

ATTACHMENT 5



1448 N. OAK STREET

CALISTOGA, CA.

JUNE 1, 2020

SHEET INDEX

ARCHITECTURE

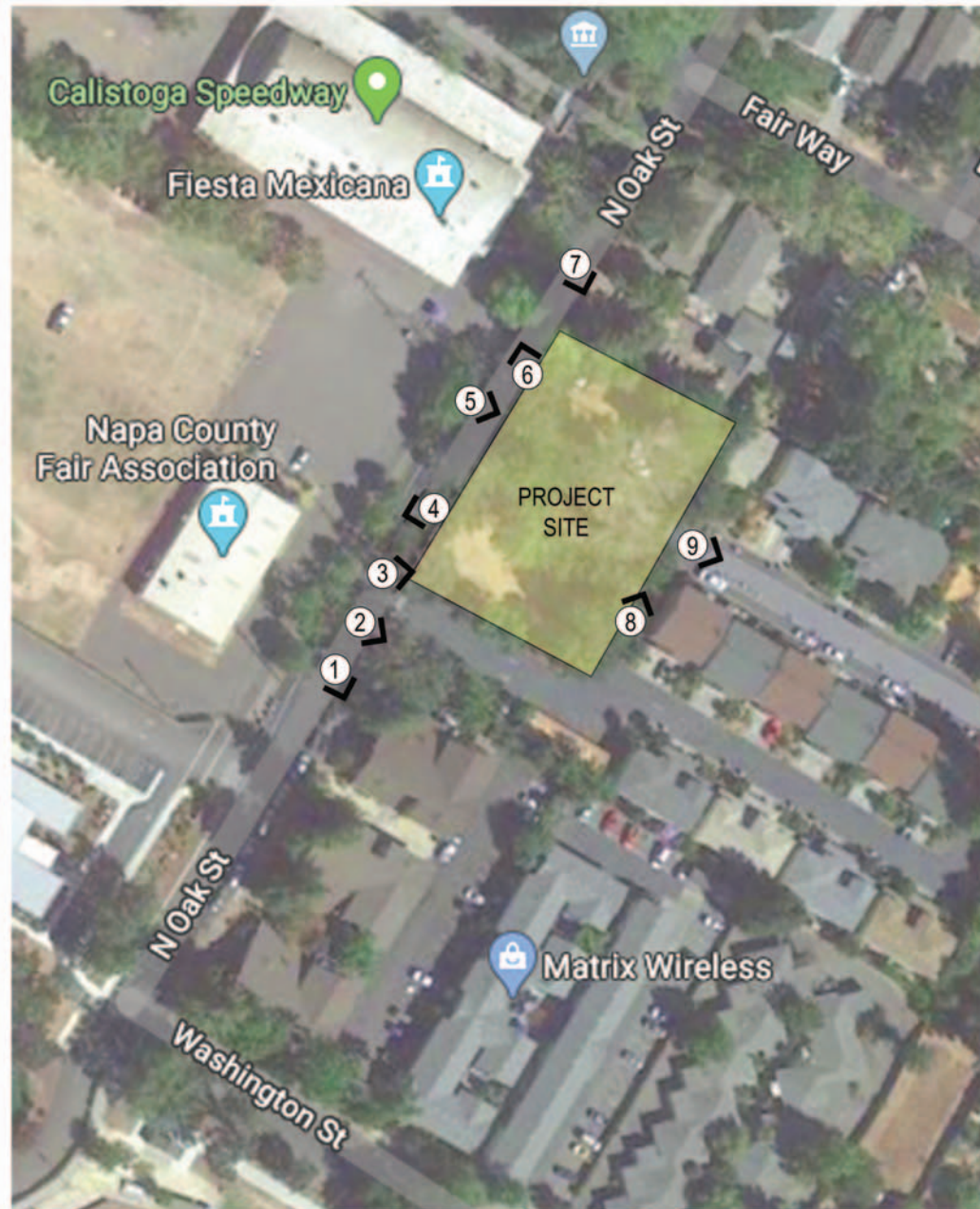
- A00 COVER SHEET
- A01 CONTEXT IMAGES
- A02 ZONING INFORMATION
- A03 FIRST FLOOR PLAN
- A04 SECOND FLOOR PLAN
- A05 ROOF PLAN
- A06 FRONT & RIGHT ELEVATIONS
- A07 REAR & LEFT EXTERIOR ELEVATIONS
- A08 COLOR SCHEME

CIVIL

- 1 TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES
- 2 PRELIMINARY BOUNDARY & EXISTING CONDITIONS
- 3 PRELIMINARY SITE PLAN & UTILITY PLAN
- 4 PRELIMINARY GRADING & DRAINAGE PLAN
- 5 PRELIMINARY EROSION & SEDIMENTATION PLAN

LANDSCAPE

- L-1 ILLUSTRATIVE SITE PLAN
- L-2 PRELIMINARY LANDSCAPE PLAN
- L-3 PROPOSED PLANT PALETTE
- L-4 SITE AMENITIES



1448 N. OAK STREET
Calistoga, CA
June 1, 2020

CONTEXT PHOTOS
A01





NOTE: REFER TO CIVIL SHEET #3 FOR SETBACK DIMENSIONS AND ADDITIONAL SITE INFORMATION.

SITE INFORMATION

ZONING: R-3
 APN: 011-160-017
 SITE AREA: 0.50 ± AC Gross(21,600 SF)
 0.46 ± AC Gross(19,850 SF)
 NUMBER OF UNITS: 6
 UNIT TYPE: ROWHOUSE
 DENSITY: 12 DU/AC (MAX. ALLOWED: 20 DU/AC)

SETBACKS

FRONT: 15' (15' Req.)
 SIDE: 15' (1/2 Bldg. Ht. = 12.5' Req.)
 REAR: 15' (15' Req. For 2 Story Buildings)

SITE COVERAGE

ALLOWABLE SITE COVERAGE: 40% (8,640 SF)
 PROPOSED SITE COVERAGE: 39.8% (8,616 SF = 39.8%)
 OPEN SPACE REQUIRED: 300 SF / UNIT = 1,800 SF
 OPEN SPACE PROVIDED: 400-950 SF/Unit = 3,710 SF (Private Yards)

FAR - None

PARKING

RESIDENTIAL STALLS REQUIRED: 2 SPACES PER UNIT

TOTAL SPACES REQUIRED: 12 SPACES
 TOTAL SPACES PROVIDED: 16 SPACES

BUILDING HEIGHT

ALLOWABLE HEIGHT: 25' (To Mean Ht. of Roof Slope)
 ACTUAL HEIGHT: 25' (To Mean Ht. of Roof Slope)

BUILDING CODE SUMMARY

REFERENCE: 2019 CALIFORNIA BUILDING CODE
 OCCUPANCY: R-2; U, COMMON 1-HR RATED WALL SEPARATION
 FIRE SPRINKLER SYSTEM: NFPA 13
 TYPE OF CONSTRUCTION: VB NON-RATED
 ALLOWABLE HEIGHT: 3 STORIES, 40 FEET (35' MAX PER CITY CODE)
 ACCESSIBILITY: PER 2016 CBC, CHAPTER 11A

Unit Summary

Unit Name	Description	Garage SF	Garage Type	Quantity	%	Unit Net SF*	Unit Gross SF**	Total Net SF*	Total Unit Gross SF**
Unit 1	3 Bedroom + Den / 3 Bath	486	Std 2 Car	2	33.3%	1,983	2,469	3,966	4,938
Unit 2	2 Bedroom / 2 1/2 Bath	229	1 Car	2	33.3%	1,798	2,027	3,596	4,054
Unit 3	3 Bedroom / 2 1/2 Bath	416	Std 2 Car	2	33.3%	1,999	2,415	3,998	4,830
Subtotal				6	100.0%			11,560	13,822
Avg. Unit Square Footage								1,927	2,304
Overall Density				12.00					

*Net SF: Measured to outside face of stud, excludes garage area, deckhand porches. Includes air gap per unit.

**Gross SF: Measured to outside face of stud, includes garage area. Includes air gap per unit.

1448 N. OAK STREET

Calistoga, CA

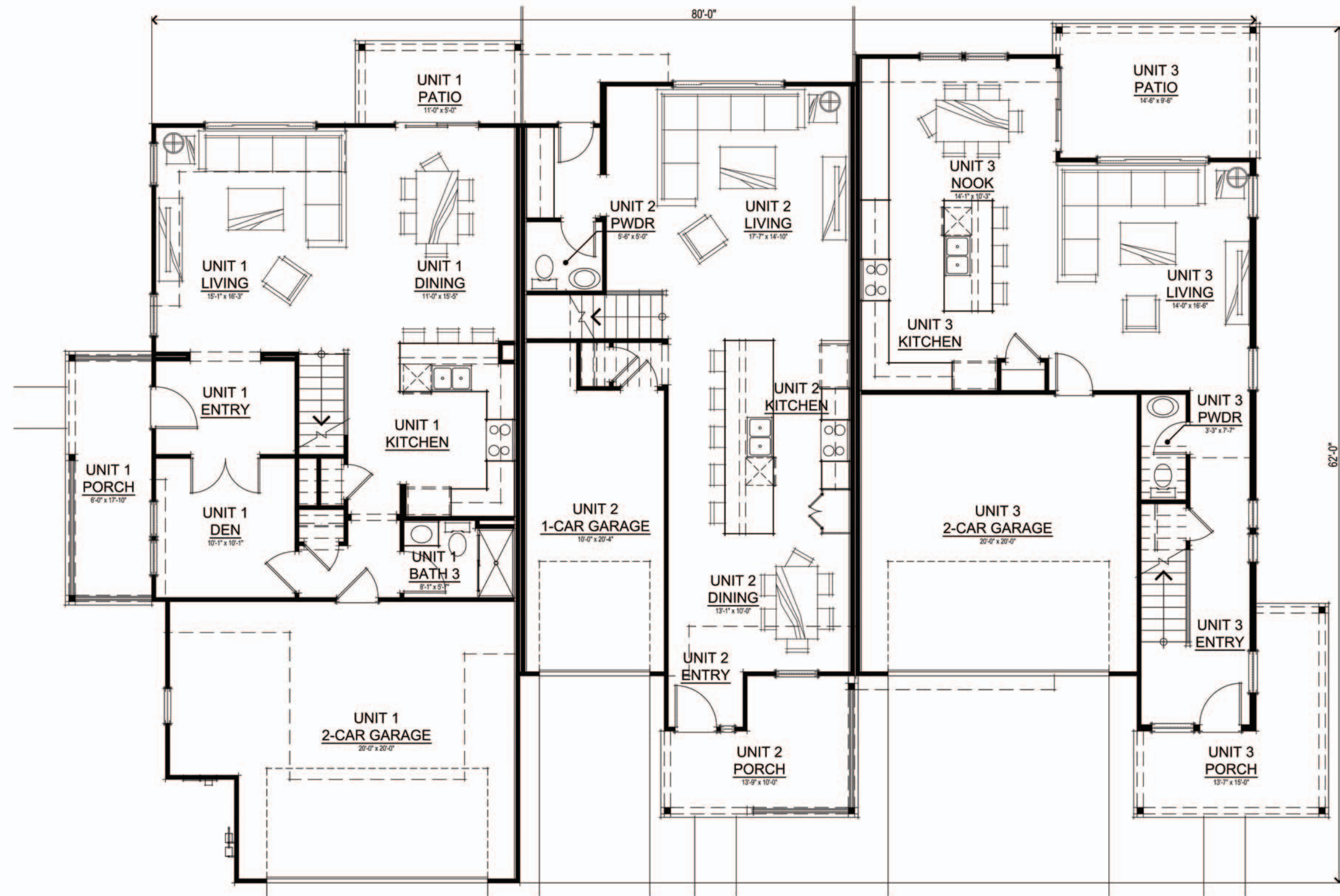
June 1, 2020

ZONING INFORMATION

A02

SDG Architects, Inc.
 3361 Walnut Blvd, Suite 120
 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com





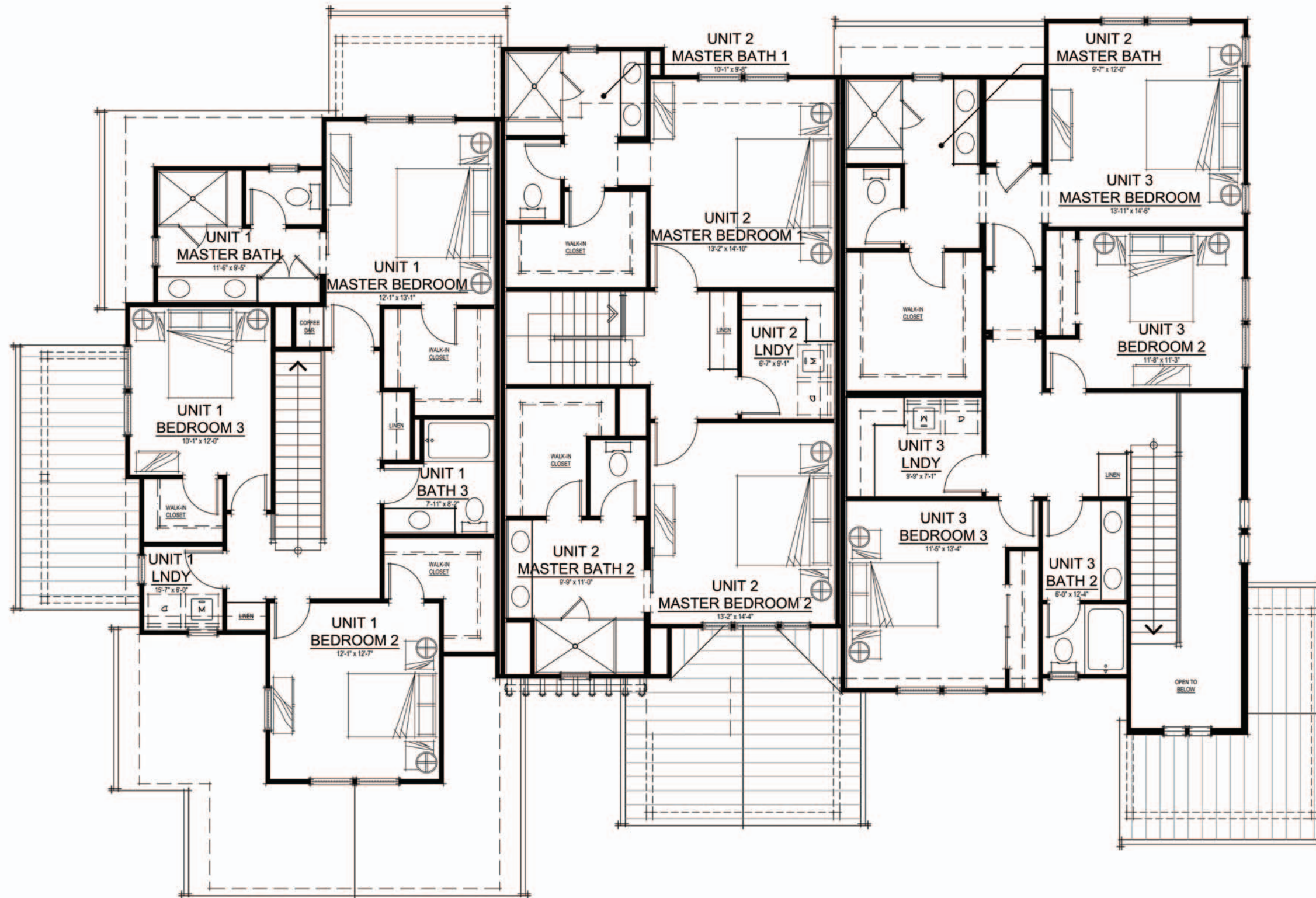
UNIT 1 AREAS	
FIRST FLOOR	925 SQ. FT.
SECOND FLOOR	1058 SQ. FT.
UNIT 1 TOTAL LIVING	1983 SQ. FT.
2-CAR GARAGE	486 SQ. FT.
PORCH	115 SQ. FT.
PATIO	70 SQ. FT.

UNIT 2 AREAS	
FIRST FLOOR	820 SQ. FT.
SECOND FLOOR	978 SQ. FT.
UNIT 2 TOTAL LIVING	1798 SQ. FT.
1-CAR GARAGE	229 SQ. FT.
PORCH	121 SQ. FT.
PATIO	27 SQ. FT.

UNIT 3 AREAS	
FIRST FLOOR	819 SQ. FT.
SECOND FLOOR	1180 SQ. FT.
UNIT 3 TOTAL LIVING	1999 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	137 SQ. FT.
PATIO	143 SQ. FT.

FIRST FLOOR PLAN



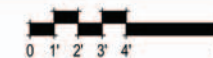


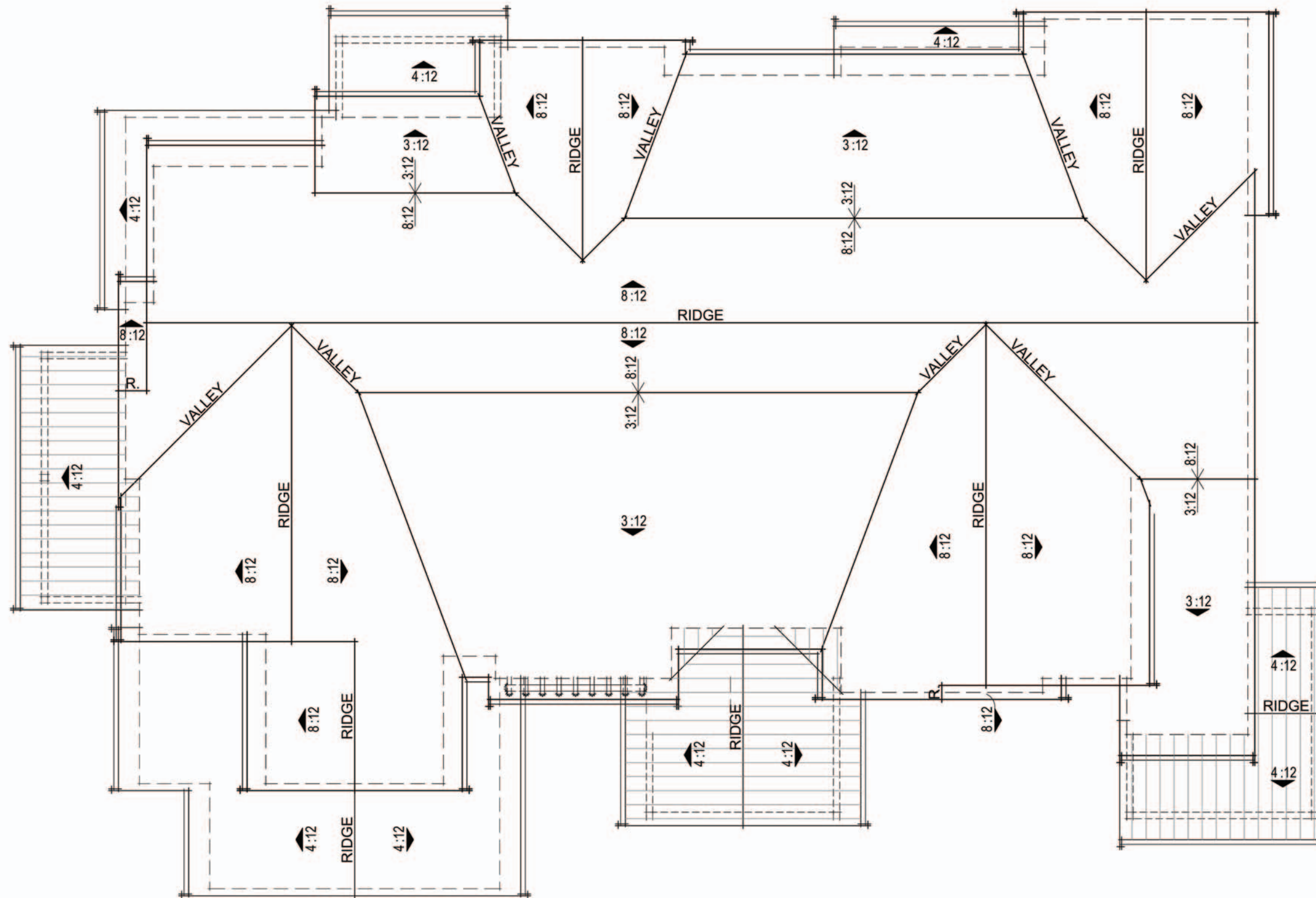
UNIT 1

UNIT 2

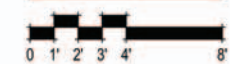
UNIT 3

SECOND FLOOR PLAN





ROOF PLAN





UNIT 1

UNIT 2

UNIT 3

RIGHT ELEVATION

- EXTERIOR MATERIALS**
 BOARD & BATTEN SIDING
 COMPOSITION ROOF SHINGLES
 ACCENT METAL ROOFING
 WOOD WINDOW TRIM
 6X6 WOOD POSTS WITH CORBELS
 1X6 WOOD RAILINGS WITH DECORATIVE PATTERN
 2X8 BELLY BAND
 WOOD CORBELS, TRELIS, AND GABLE END ACCENTS
 VINYL WINDOWS - AMSCO STUDIO SERIES: WHITE



29'-1"
RIDGE HEIGHT

25'-0"
MIDPOINT OF
MAIN GABLE

UNIT 1

FRONT ELEVATION



FRONT & RIGHT ELEVATIONS

A06

1448 N. OAK STREET
 Calistoga, CA
 June 1, 2020



UNIT 3

UNIT 2

UNIT 1

LEFT ELEVATION

- EXTERIOR MATERIALS**
 BOARD & BATTEN SIDING
 COMPOSITION ROOF SHINGLES
 ACCENT METAL ROOFING
 WOOD WINDOW TRIM
 6X6 WOOD POSTS WITH CORBELS
 1X6 WOOD RAILINGS WITH DECORATIVE PATTERN
 2X8 BELLY BAND
 WOOD CORBELS, TRELIS, AND GABLE END ACCENTS
 VINYL WINDOWS - AMSCO STUDIO SERIES: WHITE



UNIT 3

REAR ELEVATION



REAR & LEFT ELEVATIONS

A07

1448 N. OAK STREET
 Calistoga, CA
 June 1, 2020



Accent Roofing
Old Town Gray
Custom Built Metals



GAF Roofing
Charcoal
Timberline HD Shingles



Vertical Siding
Greek Villa
SW 7551



Trim / Fascia
Greek Villa
SW 7551



Entry Door / Accent
Red Barn
SW 7591

