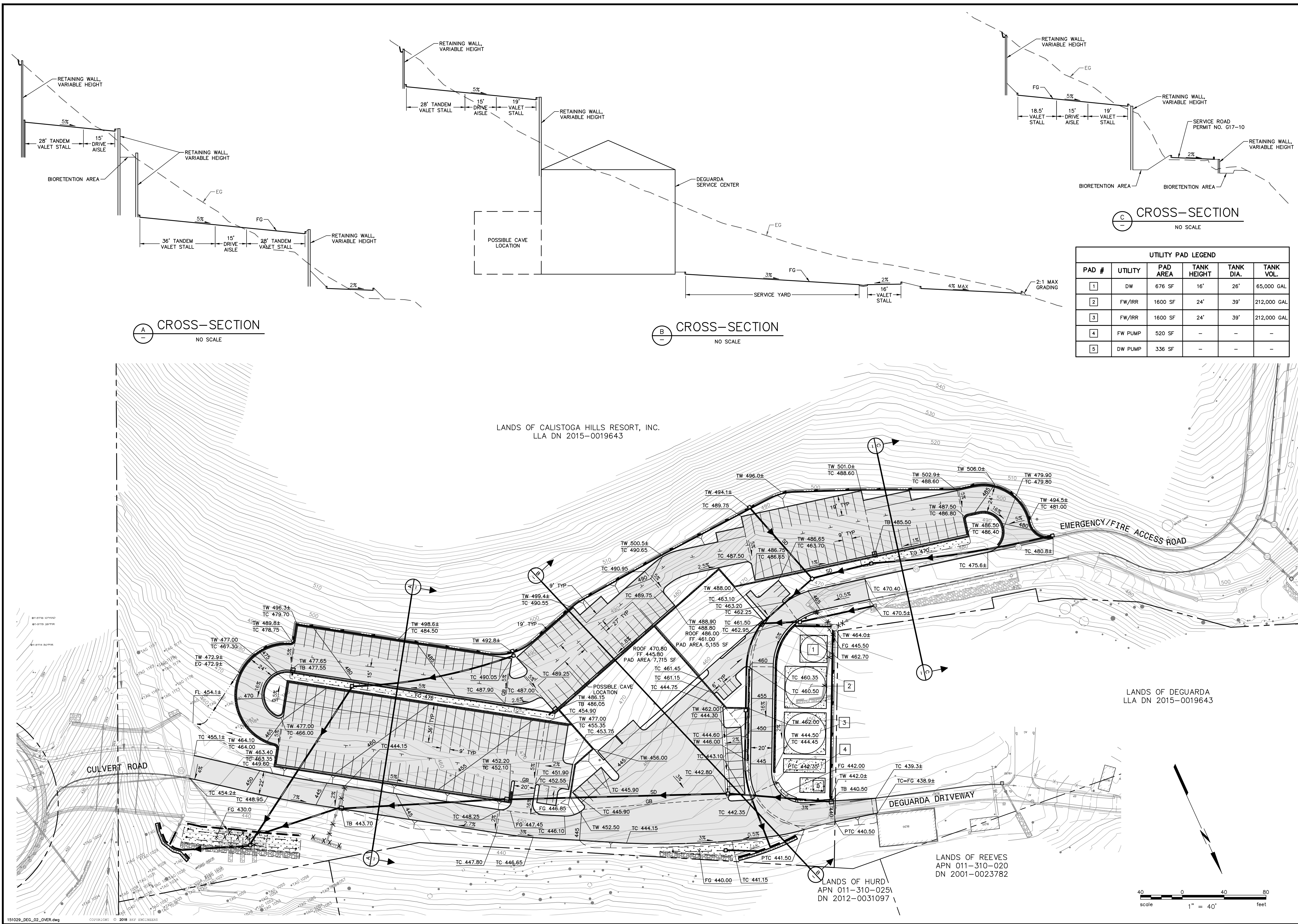


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BRYAN C. JACKSON CR0603



CALISTOGA HILLS RESORT
DEGUARDA BACK OF HOUSE / PARKING SERVICE CENTER
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GRADING AND DRAINAGE PLAN

Date	No.	Revisions
JUNE 2018	AS SHOWN	
	Design: BCJ	
	Drawn: BRL	
	Approved: BCJ	
	App. No: 151029-41	

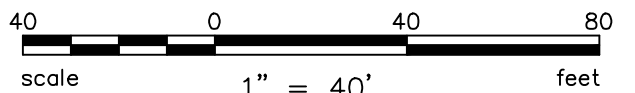


PAD #	UTILITY	PAD AREA	TANK HEIGHT	TANK DIA.	TANK VOL.
1	DW	676 SF	16'	26'	65,000 GAL
2	FW/IRR	1600 SF	24'	39'	212,000 GAL
3	FW/IRR	1600 SF	24'	39'	212,000 GAL
4	FW PUMP	520 SF	-	-	-
5	DW PUMP	336 SF	-	-	-

A CROSS-SECTION
NO SCALE

B CROSS-SECTION
NO SCALE

C CROSS-SECTION
NO SCALE



Plot Aug 07, 2018 at 6:14pm
151029_DEC_02_OVER.dwg