

adc
 architecture design collaborative
 23231 South Pointe Dr
 Laguna Hills, CA 92653
 www.adcollaborative.com
 949.267.1660

ADC Project No: 180023

Project Contact: Chris Weimholt
 Email: cweimholt@adcollaborative.com
 Principal: Chris Weimholt
 Project Manager:

Client

ANTON
 DEV CO

Company: Anton DevCo.
 Address: 4900 Hopyard Rd., Ste. 300
 Pleasanton, CA 94588
 Phone No. (650) 549-1613



LINCOLN AVENUE
 APARTMENTS
 CALISTOGA, CA

LINCOLN AVENUE APARTMENTS

CALISTOGA, CA

Issue Date

1ST SUBMITTAL 08/23/2018

2ND SUBMITTAL 10/29/2018

TITLE SHEET

A0.0

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.

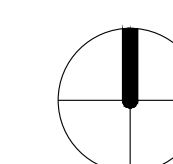
PROJECT TEAM

CLIENT: ANTON DEVCO.
 4900 HOPYARD RD., STE. 300
 PLEASANTON, CA 94588
 CONTACT: VANESSA GARZA
 PHONE: 650.549.1613
 ARCHITECT: ARCHITECTURE DESIGN COLLABORATIVE
 23231 SOUTH POINTE DRIVE
 LAGUNA HILLS, CA 92653
 CONTACT: CHRIS WEIMHOLT
 PHONE: 949.267.1660 EXT. 202
 CIVIL: BKF ENGINEERS
 1730 N. FIRST STREET, SUITE 600
 SAN JOSE, CA 95112
 CONTACT: CASEY JOHNSON
 PHONE: 408.467.9139
 LANDSCAPE ARCHITECT: FUHRMAN LEAMY LANDGROUP
 2140 PROFESSIONAL DR. SUITE 115
 ROSEVILLE, CA 95661
 CONTACT: KEVIN LEAMY
 PHONE: 916.783.5263

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VICINITY MAP



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GENERAL INFORMATION



01



02



03



04



VICINITY MAP



05



06



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08



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SITE PHOTO
 CONTEXT

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.

LEGEND

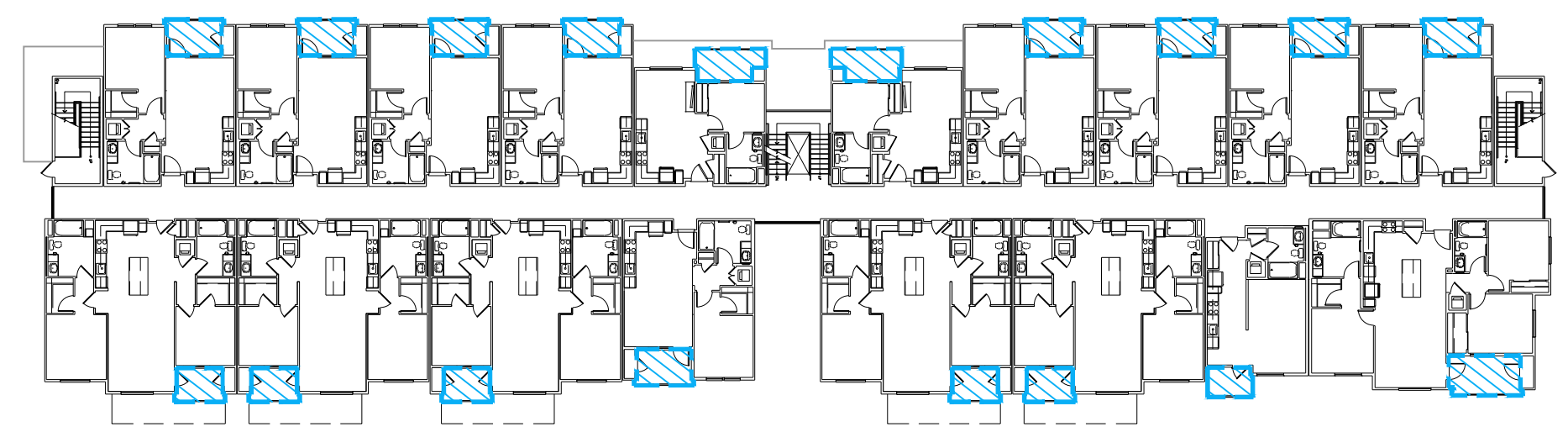
-  COMMON OPEN SPACE
-  PRIVATE OPEN SPACE

PRIVATE OPEN SPACE (UNIT BALCONIES)

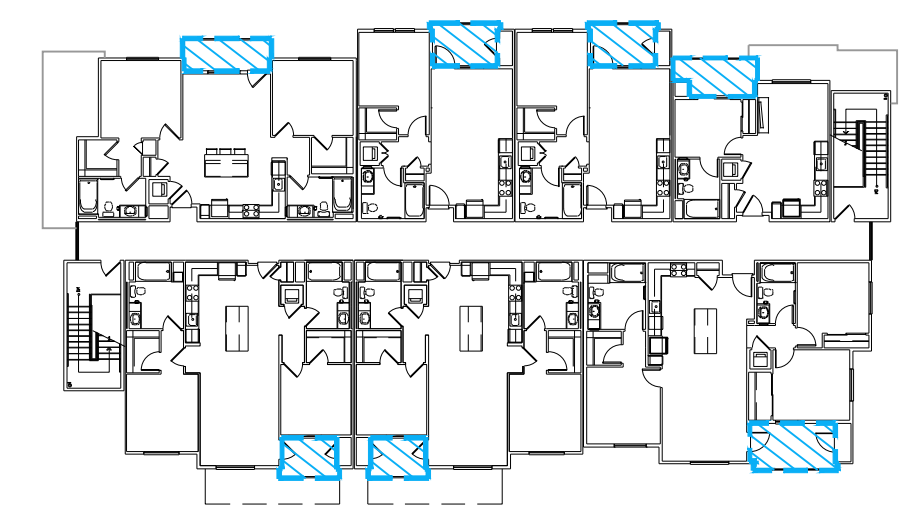
UNIT TYPE	GROUND FLOOR PATIO S.F.	GROUND FLOOR OCCURRENCE	GROUND FLOOR PATIO TOTAL S.F.	UPPER FLOORS BALCONY S.F.	UPPER FLOORS OCCURRENCE	UPPER FLOORS BALCONY TOTAL S.F.	GRAND TOTAL
P0.1	N/A	N/A	N/A	46 S.F.	2	92 S.F.	92 S.F.
P1.1	161 S.F.	1	161 S.F.	69 S.F.	26	1,794 S.F.	1,955 S.F.
P1.2	N/A	N/A	N/A	71 S.F.	8	572 S.F.	572 S.F.
P2.1	159 S.F.	4	636 S.F.	55 S.F.	18	990 S.F.	1,626 S.F.
P2.2	N/A	N/A	N/A	69 S.F.	4	276 S.F.	276 S.F.
P3.1	170 S.F.	1	170 S.F.	97 S.F.	6	582 S.F.	752 S.F.
TOTAL PRIVATE BALCONY/PATIO AREA							5,273 S.F.
							x2
							10,546 S.F.

COMMON OPEN SPACE

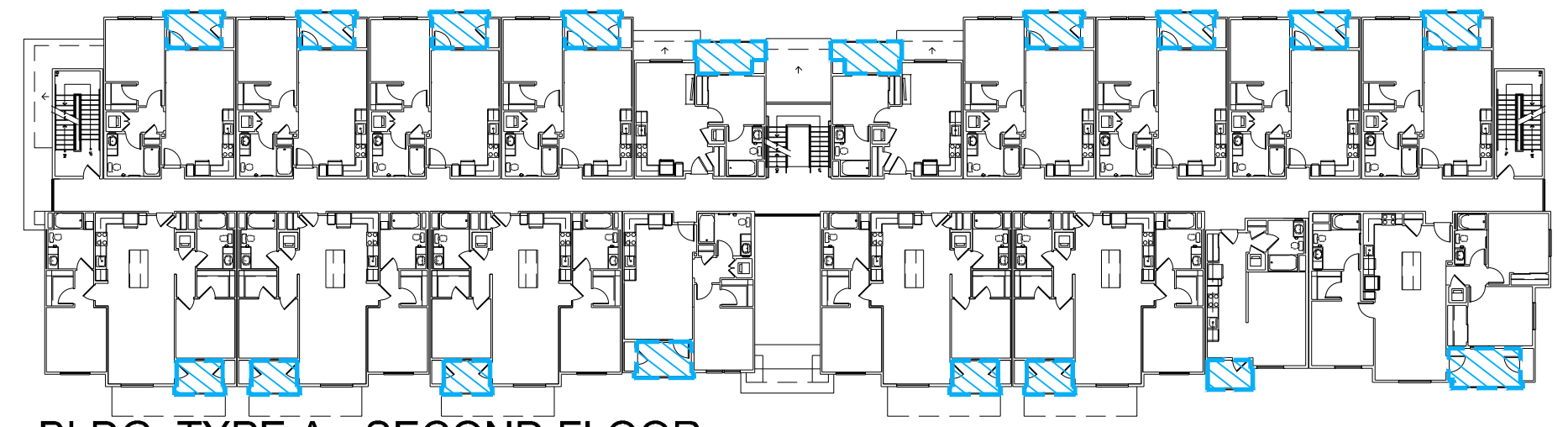
ZONE	AREA
1	2,047 S.F.
2	2,496 S.F.
3	280 S.F.
4	5,667 S.F.
5	2,400 S.F.
TOTAL	12,890 S.F.



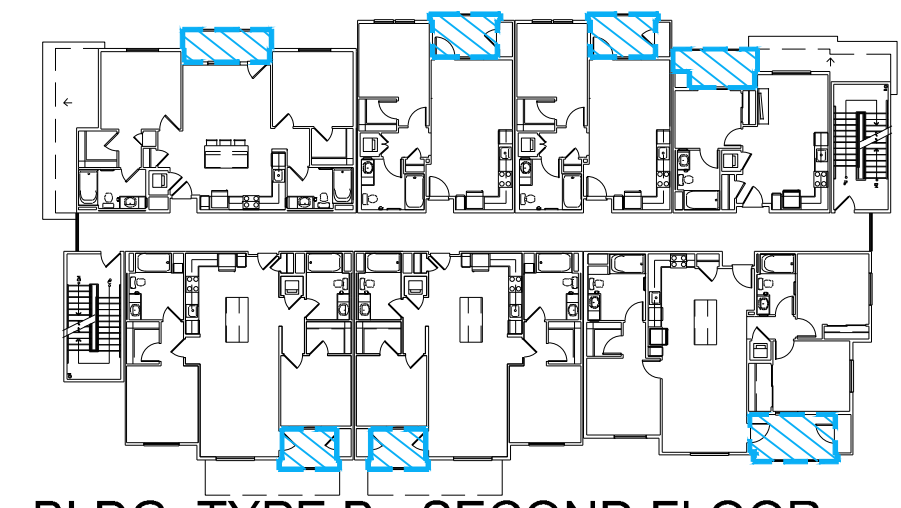
BLDG. TYPE A - THIRD FLOOR



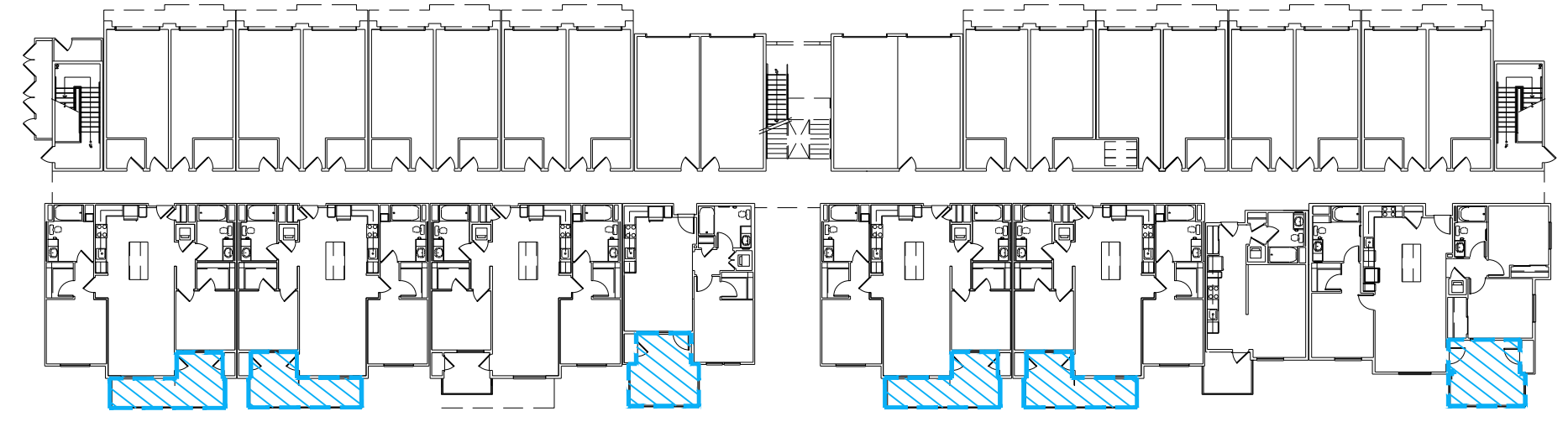
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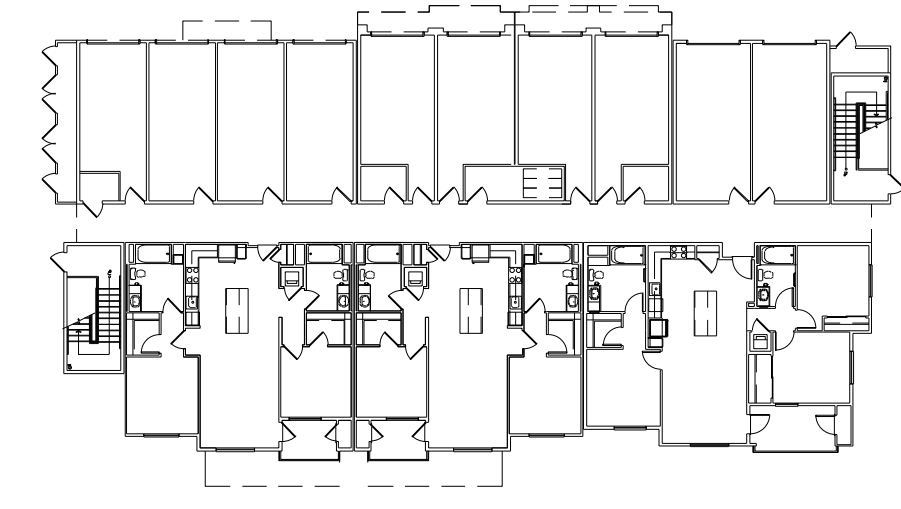
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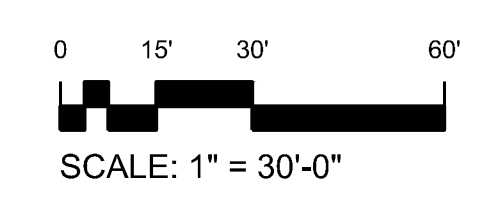
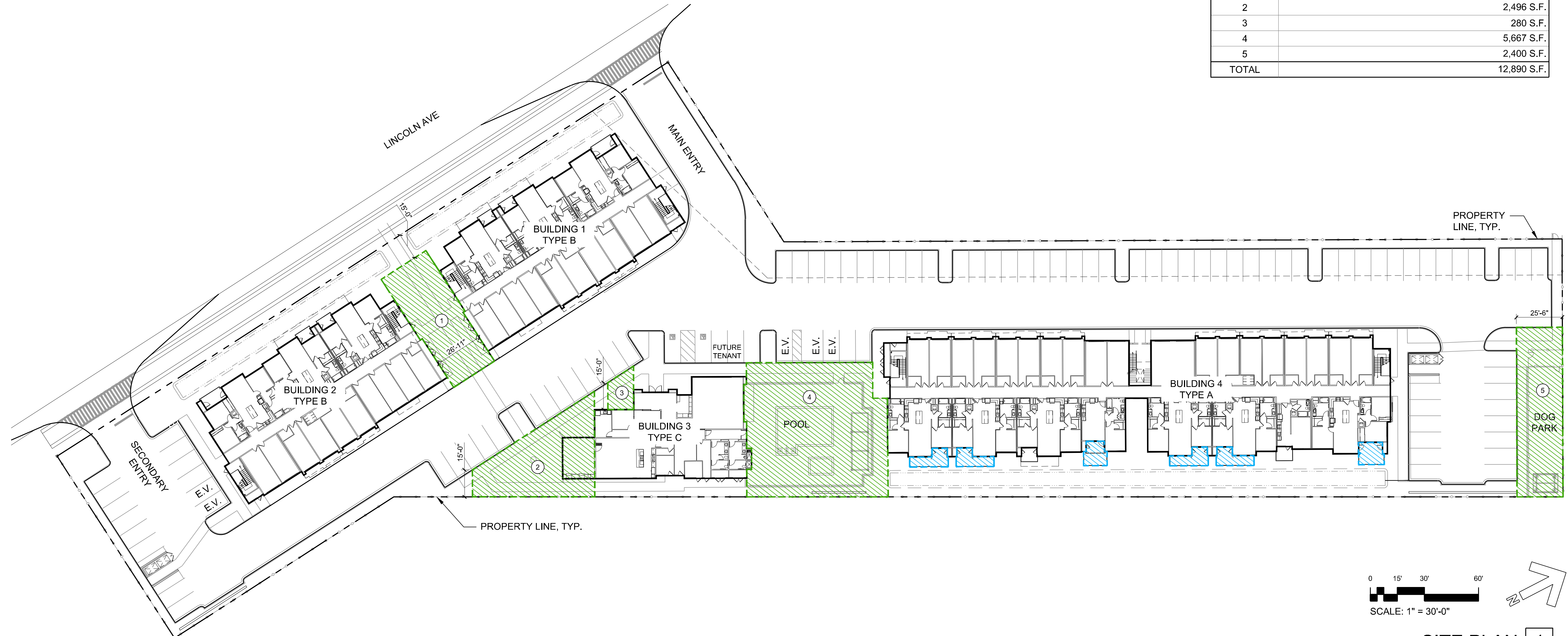
BLDG. TYPE B - SECOND FLOOR



BLDG. TYPE A - FIRST FLOOR



BLDG. TYPE B - FIRST FLOOR



SITE PLAN 1

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OPEN SPACE
 EXHIBIT

GENERAL NOTES:

1. FUTURE TENANT STALLS ARE DESIGNATED FOR PROSPECTIVE TENANTS WHILE THEY VISIT THE PROPERTY BEFORE LEASING A UNIT.
2. E.V. STALLS ARE PROVIDED AT 3% OF TOTAL PROVIDED PARKING AS STATED IN SECTION 4.106.4 OF THE 2016 CA GREEN BUILDING STANDARDS CODE.
3. "FUTURE E.V. STALLS" WILL BE INSTALLED AS E.V. READY AND BUILT WITH REQUIRED INFRASTRUCTURE TO SUPPORT A FUTURE CHARGING STATION. "E.V. STALLS" WILL BE INSTALLED WITH OPERATIONAL CHARGING STATIONS.

PROJECT SUMMARY

SITE AREA: ±2.87 ACRES (±125,017 S.F.)

 SITE COVERAGE: 38,183 S.F. / 125,017 S.F. = 30.5%

PARKING SUMMARY

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

OPEN SPACE SUMMARY

REQUIRED AREA: 300 S.F. PER UNIT, 78 UNITS PROPOSED

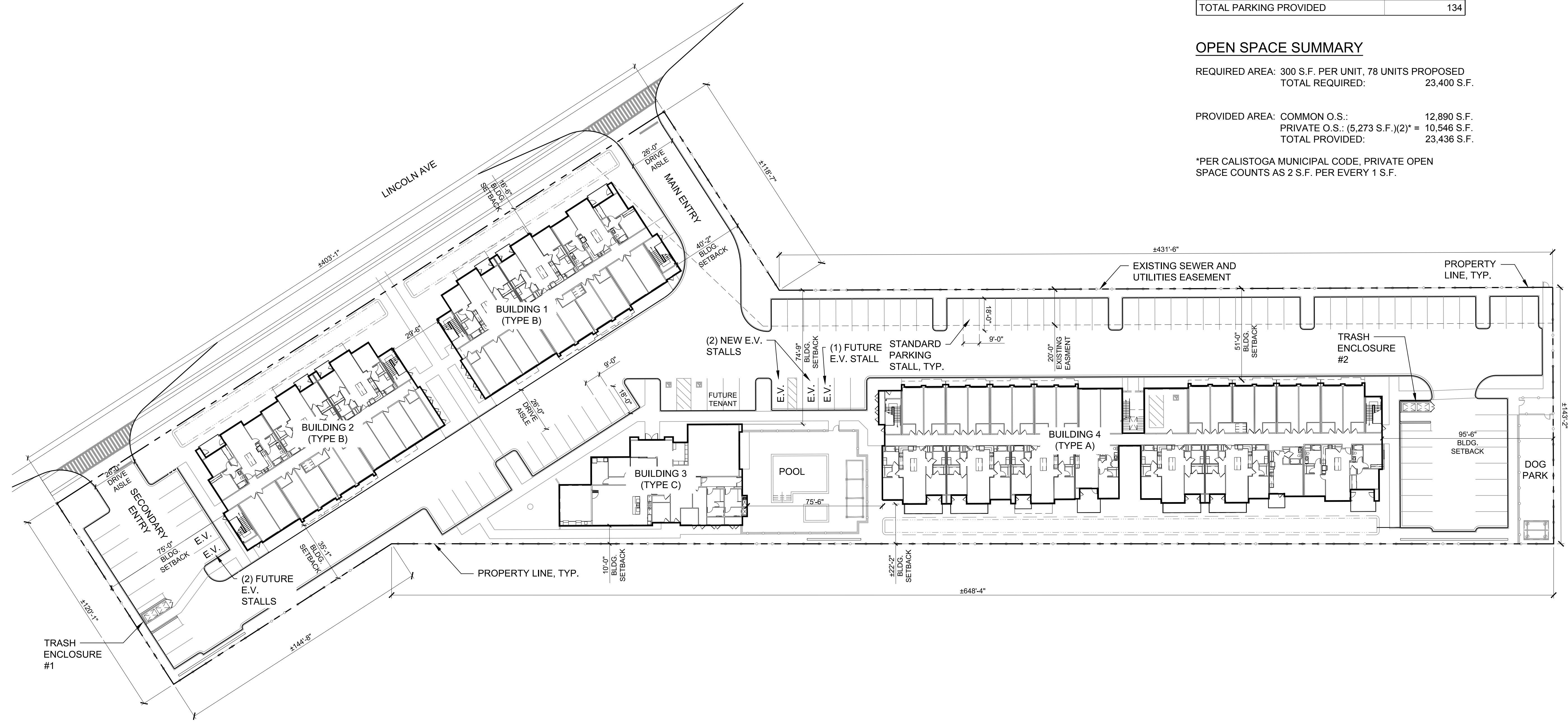
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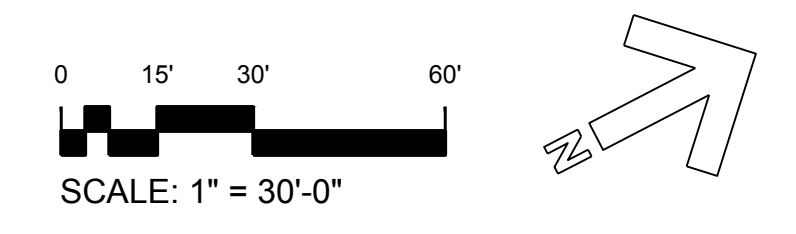
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SITE PLAN



LEGEND

- +●+ PROPOSED FIRE HYDRANTS
- ▨ 20'-0" FIRE ACCESS ROUTE

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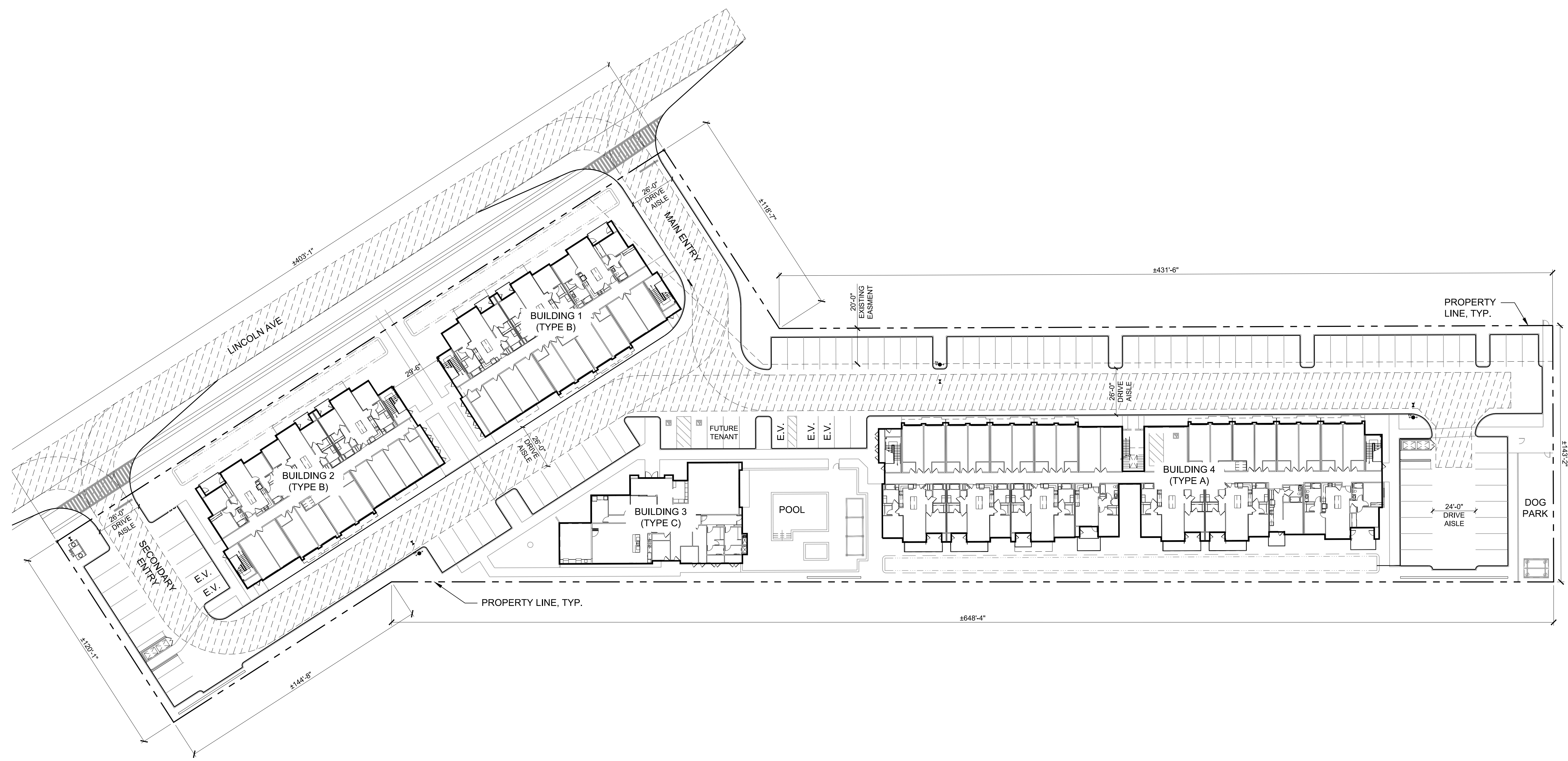
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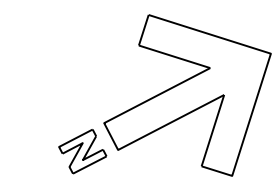
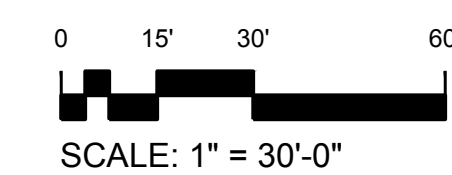
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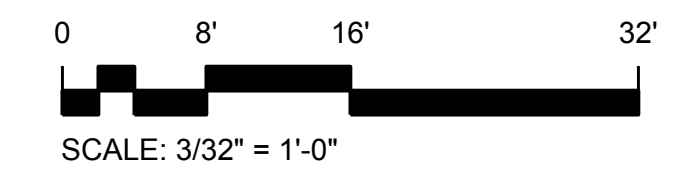
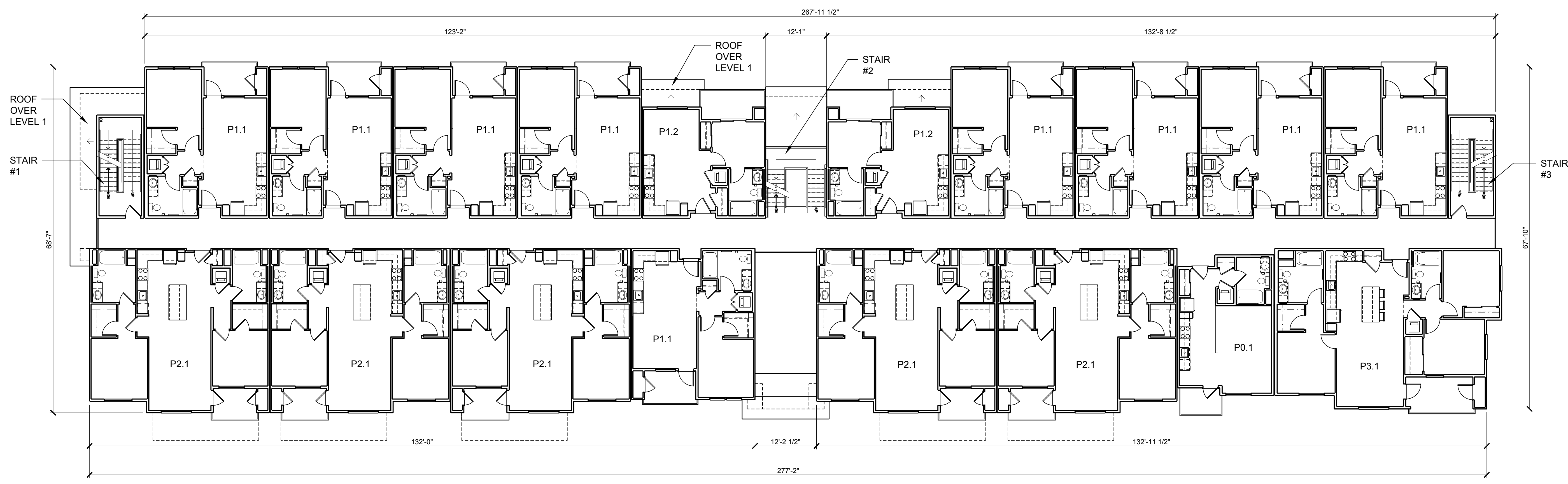


FIRE MASTER
 PLAN

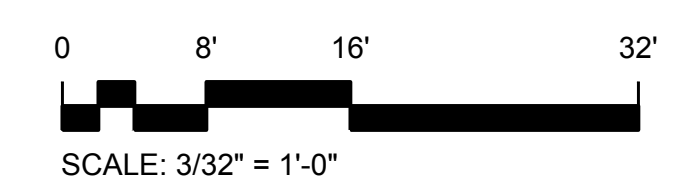
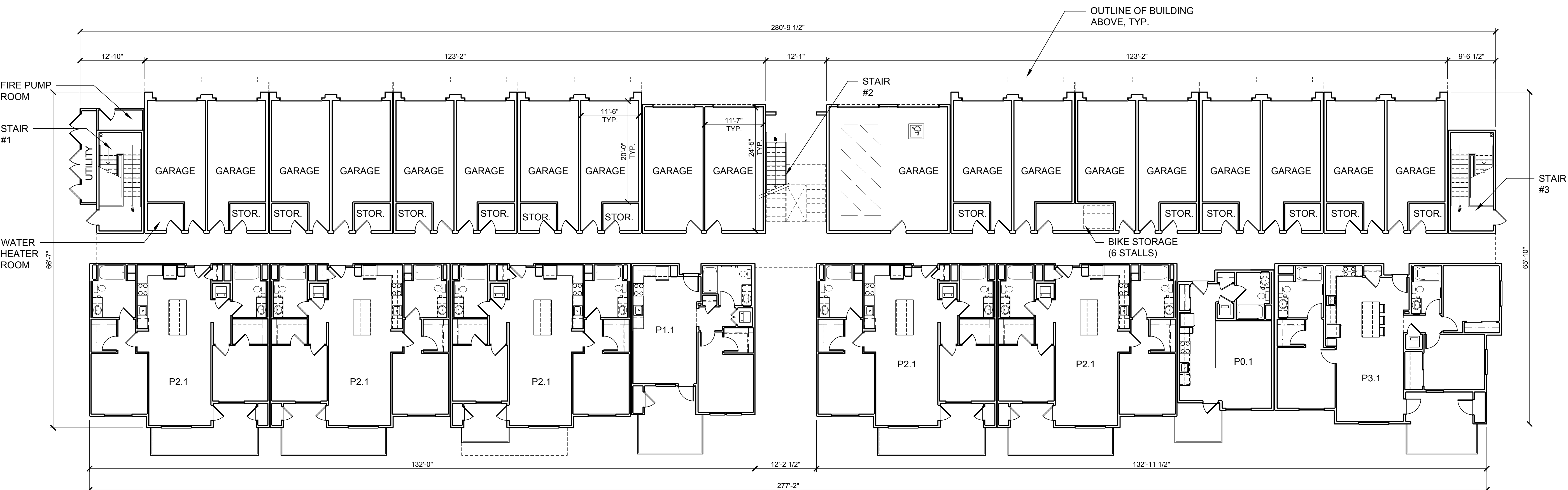
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SECOND FLOOR PLAN 2



FIRST FLOOR PLAN 1

LINCOLN AVENUE

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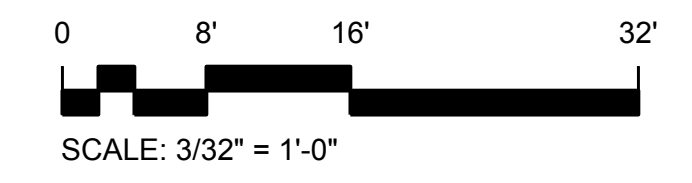
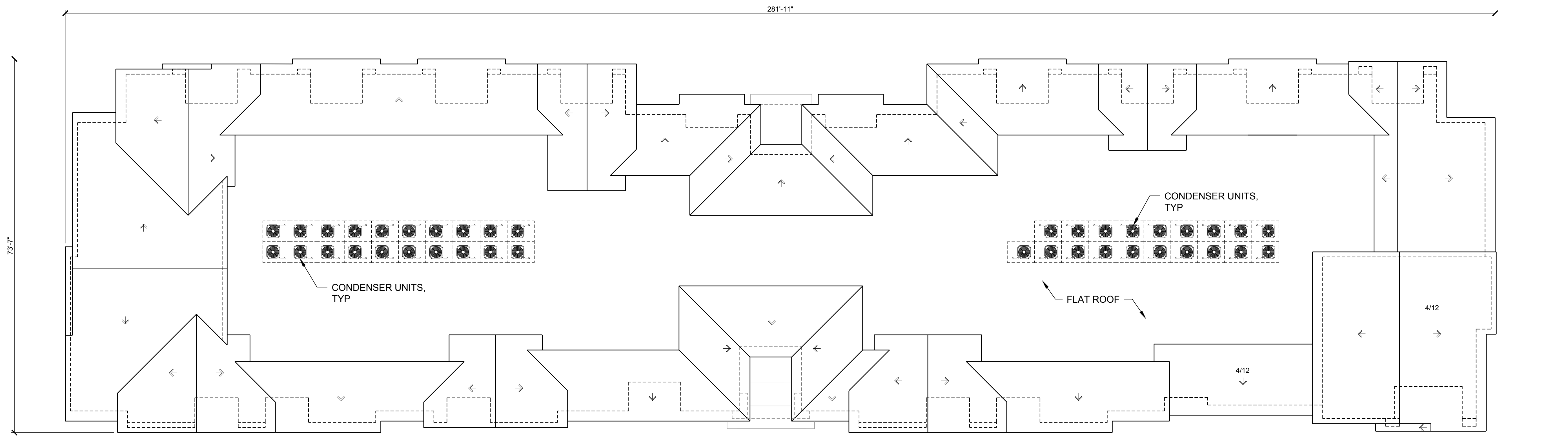
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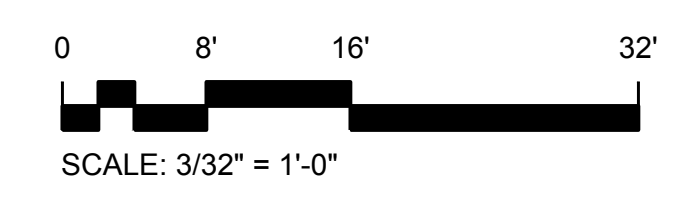
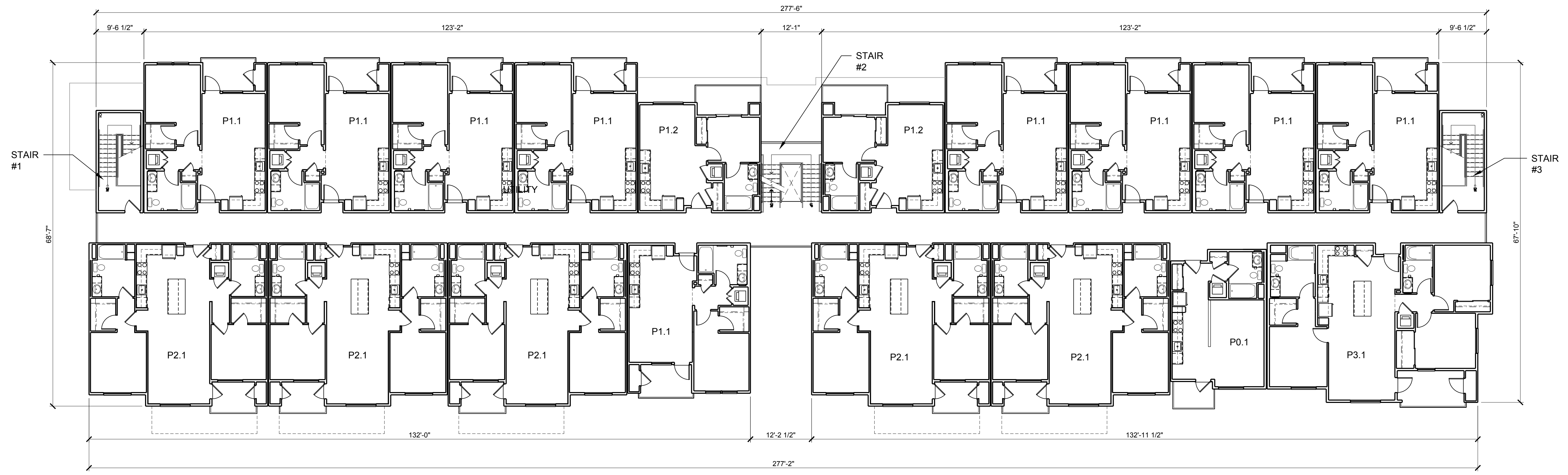
BUILDING A -

 3RD FLOOR

 AND ROOF PLAN

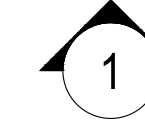
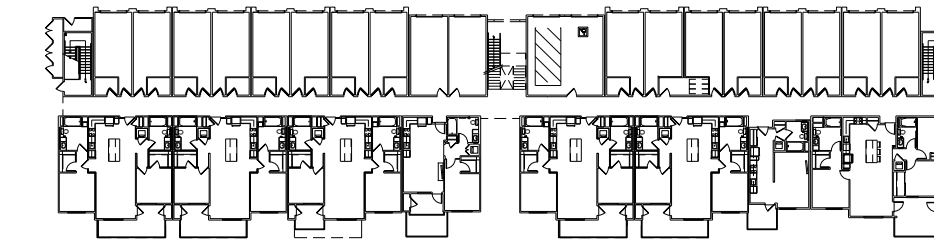


ROOF PLAN 2



THIRD FLOOR PLAN 1

KEY PLAN

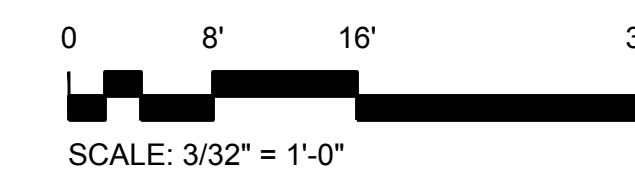


MATERIAL LEGEND

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 FOAM TRIM
- 4 BOARD AND BATTEN SIDING
- 5 PAINTED METAL GUARDRAIL
- 6 PAINTED HORIZONTAL SLAT FENCE
- 7 ASPHALT SHINGLE ROOF TILE
- 8 STANDING SEAM METAL ROOF
- 9 PAINTED METAL AWNING
- 10 STOREFRONT SYSTEM
- 11 DARK BRONZE VINYL WINDOW
- 12 EXTERIOR LIGHT FIXTURES
- 13 GLASS FRENCH DOORS



RIGHT ELEVATION 2



FRONT ELEVATION 1

Client



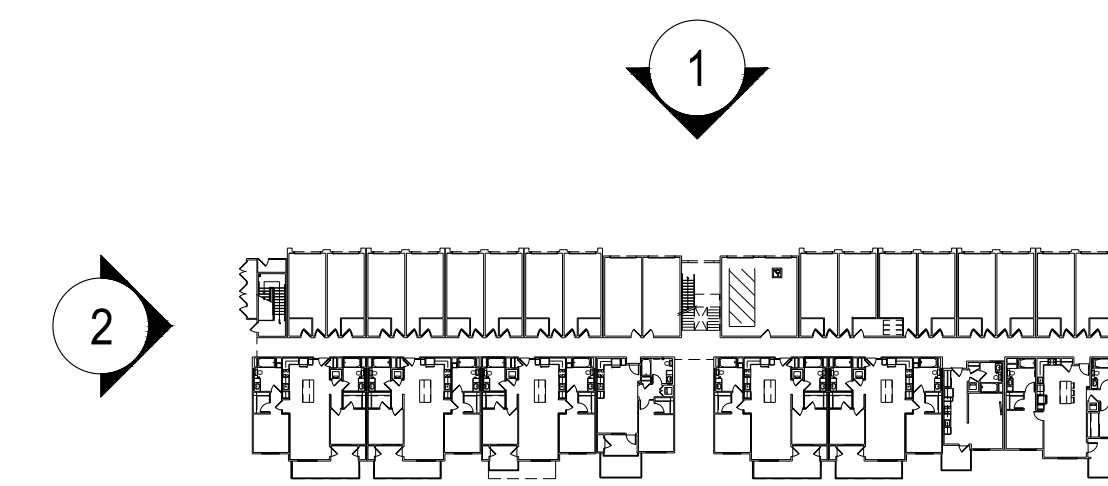
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BUILDING A -
 EXTERIOR
 ELEVATIONS

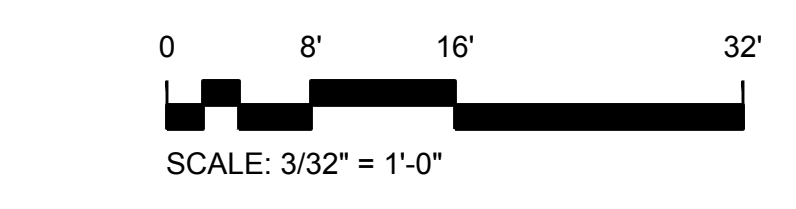
KEY PLAN



LEFT ELEVATION 2

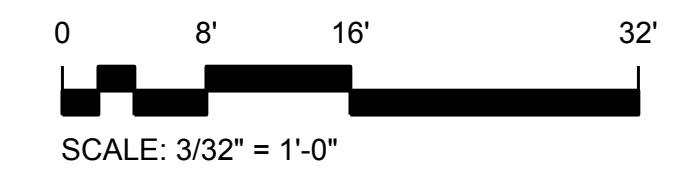
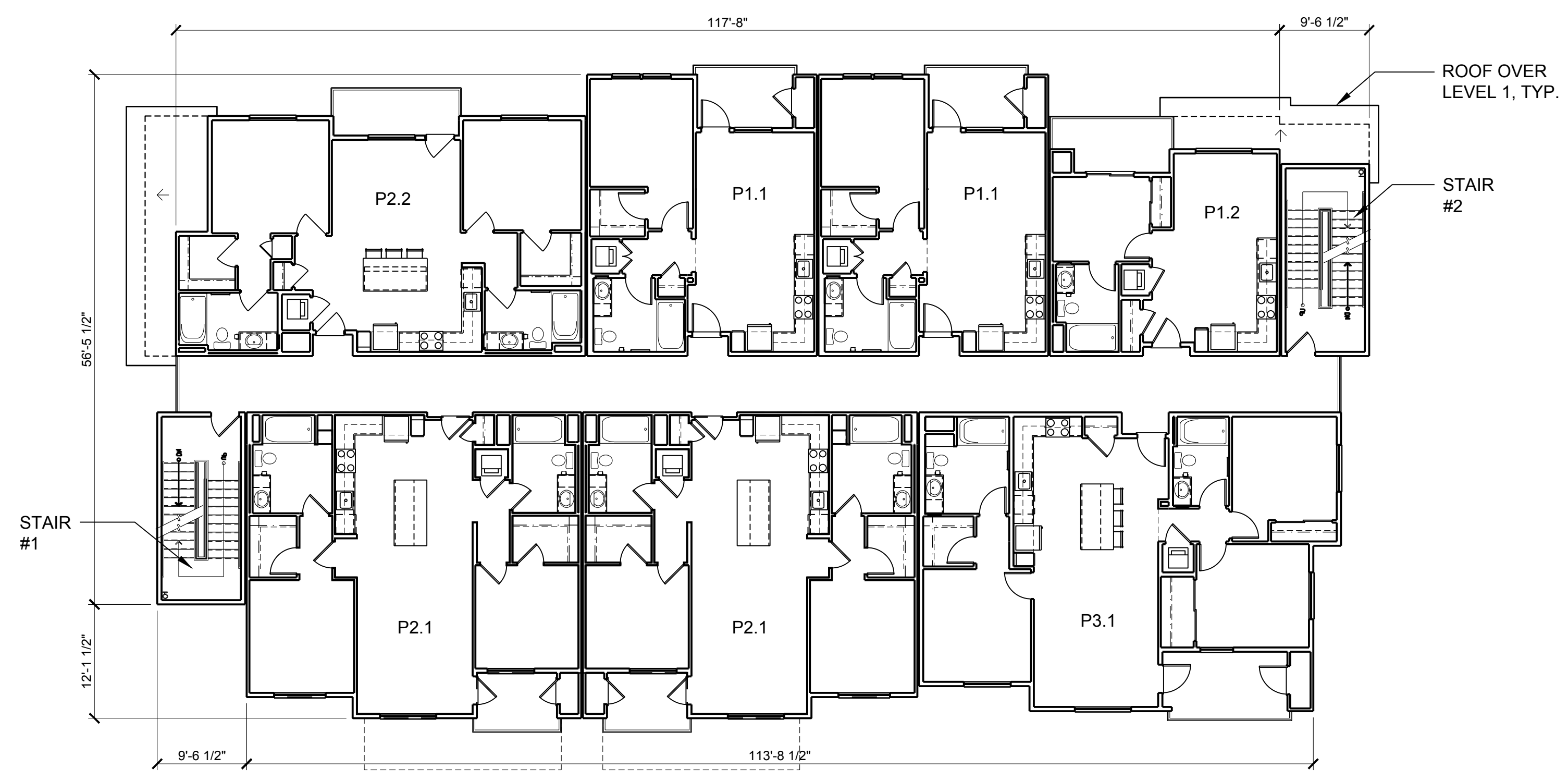
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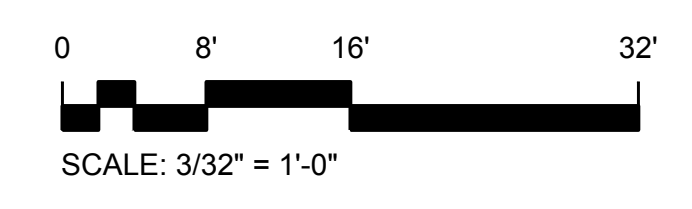
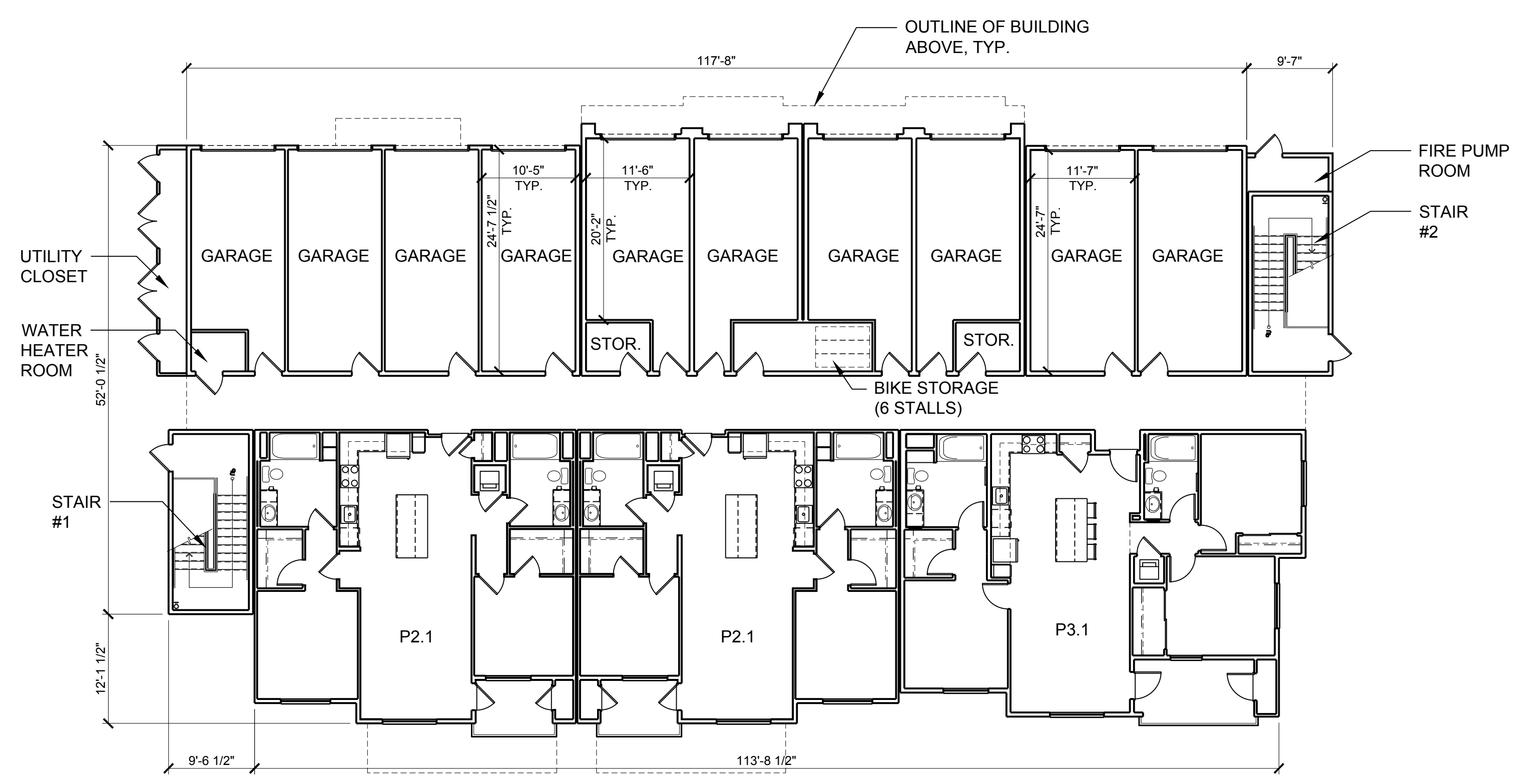


REAR ELEVATION 1

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SECOND FLOOR PLAN 2

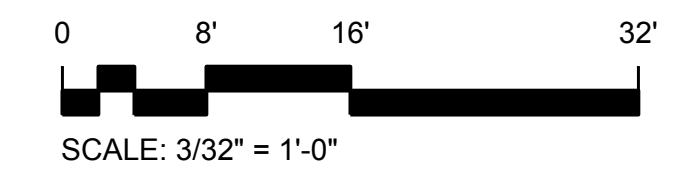
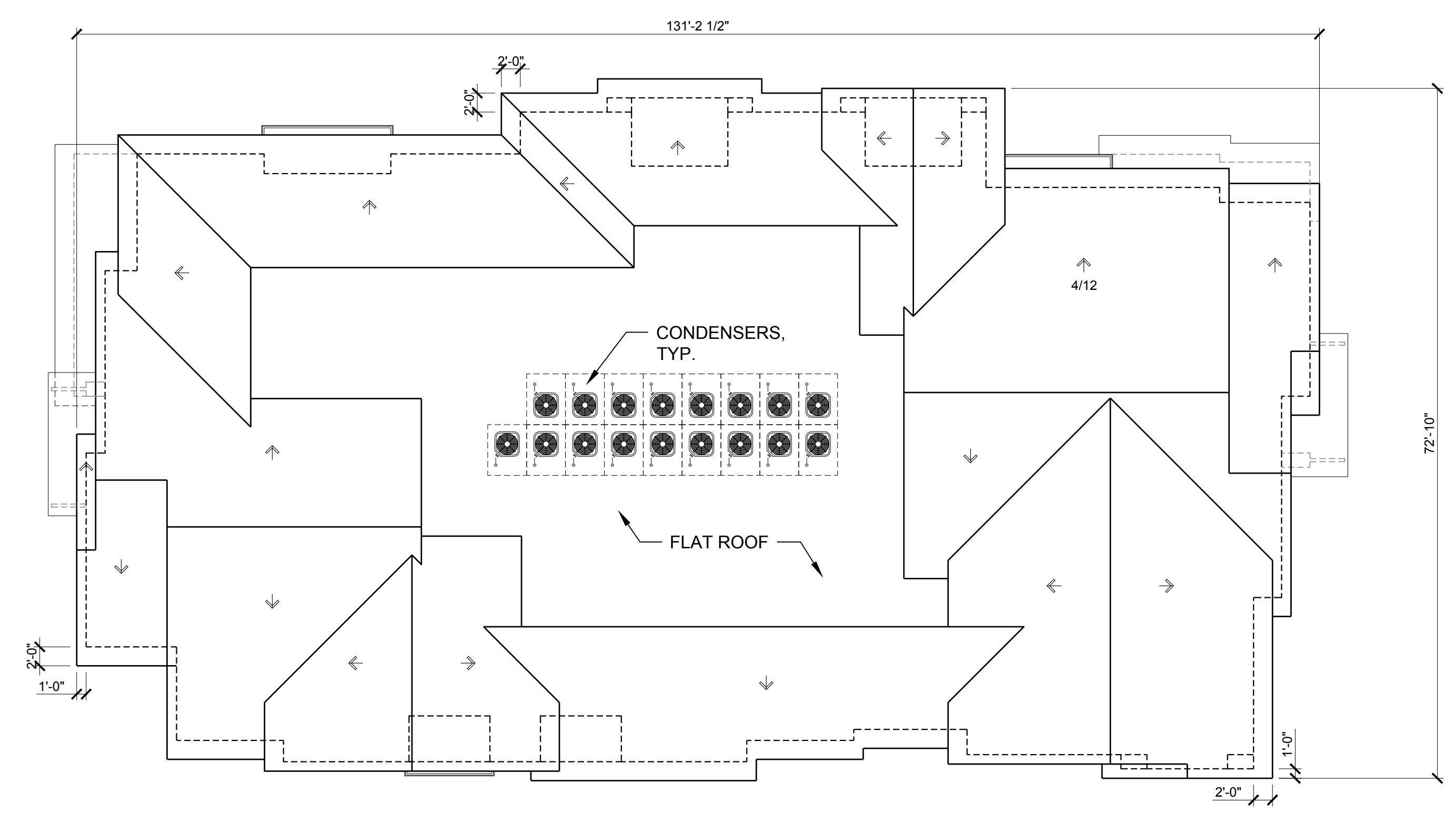


FIRST FLOOR PLAN 1

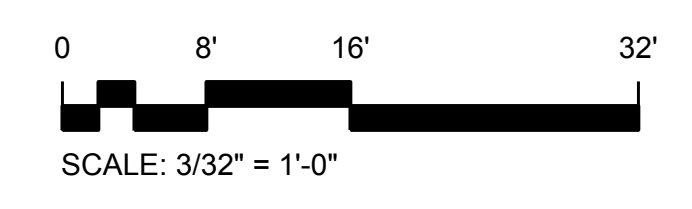
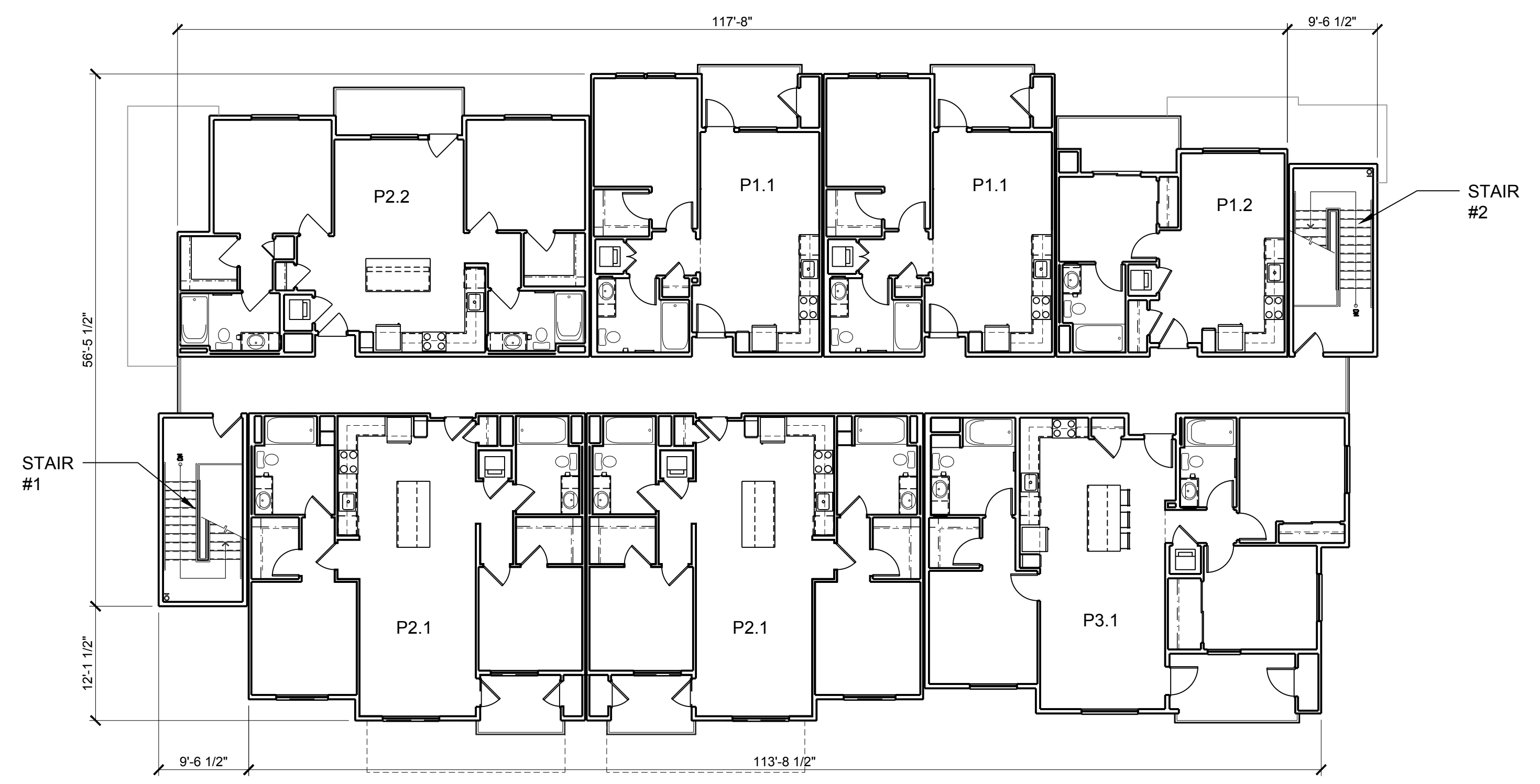
LINCOLN AVENUE
 APARTMENTS
 CALISTOGA, CA

Issue Date
 1ST SUBMITTAL 08/23/2018
 2ND SUBMITTAL 10/29/2018

BUILDING B -
 1ST AND 2ND
 FLOOR PLANS



ROOF PLAN 2



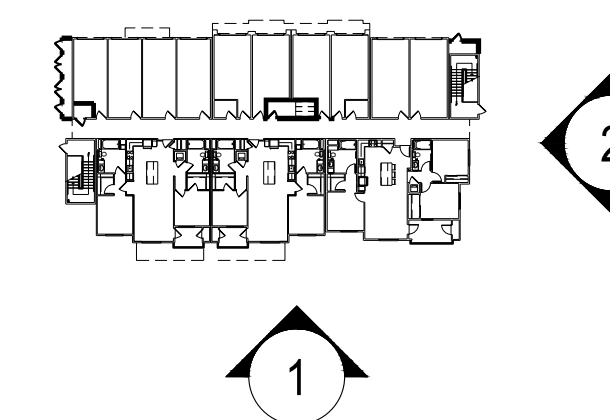
THIRD FLOOR PLAN 1

**LINCOLN AVENUE
 APARTMENTS**
 CALISTOGA, CA

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 1ST SUBMITTAL 08/23/2018
 2ND SUBMITTAL 10/29/2018

**BUILDING B -
 3RD FLOOR
 AND ROOF PLAN**

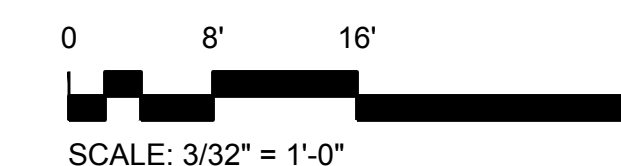
KEY PLAN



- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 FOAM TRIM
- 4 BOARD AND BATTEN SIDING
- 5 PAINTED METAL GUARDRAIL
- 6 PAINTED HORIZONTAL SLAT FENCE
- 7 ASPHALT SHINGLE ROOF TILE
- 8 STANDING SEAM METAL ROOF
- 9 PAINTED METAL AWNING
- 10 STOREFRONT SYSTEM
- 11 DARK BRONZE VINYL WINDOW
- 12 EXTERIOR LIGHT FIXTURES
- 13 GLASS FRENCH DOORS



RIGHT ELEVATION 2



FRONT ELEVATION 1

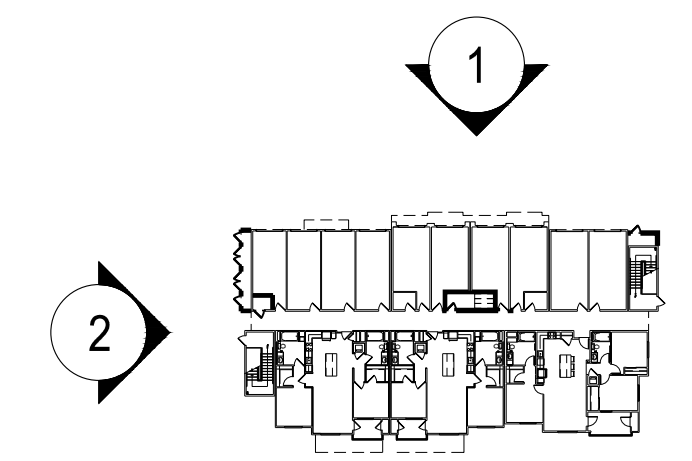
LINCOLN AVENUE
 APARTMENTS
 CALISTOGA, CA

Issue Date
 1ST SUBMITTAL 08/23/2018

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BUILDING B -
 EXTERIOR
 ELEVATIONS

KEY PLAN

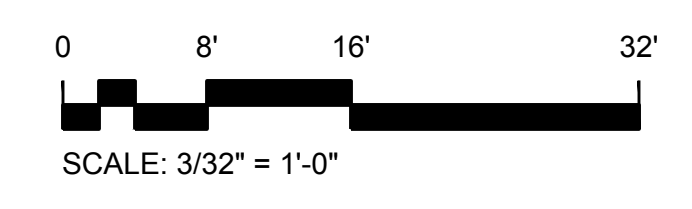


LEFT ELEVATION 2

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 FOAM TRIM
- 4 BOARD AND BATTEN SIDING
- 5 PAINTED METAL GUARDRAIL
- 6 PAINTED HORIZONTAL SLAT FENCE
- 7 ASPHALT SHINGLE ROOF TILE
- 8 STANDING SEAM METAL ROOF
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REAR ELEVATION 1



LINCOLN AVENUE
 APARTMENTS
 CALISTOGA, CA

Issue Date
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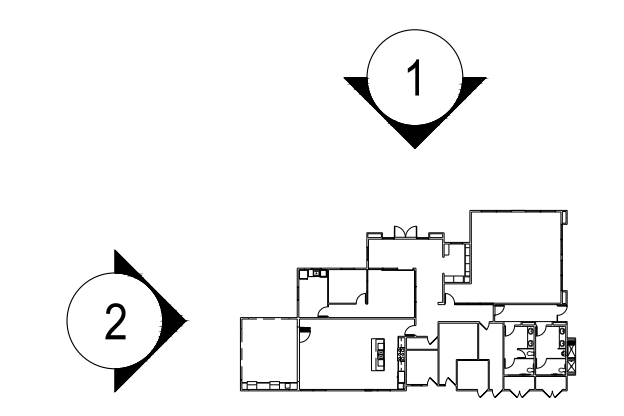
BUILDING B -
 EXTERIOR
 ELEVATIONS

**LINCOLN AVENUE
 APARTMENTS**
 CALISTOGA, CA

Issue Date
 1ST SUBMITTAL 08/23/2018
 2ND SUBMITTAL 10/29/2018

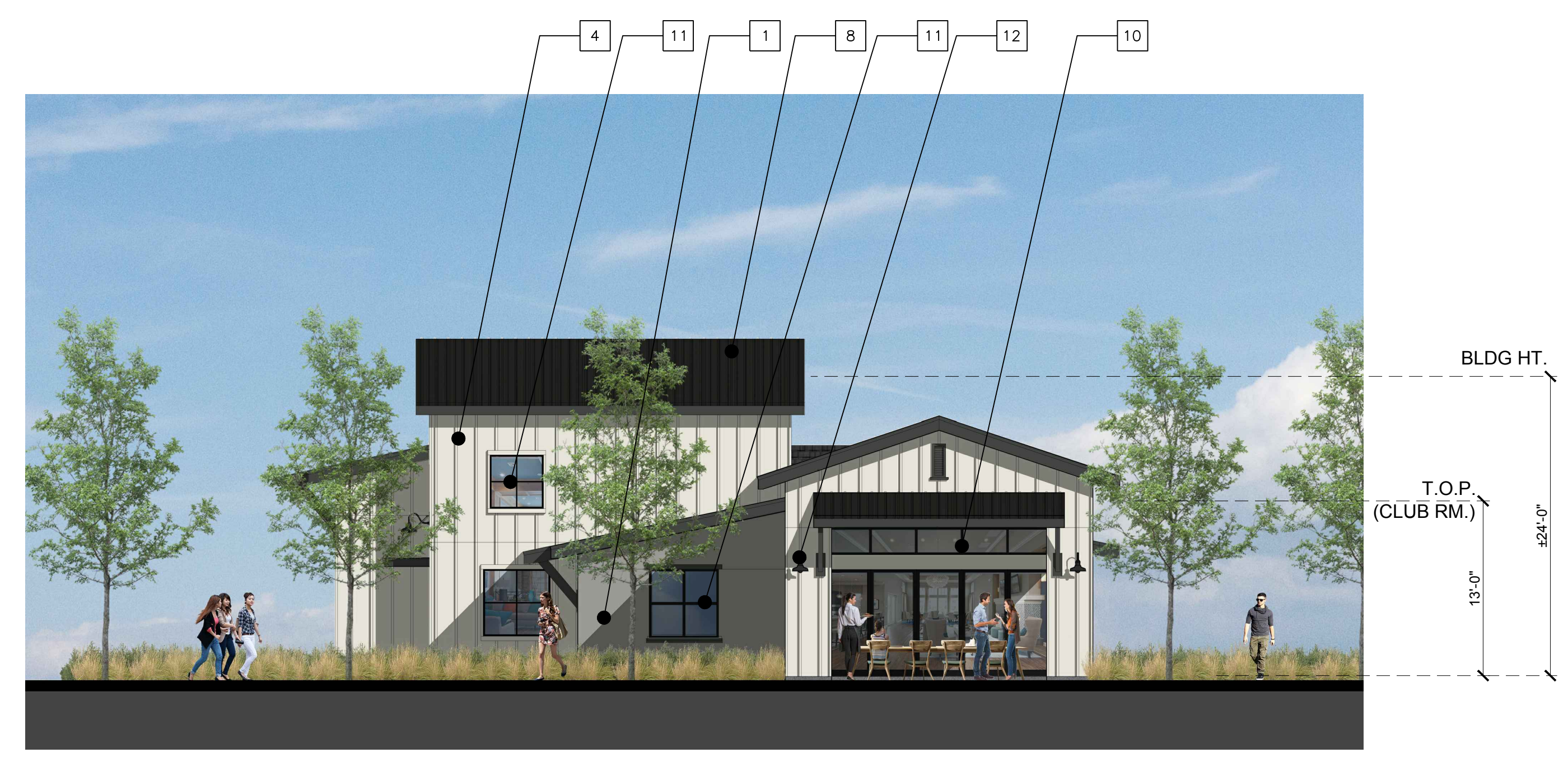
**BUILDING C -
 EXTERIOR
 ELEVATIONS**

KEY PLAN



MATERIAL LEGEND

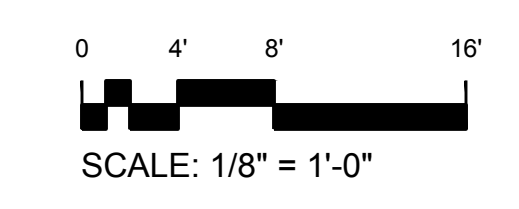
- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 FOAM TRIM
- 4 BOARD AND BATTEN SIDING
- 5 PAINTED METAL GUARDRAIL
- 6 PAINTED HORIZONTAL SLAT FENCE
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- 10 STOREFRONT SYSTEM
- 11 DARK BRONZE VINYL WINDOW
- 12 EXTERIOR LIGHT FIXTURES
- 13 GLASS FRENCH DOORS



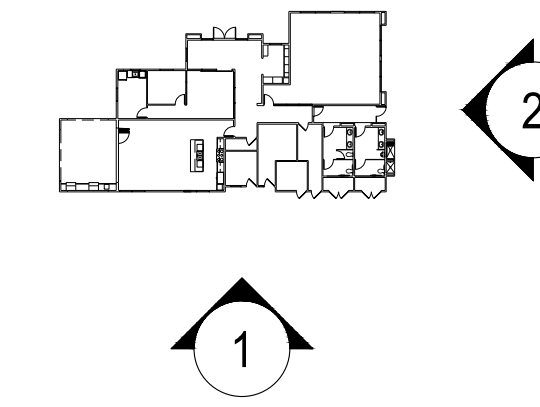
RIGHT ELEVATION 2



FRONT ELEVATION 1



KEY PLAN



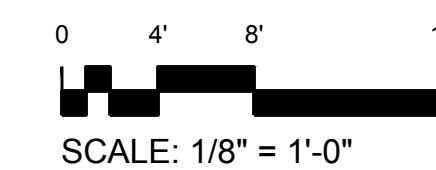
LEFT ELEVATION 2

MATERIAL LEGEND

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 FOAM TRIM
- 4 BOARD AND BATTEN SIDING
- 5 PAINTED METAL GUARDRAIL
- 6 PAINTED HORIZONTAL SLAT FENCE
- 7 ASPHALT SHINGLE ROOF TILE
- 8 STANDING SEAM METAL ROOF
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- 10 STOREFRONT SYSTEM
- 11 DARK BRONZE VINYL WINDOW
- 12 EXTERIOR LIGHT FIXTURES
- 13 GLASS FRENCH DOORS



REAR ELEVATION 1



ADC Project No: 180023

Project Contact: Chris Weimholt
 Email: cweimholt@adcollaborative.com
 Principal: Chris Weimholt
 Project Manager:

Client



Company: Anton DevCo.
 Address: 4900 Hopyard Rd., Ste. 300
 Pleasanton, CA 94588
 Phone No. (650) 549-1613

LINCOLN AVENUE
 APARTMENTS
 CALISTOGA, CA

Issue Date

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BUILDING C -
 EXTERIOR
 ELEVATIONS



VIEW FROM LINCOLN AVE. LOOKING NORTHEAST 2



VIEW LOOKING EAST TOWARDS BUILDING C 1

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 23231 South Pointe Dr
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 949.267.1660

ADC Project No: 180023

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 Email: cweimholt@adcollaborative.com
 Principal: Chris Weimholt
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ANTON
 DEV CO

Company: Anton DevCo.
 Address: 4900 Hopyard Rd., Ste. 300
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LINCOLN AVENUE
 APARTMENTS
 CALISTOGA, CA

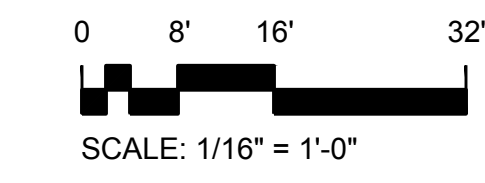
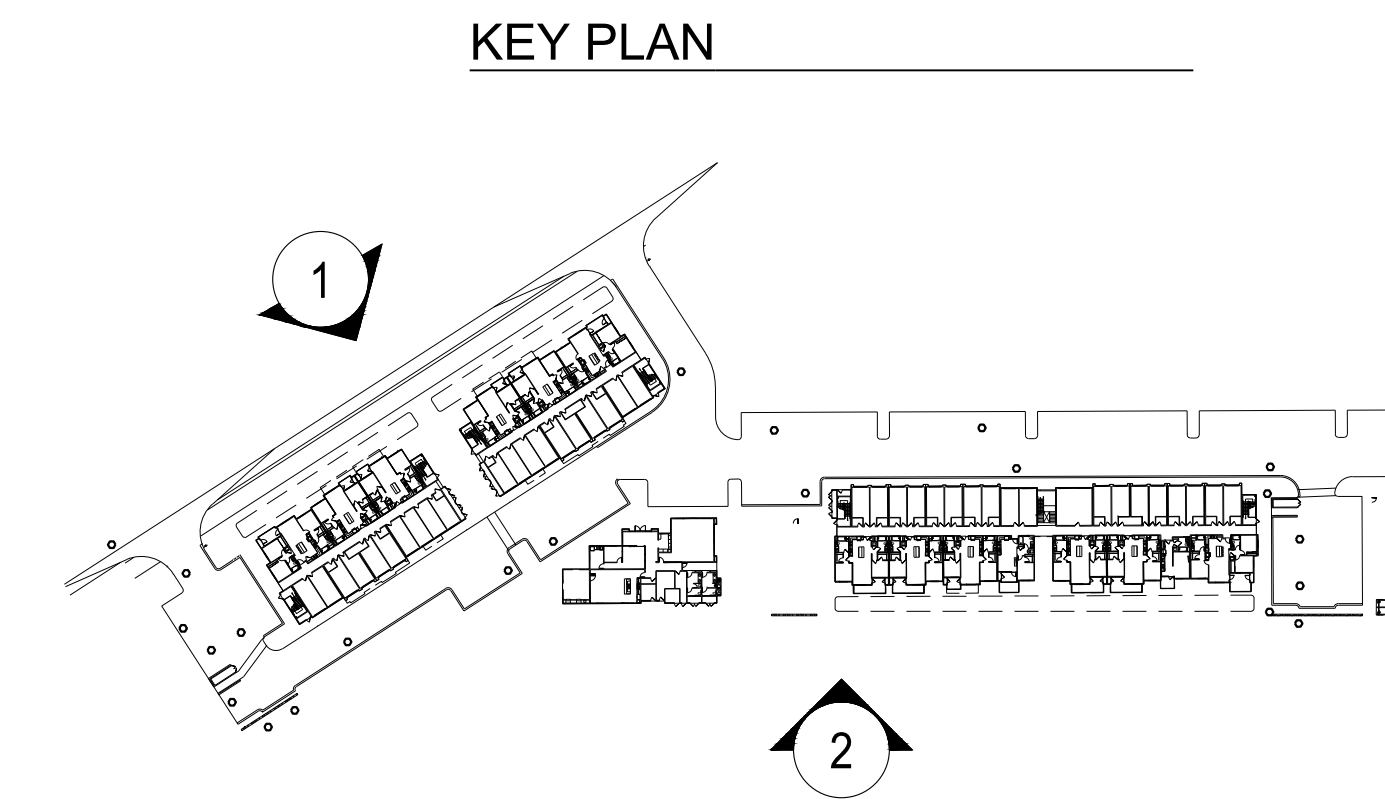
Issue Date

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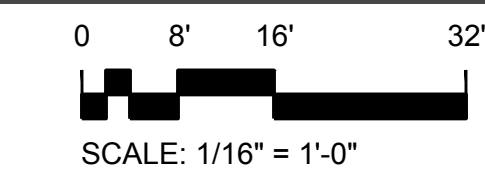
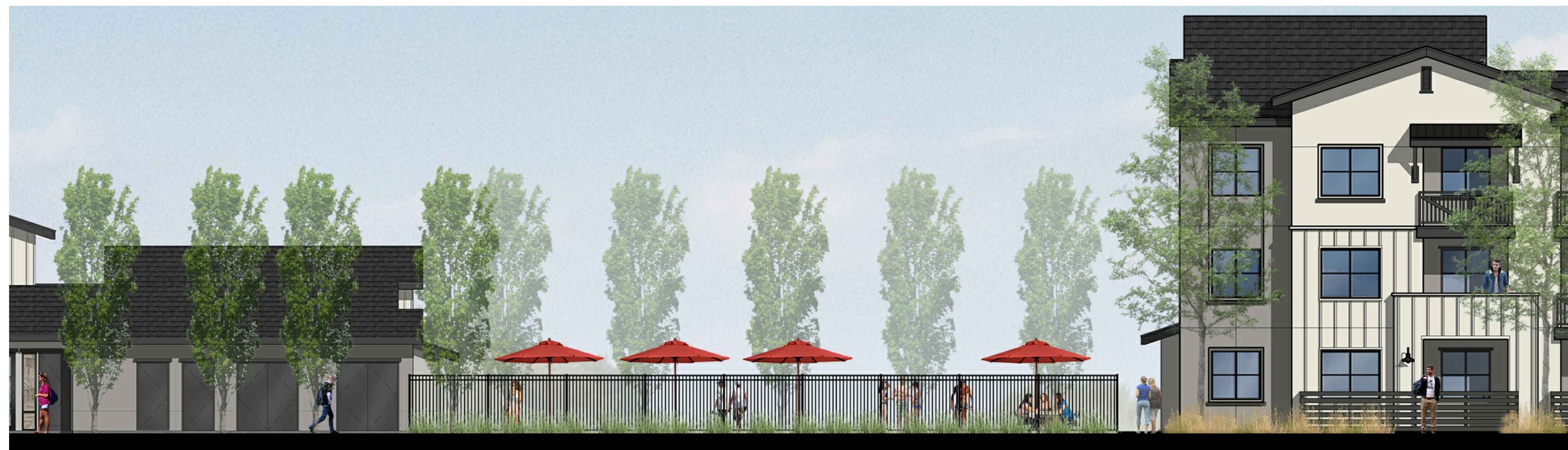
2ND SUBMITTAL 10/29/2018

CONCEPTUAL
 PERSPECTIVES

A5.0



LINCOLN AVE STREET SCENE 2



SITE ELEVATION SCENE 1

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LINCOLN AVENUE
 APARTMENTS
 CALISTOGA, CA

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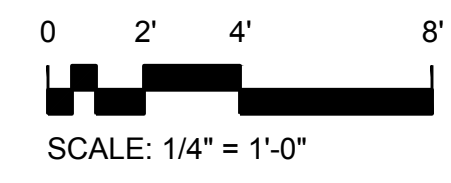
2ND SUBMITTAL 10/29/2018

STREET AND SITE
 ELEVATIONS



VINYL WINDOW, TYP.
GLASS FRENCH DOOR, TYP.

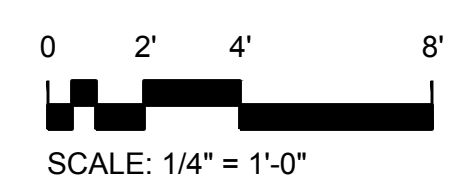
METAL GARAGE DOORS



TYP. ELEVATION ENLARGEMENT 2



VINYL WINDOW, TYP.



TYP. ELEVATION ENLARGEMENT 1

LINCOLN AVENUE
APARTMENTS
CALISTOGA, CA



1 EXTERIOR PLASTER
 MEDIUM SAND FINISH



A BODY COLOR PAINT
 SW 7009: PEARLY WHITE



B BODY COLOR PAINT
 SW 7649: SILVERPLATE



C BODY COLOR PAINT
 SW 7673: PEWTER CAST



D TRIM COLOR PAINT
 SW 7069: IRON ORE



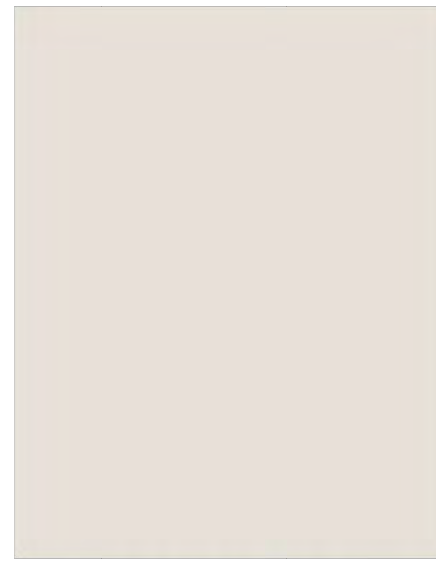
2 STOREFRONT SYSTEM
 DARK BRONZE



3 WINDOW FRAME
 DARK BRONZE VINYL



4 FIBER CEMENTITIOUS SIDING
 BOARD AND BATTEN



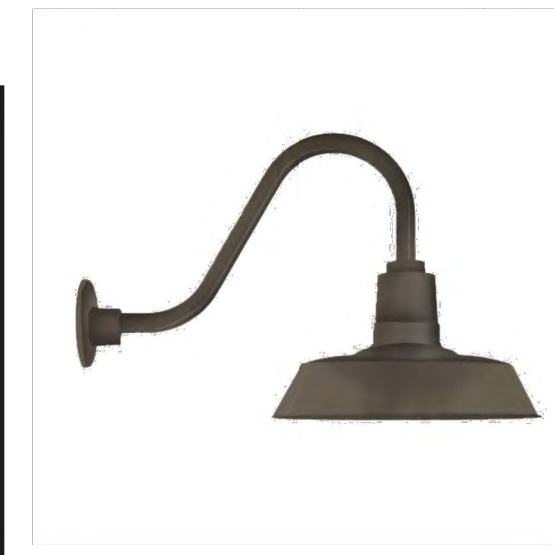
A BODY COLOR PAINT
 SW 7009: PEARLY WHITE



5 ASPHALT SHINGLE ROOF TILE
 DARK GRAY RANGE



6 STANDING SEAM METAL ROOF
 BLACK METAL



7 BARN LIGHT
 THE ORIGINAL WAREHOUSE
 GOOSENECK LIGHT : BRONZE



ANTON CALISTOGA



MATERIAL BOARD

CALISTOGA, CA

08.28.18



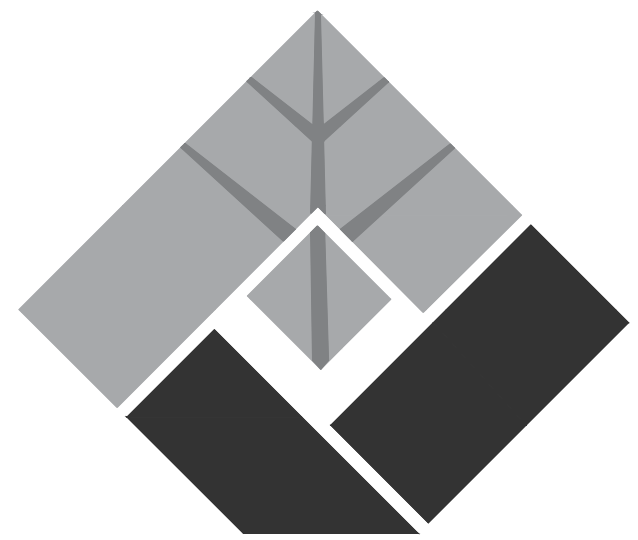
LINCOLN AVENUE
 APARTMENTS
 CALISTOGA, CA

Issue Date

1ST SUBMITTAL 08/23/2018

2ND SUBMITTAL 10/29/2018

MATERIAL
 BOARD



FUHRMAN LEAMY
LAND GROUP

DESIGN • SERVICE • SOLUTIONS

2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 • FLLANDGROUP.COM

JOB NO. : ADC18048

CONSULTANT

PROJECT:

LINCOLN AVENUE
APARTMENTS

CALISTOGA, CA

CLIENT:

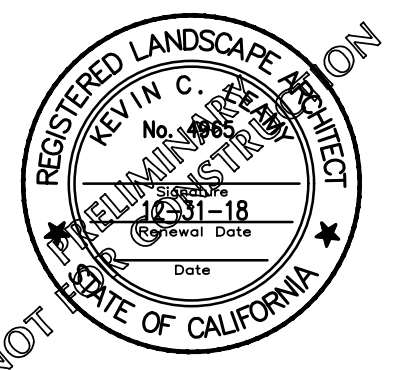
ANTON DEVELOPMENT CO.
4900 HOPYARD RD., STE. 300
PLEASANTON, CA 94588

REVISIONS DATE

△		
△		
△		
△		

ISSUE DATE

1	1ST SUBMITTAL	08.23.2018
2	2ND SUBMITTAL	10.29.2018
3		
4		
5		



DRAWN : KCL
CHECKED : KCL
SCALE : 1" = 30'0"

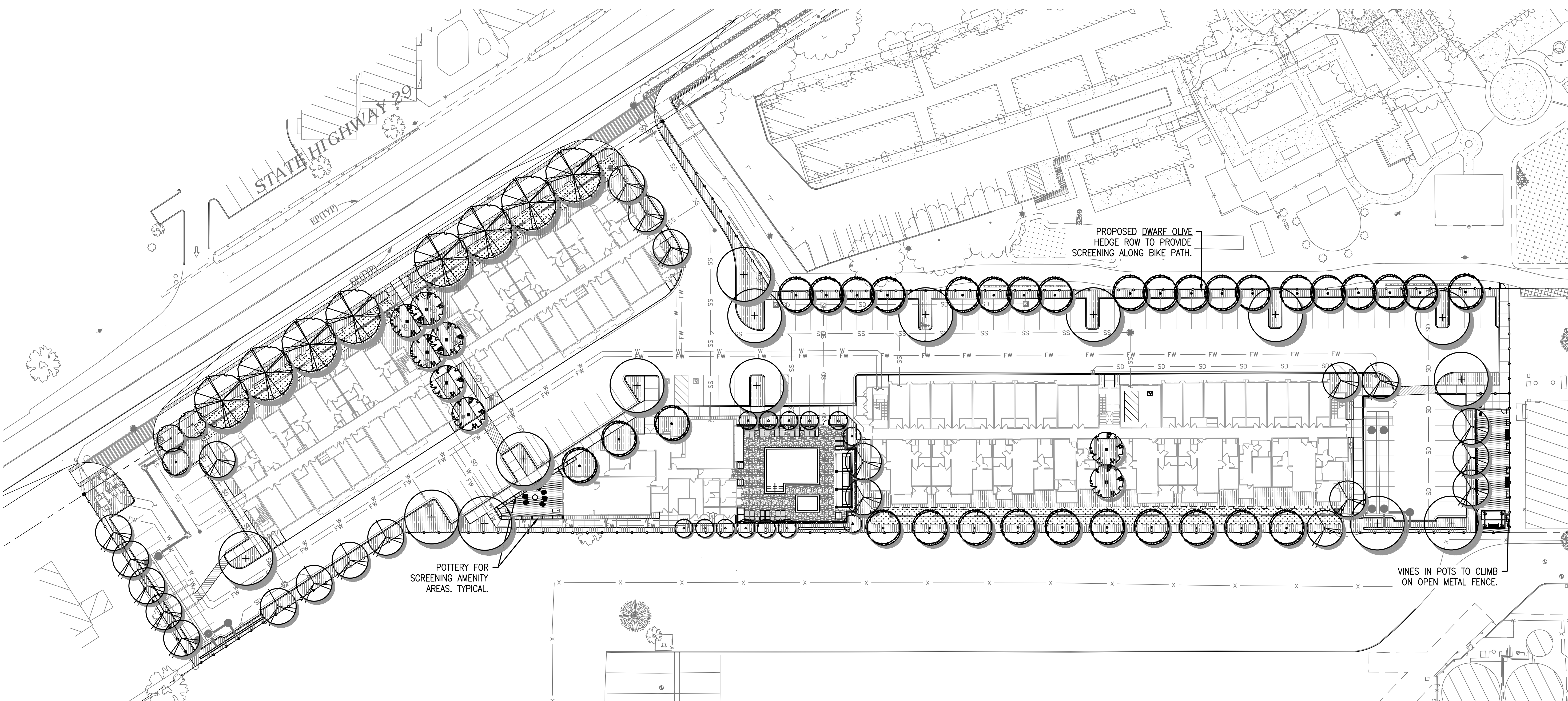
SHEET TITLE:

PRELIMINARY
PLANTING
PLAN

SHEET

PL-2

2 OF 3 SHEETS



TREE MITIGATION TABLE

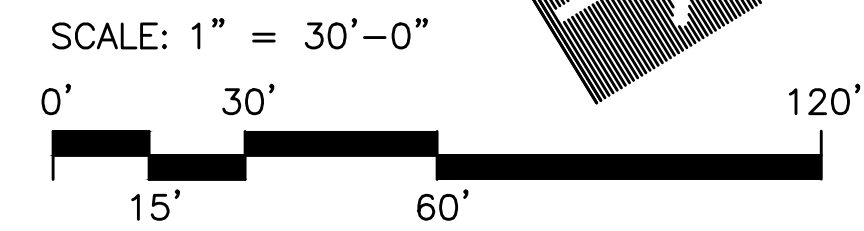
PROTECTED TREE REMOVAL	TOTAL PROTECTED TREES REMOVED
MITIGATION FOR ANY PROTECTED TREES OVER 12" DBH, ANY NATIVE OAK TREE OVER 6" DBH & ANY SIZE OF VALLEY OAK	
TOTAL PROTECTED TREES REMOVED	29

TREE PLANTING	TOTAL TREES PROPOSED
REQUIRED MITIGATION RATIO: 3:1	

ACER PLATANOIDES 'EASY STREET' PYRAMIDAL NORWAY MAPLE	15 GAL	23
GINGKO BILOBA 'FAIRMOUNT' MAIDENHAIR TREE	24" BOX	13
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	24" BOX	6
LAURUS 'SARATOGA' SARATOGA SWEET BAY	15 GAL	32
PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLAN TREE	15 GAL	9
RHAPHIOLEPIS INDICA 'MAGNIFICENT' PINK INDIA HAWTHORNE	24" BOX	11
ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM	15 GAL	15
TOTAL TREES PROPOSED		109
TOTAL TREES REQUIRED (3:1)		87
TOTAL MITIGATING TREES REMAINING		0

PRELIMINARY PLANTING LEGEND

TREES:					SHRUBS: BACKGROUND/SCREEN				SHRUBS: FACER/FILLER				GROUNDCOVERS			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	WATER USE DESIGN USE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
	ACER PLATANOIDES 'EASY STREET' PYRAMIDAL NORWAY MAPLE	15 GAL	22	MOD SUBORDINATE TREE		BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 8'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.				FACER/FILLER SHRUBS & GRASSES EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.				PERENNIALS, GRASSES, AND GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.		
	GINGKO BILOBA 'FAIRMOUNT' MAIDENHAIR TREE	24" BOX	8	MOD ACCENT TREE		CISTUS SPP. ROCKROSE	5 GAL	LOW		ABELIA GRANDIFLORA 'KALEIDOSCOPE' VARIEGATED ABELIA	5 GAL	MOD		ARCTOSTAPHYLOS 'JOHN DOURLEY' MANZANITA	1 G	LOW
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	24" BOX	3	LOW ACCENT TREE		ARCTOSTAPHYLOS HOWARD MCMINN HOWARD MCMINN MANZANITA	5 GAL	LOW		ARTEMISIA 'POWIS CASTLE' POWIS CASTLE ARTEMISIA	5 GAL	LOW		BOITELOUA GRACILIS 'BLONDE AMBITION' BLUE GRAMA GRASS	1 G	LOW
	LAURUS 'SARATOGA' SARATOGA SWEET BAY	15 GAL	32	LOW SCREEN TREE		OLEA EUROPAEA 'PETITE OLIVE' DWARF OLIVE	5 GAL	LOW		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	LOW		CISTUS 'SUNSET' MAGENTA ROCKROSE	1 G	LOW
	PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLAN TREE	15 GAL	8	MOD STREET TREE		PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	5 GAL	MOD		DIETES BICOLOR FORTNIGHT LILY	5 GAL	LOW		COPROSMA KIRKII COPROSMA	1 G	LOW
	RHAPHIOLEPIS INDICA 'MAGNIFICENT' PINK INDIA HAWTHORNE	24" BOX	13	MOD PATIO TREE		JUNIPERUS SEA GREEN SEA GREEN JUNIPER	5 GAL	LOW		HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL	LOW		MUHLENBERGIA CAPILLARIS PINK MUHLY	1 G	LOW
	ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM	15 GAL	15	LOW SHADE TREE		RHAMNUS CALIFORNICA MOUND SAN BRUNO SAN BRUNO COFFEEBERRY	5 GAL	LOW		LAVANDULA ANGSTIFOLIA ENGLISH LAVENDER	5 GAL	LOW		MYOPORIUM PARVIFOLIUM CREEPING MYOPORIUM	1 G	LOW
						XYLOSMA C. 'COMPACTA' COMPACT XYLOSMA	5 GAL	LOW		MANDINA DOMESTICA 'COMPACTA' HEAVENLY BAMBOO	5 GAL	LOW		NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 G	LOW
										MAHONIA EURYBRACTEATA 'SOFT CARESS' SOFT CAREES OREGON GRAPE	2 GAL	LOW		BIOFILTRATION SOD	SOD	MOD
										SALVIA SPP. SAGE	5 GAL	LOW		DECOMPOSED GRANITE (AT FIRE PIT AREA & DOG PARK)	--	--



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