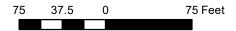


LOCATION MAP
226 High Street
APN 011-381-013







#### 226 High Street Addition

We first purchased 226 High St. Calistoga 10 years ago. Since we retired almost 3 years ago we have been spending the majority of our time in Calistoga which has become our new primary home base. Due to this primary relocation to Calistoga from San Francisco we find that we need more space.

The existing house is a one story, flat-roofed building approximately 17.5 tall. There is also an existing detached two-story garage with a second floor guest unit above. This garage sits on higher ground uphill from the house. It is approximately 10-12' higher than the house.

The existing house is approximately 7.5 feet below the height limit. We are planning to add approximately 623 sf on the first floor level for a larger Master Suite. Due to the ground sloping down on the west end of our house we find there is space for 522 sf below the first floor. In order to maintain the architectural integrity and continuity of the existing house with the flat roof we need a height variance of 4.5 feet for the addition. We are not building higher than the existing structure but are adding space below because of the sloping grade of our lot which is not visible to the public.

Babette and Steven Pinsky

September 19, 2019

#### Attachment 4

From: Douglas Allan doug.calistoga@gmail.com Subject: Addition to house

**Date:** September 20, 2019 at 9:03 AM To: Steven stevenpinsky@gmail.com
Cc: Stephanie Allan stephaniej.allan@gmail.com

Thanks for showing me the plans for your addition. We do not have any objections.

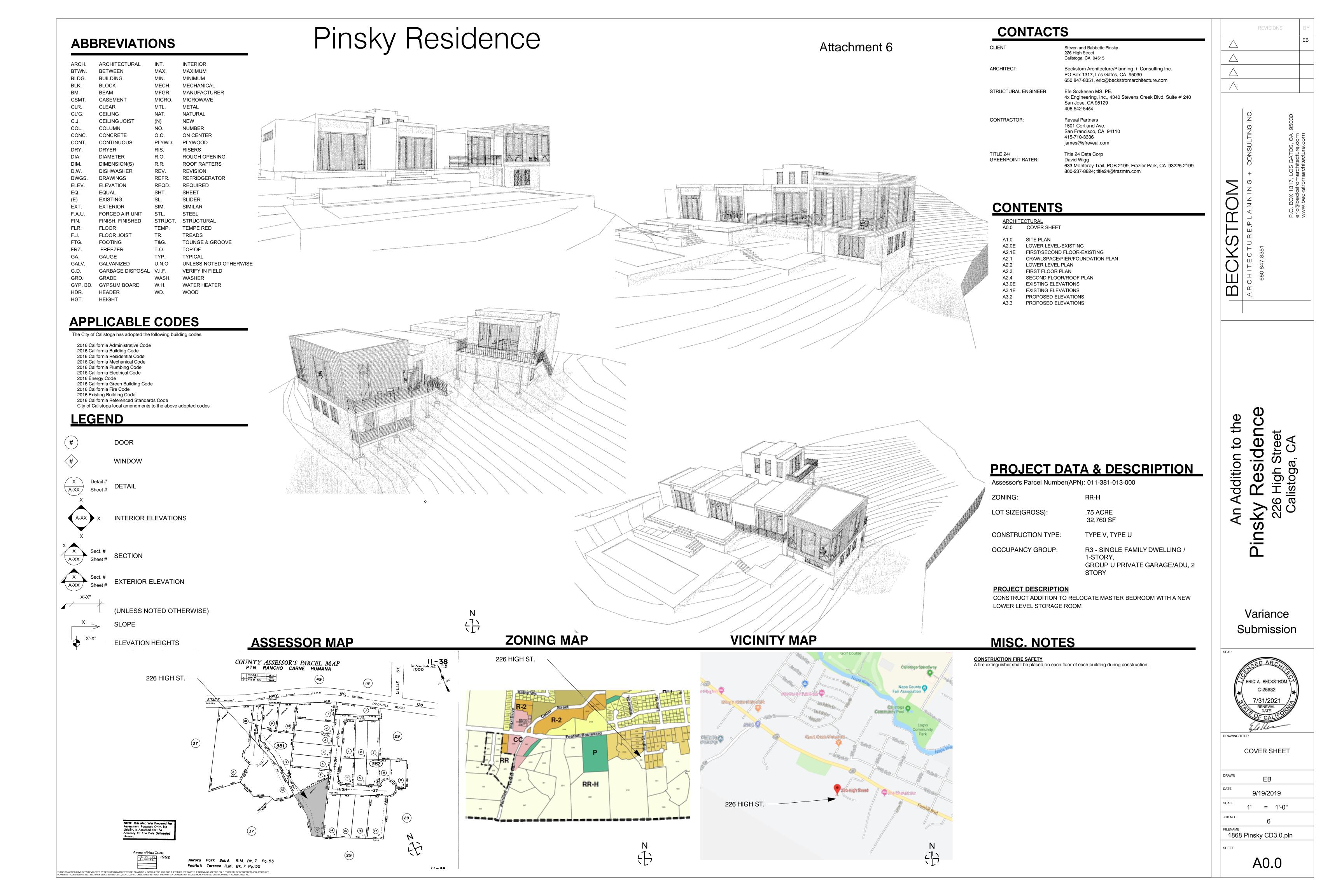
Douglas Allan doug.calistoga@gmail.com (707) 339-6641 224 High St, Calistoga, CA 94515

### Attachment 5

Photos of area where addition is proposed







#### NOTES

- ALL DIMENSIONS FROM FACE OF STRUCTURE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO
- CONSTRUCTION, TYP. SEE STRUCTURAL DRAWINGS FOR EXTENT OF BRACED
- AND SHEAR WALLS EXTERIOR WALLS TO BE 2X4 STUD, U.O.N. INTERIOR WALLS TO BE 2X4 STUD, U.O.N.
- PROVIDE MIN. 1-HR FIRE SEPARATION CONSTRUCTION BETWEEN R-3 AND U OCCUPANCIES AND MECH. RMS, TYP. 5/8" TYPE X GYP. BD. TO BE APPLIED TO THE GARAGE SIDE
- SHOWER WALLS TO HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT OT A HEIGHT OF 72" ABOVE THE DRAIN INLET, PER CRC R307.2.
- 3/8" (MIN.) THICK TEMPERED GLASS DOOR AT ALL BATH/ SHOWER ENCLOSURES, TYP. PROVIDE 36" MIN. DEEP LANDING (7.75" MAX. BELOW THRESHOLD FOR IN-SWING/ SLIDER DOORS, 11/2" MAX. AT
- OUT-SWING DOORS) AT ALL EXTERIOR DOORS. THERMAL INSULATION: R-15 FACTOR THERMAL INSULATION TYPICAL IN EXTERIOR
- R-19 or R-30 FACTOR THERMAL (FOAM) INSULATION TYPICAL AT ROOFS. R-13 FACTOR THERMAL INSULATION AT INTERIOR FOR
- NOISE REDUCTION. EGRESS WINDOW MIN. NET CLEAR OPENING 5.7 SQ. FT. MIN. NET CLEAR WIDTH 20" MIN. NET CLEAR HT. 24". FINISHED SILL NOT MORE THAN 44" ABOVE FINISHED
- FLOOR. 1/2" THK. GYP. BD, LEVEL 4 FOR ALL INTERIOR WALLS,
- U.O.N. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE NOTCHED TO A DEPTH OF 25% MAX. OF ITS WIDTH. ANY NONBEARING PARTITION MAY BE NOTCHED TO A DEPTH OF 40%, PER CRC 602.6.1.
- ANY STUD MAY BE BORED OR DRILLED PROVIDED THAT THE DIA. OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH AND THE EDGE OF THE HOLE IS NO MORE THAN 5/8" FROM THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH OR USE OF AN APPROVED STUD SHOE IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, PER
- CRC 602.6.2. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO
- PREVENT PASSAGE OF RODENTS. AT THE TIME OF FINAL INSPECTION, A MANUAL, CD, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH COMPLIES WITH THE SPECIFICATIONS IN CALGREEN 4.410.1.
- ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF SCAQMD RULE 1168 VOC LIMITS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY.
- ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITHY VOC LIMITS IN TABLE 1 OF THE AIR RESOURCES BOARD ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN CALGREEN TABLE 4.504.3,
- UNLESS MORE STRINGENT LOCAL LIMITS APPLY. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBTIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522 (c)(2) AND (d)(2) OF THE CA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAAQMD SHALL
- ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PODUCT LIMITS OF REGULATION 8, RULE 49. HARDWOOD PLYWOOD, PARTICLEBOARD AND MDF COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS OFOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD CA CODE OF REGULATIONS. TITLE 17. SECTION
- WHERE CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB-ON-GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER, A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH ONE OF THE FOLLOWING:

93120.1(a).

- A) A 4-INCH THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED B) OTHER EQUIVALENT METHODS APPROVED BY THE
- ENFORCING AGENCY C) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN
- **PROFESSIONAL** BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
- INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUF. DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.
- WHEN REQUIRED BY THE ENFORCING AGENCY, SPECIAL INSPECTORS SHALL PROVIDE INSPECTIONS OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH APPLICABLE CODES. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.
- DOCUMENTATION OF COMLIANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY.

measured along the face of the slope

1. ALL DEMOLITION WORK SHALL AT ALL TIMES BE UNDER THE IMMEDIATE SUPERVISION OF A PERSON WITH THE PROPER EXPERIENCE, TRAINING, AND AUTHORITY.

**DEMOLITION NOTES** 

- ALL REMOVED BUILDING MATERIALS, APPLIANCES, AND FIXTURES MAY BE SALVAGED AT THE OWNER'S DISCRETION. VERIFY WITH OWNER PRIOR TO DEMOLITION WHAT IS TO BE REMOVED WITH CARE, SALVAGED, AND STORED AT A LOCATION DESCRIBED BY THE
- DEMOLITION CONTRACTOR TO REDIRECT / RECONNECT ANY ACTIVE EXISTING UTILITY, DRAINAGE, AND SPRINKLER LINES WHICH ARE DISTURBED BY DEMOLITION. CAP ALL ABANDONED LINES.
- 4. CONTRACTOR IS TO BE FAMILIAR WITH DEMOLITION AND FIELD VERIFY ALL DEMOLITION PRIOR TO BEGINNING WORK, REPORT ANY DISCREPANCIES TO ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SELECTIVE DEMOLITION AS REQUIRED FOR IMPROVEMENTS PROPOSED, RENOVATIONS, AND ALTERATIONS TO (E) GARAGE AND (E) RESIDENCE.
- 6. OWNER AND ARCHITECT TO WALK JOB WITH CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION.
- 7.\* RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% (BY WEIGHT) OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN 4.408.2.
- 8.\* SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN: A) IDENTIFYING THE CONSTRUCTION AND DEMOLITION WASTE
- MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR B) SPECIFYING IF CONSTRUCTION AND DEMOLITION WASTE
- MATERIALS WILL BE SORTED ON-SITE OR BULK MIXED C) IDENTIFYING DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE
- D) IDENTIFYING CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE
- GENERATED E) SPECIFYING THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERETED SHALL BE CALCULATED BY WEIGHT OR VOLUME BUT NOT BY BOTH
- 9.\* DOCUMENTATION WILL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH CALGREEN 4.408.2.

10.\*A PLAN MUST BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

\*CALGREEN RESIDENTIAL MANDATORY MEASURES

## DRAINAGE NOTES

EXISTING SITE DRAINS ONTO THE EXISTING VEGETATED SITE WHICH SURROUNDS THE EXISTING HOUSE.

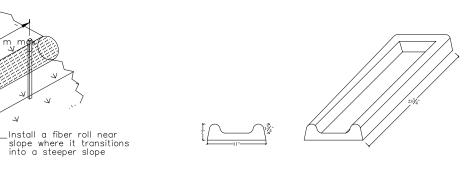
PER LID SITE DESIGN MEASURES:

EXISTING ROOF DRAINAGE TO DISCHARGE ACROSS SPLASH BLOCKS AND INTO EXISTING LANDSCAPED AND VEGETATED AREAS

EXISTING GRAVEL DRIVEWAY DRAINS TO LANDSCAPED AND VEGETATED AREAS ALONG THE SIDE OF THE DRIVEWAY

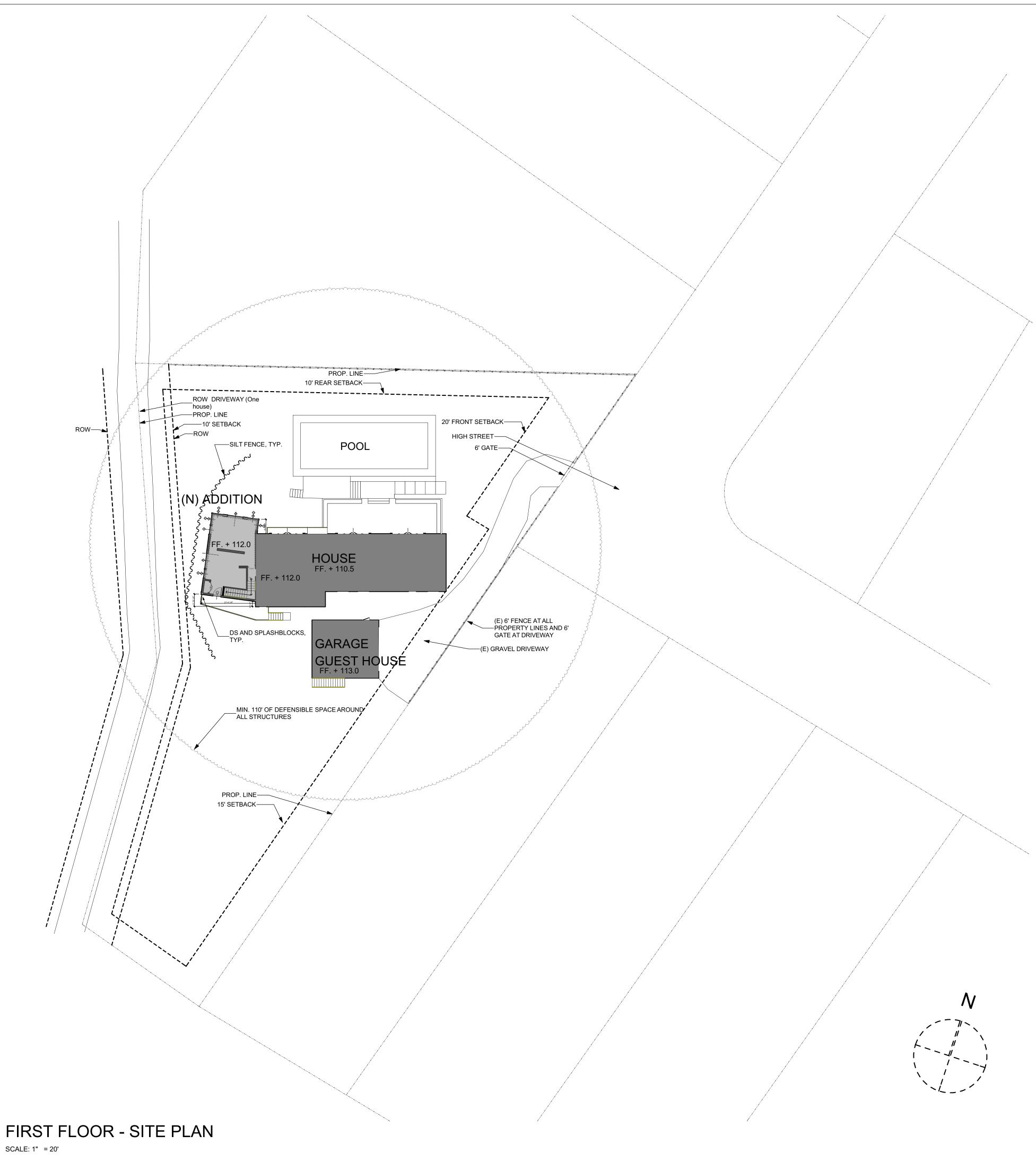
# **PROJECT SUMMARY TABLE**

| LOT CALCULATIONS                  |           |
|-----------------------------------|-----------|
| LOT AREA, sf (+/75 ACRES)         | 32,760.00 |
| (E)COVERAGE                       |           |
| HOUSE                             | 1,823.00  |
| GARAGE                            | 595.00    |
| GARAGE ADU (FLR 2)                | 595.00    |
| EXTERIOR COVERAGE TOTAL           | 3,013.00  |
| % COVERAGE                        | 9.20%     |
| (N) COVERAGE                      |           |
| (N) ADDITION                      | 633.00    |
| HOUSE/GARAGE/ADU + ADDITION TOTAL | 3,646.00  |
| (N) % COVERAGE                    | 11.13%    |
| ALLOWED % COVERAGE                | 40.00%    |
| COVERAGE REMAINING                | 28.87%    |



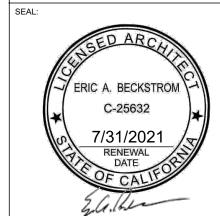
SPLASH BLOCK, TYP.

SCALE: 1" = 20'



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> Variance Submission



SITE PLAN EΒ 9/19/2019 1" = 20', 1:2.833, 1:2.164, 1'

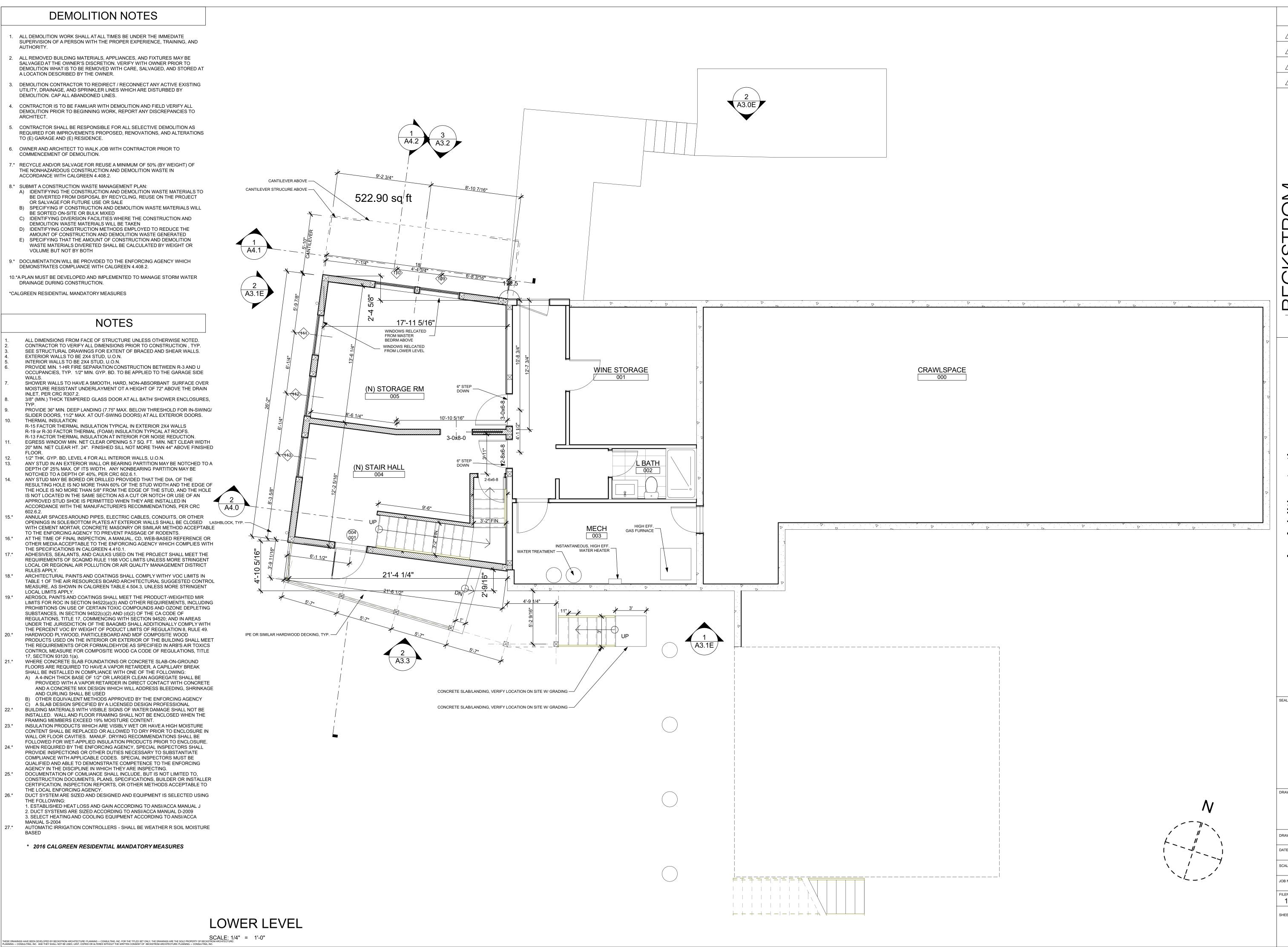
= 1'-0"

JOB NO.

1868 Pinsky CD3.0.pln

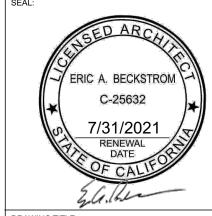
A1.0

FIBER ROLL, TYP. DETAIL



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> Variance Submission

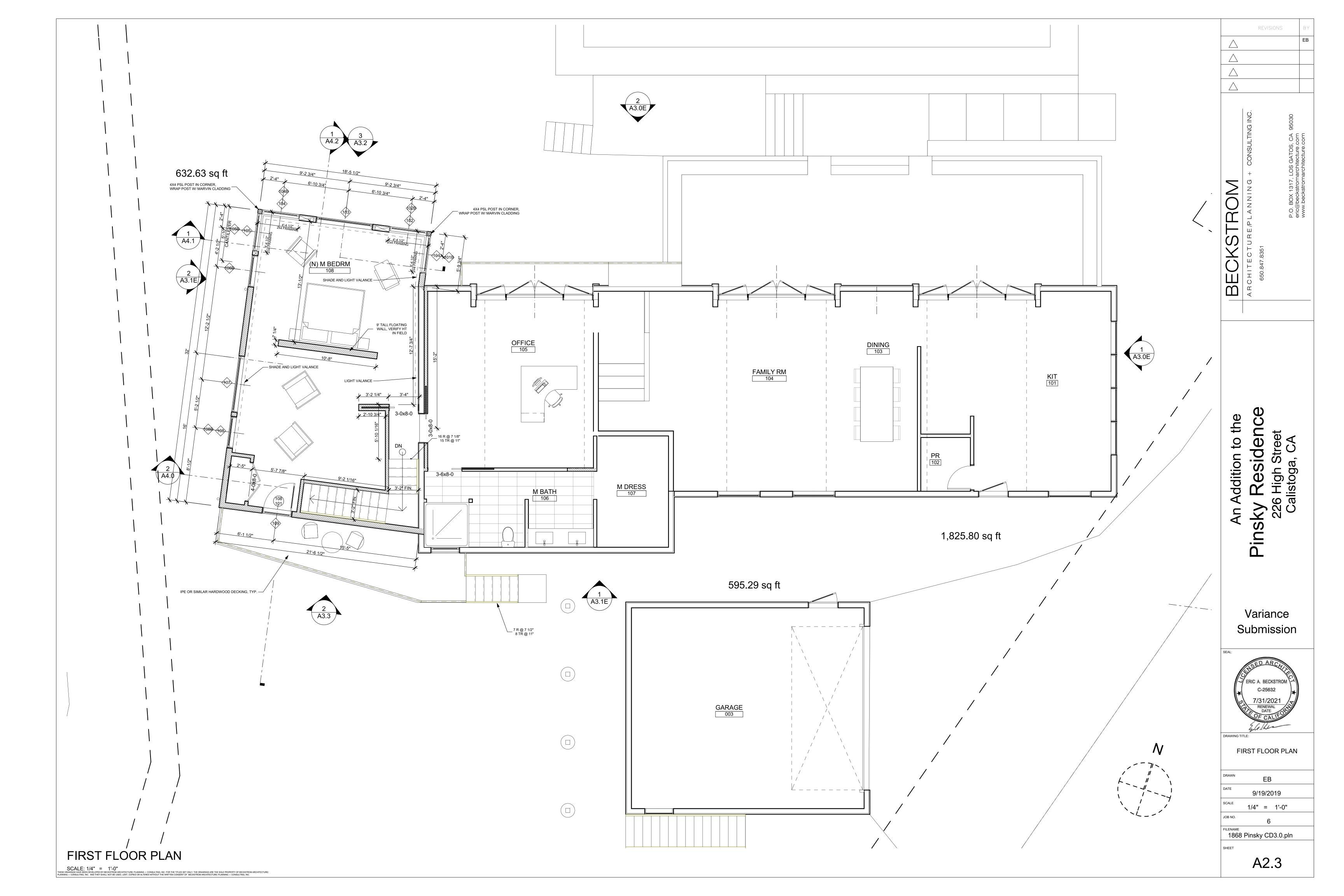


LOWER LEVEL PLAN

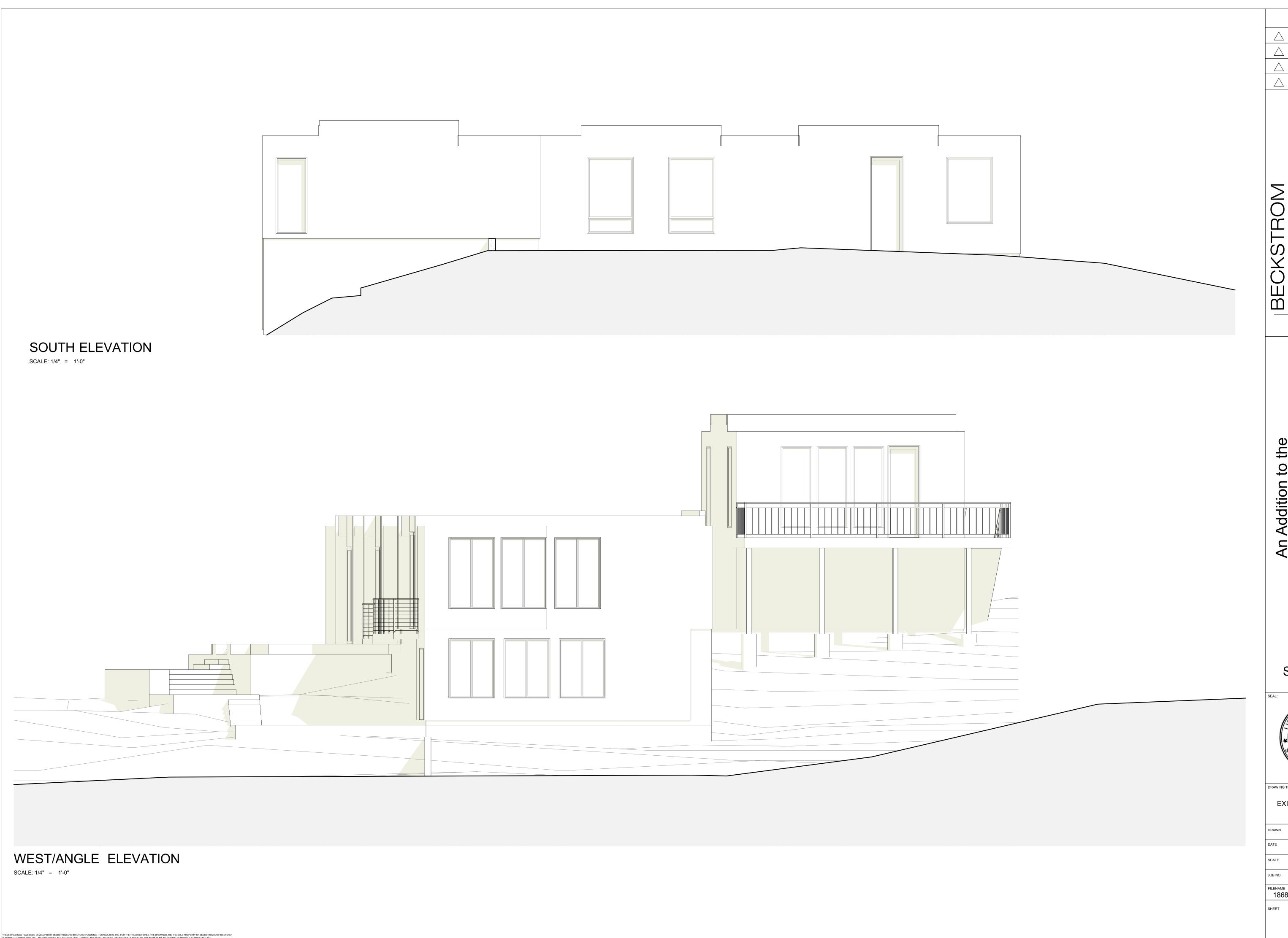
EΒ 9/19/2019 1/4" = 1'-0"

1868 Pinsky CD3.0.pln

A2.2

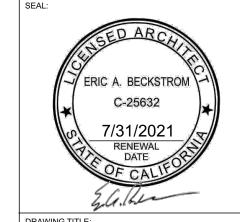






An Addition to the
Pinsky Residence
226 High Street
Calistoga, CA

Variance Submission



**EXISTING ELEVATIONS** 

9/19/2019 1/4" = 1'-0" 1868 Pinsky CD3.0.pln

A3.1E



