

Brannan Center

community | arts | service

USE PERMIT & DESIGN REVIEW APPLICATION

BRANNAN CENTER, a California non-profit corporation

PROJECT DESCRIPTION

PROJECT PROPOSES TO REHABILITATE THE EXISTING CALISTOGA PRESBYTERIAN CHURCH INTO A COMMUNITY CENTER AND PERFORMING ARTS VENUE AS WELL AS CONTINUING TO SERVE THE EXISTING CHURCH CONGREGATION.

PROJECT PROPOSES:

1. TO REHABILITATE AND REMODEL THE EXISTING 9,287 sq.ft. 3 LEVEL STRUCTURE.
2. TO CONSTRUCT A 1,144 sq.ft. LOBBY ADDITION
3. TO CONSTRUCT A NEW 2,270 sq.ft. OUTDOOR TERRACE.
4. TO CONSTRUCT A NEW 353 sq.ft. LOWER LEVEL OUTDOOR COURTYARD.
5. TO CONSTRUCT ADA COMPLIANT ACCESS TO ALL PUBLIC PORTIONS OF THE FACILITY.
6. TO REPLACE THE EXISTING 21 SPACE PARKING AREA w/ A NEW 31 SPACE PARKING LOT.
7. TO CONSTRUCT NEW LANDSCAPE AREAS + A NEW PUBLIC SIDEWALK/PLAZA.
8. TO CONSTRUCT A NEW 68 sq.ft. TRASH INCLOSURE & A NEW 280 SQ.sq.ft. STORAGE ROOM.



INDEX OF SHEETS

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TIMOTHY WILKES A.L.A. ARCHITECT
 949-854-9149
 E-MAIL: timothy.wilkes@gmail.com
 1517 Cedar St. Calistoga, CA 94515

BRANNAN CENTER REPAIRS & ADDITION

ADDRESS:
 1407 3rd Street
 Calistoga CA 94515

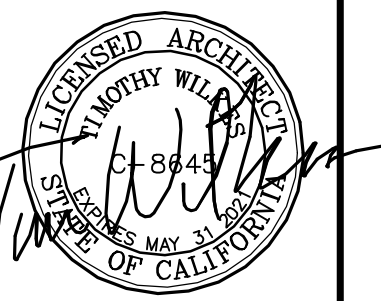
LEGAL DESCRIPTION:
 Tract
 City of CALISTOGA
 County of NAPA
 California

REVISIONS:

BRANNAN CENTER community | arts | service

SHEET CONTENTS

TITLE SHEET



Project: Brannan Center design
 Scale: 1/8" = 1'-0"
 Drawn: T.W.
 File: Brannan Center design.dwg
 Sheet

TS.0

PLOT DATE: 6 - 25 - 2020

PROJECT ADDRESS
 1407 3rd Street
 Calistoga CA 94515

APPLICANT
BRANNAN CENTER
 California non-profit corp.
 P.O.Box xxxx
 Calistoga, CA 94515
 brannancenter.org

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LANDSCAPE ARCHITECT
 Vallier Design Associates, Inc.
 210 Washington Ave. suite G
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 415 518-1710
 jc@vallierdesign.com

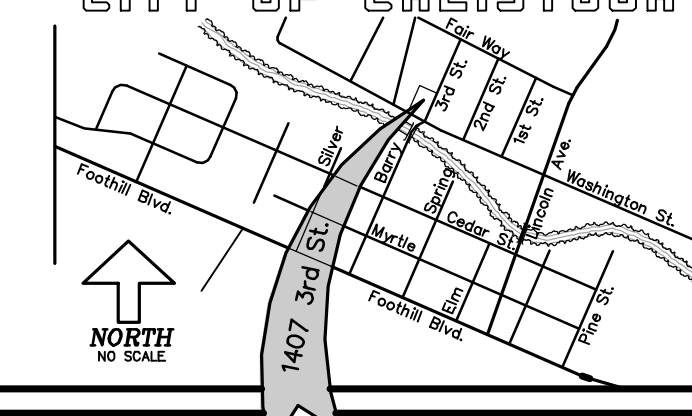
STRUCTURAL ENGINEERS
 Johnson DuBois & Forrest
 405 West College Ave, suite E
 Santa Rosa, CA 95401
 707 575-0911
 jdf0911@sonic.net

CONSTRUCTION MANAGEMENT
 Paul Coates CONSTRUCTION, Inc.
 P.O. Box 1006
 Calistoga, CA 94515
 707 942-5488
 broccoclst@aol.com

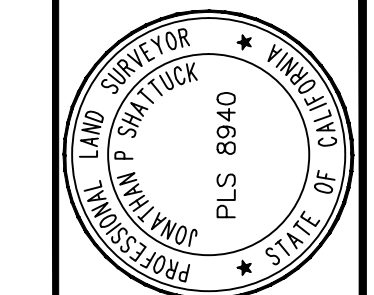
CIVIL ENGINEER
 Dimension4Engineering, Inc.
 2952 Mendocino Ave, ste C
 Santa Rosa, CA 95403
 707 578-3433
 d4e.net

SURVEYOR
 BKF Engineering/Surveying/Planning
 200 4th St. suite 300
 Santa Rosa, CA 95401
 707 583-8527
 BKF.com

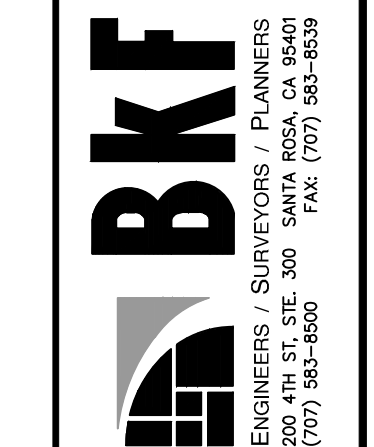
VICINITY MAP



at the corner of
 Washington St & 3rd St

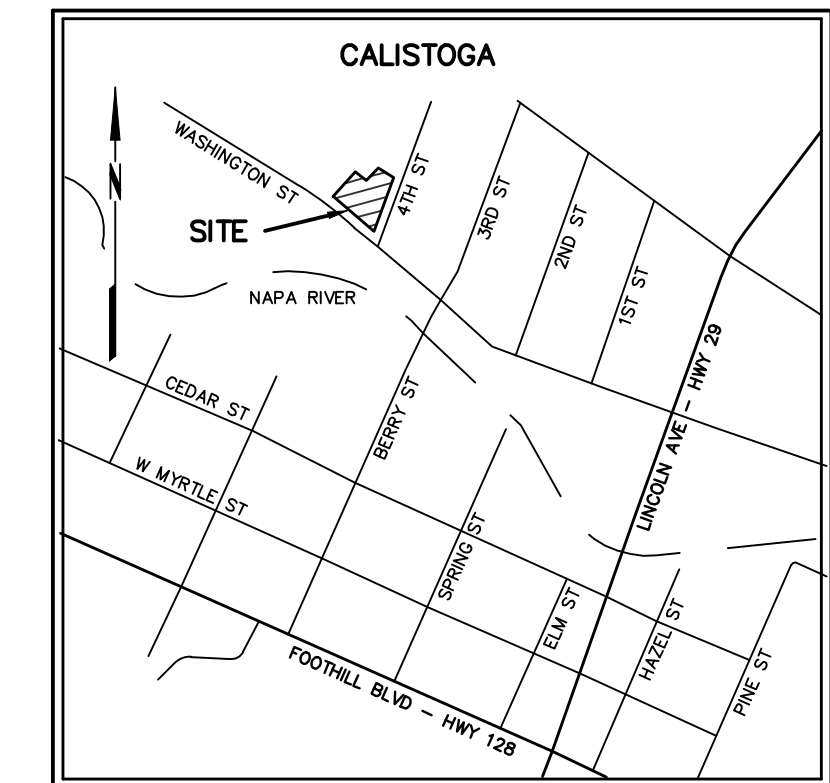
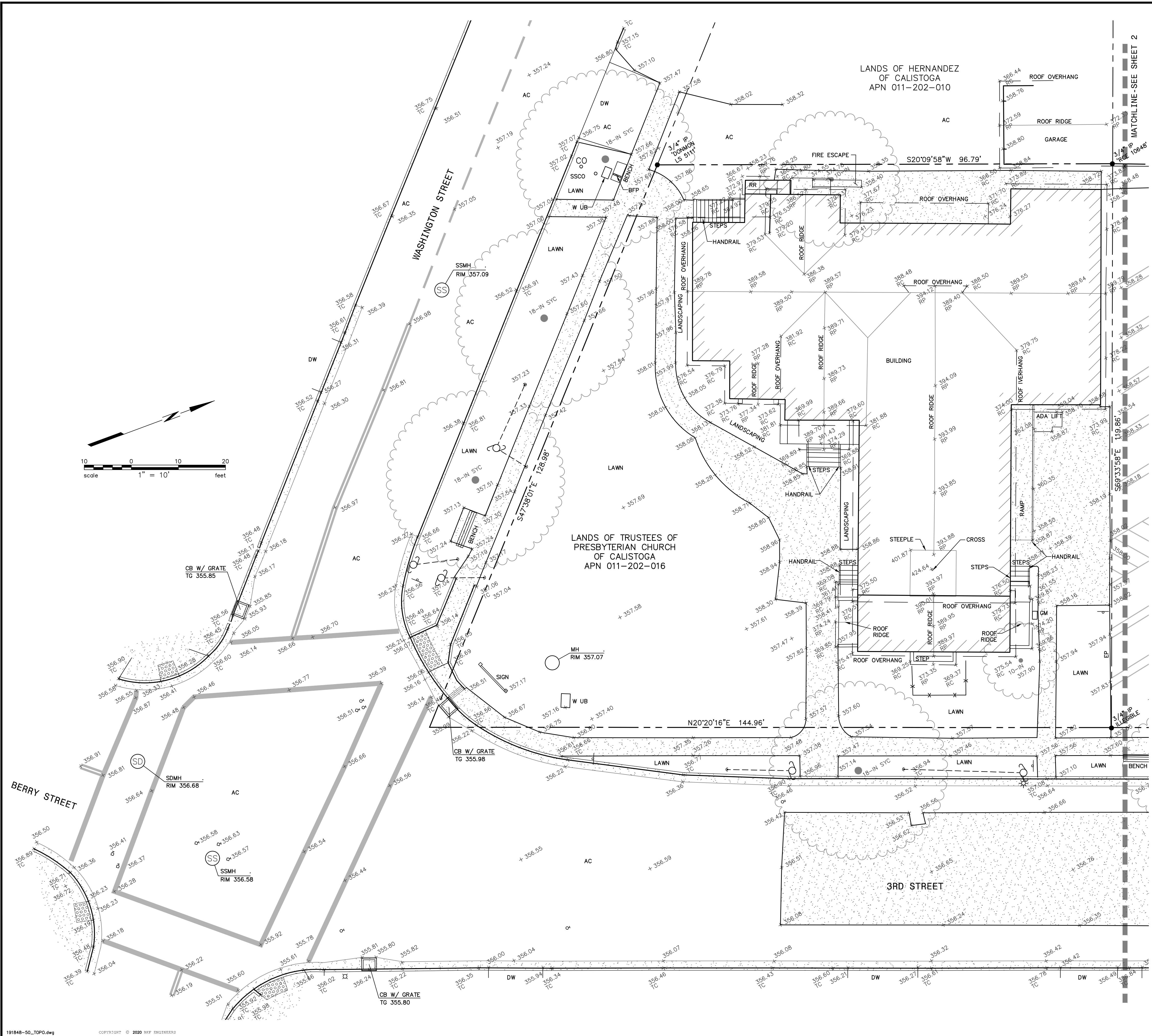


JONATHAN P. SHATTUCK PLS 8940



COMMUNITY PRESBYTERIAN CHURCH
APN 011-202-016
1407 3RD STREET, CALISTOGA, CALIFORNIA
TOPOGRAPHIC MAP

Revisions	No.	Date	By
		APRIL 2020	AS SHOWN
			DESIGN: N/A
			DRAWN: MDK
			APPROVED: JPS
			JOB NO: 20191848



VICINITY MAP
NOT TO SCALE

SYMBOLS & LEGEND

- EXISTING**
- BENCHMARK
 - FOUND IRON PIPE, SIZED & TAGGED
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - SIGN
 - STREET LIGHT
 - GUY ANCHOR
 - UTILITY POLE
 - TREE
 - PROPERTY LINE
 - FENCE
 - STORM DRAIN
 - CONCRETE
 - DETECTABLE WARNING

ABBREVIATIONS

- | | | | |
|------|--------------------------|------|--------------------------|
| AC | ASPHALT CONCRETE | MH | MANHOLE |
| APN | ASSESSOR'S PARCEL NUMBER | OH | OVERHEAD UTILITY LINE |
| BFF | BASEMENT FINISHED FLOOR | RWL | RAIN WATER LEADER |
| BFP | BACKFLOW PREVENTOR | RC | ROOF CORNER |
| BLDG | BUILDING | RO | ROOF OVERHANG |
| CB | CATCH BASIN | RR | ROOF RIDGE |
| CO | CLEAN OUT | SD | STORM DRAIN |
| CONC | CONCRETE | SDCO | STORM DRAIN CLEAN OUT |
| DN | DOCUMENT NUMBER | SDMH | STORM DRAIN MANHOLE |
| DW | DRIVEWAY | SS | SANITARY SEWER |
| ELEV | ELEVATION | SSCO | SANITARY SEWER CLEAN OUT |
| EP | EDGE OF PAVEMENT | SSMH | SANITARY SEWER MANHOLE |
| FF | FINISHED FLOOR | STRS | STAIRS |
| FL | SURFACE FLOWLINE | SYC | SYCAMORE |
| GB | GRADE BREAK | TC | TOP FACE OF CURB |
| GM | GAS METER | TG | TOP OF GRATE |
| INV | BOTTOM INSIDE OF PIPE | TYP | TYPICAL |
| IP | IRON PIPE | UB | UTILITY BOX |
| | | W | WATER |

TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

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 PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

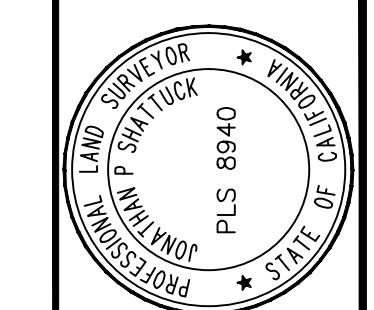
TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

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

BASIS OF BEARINGS: SOUTH 11°39'02" WEST BETWEEN TWO FOUND 3" BRASS DISKS, BEING BENCHMARKS 3 AND 4 AS SHOWN ON THAT RECORD OF SURVEY FOUND AT PAGE 49 OF BOOK 44, NAPA COUNTY RECORDS.

BENCHMARK: CITY OF CALISTOGA BENCHMARK NETWORK. CITY OF CALISTOGA BENCHMARK NO. 3, TOP BRASS DISK IN CONCRETE IN MONUMENT BOX IN GRANT STREET, ±200' EAST OF THE INTERSECTION WITH ARCH WAY, ±13' WEST OF ENTRY TO SCHOOL, 3.7' FROM SOUTH FACE OF CURB. ELEVATION 360.84' (DATUM NAVD 88).

FIELD SURVEY DATE: MARCH 3, 2020.



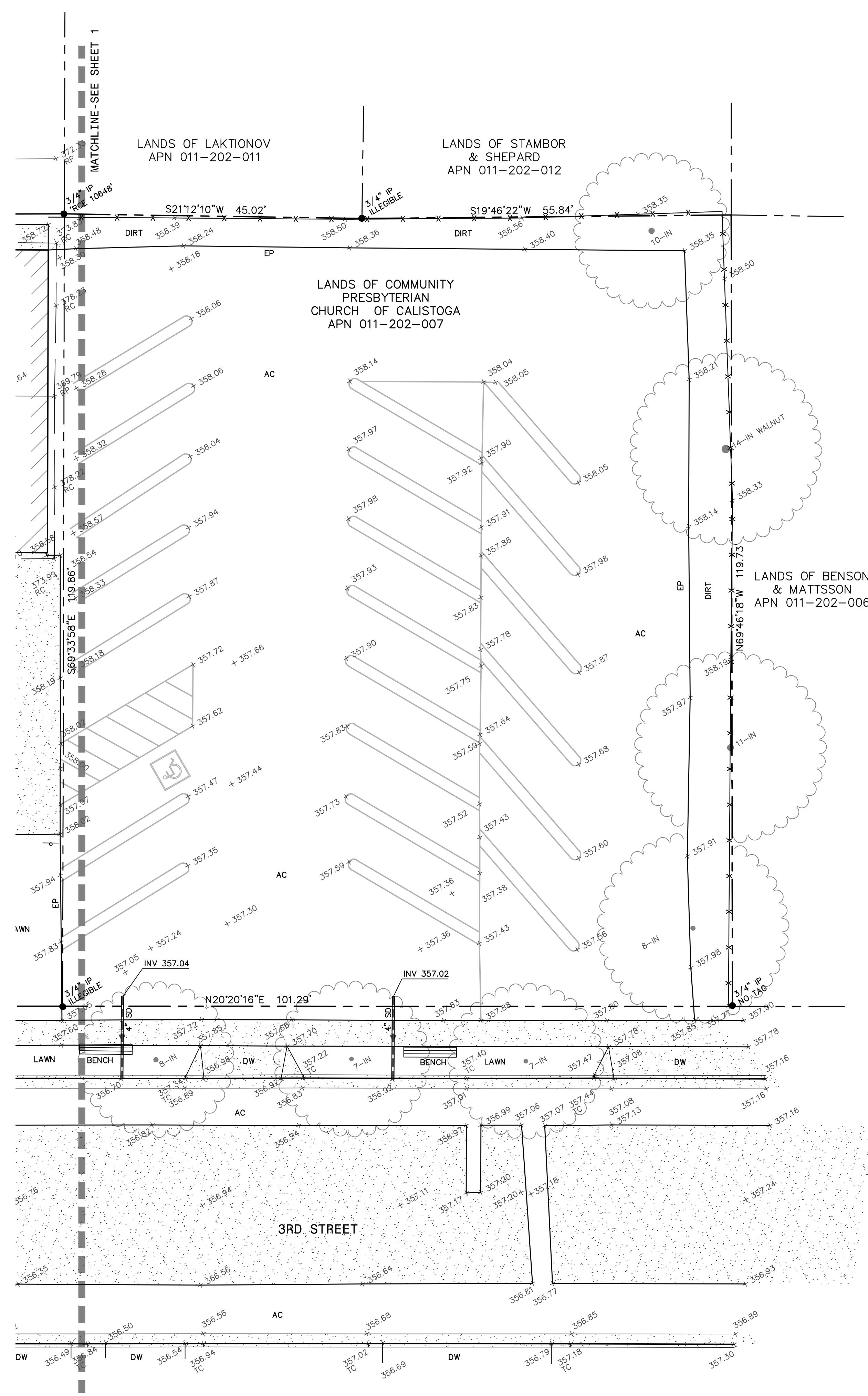
BKF
 ENGINEERS / SURVEYORS / PLANNERS
 200 4TH ST, STE. 300 SANTA ROSA, CA 95401
 (707) 543-8500 FAX (707) 543-8599

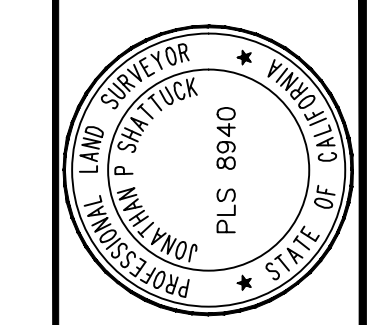
JONATHAN P. SHATTUCK PLS 8940

COMMUNITY PRESBYTERIAN CHURCH
 APN 011-202-016
 1407 3RD STREET, CALISTOGA, CALIFORNIA
TOPOGRAPHIC MAP

Date	No.	Revisions
APRIL 2020		
Scale: AS SHOWN		
Design: N/A		
Drawn: MDK		
Approved: JPS		
Job No: 20191848		

Drawing Number: **2** OF **3**





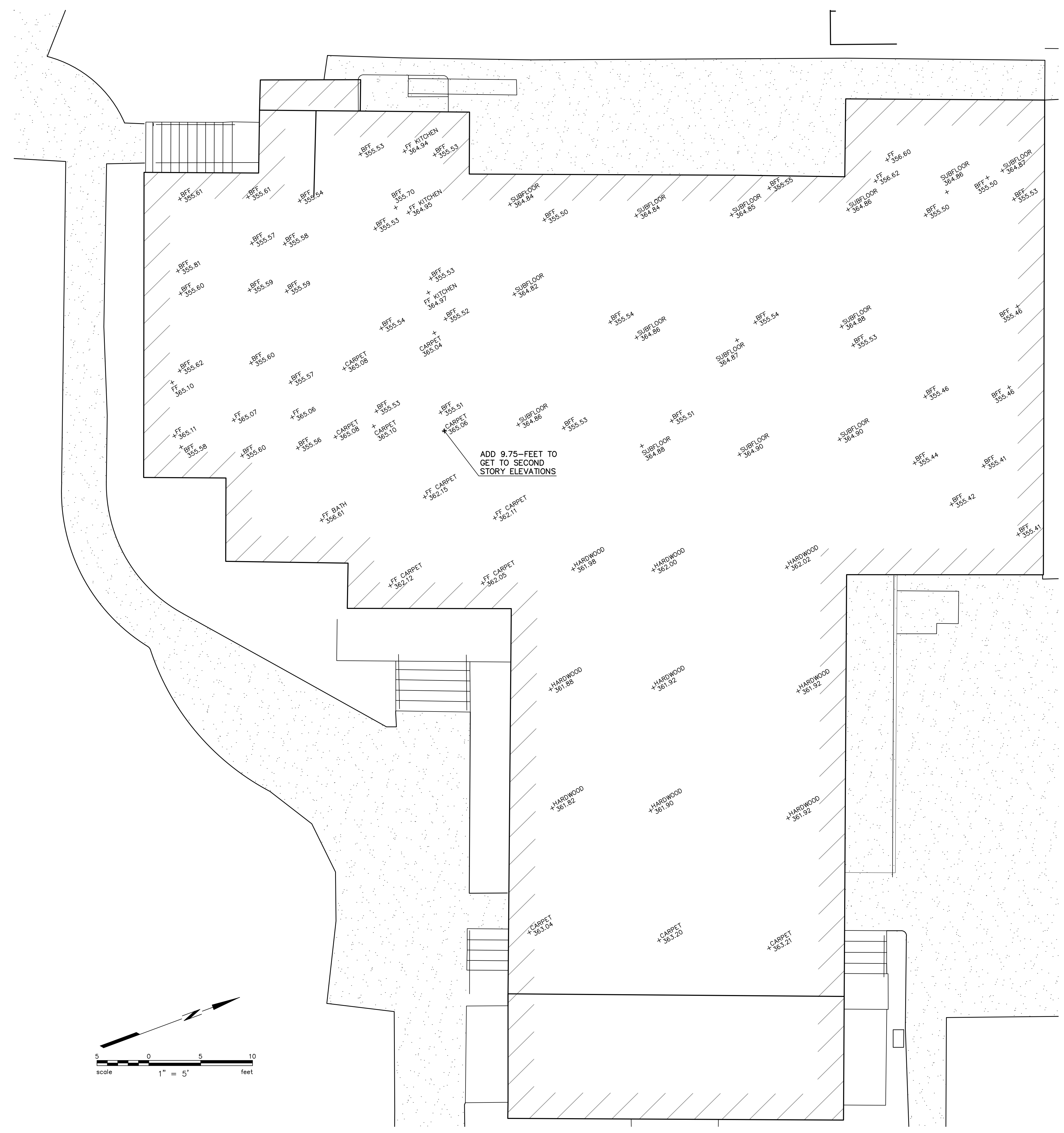
BKF
 ENGINEERS / SURVEYORS / PLANNERS
 200 4TH ST, STE. 300 SANTA ROSA, CA 95401
 (707) 543-8800 FAX (707) 543-8539

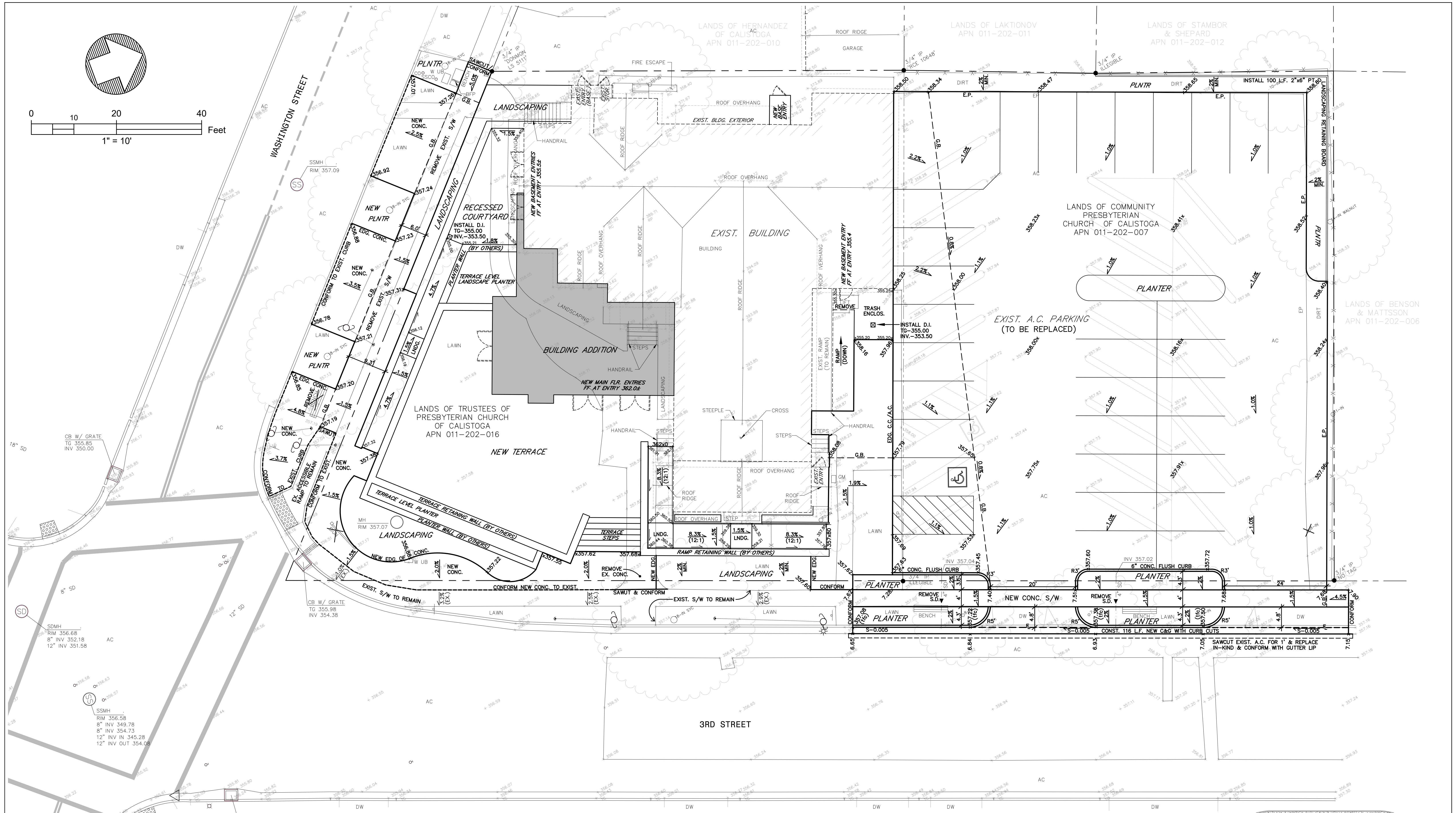
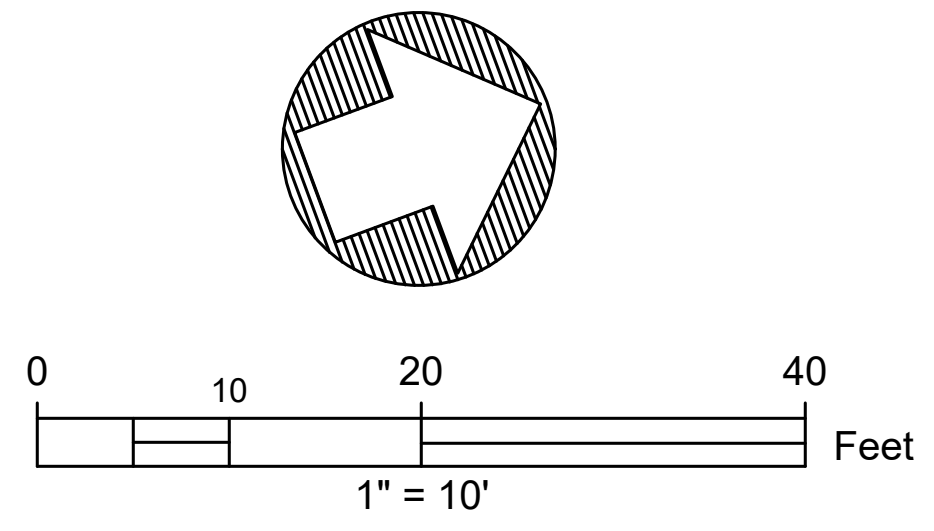
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COMMUNITY PRESBYTERIAN CHURCH
 APR 011-202-016
 1407 3RD STREET, CALISTOGA, CALIFORNIA
TOPOGRAPHIC MAP
BUILDING INTERIOR

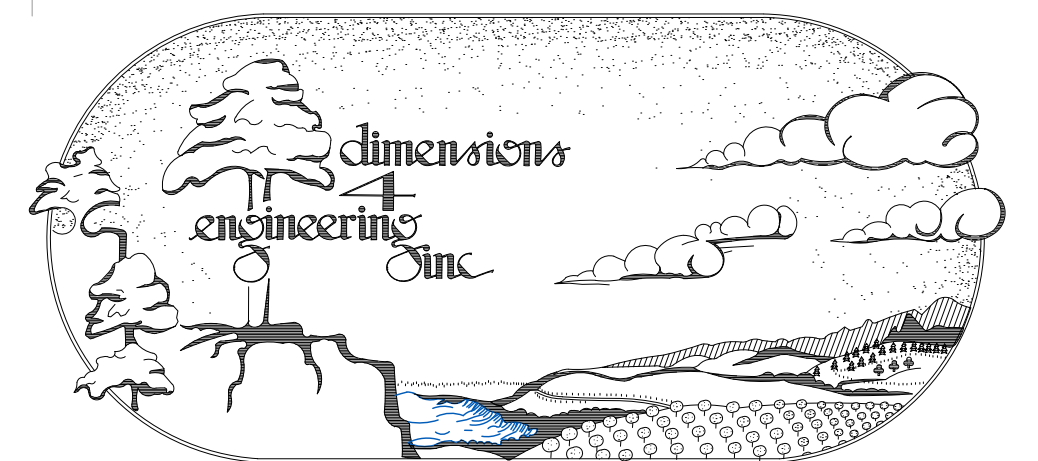
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Job No: 20191848	

Drawing Number: **3** OF **3**

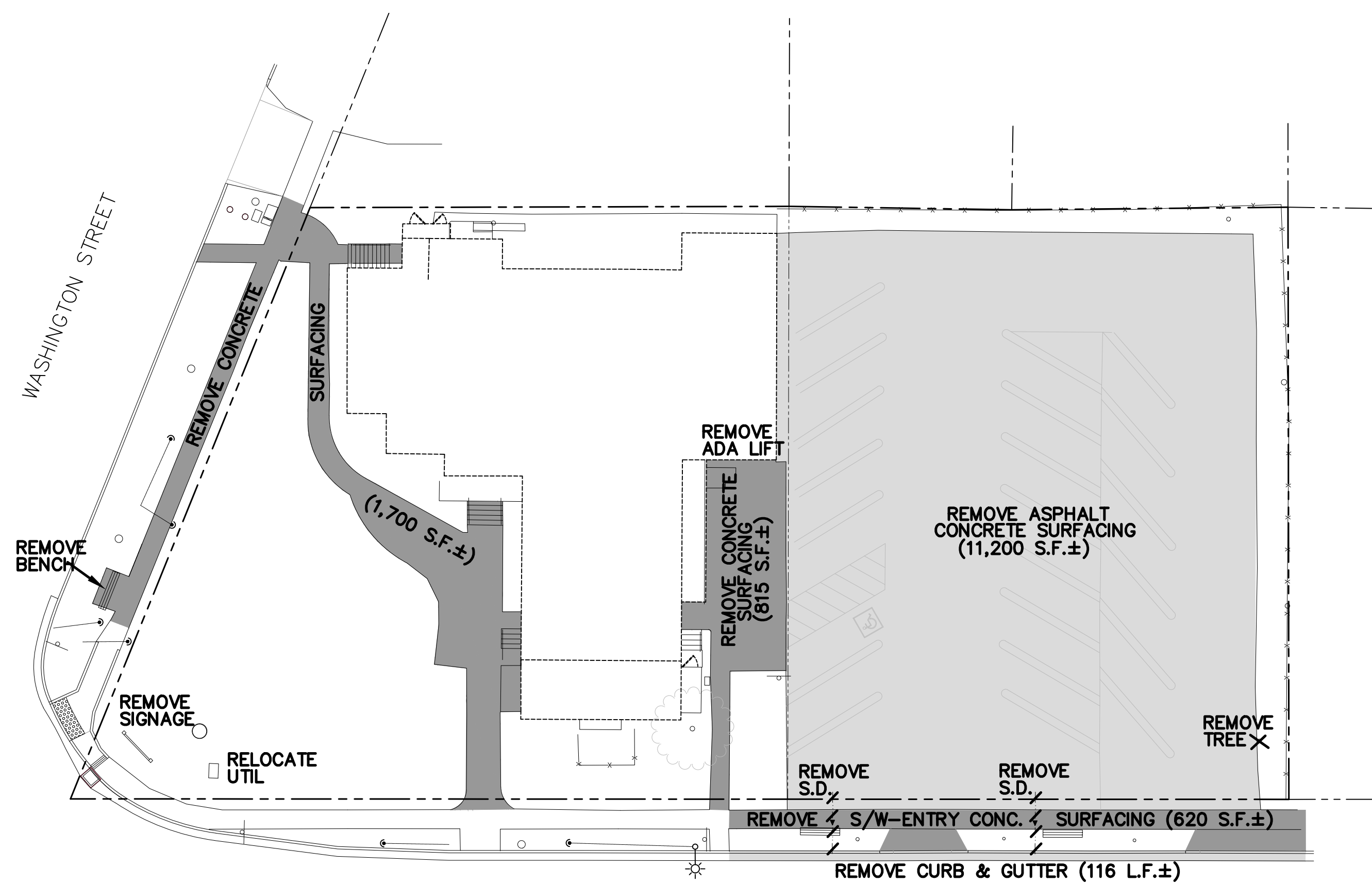
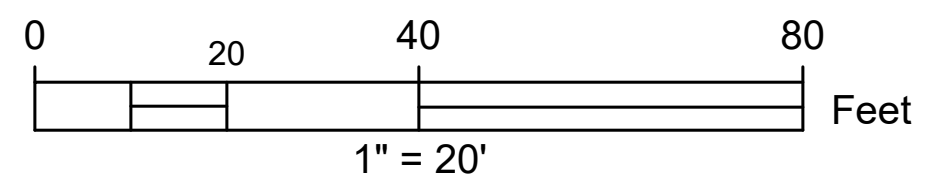
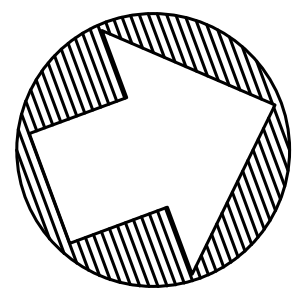




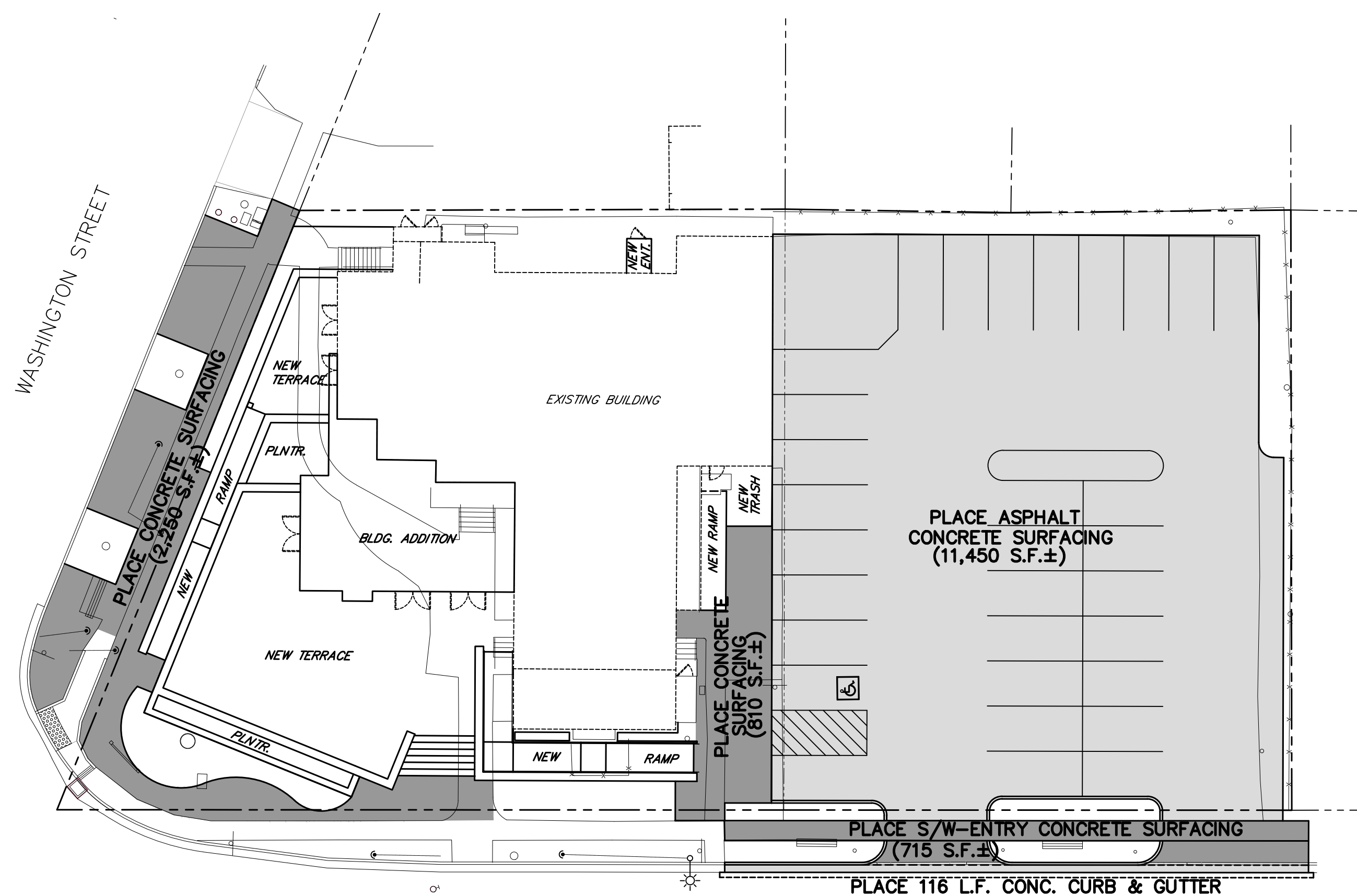
GRADING & DRAINAGE PLAN
 FOR
PRESBYTERIAN CHURCH OF CALISTOGA
 AT
 1407 THIRD STREET
 APN 011-202-016
 CALISTOGA, CALIFORNIA



ANALYSIS • PLANNING • SURVEYING • ENGINEERING
 2952 MENDOCINO AVENUE, SANTA ROSA, CA. 95403 (707) 578-3433
 JUNE 2020 20-7833 2 OF 9

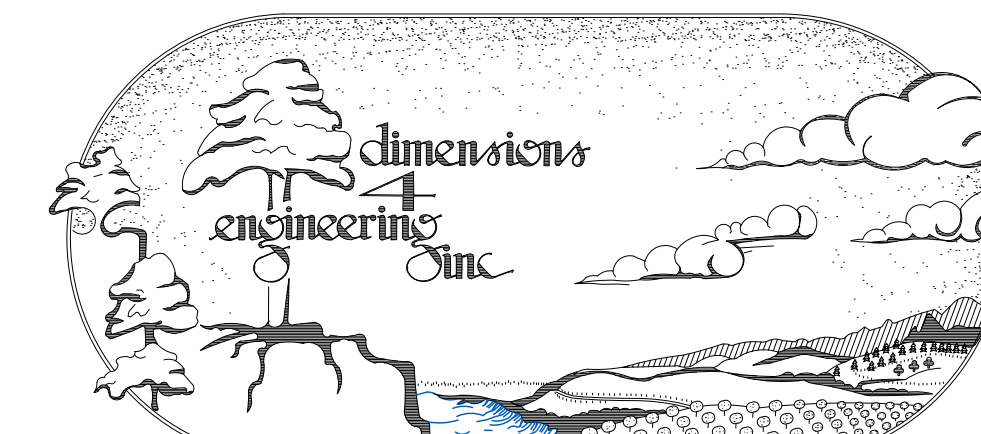


3RD STREET
PAVING DEMOLITION



3RD STREET
NEW PAVING PLAN

GRADING & DRAINAGE PLAN
FOR
PRESBYTERIAN CHURCH OF CALISTOGA
AT
1407 THIRD STREET
APN 011-202-016
CALISTOGA, CALIFORNIA



PROJECT SITE AREA SUMMARY	
STRUCTURE FOOTPRINT AREA	6,819 sq.ft.
HARDSCAPE & SITE WALLS AREA	6,631 sq.ft.
LANDSCAPE AREA	2,640 sq.ft.
PAVED PARKING AREA	10,488 sq.ft.
TOTAL PROJECT SITE AREA	26,578 sq.ft.

BRANNAN CENTER	
PARCEL 016:	14,470 sq.ft.
PARCEL 007:	12,108 sq.ft.
TOTAL SITE:	26,578 sq.ft.
PARCEL 016 COVERAGE:	45%
PARKING LOT:	10,870 sq.ft.

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BRANNAN CENTER
REPAIRS & ADDITION

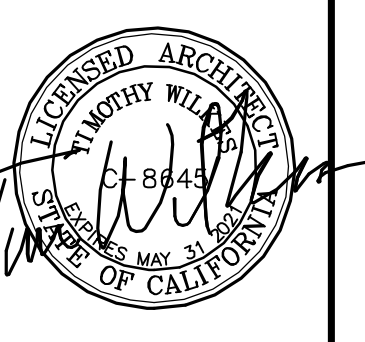
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1407 3rd Street
Calistoga, CA

LEGAL DESCRIPTION:
Lot
Tract
City of CALISTOGA
County of NAPA
California

REVISIONS:

BRANNAN Center
community | arts | service

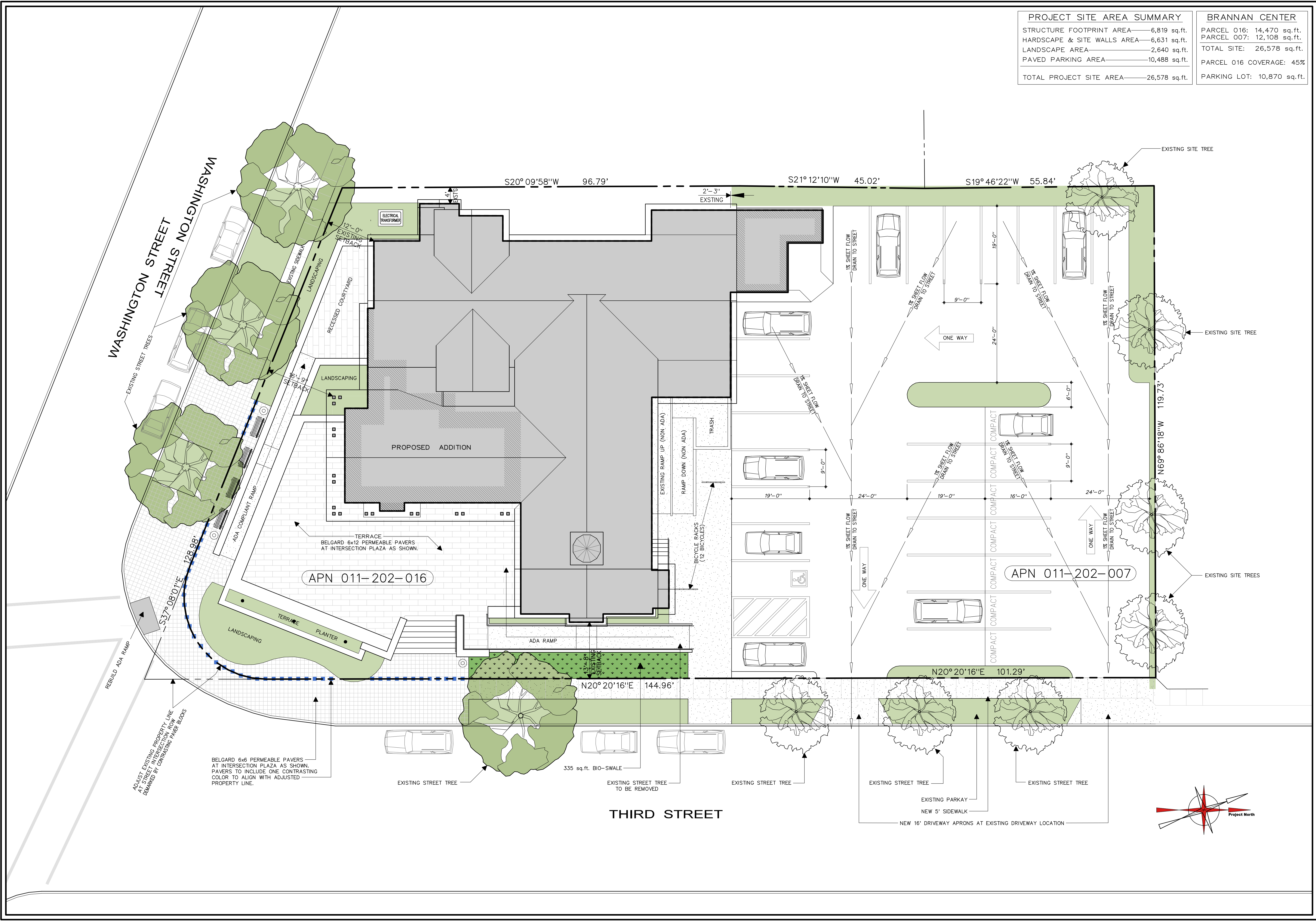
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PROPOSED SITE PLAN

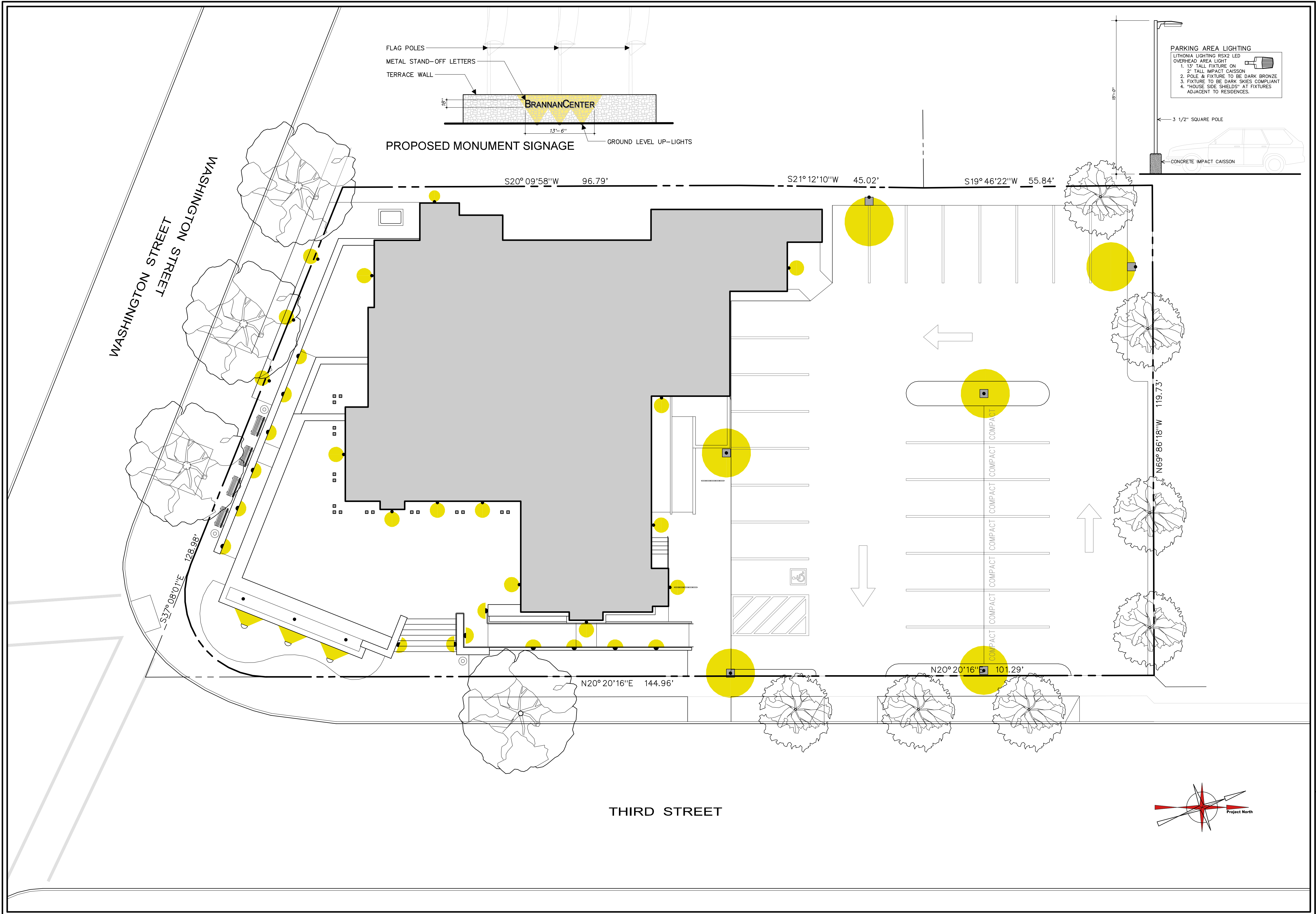


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Drawn: T.W.
File: Brannan Center.dc5
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Site-1

PLOT DATE: 3 - 25 - 2020





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BRANNAN CENTER
REPAIRS & ADDITION

ADDRESS:
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California

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BRANNAN Center
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SHEET CONTENTS
SITE LIGHTING PLAN



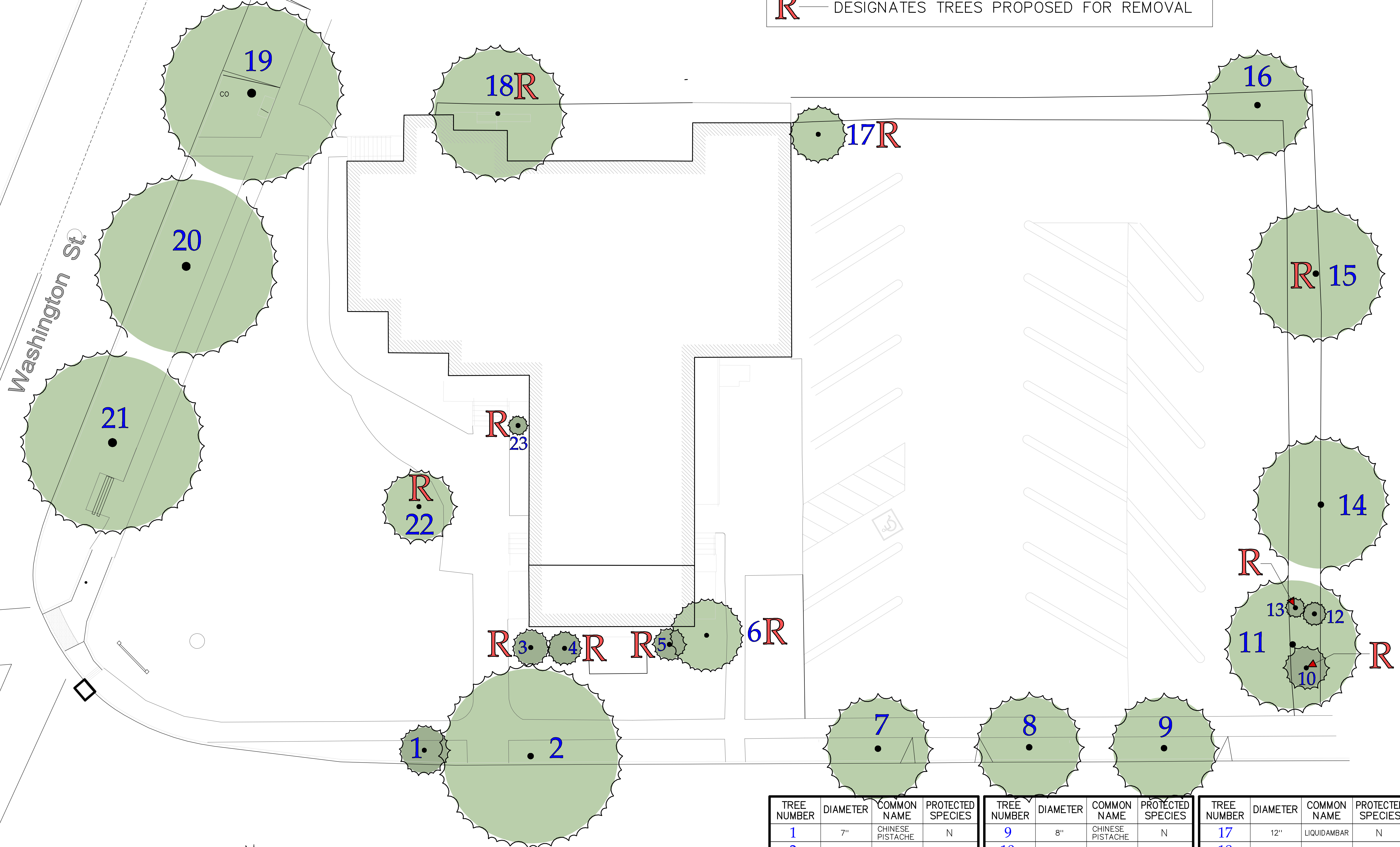
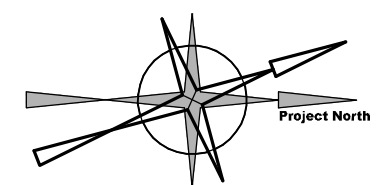
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Scale: 1"=10'
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Sheet
Site-2
PLOT DATE: 3 - 25 - 2020

R — DESIGNATES TREES PROPOSED FOR REMOVAL

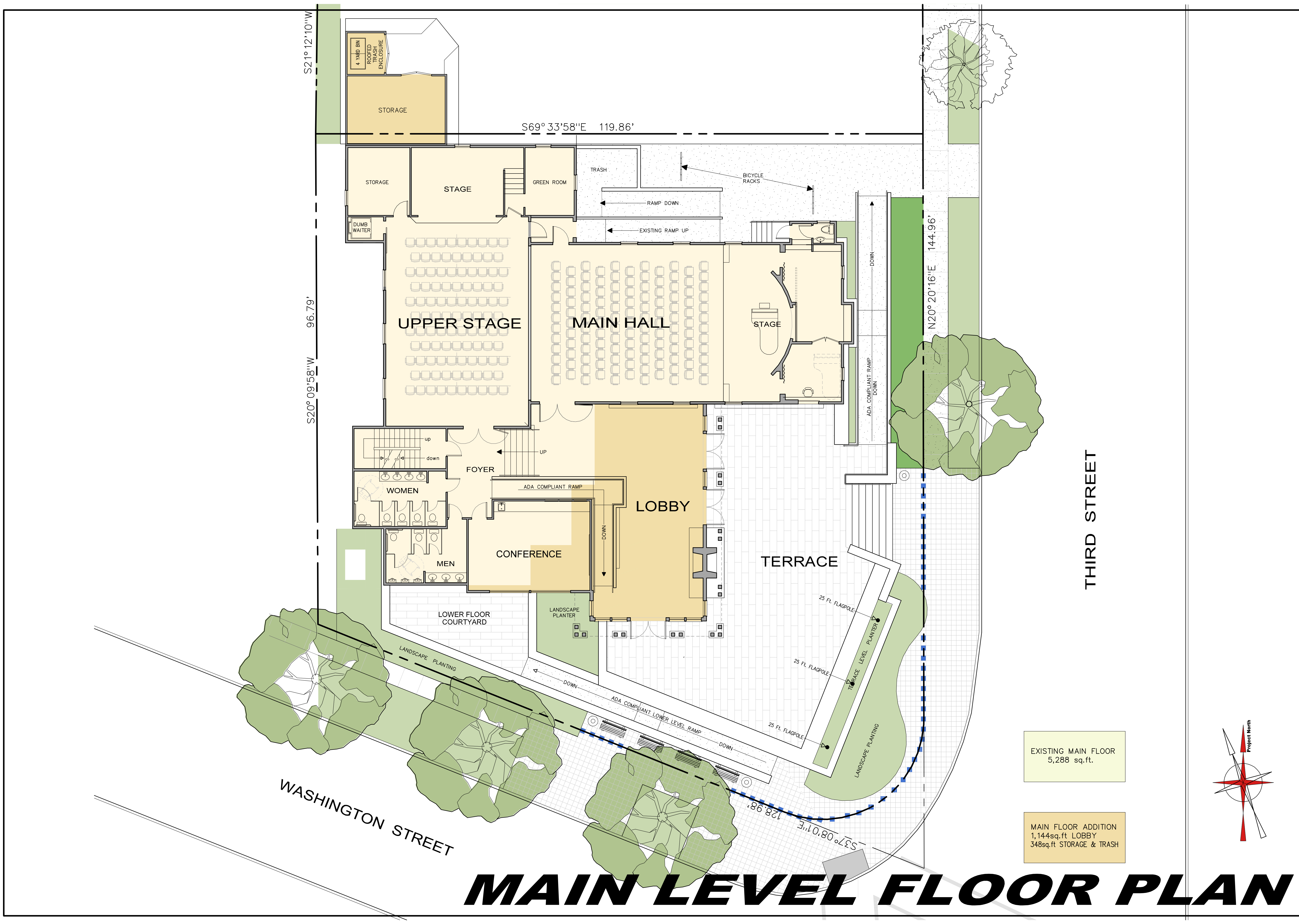
Washington St.

3rd St.



TREE NUMBER	DIAMETER	COMMON NAME	PROTECTED SPECIES	TREE NUMBER	DIAMETER	COMMON NAME	PROTECTED SPECIES	TREE NUMBER	DIAMETER	COMMON NAME	PROTECTED SPECIES
1	7"	CHINESE PISTACHE	N	9	8"	CHINESE PISTACHE	N	17	12"	LIQUIDAMBAR	N
2	18"	SYCAMORE	Y	10	6"	VALLEY OAK	Y	18	Multiple	PRIVET	Y
3	Multiple	YEW	N	11	Multiple	COAST LIVE OAK	Y	19	20"	SYCAMORE	N
4	Multiple	PHOTINIA	N	12	10"	COAST LIVE OAK	Y	20	20"	SYCAMORE	N
5	Multiple	PHOTINIA	N	13	4"	VALLEY OAK	Y	21	20"	SYCAMORE	N
6	Multiple	YEW	N	14	11"	VALLEY OAK	Y	22	18"	MULBERRY	N
7	8"	CHINESE PISTACHE	N	15	14"	WALNUT	Y	23	Multiple	CREPE MYRTLE	N
8	8"	CHINESE PISTACHE	N	16	12"	LIQUIDAMBAR	N				

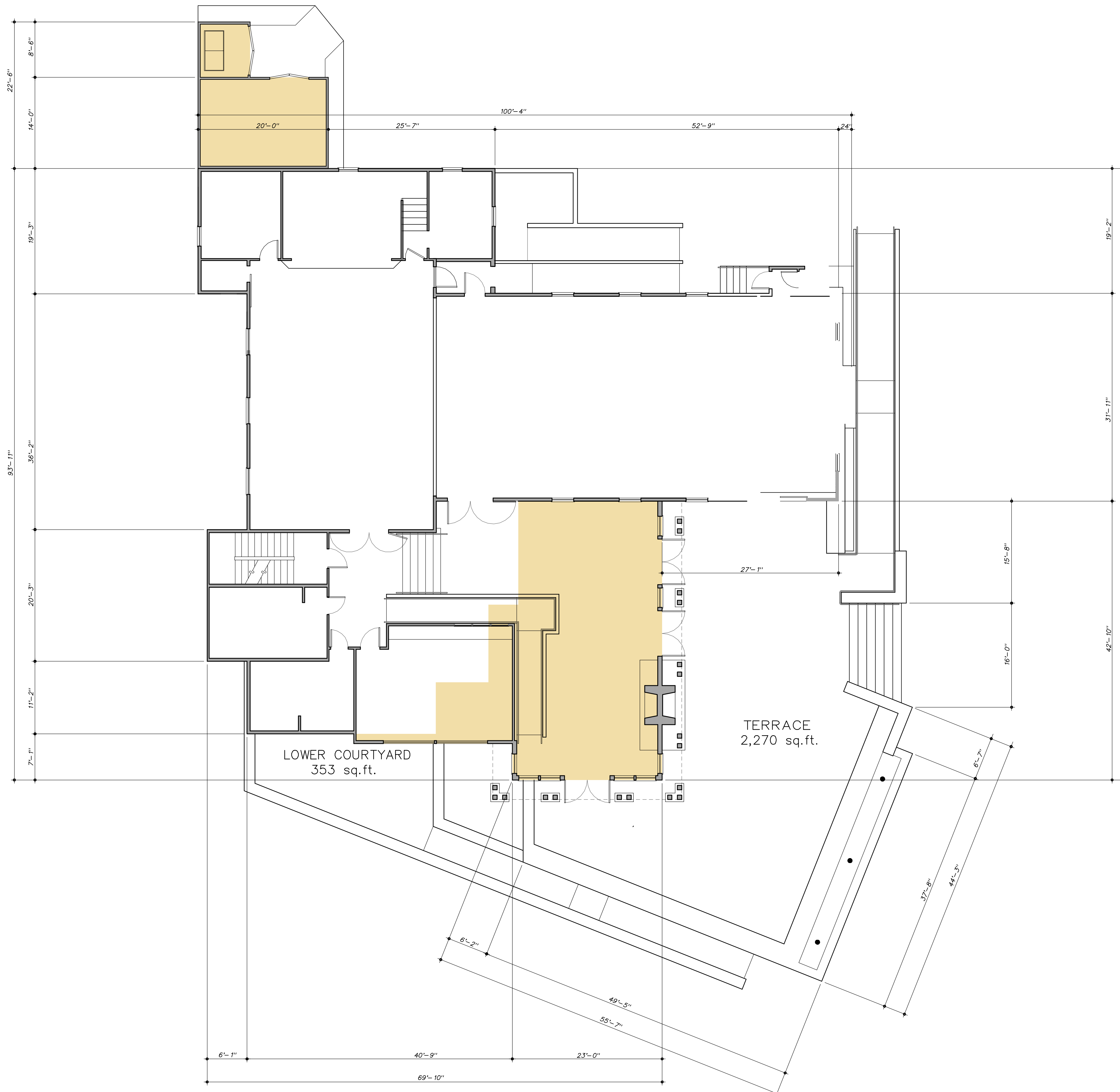
EXISTING SITE TREE INVENTORY PLAN



EXISTING MAIN FLOOR
 5,288 sq.ft.

MAIN FLOOR ADDITION
 1,144sq.ft LOBBY
 348sq.ft STORAGE & TRASH

MAIN LEVEL FLOOR PLAN



DIMENSIONED FOOTPRINT PLAN

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BRANNAN CENTER
REPAIRS & ADDITION

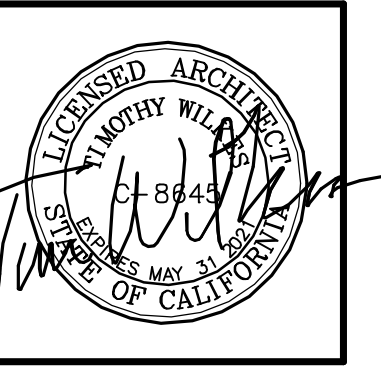
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X
X, CA

LEGAL DESCRIPTION:
Lot
Tract
City of CALISTOGA
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California

REVISIONS:

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community | arts | service

SHEET CONTENTS
**FOOTPRINT
DIMENSION
PLAN**



Project: Brannan Center design
Scale: 1/8" = 1'-0"
Drawn: T.W.
File: Brannan Center design.dwg
Sheet

A-2

PLOT DATE: 6-25-2020

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BRANNAN CENTER
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 ADDITION

ADDRESS:
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 X, CA

LEGAL DESCRIPTION:
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 California

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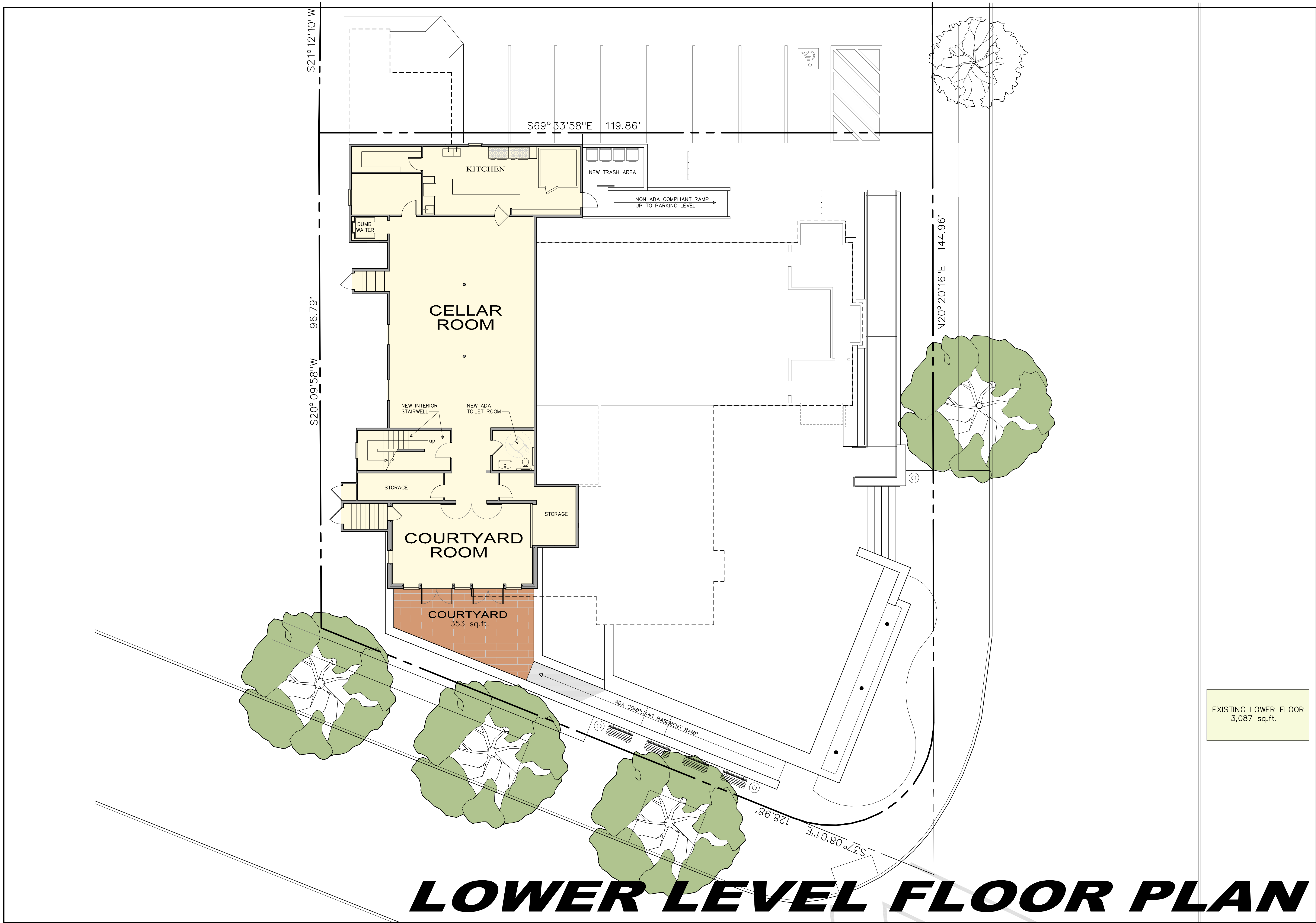
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LOWER LEVEL FLR PLAN



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A-3

PLOT DATE: 6-25-2020



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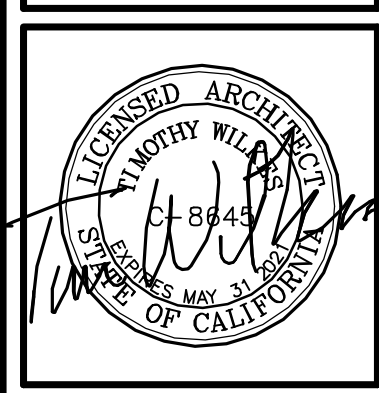
ADDRESS:
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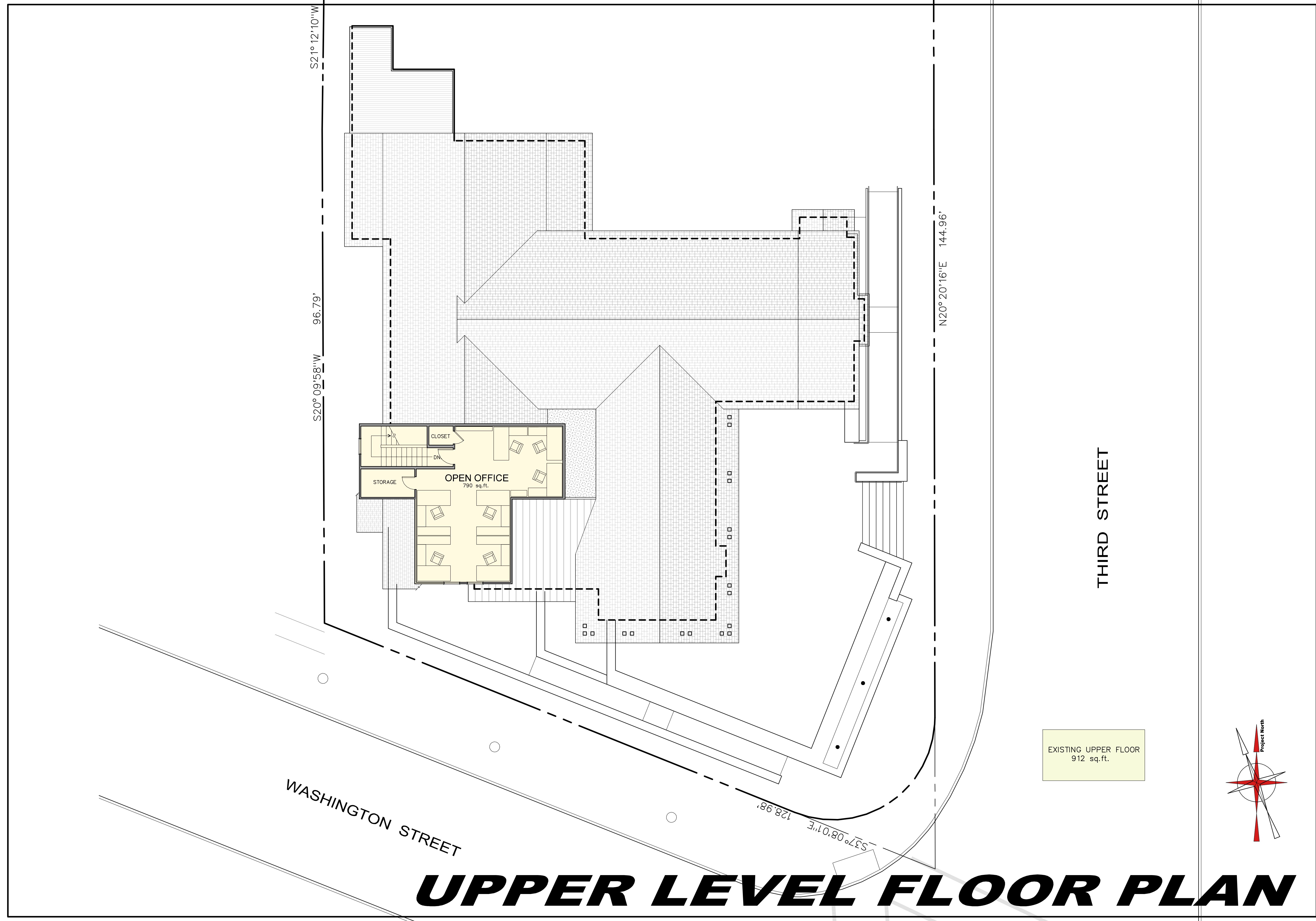
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UPPER
LEVEL
FLR PLAN



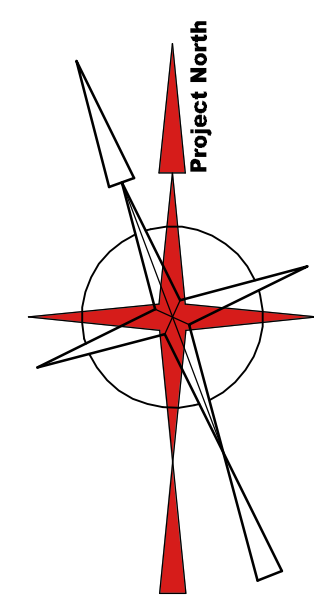
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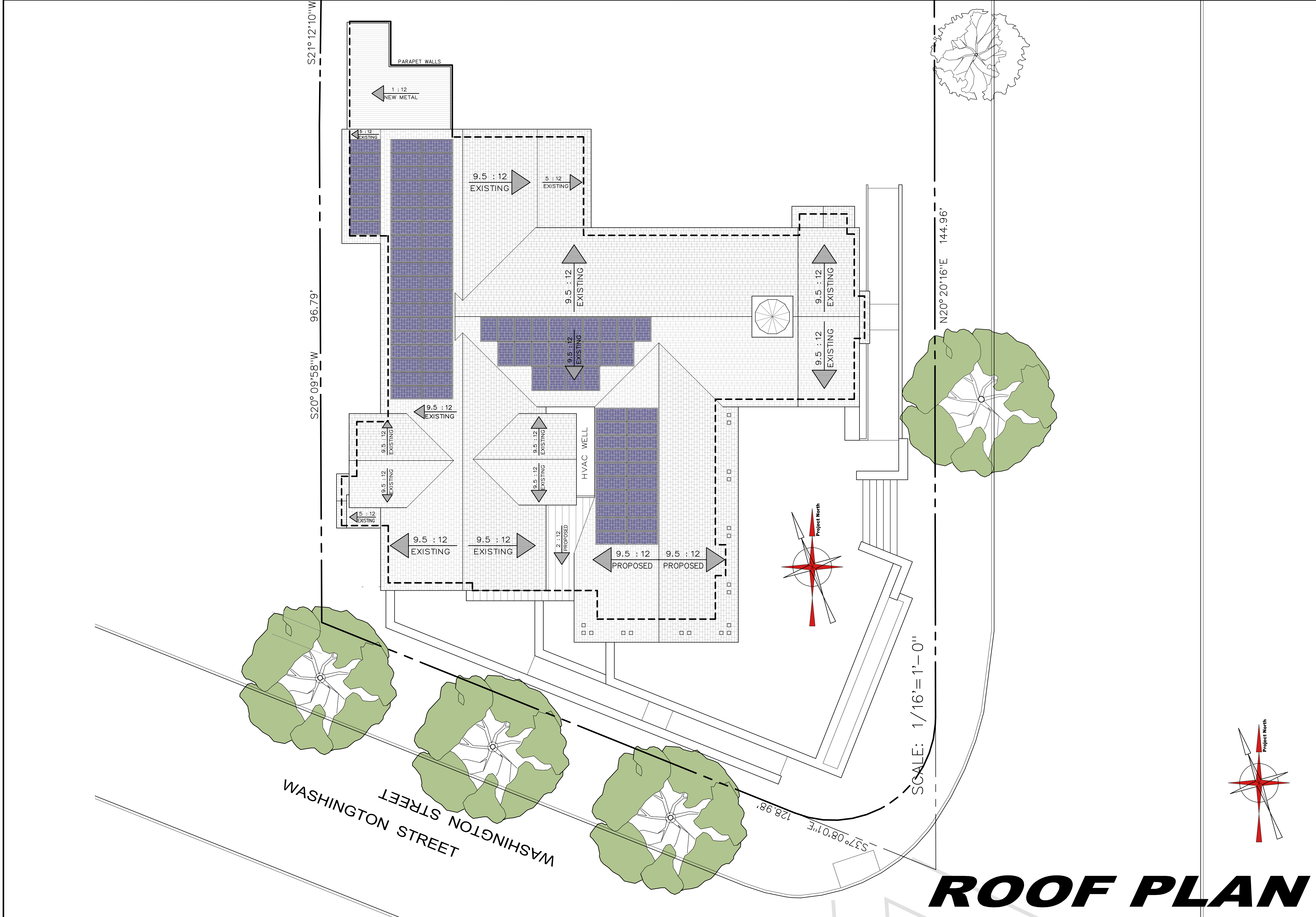
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PLOT DATE: 6-25-2020

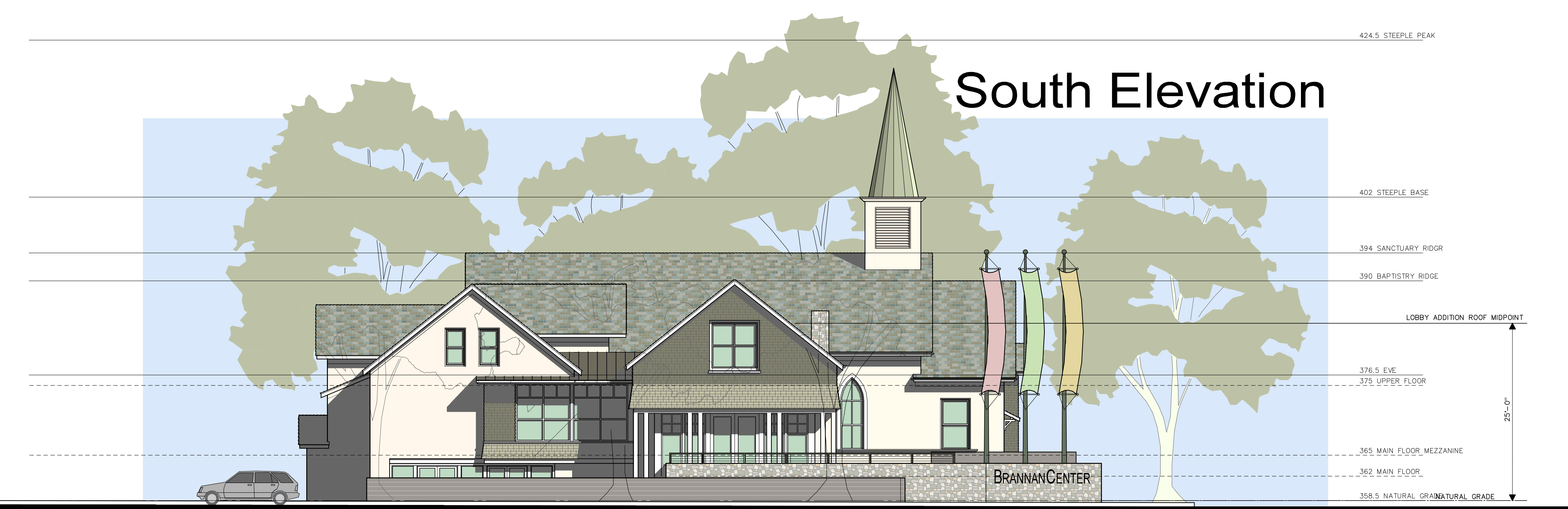


UPPER LEVEL FLOOR PLAN



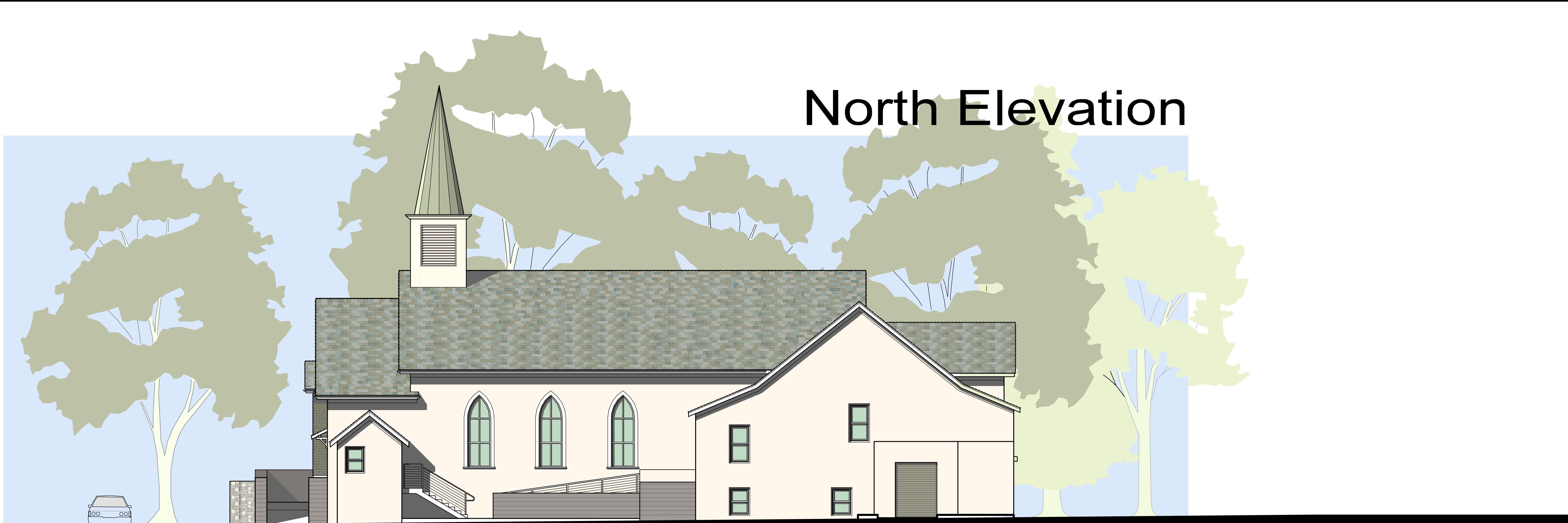


ROOF PLAN



South Elevation

424.5 STEEPLE PEAK
 402 STEEPLE BASE
 394 SANCTUARY RIDGR
 390 BAPTISTRY RIDGE
 LOBBY ADDITION ROOF MIDPOINT
 376.5 EVE
 375 UPPER FLOOR
 365 MAIN FLOOR MEZZANINE
 362 MAIN FLOOR
 358.5 NATURAL GRADE



North Elevation

PROPOSED BUILDING ELEVATIONS

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BRANNAN
CENTER
REPAIRS &
ADDITION

ADDRESS:
X
X, CA

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Lot
Tract
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California

REVISIONS:



East Elevation

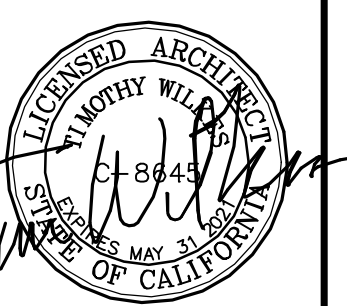


West Elevation

BRANNAN Center
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SHEET CONTENTS

PROPOSED
ELEVATIONS



Project: Brannan Center design
Scale: 1/8"=1'-0"
Drawn: T.W.
File: Brannan Center.dwg
Sheet

A-7

PLOT DATE: 6-24-2020

PROPOSED BUILDING ELEVATIONS

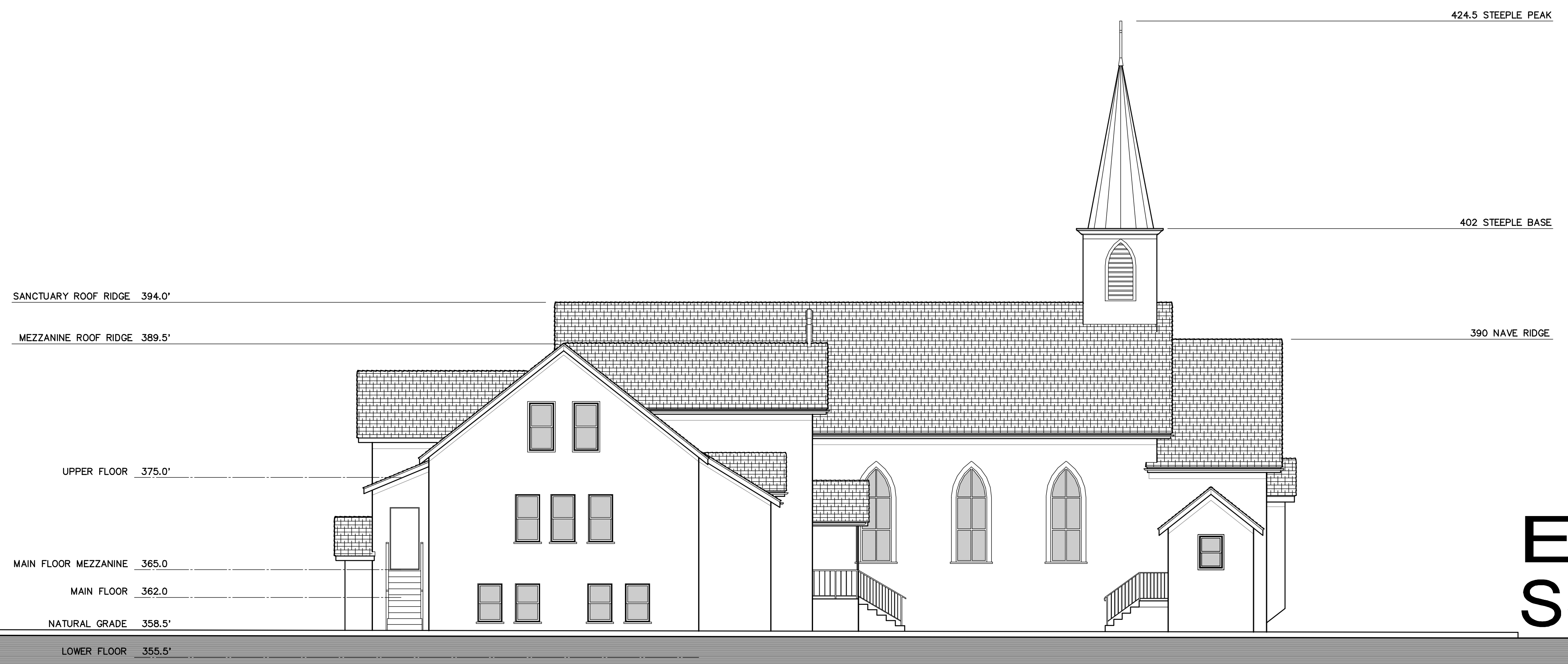
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949-854-9149
E-MAIL: timothy.wilkes@gmail.com
1517 Cedar St., Calistoga, CA 94515

BRANNAN CENTER
REPAIRS &
ADDITION

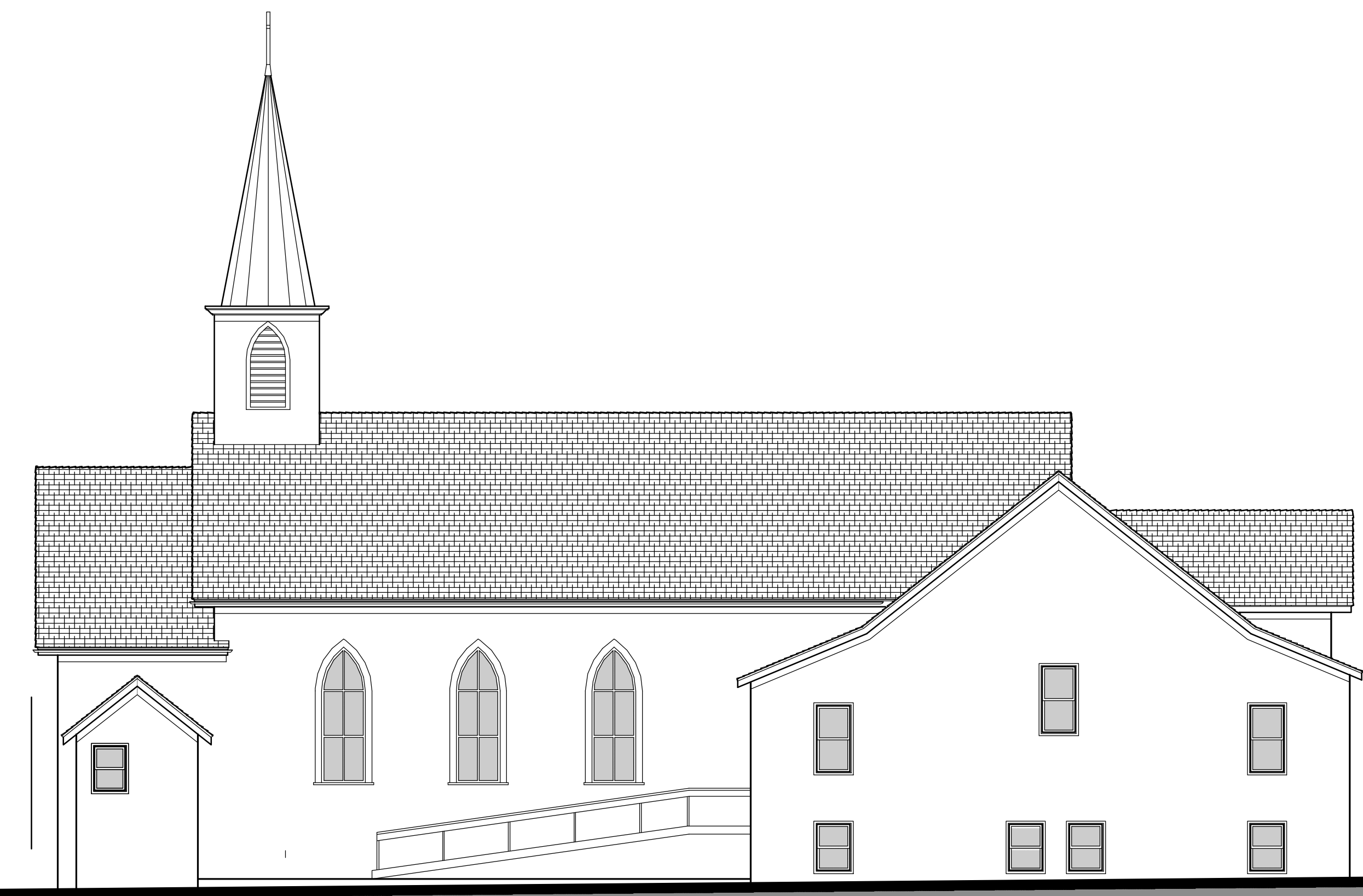
ADDRESS:
X
X, CA

LEGAL DESCRIPTION:
Lot
Tract
City of CALISTOGA
County of NAPA
California

REVISIONS:



Existing
South Elevation

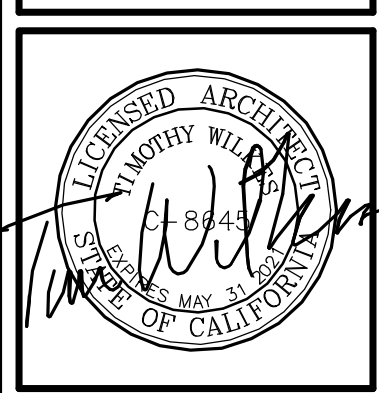


Existing
North Elevation

EXISTING BUILDING ELEVATIONS

BRANNAN Center
community | arts | service

SHEET CONTENTS
EXISTING ELEVATIONS



Project: Brannan Center design
Scale: 1/8" = 1'-0"
Drawn: T.W.
File: Brannan Center.dwg
Sheet

A-8

PLOT DATE: 3-25-2020



Existing
East Elevation



Existing
West Elevation

EXISTING BUILDING ELEVATIONS

TIMOTHY
WILKES
A.A.A.
ARCHITECT
949-854-9149
E-MAIL: timothy.wilkes@gmail.com
1517 Cedar St. Calistoga, CA 94515

BRANNAN
CENTER
REPAIRS &
ADDITION

ADDRESS:
X
X, CA

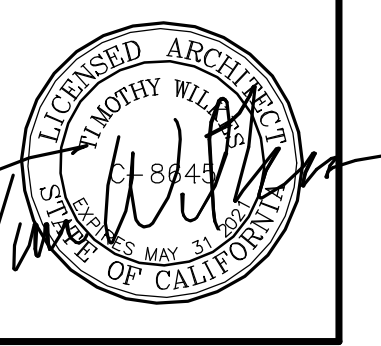
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Lot
Tract
City of CALISTOGA
County of NAPA
California

REVISIONS:

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SHEET CONTENTS

EXISTING
ELEVATIONS



Project: Brannan Center design
Scale: 1/8" = 1'-0"
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File: Brannan Center.dwg
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A-9

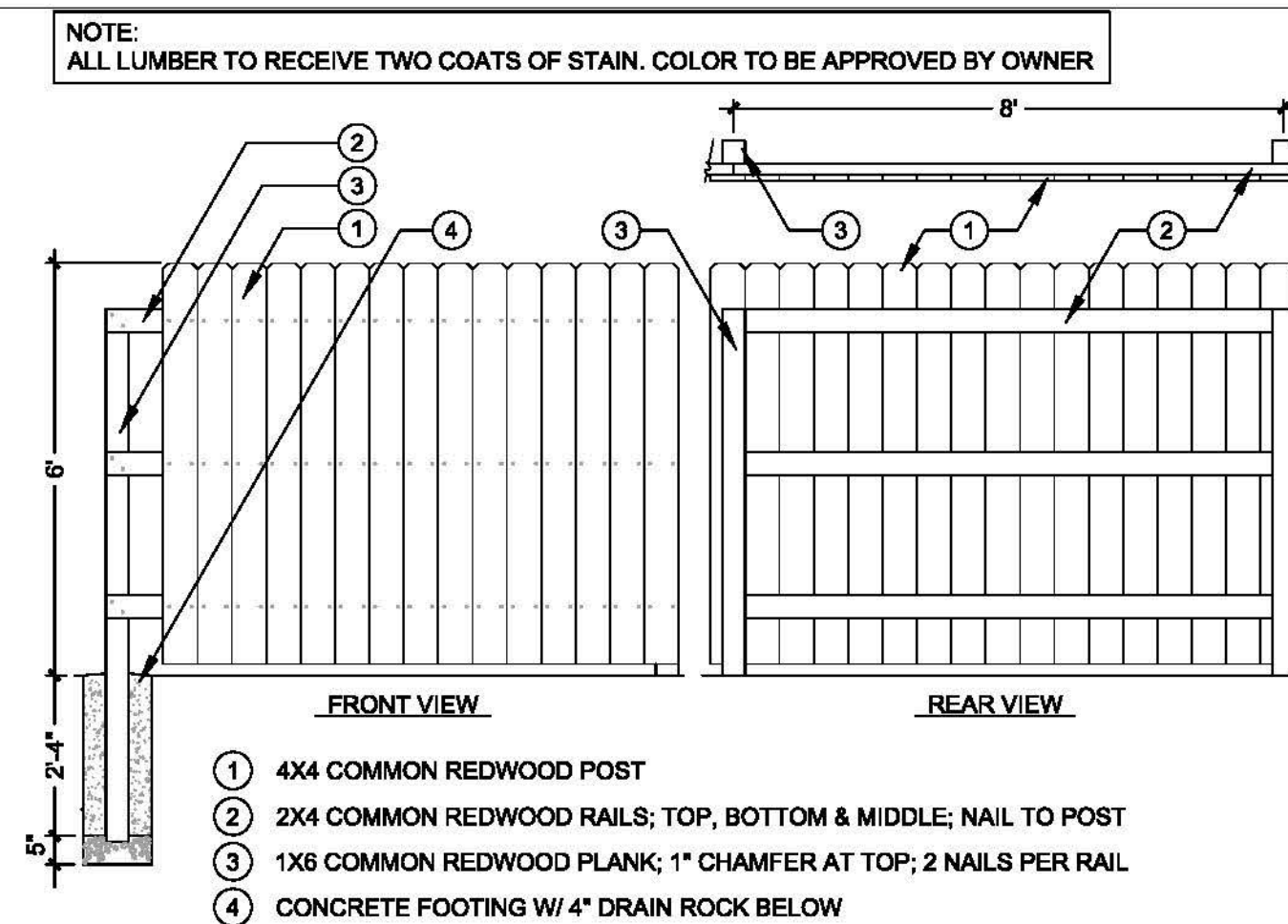
PLOT DATE: 3 - 25 - 2020

Irrigation water to be recycled water

Water Efficient Landscape Worksheet

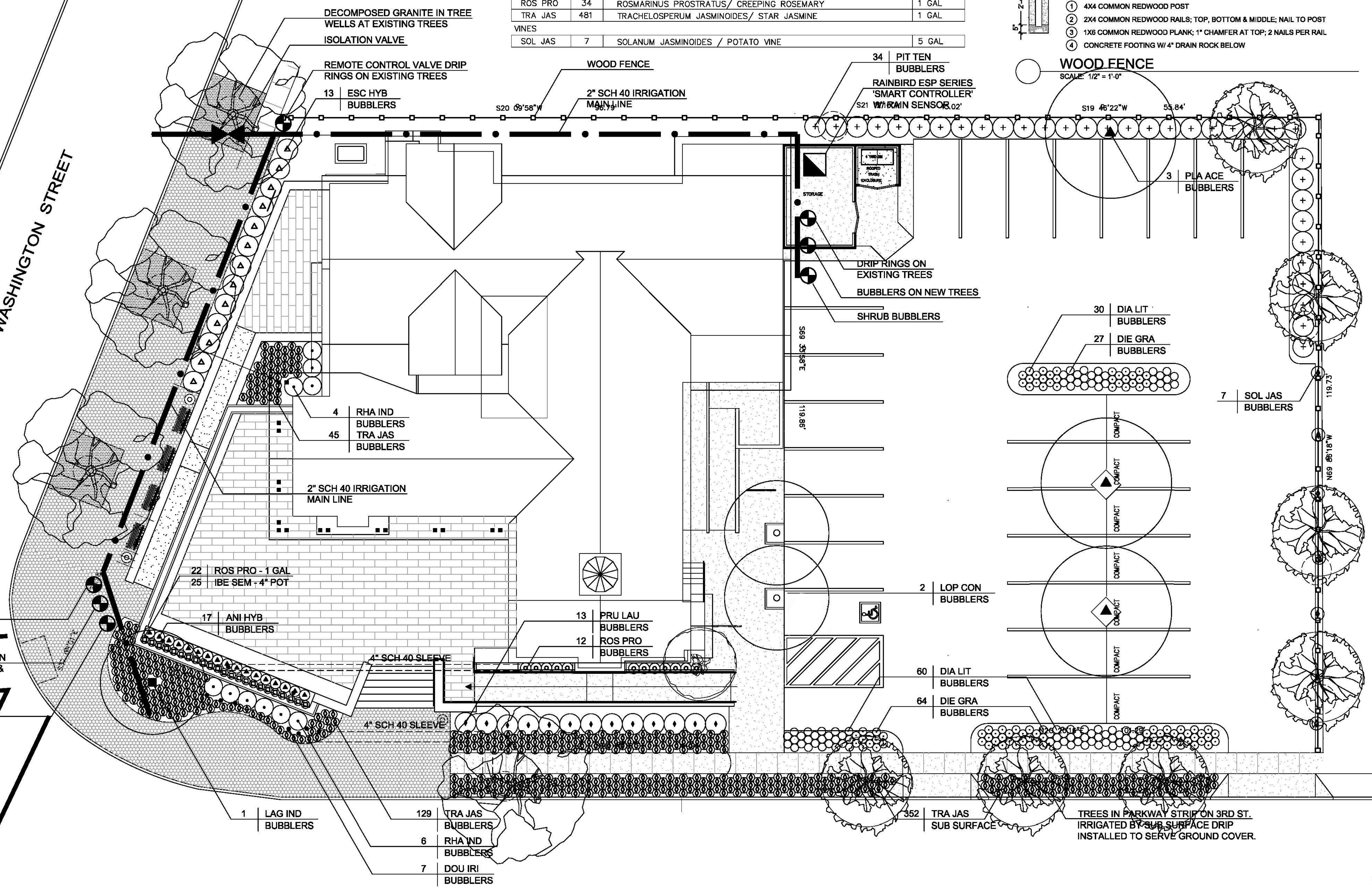
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1. low water use	x	x	x				
				Totals	0	0	0
Special Landscape Area							
1. recycled water	1	170	170				
2. recycled water	1	350	350				
3. recycled water	1	500	500				
4. recycled water	1	940	940				
5. recycled water	1	740	740				
6. recycled water	1	60	60				
7. recycled water	1	80	80				
				Totals	2,980	2,980	0
				ETWU Total			0
				Maximum Allowed Water Allowance (MAWA)			45,610

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE
TREES			
LAG IND	1	LAGERSTROEMIA INDICA / CRAPE MYRTLE - MULTI TRUNK & WHITE FLOWER	24" BOX
LOP CON	2	LOPHOSTEMON CONFERTA / BRISBANE BOX	24" BOX
PLA ACE	3	PLATANUS ACERIFOLIA / LONDON PLANE TREE	24" BOX
SHRUBS			
ANI HYB	21	ANIGOZANTHOS HYBRIDS/KANGAROO PAWS RED & YELLOW FLOWERS	1 GAL
DIA REV	94	DIAMELLA REVOLTA 'LITTLE REV'/DWARF FLAX LILY	5 GAL
DIE GRA	87	DIETES GRANDIFLORA 'VARIEGATA'/VARIEGATED FORTNIGHT LILY	5 GAL
IRI DOU	7	IRIS DOUGLASIANA /DOUGLAS IRIS YELLOW FLOWERING	1 GAL
ESC HYB	13	ESCALONIA HYBRID 'PINK ELLE' / PINK FLOWERING ESCALONIA	5 GAL
IBE SEM	25	IBERIS SEMPERVIRENS / CANDY TUFT	4" POTS
PRU LAU	34	PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN KOHUHU	15 GAL
PRU LAU	13	PRUNUS LAURAUERASUS 'ZABELIANA' / ZABEL LAUREL	15 GAL
RHA IND	10	RHAPHIOLEPIS INDICA 'BALLERINA' / DWARF INDIA HAWTHORNE	15 GAL
ROS PRO	34	ROSMARINUS PROSTRATUS/ CREEPING ROSEMARY	1 GAL
TRA JAS	481	TRACHELOSPERUM JASMINOIDES/ STAR JASMINE	1 GAL
VINES			
SOL JAS	7	SOLANUM JASMINOIDES / POTATO VINE	5 GAL



WASHINGTON STREET

THIRD STREET



TIMOTHY WILKES A.I.A. ARCHITECT 949-854-9148 E-Mail: timothy.wilkes@aia.com 187 Oak St. Colton, CA 92323

BRANNAN CENTER REPAIRS & ADDITION

ADDRESS: 1407 3rd Street Colton, CA

LEGAL DESCRIPTION: Lot 1, Tract City of CALISTOGA County of NAPA California

REVISIONS:

BRANNAN Center community | arts | service

SHEET CONTENTS PROPOSED SITE PLAN

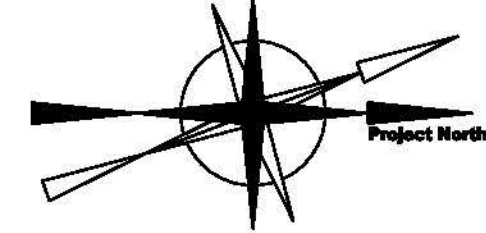
VALLER DESIGN ASSOCIATES, INC. 210 WASHINGTON AVE., SUITE G POINT RICHMOND, CA 94801

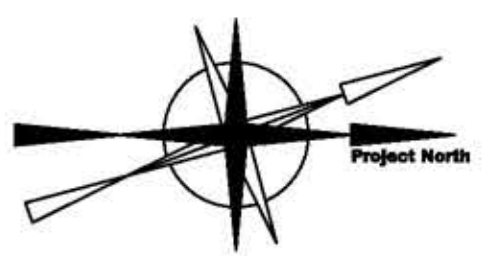
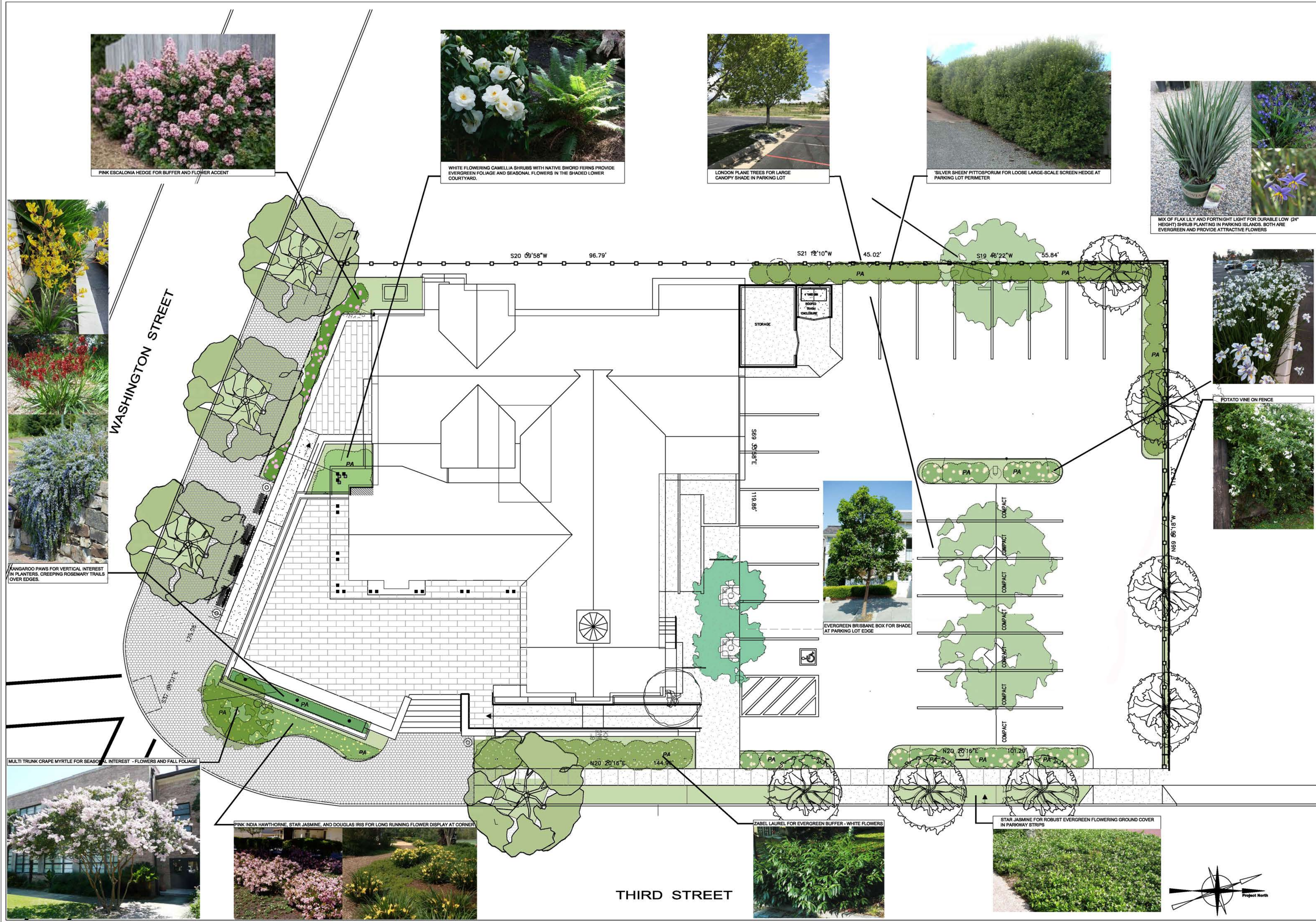
JC Miller, ASLA RLA #5107

Project: Brannan Center Scale: 1"=10' Drawn: P.S. File: Sheet

L1

PLOT DATE: 6-25-2020





THIRD STREET

WASHINGTON STREET

WASHINGTON STREET

EXISTING NON-CONFORMING
WASHINGTON ST. SETBACK LINE

PROPOSED SITE WALL
HEIGHT VARIANCE

15' SETBACK LINE

PROPOSED SITE WALL
HEIGHT VARIANCE

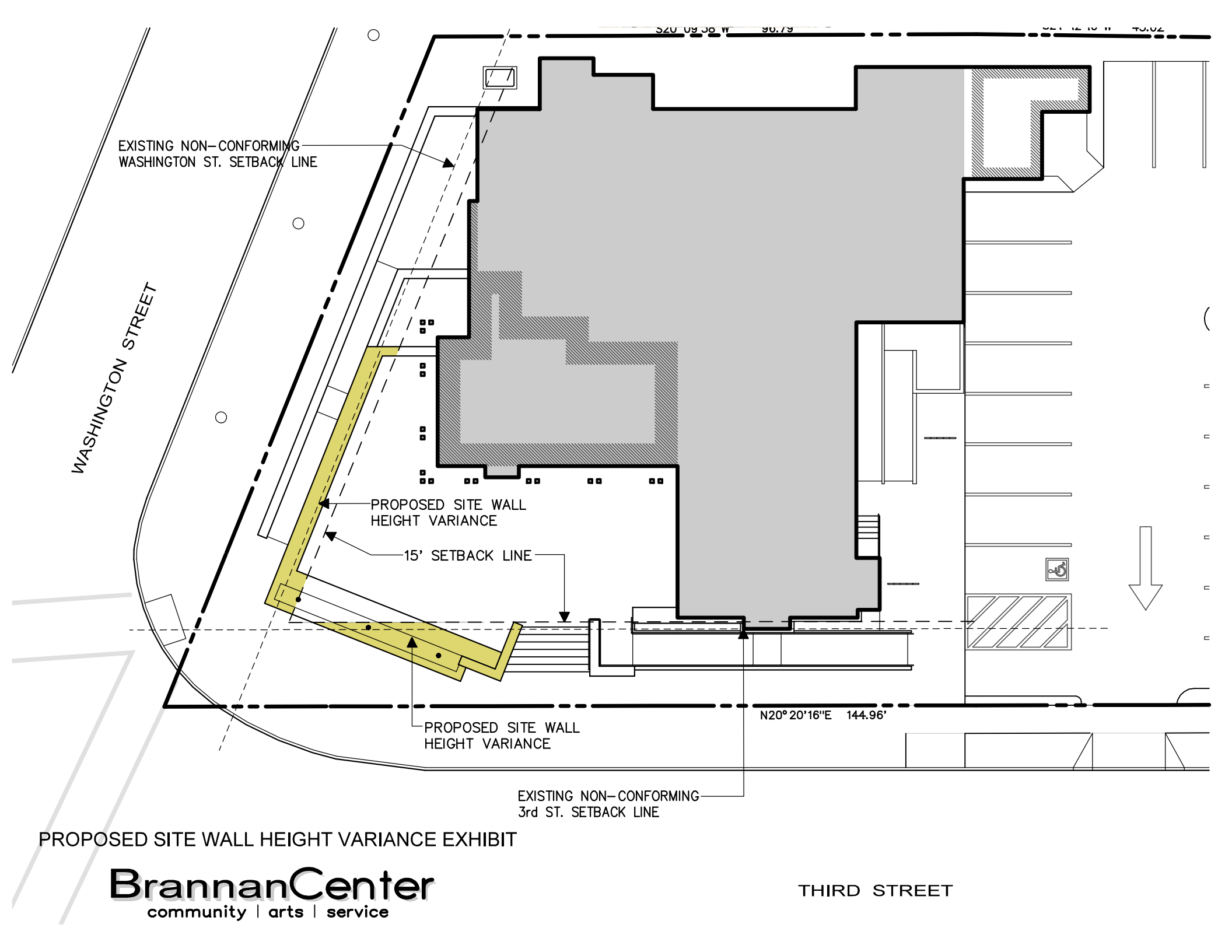
EXISTING NON-CONFORMING
3rd ST. SETBACK LINE

N20° 20' 16" E 144.96'

PROPOSED SITE WALL HEIGHT VARIANCE EXHIBIT

BrannanCenter
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THIRD STREET



South Elevation



WASHINGTON STREET

30'-0" CORNER CUTOFF AREA
Section 17.52.030 Calistoga Municipal Code

30'-0" CORNER CUTOFF AREA
Section 17.52.030 Calistoga Municipal Code

N20° 20'16"E 144.96'

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THIRD STREET

