

PARKING SUMMARY

| PARKING REQUIRED PER SB1818 | | | |
|-----------------------------|--------------------------------|--------------|-----------------|
| UNIT TYPE | PARKING REQ. PER DWELLING UNIT | NO. OF UNITS | STALLS REQUIRED |
| STUDIO | 1 STALL / UNIT | 3 | 3 |
| 1 BEDROOM | 1 STALL / UNIT | 35 | 35 |
| 2 BEDROOM | 2 STALLS / UNIT | 31 | 62 |
| 3 BEDROOM | 2 STALLS / UNIT | 9 | 18 |
| TOTAL PARKING REQUIRED | | | 118 |

| PARKING PROVIDED | |
|------------------------|-----|
| UNCOVERED SPACES | 88 |
| UNCOVERED ADA | 2 |
| UNCOVERED E.V. | 5 |
| GARAGE | 38 |
| GARAGE ADA | 1 |
| TOTAL PARKING PROVIDED | |
| | 134 |

UNIT SUMMARY

| PLAN | BED/BATH | NET S.F. | NO. OF UNITS | UNIT S.F. TOTAL | UNIT MIX |
|------------------|---------------|----------|--------------|-----------------|----------|
| STUDIO | | | | | |
| P0.1 | STUDIO / 1 BA | ±506 | 3 | 1,518 | 3.8% |
| 1 BEDROOM | | | | | |
| P1.1 | 1BED / 1 BA | ±657 | 27 | 17,739 | 34.6% |
| P1.2 | 1BED / 1 BA | ±506 | 8 | 4,048 | 10.3% |
| 2 BEDROOM | | | | | |
| P2.1 | 2 BED / 2 BA | ±1,085 | 27 | 29,295 | 34.6% |
| P2.2 | 2 BED / 2 BA | ±1,040 | 4 | 4,160 | 5.1% |
| 3 BEDROOM | | | | | |
| P3.1 | 3 BED / 2 BA | ±1,238 | 9 | 11,142 | 11.5% |
| TOTAL | | | 78 | 67,902 | 100.0% |

BUILDING AREA SUMMARY

| BLDG. TYPE A RESIDENTIAL (1 TOTAL) | GARAGE (S.F.) | RESIDENTIAL NET RENTABLE (S.F.) | UNCONDITIONED COVERED (S.F.) | CIRCULATION/ UTILITY (S.F.) | TOTAL AREA PER LEVEL (S.F.) | TOTAL AREA ON SITE (S.F.) |
|------------------------------------|---------------|---------------------------------|------------------------------|-----------------------------|-----------------------------|---------------------------|
| 1ST FLOOR | 6,591 | 7,821 | 583 | 2,531 | 17,526 | 17,526 |
| 2ND FLOOR | 0 | 14,089 | 1,398 | 2,392 | 17,879 | 17,879 |
| 3RD FLOOR | 0 | 14,089 | 1,398 | 2,531 | 18,018 | 18,018 |
| TOTAL | 6,591 | 35,999 | 3,379 | 7,454 | 53,423 | 53,423 |

| BLDG. TYPE B RESIDENTIAL (2 TOTAL) | GARAGE (S.F.) | RESIDENTIAL NET RENTABLE (S.F.) | UNCONDITIONED COVERED (S.F.) | CIRCULATION/ UTILITY (S.F.) | TOTAL AREA PER LEVEL (S.F.) | TOTAL AREA ON SITE (S.F.) |
|------------------------------------|---------------|---------------------------------|------------------------------|-----------------------------|-----------------------------|---------------------------|
| 1ST FLOOR | 3,082 | 3,407 | 248 | 1,148 | 7,885 | 15,770 |
| 2ND FLOOR | 0 | 6,268 | 556 | 1,181 | 8,005 | 16,010 |
| 3RD FLOOR | 0 | 6,268 | 556 | 1,181 | 8,005 | 16,010 |
| TOTAL | 3,082 | 15,943 | 1,360 | 3,510 | 23,895 | 47,790 |

| BLDG. TYPE C LEASING/ AMENITIES | LEASING / AMENITIES (S.F.) | UNCONDITIONED COVERED (S.F.) | TOTAL AREA (S.F.) |
|---------------------------------|----------------------------|------------------------------|-------------------|
| 1ST FLOOR | 3,887 | 560 | 4,447 |

BIKE PARKING SUMMARY

REQUIRED: 1 STALL / 3 UNITS = 26 STALLS
 PROVIDED: 34 STALLS

PROJECT INFO

SITE ADDRESS: LINCOLN AVE. CALISTOGA, CA
 PROJECT DESCRIPTION: THE PROPOSED MULTI-FAMILY PROJECT CONSISTS OF TYPE-V, 1 AND 3 STORY BUILDINGS. ON THE 2.87 ACRE SITE, THERE ARE 78 UNITS THAT RANGE IN SIZE FROM 506 SF. TO 1238 SF. AND APPROXIMATELY 4,447 SF. OF RESIDENTIAL AMENITY SPACE
 APN: 011 - 050 - 044
 SITE AREA: ±2.87 ACRES
 UNITS: 78 UNITS
 NET DENSITY: 27.2 DU / ACRES
 CONSTRUCTION TYPE: TYPE VB
 SPRINKLERS: NFPA 13R

ZONING INFO

CURRENT ZONING: R-3 / CC
 PROPOSED ZONING: R-3 / CC
 MAX. HEIGHT: ALLOWED: PRIMARY BLDG.: 25 FT ACCESSORY BLDG.: 15 FT
 PROPOSED: BLDG. A: 40'-0" BLDG. B: 37'-6" BLDG. C: 24'-0"
 MAX. LOT COVERAGE: ALLOWED: 40%
 PROPOSED: 38,183 S.F. / 125,017 S.F. = 30.5%
 BUILDING SETBACKS: FRONT: REQUIRED: 15 FT
 PROPOSED: 16'-6"
 REAR: REQUIRED: 10 FT FOR 1 STORY, 15 FT FOR 2 STORY
 PROPOSED: 95'-6"
 SIDE: REQUIRED: NO LESS THAN ONE-HALF THE HEIGHT OF THE BUILDING; INTERIOR SIDE YARDS SHALL BE NO LESS THAN 5 FT NOR REQUIRED TO BE MORE THAN 15 FT BLDG. A: 15 FT BLDG. B: 15 FT BLDG. C: 12 FT
 PROPOSED: BLDG. A: ±22'-2" BLDG. B: ±40'-2" BLDG. C: ±10'-0"

OPEN SPACE SUMMARY

REQUIRED AREA: 300 S.F. PER UNIT, 78 UNITS PROPOSED
 TOTAL REQUIRED: 23,400 S.F.
 PROVIDED AREA: COMMON O.S.: 12,890 S.F.
 PRIVATE O.S.: (5,273 S.F.)(2)* = 10,546 S.F.
 TOTAL PROVIDED: 23,436 S.F.
 *PER CALISTOGA MUNICIPAL CODE, PRIVATE OPEN SPACE COUNTS AS 2 S.F. PER EVERY 1 S.F.

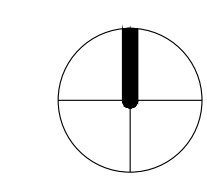
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SHEET INDEX

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|---------------|--|
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VICINITY MAP



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**LINCOLN AVENUE
 APARTMENTS**
 CALISTOGA, CA

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GENERAL INFORMATION