CALISTOGA HILLS RESORT VILLAS

515 FOOTHILL BOULEVARD, CA 94515

PERMIT SET - 05.15.2024

REVIEWED FOR CODE COMPLIANCE
August 5, 2024
BUREAU VERITAS NORTH AMERICA, INC.

These plans and documents have been reviewed for compliance with the applicable code requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards. Plan review of documents does not authorize construction to proceed in violation of any federal, state, nor local regulation.

BUREAU VERITAS NORTH AMERICA, INC.

REVIEWED FOR CODE COMPLIANCE

FOR COMPLIANCE WITH

- ☒ 2016 CALIFORNIA BUILDING CODES
- ☒ 2016 CALIFORNIA ELECTRICAL CODES (BASED ON 2014 NEC)
- ☒ 2016 CALIFORNIA PLUMBING CODES
- ☒ 2016 CALIFORNIA ENERGY CODES
- ☒ 2016 CALIFORNIA MECHANICAL CODES
- ☐ 2016 CALIFORNIA BUILDING CODES-STRUCTURAL ONLY
- ☒ 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ☐ 2016 CALIFORNIA FIRE CODES
- ☐ 2016 CALIFORNIA RESIDENTIAL CODE

Plan review approval of documents does not authorize construction to proceed in violation of any federal, state, nor local regulation.

BY: David Gavranich DATE: 8/05/2024

BUREAU VERITAS NORTH AMERICA, INC.

B24-55
3rd Sub

City of Calistoga
Received
08/02/2024

PROJECT DIRECTORY

OWNER

CTF Development

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Calistoga,CA 94515
707.332.8917
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ARCHITECT

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CIVIL

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Santa Rosa, CA 95401
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Contact: Benjamin Kerstetter
bkerstetter@bkf.com

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ZFA Structural Engineers

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Contact: Marianne Wilson
mariannew@zfa.com

INTERIOR DESIGNER

Lujo Collective

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San Francisco, CA 94103
415.357.7099
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CONTRACTOR

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Saint Helena, CA 94574
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Contact: Dave Riordan
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Contact: Tim Souza
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ELECTRICAL

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Ronhert Park, CA 94928
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Contact: Courtney Chuenyane
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LIGHTING DESIGN

Light IQ Ltd.

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London SE17 3DN
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Contact: Carolina Tuillier
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PROJECT DATA

PROJECT ADDRESS: 515 FOOTHILL BOULEVARD, CALISTOGA, CA 94515

SCOPE OF WORK:

20 BRANDED SINGLE FAMILY RESIDENCES-

4-BEDROOM VILLAS: 3,760 SF (16 COUNT)
5-BEDROOM VILLAS: 4,925 SF (4 COUNT)

ZONING DISTRICT: PD 2010-1 (PLANNED DEVELOPMENT)

APN: 011-310-049-000; 011-310-050-000; 011-310-051-000; 011-310-052-000; 011-310-053-000; 011-310-054-000; 011-310-055-000; 011-310-056-000; 011-310-057-000; 011-310-058-000; 011-310-059-000; 011-310-060-000; 011-320-092-000; 011-320-093-000; 011-320-094-000; 011-320-095-000; 011-320-096-000; 011-320-097-000; 011-320-098-000; 011-320-099-000

CONDITIONS OF APPROVAL: CITY COUNCIL RESOLUTIONS 2012-61, 2012-63, 2018-22

PROJECT SUMMARY

This project includes new construction for 20 single family homes on separate lots that are a part of the Calistoga Hills Resort development. There are 16 four bedroom units and 4 five bedroom units. Some units are a mirrored version of each plan. This permit set illustrates both typical unit types with individual plot plans for each of the 20 lots.

BUILDING/ZONING CODE DATA

TYPE OF CONSTRUCTION:	VB
SPRINKLERED:	FULLY SPRINKLERED
BUIDING HEIGHT:	<35' PER ORDINANCE 17.04.100 OF THE CITY OF CALISTOGA ZONING CODE
GROSS BUILDING AREA:	4BR- 3,760 SF 5BR- 4,925 SF
OCCUPANCY CLASSIFICATION:	R-3
CLIMATE ZONE:	2

APPLICABLE CODES

APPLICABLE CODES & STANDARDS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2016 CALIFORNIA ENERGY CODE
2016 CALISTOGA HEALTH CODE

DEFERRED APPROVALS

ANY ITEMS NOT SUBMITTED WITH THE CONTRACT DOCUMENTS FOR PLAN CHECK, AND THAT REQUIRE THE APPROVAL BY THE AUTHORITIES HAVING JURISDICTION SHALL BE CONSIDERED "DEFERRED APPROVALS" AND SHALL COMPLY WITH THE FOLLOWING:

107.3.4.2 Deferred submittals:
The deferred submittals here to listed on the construction documents are presented for the review by the building official. Documents for deferred submittal items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *building official* with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been *approved by the building official. [OSHPD 1, 2, & 4] Deferred submittals shall be in accordance with Title 24, Part 1, Chapter 7 Section 7-126.*

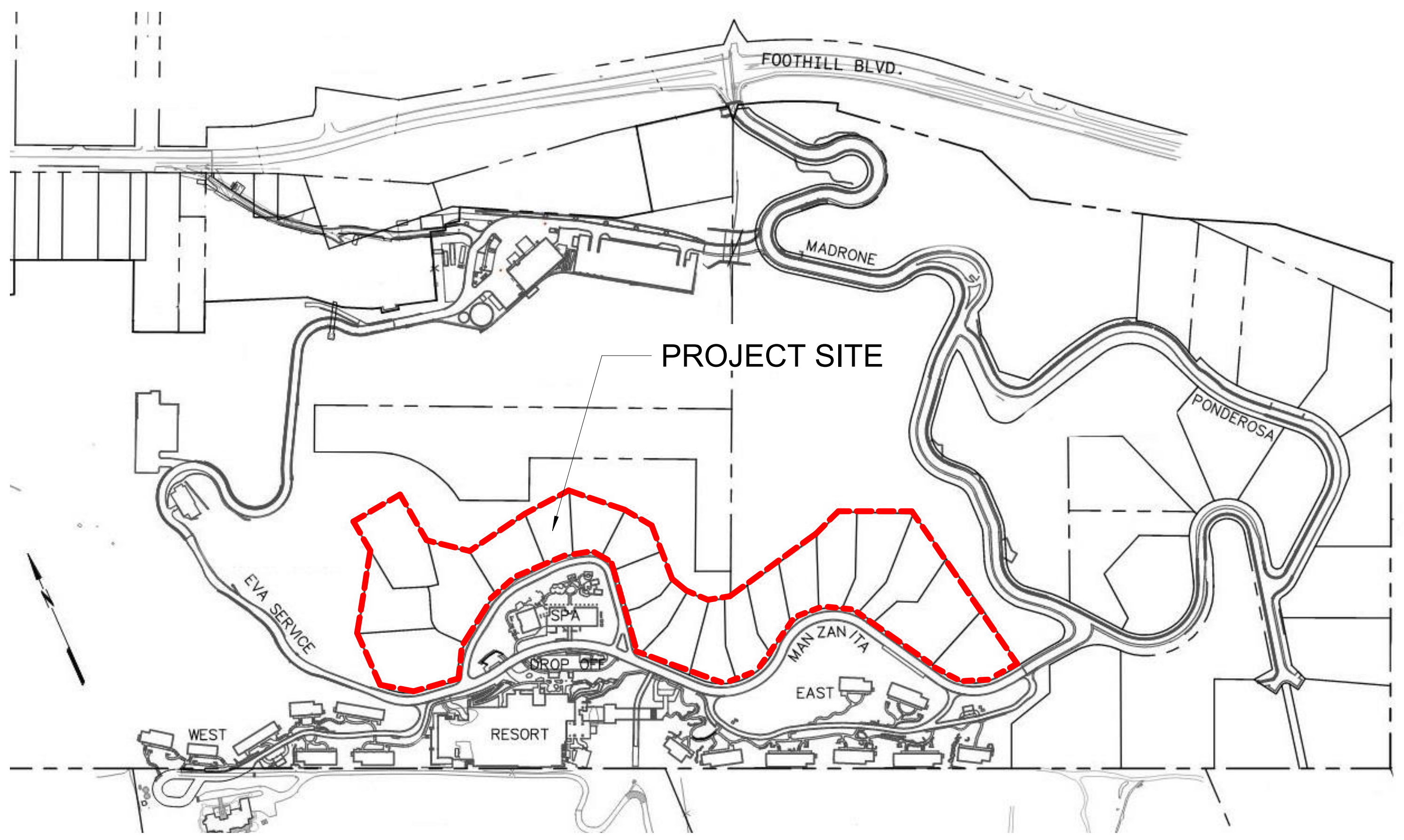
Complete plans, specifications, material data and/or calculations for the deferred submittal items shall be submitted in a timely manner but not less than 30 business days prior to installation for the City of Calistoga review and approval.

The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

DEFERRED APPROVALS:

1. FIRE SPRNKLER SYSTEM; CO/SMOKE DETECTOR/ALARM SYSTEM
2. POOL
3. CABLE RAILINGS

VICINITY MAP



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San Diego, CA 92110
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FRANK S. TERNASKY
C-25718
REN 05/31/25

ctf

CENTRIC
GENERAL CONTRACTORS

CALISTOGA HILLS RESORT VILLAS

515 FOOTHILL BOULEVARD, CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

05.15.2024
PERMIT SET

Sheet Title
COVER SHEET

G-001

5/15/2024 2:52:56 PM
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR "PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT" FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES WITHIN A CERTAIN PROXIMITY TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. PRIOR TO COMMENCING HOUSE CONSTRUCTION CONFIRM THAT THE MATERIALS PROPOSED ON THE ARCHITECTURAL DRAWINGS WILL NOT VIOLATE THIS REQUIREMENT WHEN INSTALLED USING THE ELEVATIONS SHOWN ON THIS DRAWING.

SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

2

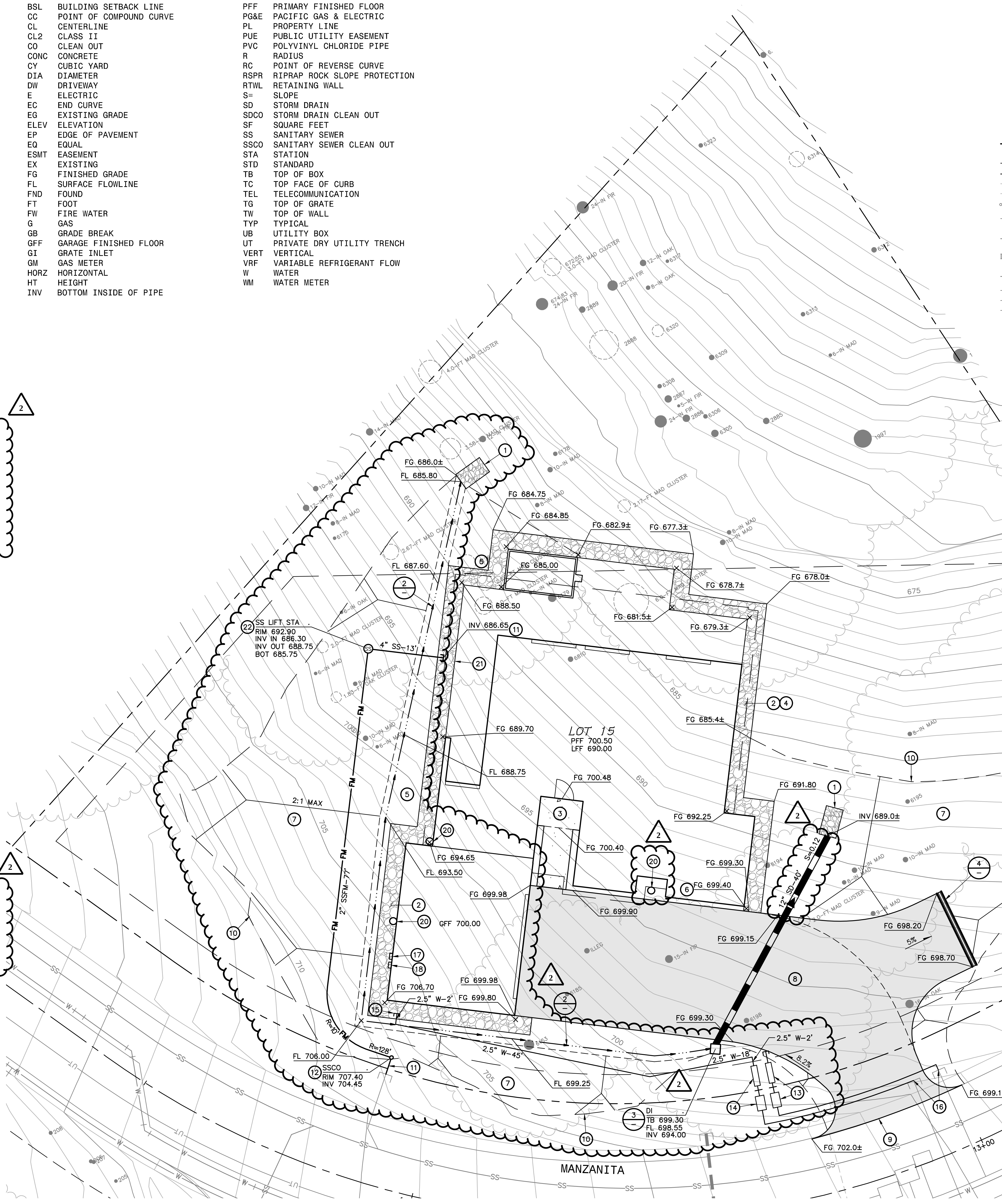
THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.

ABBREVIATIONS

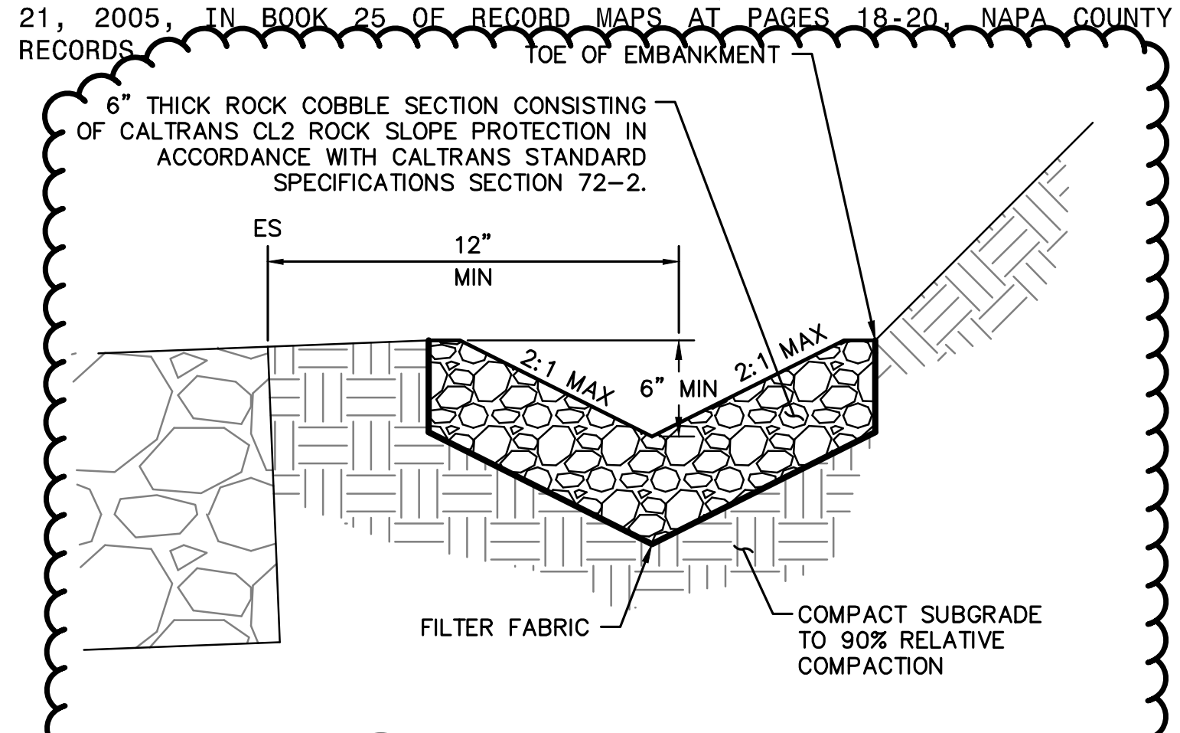
±	MORE OR LESS
Δ	DELTA
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGIN CURVE
BFP	BACKFLOW DEVICE
BM	BENCHMARK
BO	BLOWOFF
BOTT	BOTTOM
BSL	BUILDING SETBACK LINE
CC	POINT OF COMPOUND CURVE
CL	CENTERLINE
CL2	CLASS II
CO	CLEAN OUT
CONC	CONCRETE
CY	CUBIC YARD
DIA	DIAMETER
DW	DRIVEWAY
E	ELECTRIC
EC	END CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
FND	FOUND
FT	FOOT
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
GI	GRATE INLET
GM	GAS METER
HORZ	HORIZONTAL
HT	HEIGHT
INV	BOTTOM INSIDE OF PIPE
IR	IRRIGATION
IW	IRRIGATION WATER
L	LENGTH
LFF	LOWER FINISHED FLOOR
MAX	MAXIMUM
MIN	MINIMUM
NO	NUMBER
NTS	NOT TO SCALE
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PFF	PRIMARY FINISHED FLOOR
PG&E	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	POINT OF REVERSE CURVE
RSPR	RIPRAP ROCK SLOPE PROTECTION
RTWL	RETAINING WALL
S=	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
STD	STANDARD
TB	TOP OF BOX
TC	TOP FACE OF CURB
TEL	TELECOMMUNICATION
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UT	PRIVATE DRY UTILITY TRENCH
VERT	VERTICAL
VRF	VARIABLE REFRIGERANT FLOW
W	WATER
WM	WATER METER

SYMBOLS & LEGEND

EXISTING	PROPOSED	
⊕		BENCHMARK
●		IRON PIPE
◉		CENTERLINE MONUMENT
✓		BLOW OFF
✓		GATE VALVE
◩		AIR VACUUM RELEASE VALVE
✓		FIRE HYDRANT
▨		CHECK VALVE
●		POST INDICATOR VALVE
✓		FIRE DEPARTMENT CONNECTION
▦		CATCH BASIN
⊞		GRATE INLET
□		DROP INLET
✓		TREE
✓		TREE CLUSTER
	✕	TREE TO BE REMOVED
— — —		PROPERTY LINE
	— — —	BUILDING SETBACK
— — —	— — —	EASEMENT
— — —	— — —	CENTERLINE
- - - -	- - - -	GRADE BREAK
→ ··· →	→ ··· →	FLOW LINE
○—○—○		GUARD RAIL
—X—X—		FENCE
SIZE" SS	SIZE" SS	SANITARY SEWER
SIZE" SD	SIZE" SD	STORM DRAIN
SIZE" W	SIZE" W	WATER
OH		OVERHEAD UTILITY LINE
UT		PRIVATE DRY UTILITY TRENCH
JT		PUBLIC DRY UTILITY TRENCH
	▭	ASPHALT
	▨	RIP RAP ROCK SLOPE PROTECTION
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 / C1	DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS SHOWN
	A / C2	CROSS SECTION IDENTIFICATION / SHEET WHERE CROSS SECTION IS SHOWN

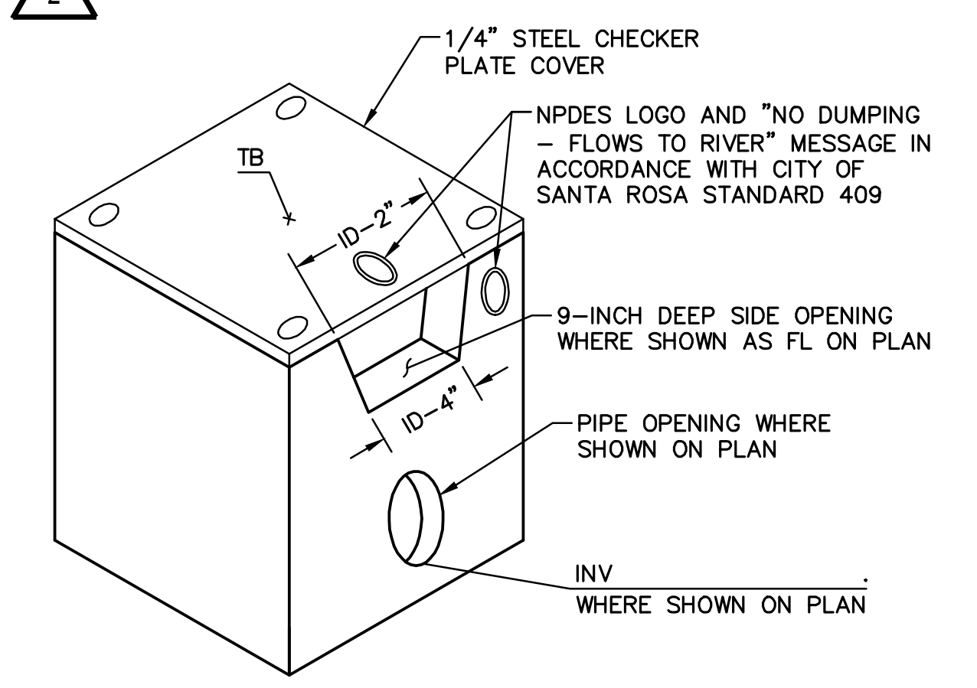


NOTE: THIS DIKE ENDING DOES NOT APPLY AT DROP INLETS OR CATCH BASINS


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

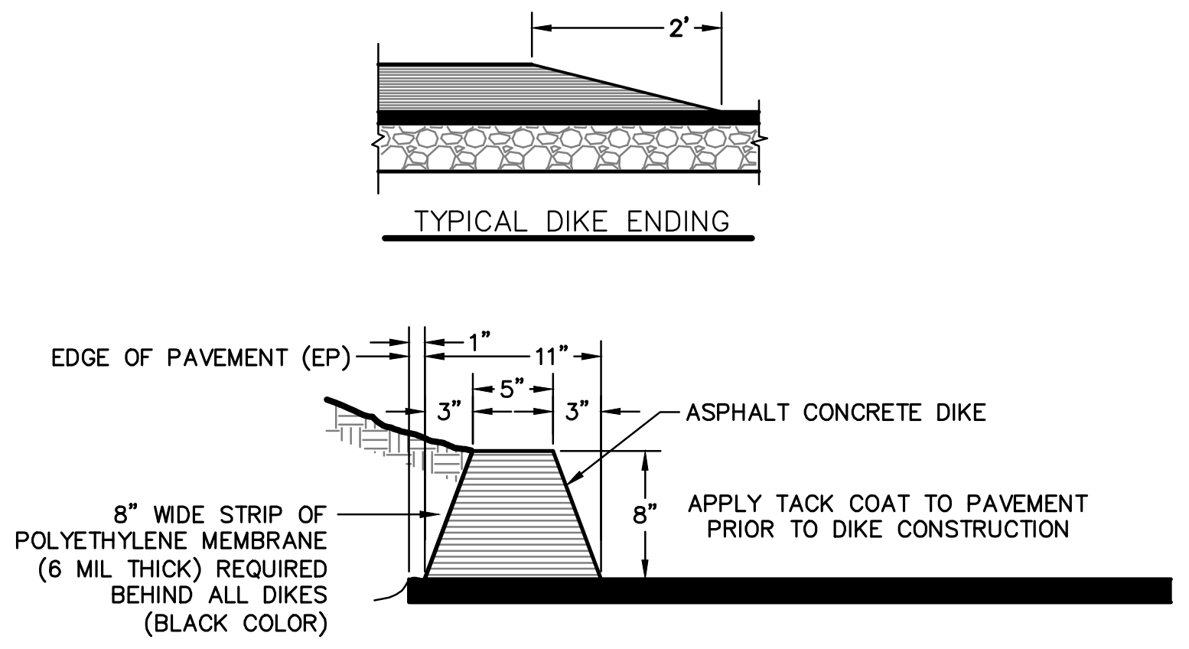
2 / – COBBLE V–DITCH

NO SCALE


1/4" STEEL CHECKER PLATE COVER
TB
ID-2"
NPDES LOGO AND "NO DUMPING – FLOWS TO RIVER" MESSAGE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 409
9–INCH DEEP SIDE OPENING WHERE SHOWN AS FL ON PLAN
ID-4"
PIPE OPENING WHERE SHOWN ON PLAN
INV
WHERE SHOWN ON PLAN

3 / – DROP INLET

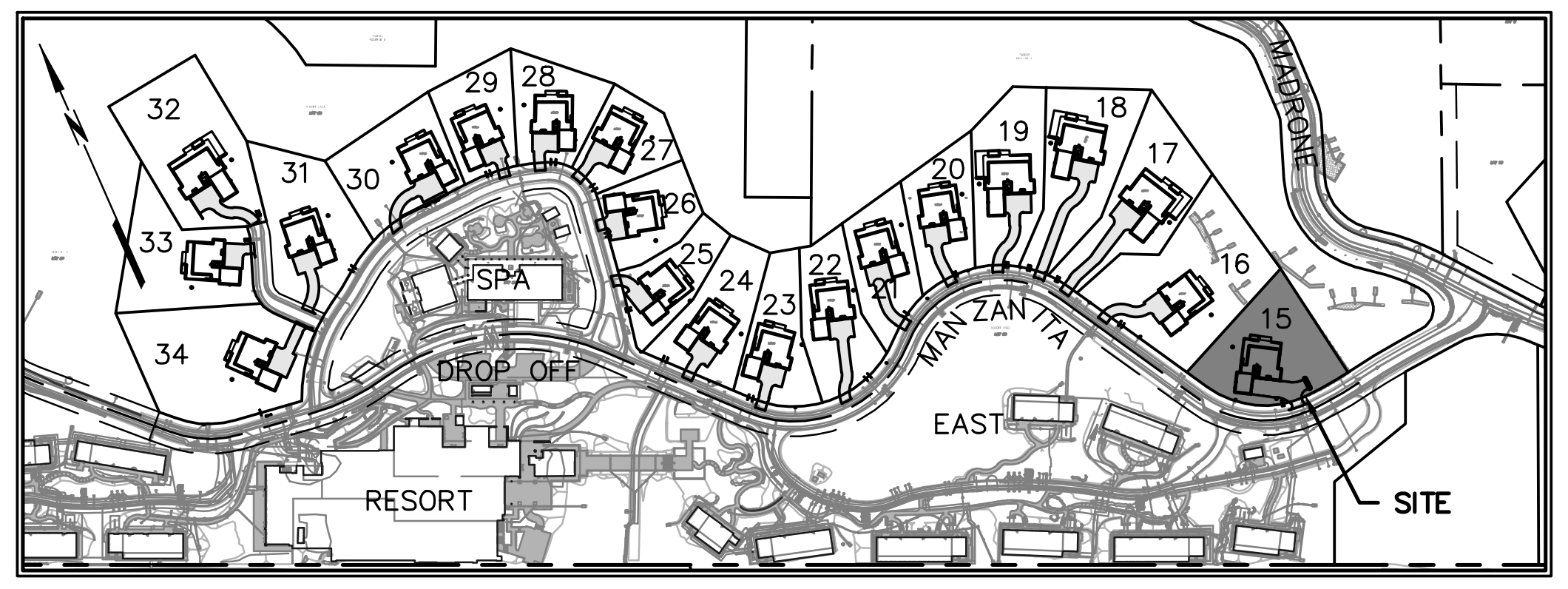
NO SCALE


2'
TYPICAL DIKE ENDING
EDGE OF PAVEMENT (EP)
1"
11"
5"
3"
3"
ASPHALT CONCRETE DIKE
8"
APPLY TACK COAT TO PAVEMENT PRIOR TO DIKE CONSTRUCTION
8" WIDE STRIP OF POLYETHYLENE MEMBRANE (6 MIL THICK) REQUIRED BEHIND ALL DIKES (BLACK COLOR)

4 / – AC DIKE

NO SCALE

scale 1" = 10' feet (10 0 10 20)



KEY MAP

NOT TO SCALE

GEOTECHNICAL ENGINEER

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Eric G. Chase 8/1/2024

RGH CONSULTANTS DATE

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JASON KIRCHMANN
C 78079
CIVIL
07/30/2024

CALISTOGA
HILLS RESORT
VILLAS

515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title

PLOT PLAN
LOT 15

APN: 011-320-092

C-1

Plot Jul 29, 2024 at 7:39pm

151029_VLLA_PLOT-01.dwg

NOTES:

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CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

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TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

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PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

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SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.

KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

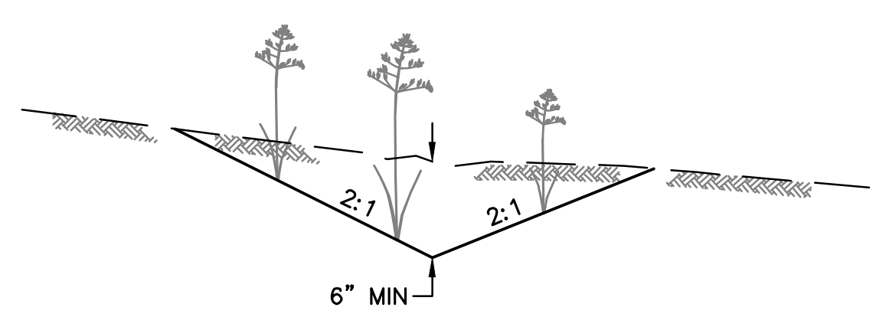
⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

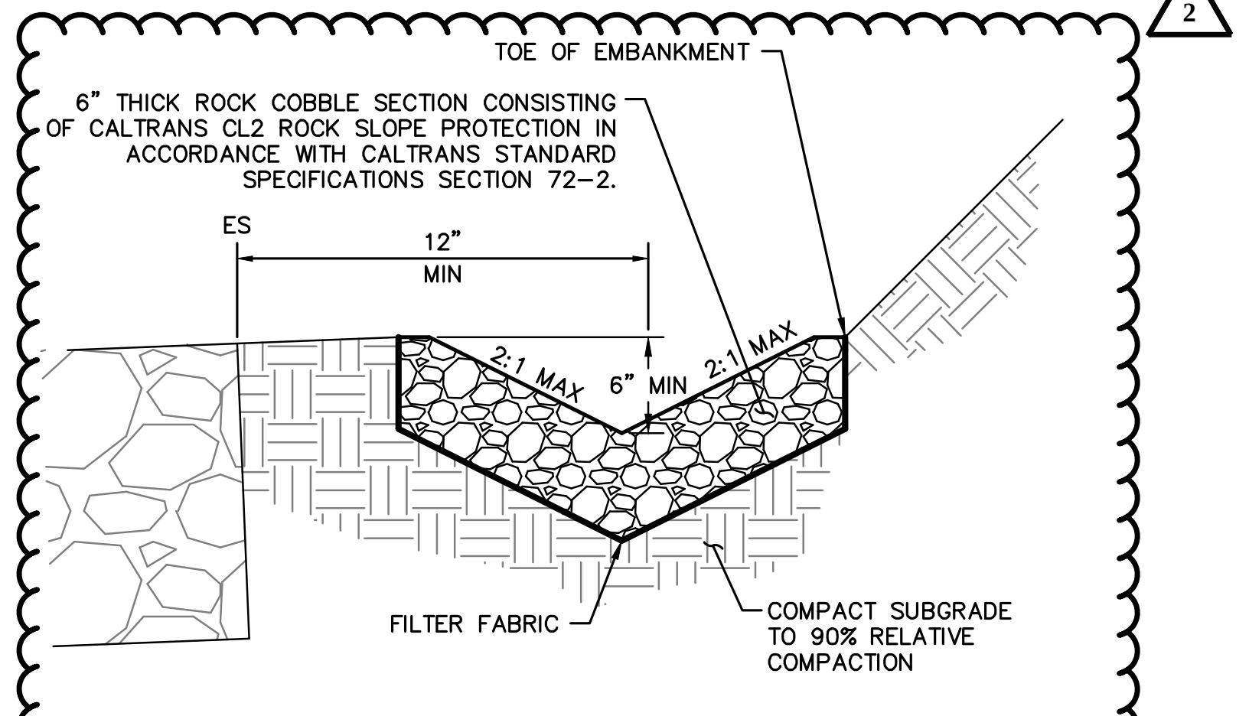
㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.

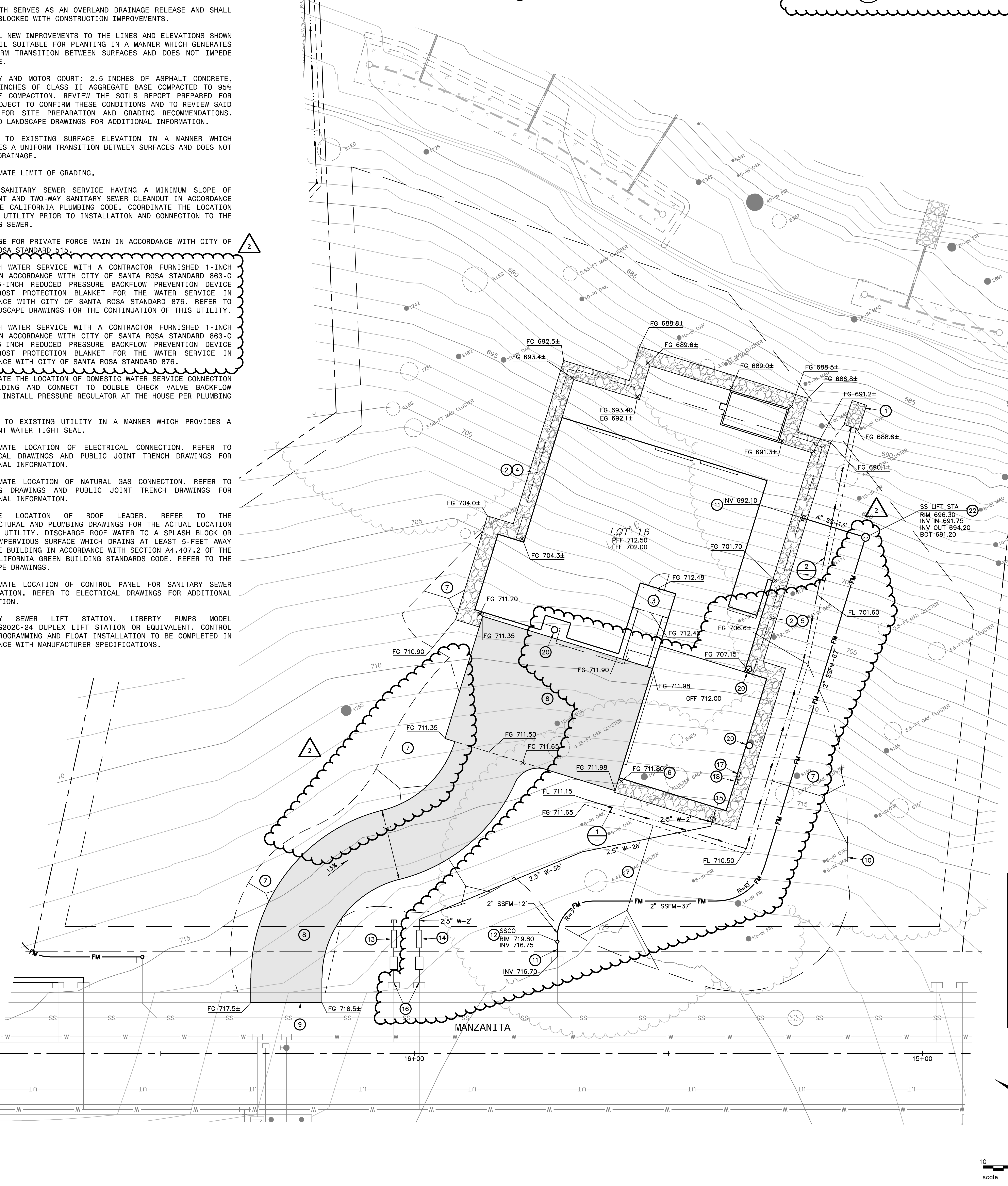


① PLANTED EARTHEN SWALE
NO SCALE

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12"
MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

② COBBLE V-DITCH
NO SCALE



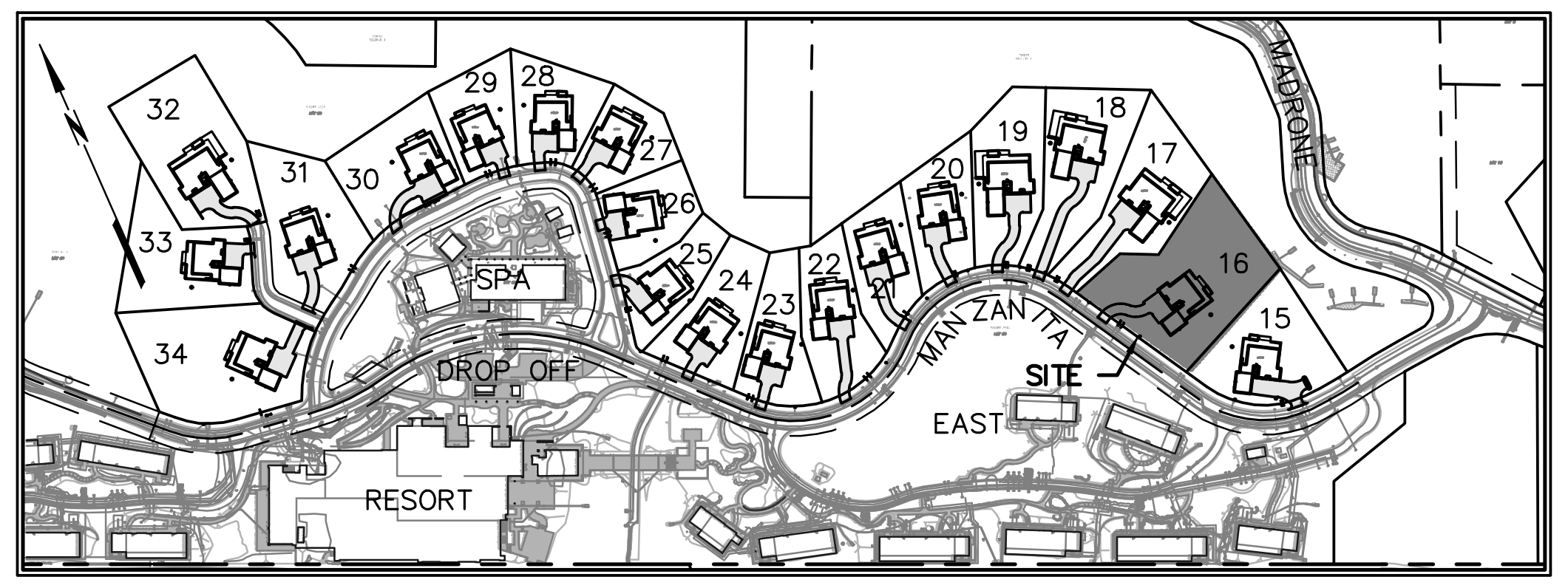
SYMBOLS & LEGEND

EXISTING PROPOSED

BENCHMARK
IRON PIPE
CENTERLINE MONUMENT
BLOW OFF
GATE VALVE
AIR VACUUM RELEASE VALVE
FIRE HYDRANT
CHECK VALVE
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
CATCH BASIN
GRATE INLET
DROP INLET
TREE
TREE CLUSTER
TREE TO BE REMOVED
PROPERTY LINE
BUILDING SETBACK
EASEMENT
CENTERLINE
GRADE BREAK
FLOW LINE
GUARD RAIL
FENCE
SIZE" SS — SANITARY SEWER
SIZE" SD — STORM DRAIN
SIZE" W — WATER
OH — OVERHEAD UTILITY LINE
UT — PRIVATE DRY UTILITY TRENCH
JT — PUBLIC DRY UTILITY TRENCH
ASPHALT
RIP RAP ROCK SLOPE PROTECTION
INV — INVERT AT CLEANOUT
? — KEYNOTE
1/C1 — DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS SHOWN
A/C2 — CROSS SECTION IDENTIFICATION / SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		



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C 78079
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CALISTOGA
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VILLAS

515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 16

APN: 011-320-093

C-2

Plot: Jul 29, 2024 at 7:45pm
151029_VLLA_PLOT-01.dwg

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UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.

KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

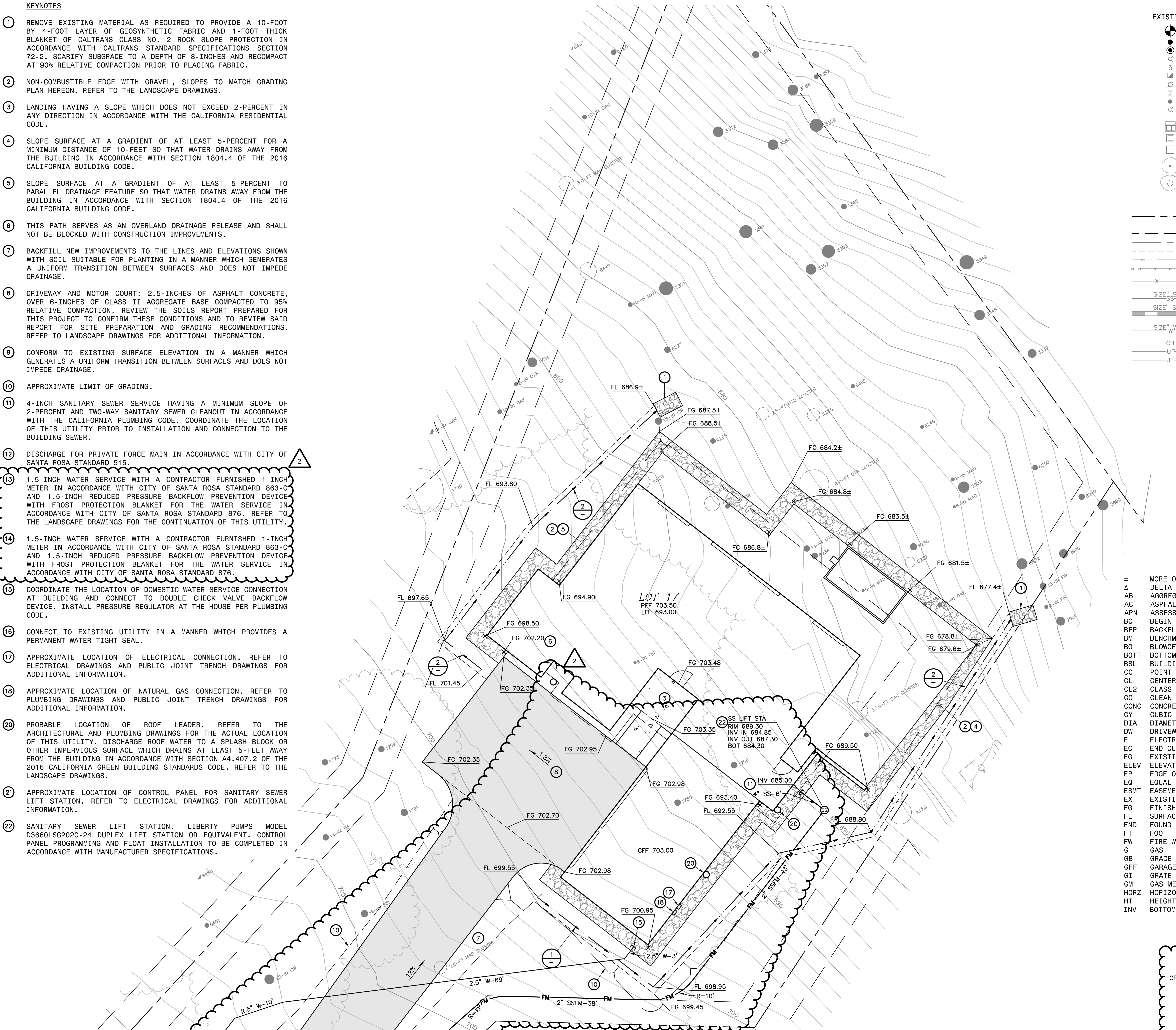
⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

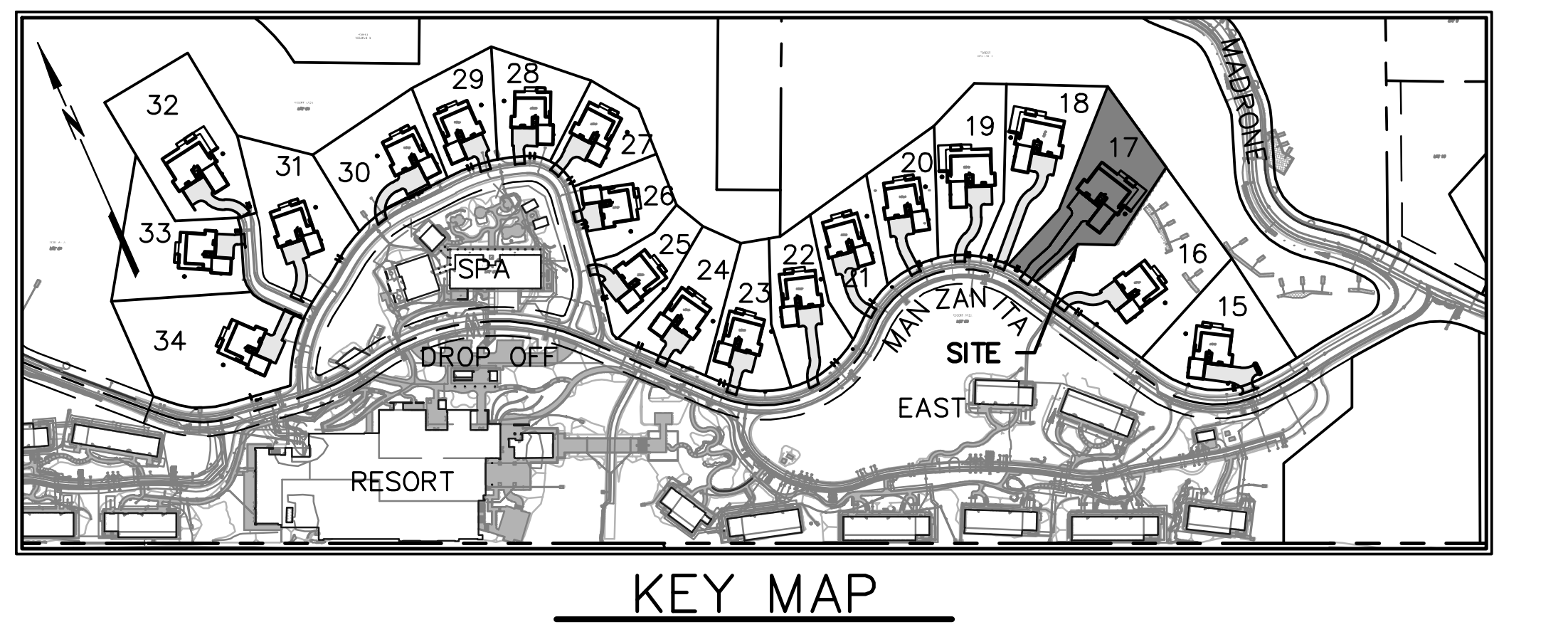
⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.




KEY MAP
NOT TO SCALE

10 0 10 20
scale 1" = 10' feet

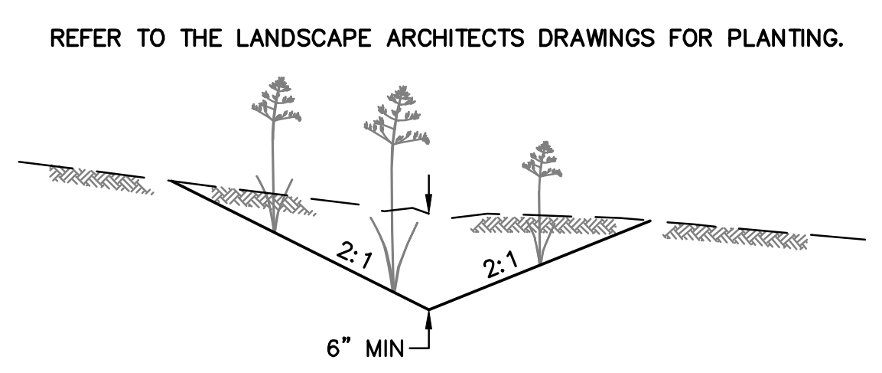
SYMBOLS & LEGEND

EXISTING PROPOSED

BENCHMARK
IRON PIPE
CENTERLINE MONUMENT
BLOW OFF
GATE VALVE
AIR VACUUM RELEASE VALVE
FIRE HYDRANT
CHECK VALVE
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
CATCH BASIN
GRATE INLET
DROP INLET
TREE
TREE CLUSTER
TREE TO BE REMOVED
PROPERTY LINE
BUILDING SETBACK
EASEMENT
CENTERLINE
GRADE BREAK
FLOW LINE
GUARD RAIL
FENCE
SIZE" SS — SANITARY SEWER
SIZE" SD — STORM DRAIN
SIZE" W — WATER
OH — OVERHEAD UTILITY LINE
UT — PRIVATE DRY UTILITY TRENCH
JT — PUBLIC DRY UTILITY TRENCH
ASPHALT
RIP RAP ROCK SLOPE PROTECTION
INV — INVERT AT CLEANOUT
? — KEYNOTE
1/C1 — DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS SHOWN
A/C2 — CROSS SECTION IDENTIFICATION / SHEET WHERE CROSS SECTION IS SHOWN

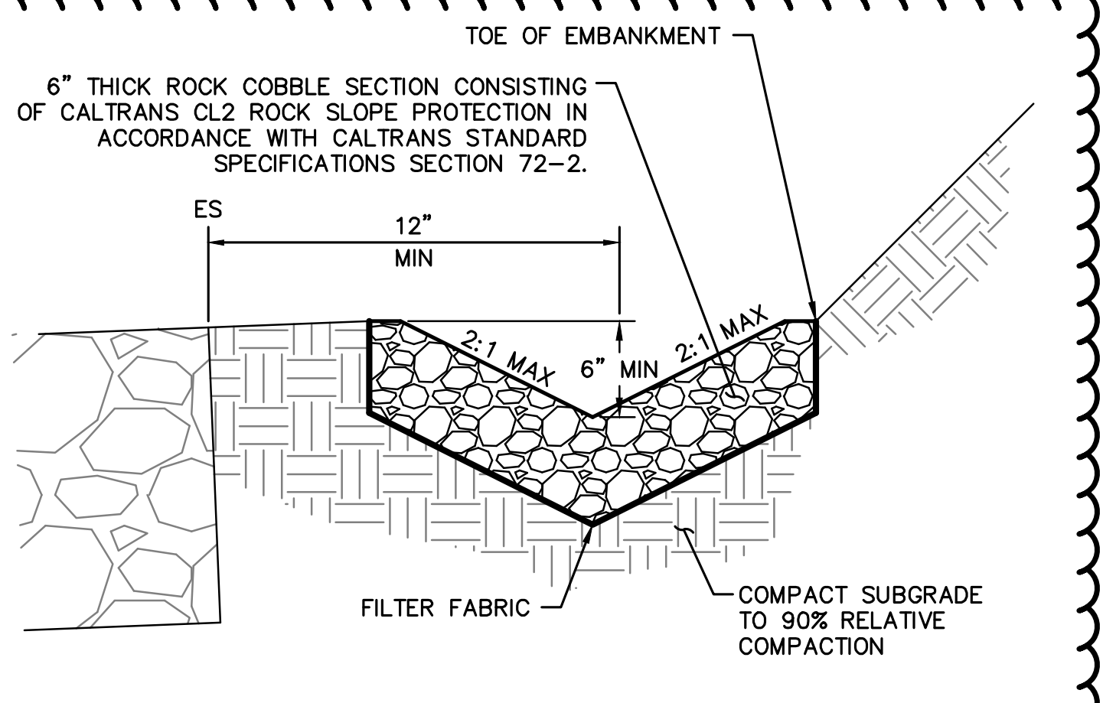
ABBREVIATIONS

±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		


REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.

1 PLANTED EARTHEN SWALE
NO SCALE

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

2 COBBLE V-DITCH
NO SCALE

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

8/1/2024
RGH CONSULTANTS DATE

delawie
Architecture · Experience · Integrity
1515 Morena Blvd.
San Diego, CA 92110
(619) 299-6690
delawie.com

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200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

JASON KIRCHMANN
C 78079
07/30/2024

CALISTOGA HILLS RESORT VILLAS

515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 17

APN: 011-320-094

C-3

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR “PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT” FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES WITHIN A CERTAIN PROXIMITY TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. PRIOR TO COMMENCING HOUSE CONSTRUCTION CONFIRM THAT THE MATERIALS PROPOSED ON THE ARCHITECTURAL DRAWINGS WILL NOT VIOLATE THIS REQUIREMENT WHEN INSTALLED USING THE ELEVATIONS SHOWN ON THIS DRAWING.

SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

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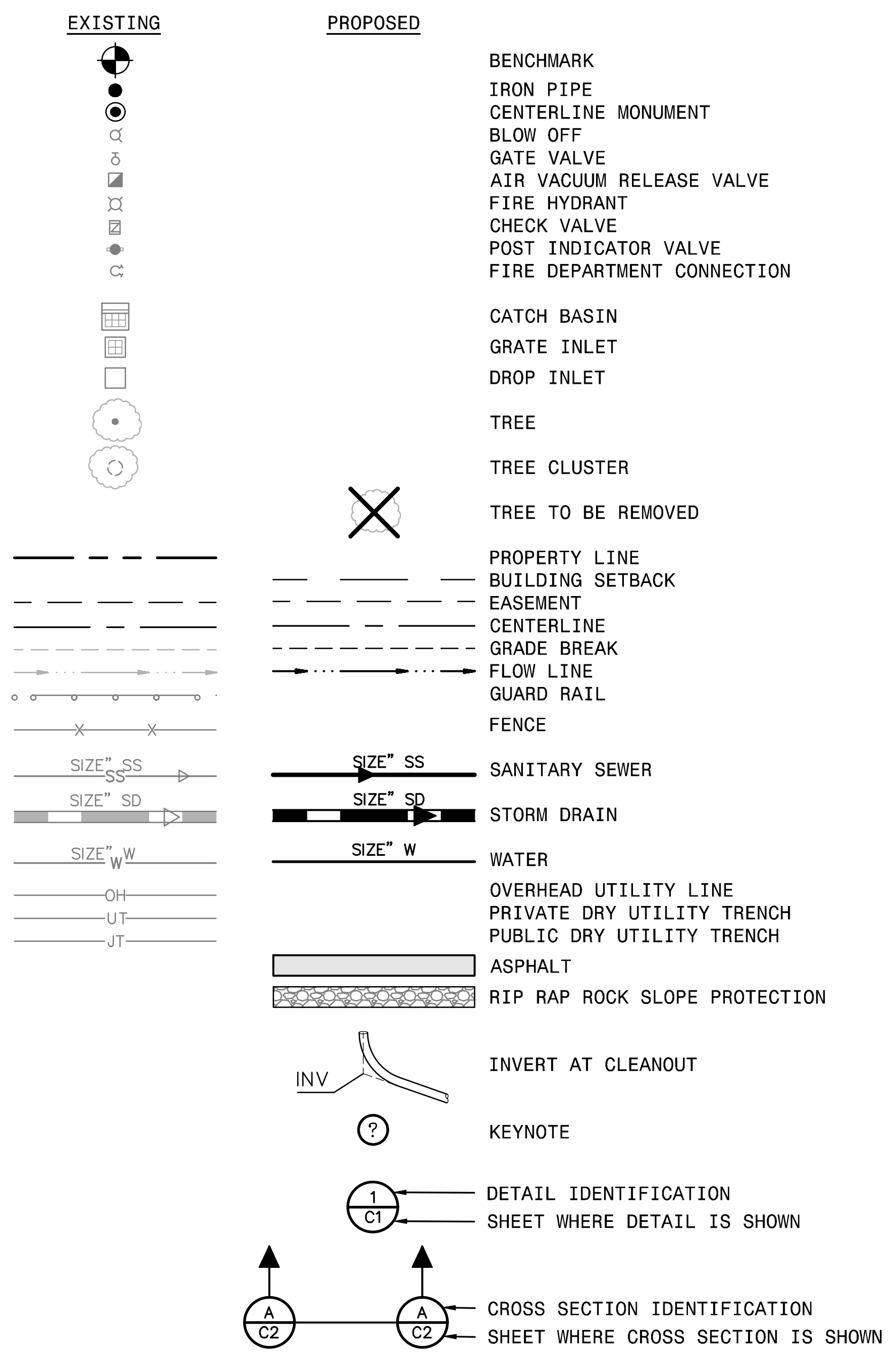
SYMBOLS & LEGEND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DROP INLET
TREE
TREE CLUSTER
TREE TO BE REMOVED
PROPERTY LINE
BUILDING SETBACK
EASEMENT
CENTERLINE
GRADE BREAK
FLOW LINE
GUARD RAIL
FENCE
SIZE” SS
SANITARY SEWER
SIZE” SD
STORM DRAIN
SIZE” W
WATER
OH
OVERHEAD UTILITY LINE
UT
PRIVATE DRY UTILITY TRENCH
JT
PUBLIC DRY UTILITY TRENCH
ASPHALT
RIP RAP ROCK SLOPE PROTECTION
INV
INVERT AT CLEANOUT
?
KEYNOTE
1
C1
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS SHOWN
A
C2
CROSS SECTION IDENTIFICATION
SHEET WHERE CROSS SECTION IS SHOWN

KEYNOTES

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⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

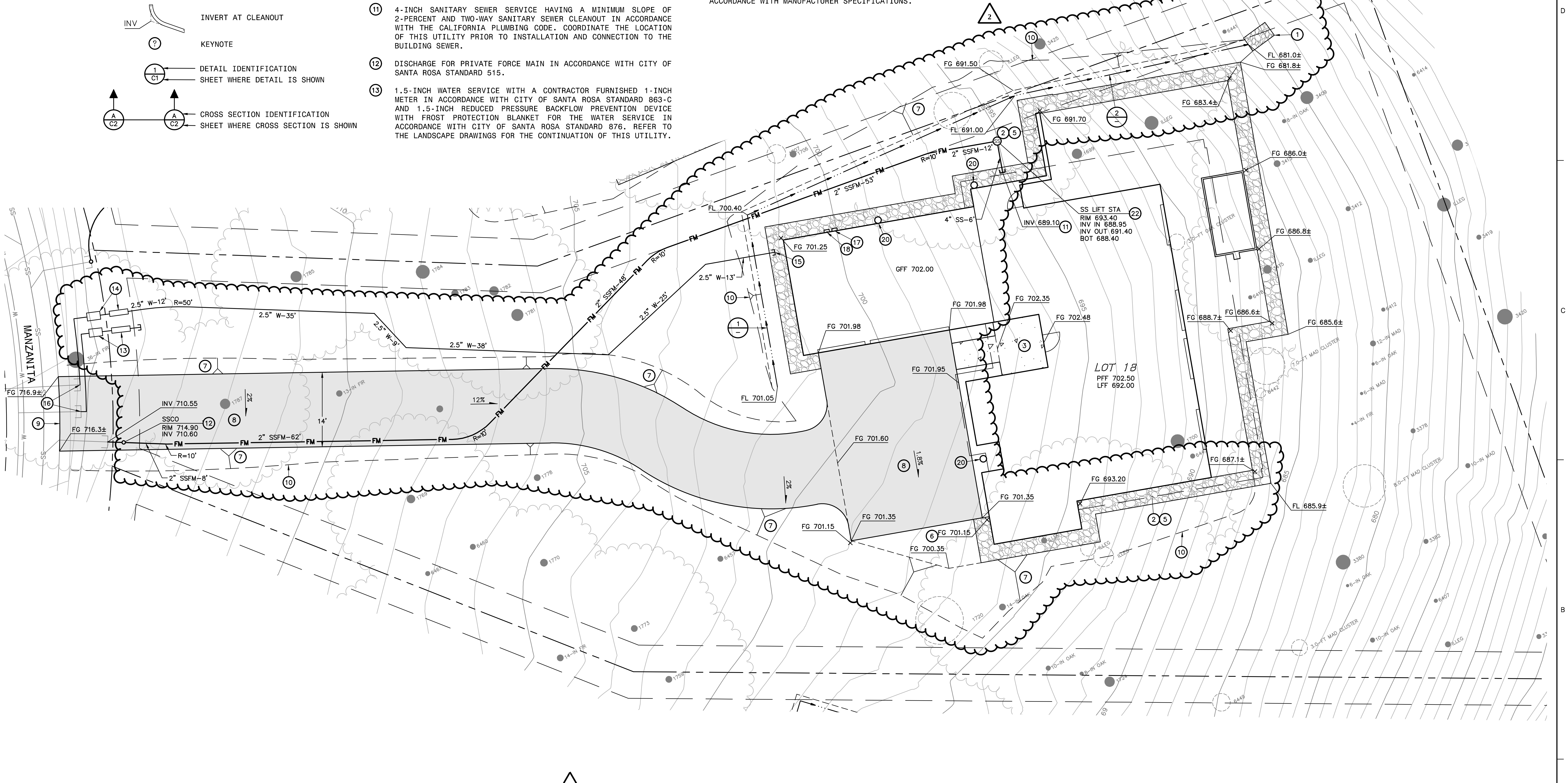
⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

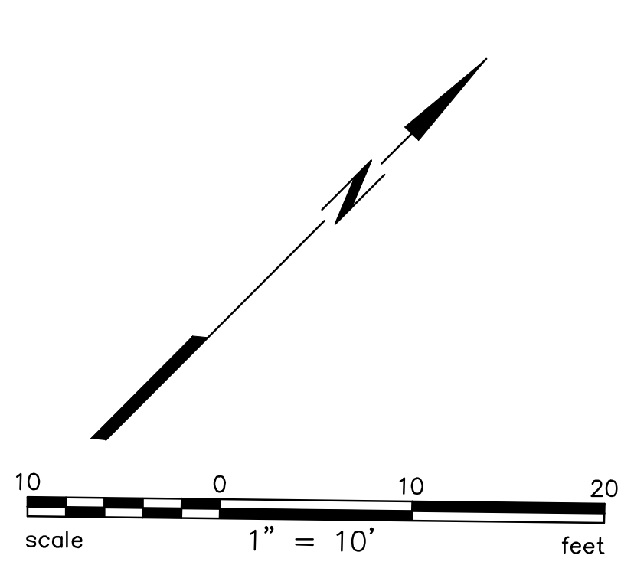
㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

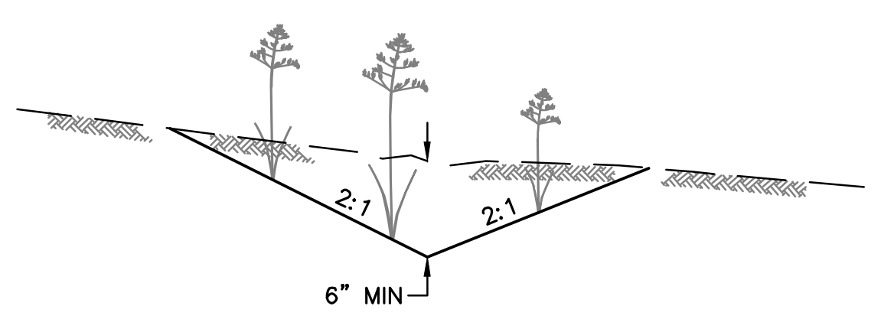
ABBREVIATIONS

±	MORE OR LESS
Δ	DELTA
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGIN CURVE
BFP	BACKFLOW DEVICE
BM	BENCHMARK
BO	BLOWOFF
BOTT	BOTTOM
BSL	BUILDING SETBACK LINE
CC	POINT OF COMPOUND CURVE
CL	CENTERLINE
CL2	CLASS II
CO	CLEAN OUT
CONC	CONCRETE
CY	CUBIC YARD
DIA	DIAMETER
DW	DRIVEWAY
E	ELECTRIC
EC	END CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
FND	FOUND
FT	FOOT
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
GI	GRATE INLET
GM	GAS METER
HORZ	HORIZONTAL
HT	HEIGHT
INV	BOTTOM INSIDE OF PIPE
IR	IRRIGATION
IW	IRRIGATION WATER
L	LENGTH
LFF	LOWER FINISHED FLOOR
MAX	MAXIMUM
MIN	MINIMUM
NO	NUMBER
NTS	NOT TO SCALE
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PFF	PRIMARY FINISHED FLOOR
PG&E	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	POINT OF REVERSE CURVE
RSPR	RIPRAP ROCK SLOPE PROTECTION
RTWL	RETAINING WALL
S=	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
STD	STANDARD
TB	TOP OF BOX
TC	TOP FACE OF CURB
TEL	TELECOMMUNICATION
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UT	PRIVATE DRY UTILITY TRENCH
VERT	VERTICAL
VRF	VARIABLE REFRIGERANT FLOW
W	WATER
WM	WATER METER


2
MANZANITA
FG 716.9±
FG 716.3±
INV 710.55
SSCO
RIM 714.90
INV 710.60
2.5" W-12'
R=50'
2.5" W-35'
2.5" W-38'
2.5" W-25'
2.5" W-13'
2" SSFM-62'
2" SSFM-8'
2" SSFM-45'
2" SSFM-53'
2" SSFM-12'
R=10'
FM
14'
12%
2%
1.8%
FL 700.40
FL 701.05
FL 691.00
FG 691.50
FG 691.70
FL 681.0±
FG 681.8±
FG 683.4±
FG 686.0±
FG 686.8±
FG 686.6±
FG 688.7±
FG 685.6±
FG 687.1±
FL 685.9±
FG 693.20
FG 701.25
GFF 702.00
FG 701.98
FG 702.35
FG 702.48
FG 701.95
FG 701.60
FG 701.35
FG 701.15
FG 700.35
4" SS-6'
INV 689.10
SS LIFT STA
RIM 693.40
INV IN 688.95
INV OUT 691.40
BOT 688.40
LOT 18
PFF 702.50
LFF 692.00
3.0-FT OAK CLUSTER
7.0-FT MAD CLUSTER
8-IN OAK
14-IN OAK
ILLEG

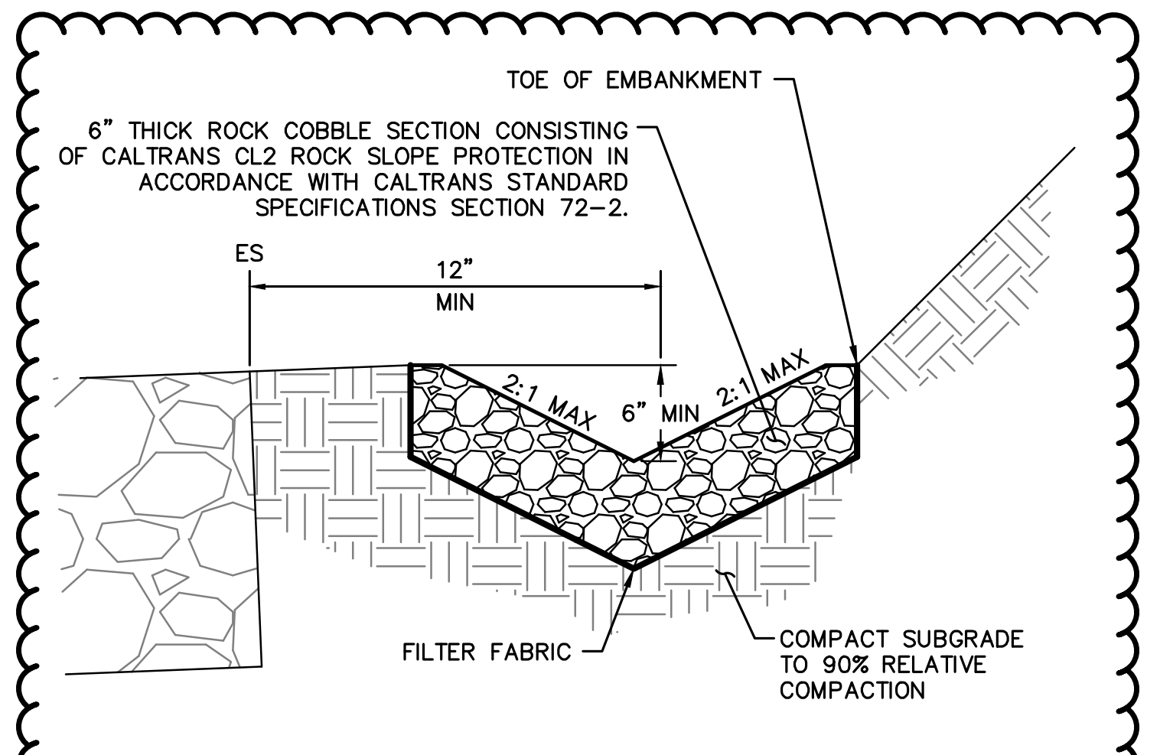

10
0
10
20
scale
1" = 10'
feet

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.

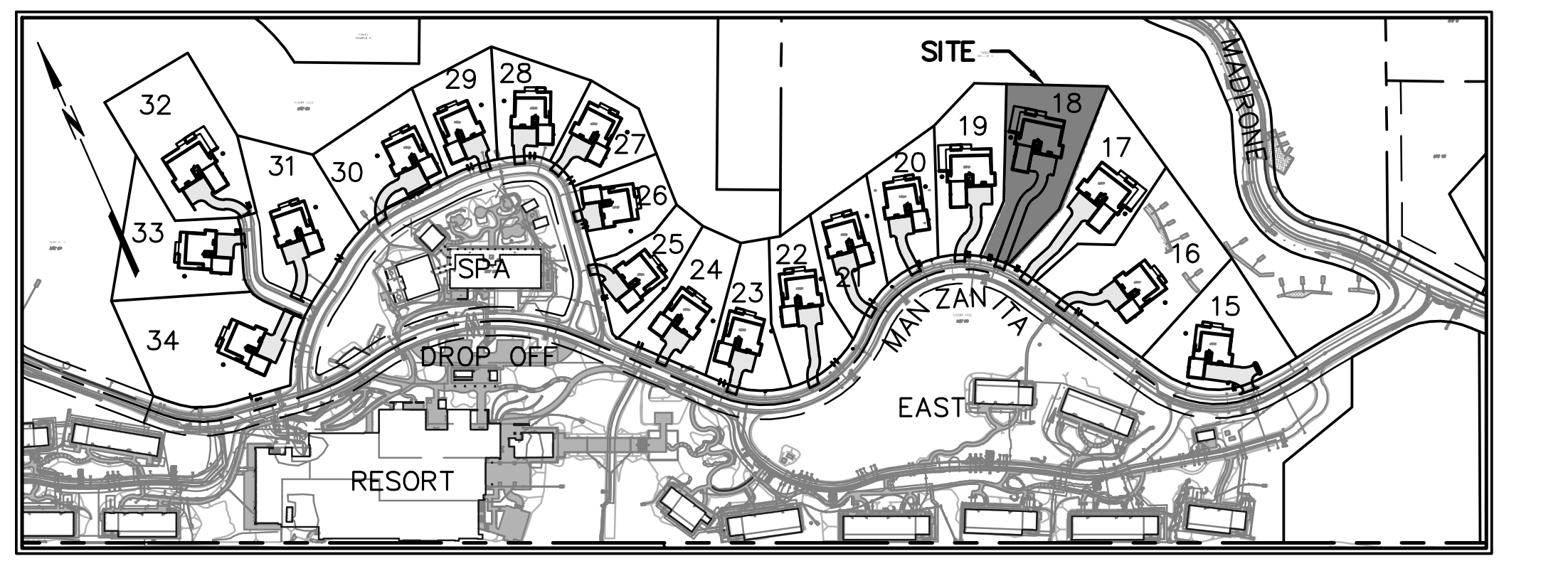


① PLANTED EARTHEN SWALE
NO SCALE

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12"
MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

② COBBLE V-DITCH
NO SCALE


SITE
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
33
34
SPA
DROP OFF
RESORT
MANZANITA
MADRONE
EAST

KEY MAP
NOT TO SCALE

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

8/1/2024

RGH CONSULTANTS DATE

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SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

JASON KIRCHMANN
C 78079
07/30/2024

CALISTOGA HILLS RESORT VILLAS

515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title

PLOT PLAN
LOT 18

APN: 011-320-095

C-4

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR “PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT” FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES WITHIN A CERTAIN PROXIMITY TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. PRIOR TO COMMENCING HOUSE CONSTRUCTION CONFIRM THAT THE MATERIALS PROPOSED ON THE ARCHITECTURAL DRAWINGS WILL NOT VIOLATE THIS REQUIREMENT WHEN INSTALLED USING THE ELEVATIONS SHOWN ON THIS DRAWING.

SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

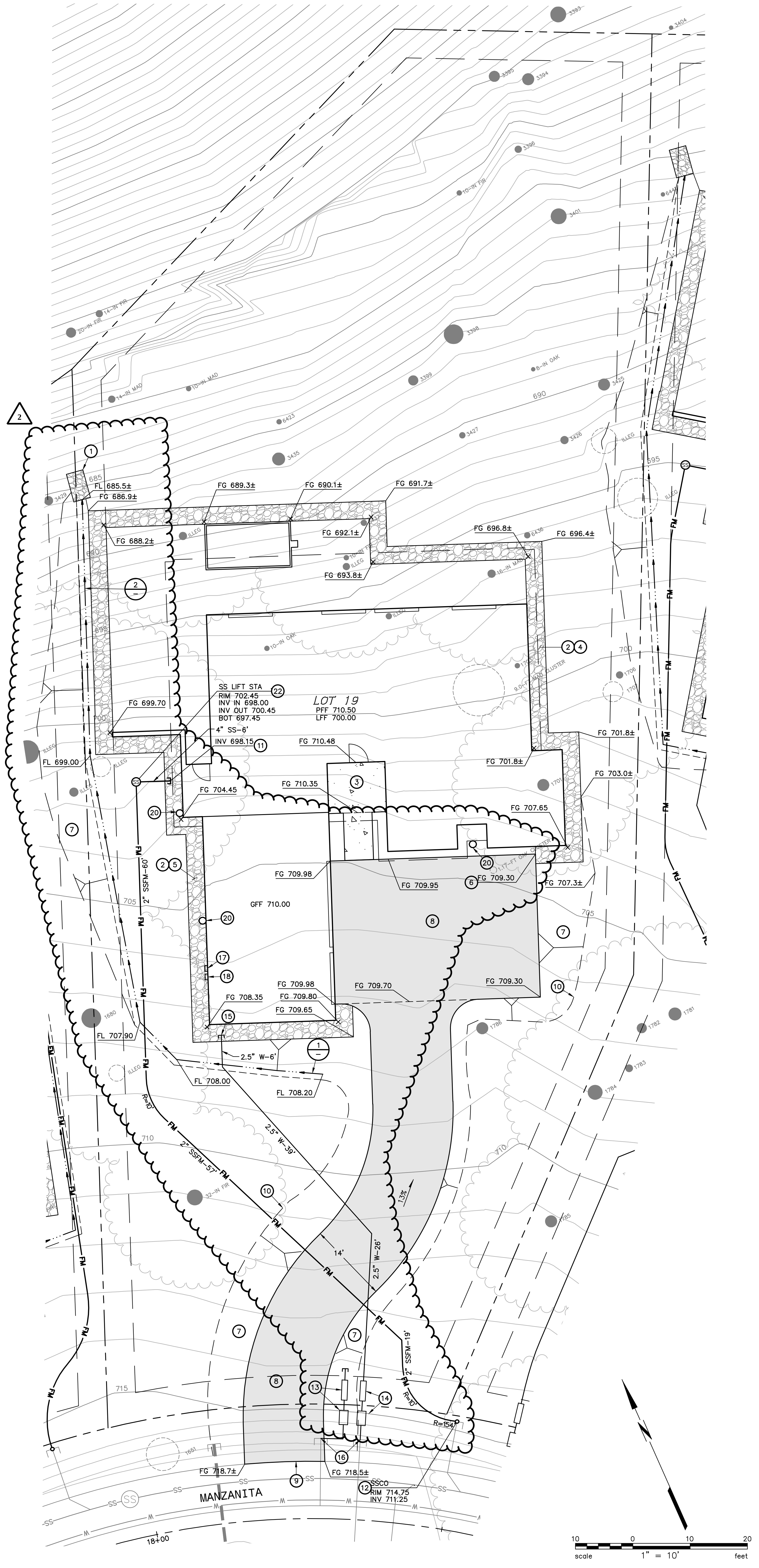
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.



KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

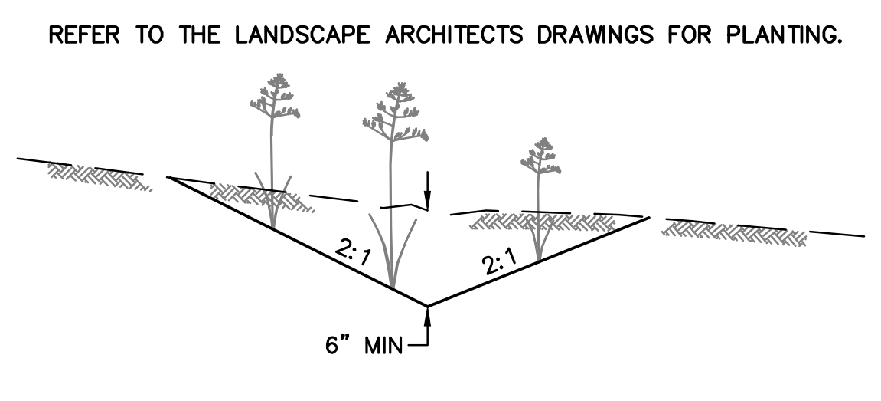
SYMBOLS & LEGEND

EXISTING	PROPOSED	
		BENCHMARK
		IRON PIPE
		CENTERLINE MONUMENT
		BLOW OFF
		GATE VALVE
		AIR VACUUM RELEASE VALVE
		FIRE HYDRANT
		CHECK VALVE
		POST INDICATOR VALVE
		FIRE DEPARTMENT CONNECTION
		CATCH BASIN
		GRATE INLET
		DROP INLET
		TREE
		TREE CLUSTER
		TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		GUARD RAIL
		FENCE
SIZE" SS	SIZE" SS	SANITARY SEWER
SIZE" SD	SIZE" SD	STORM DRAIN
SIZE" W	SIZE" W	WATER
OH		OVERHEAD UTILITY LINE
UT		PRIVATE DRY UTILITY TRENCH
JT		PUBLIC DRY UTILITY TRENCH
		ASPHALT
		RIP RAP ROCK SLOPE PROTECTION
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 / C1	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN
	A / C2	CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

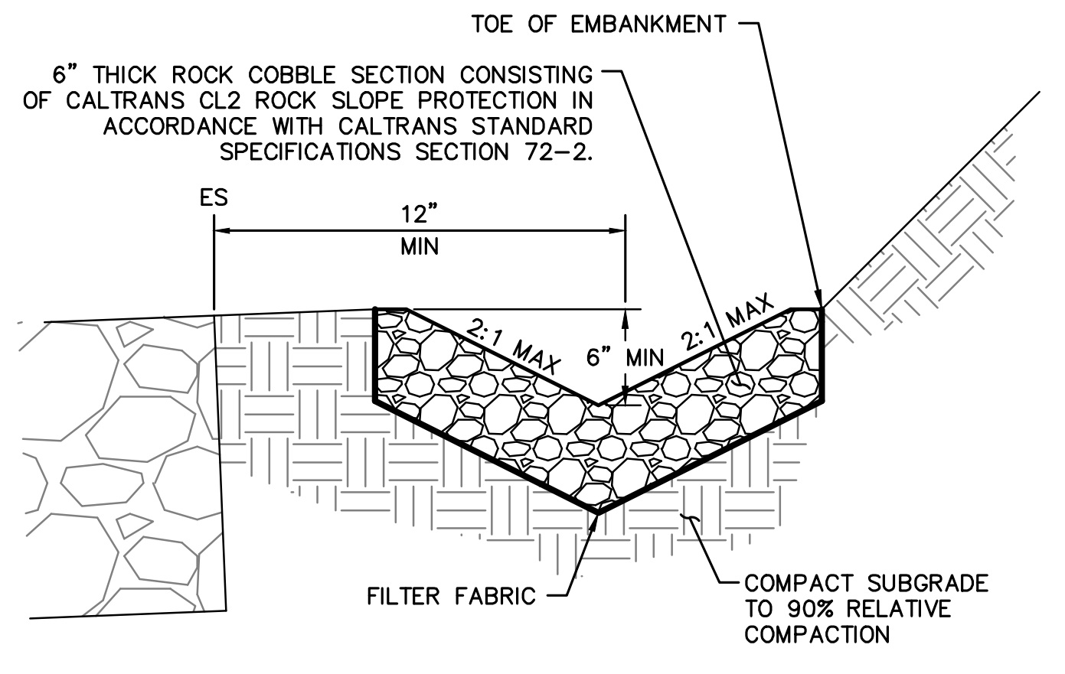
±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.



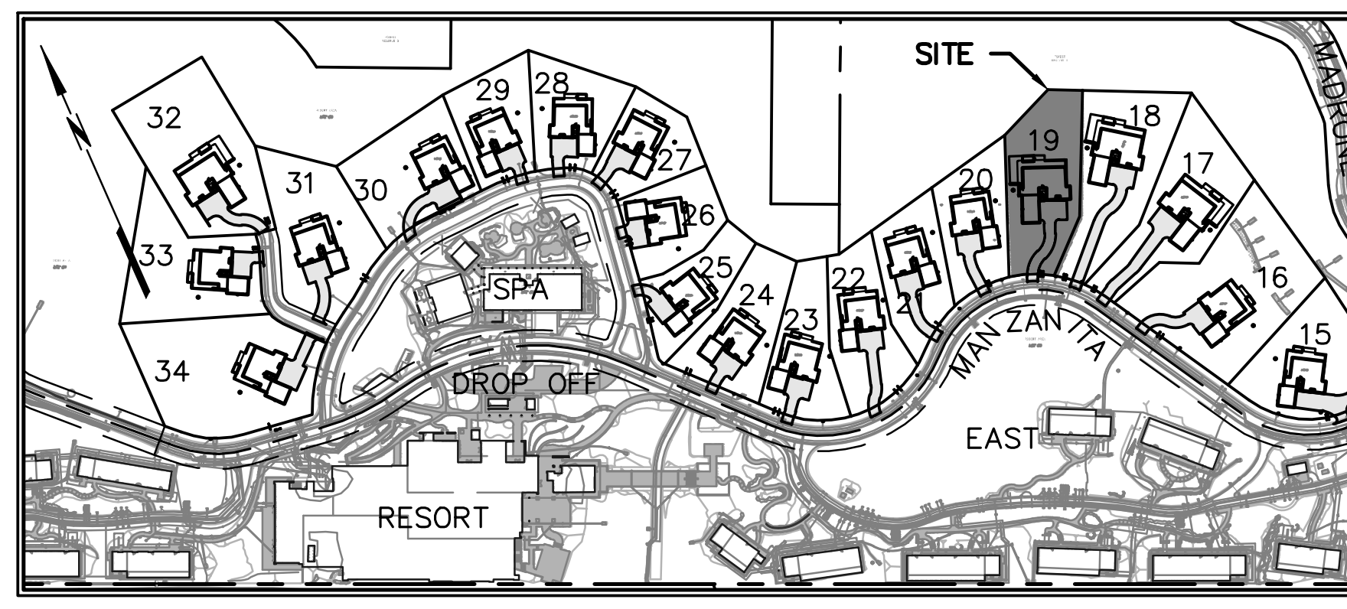
1 / – PLANTED EARTHEN SWALE
NO SCALE

2



TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72–2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

2 / – COBBLE V–DITCH
NO SCALE



KEY MAP
NOT TO SCALE

GEOTECHNICAL ENGINEER

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8/1/2024
RGH CONSULTANTS — DATE

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JASON KIRCHMANN
C 78079
CIVIL
07/30/2024

CALISTOGA
HILLS RESORT
VILLAS

515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 19

APN: 011-320-096

C-5

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR “PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT” FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES WITHIN A CERTAIN PROXIMITY TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. PRIOR TO COMMENCING HOUSE CONSTRUCTION CONFIRM THAT THE MATERIALS PROPOSED ON THE ARCHITECTURAL DRAWINGS WILL NOT VIOLATE THIS REQUIREMENT WHEN INSTALLED USING THE ELEVATIONS SHOWN ON THIS DRAWING.

SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

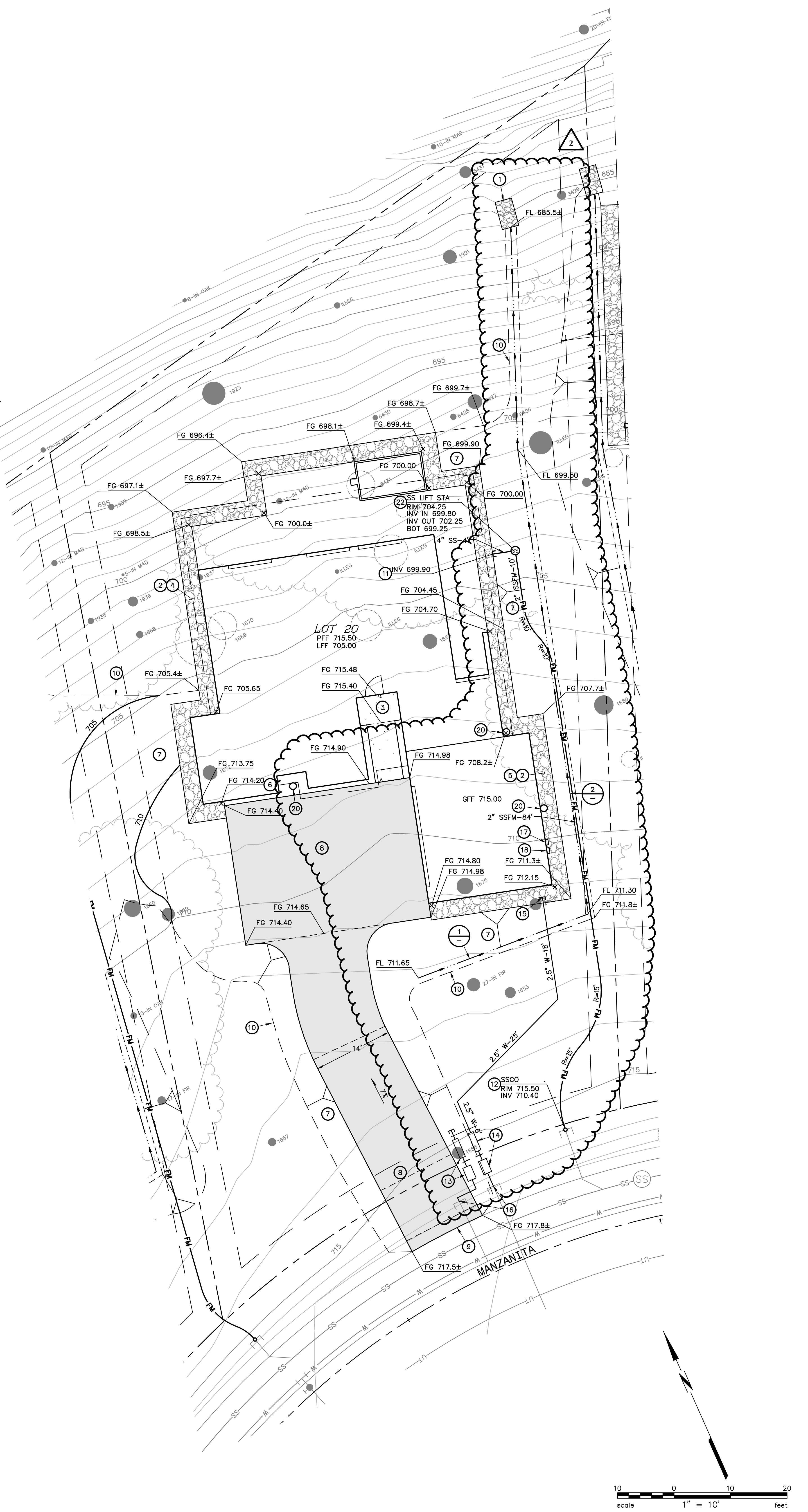
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.



KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

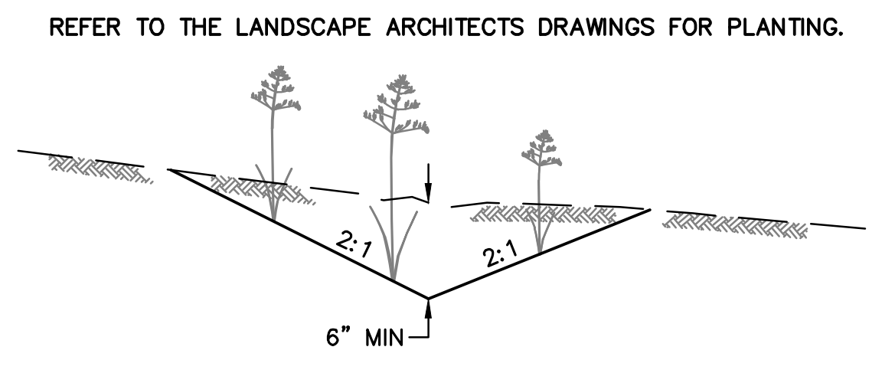
⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

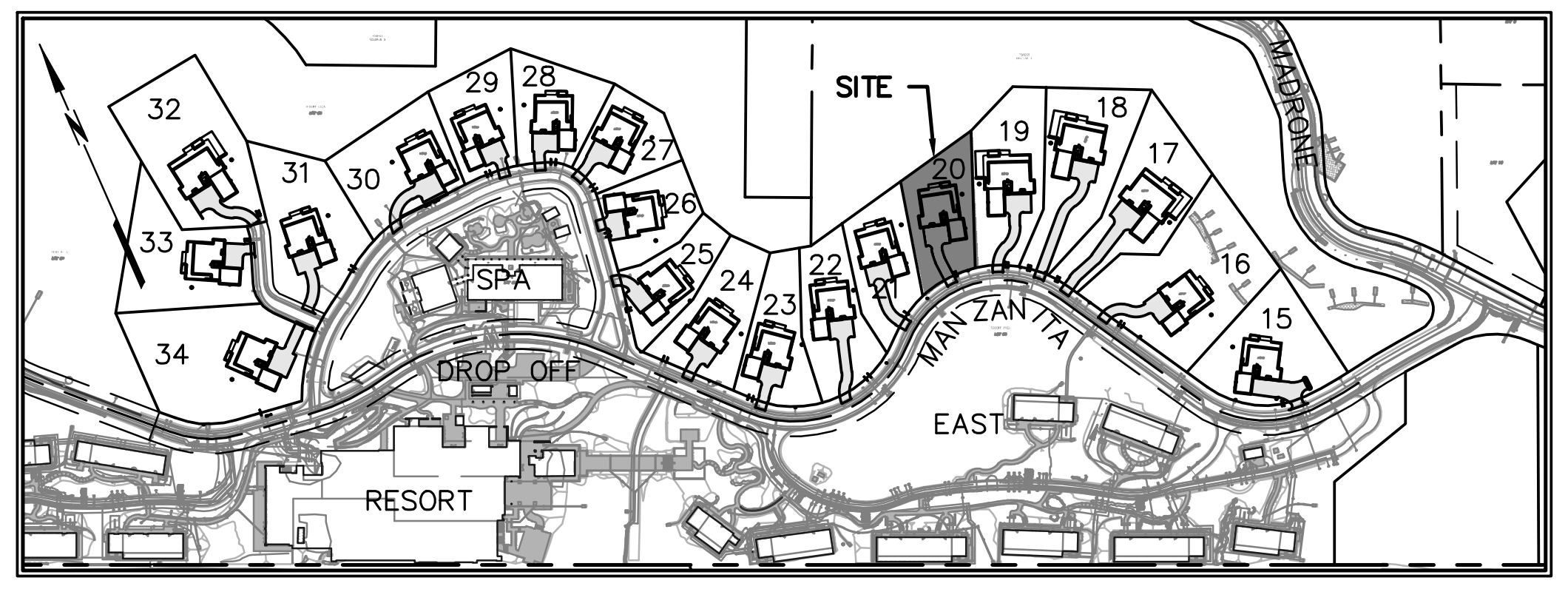
㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.



1 — PLANTED EARTHEN SWALE
NO SCALE



KEY MAP
NOT TO SCALE

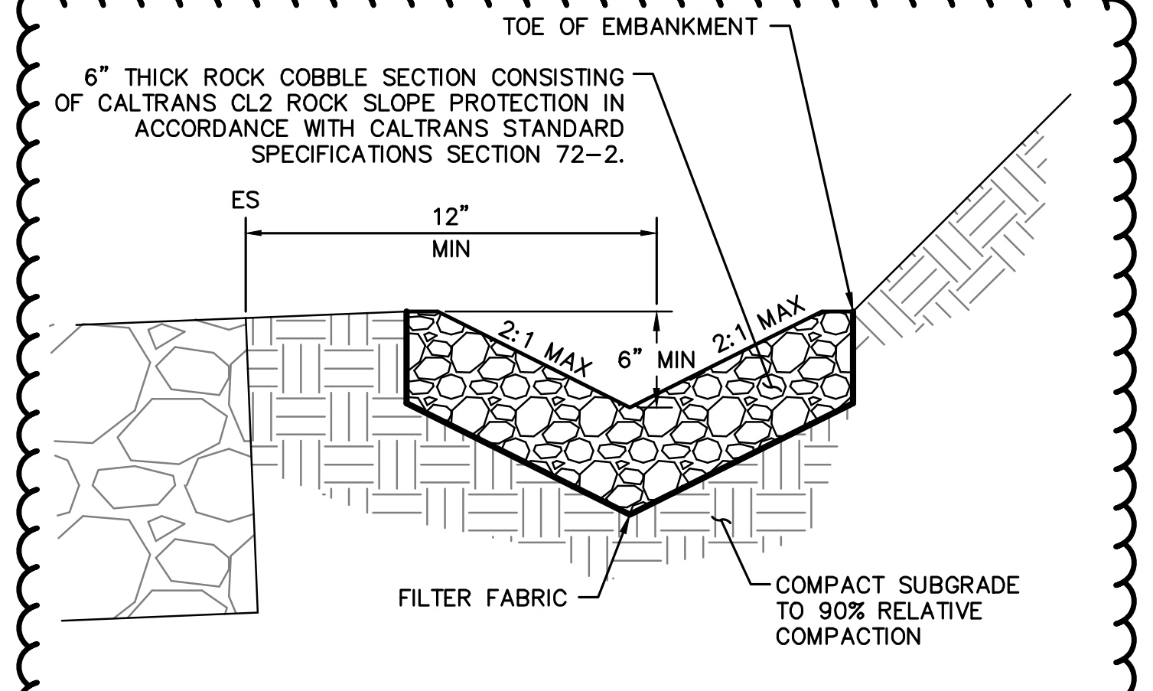
SYMBOLS & LEGEND

EXISTING	PROPOSED	
⊕		BENCHMARK
●		IRON PIPE
◉		CENTERLINE MONUMENT
		BLOW OFF
		GATE VALVE
		AIR VACUUM RELEASE VALVE
		FIRE HYDRANT
		CHECK VALVE
		POST INDICATOR VALVE
		FIRE DEPARTMENT CONNECTION
		CATCH BASIN
		GRATE INLET
☐		DROP INLET
		TREE
		TREE CLUSTER
	✕	TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		GUARD RAIL
——X——X——		FENCE
SIZE" SS	SIZE" SS	SANITARY SEWER
SIZE" SD	SIZE" SD	STORM DRAIN
SIZE" W	SIZE" W	WATER
——OH——		OVERHEAD UTILITY LINE
——UT——		PRIVATE DRY UTILITY TRENCH
——JT——		PUBLIC DRY UTILITY TRENCH
	▭	ASPHALT
	▨	RIP RAP ROCK SLOPE PROTECTION
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 / C1	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN
	A / C2	CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

2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8/1/2024
RGH CONSULTANTS — DATE

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REGISTERED PROFESSIONAL ENGINEER
JASON KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA
07/30/2024

CALISTOGA
HILLS RESORT
VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 20

APN: 011-320-097

C-6

Plot: Jul 29, 2024 at 8:27pm
151029_VLLA_PLOT-02.dwg

NOTES:

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SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

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GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

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BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

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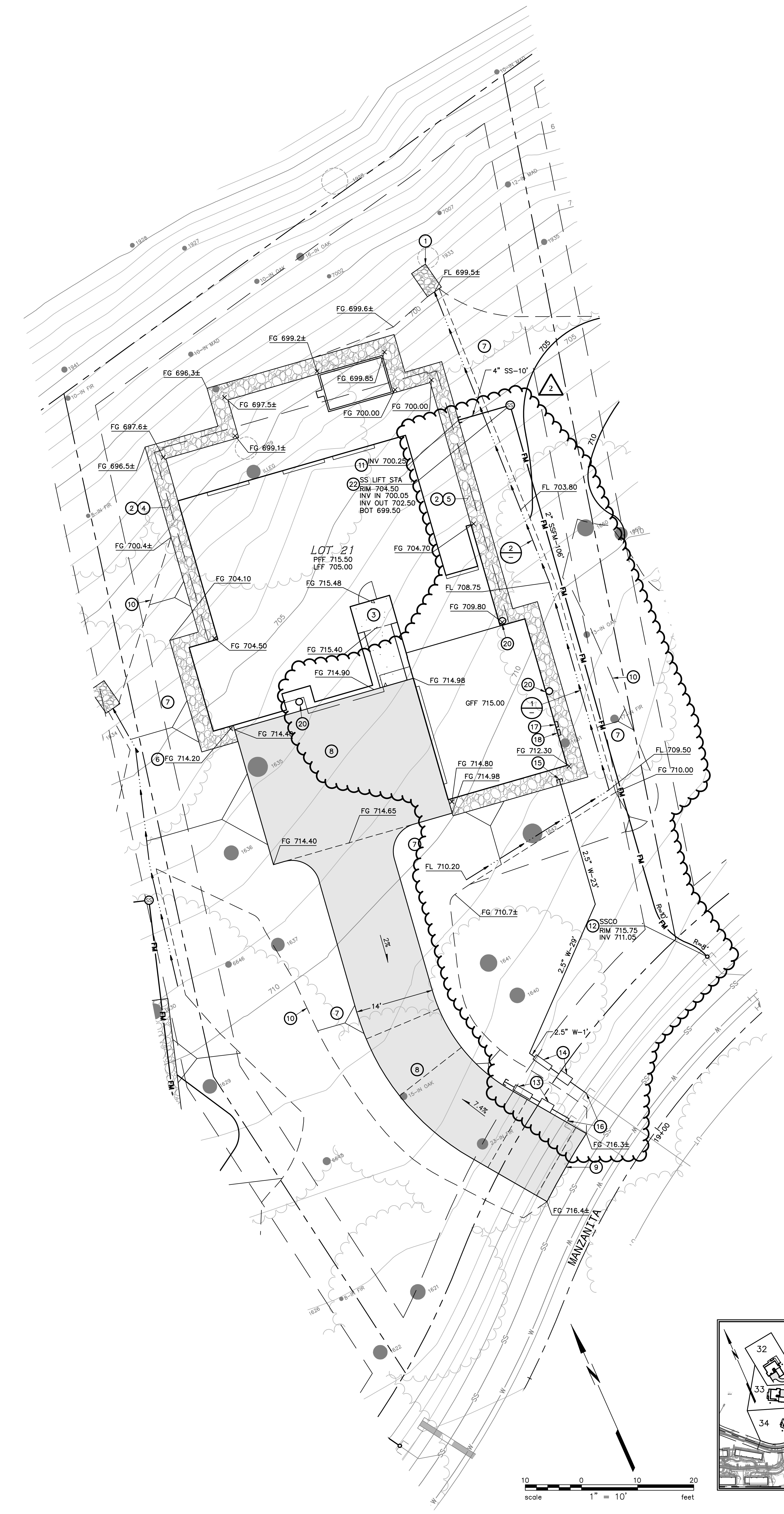
THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.



KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

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⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

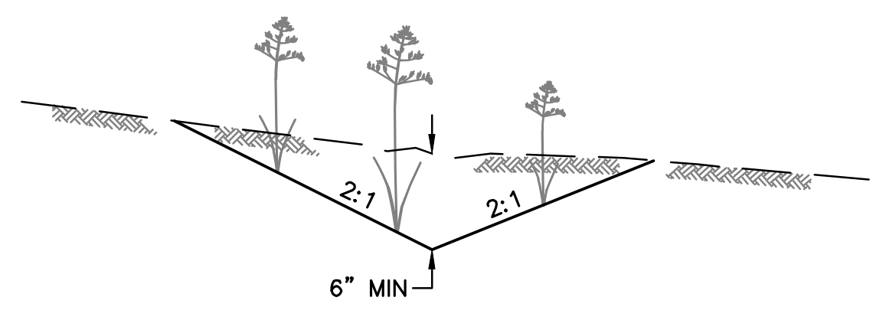
SYMBOLS & LEGEND

EXISTING	PROPOSED	
⊕		BENCHMARK
●		IRON PIPE
◉		CENTERLINE MONUMENT
		BLOW OFF
		GATE VALVE
		AIR VACUUM RELEASE VALVE
		FIRE HYDRANT
		CHECK VALVE
		POST INDICATOR VALVE
		FIRE DEPARTMENT CONNECTION
		CATCH BASIN
		GRATE INLET
□		DROP INLET
		TREE
		TREE CLUSTER
	✕	TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		GUARD RAIL
		FENCE
SIZE" SS	SIZE" SS	SANITARY SEWER
SIZE" SD	SIZE" SD	STORM DRAIN
SIZE" W	SIZE" W	WATER
OH		OVERHEAD UTILITY LINE
UT		PRIVATE DRY UTILITY TRENCH
JT		PUBLIC DRY UTILITY TRENCH
		ASPHALT
		RIP RAP ROCK SLOPE PROTECTION
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 / C1	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN
	A / C2	CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

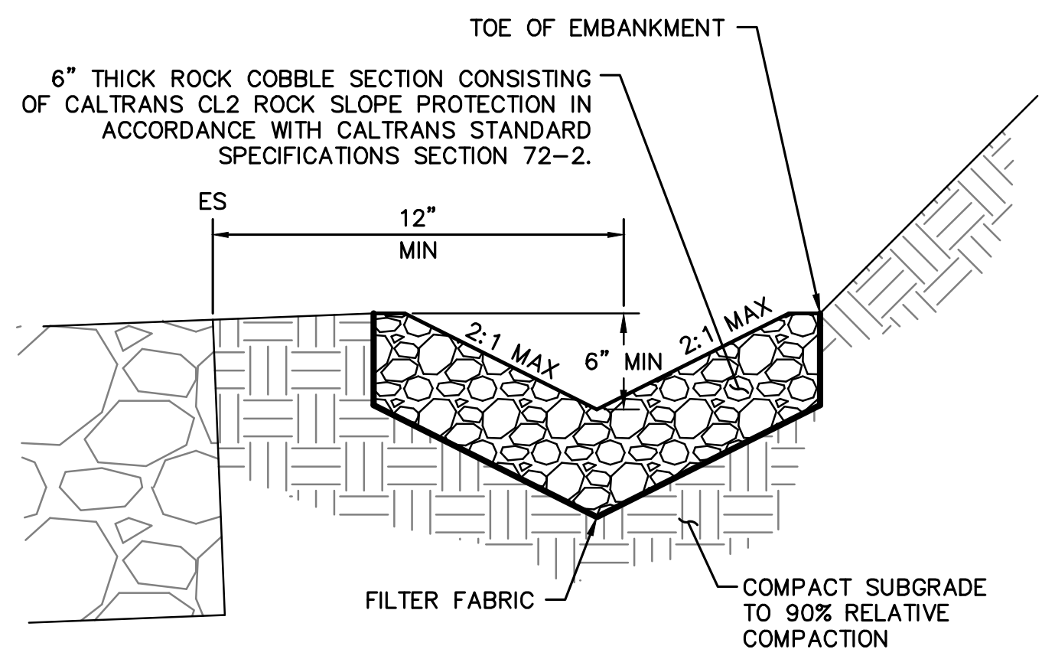
±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.

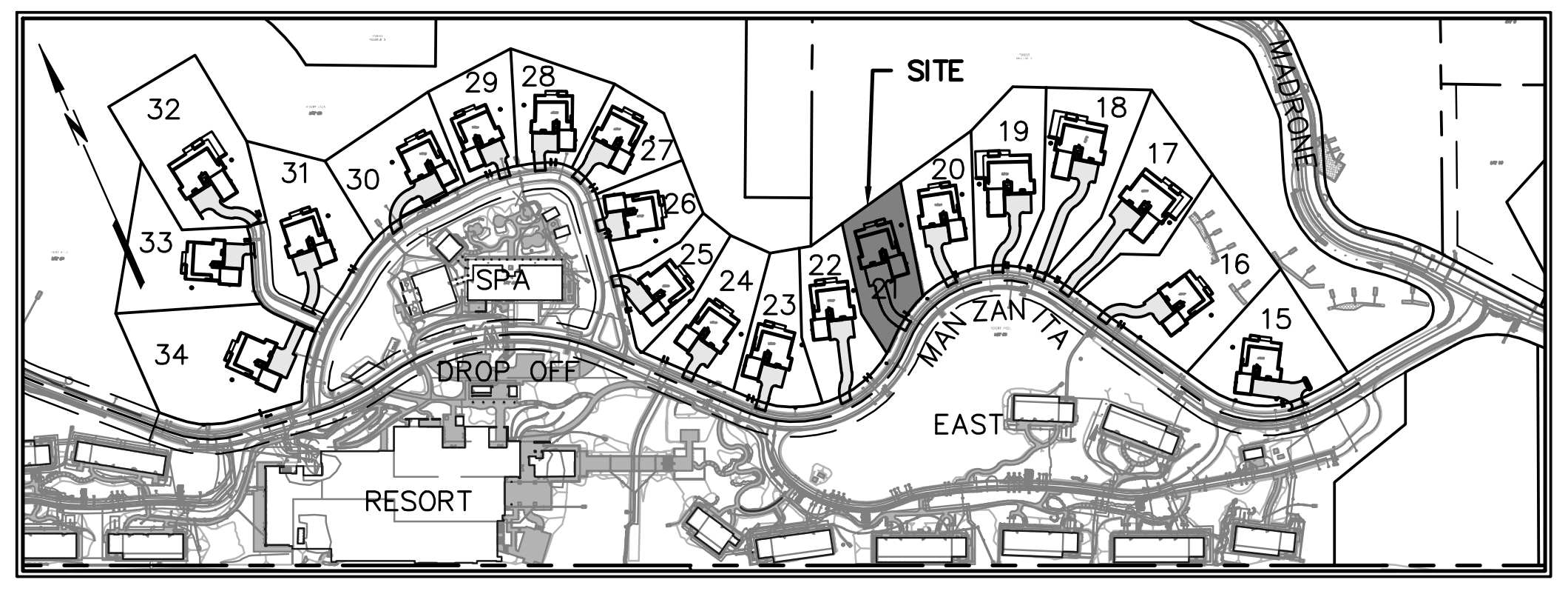


① PLANTED EARTHEN SWALE
NO SCALE

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12"
MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

② COBBLE V-DITCH
NO SCALE



KEY MAP
NOT TO SCALE

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

Eric J. Chase
RGH CONSULTANTS
8/1/2024
DATE

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Architecture · Experience · Integrity
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San Diego, CA 92110
(619) 299-6690
delawie.com

BKF
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SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

JASON KIRCHMANN
C 78079
CIVIL
07/30/2024

CALISTOGA HILLS RESORT VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 21

APN: 011-320-098

C-7

Plot: Jul 29, 2024 at 8:33pm
151029_VILLA_PLOT-02.dwg

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR "PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT" FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

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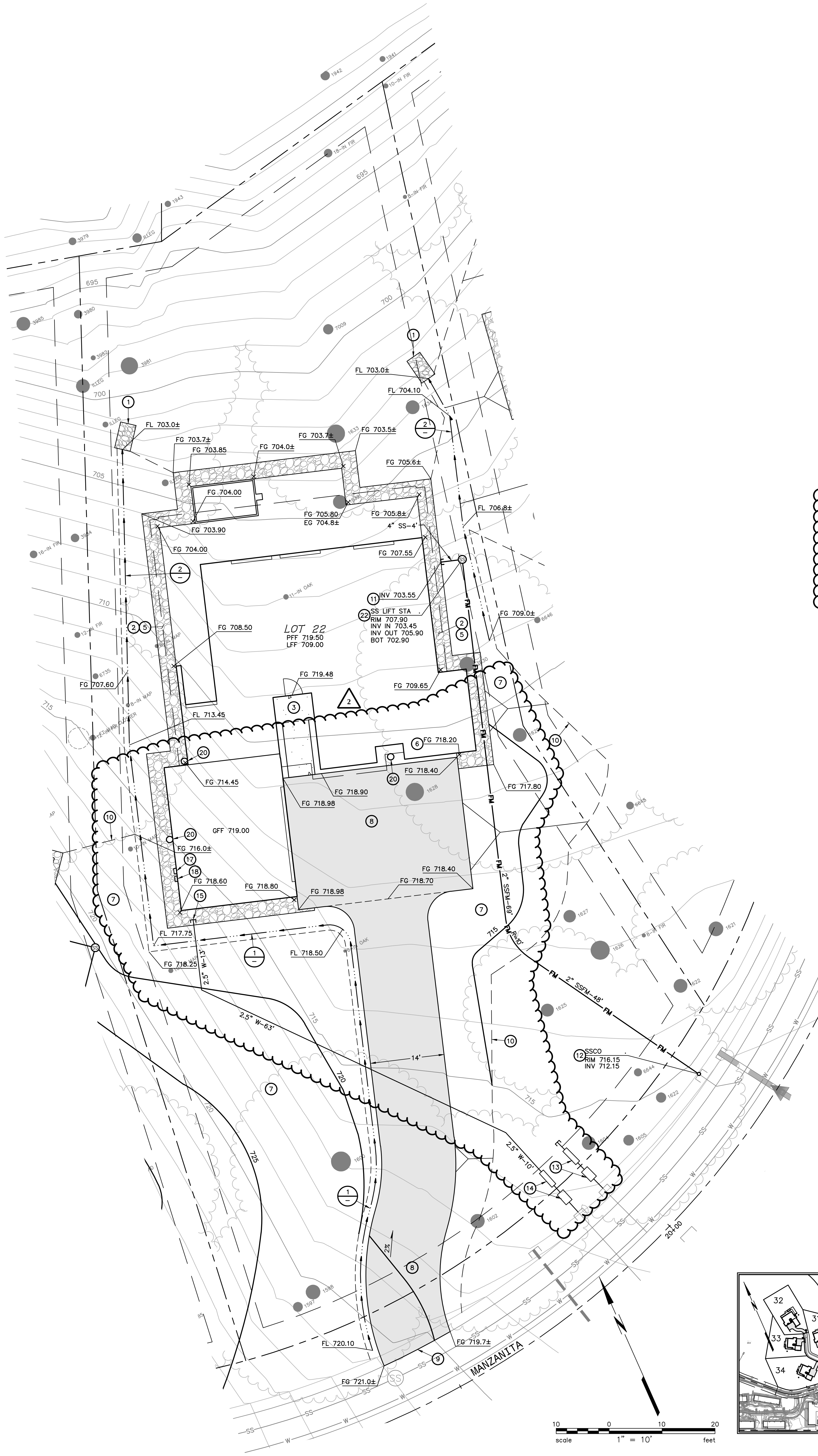

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⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

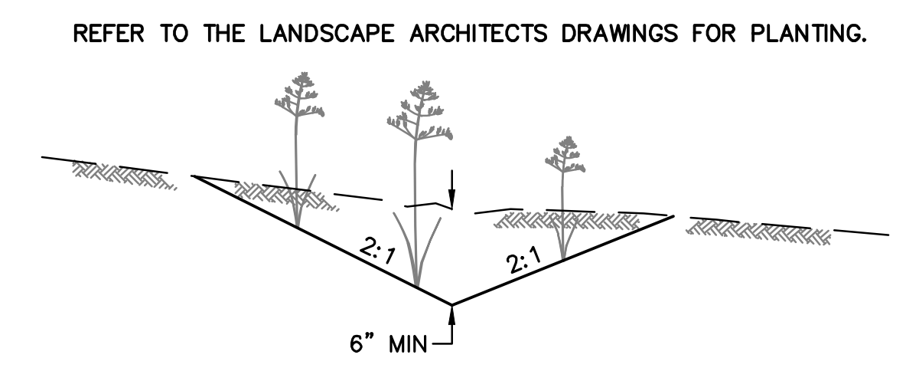
㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

SYMBOLS & LEGEND

EXISTING	PROPOSED	
⊕		BENCHMARK
●		IRON PIPE
◉		CENTERLINE MONUMENT
		BLOW OFF
		GATE VALVE
◪		AIR VACUUM RELEASE VALVE
		FIRE HYDRANT
		CHECK VALVE
		POST INDICATOR VALVE
		FIRE DEPARTMENT CONNECTION
▦		CATCH BASIN
⊞		GRATE INLET
□		DROP INLET
		TREE
		TREE CLUSTER
	☒	TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		GUARD RAIL
		FENCE
SIZE" SS	SIZE" SS	SANITARY SEWER
SIZE" SD	SIZE" SD	STORM DRAIN
SIZE" W	SIZE" W	WATER
OH		OVERHEAD UTILITY LINE
UT		PRIVATE DRY UTILITY TRENCH
JT		PUBLIC DRY UTILITY TRENCH
	▭	ASPHALT
	▨	RIP RAP ROCK SLOPE PROTECTION
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 / C1	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN
	A / C2	CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

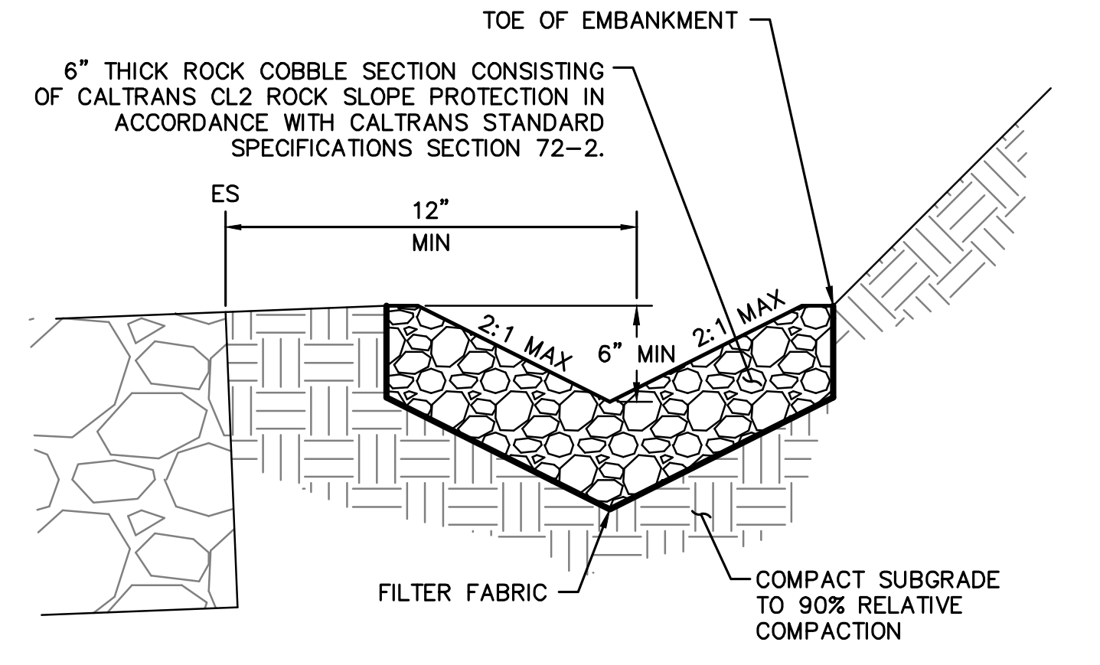
±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		



1 PLANTED EARTHEN SWALE

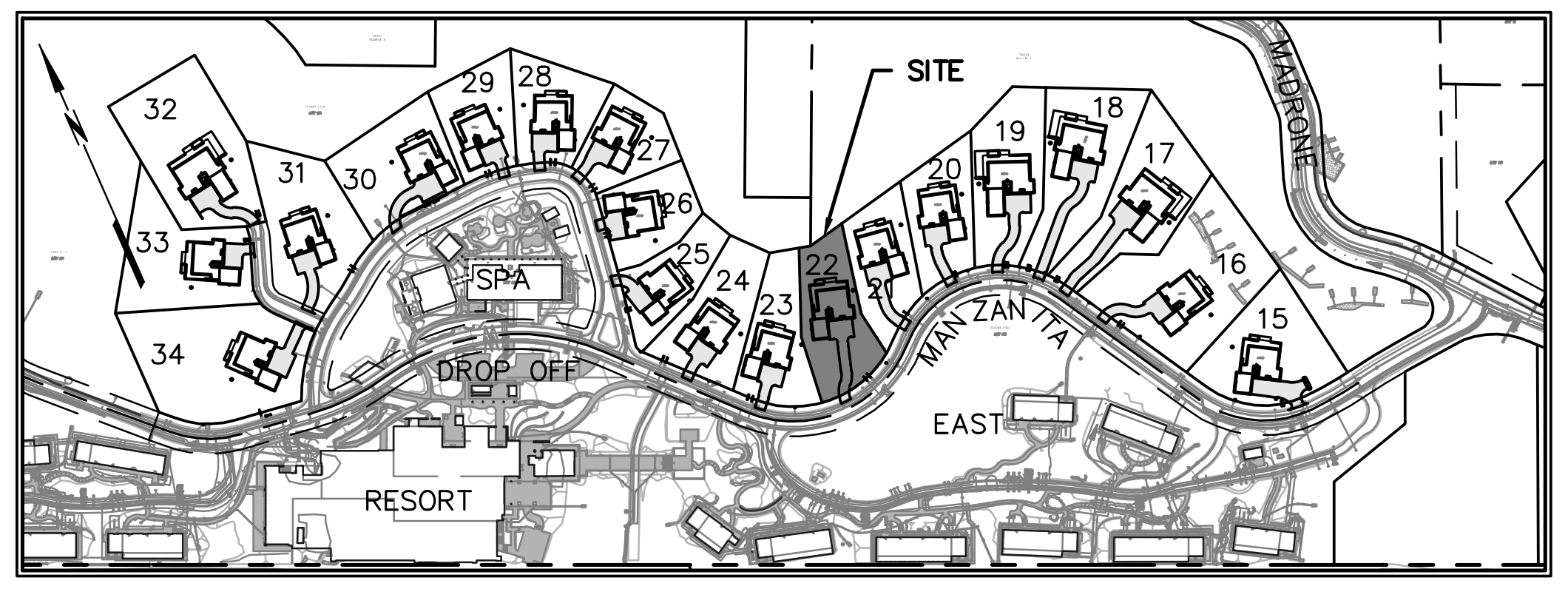
NO SCALE

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

2 COBBLE V-DITCH

NO SCALE



KEY MAP

NOT TO SCALE

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

8/1/2024

RGH CONSULTANTS DATE

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Architecture · Experience · Integrity
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San Diego, CA 92110
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SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

JASON KIRCHMANN
C 78079
07/30/2024

CALISTOGA
HILLS RESORT
VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 22

APN: 011-320-099

C-8

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR “PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT” FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES WITHIN A CERTAIN PROXIMITY TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. PRIOR TO COMMENCING HOUSE CONSTRUCTION CONFIRM THAT THE MATERIALS PROPOSED ON THE ARCHITECTURAL DRAWINGS WILL NOT VIOLATE THIS REQUIREMENT WHEN INSTALLED USING THE ELEVATIONS SHOWN ON THIS DRAWING.

SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

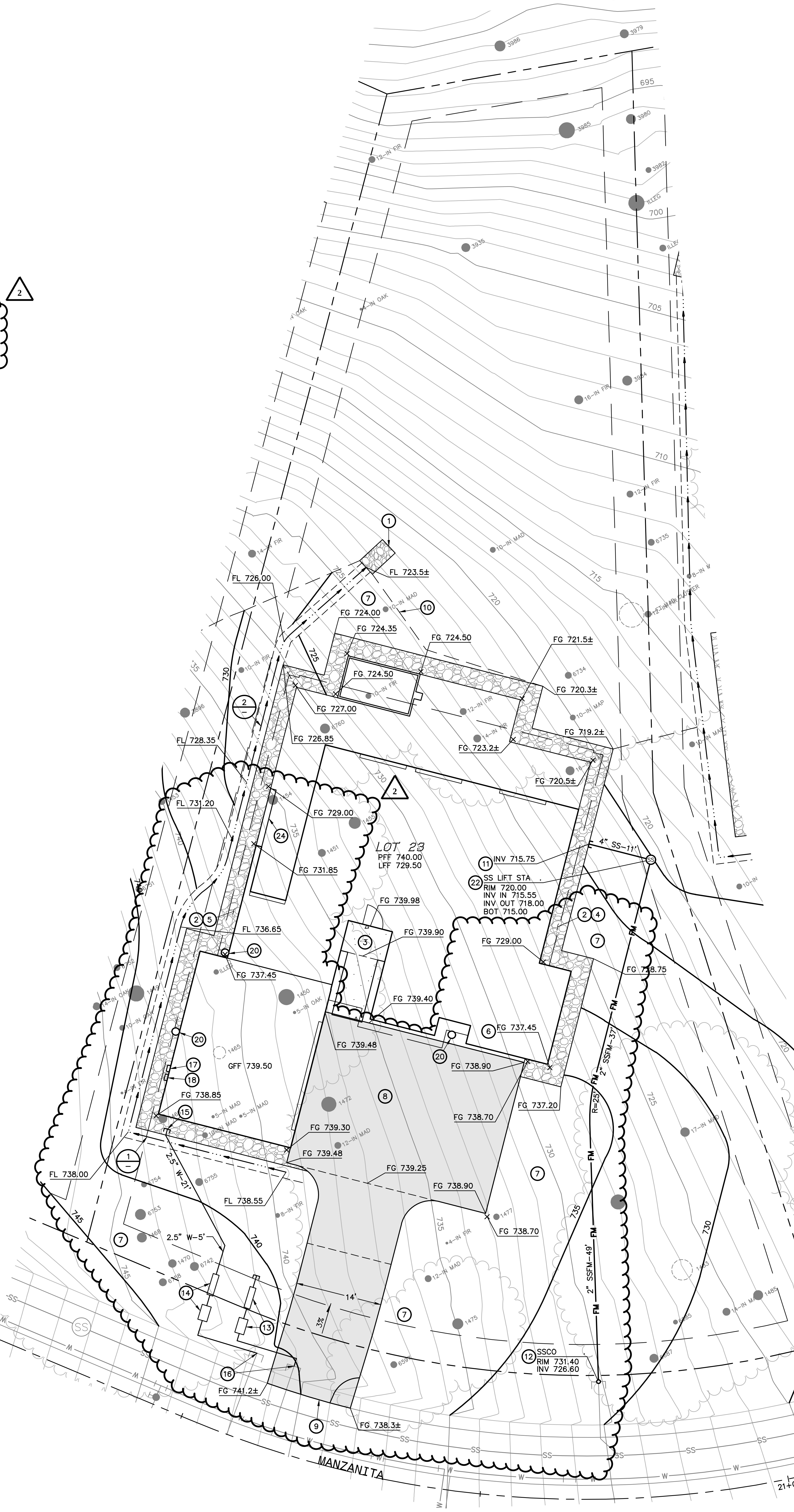
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

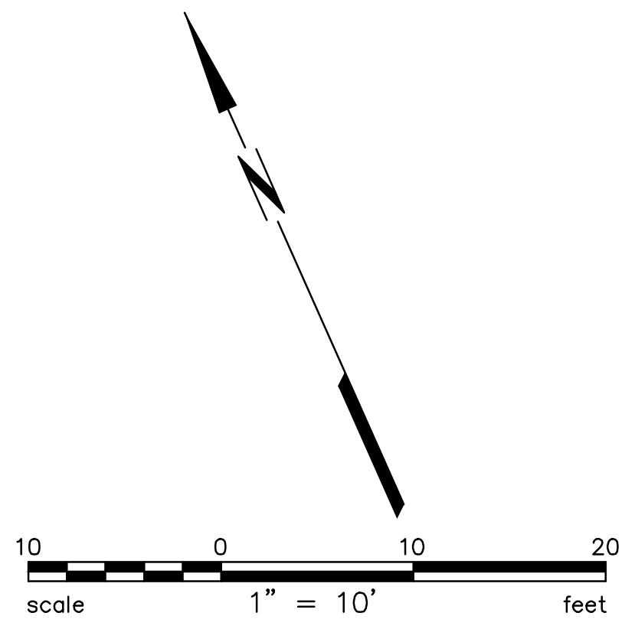
BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.





KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

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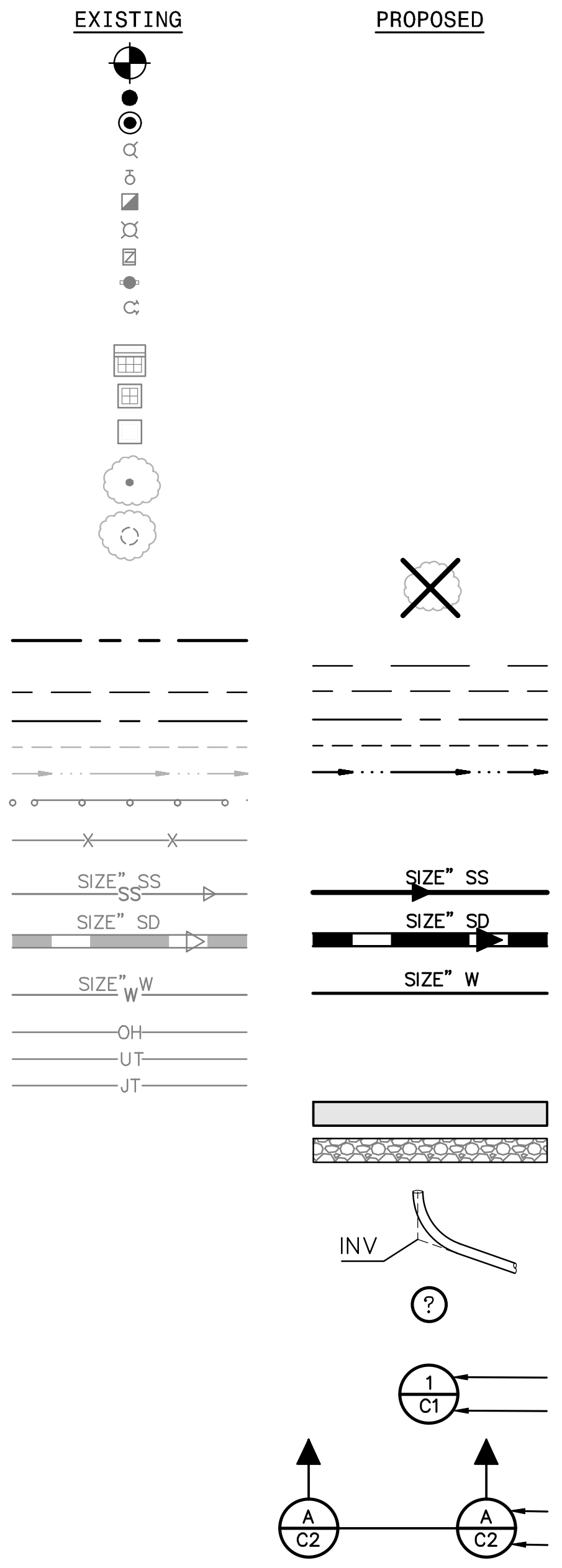
2

㉔ RETAINING WALL. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS.

SYMBOLS & LEGEND



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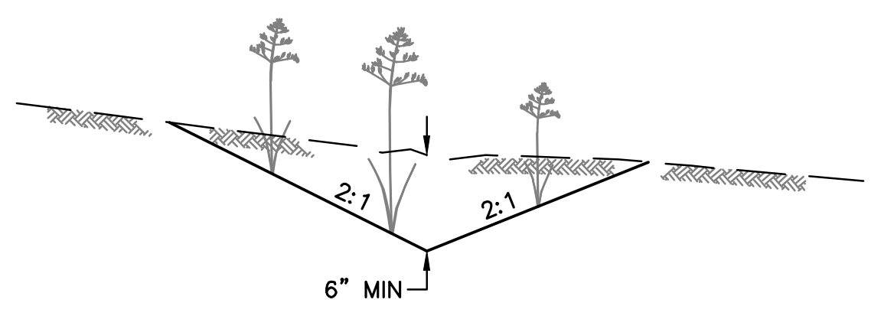
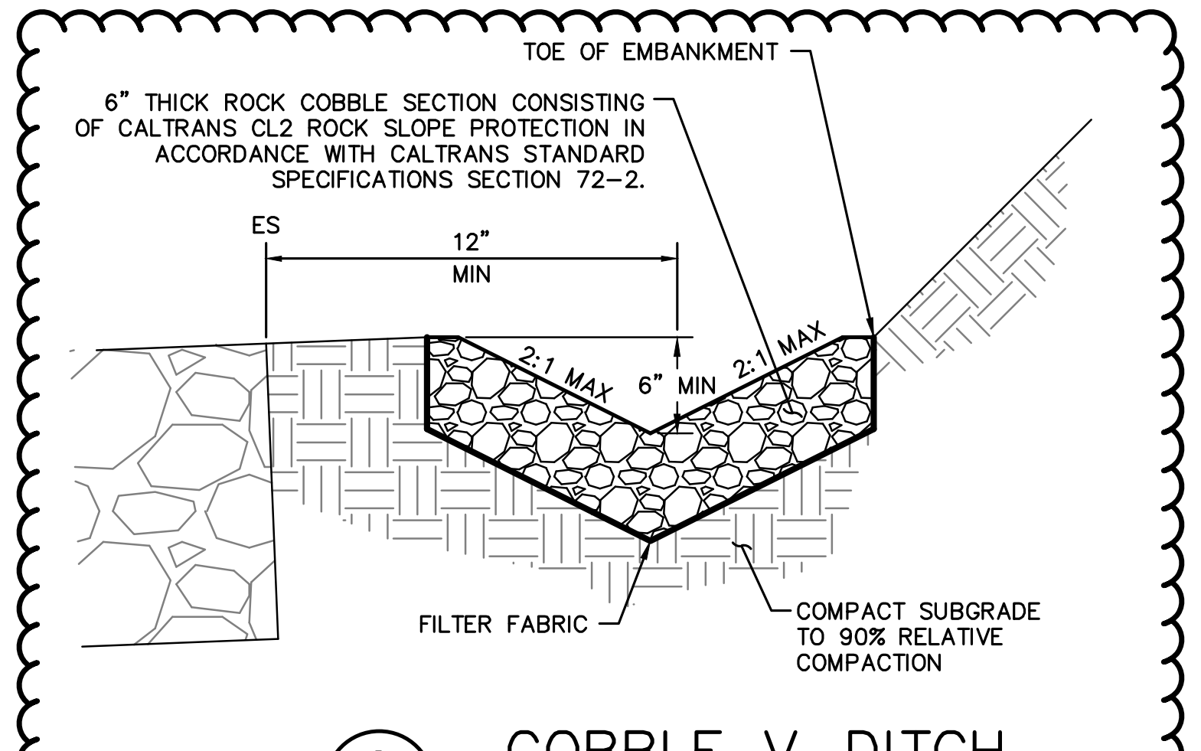
REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.

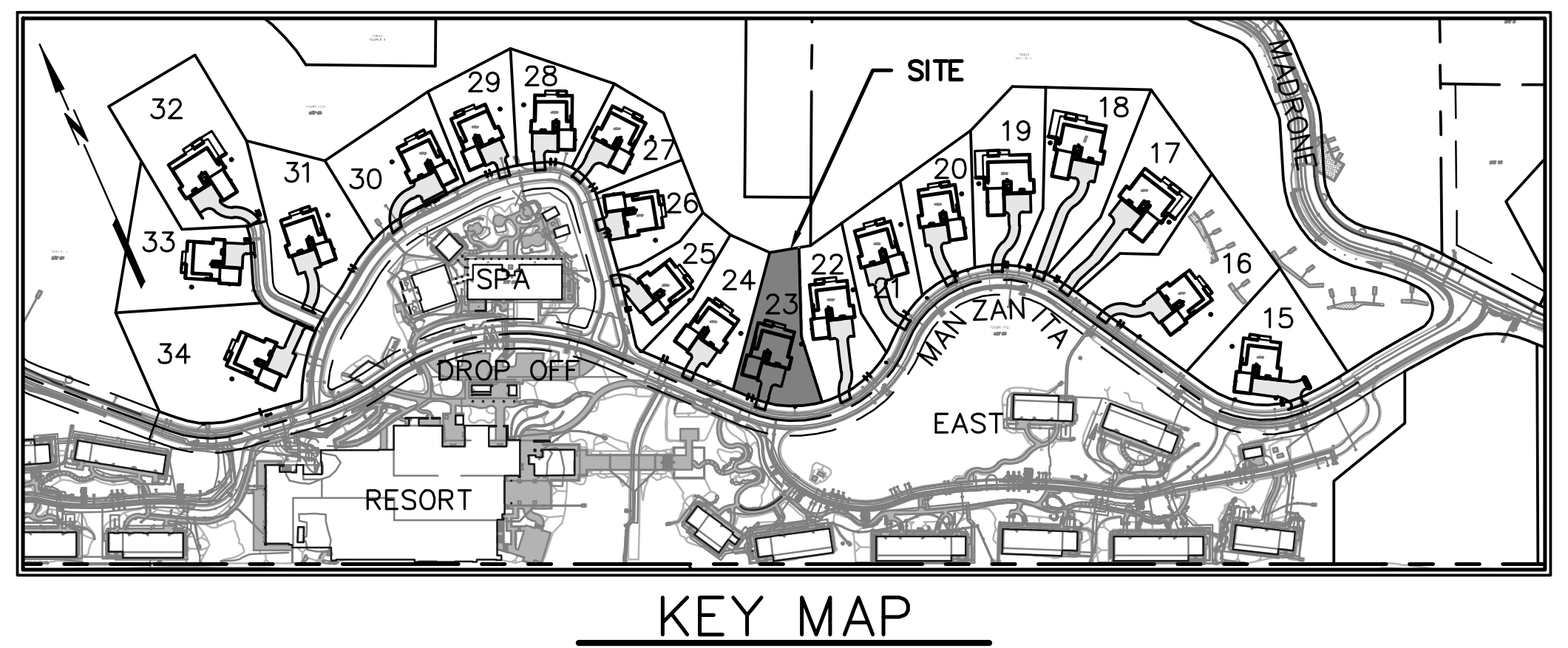


① PLANTED EARTHEN SWALE
NO SCALE

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

② COBBLE V-DITCH
NO SCALE



KEY MAP
NOT TO SCALE

GEOTECHNICAL ENGINEER

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Eric J. Chase 8/1/2024
RGH CONSULTANTS DATE

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REGISTERED PROFESSIONAL ENGINEER
JASON KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA
07/30/2024

CALISTOGA HILLS RESORT VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 23

APN: 011-310-049

C-9

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

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THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

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SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.

KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

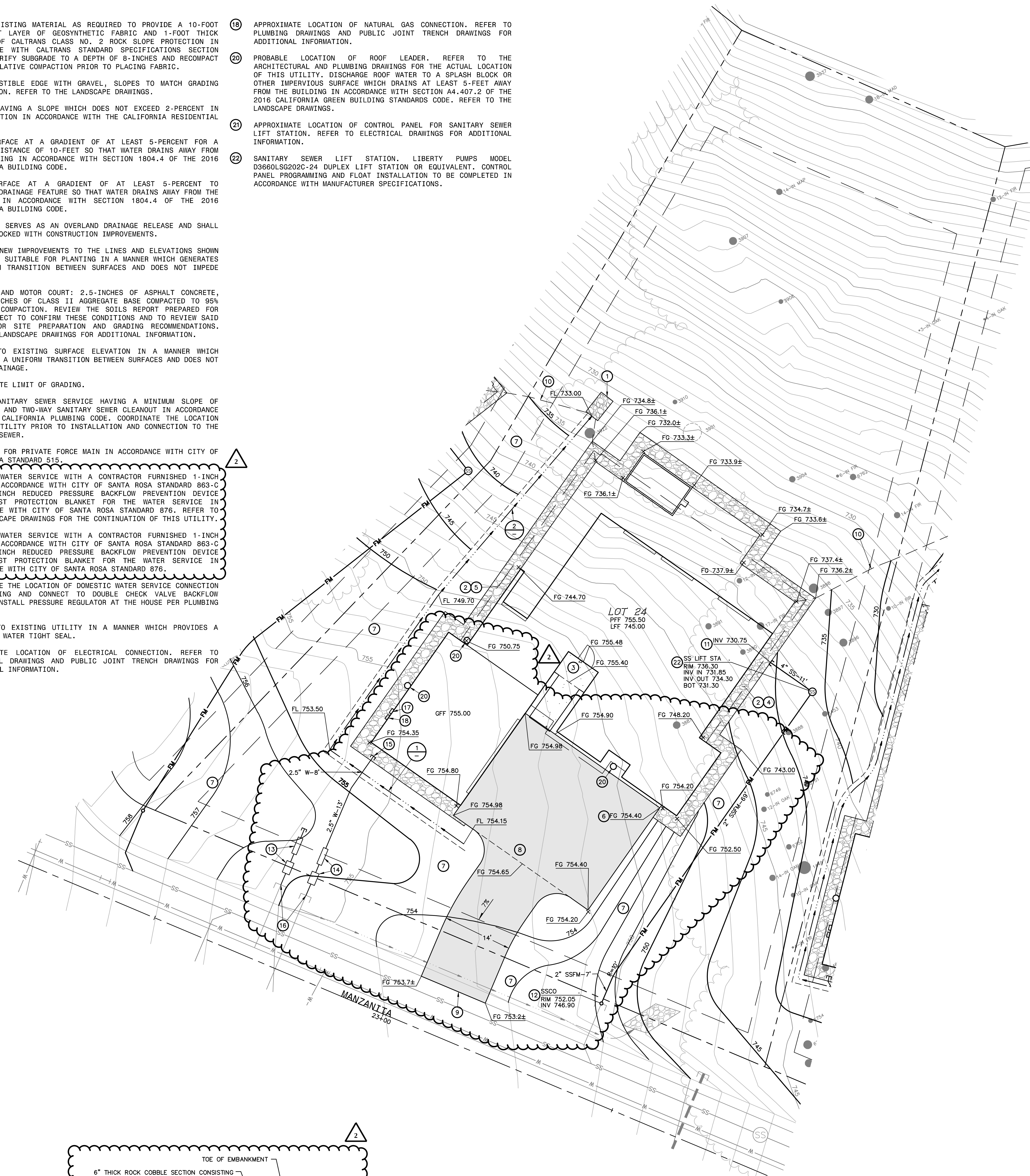
⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.



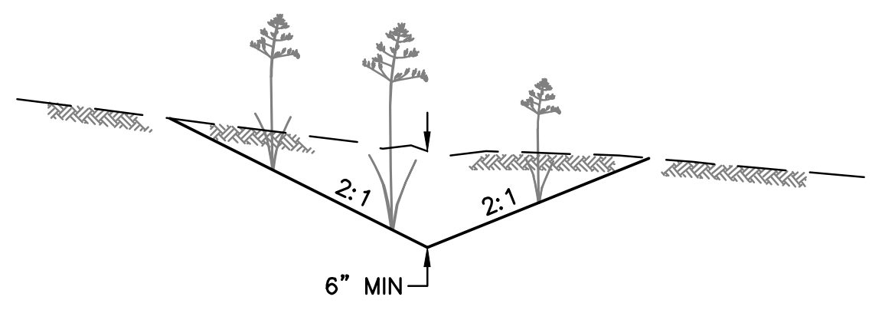
SYMBOLS & LEGEND

EXISTING	PROPOSED	
		BENCHMARK
		IRON PIPE
		CENTERLINE MONUMENT
		BLOW OFF
		GATE VALVE
		AIR VACUUM RELEASE VALVE
		FIRE HYDRANT
		CHECK VALVE
		POST INDICATOR VALVE
		FIRE DEPARTMENT CONNECTION
		CATCH BASIN
		GRATE INLET
		DROP INLET
		TREE
		TREE CLUSTER
	✕	TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		GUARD RAIL
		FENCE
SIZE" SS	SIZE" SS	SANITARY SEWER
SIZE" SD	SIZE" SD	STORM DRAIN
SIZE" W	SIZE" W	WATER
OH		OVERHEAD UTILITY LINE
UT		PRIVATE DRY UTILITY TRENCH
JT		PUBLIC DRY UTILITY TRENCH
	▭	ASPHALT
	▨	RIP RAP ROCK SLOPE PROTECTION
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 / C1	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN
	A / C2	CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

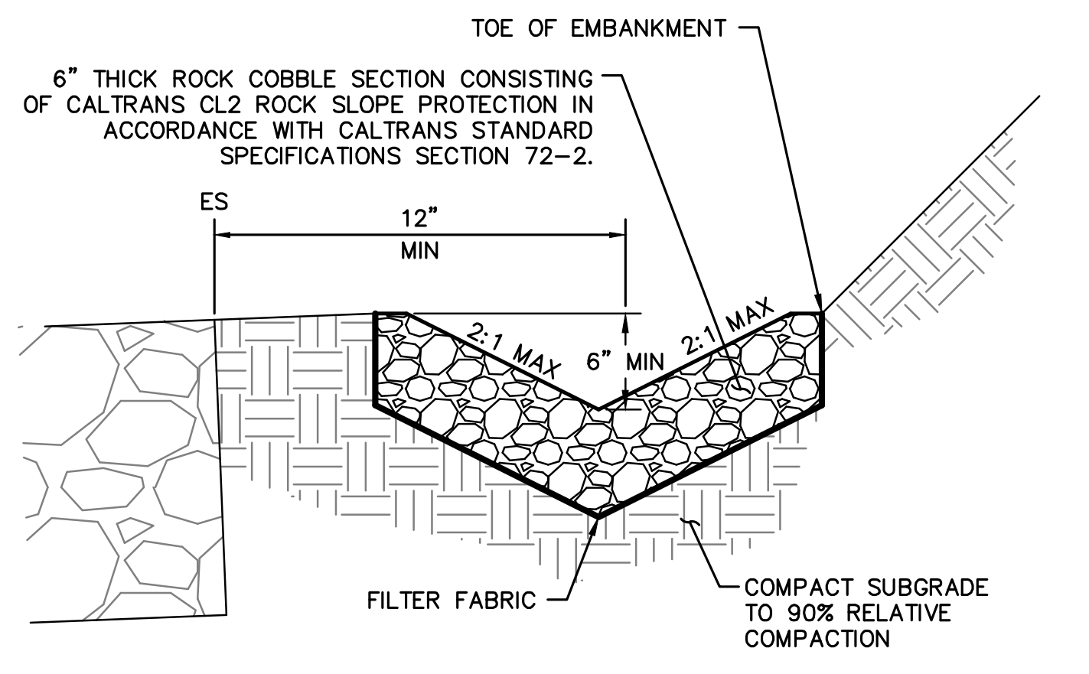
±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.



① PLANTED EARTHEN SWALE
NO SCALE

2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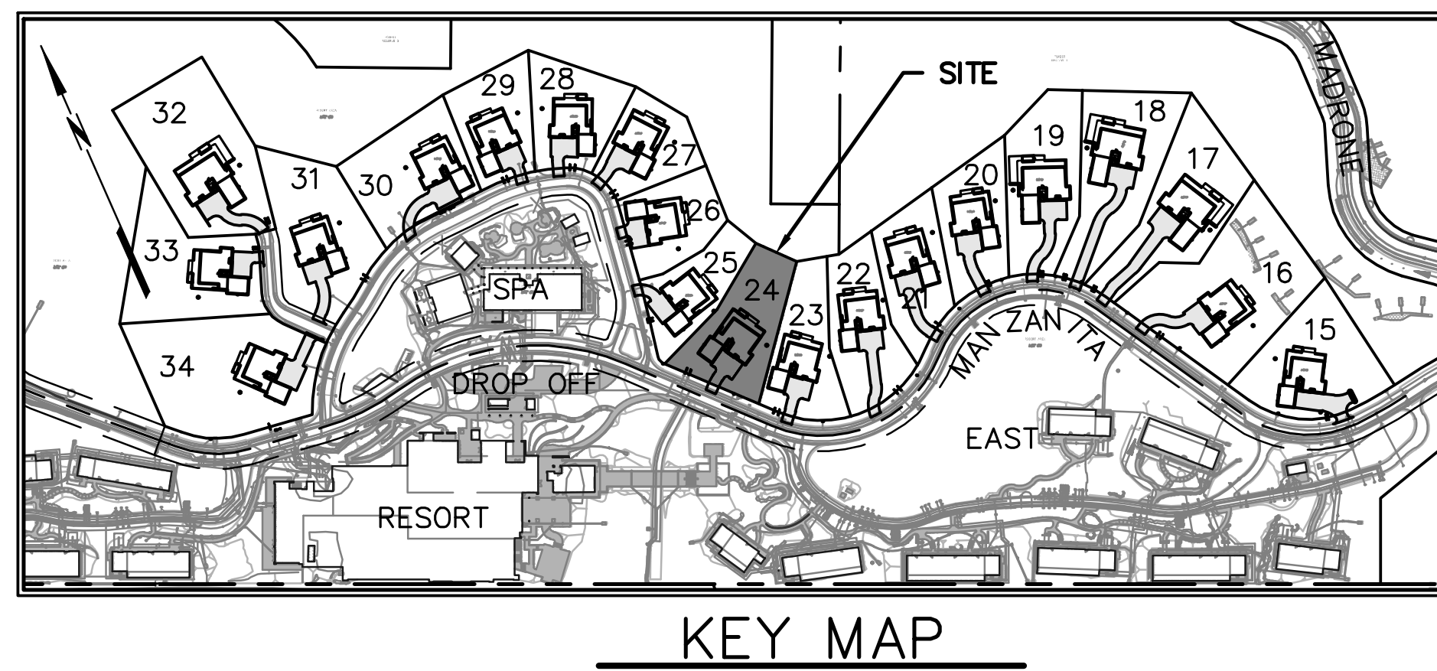

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8/1/2024

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JASON KIRCHMANN
C 78079
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CALISTOGA
HILLS RESORT
VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 24

APN: 011-310-050

C-10

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THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

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UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

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A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

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DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

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ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

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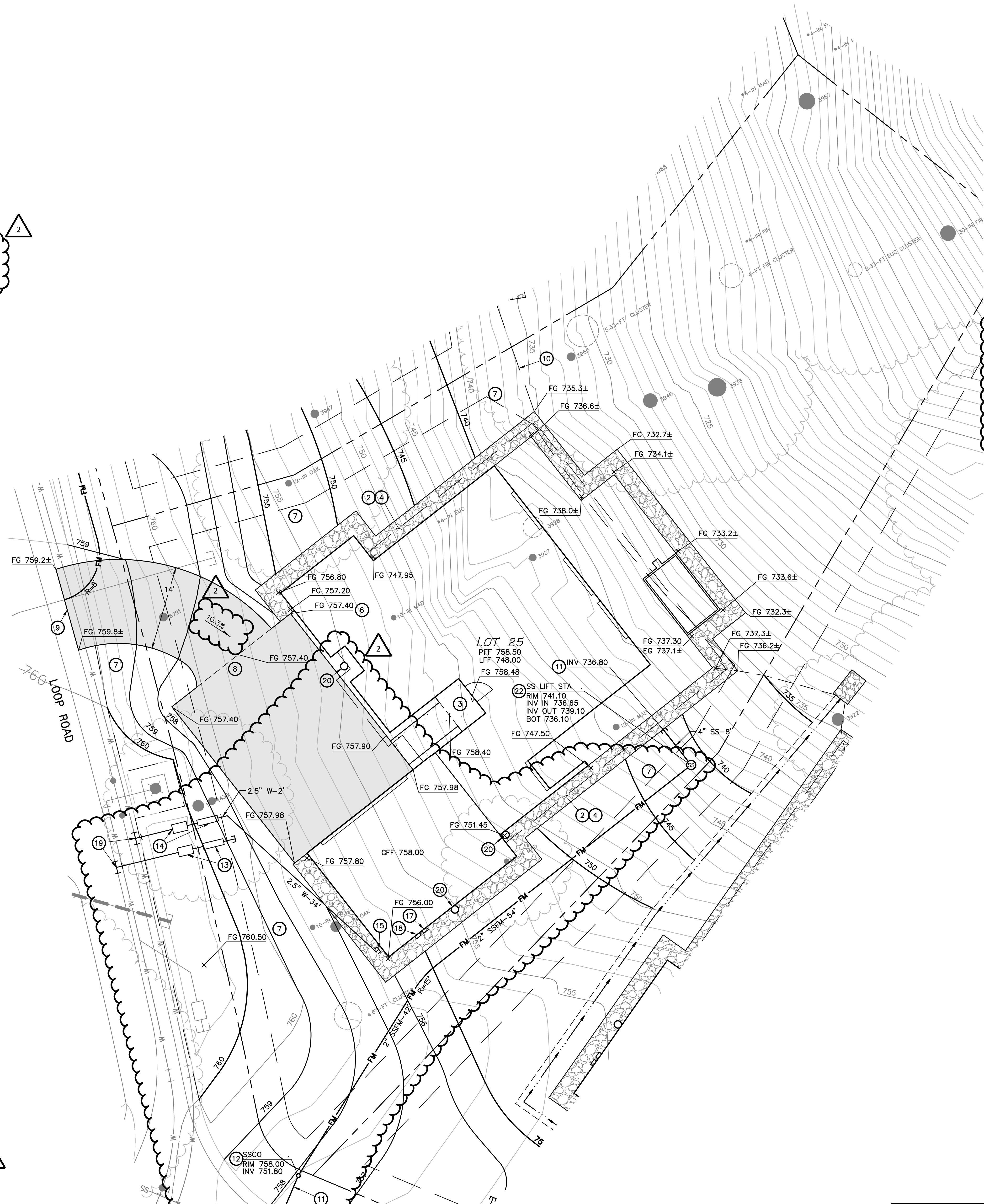
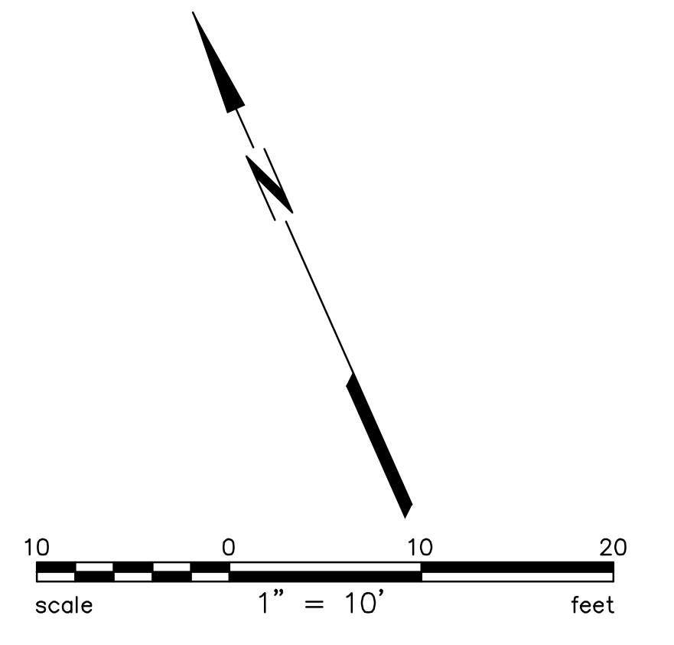
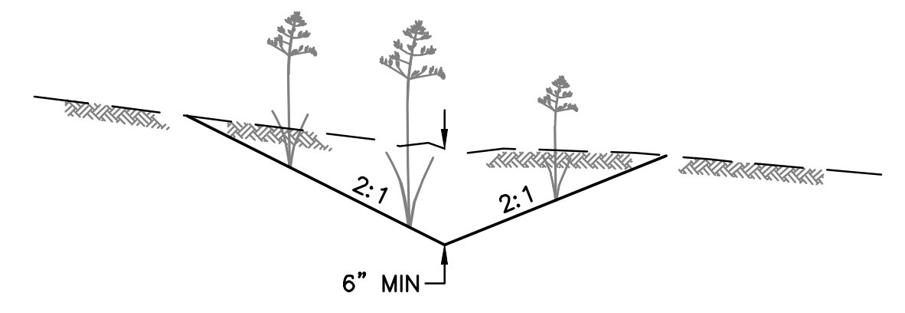




REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.



1 — PLANTED EARTHEN SWALE
NO SCALE

KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

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③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

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⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

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⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

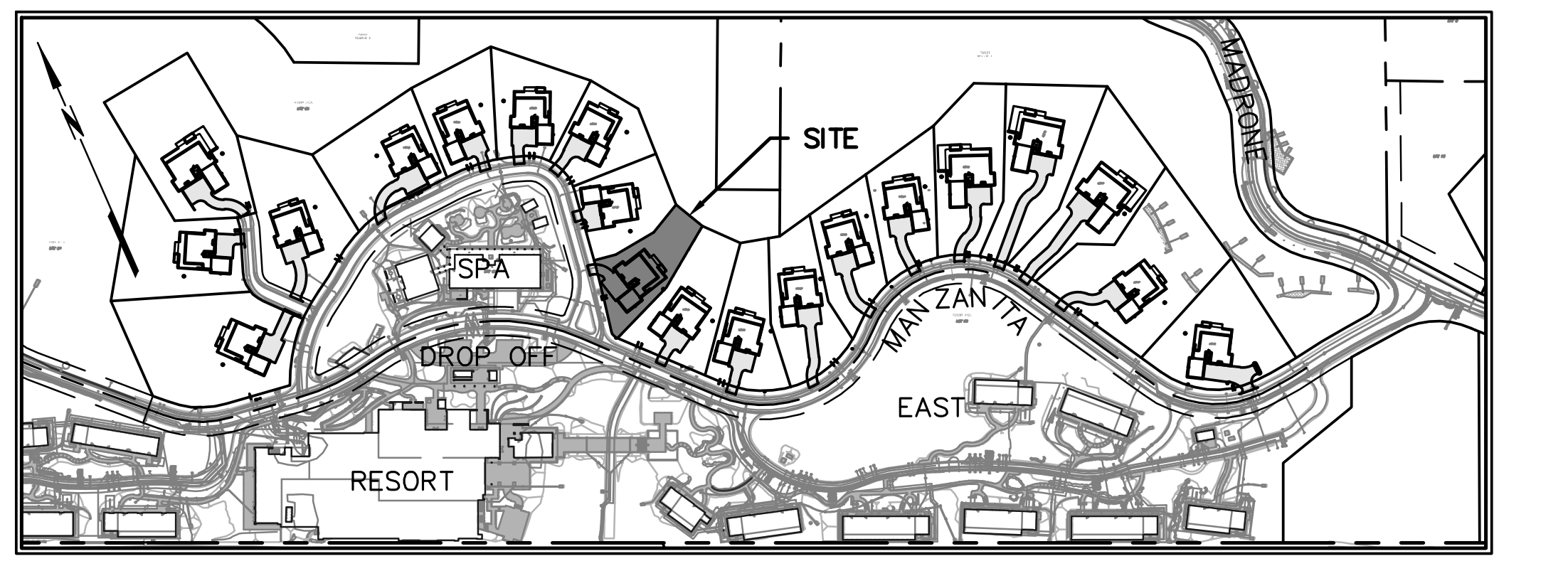
⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑲ CUT IN A TEE WITH A REDUCER ON THE BRANCH SIDE OF THE TEE, WHERE REQUIRED.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.



KEY MAP
NOT TO SCALE

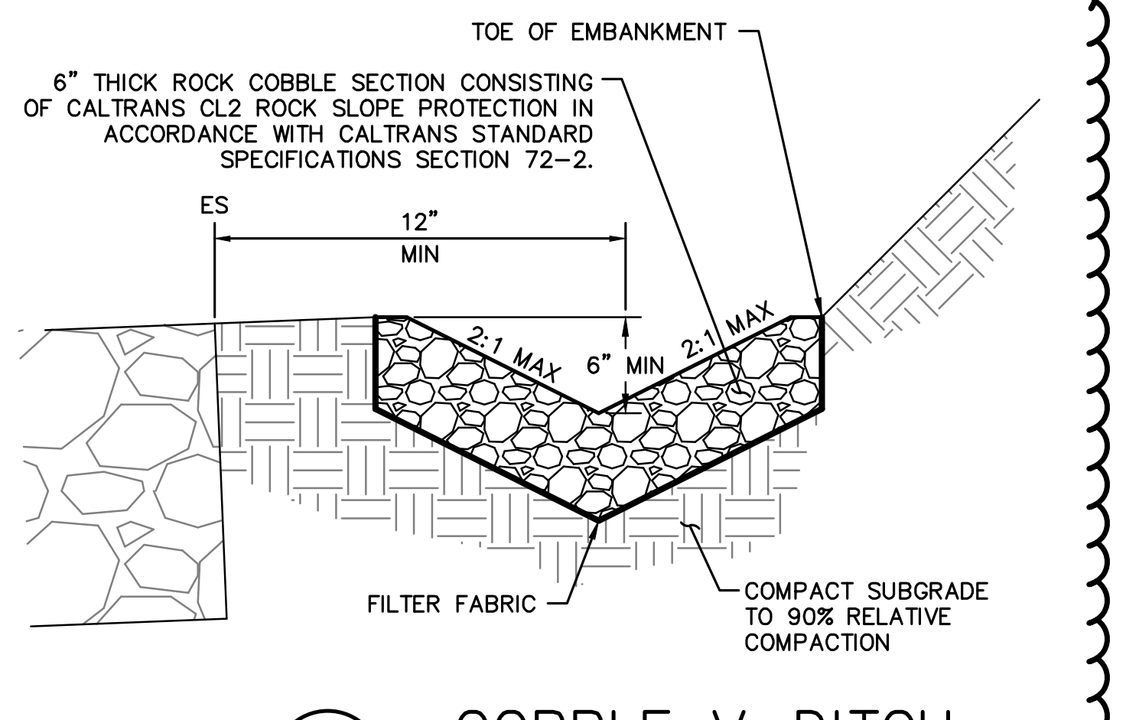
SYMBOLS & LEGEND

EXISTING	PROPOSED	
⊕		BENCHMARK
●		IRON PIPE
◉		CENTERLINE MONUMENT
		BLOW OFF
		GATE VALVE
◪		AIR VACUUM RELEASE VALVE
		FIRE HYDRANT
		CHECK VALVE
		POST INDICATOR VALVE
		FIRE DEPARTMENT CONNECTION
▦		CATCH BASIN
⊞		GRATE INLET
□		DROP INLET
		TREE
		TREE CLUSTER
	✕	TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
		GUARD RAIL
		FENCE
SIZE" SS	SIZE" SS	SANITARY SEWER
SIZE" SD	SIZE" SD	STORM DRAIN
SIZE" W	SIZE" W	WATER
OH		OVERHEAD UTILITY LINE
UT		PRIVATE DRY UTILITY TRENCH
JT		PUBLIC DRY UTILITY TRENCH
	▭	ASPHALT
	▨	RIP RAP ROCK SLOPE PROTECTION
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 / C1	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN
	A / C2	CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

2 — COBBLE V-DITCH
NO SCALE

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

8/1/2024
RGH CONSULTANTS DATE

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Architecture · Experience · Integrity
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JASON KIRCHMANN
C 78079
CIVIL
07/30/2024

CALISTOGA
HILLS RESORT
VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title

PLOT PLAN
LOT 25

APN: 011-310-051

C-11

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR “PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT” FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

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SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

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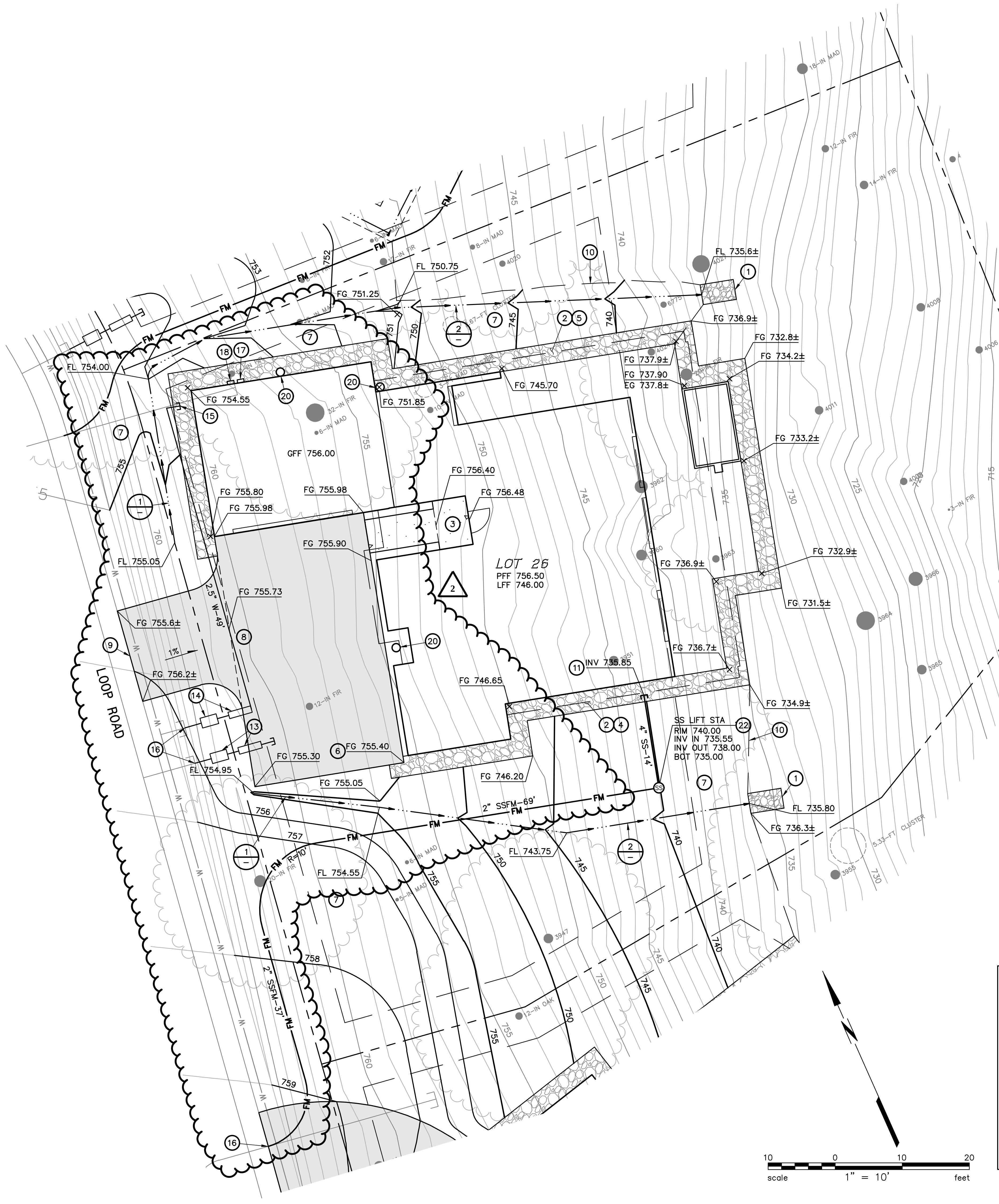

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2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

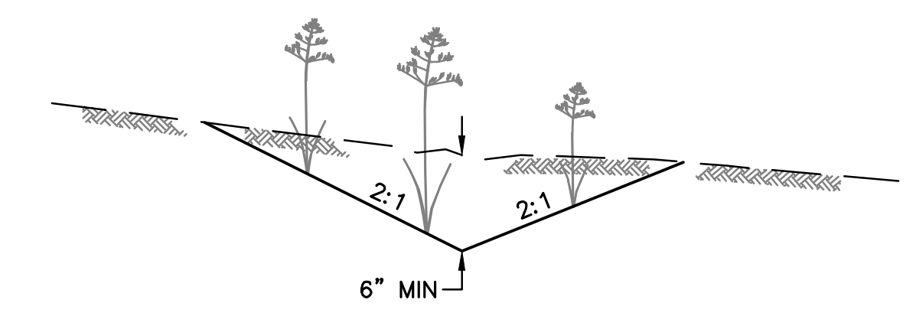
⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

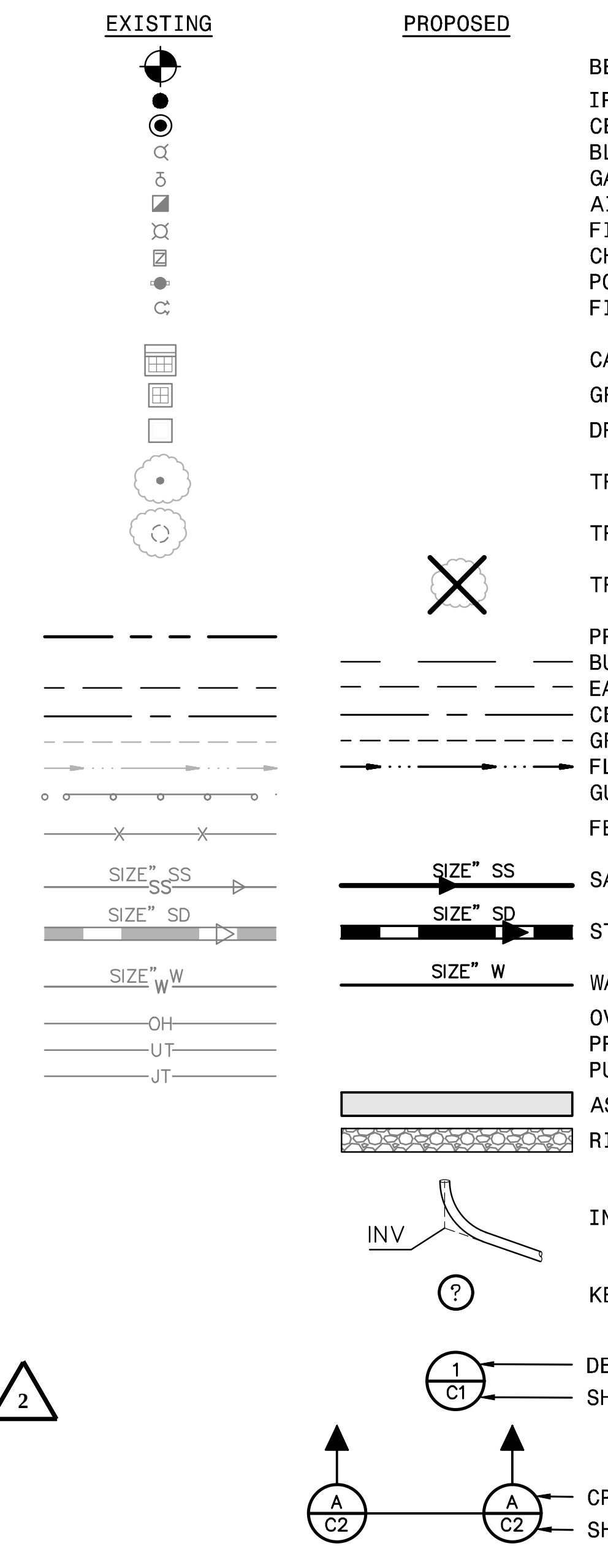
㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.



① PLANTED EARTHEN SWALE
NO SCALE

SYMBOLS & LEGEND

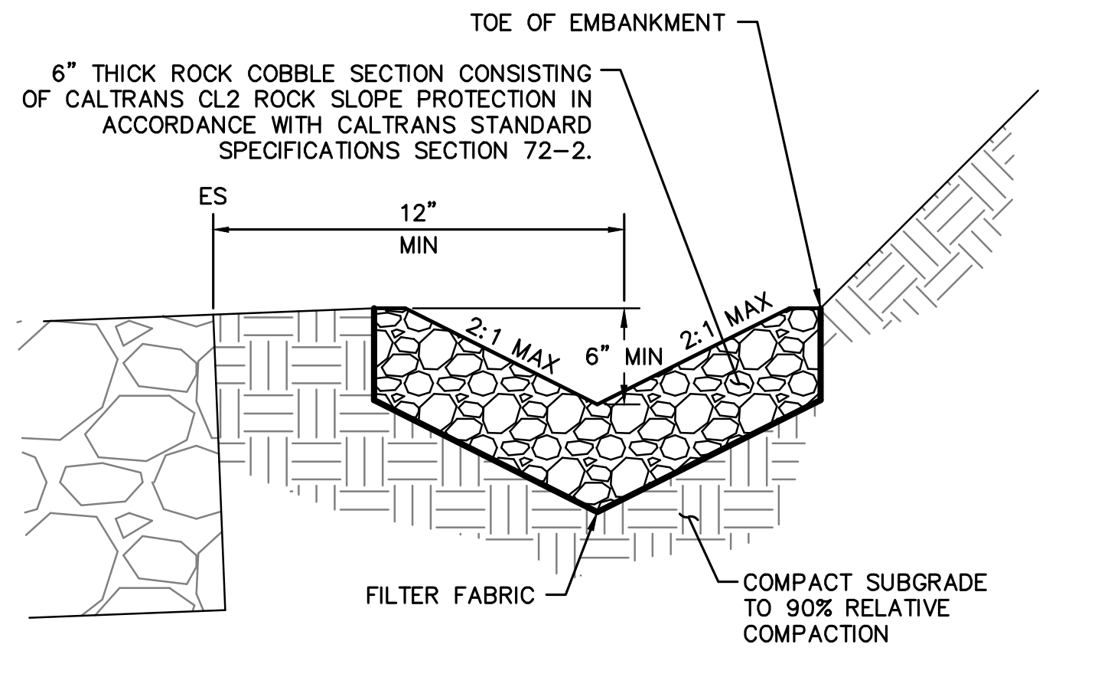


BENCHMARK
IRON PIPE
CENTERLINE MONUMENT
BLOW OFF
GATE VALVE
AIR VACUUM RELEASE VALVE
FIRE HYDRANT
CHECK VALVE
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
CATCH BASIN
GRATE INLET
DROP INLET
TREE
TREE CLUSTER
TREE TO BE REMOVED
PROPERTY LINE
BUILDING SETBACK
EASEMENT
CENTERLINE
GRADE BREAK
FLOW LINE
GUARD RAIL
FENCE
SANITARY SEWER
STORM DRAIN
WATER
OVERHEAD UTILITY LINE
PRIVATE DRY UTILITY TRENCH
PUBLIC DRY UTILITY TRENCH
ASPHALT
RIP RAP ROCK SLOPE PROTECTION
INVERT AT CLEANOUT
KEYNOTE
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS SHOWN
CROSS SECTION IDENTIFICATION
SHEET WHERE CROSS SECTION IS SHOWN

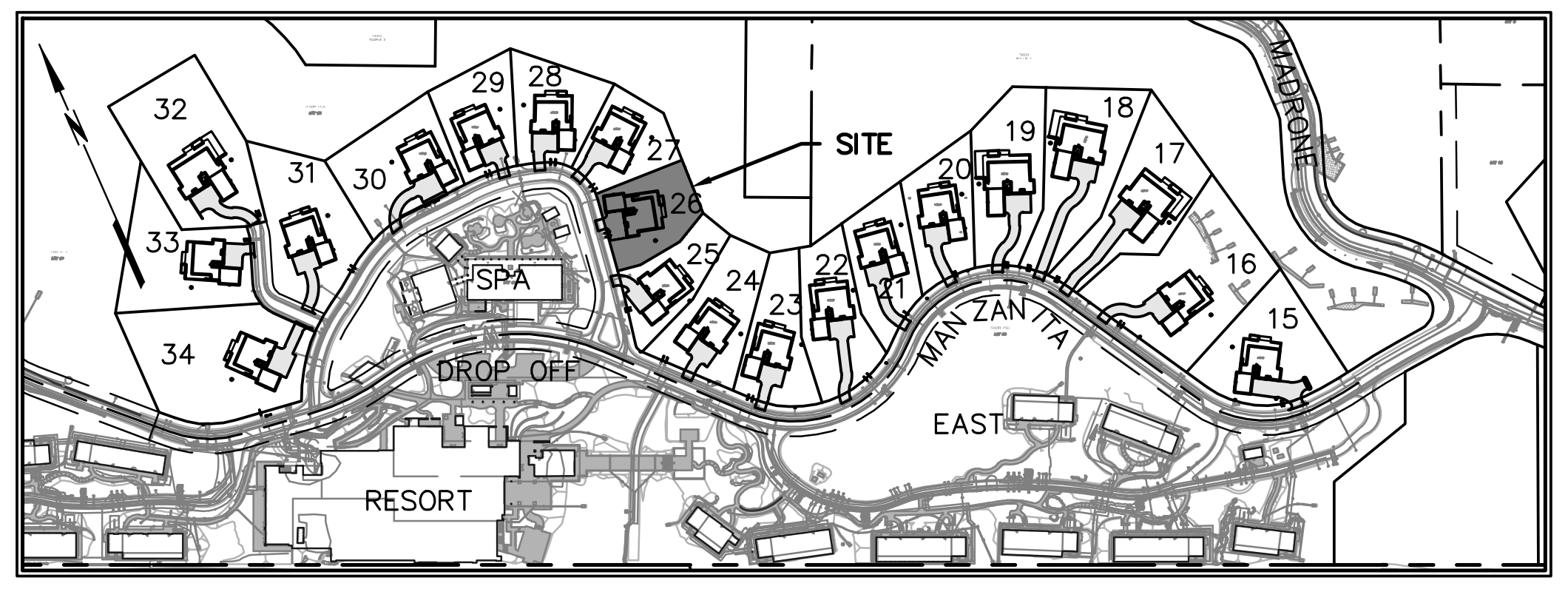
ABBREVIATIONS

±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12"
MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

② COBBLE V-DITCH
NO SCALE



KEY MAP
NOT TO SCALE

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

8/1/2024

RGH CONSULTANTS DATE

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Architecture · Experience · Integrity
1515 Morena Blvd.
San Diego, CA 92110
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SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

JASON KIRCHMANN
C 78079
CIVIL
07/30/2024

CALISTOGA
HILLS RESORT
VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 26

APN: 011-310-052

C-12

Plot: Jul 29, 2024 at 8:32pm
151029_VILLA_PLOT-03.dwg

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR “PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT” FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES WITHIN A CERTAIN PROXIMITY TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. PRIOR TO COMMENCING HOUSE CONSTRUCTION CONFIRM THAT THE MATERIALS PROPOSED ON THE ARCHITECTURAL DRAWINGS WILL NOT VIOLATE THIS REQUIREMENT WHEN INSTALLED USING THE ELEVATIONS SHOWN ON THIS DRAWING.

SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

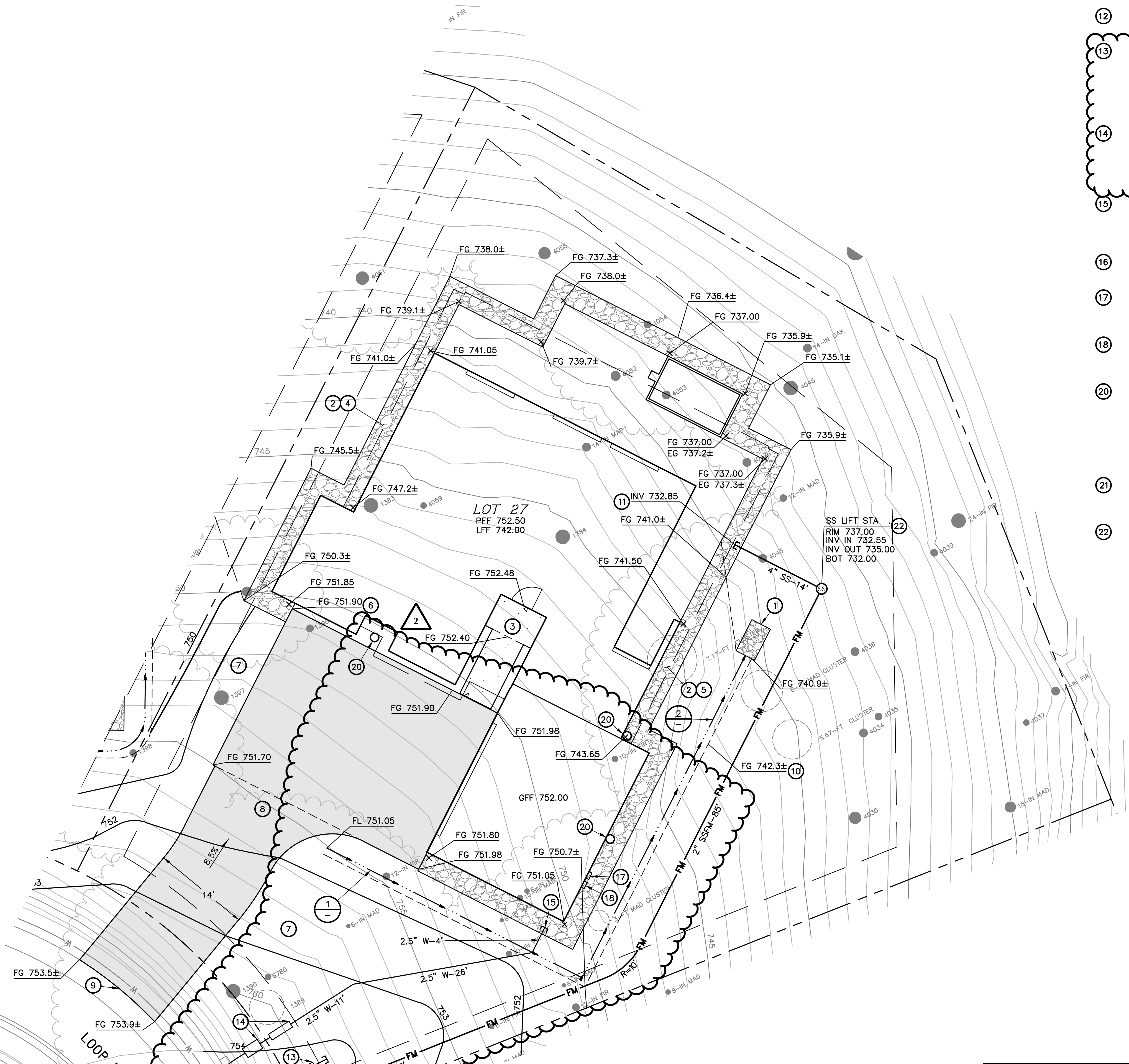
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

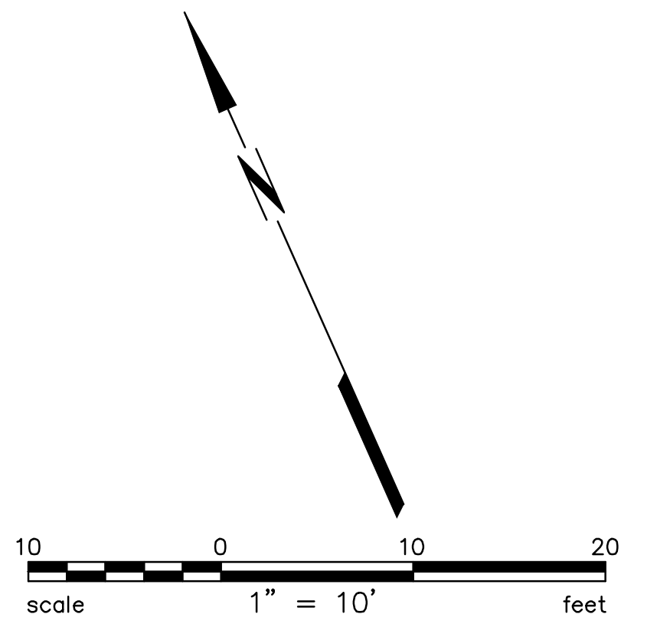
BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.





KEYNOTES

1. REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.
2. NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.
3. LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.
4. SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.
5. SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.
6. THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.
7. BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.
8. DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
9. CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.
10. APPROXIMATE LIMIT OF GRADING.
11. 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.
12. DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

13. 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.
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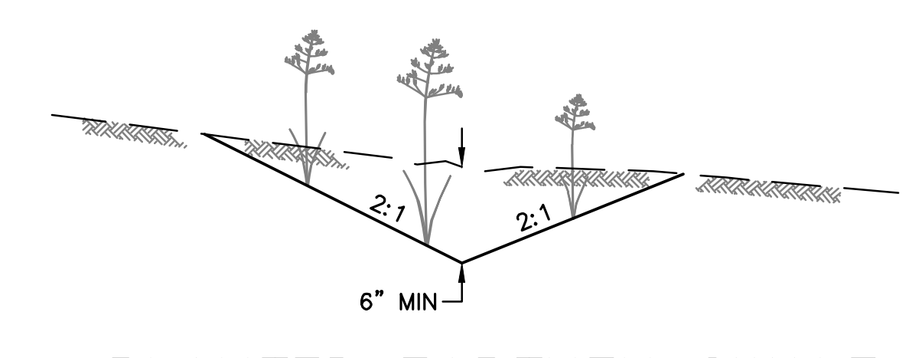

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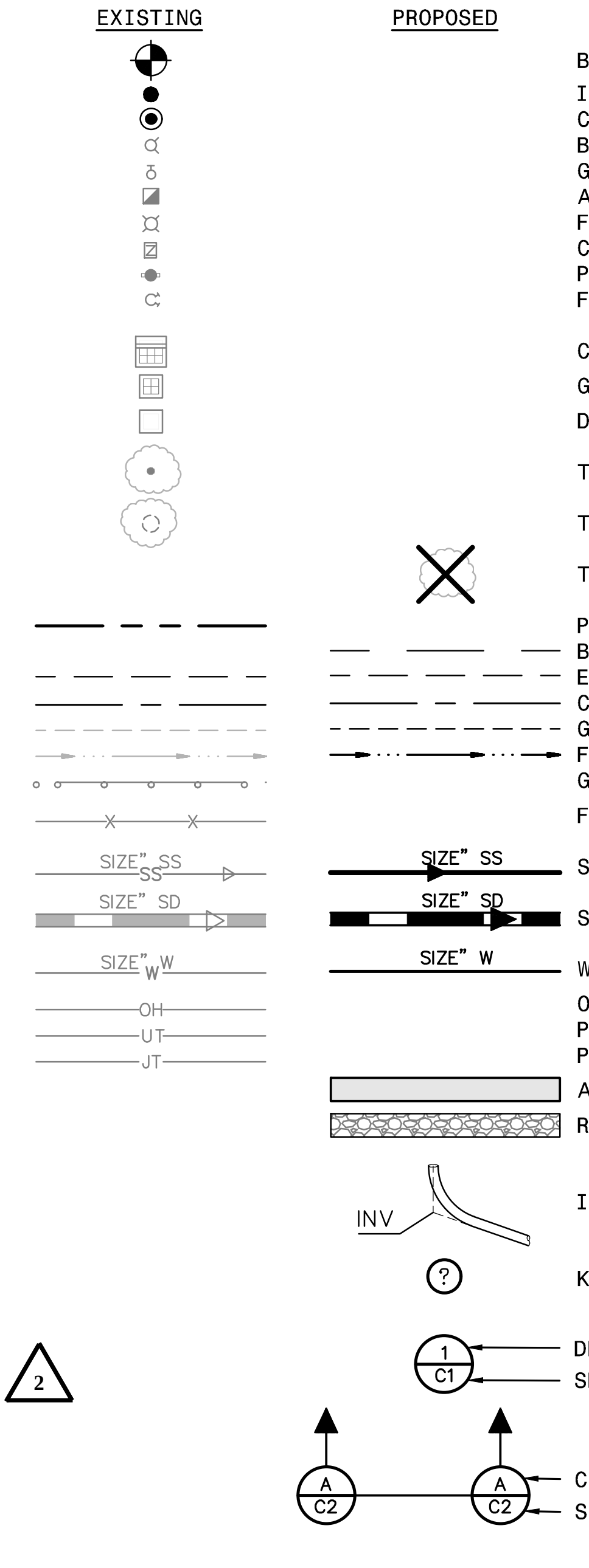

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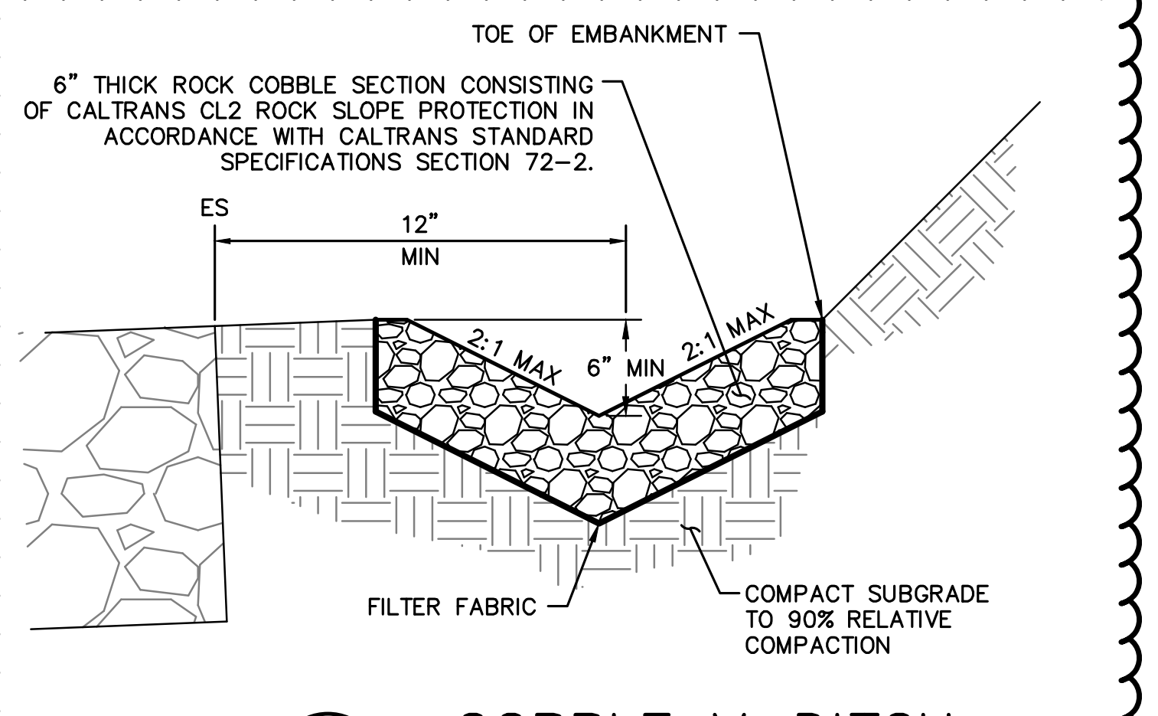
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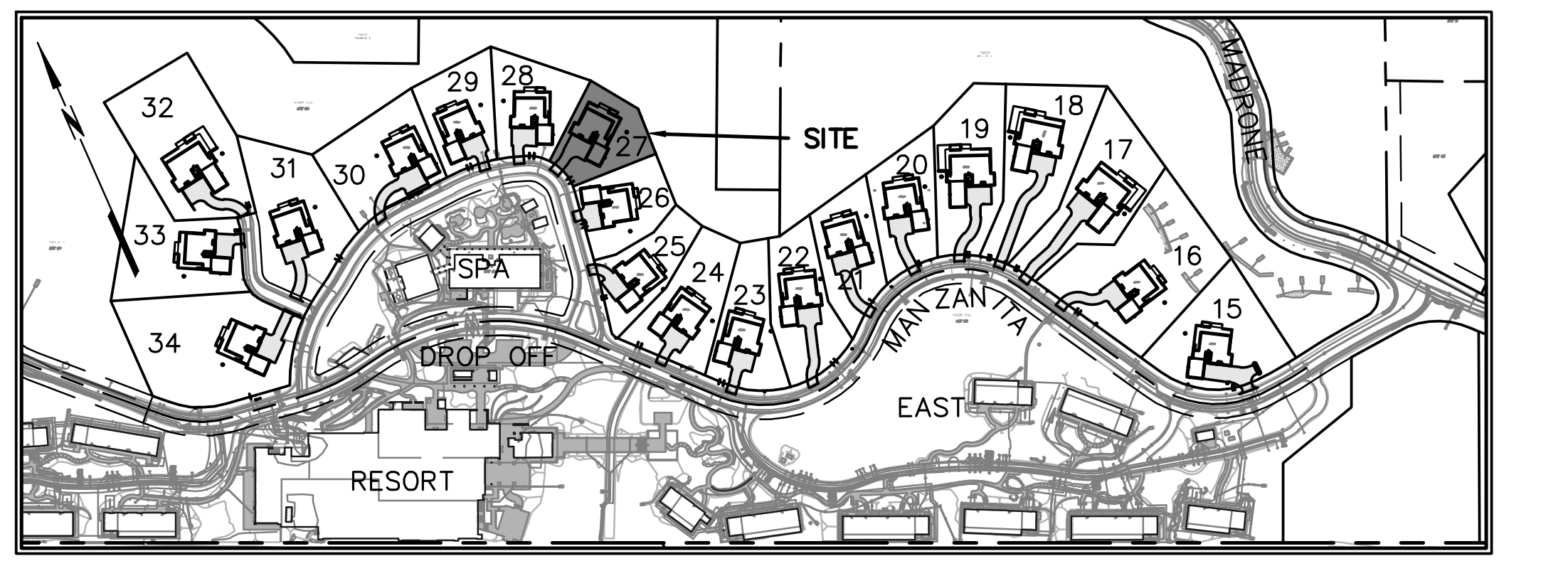
2 — COBBLE V-DITCH
NO SCALE



KEY MAP
NOT TO SCALE

GEOTECHNICAL ENGINEER

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8/1/2024

RGH CONSULTANTS — DATE

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REGISTERED PROFESSIONAL ENGINEER
JASON KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA
07/30/2024

CALISTOGA
HILLS RESORT
VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 27

APN: 011-310-053

C-13

NOTES:

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THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

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UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

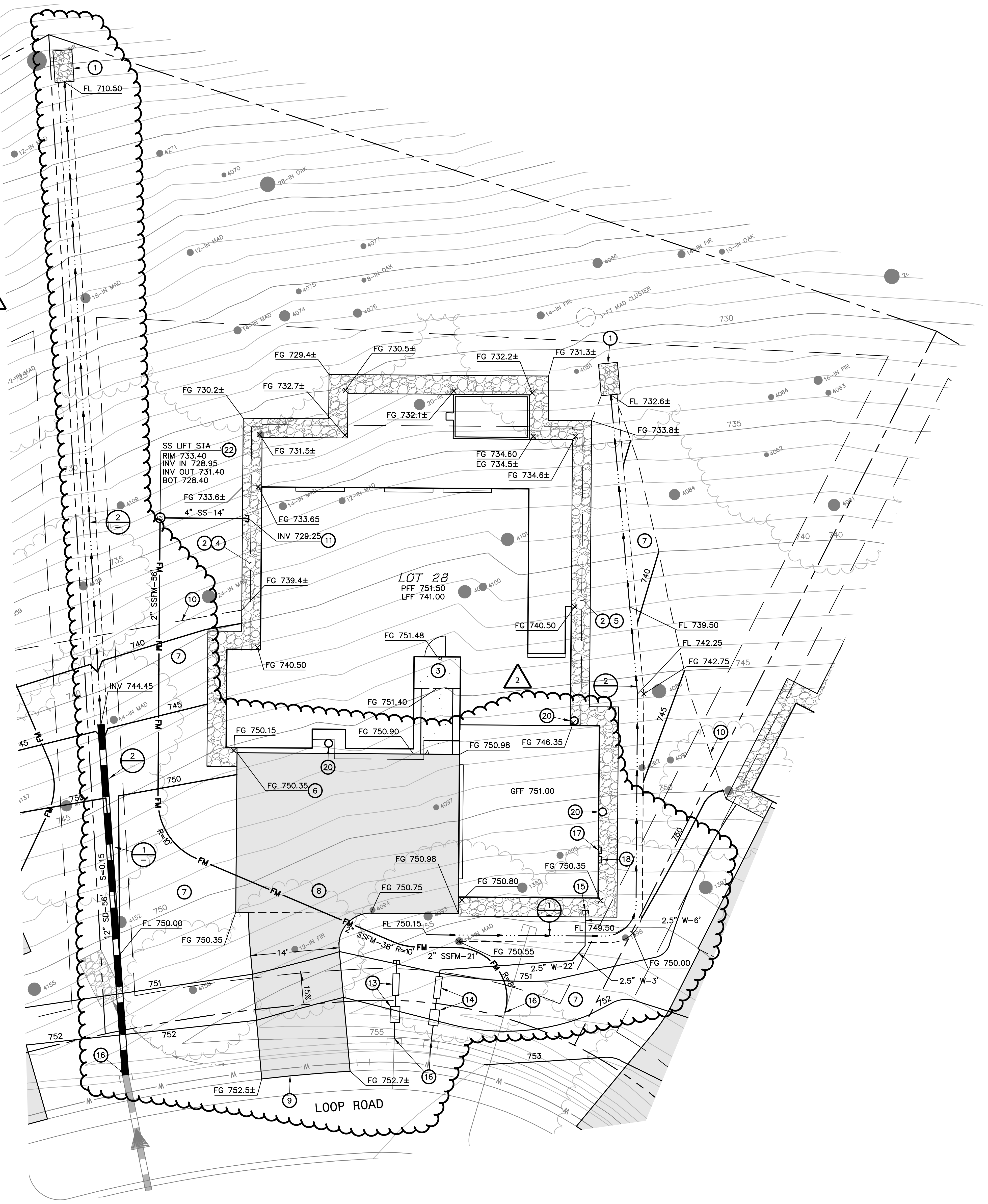
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

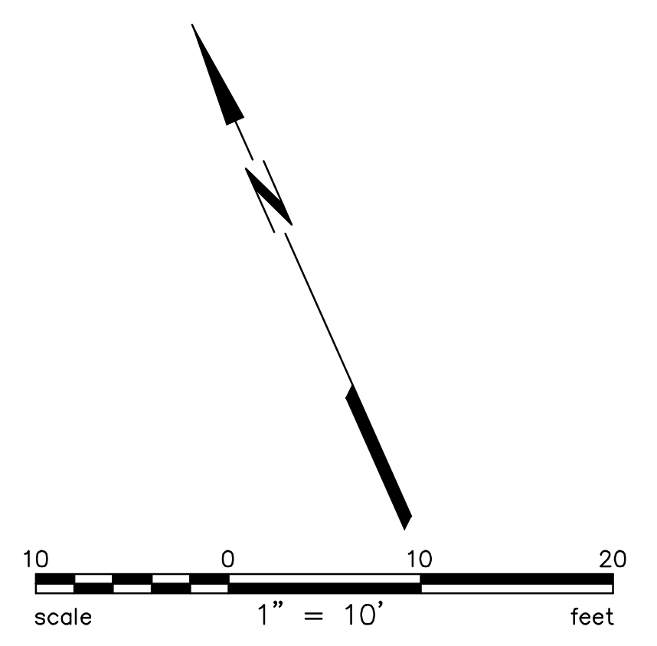
BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.





KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

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⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

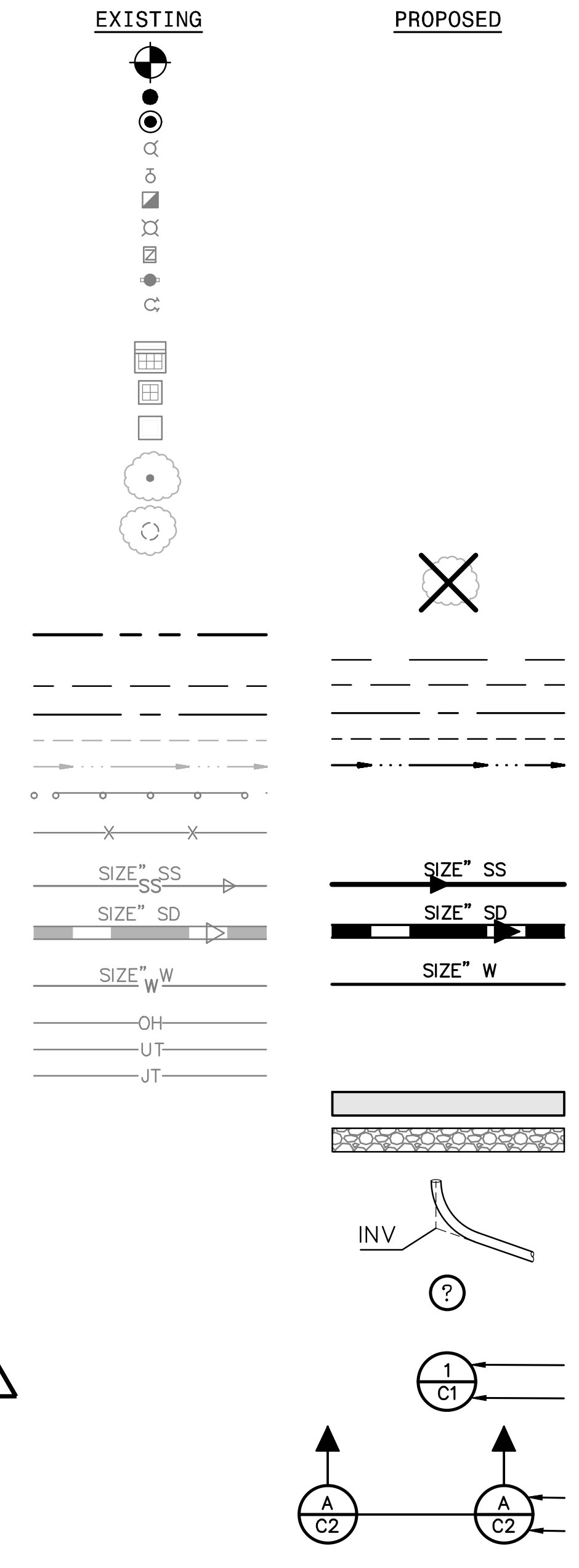
⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

SYMBOLS & LEGEND

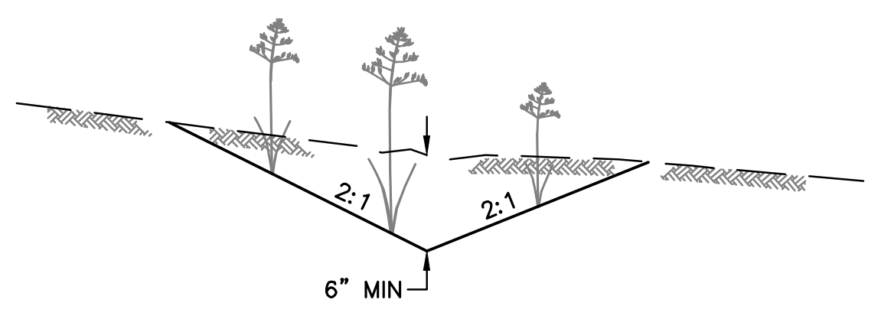


BENCHMARK
IRON PIPE
CENTERLINE MONUMENT
BLOW OFF
GATE VALVE
AIR VACUUM RELEASE VALVE
FIRE HYDRANT
CHECK VALVE
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
CATCH BASIN
GRATE INLET
DROP INLET
TREE
TREE CLUSTER
TREE TO BE REMOVED
PROPERTY LINE
BUILDING SETBACK
EASEMENT
CENTERLINE
GRADE BREAK
FLOW LINE
GUARD RAIL
FENCE
SANITARY SEWER
STORM DRAIN
WATER
OVERHEAD UTILITY LINE
PRIVATE DRY UTILITY TRENCH
PUBLIC DRY UTILITY TRENCH
ASPHALT
RIP RAP ROCK SLOPE PROTECTION
INVERT AT CLEANOUT
KEYNOTE
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS SHOWN
CROSS SECTION IDENTIFICATION
SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

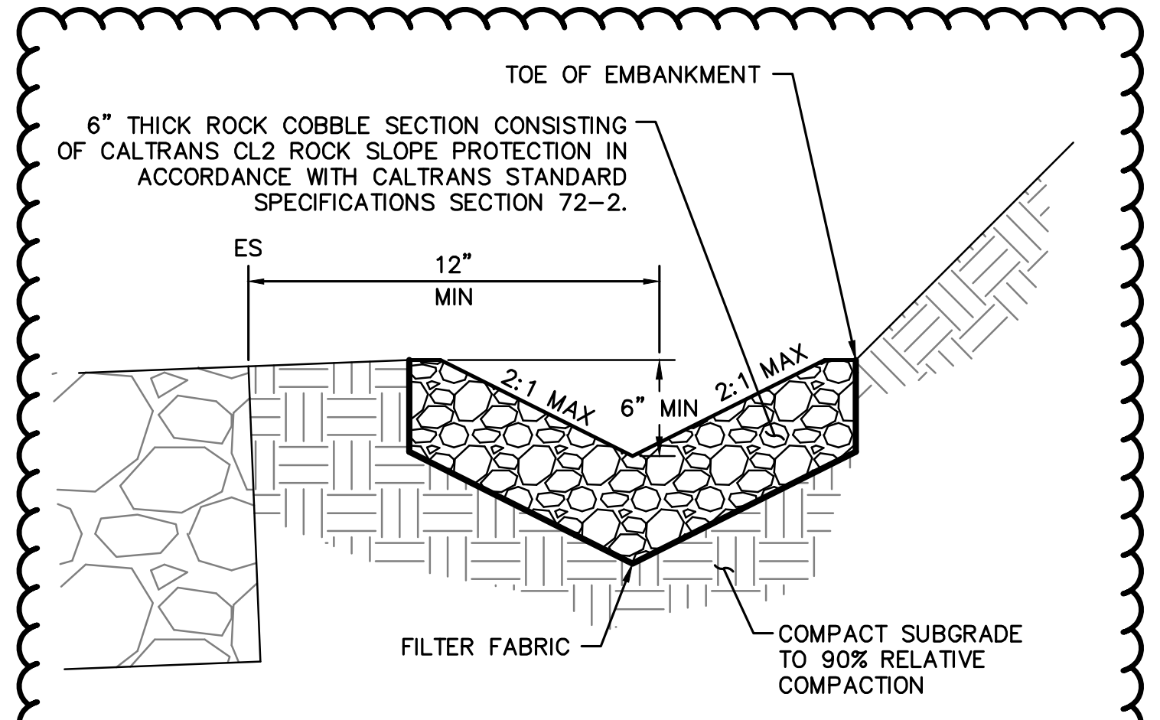
±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.



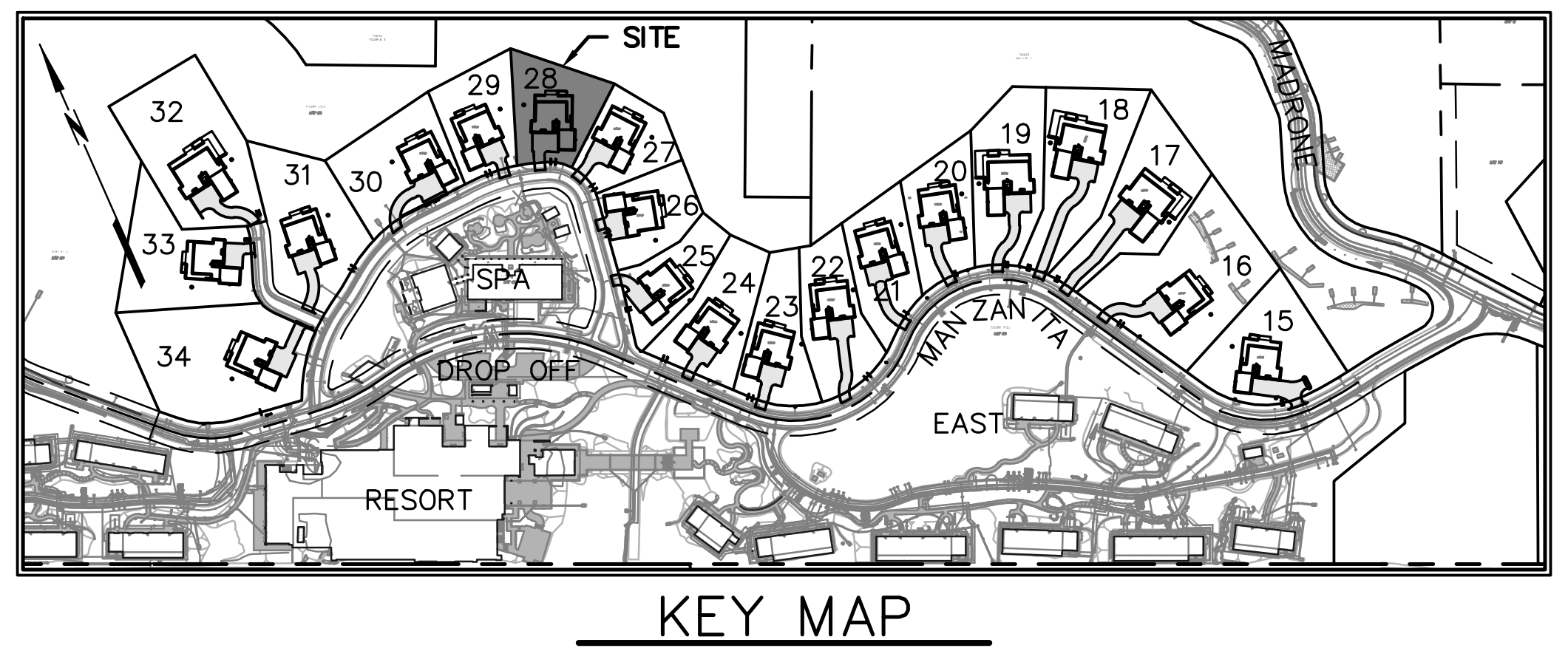
1 PLANTED EARTHEN SWALE
NO SCALE

2



TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

2 COBBLE V-DITCH
NO SCALE



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PROJECT NO. 23194

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Sheet Title

PLOT PLAN
LOT 28

APN: 011-310-054

C-14

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UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

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PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

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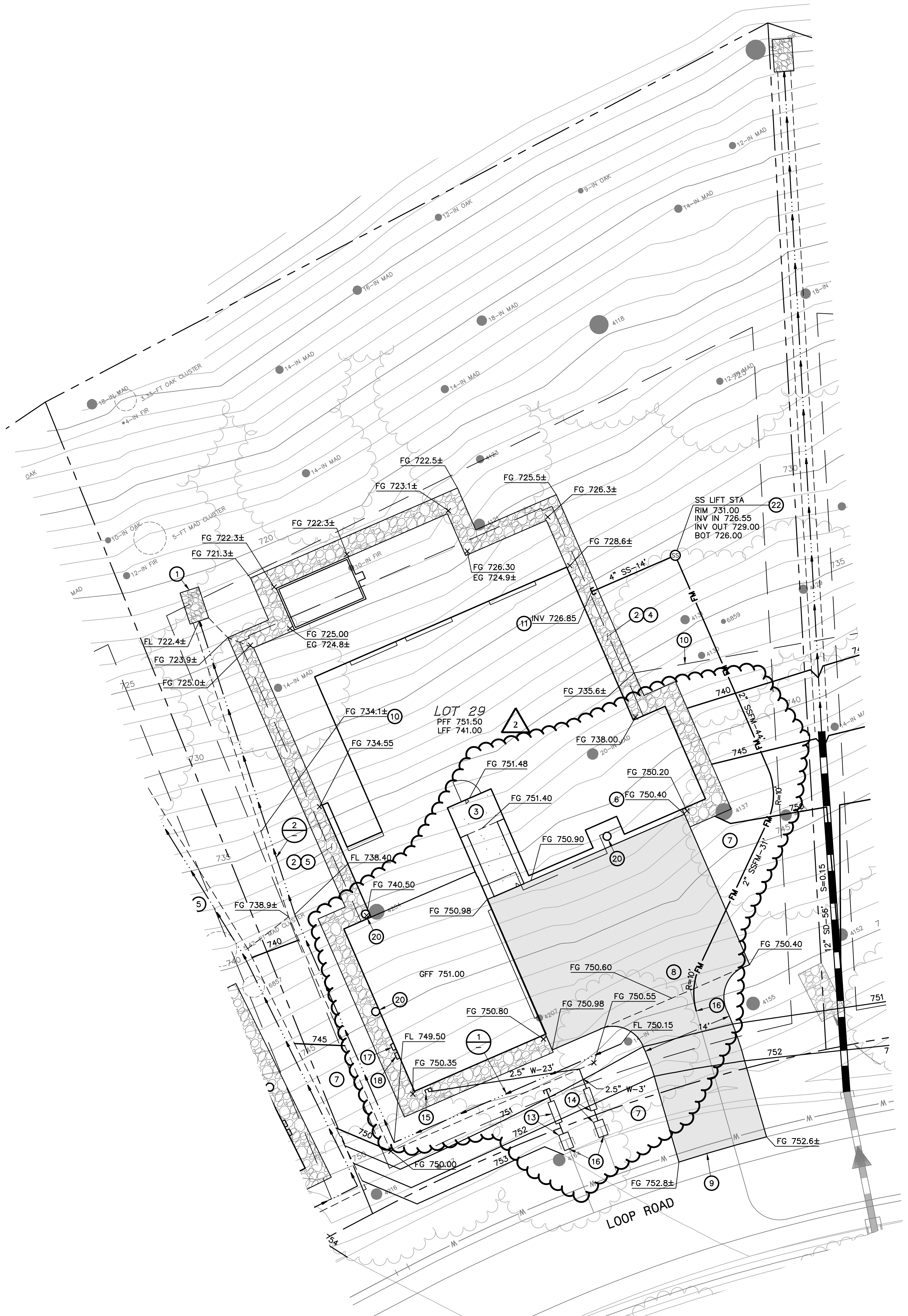
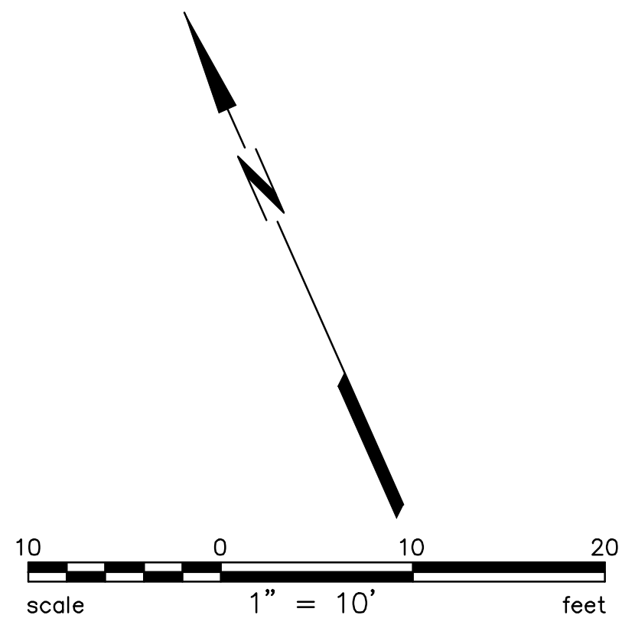
BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.





KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

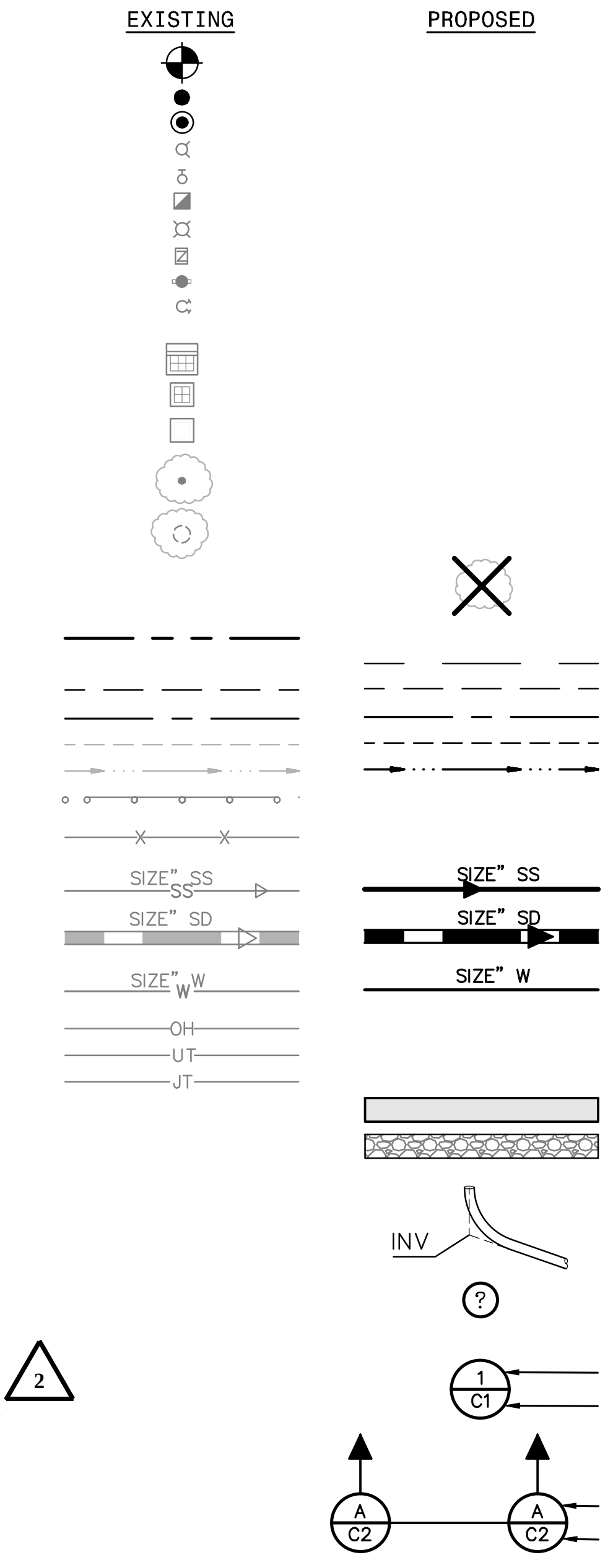
⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

SYMBOLS & LEGEND

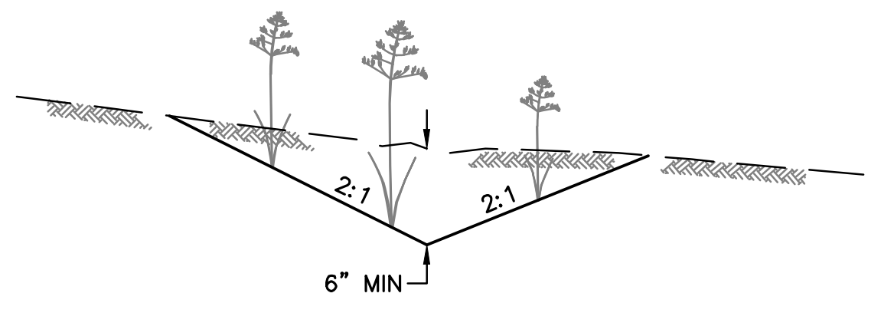


BENCHMARK
IRON PIPE
CENTERLINE MONUMENT
BLOW OFF
GATE VALVE
AIR VACUUM RELEASE VALVE
FIRE HYDRANT
CHECK VALVE
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
CATCH BASIN
GRATE INLET
DROP INLET
TREE
TREE CLUSTER
TREE TO BE REMOVED
PROPERTY LINE
BUILDING SETBACK
EASEMENT
CENTERLINE
GRADE BREAK
FLOW LINE
GUARD RAIL
FENCE
SANITARY SEWER
STORM DRAIN
WATER
OVERHEAD UTILITY LINE
PRIVATE DRY UTILITY TRENCH
PUBLIC DRY UTILITY TRENCH
ASPHALT
RIP RAP ROCK SLOPE PROTECTION
INVERT AT CLEANOUT
KEYNOTE
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS SHOWN
CROSS SECTION IDENTIFICATION
SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

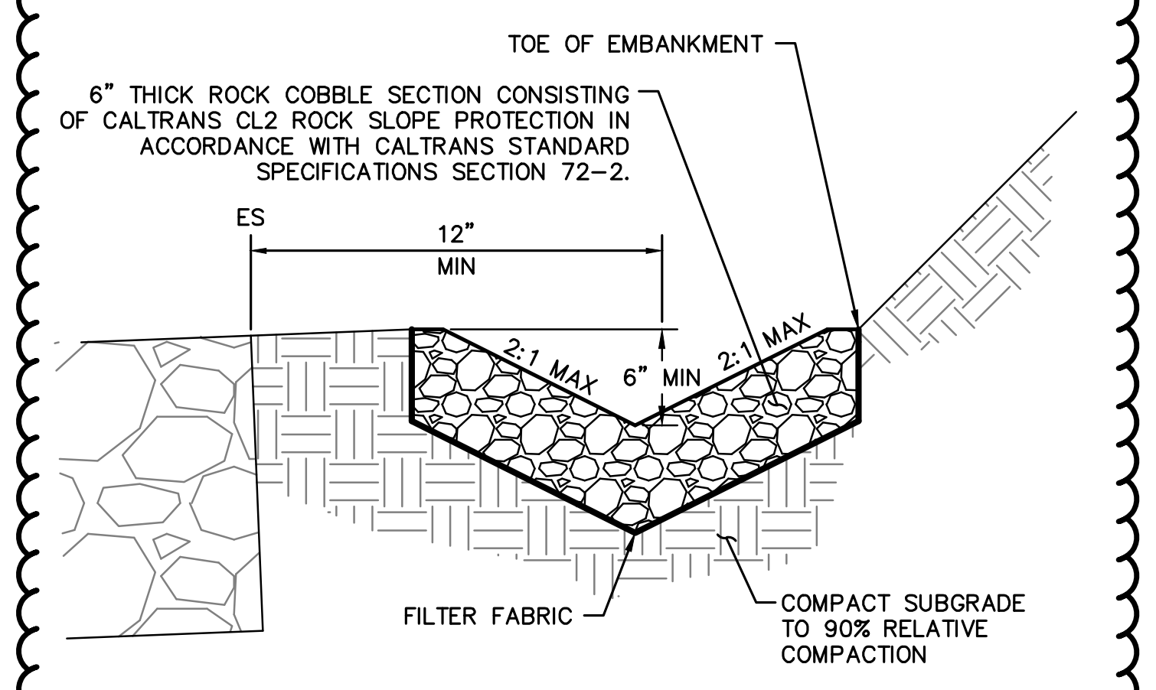
±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.

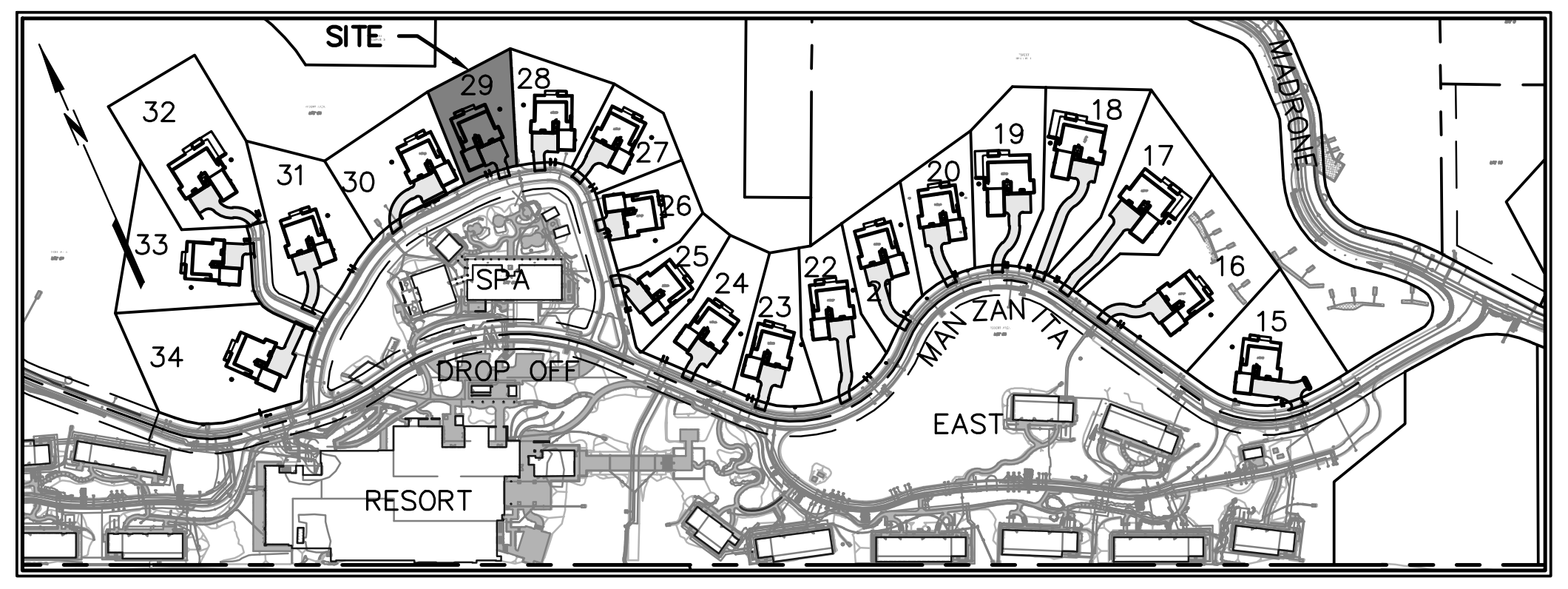


① PLANTED EARTHEN SWALE
NO SCALE

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

② COBBLE V-DITCH
NO SCALE



KEY MAP
NOT TO SCALE

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

8/1/2024
RGH CONSULTANTS — DATE

delawie
Architecture · Experience · Integrity
1515 Morena Blvd.
San Diego, CA 92110
(619) 299-6690
delawie.com

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

REGISTERED PROFESSIONAL ENGINEER
JASON KIRCHMANN
C 78079
CIVIL
STATE OF CALIFORNIA
07/30/2024

CALISTOGA HILLS RESORT VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title

PLOT PLAN
LOT 29

APN: 011-310-055

C-15

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR "PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT" FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES WITHIN A CERTAIN PROXIMITY TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. PRIOR TO COMMENCING HOUSE CONSTRUCTION CONFIRM THAT THE MATERIALS PROPOSED ON THE ARCHITECTURAL DRAWINGS WILL NOT VIOLATE THIS REQUIREMENT WHEN INSTALLED USING THE ELEVATIONS SHOWN ON THIS DRAWING.

SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

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2

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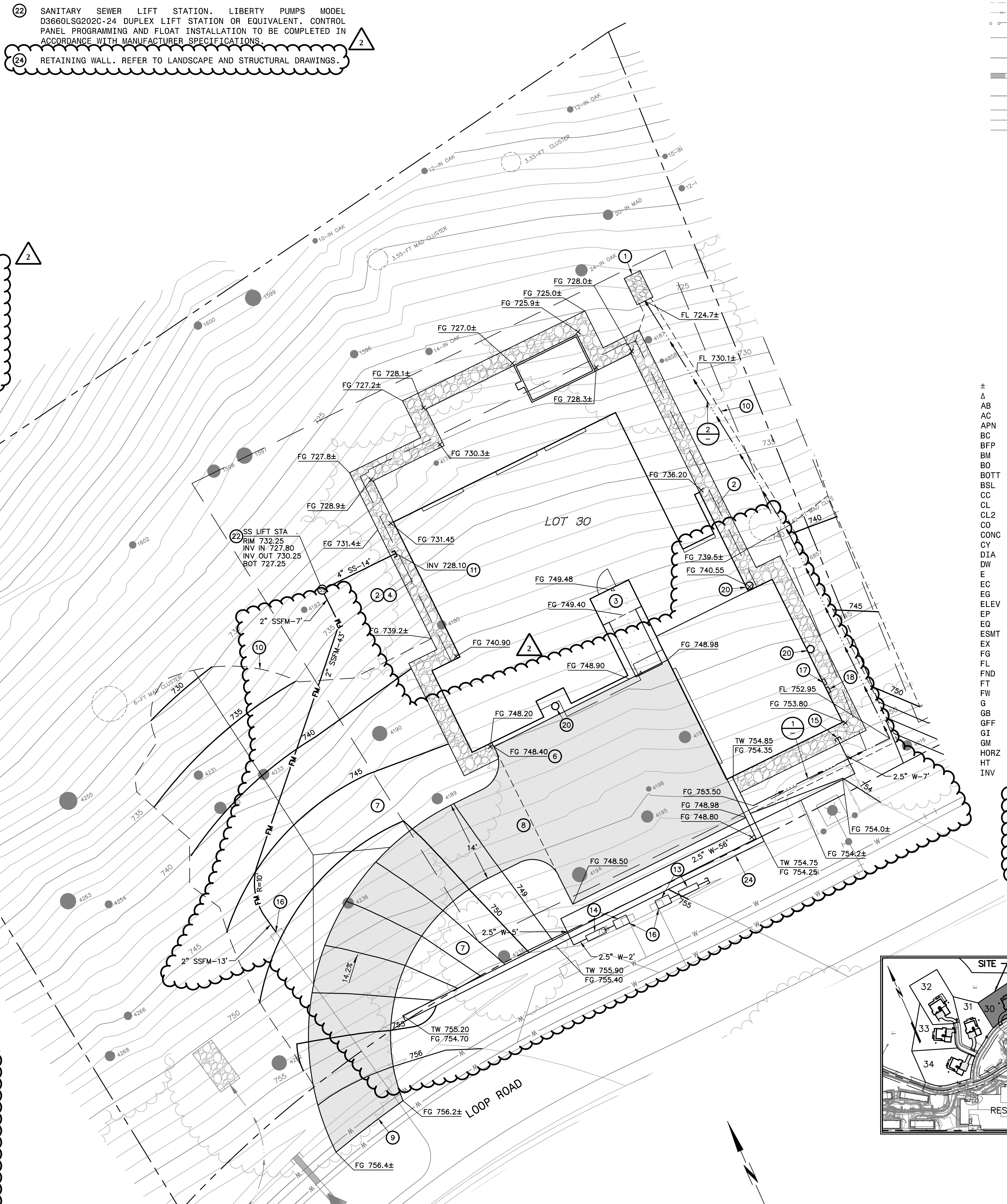
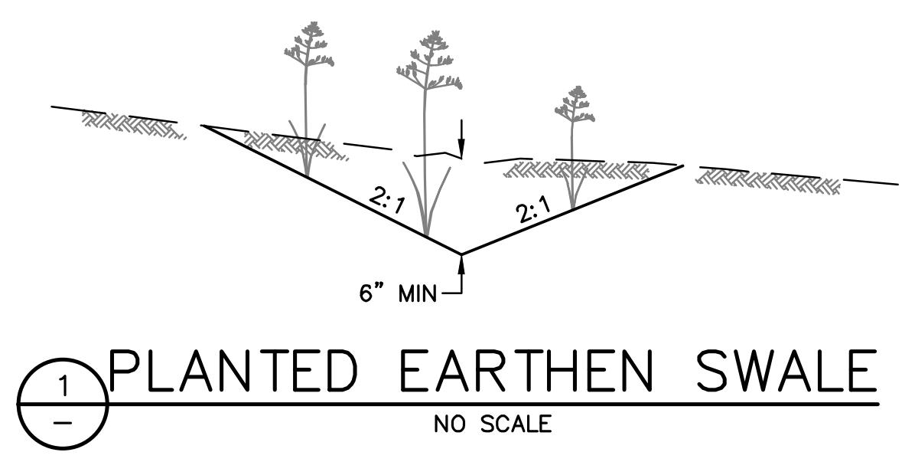
㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

2

㉔ RETAINING WALL. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS.

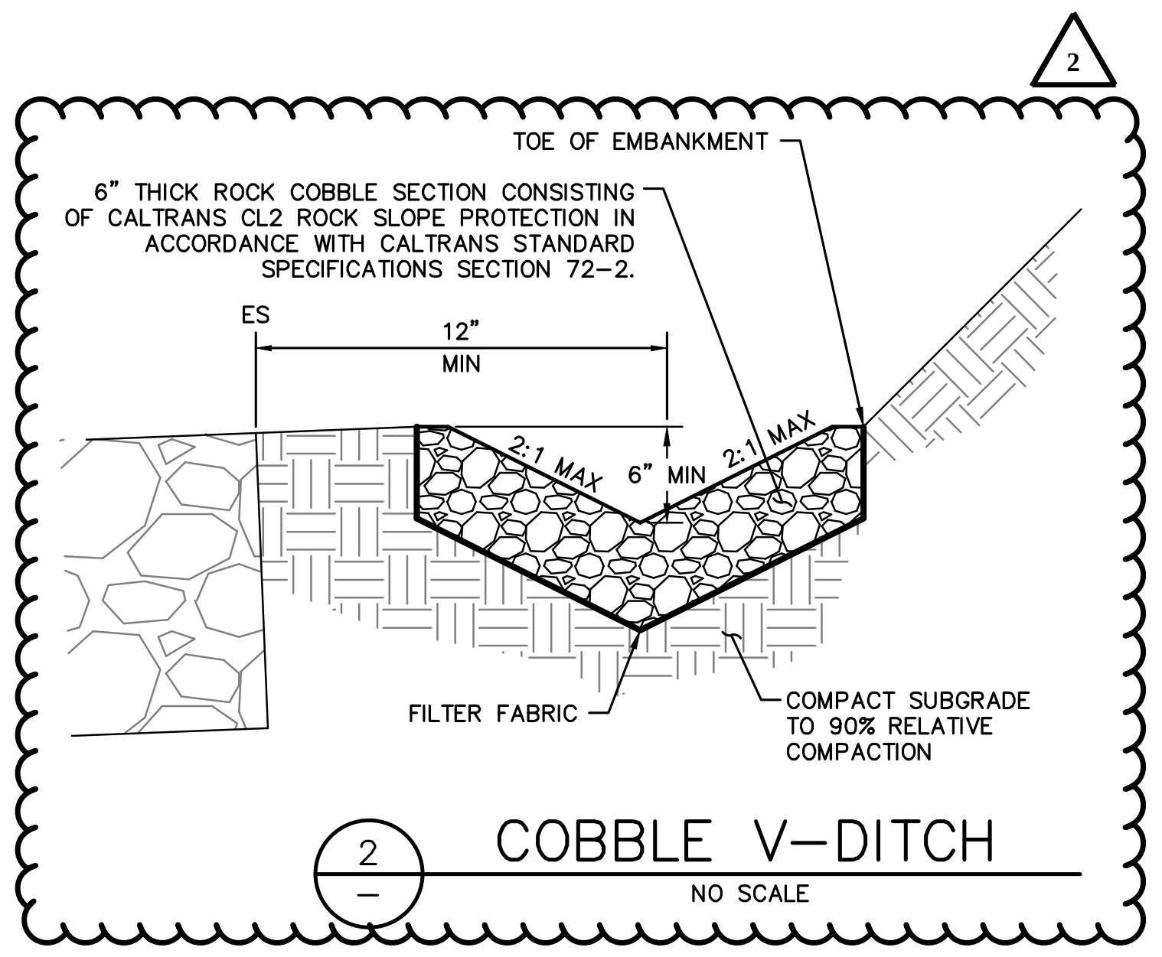




REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.

① PLANTED EARTHEN SWALE
NO SCALE

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION
② COBBLE V-DITCH
NO SCALE

SYMBOLS & LEGEND

EXISTING / PROPOSED

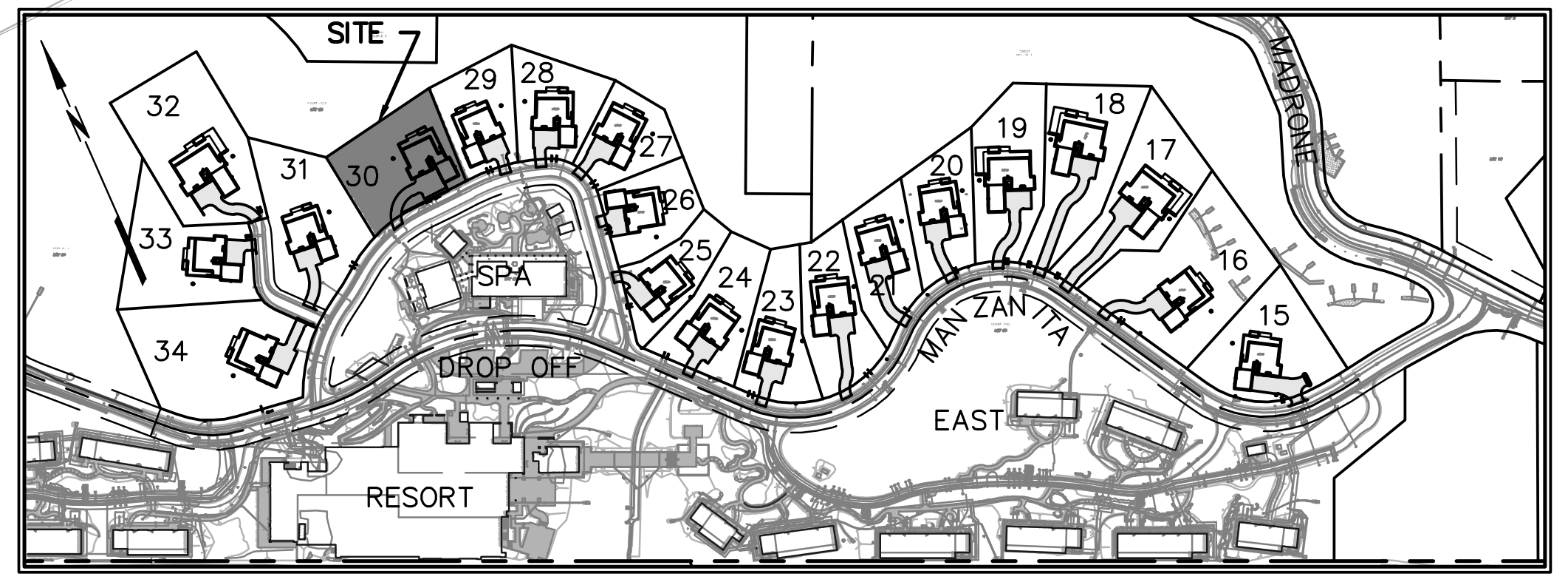
BENCHMARK
IRON PIPE
CENTERLINE MONUMENT
BLOW OFF
GATE VALVE
AIR VACUUM RELEASE VALVE
FIRE HYDRANT
CHECK VALVE
POST INDICATOR VALVE
FIRE DEPARTMENT CONNECTION
CATCH BASIN
GRATE INLET
DROP INLET
TREE
TREE CLUSTER
TREE TO BE REMOVED
PROPERTY LINE
BUILDING SETBACK
EASEMENT
CENTERLINE
GRADE BREAK
FLOW LINE
GUARD RAIL
FENCE
SIZE" SS — SANITARY SEWER
SIZE" SD — STORM DRAIN
SIZE" W — WATER
OH — OVERHEAD UTILITY LINE
UT — PRIVATE DRY UTILITY TRENCH
JT — PUBLIC DRY UTILITY TRENCH
ASPHALT
RIP RAP ROCK SLOPE PROTECTION
INV — INVERT AT CLEANOUT
? — KEYNOTE
1/C1 — DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS SHOWN
A/C2 — CROSS SECTION IDENTIFICATION / SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

±	MORE OR LESS
Δ	DELTA
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGIN CURVE
BFP	BACKFLOW DEVICE
BM	BENCHMARK
BO	BLOWOFF
BOTT	BOTTOM
BSL	BUILDING SETBACK LINE
CC	POINT OF COMPOUND CURVE
CL	CENTERLINE
CL2	CLASS II
CO	CLEAN OUT
CONC	CONCRETE
CY	CUBIC YARD
DIA	DIAMETER
DW	DRIVEWAY
E	ELECTRIC
EC	END CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
FND	FOUND
FT	FOOT
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
GI	GRATE INLET
GM	GAS METER
HORZ	HORIZONTAL
HT	HEIGHT
INV	BOTTOM INSIDE OF PIPE
IR	IRRIGATION
IW	IRRIGATION WATER
L	LENGTH
LFF	LOWER FINISHED FLOOR
MAX	MAXIMUM
MIN	MINIMUM
NO	NUMBER
NTS	NOT TO SCALE
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PFF	PRIMARY FINISHED FLOOR
PG&E	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	POINT OF REVERSE CURVE
RSPR	RIPRAP ROCK SLOPE PROTECTION
RTWL	RETAINING WALL
S=	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
STD	STANDARD
TB	TOP OF BOX
TC	TOP FACE OF CURB
TEL	TELECOMMUNICATION
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UT	PRIVATE DRY UTILITY TRENCH
VERT	VERTICAL
VRF	VARIABLE REFRIGERANT FLOW
W	WATER
WM	WATER METER

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.



KEY MAP
NOT TO SCALE

10 0 10 20
scale 1" = 10' feet

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

Eric G. Chase — 8/1/2024
RGH CONSULTANTS — DATE

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SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

C 78079
07/30/2024

CALISTOGA
HILLS RESORT
VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title
PLOT PLAN
LOT 30

APN: 011-310-056

C-16

Plot: Jul 29, 2024 at 9:09pm
151029_VLLA_PLOT-03.dwg

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR “PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT” FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES WITHIN A CERTAIN PROXIMITY TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. PRIOR TO COMMENCING HOUSE CONSTRUCTION CONFIRM THAT THE MATERIALS PROPOSED ON THE ARCHITECTURAL DRAWINGS WILL NOT VIOLATE THIS REQUIREMENT WHEN INSTALLED USING THE ELEVATIONS SHOWN ON THIS DRAWING.

SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

2

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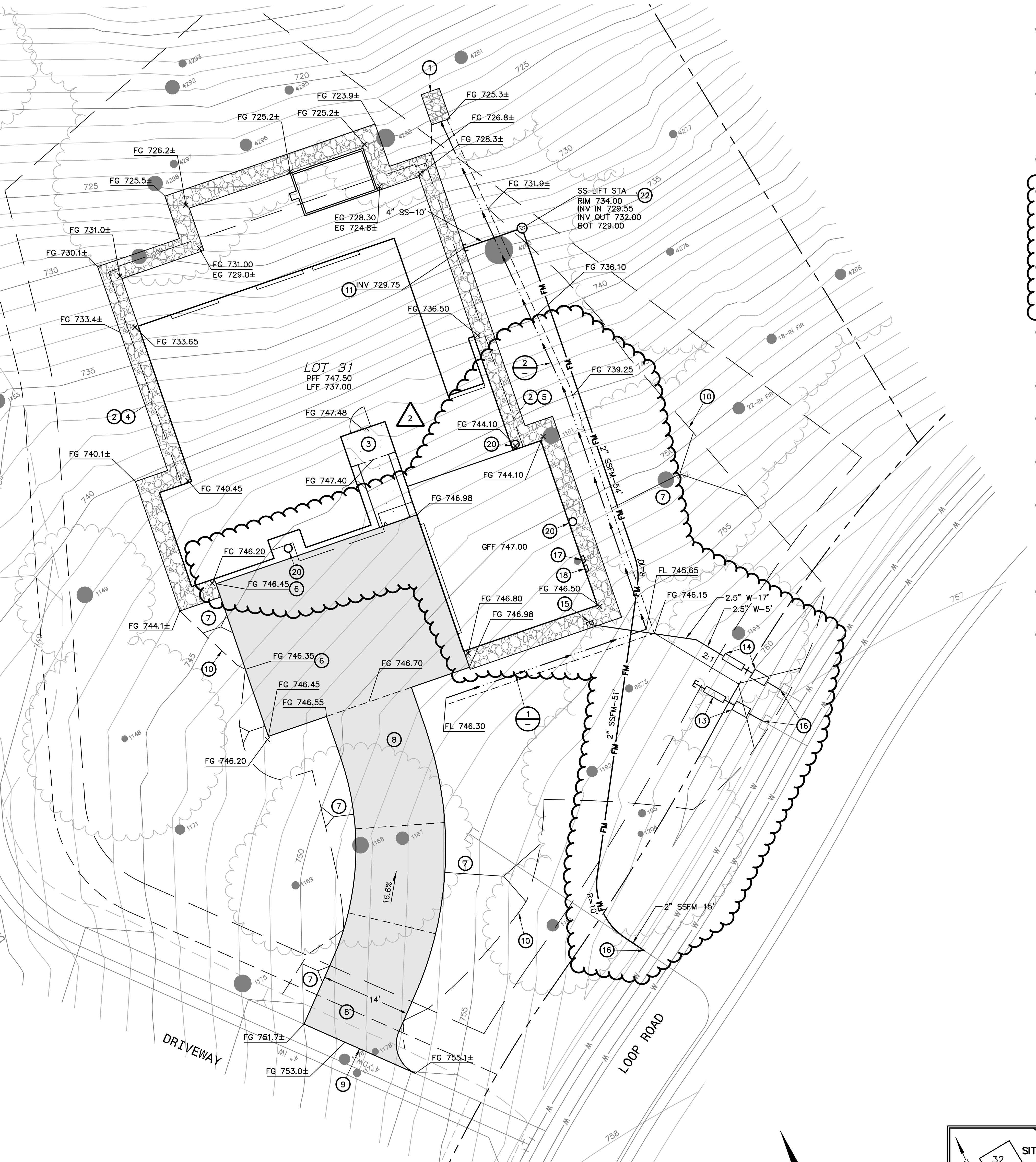

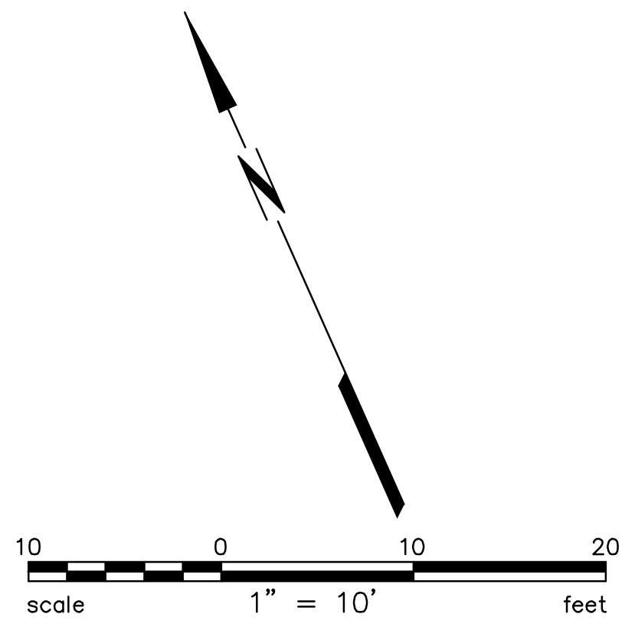

KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

SYMBOLS & LEGEND

EXISTING
PROPOSED

- BENCHMARK
- IRON PIPE
- CENTERLINE MONUMENT
- BLOW OFF
- GATE VALVE
- AIR VACUUM RELEASE VALVE
- FIRE HYDRANT
- CHECK VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- CATCH BASIN
- GRATE INLET
- DROP INLET
- TREE
- TREE CLUSTER
- TREE TO BE REMOVED
- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
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BFP	BACKFLOW DEVICE	NO	NUMBER
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BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
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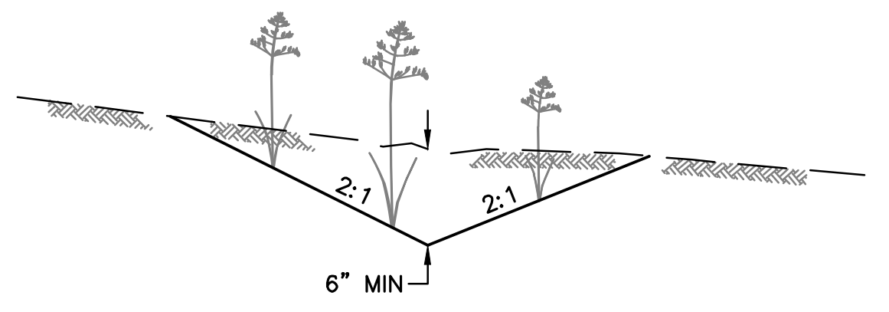
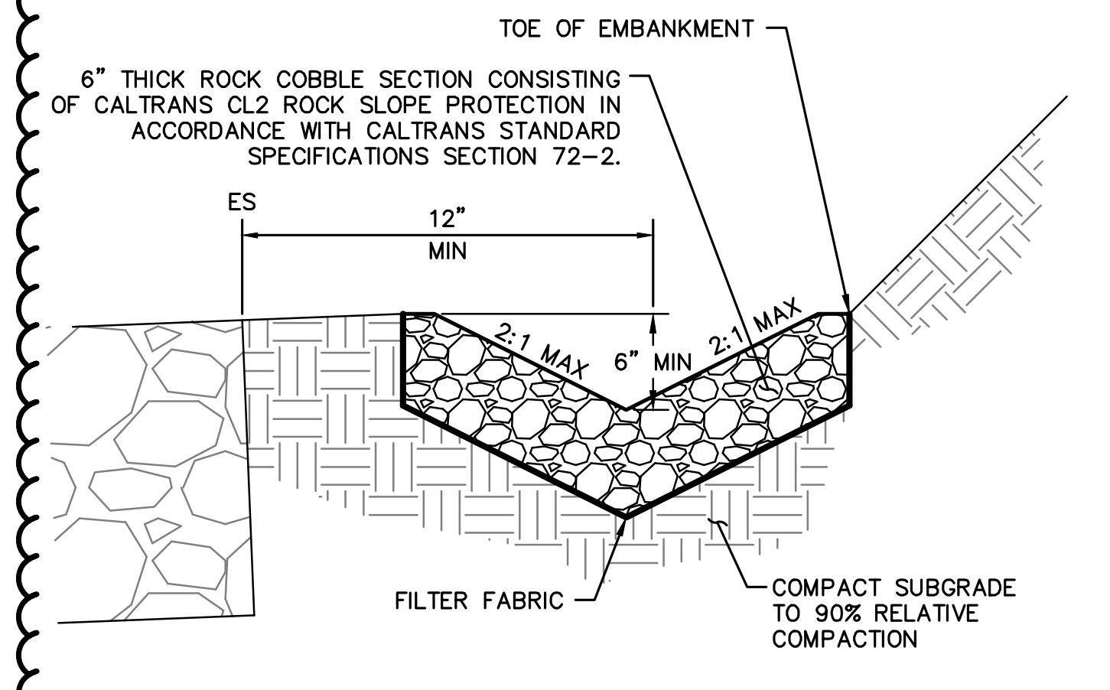
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.



1 — PLANTED EARTHEN SWALE
NO SCALE

2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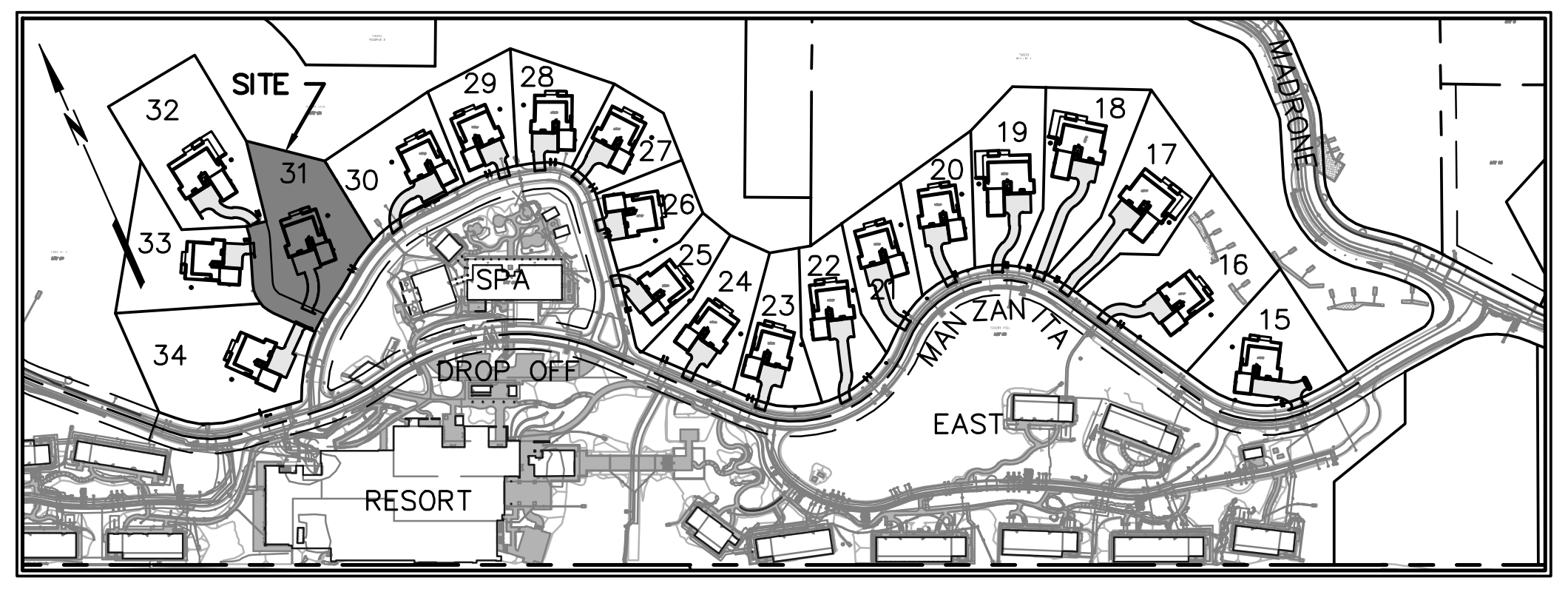

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GEOTECHNICAL ENGINEER

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8/1/2024
RGH CONSULTANTS — DATE

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CIVIL
07/30/2024

CALISTOGA HILLS RESORT VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title

PLOT PLAN
LOT 31

APN: 011-310-057

C-17

Plot: Jul 29, 2024 at 2:57pm
151029_VLLA_PLOT-04.dwg

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR "PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT" FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

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SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

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UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

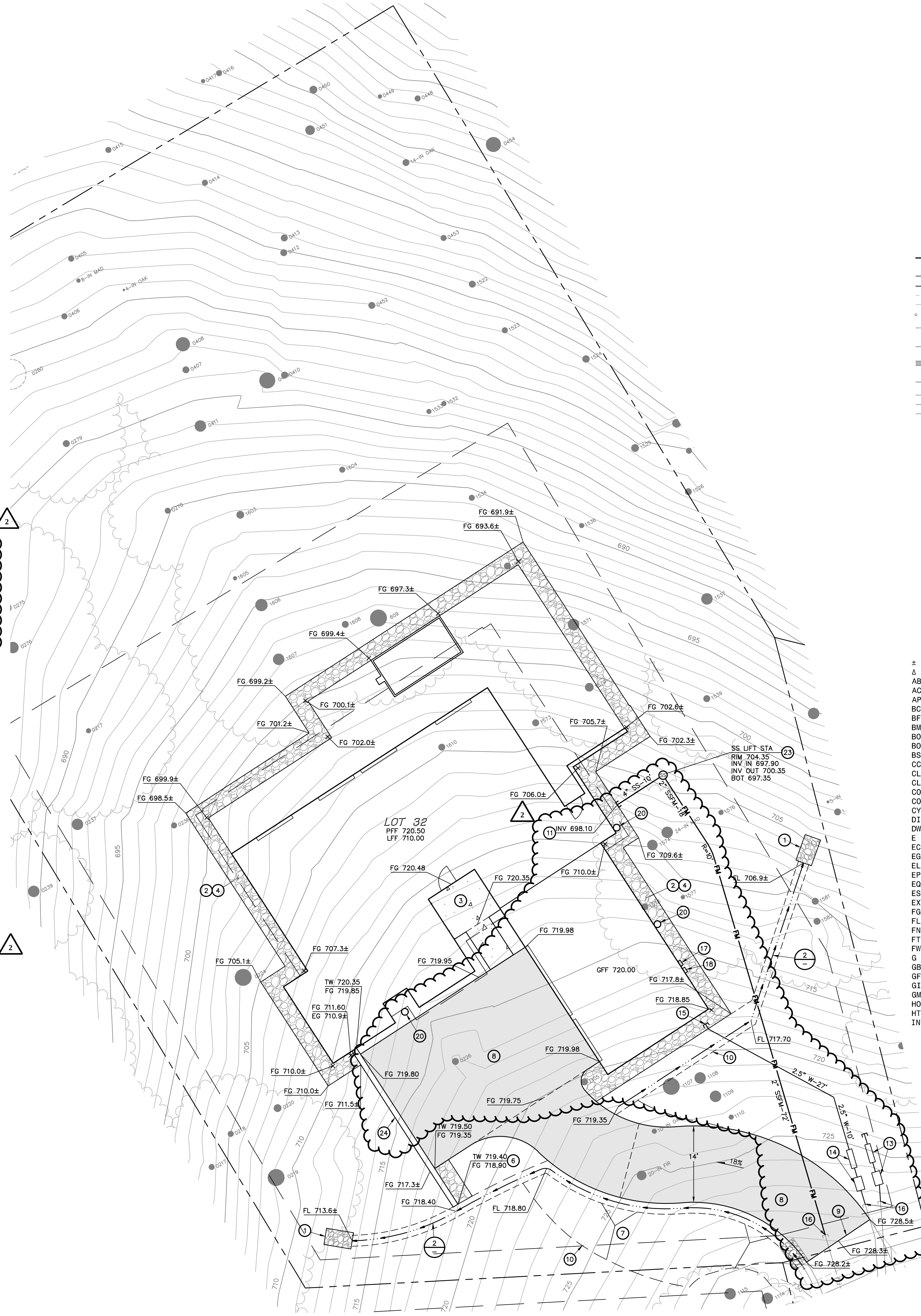
⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

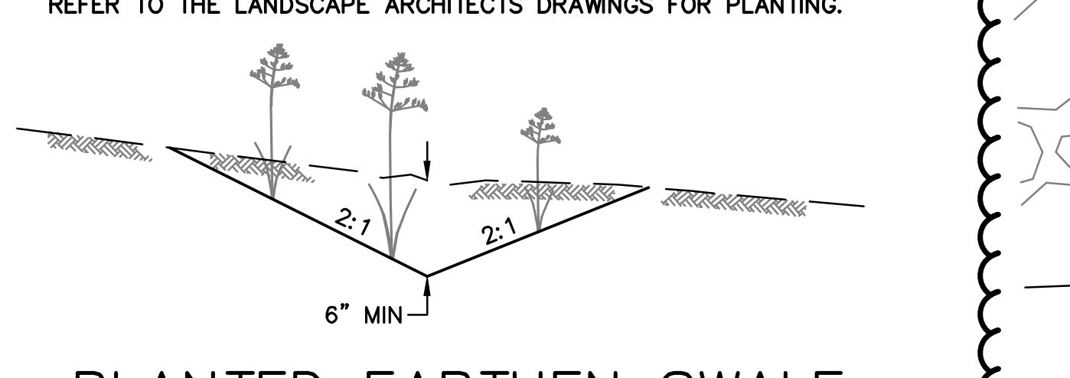
㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉓ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3684LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

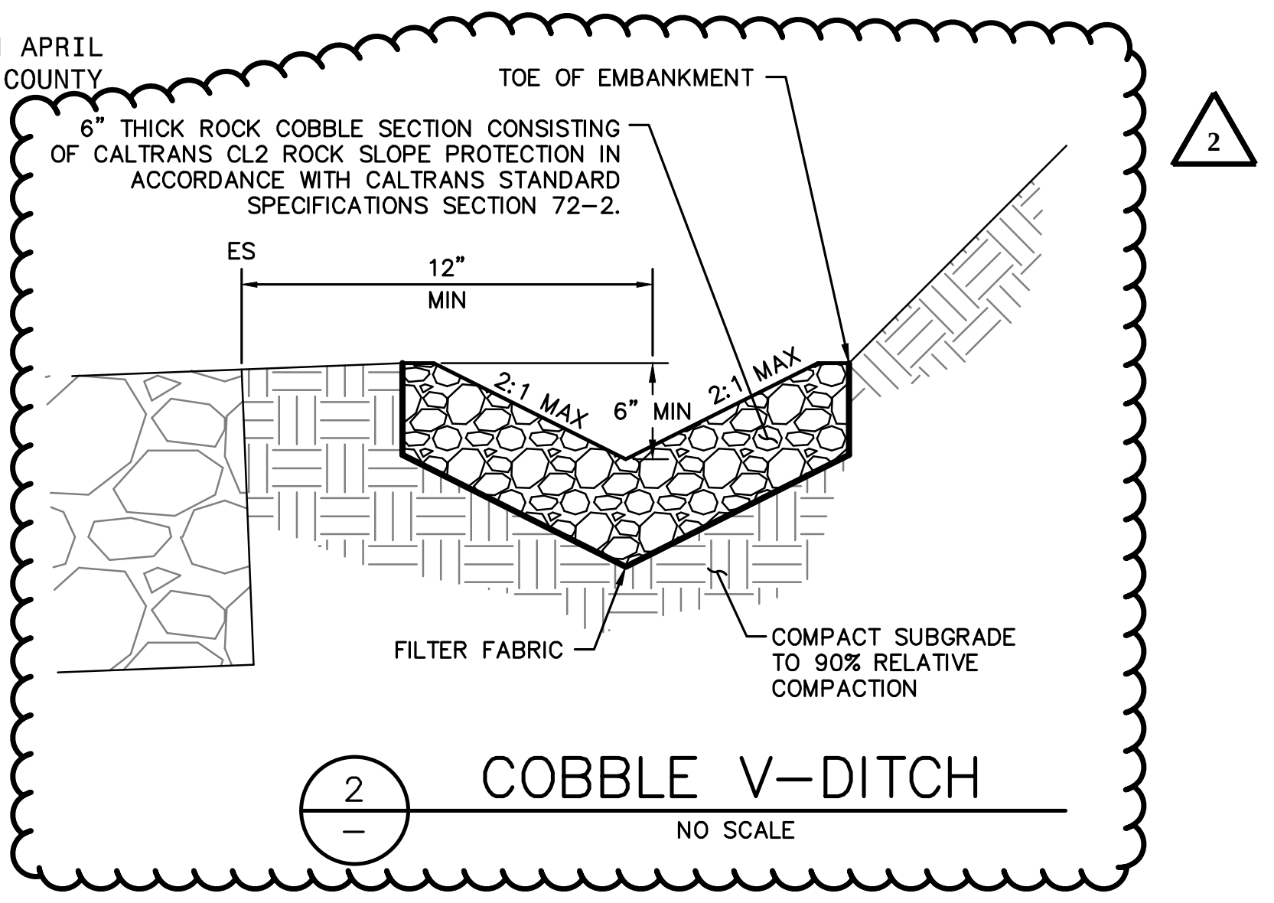
2

㉔ RETAINING WALL. REFER TO LANDSCAPE AND STRUCTURAL DRAWINGS.





1 PLANTED EARTHEN SWALE
NO SCALE


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION
2

2 COBBLE V-DITCH
NO SCALE

SYMBOLS & LEGEND

EXISTING	PROPOSED	
⊕		BENCHMARK
●		IRON PIPE
◉		CENTERLINE MONUMENT
		BLOW OFF
		GATE VALVE
◩		AIR VACUUM RELEASE VALVE
		FIRE HYDRANT
		CHECK VALVE
●		POST INDICATOR VALVE
		FIRE DEPARTMENT CONNECTION
▦		CATCH BASIN
⊞		GRATE INLET
□		DROP INLET
⊙		TREE
○		TREE CLUSTER
	⊙	TREE TO BE REMOVED
——— — — ———		PROPERTY LINE
	—— ——— ——	BUILDING SETBACK
— — — — —	— — — — —	EASEMENT
——— — ———	——— — ———	CENTERLINE
- - - - - - -	- - - - - - -	GRADE BREAK
→···→	→···→	FLOW LINE
○—○—○		GUARD RAIL
—X—X—		FENCE
SIZE" SS	SIZE" SS	SANITARY SEWER
SIZE" SD	SIZE" SD	STORM DRAIN
SIZE" W	SIZE" W	WATER
—OH—		OVERHEAD UTILITY LINE
—UT—		PRIVATE DRY UTILITY TRENCH
—JT—		PUBLIC DRY UTILITY TRENCH
	▭	ASPHALT
	▨	RIP RAP ROCK SLOPE PROTECTION
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 / C1	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS SHOWN
	A / C2	CROSS SECTION IDENTIFICATION SHEET WHERE CROSS SECTION IS SHOWN

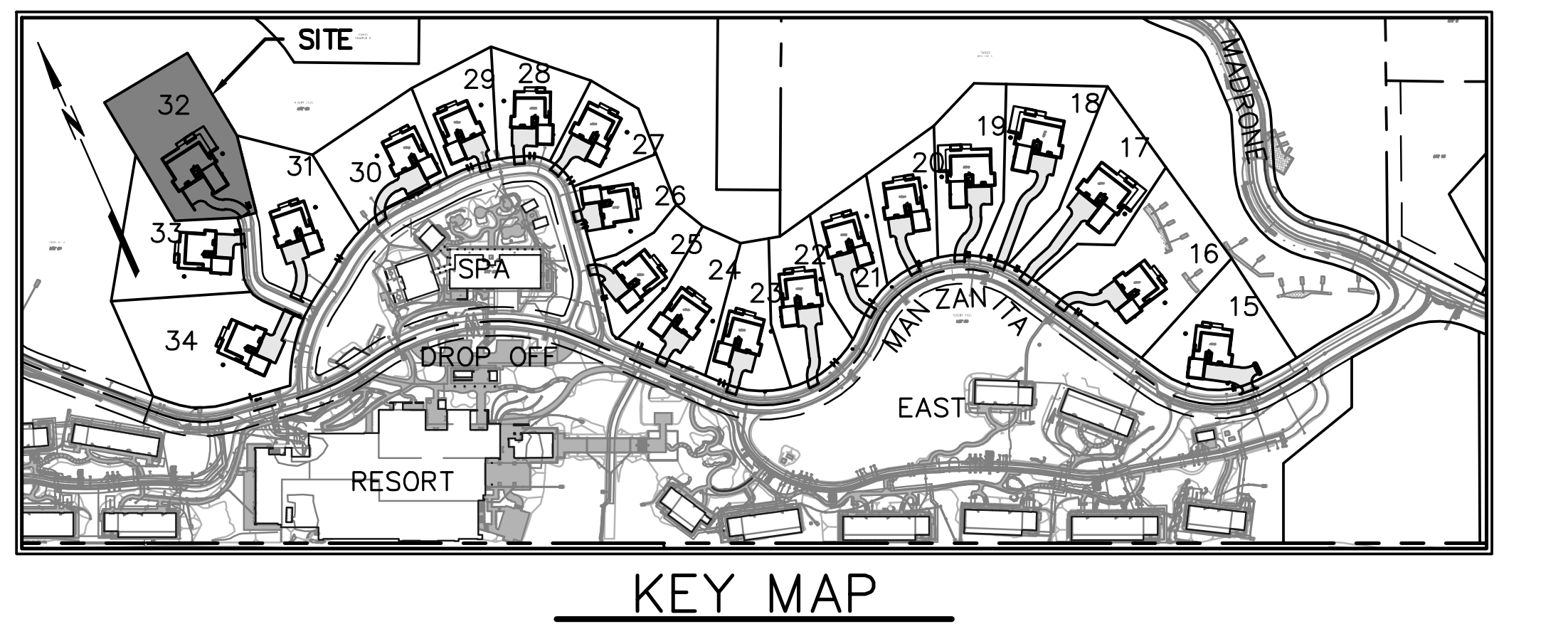
ABBREVIATIONS

±	MORE OR LESS	IR	IRRIGATION
Δ	DELTA	IW	IRRIGATION WATER
AB	AGGREGATE BASE	L	LENGTH
AC	ASPHALT CONCRETE	LFF	LOWER FINISHED FLOOR
APN	ASSESSOR'S PARCEL NUMBER	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BFP	BACKFLOW DEVICE	NO	NUMBER
BM	BENCHMARK	NTS	NOT TO SCALE
BO	BLOWOFF	OH	OVERHEAD
BOTT	BOTTOM	PCC	PORTLAND CEMENT CONCRETE
BSL	BUILDING SETBACK LINE	PFF	PRIMARY FINISHED FLOOR
CC	POINT OF COMPOUND CURVE	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PL	PROPERTY LINE
CL2	CLASS II	PUE	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DIA	DIAMETER	RSPR	RIPRAP ROCK SLOPE PROTECTION
DW	DRIVEWAY	RTWL	RETAINING WALL
E	ELECTRIC	S=	SLOPE
EC	END CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEAN OUT
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQ	EQUAL	SSCO	SANITARY SEWER CLEAN OUT
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FND	FOUND	TEL	TELECOMMUNICATION
FT	FOOT	TG	TOP OF GRATE
FW	FIRE WATER	TW	TOP OF WALL
G	GAS	TYP	TYPICAL
GB	GRADE BREAK	UB	UTILITY BOX
GFF	GARAGE FINISHED FLOOR	UT	PRIVATE DRY UTILITY TRENCH
GI	GRATE INLET	VERT	VERTICAL
GM	GAS METER	VRF	VARIABLE REFRIGERANT FLOW
HORZ	HORIZONTAL	W	WATER
HT	HEIGHT	WM	WATER METER
INV	BOTTOM INSIDE OF PIPE		

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.

10 0 10 20
scale 1" = 10' feet



KEY MAP
NOT TO SCALE

GEOTECHNICAL ENGINEER

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8/1/2024

RGH CONSULTANTS DATE

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JASON KIRCHMANN
C 78079
07/30/2024

CALISTOGA HILLS RESORT VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title

PLOT PLAN
LOT 32

APN: 011-310-060

C-18

NOTES:

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UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR21 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS. MAINTAIN A MINIMUM OF 3-FEET OF COVER OVER UTILITIES ANNOTATED AS SANITARY SEWER FORCE MAIN (SSFM) ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE DR17 HIGH DENSITY POLYETHYLENE PIPE (HDPE) WHERE ANNOTATED AS SANITARY SEWER (SS) ON THESE DRAWINGS.

PROVIDE TRENCHING IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 215 AND SECTION 19 OF THE CITY OF SANTA ROSA CONSTRUCTION SPECIFICATIONS.

A GRADING AND DRAINAGE VERIFICATION LETTER SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR BY A LICENSED ENGINEER OF RECORD FOR THIS LOT.

GENERAL MAP INFORMATION

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INITIALLY MAPPED BY MICHAEL W. BROOKS & ASSOCIATES FOLLOWING FIELD SURVEYS BETWEEN FEBRUARY 2002 AND MARCH 2010 THEN SUPPLEMENTED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS BETWEEN SEPTEMBER 2015 AND JULY 2023.

DISTANCES AND ELEVATIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE MAP OF CALISTOGA HILLS RESORT, FILED IN BOOK 29 OF RECORD MAPS, PAGES 48-61, NAPA COUNTY RECORDS.

BENCHMARK: U.S.C.G.S. NO. 202 AT THE SOUTHWEST CORNER OF LINCOLN AND FOOTHILL BOULEVARDS.
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.

KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.

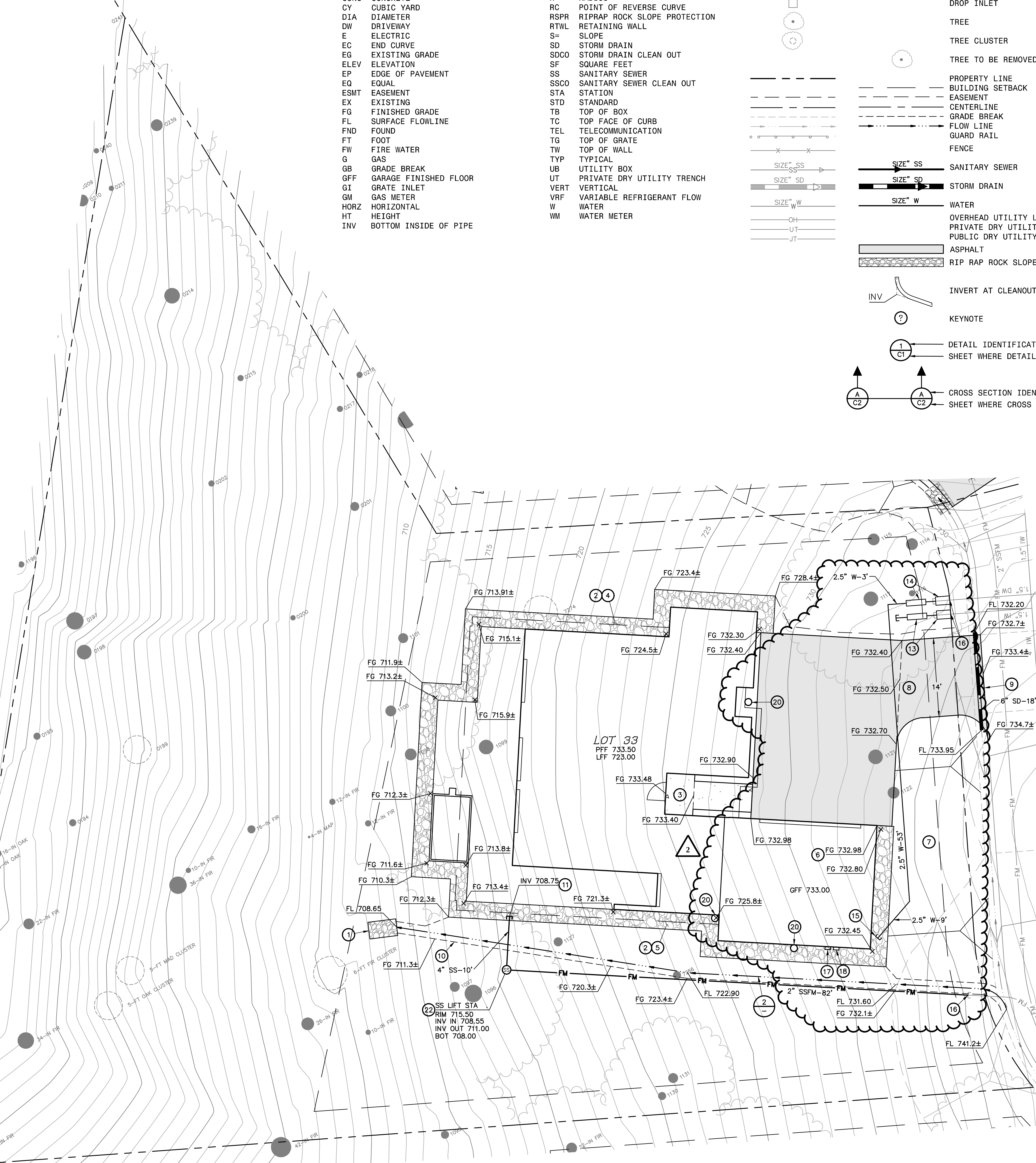
ABBREVIATIONS

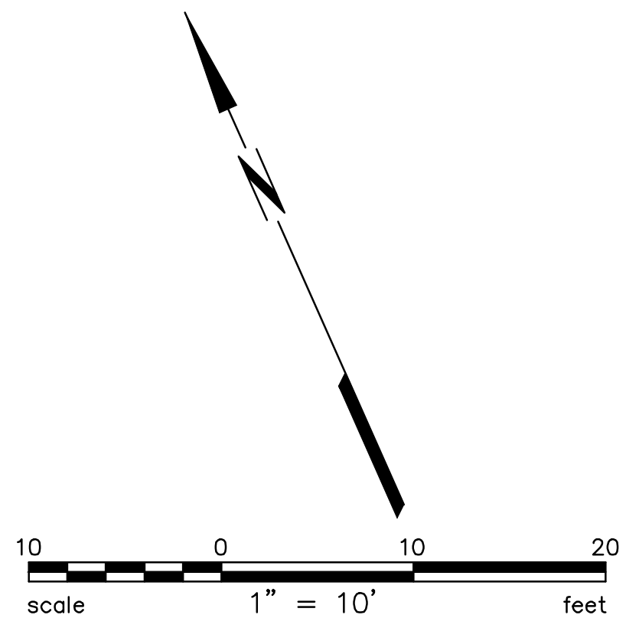
±	MORE OR LESS
Δ	DELTA
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGIN CURVE
BFP	BACKFLOW DEVICE
BM	BENCHMARK
BO	BLOWOFF
BOTT	BOTTOM
BSL	BUILDING SETBACK LINE
CC	POINT OF COMPOUND CURVE
CL	CENTERLINE
CL2	CLASS II
CO	CLEAN OUT
CONC	CONCRETE
CY	CUBIC YARD
DIA	DIAMETER
DW	DRIVEWAY
E	ELECTRIC
EC	END CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
FND	FOUND
FT	FOOT
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
GI	GRATE INLET
GM	GAS METER
HORZ	HORIZONTAL
HT	HEIGHT
INV	BOTTOM INSIDE OF PIPE
IR	IRRIGATION
IW	IRRIGATION WATER
L	LENGTH
LFF	LOWER FINISHED FLOOR
MAX	MAXIMUM
MIN	MINIMUM
NO	NUMBER
NTS	NOT TO SCALE
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PFF	PRIMARY FINISHED FLOOR
PG&E	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	POINT OF REVERSE CURVE
RSPR	RIPRAP ROCK SLOPE PROTECTION
RTWL	RETAINING WALL
S=	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
STD	STANDARD
TB	TOP OF BOX
TC	TOP FACE OF CURB
TEL	TELECOMMUNICATION
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UT	PRIVATE DRY UTILITY TRENCH
VERT	VERTICAL
VRF	VARIABLE REFRIGERANT FLOW
W	WATER
WM	WATER METER

SYMBOLS & LEGEND

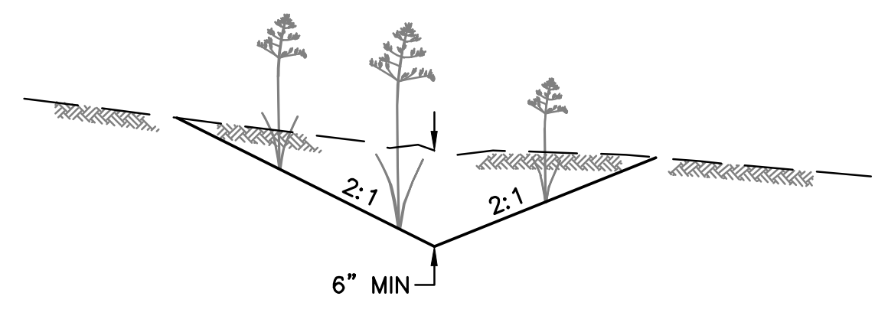
EXISTING | PROPOSED

- BENCHMARK
- IRON PIPE
- CENTERLINE MONUMENT
- BLOW OFF
- GATE VALVE
- AIR VACUUM RELEASE VALVE
- FIRE HYDRANT
- CHECK VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- CATCH BASIN
- GRATE INLET
- DROP INLET
- TREE
- TREE CLUSTER
- TREE TO BE REMOVED
- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- CENTERLINE
- GRADE BREAK
- FLOW LINE
- GUARD RAIL
- FENCE
- SIZE" SS — SANITARY SEWER
- SIZE" SD — STORM DRAIN
- SIZE" W — WATER
- OH — OVERHEAD UTILITY LINE
- UT — PRIVATE DRY UTILITY TRENCH
- JT — PUBLIC DRY UTILITY TRENCH
- ASPHALT
- RIP RAP ROCK SLOPE PROTECTION
- INV — INVERT AT CLEANOUT
- ? — KEYNOTE
- 1 — DETAIL IDENTIFICATION
- C1 — SHEET WHERE DETAIL IS SHOWN
- A — CROSS SECTION IDENTIFICATION
- C2 — SHEET WHERE CROSS SECTION IS SHOWN





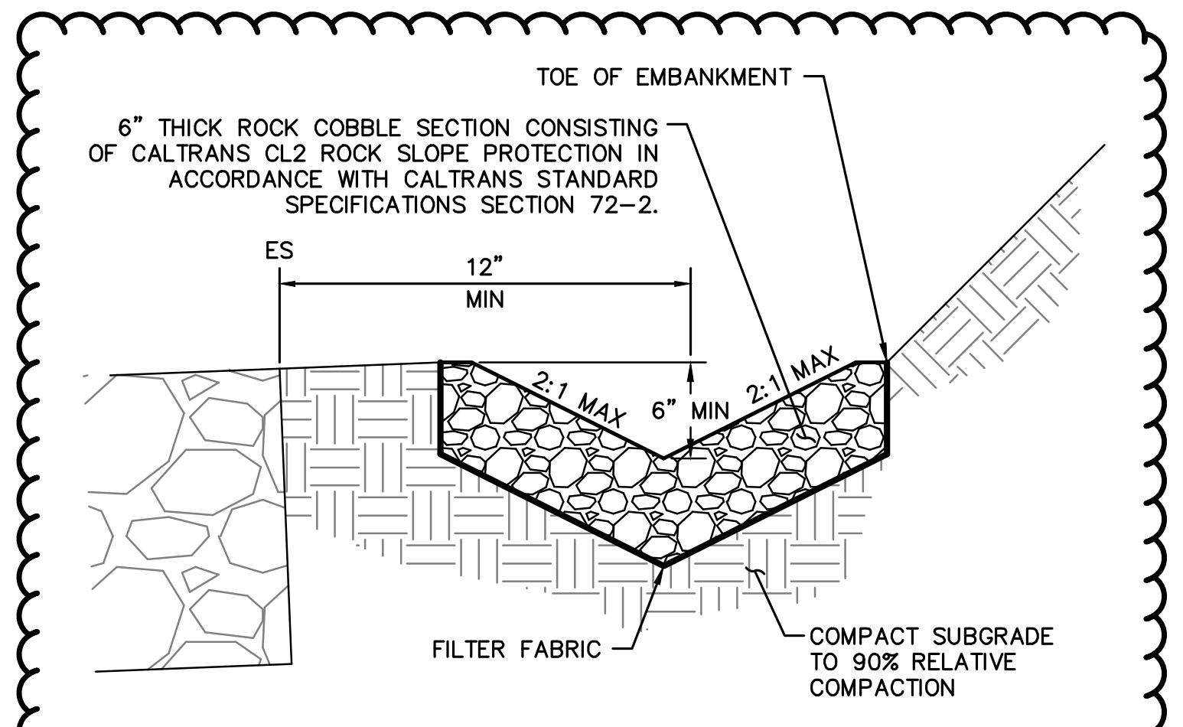
REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.



① PLANTED EARTHEN SWALE

NO SCALE

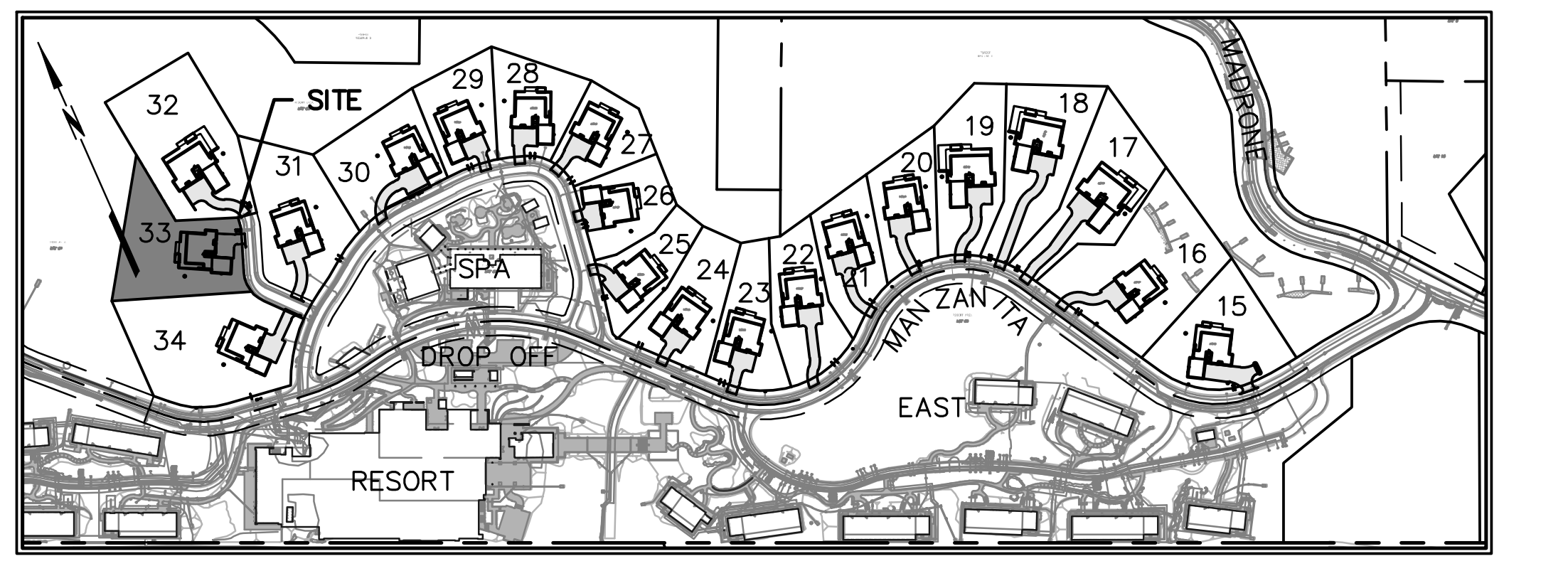
2



TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12"
MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

② COBBLE V-DITCH

NO SCALE



KEY MAP

NOT TO SCALE

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

8/1/2024

RGH CONSULTANTS | DATE

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JASON KIRCHMANN
C 78079
CIVIL
07/30/2024

CALISTOGA HILLS RESORT VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title

PLOT PLAN LOT 33

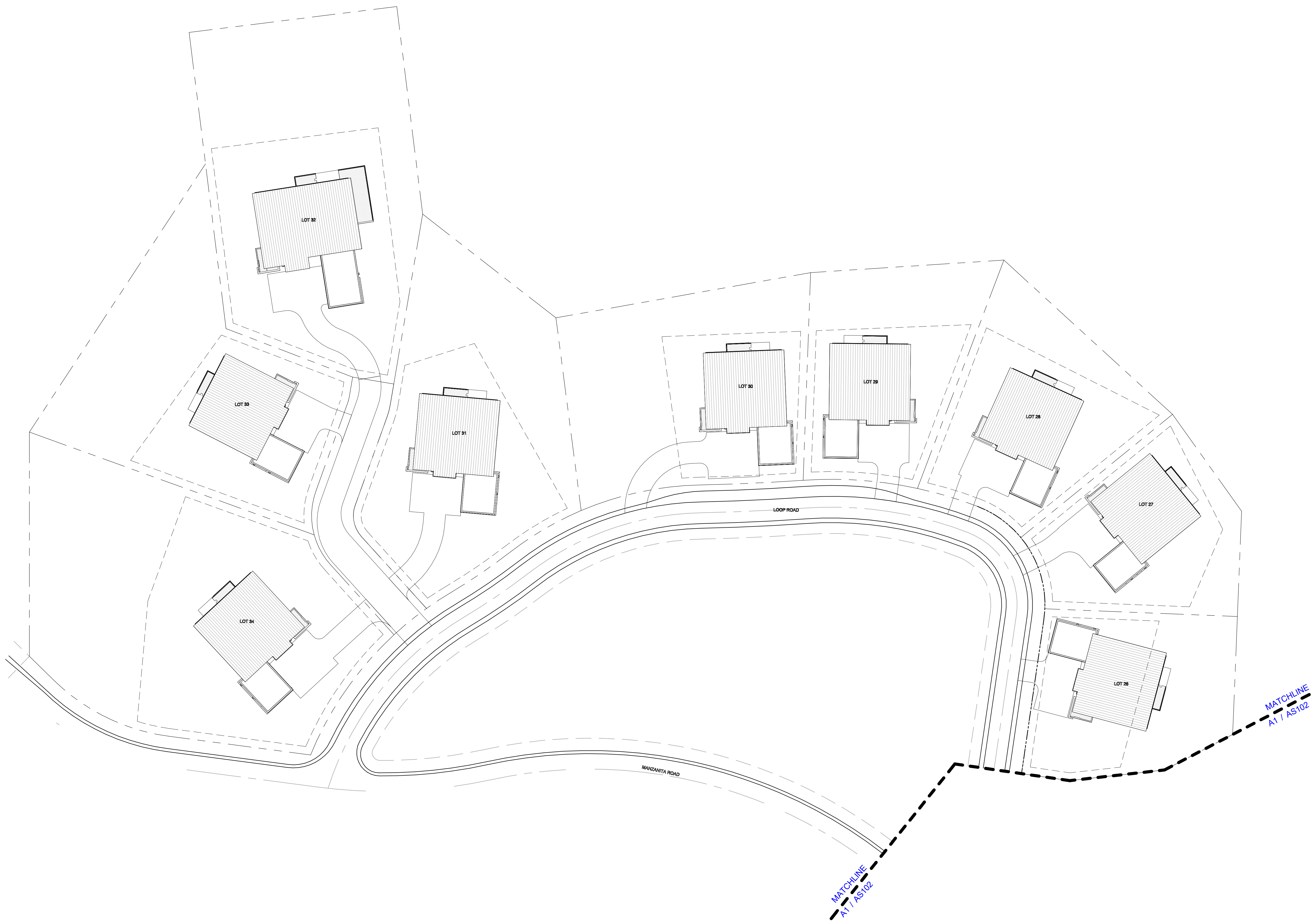
APN: 011-310-059

C-19

SITE VILLA SCHEDULE - LOTS 26-34

Mark	APN	BR	FFE	Building Height Datum	Building Height	Building Height (Relative to Datum)	Foundation/ Slab Type	Balcony/Deck Screen	Notes
LOT 26	011-310-052-000	4BR, MIRRORED	756.5	742.9	770.5	27.6	A	GUARDRAIL	
LOT 27	011-310-053-000	4BR	752.5	745.1	766.5	21.4	A	GUARDRAIL	
LOT 28	011-310-054-000	4BR	751.5	740.5	765.5	25	A	BALCONY	
LOT 29	011-310-055-000	4BR, MIRRORED	751.5	731.3	765.5	34.2	B	BALCONY	
LOT 30	011-310-056-000	4BR	749.5	734.5	763.5	29	B	GUARDRAIL	
LOT 31	011-310-057-000	4BR	747.5	736.2	761.5	25.3	B	GUARDRAIL	
LOT 32	011-310-060-000	5BR	720.5	703.6	734.5	30.9	C	GUARDRAIL	
LOT 33	011-310-059-000	4BR, MIRRORED	733.5	721.6	747.5	25.9	B	BALCONY	
LOT 34	011-310-058-000	4BR, MIRRORED	751.5	738.6	767.75	29.15	B	GUARDRAIL	

REVIEWED FOR CODE COMPLIANCE
August 5, 2024
BUREAU VERITAS NORTH AMERICA, INC.



A1 **OVERALL SITE PLAN - WEST**

1" = 40'-0"

GENERAL NOTES

1. BUILDING ADDRESS SIGNAGE TO CONFORM TO THE FOLLOWING BUILDING CODE SECTION:

   SECTION 502.2.1 IS ADDED AS FOLLOWS: NUMBERS FOR ONE AND TWO FAMILY DWELLINGS. EACH ADDRESS IDENTIFICATION CHARACTER SHALL BE NOT LESS THAN (4) INCHES HIGHT WITH A MINIMUM STROKE WIDTH OF ONE-HALF (0.5) INCH.

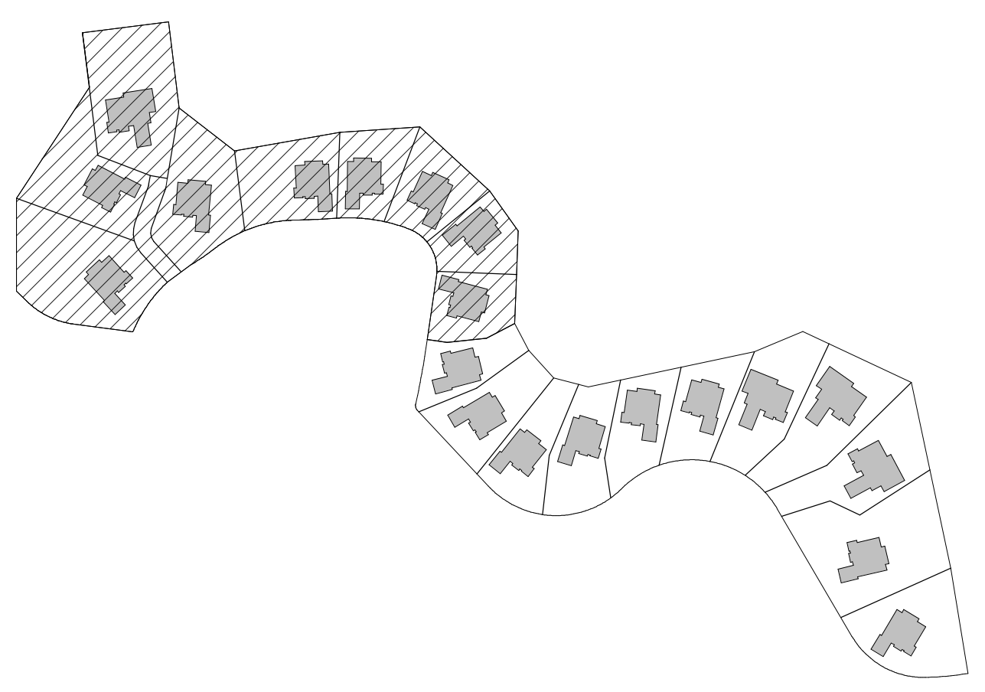
SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT

REFERENCE KEYNOTES

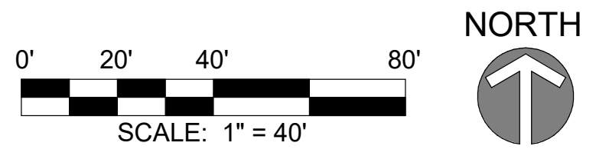
NUMBER	KEYNOTE TEXT

KEY PLAN



SITE PLAN LEGEND

┈┈┈┈	ACCESSIBLE PATH OF TRAVEL
— — —	PROPERTY LINE
- - - -	SETBACK
▬	BUILDING ADDRESS SIGNAGE



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LICENSED ARCHITECT
FRANK S. TERNASKY
C-25718
REN 05/31/25
STATE OF CALIFORNIA

ctf

CENTRIC
GENERAL CONTRACTORS

CALISTOGA HILLS RESIDENCES

515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

05.15.2024
PERMIT SET

Sheet Title

OVERALL SITE PLAN - WEST

AS101

5/16/2024 8:02:35 AM

NOTES:

THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THIS DRAWING. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THIS DRAWING AND THE CITY OF CALISTOGA PRIOR TO INSTALLING IMPROVEMENTS IN A MANNER WHICH DEVIATE FROM THIS DRAWING.

EXISTING IMPROVEMENTS REFLECT THOSE ELEMENTS SHOWN ON THE IMPROVEMENT DRAWINGS FOR “PHASE 5: "MANZANITA ROAD" IMPROVEMENT DRAWINGS FOR CALISTOGA HILLS RESORT” FILED UNDER ENGINEERING DRAWING G19-1 WITH THE CITY OF CALISTOGA. THE PROFESSIONAL PREPARING THIS DRAWING AND THE OWNER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF INFORMATION. EXPOSE EXISTING UTILITIES PRIOR TO TRENCHING TO VERIFY THEIR RESPECTIVE ALIGNMENT AND ELEVATION. THE PROPOSED UTILITIES MAY REQUIRE RE-ALIGNMENT TO ACCOMMODATE THE FIELD CONDITION. IF THE EXPOSED UTILITY IS DETERMINED TO BE IN A LOCATION WHICH IS NOT REFLECTED BY THIS DRAWING, NOTIFY THE ENGINEER IN WRITING SO THAT APPROPRIATE ADJUSTMENTS CAN BE MADE.

THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FILED UNDER WASTE DISCHARGER IDENTIFICATION (WDID) NUMBER 2-28C377198 CONTAIN EROSION AND SEDIMENT CONTROL MEASURES, WHICH ARE GENERAL IN NATURE, TO HELP PROTECT DOWNSTREAM STORM WATER DURING CONSTRUCTION. RELEVANT MEASURES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCT A BERMED AREA ON EACH LOT LARGE ENOUGH FOR LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES. WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY. WASHOUT SHOULD BE LINED WITH A 10-MIL PLASTIC SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL.

ENCLOSE TEMPORARY STOCKPILES WITH PERIMETER SEDIMENT BARRIERS SUCH AS FIBER ROLLS IN ACCORDANCE WITH CASQA. STABILIZE STOCKPILES IN ACCORDANCE WITH CASQA USING STRAW MULCH OR OTHER METHODS.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT DISPLACED TOPSOIL BE STOCKPILED FOR REUSE AND THAT THIS MATERIAL BE COVERED TO PREVENT WINDBLOWN DUST AND EROSION BY WATER.

UNLESS OTHERWISE PERMITTED BY THE CITY OF CALISTOGA, PROPERLY MUFFLE EQUIPMENT AND LIMIT CONSTRUCTION HOURS TO 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS. THIS RESTRICTION INCLUDES THE STARTUP OF MOTOR VEHICLES AND OTHER HEAVY EQUIPMENT.

2

TREE REMOVAL IS A PART OF THIS PROJECT, BUT IS NOT SHOWN ON, OR A PART OF, THESE DRAWINGS. COORDINATE TREE REMOVAL IN ACCORDANCE WITH THE APPROVED TIMBER HARVEST PLAN UNDER THE OBSERVATION OF THE OWNER'S REPRESENTATIVE AND ALL OTHER APPLICABLE PROFESSIONALS AND INSPECTORS.

PROVIDE PROTECTIVE FENCE AROUND THE DRIP LINES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION PRIOR TO PERFORMING GRADING OPERATIONS. RETAIN THE SERVICES OF A CITY OF CALISTOGA APPROVED ARBORIST PRIOR TO DISTURBING EARTH WITHIN THE ROOT ZONES OF TREES WHICH WILL REMAIN FOLLOWING CONSTRUCTION. PERFORM CONSTRUCTION IN THE ROOT ZONES OF TREES UNDER THE OBSERVATION OF THE PROJECT ARBORIST.

PERFORM GRADING IN CONFORMANCE WITH CHAPTER 18 AND APPENDIX J OF THE 2016 CALIFORNIA BUILDING CODE, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY RGH CONSULTANTS DATED JANUARY 4, 2001 AND ANY SUBSEQUENT ADDENDA.

THE CALIFORNIA BUILDING CODE REQUIRES THAT MATERIALS USED FOR THE CONSTRUCTION OF PERMANENT STRUCTURES WITHIN A CERTAIN PROXIMITY TO EARTH BE TREATED, OR OF NATURAL RESISTANCE TO DECAY. PRIOR TO COMMENCING HOUSE CONSTRUCTION CONFIRM THAT THE MATERIALS PROPOSED ON THE ARCHITECTURAL DRAWINGS WILL NOT VIOLATE THIS REQUIREMENT WHEN INSTALLED USING THE ELEVATIONS SHOWN ON THIS DRAWING.

SLOPE SOIL AWAY FROM STRUCTURES IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

DISCHARGE DOWNSPOUTS AND DRAINAGE MEASURES WHICH CONCENTRATE STORM WATER AWAY FROM STRUCTURES INTO SOLID PIPE, OR AT LEAST AWAY ONTO SPLASH BLOCKS OR OTHER IMPERMEABLE SURFACES WHICH DRAIN AWAY FROM STRUCTURES.

ALL ON-SITE DRAINAGE FACILITIES SHALL BE CONSTRUCTED SUCH THAT THEY FUNCTION PROPERLY, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THE HOMEOWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTAINING SITE DRAINAGE FACILITIES IN ACCORDANCE WITH THIS REQUIREMENT.

THE CALIFORNIA GREEN BUILDING CODE, ADOPTED BY THE CITY OF CALISTOGA, REQUIRES THAT 20% OF PARKING, WALKING AND PATIO SURFACES, EXCLUDING THE PRIMARY DRIVEWAY, ENTRY WALK, ENTRY PORCH AND LANDING, BE COMPOSED OF PERVIOUS MATERIALS.

UNLESS OTHERWISE NOTED, PROVIDE HIGH DENSITY POLYETHLENE PIPE (HDPE) WHERE ANNOTATED AS STORM DRAIN (SD) ON THE CONSTRUCTION DRAWINGS.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SCH80 POLYVINYL CHLORIDE PIPE (PVC) 1120 COMPLYING WITH NSF 14 FOR PLASTIC POTABLE WATER SERVICE PIPING WHERE ANNOTATED AS WATER (W) ON THE CONSTRUCTION DRAWINGS. MAINTAIN A MINIMUM OF 2-FEET OF COVER OVER UTILITIES ANNOTATED AS WATER (W) ON THESE DRAWINGS.

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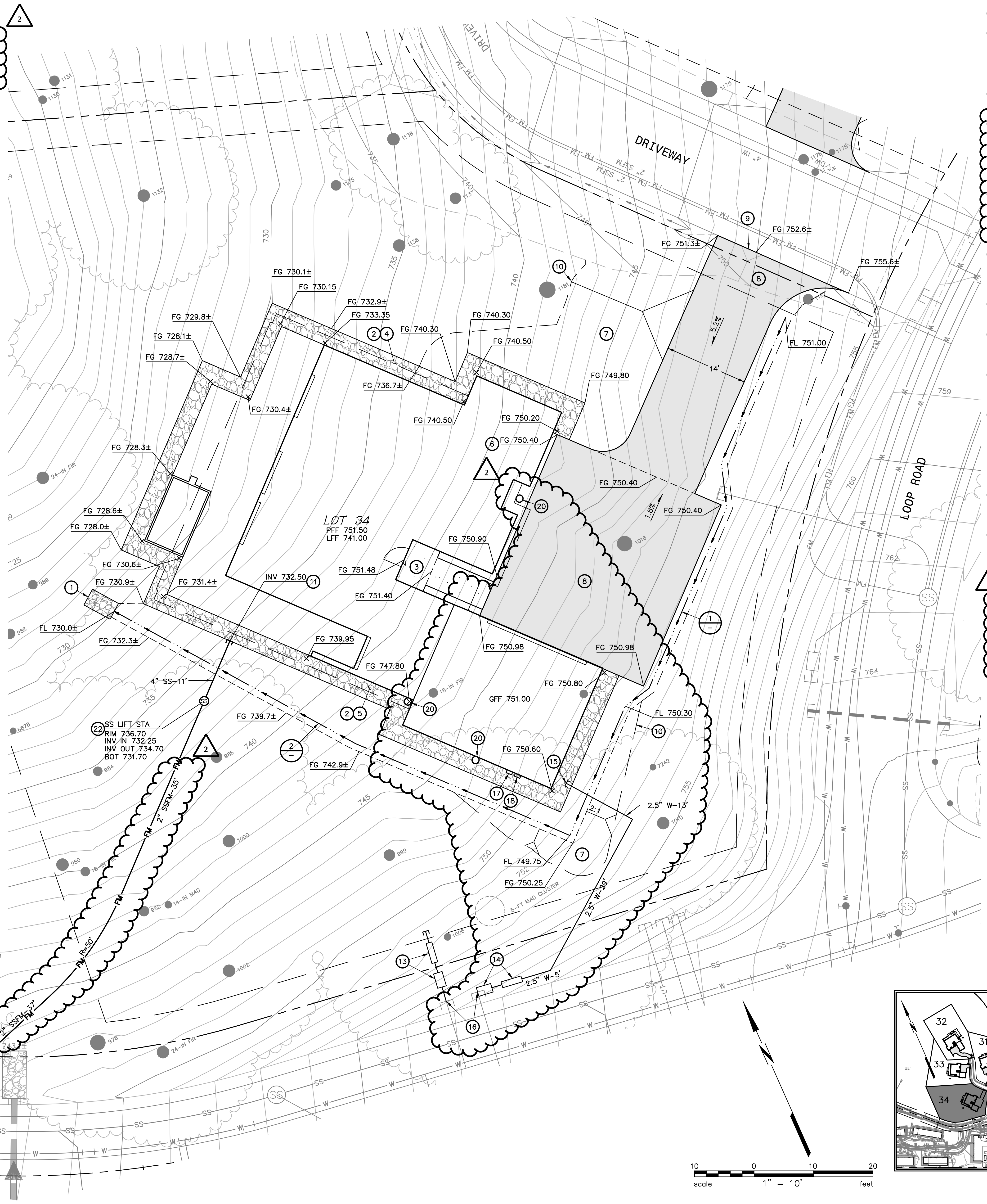
ELEVATION: 361.80 FEET

BASIS OF BEARINGS: MAP OF DIAMOND ESTATES, FILED FOR RECORD ON APRIL 21, 2005, IN BOOK 25 OF RECORD MAPS AT PAGES 18-20, NAPA COUNTY RECORDS.



10 0 10 20
scale 1" = 10' feet

KEYNOTES

① REMOVE EXISTING MATERIAL AS REQUIRED TO PROVIDE A 10-FOOT BY 4-FOOT LAYER OF GEOSYNTHETIC FABRIC AND 1-FOOT THICK BLANKET OF CALTRANS CLASS NO. 2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2. SCARIFY SUBGRADE TO A DEPTH OF 8-INCHES AND RECOMPACT AT 90% RELATIVE COMPACTION PRIOR TO PLACING FABRIC.

② NON-COMBUSTIBLE EDGE WITH GRAVEL, SLOPES TO MATCH GRADING PLAN HEREON. REFER TO THE LANDSCAPE DRAWINGS.

③ LANDING HAVING A SLOPE WHICH DOES NOT EXCEED 2-PERCENT IN ANY DIRECTION IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE.

④ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT FOR A MINIMUM DISTANCE OF 10-FEET SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑤ SLOPE SURFACE AT A GRADIENT OF AT LEAST 5-PERCENT TO PARALLEL DRAINAGE FEATURE SO THAT WATER DRAINS AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION 1804.4 OF THE 2016 CALIFORNIA BUILDING CODE.

⑥ THIS PATH SERVES AS AN OVERLAND DRAINAGE RELEASE AND SHALL NOT BE BLOCKED WITH CONSTRUCTION IMPROVEMENTS.

⑦ BACKFILL NEW IMPROVEMENTS TO THE LINES AND ELEVATIONS SHOWN WITH SOIL SUITABLE FOR PLANTING IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑧ DRIVEWAY AND MOTOR COURT: 2.5-INCHES OF ASPHALT CONCRETE, OVER 6-INCHES OF CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION. REVIEW THE SOILS REPORT PREPARED FOR THIS PROJECT TO CONFIRM THESE CONDITIONS AND TO REVIEW SAID REPORT FOR SITE PREPARATION AND GRADING RECOMMENDATIONS. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

⑨ CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

⑩ APPROXIMATE LIMIT OF GRADING.

⑪ 4-INCH SANITARY SEWER SERVICE HAVING A MINIMUM SLOPE OF 2-PERCENT AND TWO-WAY SANITARY SEWER CLEANOUT IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. COORDINATE THE LOCATION OF THIS UTILITY PRIOR TO INSTALLATION AND CONNECTION TO THE BUILDING SEWER.

⑫ DISCHARGE FOR PRIVATE FORCE MAIN IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 515.

2

⑬ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876. REFER TO THE LANDSCAPE DRAWINGS FOR THE CONTINUATION OF THIS UTILITY.

⑭ 1.5-INCH WATER SERVICE WITH A CONTRACTOR FURNISHED 1-INCH METER IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 863-C AND 1.5-INCH REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET FOR THE WATER SERVICE IN ACCORDANCE WITH CITY OF SANTA ROSA STANDARD 876.

⑮ COORDINATE THE LOCATION OF DOMESTIC WATER SERVICE CONNECTION AT BUILDING AND CONNECT TO DOUBLE CHECK VALVE BACKFLOW DEVICE. INSTALL PRESSURE REGULATOR AT THE HOUSE PER PLUMBING CODE.

⑯ CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.

⑰ APPROXIMATE LOCATION OF ELECTRICAL CONNECTION. REFER TO ELECTRICAL DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑱ APPROXIMATE LOCATION OF NATURAL GAS CONNECTION. REFER TO PLUMBING DRAWINGS AND PUBLIC JOINT TRENCH DRAWINGS FOR ADDITIONAL INFORMATION.

⑳ PROBABLE LOCATION OF ROOF LEADER. REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR THE ACTUAL LOCATION OF THIS UTILITY. DISCHARGE ROOF WATER TO A SPLASH BLOCK OR OTHER IMPERVIOUS SURFACE WHICH DRAINS AT LEAST 5-FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH SECTION A4.407.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE. REFER TO THE LANDSCAPE DRAWINGS.

㉑ APPROXIMATE LOCATION OF CONTROL PANEL FOR SANITARY SEWER LIFT STATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

㉒ SANITARY SEWER LIFT STATION. LIBERTY PUMPS MODEL D3660LSG202C-24 DUPLEX LIFT STATION OR EQUIVALENT. CONTROL PANEL PROGRAMMING AND FLOAT INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

2

THE SITE IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY ARE TO BE COMPLETED CONCURRENTLY. IMPROVEMENTS AND ASSOCIATED FACILITIES SHOWN BEYOND THE PARCEL BOUNDARY REFLECT THE THEORETICAL CONDITION OF THE SITE IMPROVEMENTS UPON COMPLETION OF THE CONSTRUCTION ACTIVITIES AS SHOWN ON THE ADJACENT LOT PLOT PLAN IMPROVEMENTS.

SYMBOLS & LEGEND

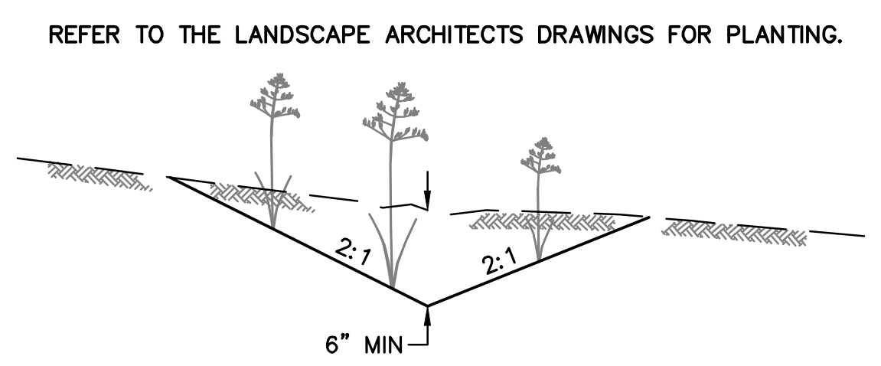
EXISTING — PROPOSED

- BENCHMARK
- IRON PIPE
- CENTERLINE MONUMENT
- BLOW OFF
- GATE VALVE
- AIR VACUUM RELEASE VALVE
- FIRE HYDRANT
- CHECK VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- CATCH BASIN
- GRATE INLET
- DROP INLET
- TREE
- TREE CLUSTER
- TREE TO BE REMOVED
- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- CENTERLINE
- GRADE BREAK
- FLOW LINE
- GUARD RAIL
- FENCE
- SIZE" SS — SANITARY SEWER
- SIZE" SD — STORM DRAIN
- SIZE" W — WATER
- OH — OVERHEAD UTILITY LINE
- UT — PRIVATE DRY UTILITY TRENCH
- JT — PUBLIC DRY UTILITY TRENCH
- ASPHALT
- RIP RAP ROCK SLOPE PROTECTION
- INV — INVERT AT CLEANOUT
- ? — KEYNOTE
- 1/C1 — DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS SHOWN
- A/C2 — CROSS SECTION IDENTIFICATION / SHEET WHERE CROSS SECTION IS SHOWN

ABBREVIATIONS

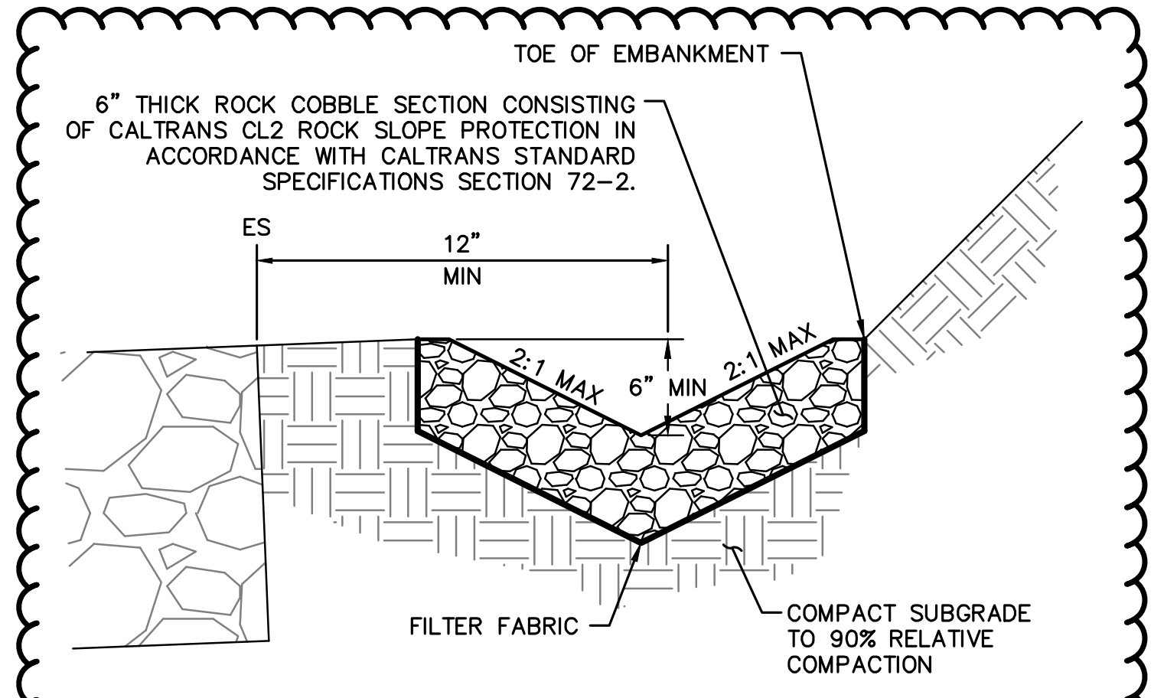
±	MORE OR LESS
Δ	DELTA
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGIN CURVE
BFP	BACKFLOW DEVICE
BM	BENCHMARK
BO	BLOWOFF
BOTT	BOTTOM
BSL	BUILDING SETBACK LINE
CC	POINT OF COMPOUND CURVE
CL	CENTERLINE
CL2	CLASS II
CO	CLEAN OUT
CONC	CONCRETE
CY	CUBIC YARD
DIA	DIAMETER
DW	DRIVEWAY
E	ELECTRIC
EC	END CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
FL	SURFACE FLOWLINE
FND	FOUND
FT	FOOT
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
GI	GRATE INLET
GM	GAS METER
HORZ	HORIZONTAL
HT	HEIGHT
INV	BOTTOM INSIDE OF PIPE
IR	IRRIGATION
IW	IRRIGATION WATER
L	LENGTH
LFF	LOWER FINISHED FLOOR
MAX	MAXIMUM
MIN	MINIMUM
NO	NUMBER
NTS	NOT TO SCALE
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PFF	PRIMARY FINISHED FLOOR
PG&E	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	POINT OF REVERSE CURVE
RSPR	RIPRAP ROCK SLOPE PROTECTION
RTWL	RETAINING WALL
S=	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
STD	STANDARD
TB	TOP OF BOX
TC	TOP FACE OF CURB
TEL	TELECOMMUNICATION
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UT	PRIVATE DRY UTILITY TRENCH
VERT	VERTICAL
VRF	VARIABLE REFRIGERANT FLOW
W	WATER
WM	WATER METER

REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING.

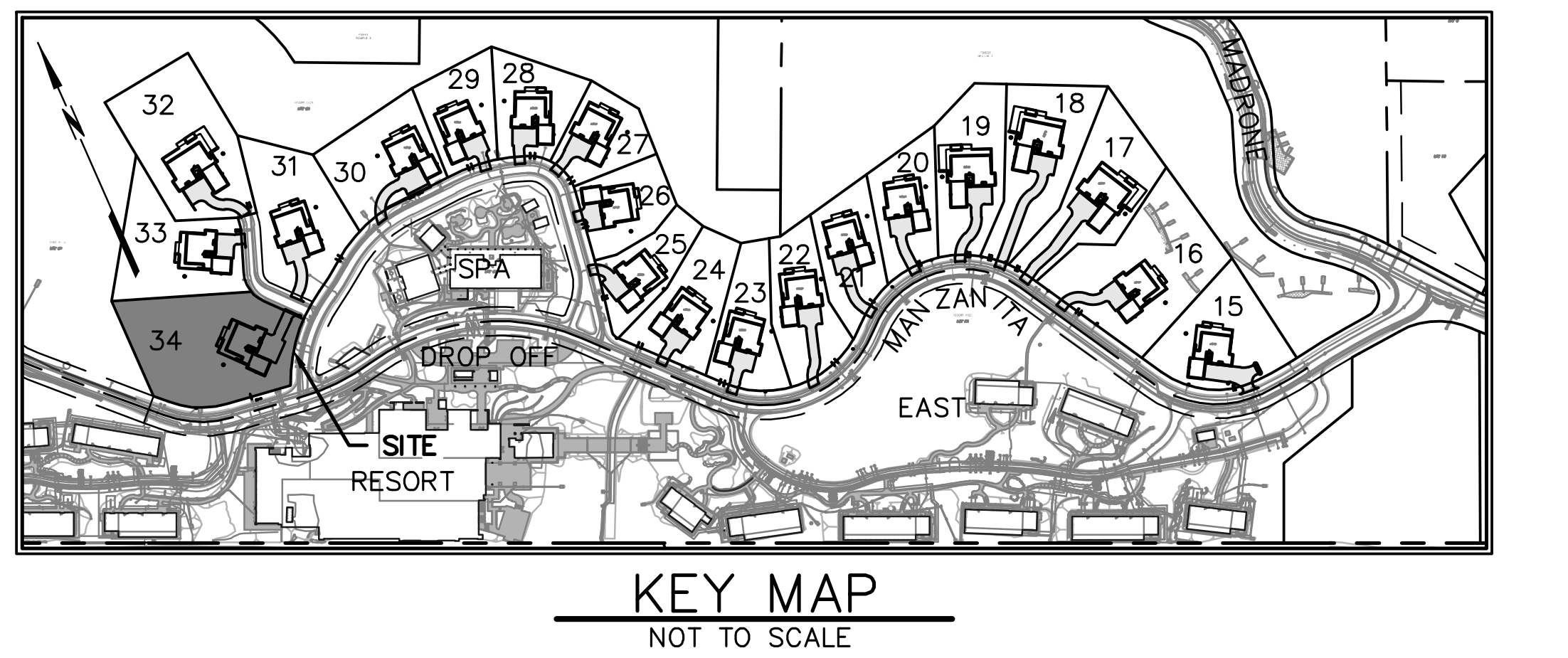


① PLANTED EARTHEN SWALE
NO SCALE

2


TOE OF EMBANKMENT
6" THICK ROCK COBBLE SECTION CONSISTING OF CALTRANS CL2 ROCK SLOPE PROTECTION IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 72-2.
ES
12" MIN
2:1 MAX
6" MIN
2:1 MAX
FILTER FABRIC
COMPACT SUBGRADE TO 90% RELATIVE COMPACTION

② COBBLE V-DITCH
NO SCALE



KEY MAP
NOT TO SCALE

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECT SOILS REPORT, DATED JANUARY 4, 2001, AND ADDENDA. THIS SOILS REPORT AND ADDENDA SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID SOILS REPORT AND ADDENDA.

8/1/2024

RGH CONSULTANTS — DATE

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www.bkf.com

JASON KIRCHMANN
C 78079
07/30/2024

CALISTOGA HILLS RESORT VILLAS

411 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
2	07.23.2024	PLAN CHECK RESUB. 2

07.26.2024
PERMIT SET

Sheet Title

PLOT PLAN
LOT 34

APN: 011-310-058

C-20

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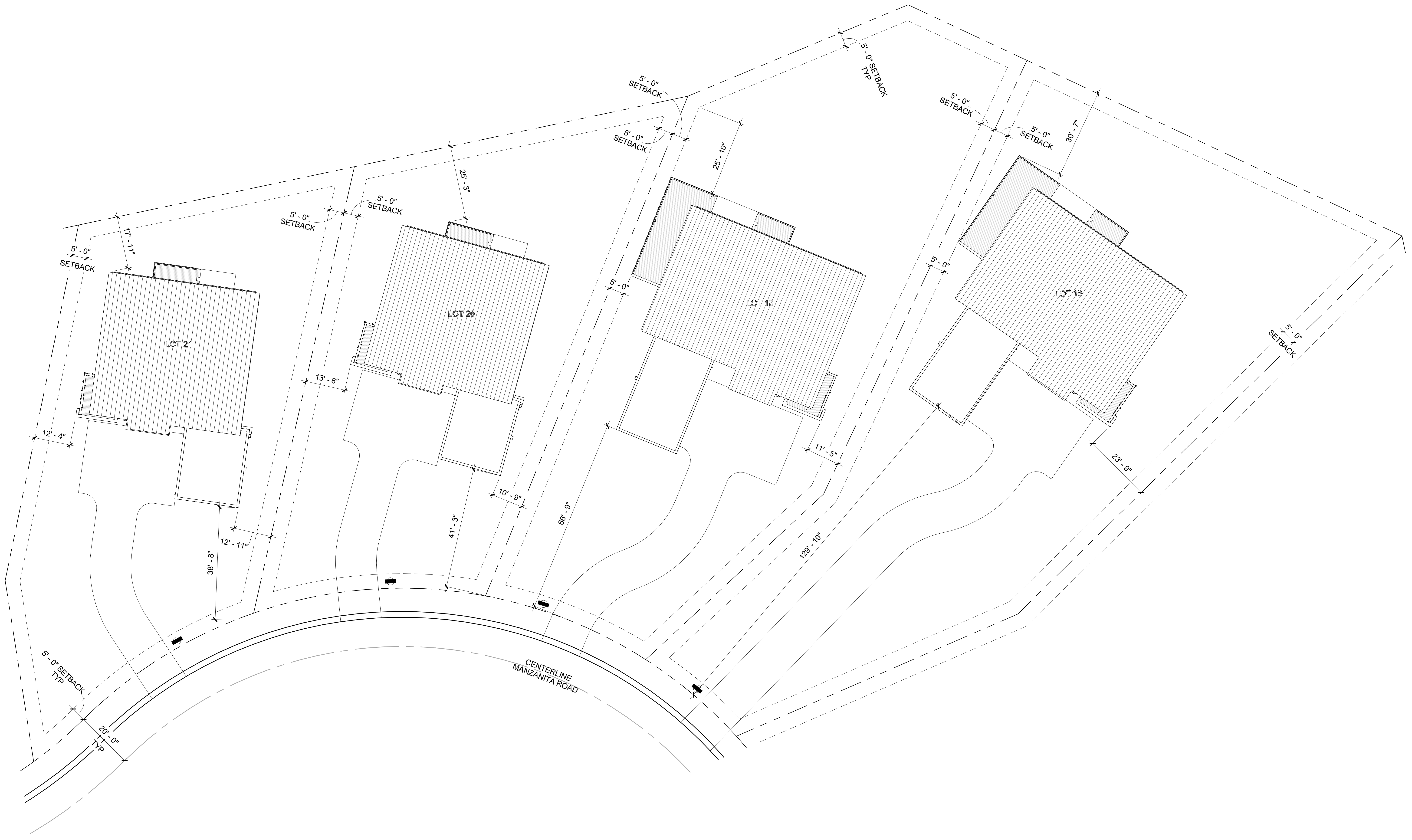
August 5, 2024
BUREAU VERITAS NORTH AMERICA, INC.


5' - 0" SETBACK
17' - 11"
LOT 21
12' - 4"
12' - 11"
38' - 8"
5' - 0" SETBACK TYP
20' - 0" TYP
5' - 0" SETBACK
5' - 0" SETBACK
25' - 3"
LOT 20
13' - 8"
10' - 9"
41' - 3"
CENTERLINE
MANZANITA ROAD
5' - 0" SETBACK
5' - 0" SETBACK
25' - 10"
5' - 0"
LOT 19
66' - 9"
11' - 5"
5' - 0" SETBACK TYP
5' - 0" SETBACK
5' - 0" SETBACK
30' - 7"
5' - 0"
LOT 18
129' - 10"
23' - 9"
5' - 0" SETBACK

A1 LOT 18, 19, 20, 21 ENLARGED SITE PLAN

1 / AS000temp
1" = 20'-0"

GENERAL NOTES

1. BUILDING ADDRESS SIGNAGE TO CONFORM TO THE FOLLOWING BUILDING CODE SECTION:

   SECTION 502.2.1 IS ADDED AS FOLLOWS: NUMBERS FOR ONE AND TWO FAMILY DWELLINGS. EACH ADDRESS IDENTIFICATION CHARACTER SHALL BE NOT LESS THAN (4) INCHES HIGHT WITH A MINIMUM STROKE WIDTH OF ONE-HALF (0.5) INCH.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT

KEY PLAN

SITE PLAN LEGEND

┈┈┈┈	ACCESSIBLE PATH OF TRAVEL
— – – —	PROPERTY LINE
– – – –	SETBACK
▬	BUILDING ADDRESS SIGNAGE

0' 10' 20' 40'
SCALE: 1" = 20'
NORTH

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REN 05/31/25

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515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

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PERMIT SET

Sheet Title
ENLARGED
SITE PLAN -
LOT 18-21

AS104

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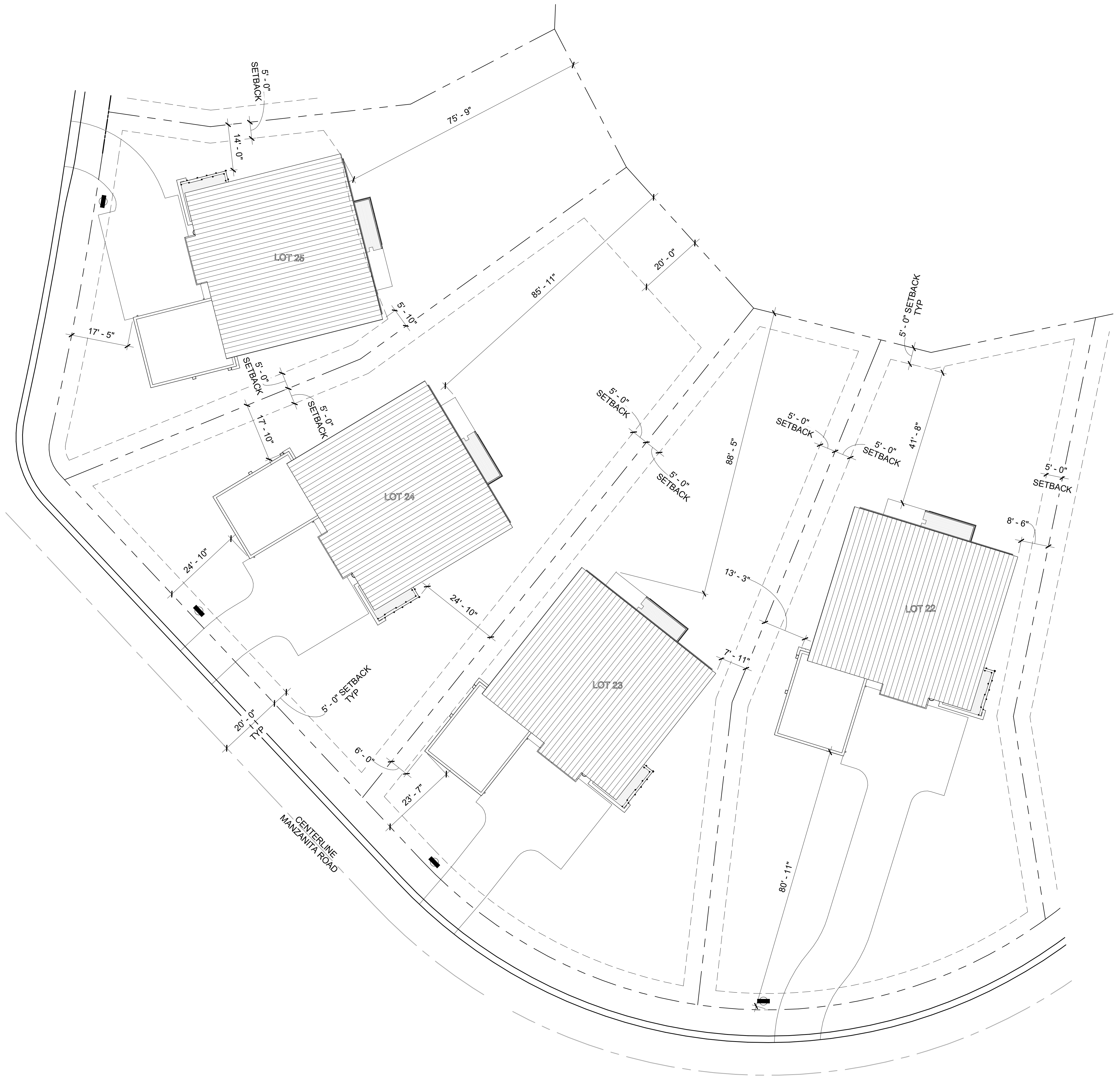
5' - 0"
SETBACK
75' - 9"
14' - 0"
LOT 25
17' - 5"
5' - 10"
20' - 0"
85' - 11"
5' - 0"
SETBACK
5' - 0"
SETBACK
17' - 10"
LOT 24
5' - 0" SETBACK
TYP
5' - 0"
SETBACK
5' - 0"
SETBACK
88' - 5"
5' - 0"
SETBACK
5' - 0"
SETBACK
41' - 8"
5' - 0"
SETBACK
8' - 6"
24' - 10"
24' - 10"
13' - 3"
LOT 22
7' - 11"
LOT 23
5' - 0" SETBACK
TYP
20' - 0"
TYP
6' - 0"
23' - 7"
CENTERLINE
MANZANITA ROAD
80' - 11"

A1	**LOT 22, 23, 24, 25 ENLARGED SITE PLAN**
1 / AS000temp	1" = 20'-0"

GENERAL NOTES

1. BUILDING ADDRESS SIGNAGE TO CONFORM TO THE FOLLOWING BUILDING CODE SECTION:

   SECTION 502.2.1 IS ADDED AS FOLLOWS: NUMBERS FOR ONE AND TWO FAMILY DWELLINGS. EACH ADDRESS IDENTIFICATION CHARACTER SHALL BE NOT LESS THAN (4) INCHES HIGHT WITH A MINIMUM STROKE WIDTH OF ONE-HALF (0.5) INCH.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT

KEY PLAN

SITE PLAN LEGEND

┈┈┈┈	ACCESSIBLE PATH OF TRAVEL
—— – – ——	PROPERTY LINE
— — — —	SETBACK
▬	BUILDING ADDRESS SIGNAGE

0' 10' 20' 40'
SCALE: 1" = 20'

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CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

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Sheet Title

ENLARGED SITE PLAN - LOT 22-25

AS105

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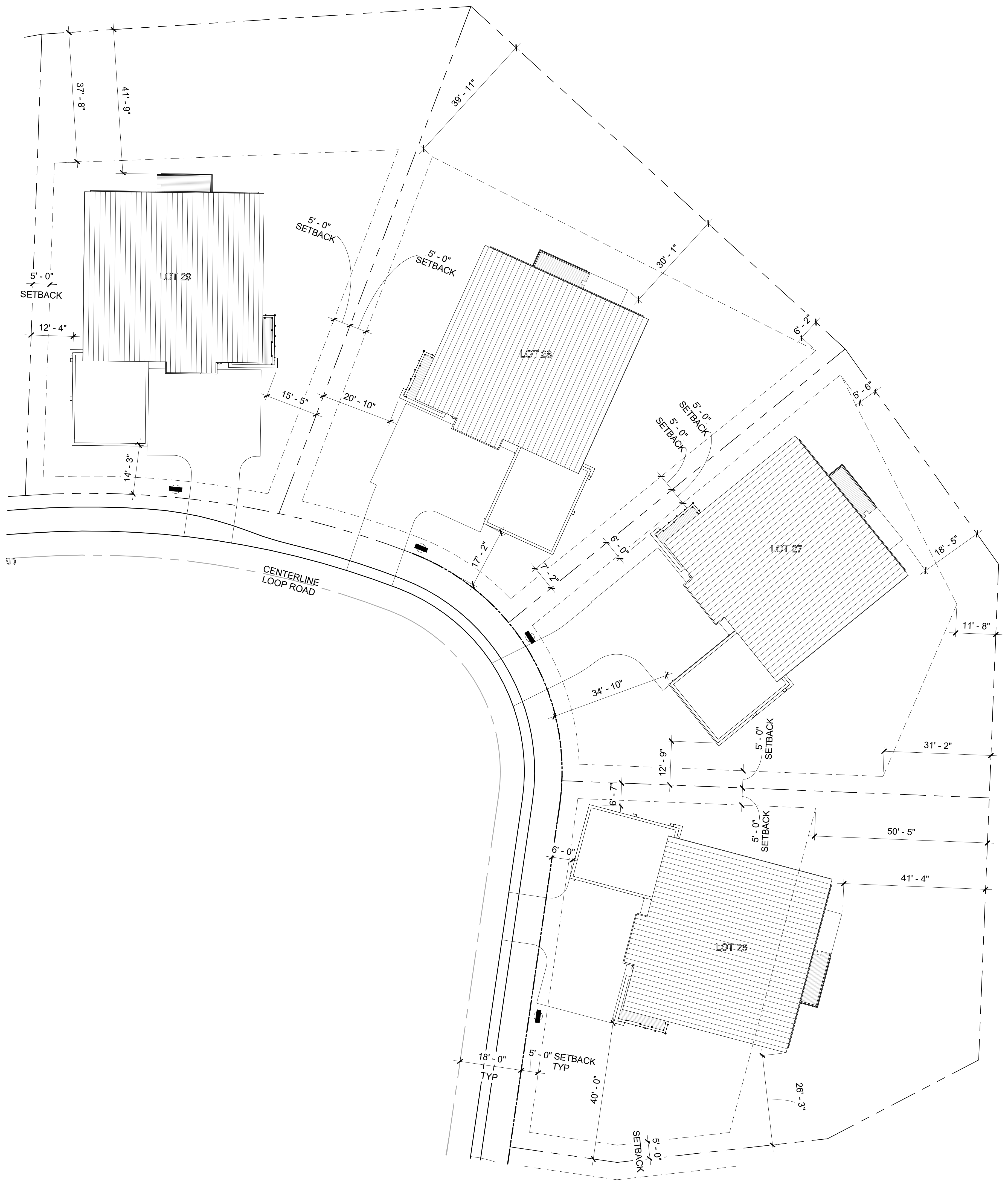

LOT 29
LOT 28
LOT 27
LOT 26
37' - 8"
41' - 9"
39' - 11"
30' - 1"
6' - 2"
5' - 6"
18' - 5"
11' - 8"
31' - 2"
50' - 5"
41' - 4"
26' - 3"
5' - 0" SETBACK
12' - 4"
14' - 3"
15' - 5"
20' - 10"
17' - 2"
6' - 0"
34' - 10"
12' - 9"
6' - 7"
6' - 0"
18' - 0" TYP
5' - 0" SETBACK TYP
40' - 0"
CENTERLINE LOOP ROAD

A1 LOT 26, 27, 28, 29 ENLARGED SITE PLAN

1 / AS000temp
1" = 20'-0"

SCALE: 1" = 20'
NORTH

GENERAL NOTES

1. BUILDING ADDRESS SIGNAGE TO CONFORM TO THE FOLLOWING BUILDING CODE SECTION:

   SECTION 502.2.1 IS ADDED AS FOLLOWS: NUMBERS FOR ONE AND TWO FAMILY DWELLINGS. EACH ADDRESS IDENTIFICATION CHARACTER SHALL BE NOT LESS THAN (4) INCHES HIGHT WITH A MINIMUM STROKE WIDTH OF ONE-HALF (0.5) INCH.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT

KEY PLAN

SITE PLAN LEGEND

┈┈┈┈	ACCESSIBLE PATH OF TRAVEL
— — —	PROPERTY LINE
- - - -	SETBACK
▬	BUILDING ADDRESS SIGNAGE

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PROJECT NO.		23194
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Sheet Title
ENLARGED
SITE PLAN -
LOT 26-29

AS106

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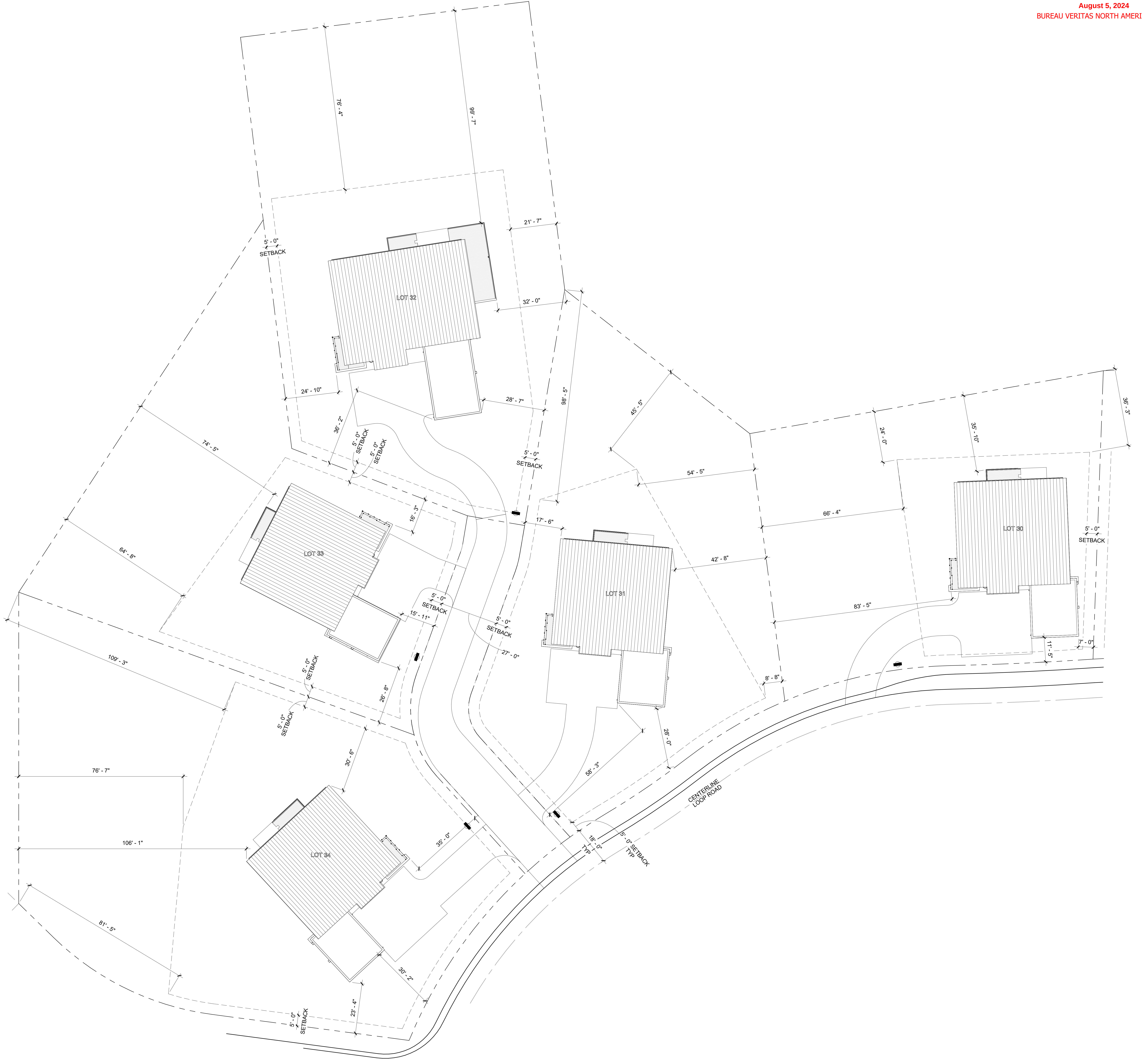
LOT 32
LOT 33
LOT 34
LOT 31
LOT 30
76' - 4"
99' - 7"
21' - 7"
32' - 0"
5' - 0" SETBACK
24' - 10"
28' - 7"
98' - 5"
36' - 2"
74' - 5"
64' - 8"
16' - 3"
17' - 6"
15' - 11"
27' - 0"
109' - 3"
26' - 8"
30' - 6"
76' - 7"
106' - 1"
35' - 0"
81' - 5"
30' - 2"
23' - 4"
58' - 3"
28' - 0"
18' - 0" TYP
5' - 0" SETBACK TYP
CENTERLINE LOOP ROAD
45' - 5"
54' - 5"
42' - 8"
66' - 4"
83' - 5"
8' - 8"
24' - 0"
35' - 10"
36' - 3"
11' - 5"
7' - 0"

A1	**LOT 30, 31, 32, 33, 34 ENLARGED SITE PLAN**
1 / AS000temp	1" = 20'-0"

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GENERAL NOTES

1. BUILDING ADDRESS SIGNAGE TO CONFORM TO THE FOLLOWING BUILDING CODE SECTION:

   SECTION 502.2.1 IS ADDED AS FOLLOWS: NUMBERS FOR ONE AND TWO FAMILY DWELLINGS. EACH ADDRESS IDENTIFICATION CHARACTER SHALL BE NOT LESS THAN (4) INCHES HIGHT WITH A MINIMUM STROKE WIDTH OF ONE-HALF (0.5) INCH.

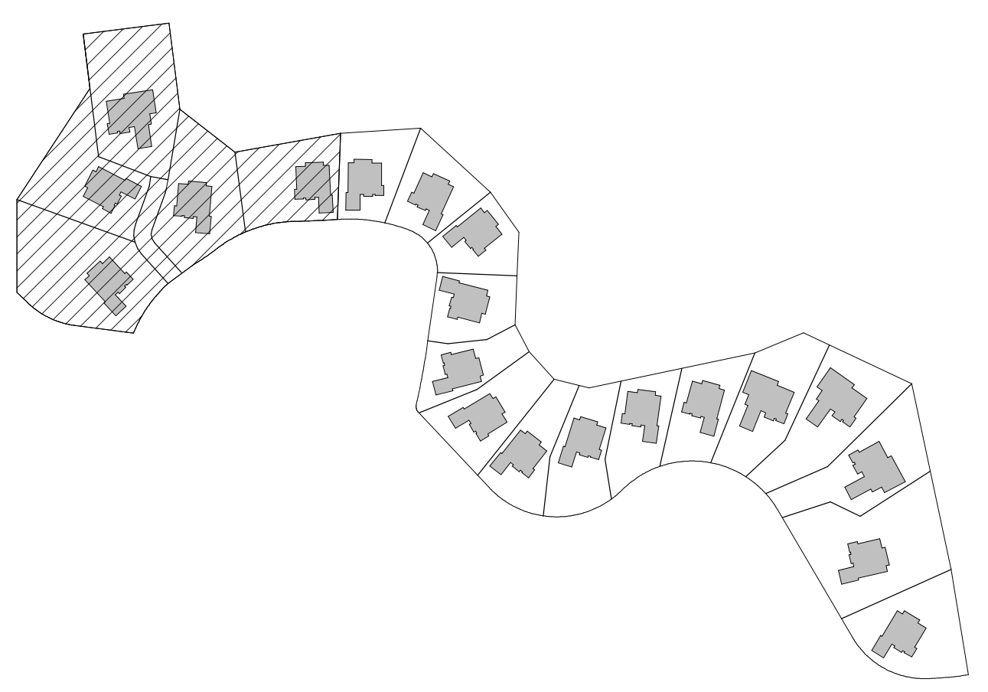
SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT

KEY PLAN



SITE PLAN LEGEND

------------	ACCESSIBLE PATH OF TRAVEL
—— — — ——	PROPERTY LINE
— — — — — —	SETBACK
▬	BUILDING ADDRESS SIGNAGE

0' 10' 20' 40'
SCALE: 1" = 20'
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PROJECT NO. 23194

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ENLARGED SITE PLAN - LOT 30-34

AS107

SITE VILLA SCHEDULE - LOTS 15-25

Mark	APN	BR	FFE	Building Height Datum	Building Height	Building Height (Relative to Datum)	Foundation/Slab Type	Balcony/Deck Screen	Notes
LOT 15	011-320-092-000	4BR, MIRRORED	700.5	688.7	714.5	25.8	A	GUARDRAIL	
LOT 16	011-320-093-000	4BR	712.5	698.5	726.5	28	B	GUARDRAIL	
LOT 17	011-320-094-000	5BR	703.5	690.5	717.5	27	B	GUARDRAIL	
LOT 18	011-320-095-000	5BR, MIRRORED	702.5	693.4	716.5	23.1	A	GUARDRAIL	
LOT 19	011-320-096-000	5BR, MIRRORED	710.5	698.2	724.5	26.3	A	BALCONY	
LOT 20	011-320-097-000	4BR	715.5	707.7	729.5	21.8	A	BALCONY	
LOT 21	011-320-098-000	4BR	715.5	707.5	729.5	22	A	GUARDRAIL	
LOT 22	011-320-099-000	4BR, MIRRORED	719.5	713.7	733.5	19.8	A	BALCONY	
LOT 23	011-310-049-000	4BR, MIRRORED	740	730.5	754	23.5	A	GUARDRAIL	
LOT 24	011-310-050-000	4BR, MIRRORED	755.5	743.3	769.5	26.2	B	BALCONY	
LOT 25	011-310-051-000	4BR	758.5	743.6	772.5	28.9	B	GUARDRAIL	

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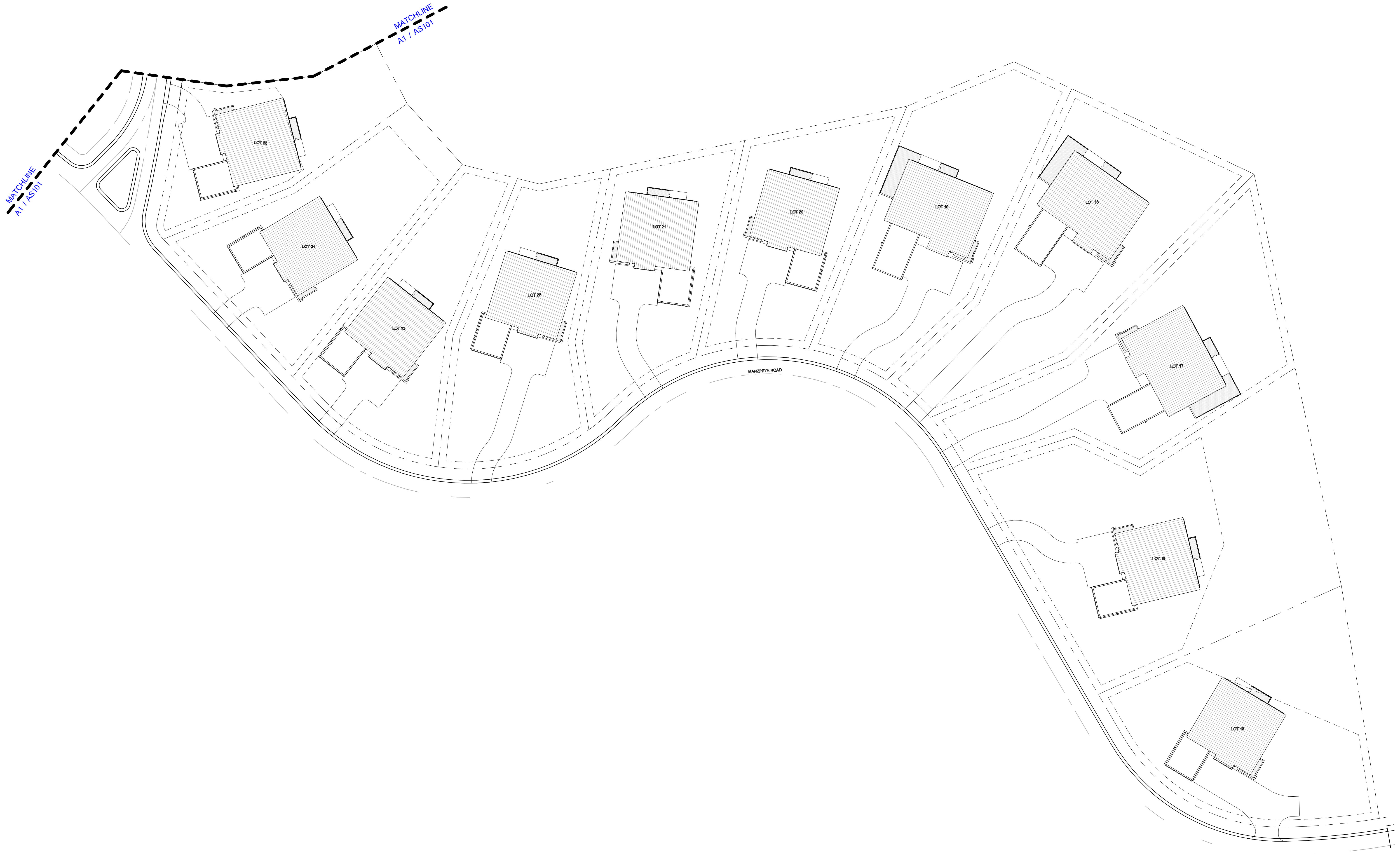


A1 **OVERALL SITE PLAN - EAST**

1" = 40'-0"

GENERAL NOTES

1. BUILDING ADDRESS SIGNAGE TO CONFORM TO THE FOLLOWING BUILDING CODE SECTION:

   SECTION 502.2.1 IS ADDED AS FOLLOWS: NUMBERS FOR ONE AND TWO FAMILY DWELLINGS. EACH ADDRESS IDENTIFICATION CHARACTER SHALL BE NOT LESS THAN (4) INCHES HIGHT WITH A MINIMUM STROKE WIDTH OF ONE-HALF (0.5) INCH.

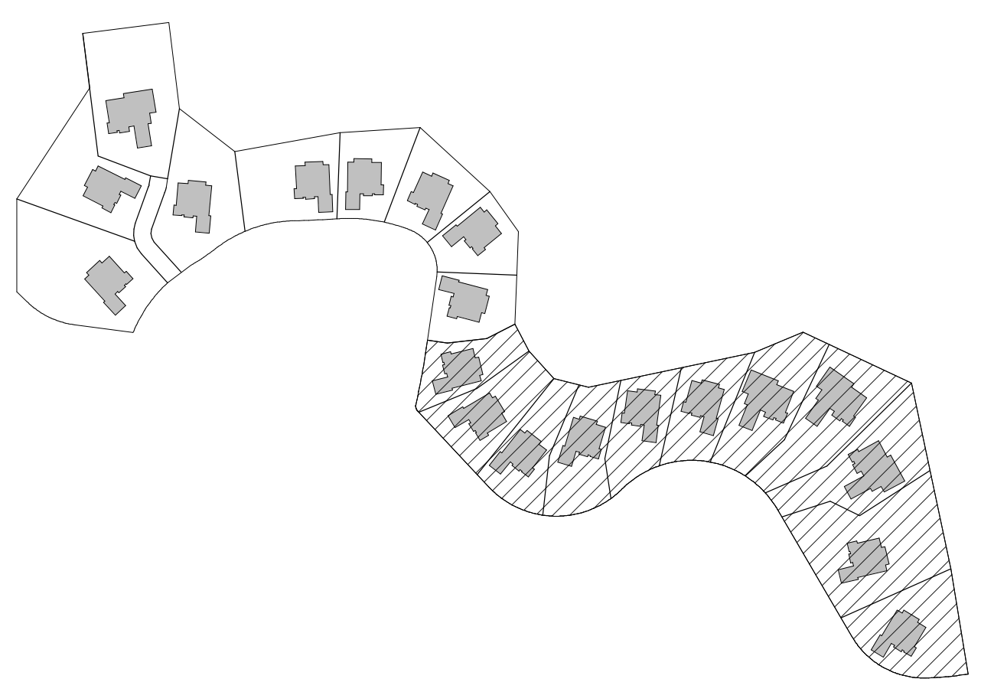
SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT

KEY PLAN



SITE PLAN LEGEND

┈┈┈┈	ACCESSIBLE PATH OF TRAVEL
—— – – ——	PROPERTY LINE
– – – – –	SETBACK
▬	BUILDING ADDRESS SIGNAGE

0' 20' 40' 80'
SCALE: 1" = 40'

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HILLS
RESIDENCES

515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

05.15.2024
PERMIT SET

Sheet Title

OVERALL SITE
PLAN - EAST

AS102

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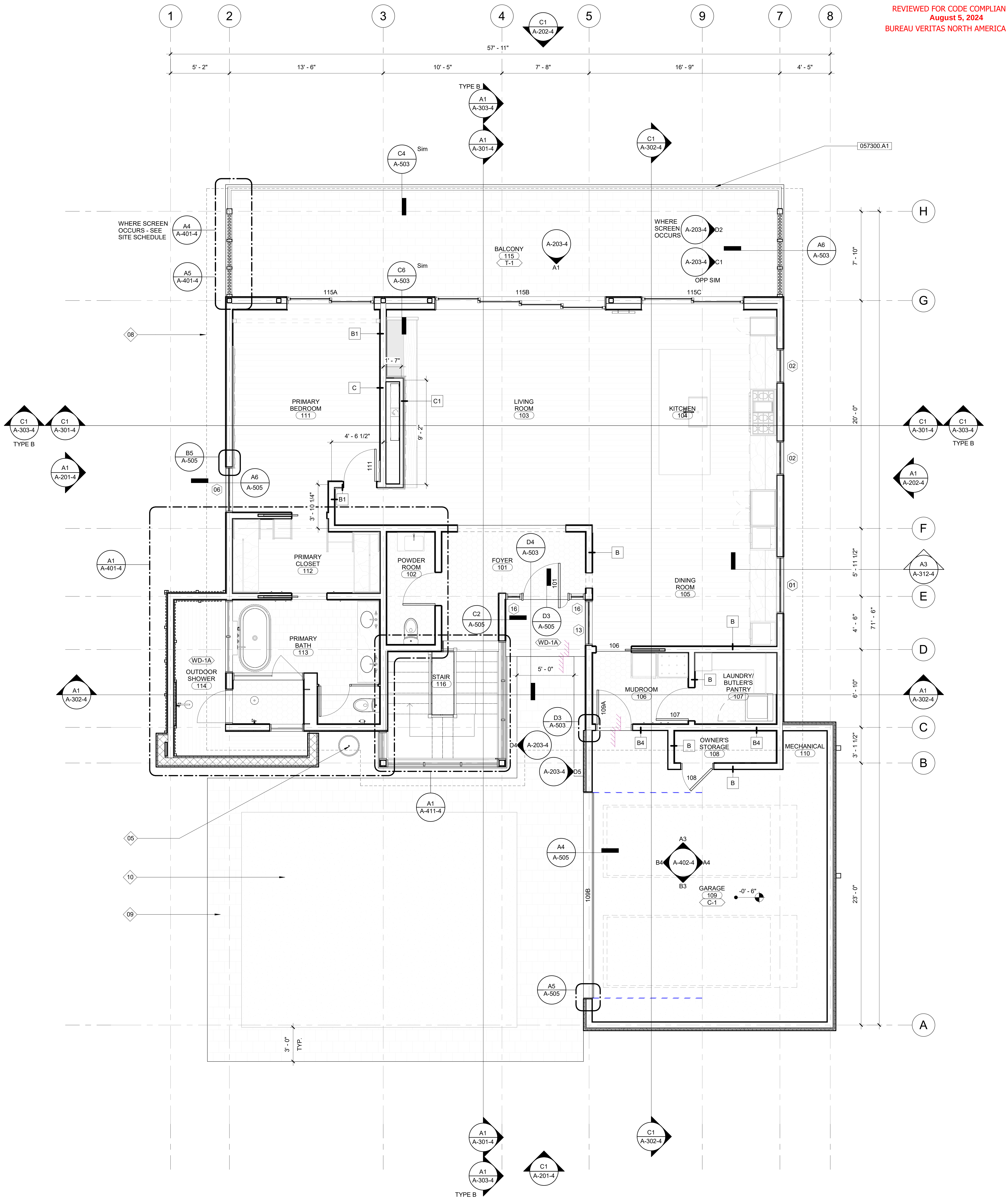
BUREAU VERITAS NORTH AMERICA, INC.


1
2
3
4
5
9
7
8
57' - 11"
5' - 2"
13' - 6"
10' - 5"
7' - 8"
16' - 9"
4' - 5"
C1 A-202-4
TYPE B
A1 A-303-4
A1 A-301-4
C1 A-302-4
C4 A-503 Sim
C6 A-503 Sim
057300.A1
WHERE SCREEN OCCURS - SEE SITE SCHEDULE
A4 A-401-4
A5 A-401-4
BALCONY 115 T-1
A-203-4 A1
WHERE SCREEN OCCURS
A-203-4 D2
A-203-4 C1
OPP SIM
A6 A-503
H
G
F
E
D
C
B
A
7' - 10"
20' - 0"
5' - 11 1/2"
4' - 6"
71' - 6"
6' - 10"
3' - 1 1/2"
23' - 0"
115A
115B
115C
08
B1
1' - 7"
C
C1
9' - 2"
PRIMARY BEDROOM 111
LIVING ROOM 103
KITCHEN 104
02
C1 A-303-4 TYPE B
C1 A-301-4
C1 A-301-4
C1 A-303-4 TYPE B
A1 A-201-4
A1 A-202-4
4' - 6 1/2"
111
B5 A-505
A6 A-505
06
3' - 10 1/4"
B1
A1 A-401-4
PRIMARY CLOSET 112
POWDER ROOM 102
FOYER 101
D4 A-503
B
101
A3 A-312-4
DINING ROOM 105
01
16
C2 A-505
D3 A-505
13
WD-1A
106
5' - 0"
PRIMARY BATH 113
WD-1A
OUTDOOR SHOWER 114
A1 A-302-4
STAIR 116
MUDROOM 106
LAUNDRY/ BUTLER'S PANTRY 107
107
109A
D3 A-503
D4 A-203-4
A-203-4 D5
B4
OWNER'S STORAGE 108
MECHANICAL 110
108
A1 A-302-4
A1 A-411-4
05
10
09
A4 A-505
A3 A-402-4 A4 B3 B4
GARAGE 109 C-1
-0' - 6"
109B
A5 A-505
3' - 0" TYP.
A1 A-301-4
A1 A-303-4 TYPE B
C1 A-302-4
C1 A-201-4

A1 **4BR - LEVEL 01 FLOOR PLAN OVERALL**

A1 / A-201-4 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR VILLA-SPECIFIC INFORMATION. ORIENTATION AND FFE VARY BETWEEN VILLAS.
3. ALL DIMENSIONS ARE TO CENTER OF STUD WALLS OR OUTSIDE FACE OF CMU, U.O.N.
4. ROOF PENETRATIONS ARE TO BE CENTERED ON STANDING SEAM PANEL, U.O.N.
5. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
6. REFER TO INTERIORS DRAWINGS FOR INTERIOR FINISH SCHEDULE.
7. REFER TO INTERIORS DRAWINGS FOR BACKING LOCATIONS.
8. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
9. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
05	RAIN CHAIN TO CLAY VESSEL BELOW. PROVIDE CONCRETE BASE UNDER VESSESL AND HARD PIPE FROM VESSEL TO STORM WATER SYSTEM - SEE CIVIL DRAWINGS FOR CONTINUATION OF PIPING.
08	LINE OF ROOF ABOVE, TYP.
09	EXTERIOR PAVERS. SELECTION TBD.
10	ACID WASH CONCRETE. SPECIFICATION TBD.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
057300.A1	CABLE RAIL SYSTEM

SCALE: 0' - 0 1/4" = 1' - 0"
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VILLAS

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CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

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Sheet Title
4BR - LEVEL 01
FLOOR PLAN

A-101-4

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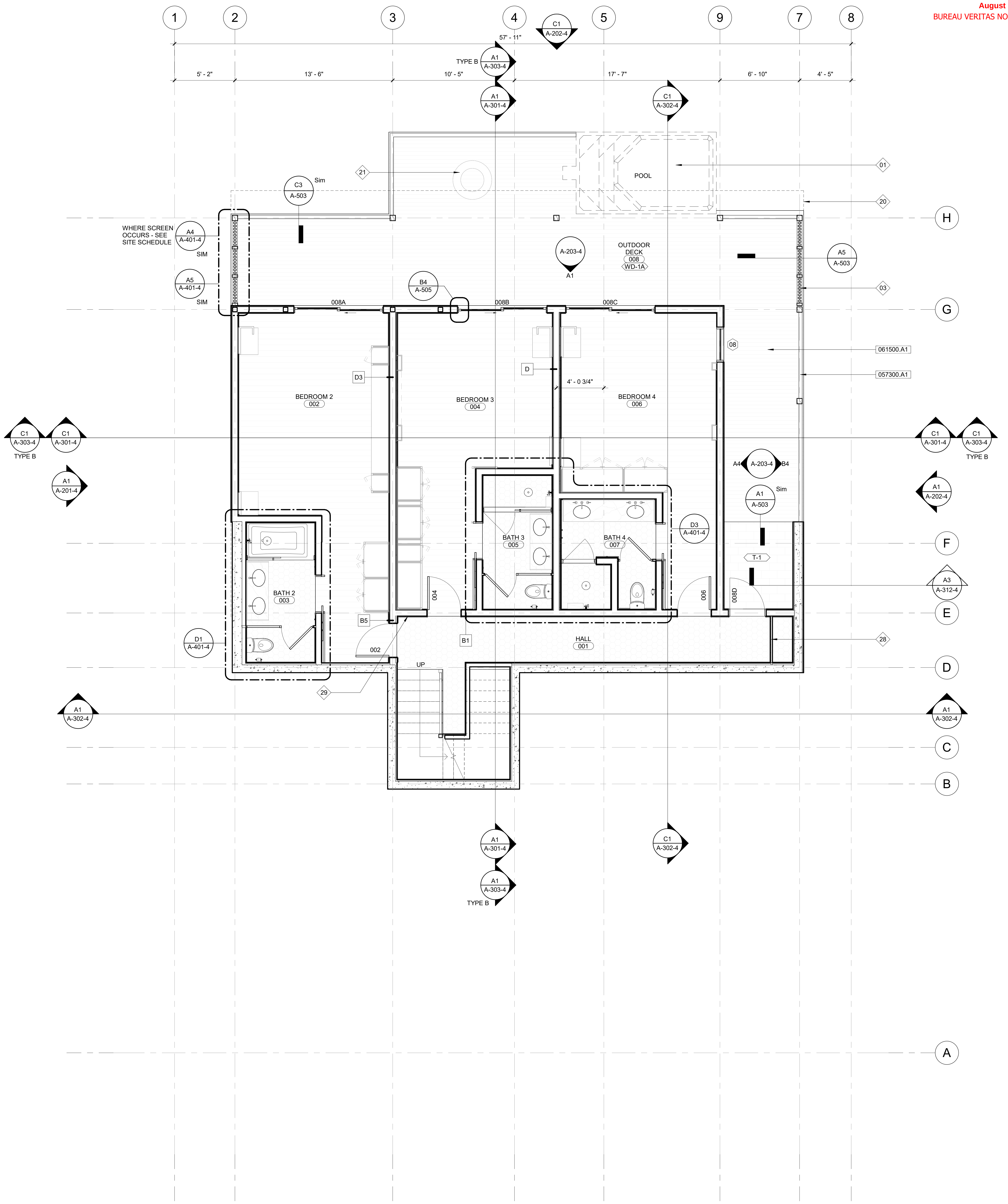
1
2
3
4
C1
A-202-4
5
9
7
8
57' - 11"
TYPE B
A1
A-303-4
5' - 2"
13' - 6"
10' - 5"
17' - 7"
6' - 10"
4' - 5"
A1
A-301-4
C1
A-302-4
21
POOL
01
C3
A-503
Sim
20
H
WHERE SCREEN
OCCURS - SEE
SITE SCHEDULE
A4
A-401-4
SIM
A-203-4
A1
OUTDOOR
DECK
008
WD-1A
A5
A-503
A5
A-401-4
SIM
B4
A-505
03
008A
008B
008C
G
08
061500.A1
057300.A1
D3
D
4' - 0 3/4"
BEDROOM 2
002
BEDROOM 3
004
BEDROOM 4
006
C1
A-303-4
TYPE B
C1
A-301-4
C1
A-301-4
C1
A-303-4
TYPE B
A1
A-201-4
A4
A-203-4
B4
A1
A-503
Sim
A1
A-202-4
BATH 3
005
BATH 4
007
D3
A-401-4
F
T-1
A3
A-312-4
BATH 2
003
004
006
008D
E
B5
D1
A-401-4
B1
HALL
001
28
002
UP
29
D
A1
A-302-4
A1
A-302-4
C
B
A1
A-301-4
C1
A-302-4
A1
A-303-4
TYPE B
A

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR VILLA-SPECIFIC INFORMATION. ORIENTATION AND FFE VARY BETWEEN VILLAS.
3. ALL DIMENSIONS ARE TO CENTER OF STUD WALLS OR OUTSIDE FACE OF CMU, U.O.N.
4. ROOF PENETRATIONS ARE TO BE CENTERED ON STANDING SEAM PANEL, U.O.N.
5. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
6. REFER TO INTERIORS DRAWINGS FOR INTERIOR FINISH SCHEDULE.
7. REFER TO INTERIORS DRAWINGS FOR BACKING LOCATIONS.
8. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
9. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
01	POOL, COVER, EQUIPMENT, AND POOL STRUCTURE UNDER SEPARATE PERMIT. POOL COVER TO MEET REQUIREMENTS OF THE POOL SAFETY ACT.
03	WOOD VERTICAL TIMBER SCREEN WHERE OCCURS, WITH HORIZONTAL STEEL RODS; FINISH/COLOR OF WOOD TO MATCH SIDING. SEE SITE SCHEDULES FOR LOCATIONS.
20	LINE OF FLOOR ABOVE, TYP.
21	FIRE PIT - SEE INTERIORS FOR SPEC.
28	PROVIDE MIN. 32" WIDE BLIND ACCESS PANEL.
29	PROVIDE 22"x60" BLIND ACCESS PANEL 24" AFF.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
057300.A1	CABLE RAIL SYSTEM
061500.A1	ENGINEERED WOOD DECKING. TO MEET WUI-COMPLIANCE REQUIREMENTS. SEE EXTERIOR FINISH SCHEDULE.

0' 2' 4' 8'
SCALE: 0' - 0 1/4" = 1' - 0"
NORTH

A1 **4BR - LOWER LEVEL FLOOR PLAN OVERALL**
A1 / A-201-4
1/4" = 1'-0"

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CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
1	07.03.2024	PLAN CHECK RESUB. 1
2	07.23.2024	PLAN CHECK RESUB. 2

05.15.2024
PERMIT SET

Sheet Title

4BR - LOWER
LEVEL FLOOR
PLAN

A-102-4

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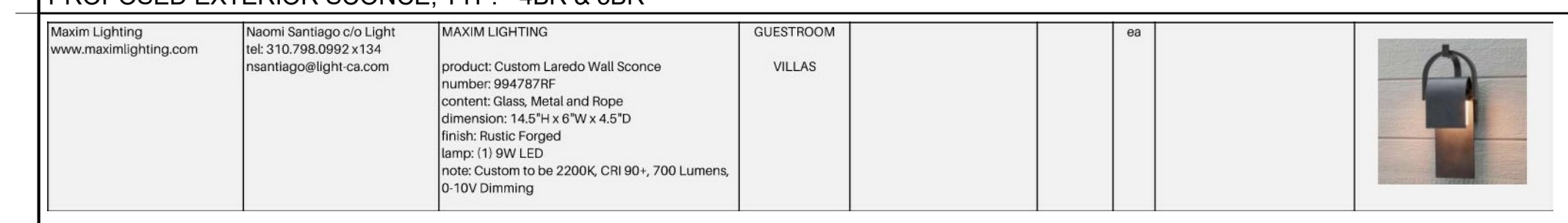
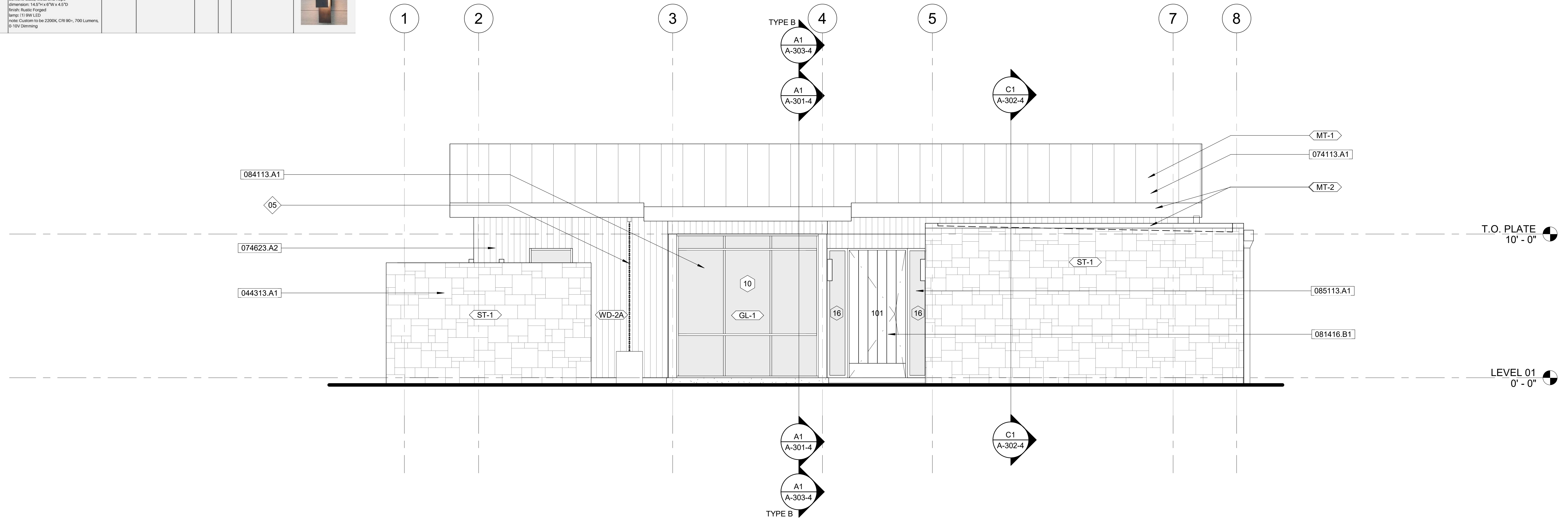
FINISH SCHEDULE

TAG	MATERIAL DESCRIPTION	MODEL/MANUFACTURER	WUI CAL FIRE LISTING NO.	COLOR/STAIN/FINISH	COMMENTS
C-1	CAST-IN-PLACE CONCRETE	-	-	-	
CP-1	DEFS CEMENT PLASTER FINISH	BOD: SEE PROJECT MANUAL SPECIFICATIONS	TO MEET REQUIREMENTS OF 2016 CRC R337.4	COLOR: TBD, FINISH: SMOOTH	
GL-1	DUAL-GLAZED LOW-E TEMPERED GLASS	BOD: SEE PROJECT MANUAL SPECIFICATIONS	TO MEET REQUIREMENTS OF 2016 CRC R337.8.2.1	COLOR: TBD	U-FACTOR: 0.38; SHGC: 0.25
MT-1	STANDING SEAM METAL ROOFING	BOD: SEE PROJECT MANUAL SPECIFICATIONS	TO MEET REQUIREMENTS OF 2016 CRC R337.5	COLOR: TBD; FINISH: 2-COAT 70 PVFD	16" PANELS, 24 GA.
MT-2	MISCELLANEOUS METAL FABRICATIONS	BOD: SEE PROJECT MANUAL SPECIFICATIONS	-	COLOR: MATCH ROOFING; FINISH: 2-COAT 70 PVFD	
ST-1	ADHERED STONE VENEER	MATCH RESORT	-	MATCH RESORT STONE	PATTERN/STACK STYLE TO MATCH RESORT
T-1	EXTERIOR BALCONY/DECK PORCELAIN TILE	BOD: PIETRA ITALIA PORCELAIN BEIGE	-	COLOR: BEIGE; FINISH: ANTI-SLIP	SIZE: 12”x 24” x +/-3/8” THICK (10mm); GROUT: LATICRETE PERMACOLOR, COLOR TBD
WD-1A	EXTERIOR COMPOSITE WOOD DECKING	BOD: MOSO BAMBOO EXTREME DECKING	DECKING: 8110-2278:0500	COLOR: NATURAL; FINISH: SMOOTH	SIZE: 1x6x6
WD-1B	EXTERIOR COMPOSITE WOOD RAINSCREEN	BOD: MOSO BAMBOO EXTREME RAINSCREEN SIDING		COLOR: NATURAL; FINISH: SMOOTH	SIZE: 1x6x6
WD-2A	EXTERIOR ENGINEERED WESTERN RED CEDAR FLUSH VERTICAL T&G SIDING	BOD: DOLLY VARDEN CLEAR VERTICAL GRAIN CEDAR T&G SIDING	EXT. WALL SIDING: 8140-2032:0003	STAIN: RANCHWOOD HAZELNUT; FINISH: 24 GRIT TEXTURE	GRADE: PER MFR; SIZE: 1x6; VERTICAL GRAIN
WD-2B	EXTERIOR WESTERN RED CEDAR TIMBERS	-	-	STAIN: MATCH SIDING	GRADE: SELECT TIGHT KNOT; SIZE: PER STRUCTURAL/PER PLANS

PROPOSED EXTERIOR SCONCE, TYP. - 4BR & 5BR



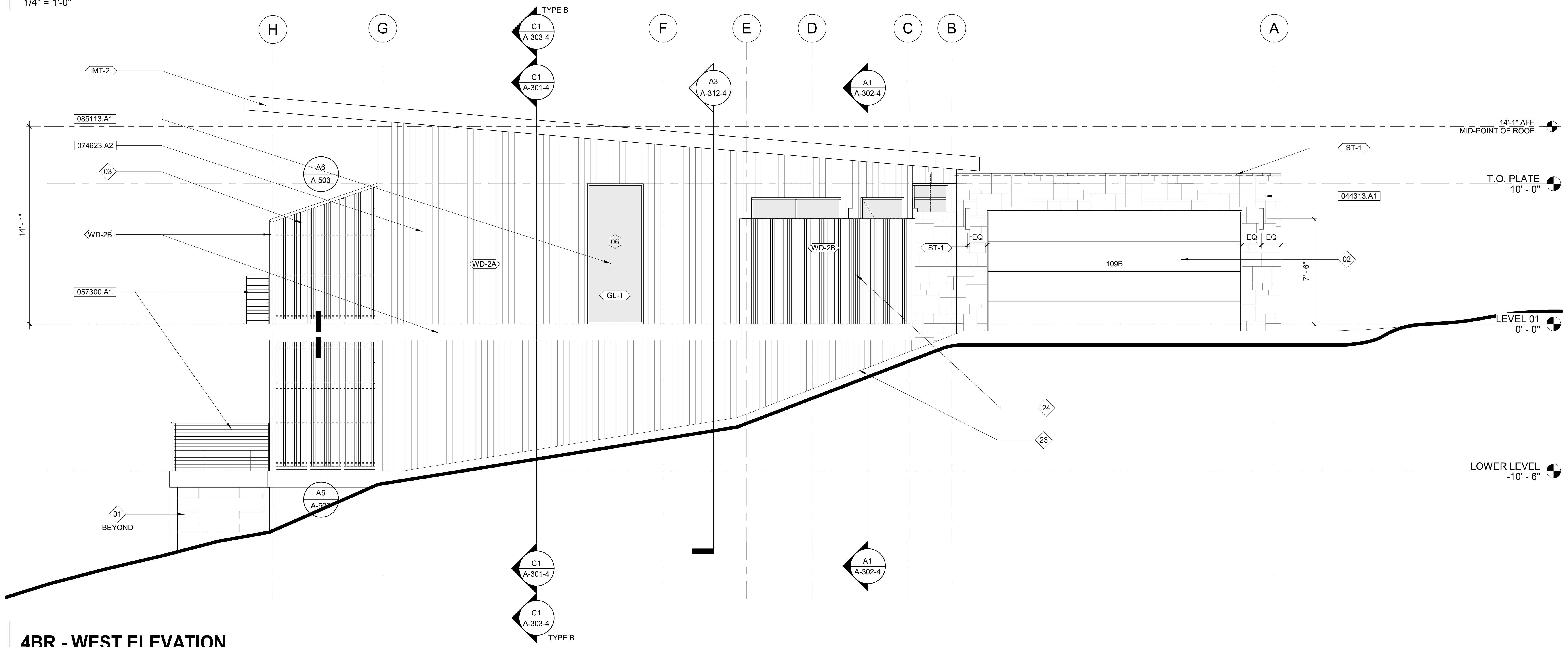
Maxim Lighting www.maximlighting.com	Naomi Santiago c/o Light tel: 310.798.0992 x134 nsantiago@light-ca.com	MAXIM LIGHTING product: Custom Laredo Wall Sconce number: 994787RF content: Glass, Metal and Rope dimension: 14.5"H x 6"W x 4.5"D finish: Rustic Forged lamp: (1) 9W LED note: Custom to be 2200K, CRI 90+, 700 Lumens, 0-10V Dimming	GUESTROOM VILLAS			ea		



C1 4BR - SOUTH ELEVATION

A1 / A-101-4

1/4" = 1'-0"



A1 4BR - WEST ELEVATION

A1 / A-101-4

1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
2. REFERENCE FLOOR PLANS FOR MORE INFORMATION
3. SEE REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR FINISH FLOOR ELEVATIONS OF EACH VILLA FOR REFERENCE TO THE LEVEL 01 DATUM
4. ELEVATIONS BEYOND SECTION CUT LINES ARE SHOWN FOR CLARITY ONLY AND MAY DIFFER FROM ACTUAL DESIGN. REFER TO INTERIOR PLANS, INTERIOR ELEVATIONS, AND CASEWORK DRAWINGS FOR ACTUAL ELEVATIONS.
5. CONTRACTOR TO PAINT ALL BUILDING ENVELOPE PENETRATIONS INCLUDING, BUT NOT LIMITED TO, FLUE VENTS AND MECHANICAL VENTS / GRILLS, ETC. TO MATCH ADJACENT FINISH COLOR AND TO THE FULL SATISFACTION OF THE ARCHITECT.
6. ALL EXTERIOR SEALANTS ARE TO MATCH ADJACENT FINISH COLOR (SEALANT COLORS MIGHT NEED TO BE CUSTOM COLOR TO MATCH ADJACENT MATERIALS, CONTRACTOR AND SUB TO VERIFY AND PLAN ACCORDINGLY WITH SUBMITTAL PROCESS).
7. EXTERIOR SIDING JOINTS SHOWN FOR REFERENCE ONLY. REFER TO BOARD STARTING AND DEVICE CENTERING/ALIGNMENT LOCATIONS NOTED IN ELEVATIONS FOR DRIVING BOARD LAYOUT.
8. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
9. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
10. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

REVIEWED FOR CODE COMPLIANCE
August 5, 2024
BUREAU VERITAS NORTH AMERICA, INC.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
01	POOL, COVER, EQUIPMENT, AND POOL STRUCTURE UNDER SEPARATE PERMIT. POOL COVER TO MEET REQUIREMENTS OF THE POOL SAFETY ACT.
02	RESIDENTIAL GARAGE DOOR - BOD: THERMACORE 290 SERIES INSULATED STEEL GARAGE DOORS, FLUSH INSULATED. PAINT COLOR: TBD.
03	WOOD VERTICAL TIMBER SCREEN WHERE OCCURS, WITH HORIZONTAL STEEL RODS; FINISH/COLOR OF WOOD TO MATCH SIDING. SEE SITE SCHEDULES FOR LOCATIONS.
05	RAIN CHAIN TO CLAY VESSEL BELOW. PROVIDE CONCRETE BASE UNDER VESSESL AND HARD PIPE FROM VESSEL TO STORM WATER SYSTEM - SEE CIVIL DRAWINGS FOR CONTINUATION OF PIPING.
23	CUT BOTTOM OF SIDING TO MATCH GRADE - HOLD OFF FROM GRADE MIN. 8", MAX. 16" - PROVIDE FIRST-IN-PLACE MOCKUP FOR REVIEW BY ARCHITECT.
24	2X TIMBERS OVER CEDAR PLYWOOD - FINISH OF BOTH TO MATCH SIDING.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
044313.A1	ADHERED MANUFACTURED STONE VENEER SYSTEM
057300.A1	CABLE RAIL SYSTEM
074113.A1	STANDING-SEAM METAL ROOF. SEE FINISH SCHEDULE
074623.A2	FLUSH VERTICAL, ENGINEERED WESTERN RED CEDAR SIDING. SEE FINISH SCHEDULE.
081416.B1	FLUSH WOOD DOOR FOR TRANSPARENT FINISH. SEE DOOR SCHEDULE
084113.A1	ALUMINUM-FRAMED STOREFRONT SYSTEM
085113.A1	ALUMINUM WINDOW SYSTEM, FIXED

0' 2' 4' 8'
SCALE: 0' - 0 1/4" = 1' - 0"

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CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

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PERMIT SET

Sheet Title

4BR -
EXTERIOR
ELEVATIONS

A-201-4

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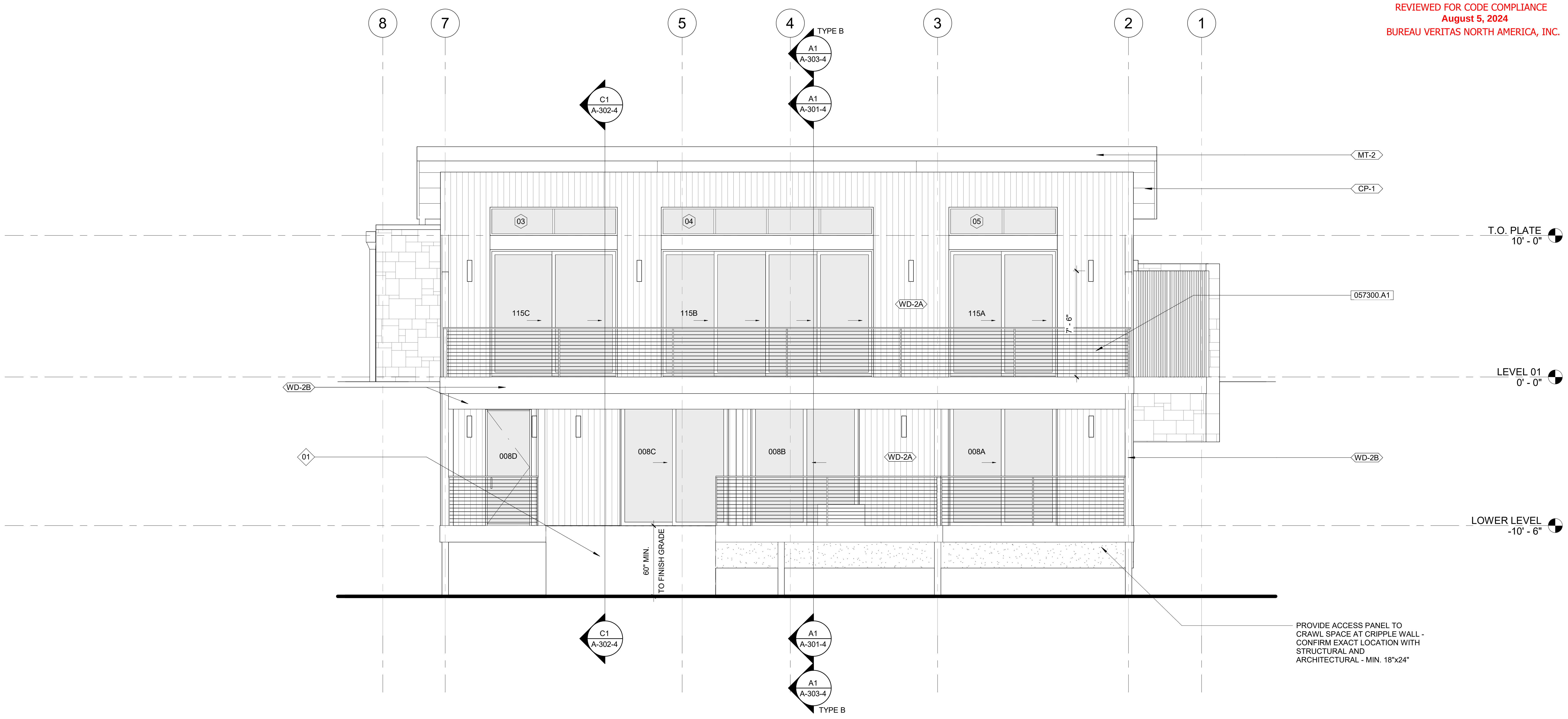
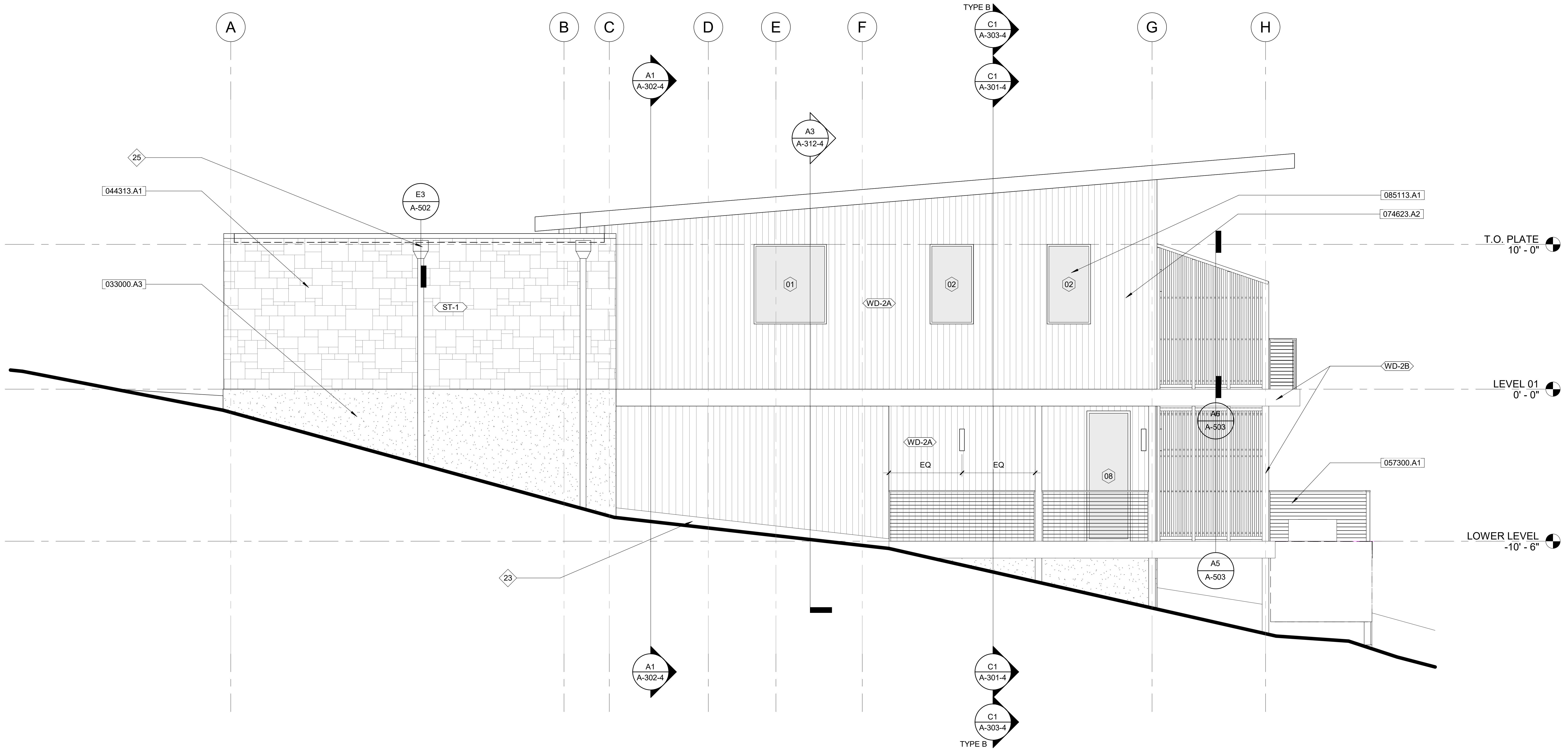

8
7
5
4
3
2
1
TYPE B
A1
A-303-4
A1
A-301-4
C1
A-302-4
MT-2
CP-1
T.O. PLATE
10' - 0"
03
04
05
115C
115B
115A
WD-2A
7' - 6"
057300.A1
LEVEL 01
0' - 0"
WD-2B
01
008D
008C
008B
WD-2A
008A
WD-2B
LOWER LEVEL
-10' - 6"
60" MIN.
TO FINISH GRADE
PROVIDE ACCESS PANEL TO CRAWL SPACE AT CRIPPLE WALL - CONFIRM EXACT LOCATION WITH STRUCTURAL AND ARCHITECTURAL - MIN. 18"x24"

C1 **4BR - NORTH ELEVATION**
A1 / A-101-4 1/4" = 1'-0"


A
B
C
D
E
F
G
H
TYPE B
C1
A-303-4
C1
A-301-4
A1
A-302-4
A3
A-312-4
25
044313.A1
E3
A-502
033000.A3
ST-1
085113.A1
074623.A2
T.O. PLATE
10' - 0"
01
02
02
WD-2A
WD-2B
LEVEL 01
0' - 0"
A6
A-503
WD-2A
EQ
EQ
08
057300.A1
LOWER LEVEL
-10' - 6"
23
A5
A-503

A1 **4BR - EAST ELEVATION**
A1 / A-101-4 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
2. REFERENCE FLOOR PLANS FOR MORE INFORMATION
3. SEE REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR FINISH FLOOR ELEVATIONS OF EACH VILLA FOR REFERENCE TO THE LEVEL 01 DATUM
4. ELEVATIONS BEYOND SECTION CUT LINES ARE SHOWN FOR CLARITY ONLY AND MAY DIFFER FROM ACTUAL DESIGN. REFER TO INTERIOR PLANS, INTERIOR ELEVATIONS, AND CASEWORK DRAWINGS FOR ACTUAL ELEVATIONS.
5. CONTRACTOR TO PAINT ALL BUILDING ENVELOPE PENETRATIONS INCLUDING, BUT NOT LIMITED TO, FLUE VENTS AND MECHANICAL VENTS / GRILLS, ETC. TO MATCH ADJACENT FINISH COLOR AND TO THE FULL SATISFACTION OF THE ARCHITECT.
6. ALL EXTERIOR SEALANTS ARE TO MATCH ADJACENT FINISH COLOR (SEALANT COLORS MIGHT NEED TO BE CUSTOM COLOR TO MATCH ADJACENT MATERIALS, CONTRACTOR AND SUB TO VERIFY AND PLAN ACCORDINGLY WITH SUBMITTAL PROCESS).
7. EXTERIOR SIDING JOINTS SHOWN FOR REFERENCE ONLY. REFER TO BOARD STARTING AND DEVICE CENTERING/ALIGNMENT LOCATIONS NOTED IN ELEVATIONS FOR DRIVING BOARD LAYOUT.
8. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
9. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
10. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
01	POOL, COVER, EQUIPMENT, AND POOL STRUCTURE UNDER SEPARATE PERMIT. POOL COVER TO MEET REQUIREMENTS OF THE POOL SAFETY ACT.
23	CUT BOTTOM OF SIDING TO MATCH GRADE - HOLD OFF FROM GRADE MIN. 8", MAX. 16" - PROVIDE FIRST-IN-PLACE MOCKUP FOR REVIEW BY ARCHITECT.
25	REFER TO SMACNA DETAILS/REQUIREMENTS.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
033000.A3	CAST-IN-PLACE FOUNDATION WALL. SEE STRUCTURAL
044313.A1	ADHERED MANUFACTURED STONE VENEER SYSTEM
057300.A1	CABLE RAIL SYSTEM
074623.A2	FLUSH VERTICAL, ENGINEERED WESTERN RED CEDAR SIDING. SEE FINISH SCHEDULE.
085113.A1	ALUMINUM WINDOW SYSTEM, FIXED

0' 2' 4' 8'
SCALE: 0' - 0 1/4" = 1' - 0"

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FRANK S. TERNASKY
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REN 05/31/25
STATE OF CALIFORNIA

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HILLS RESORT
VILLAS

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CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

05.15.2024
PERMIT SET

Sheet Title
4BR -
EXTERIOR
ELEVATIONS

A-202-4

5/15/2024 4:18:40 PM

REVIEWED FOR CODE COMPLIANCE
August 5, 2024
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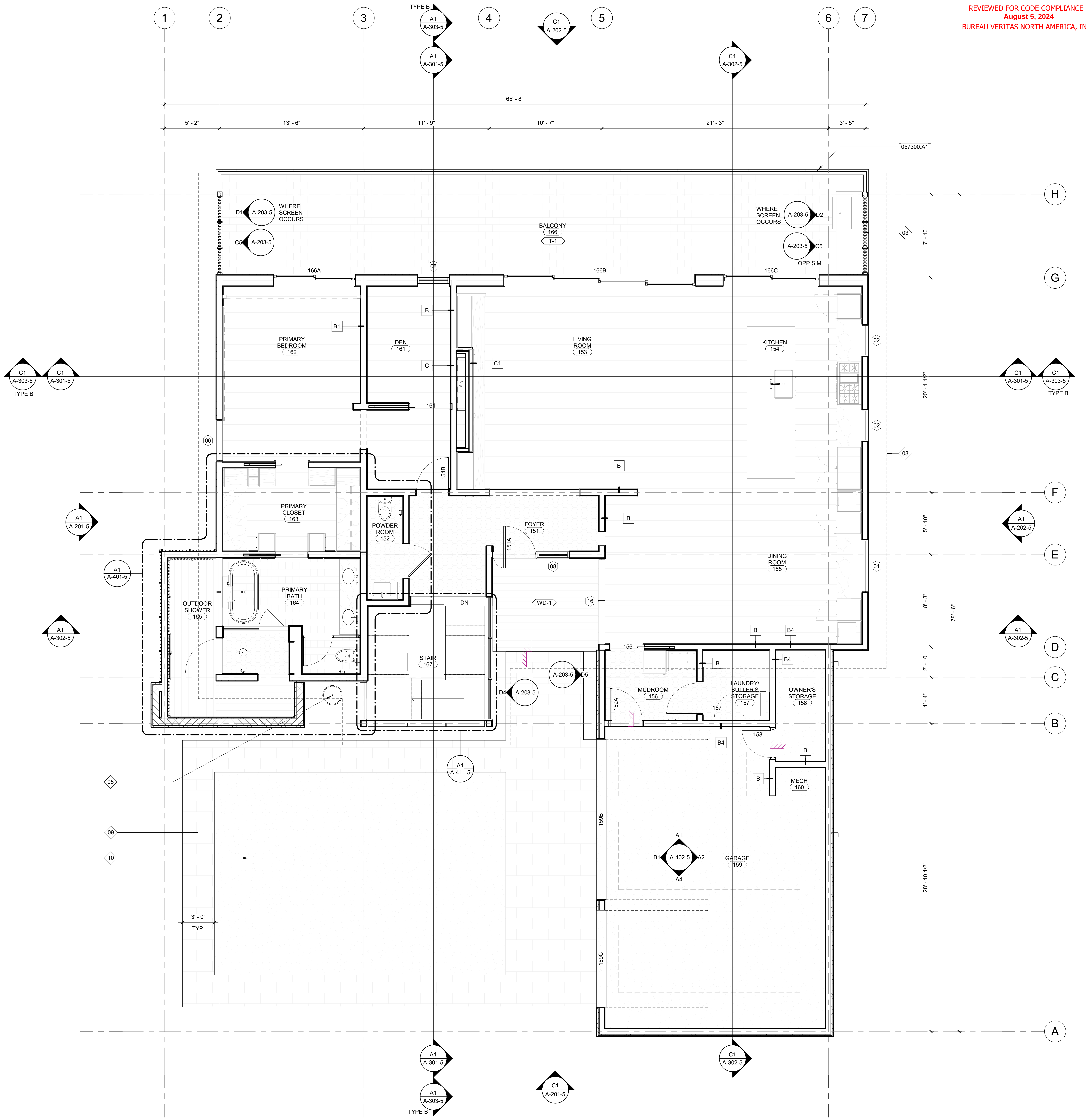

1
2
3
4
5
6
7
TYPE B
A1
A-303-5
A1
A-301-5
C1
A-202-5
C1
A-302-5
65' - 8"
5' - 2"
13' - 6"
11' - 9"
10' - 7"
21' - 3"
3' - 5"
057300.A1
H
G
F
E
D
C
B
A
D1
A-203-5
WHERE SCREEN OCCURS
C5
A-203-5
BALCONY
166
T-1
WHERE SCREEN OCCURS
A-203-5
D2
A-203-5
C5
OPP SIM
03
08
166A
166B
166C
B1
B
C
C1
PRIMARY BEDROOM
162
DEN
161
161
LIVING ROOM
153
KITCHEN
154
02
02
08
06
151B
B
B
C1
A-303-5
TYPE B
C1
A-301-5
C1
A-301-5
C1
A-303-5
TYPE B
A1
A-201-5
A1
A-202-5
PRIMARY CLOSET
163
POWDER ROOM
152
FOYER
151
151A
08
DINING ROOM
155
01
A1
A-401-5
PRIMARY BATH
164
OUTDOOR SHOWER
165
DN
WD-1
16
STAIR
167
A1
A-302-5
A1
A-302-5
156
B
B4
B
B4
A-203-5
D5
D4
A-203-5
MUDROOM
156
159A
LAUNDRY/ BUTLER'S STORAGE
157
157
OWNER'S STORAGE
158
B4
158
B
B
MECH
160
A1
A-411-5
05
09
10
A1
B1
A-402-5
A2
A4
GARAGE
159
159B
159C
3' - 0"
TYP.
7' - 10"
20' - 1 1/2"
5' - 10"
8' - 8"
2' - 10"
4' - 4"
28' - 10 1/2"
78' - 6"
A1
A-301-5
A1
A-303-5
TYPE B
C1
A-201-5
C1
A-302-5

A1 **5BR - LEVEL 01 FLOOR PLAN OVERALL**

A1 / A-201-5
1/4" = 1'-0"

0' 2' 4' 8'
SCALE: 0' - 0 1/4" = 1' - 0"

NORTH

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR VILLA-SPECIFIC INFORMATION. ORIENTATION AND FFE VARY BETWEEN VILLAS.
3. ALL DIMENSIONS ARE TO CENTER OF STUD WALLS OR OUTSIDE FACE OF CMU, U.O.N.
4. ROOF PENETRATIONS ARE TO BE CENTERED ON STANDING SEAM PANEL, U.O.N.
5. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
6. REFER TO INTERIORS DRAWINGS FOR INTERIOR FINISH SCHEDULE.
7. REFER TO INTERIORS DRAWINGS FOR BACKING LOCATIONS.
8. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
9. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
03	WOOD VERTICAL TIMBER SCREEN WHERE OCCURS, WITH HORIZONTAL STEEL RODS; FINISH/COLOR OF WOOD TO MATCH SIDING. SEE SITE SCHEDULES FOR LOCATIONS.
05	RAIN CHAIN TO CLAY VESSEL BELOW. PROVIDE CONCRETE BASE UNDER VESSESL AND HARD PIPE FROM VESSEL TO STORM WATER SYSTEM - SEE CIVIL DRAWINGS FOR CONTINUATION OF PIPING.
08	LINE OF ROOF ABOVE, TYP.
09	EXTERIOR PAVERS. SELECTION TBD.
10	ACID WASH CONCRETE. SPECIFICATION TBD.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
057300.A1	CABLE RAIL SYSTEM

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FRANK S. TERNASKY
C-25718
REN 05/31/25
STATE OF CALIFORNIA

ctf

CENTRIC
GENERAL CONTRACTORS

CALISTOGA
HILLS RESORT
VILLAS

515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

05.15.2024
PERMIT SET

Sheet Title
5BR - LEVEL 01
FLOOR PLAN

A-101-5

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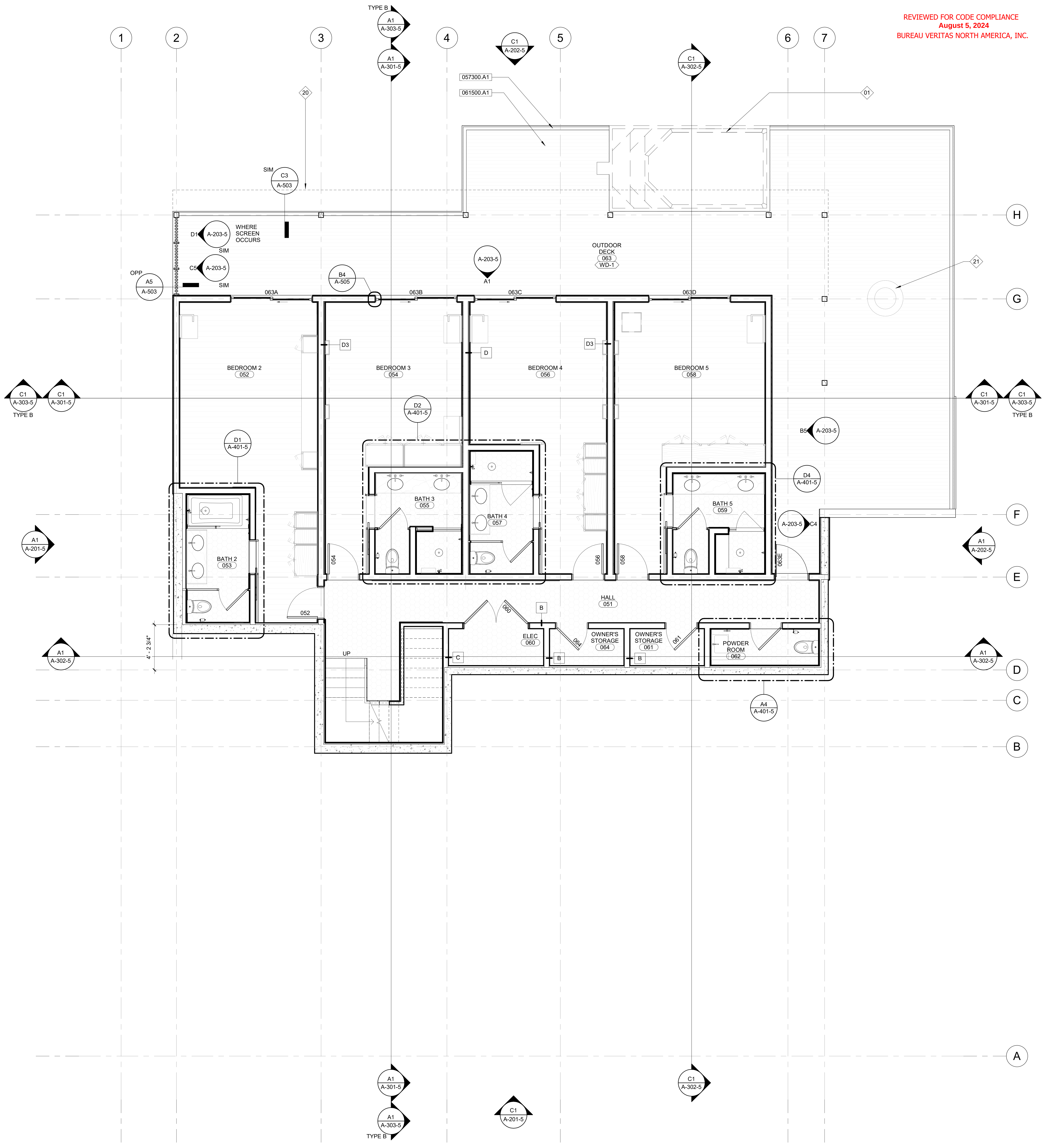
TYPE B
A1 A-303-5
A1 A-301-5
C1 A-202-5
C1 A-302-5
057300.A1
061500.A1
01
20
21
C3 A-503
SIM
D1 A-203-5
WHERE SCREEN OCCURS
SIM
C5 A-203-5
SIM
OPP A5 A-503
B4 A-505
A-203-5 A1
OUTDOOR DECK 063 WD-1
063A
063B
063C
063D
BEDROOM 2 052
BEDROOM 3 054
BEDROOM 4 056
BEDROOM 5 058
D3
D
D3
C1 A-303-5 TYPE B
C1 A-301-5
C1 A-301-5
C1 A-303-5 TYPE B
D2 A-401-5
D1 A-401-5
B5 A-203-5
D4 A-401-5
A-203-5 C4
BATH 2 053
BATH 3 055
BATH 4 057
BATH 5 059
054
056
058
063E
052
HALL 051
060
B
ELEC 060
064
OWNER'S STORAGE 064
OWNER'S STORAGE 061
061
POWDER ROOM 062
UP
C
B
B
4' - 2 3/4"
A1 A-201-5
A1 A-202-5
A1 A-302-5
A1 A-302-5
A4 A-401-5
1
2
3
4
5
6
7
H
G
F
E
D
C
B
A
A1 A-301-5
C1 A-302-5
A1 A-303-5 TYPE B
C1 A-201-5

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR VILLA-SPECIFIC INFORMATION. ORIENTATION AND FFE VARY BETWEEN VILLAS.
3. ALL DIMENSIONS ARE TO CENTER OF STUD WALLS OR OUTSIDE FACE OF CMU, U.O.N.
4. ROOF PENETRATIONS ARE TO BE CENTERED ON STANDING SEAM PANEL, U.O.N.
5. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
6. REFER TO INTERIORS DRAWINGS FOR INTERIOR FINISH SCHEDULE.
7. REFER TO INTERIORS DRAWINGS FOR BACKING LOCATIONS.
8. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
9. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
01	POOL, COVER, EQUIPMENT, AND POOL STRUCTURE UNDER SEPARATE PERMIT. POOL COVER TO MEET REQUIREMENTS OF THE POOL SAFETY ACT.
20	LINE OF FLOOR ABOVE, TYP.
21	FIRE PIT - SEE INTERIORS FOR SPEC.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
057300.A1	CABLE RAIL SYSTEM
061500.A1	ENGINEERED WOOD DECKING. TO MEET WUI-COMPLIANCE REQUIREMENTS. SEE EXTERIOR FINISH SCHEDULE.

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HILLS RESORT
VILLAS

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CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON
1	07.03.2024	PLAN CHECK RESUB. 1
2	07.23.2024	PLAN CHECK RESUB. 2

05.15.2024
PERMIT SET

Sheet Title

5BR - LOWER
LEVEL FLOOR
PLAN

A1 5BR - LOWER LEVEL FLOOR PLAN OVERALL

A1 / A-201-5 1/4" = 1'-0"

0' 2' 4' 8'
SCALE: 0' - 0 1/4" = 1' - 0"

NORTH

A-102-5

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.
7/22/2024 12:23:29 PM

SEE A-201-4 FOR FINISH SCHEDULE

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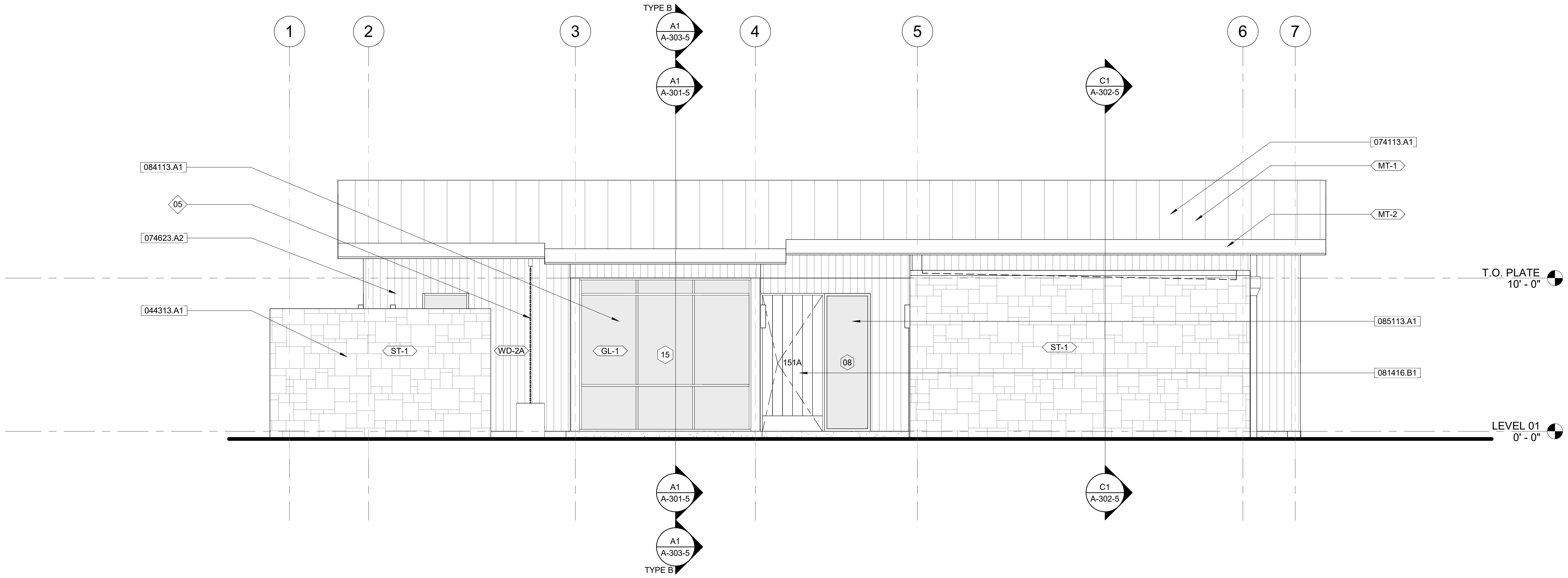
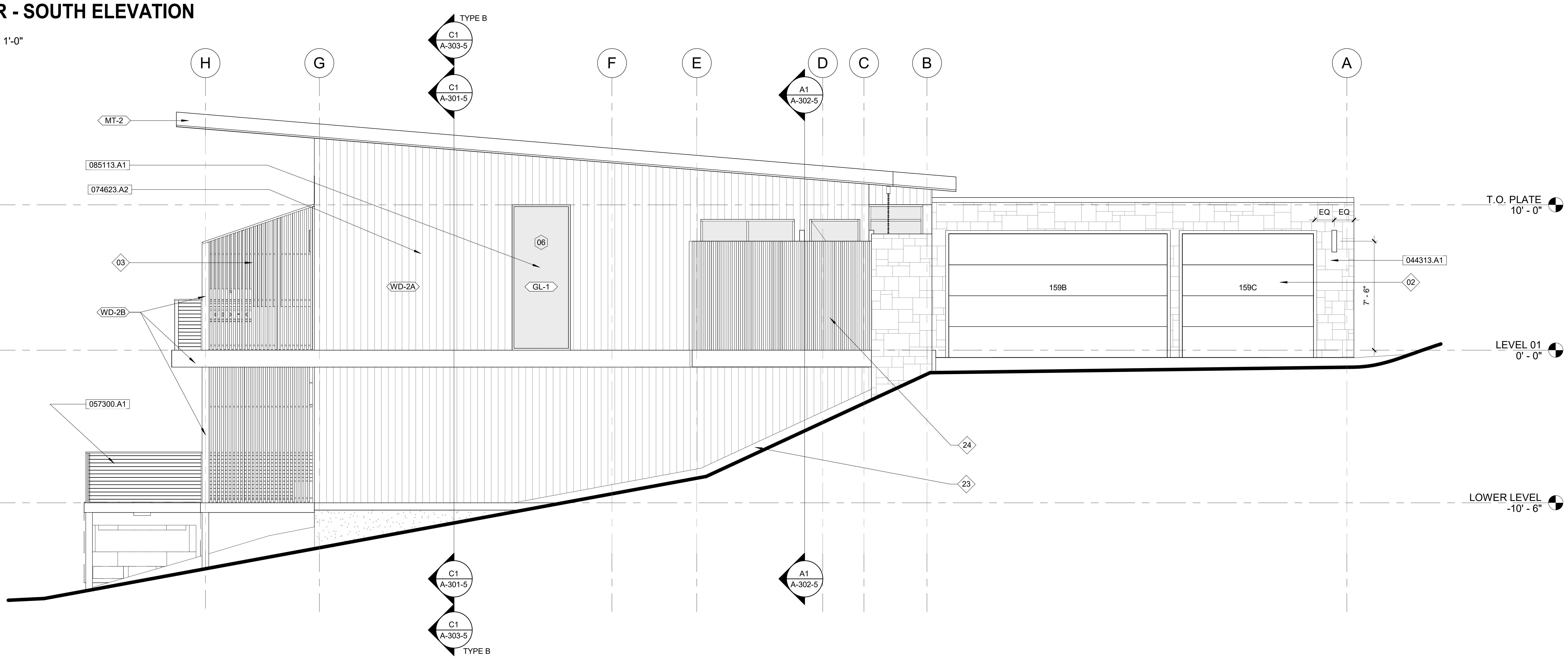


C1 **5BR - SOUTH ELEVATION**

A1 / A-101-5 1/4" = 1'-0"



A1 **5BR - WEST ELEVATION**

A1 / A-101-5 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
2. REFERENCE FLOOR PLANS FOR MORE INFORMATION
3. SEE REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR FINISH FLOOR ELEVATIONS OF EACH VILLA FOR REFERENCE TO THE LEVEL 01 DATUM
4. ELEVATIONS BEYOND SECTION CUT LINES ARE SHOWN FOR CLARITY ONLY AND MAY DIFFER FROM ACTUAL DESIGN. REFER TO INTERIOR PLANS, INTERIOR ELEVATIONS, AND CASEWORK DRAWINGS FOR ACTUAL ELEVATIONS.
5. CONTRACTOR TO PAINT ALL BUILDING ENVELOPE PENETRATIONS INCLUDING, BUT NOT LIMITED TO, FLUE VENTS AND MECHANICAL VENTS / GRILLS, ETC. TO MATCH ADJACENT FINISH COLOR AND TO THE FULL SATISFACTION OF THE ARCHITECT.
6. ALL EXTERIOR SEALANTS ARE TO MATCH ADJACENT FINISH COLOR (SEALANT COLORS MIGHT NEED TO BE CUSTOM COLOR TO MATCH ADJACENT MATERIALS, CONTRACTOR AND SUB TO VERIFY AND PLAN ACCORDINGLY WITH SUBMITTAL PROCESS).
7. EXTERIOR SIDING JOINTS SHOWN FOR REFERENCE ONLY. REFER TO BOARD STARTING AND DEVICE CENTERING/ALIGNMENT LOCATIONS NOTED IN ELEVATIONS FOR DRIVING BOARD LAYOUT.
8. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
9. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
10. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
02	RESIDENTIAL GARAGE DOOR - BOD: THERMACORE 290 SERIES INSULATED STEEL GARAGE DOORS, FLUSH INSULATED. PAINT COLOR: TBD.
03	WOOD VERTICAL TIMBER SCREEN WHERE OCCURS, WITH HORIZONTAL STEEL RODS; FINISH/COLOR OF WOOD TO MATCH SIDING. SEE SITE SCHEDULES FOR LOCATIONS.
05	RAIN CHAIN TO CLAY VESSEL BELOW. PROVIDE CONCRETE BASE UNDER VESSESL AND HARD PIPE FROM VESSEL TO STORM WATER SYSTEM - SEE CIVIL DRAWINGS FOR CONTINUATION OF PIPING.
23	CUT BOTTOM OF SIDING TO MATCH GRADE - HOLD OFF FROM GRADE MIN. 8", MAX. 16" - PROVIDE FIRST-IN-PLACE MOCKUP FOR REVIEW BY ARCHITECT.
24	2X TIMBERS OVER CEDAR PLYWOOD - FINISH OF BOTH TO MATCH SIDING.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
044313.A1	ADHERED MANUFACTURED STONE VENEER SYSTEM
057300.A1	CABLE RAIL SYSTEM
074113.A1	STANDING-SEAM METAL ROOF. SEE FINISH SCHEDULE
074623.A2	FLUSH VERTICAL, ENGINEERED WESTERN RED CEDAR SIDING. SEE FINISH SCHEDULE.
081416.B1	FLUSH WOOD DOOR FOR TRANSPARENT FINISH. SEE DOOR SCHEDULE
084113.A1	ALUMINUM-FRAMED STOREFRONT SYSTEM
085113.A1	ALUMINUM WINDOW SYSTEM, FIXED

0' 2' 4' 8'
SCALE: 0' - 0 1/4" = 1' - 0"

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GENERAL CONTRACTORS

CALISTOGA HILLS RESORT VILLAS

515 FOOTHILL BOULEVARD,
CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

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Sheet Title
5BR - EXTERIOR ELEVATIONS

A-201-5

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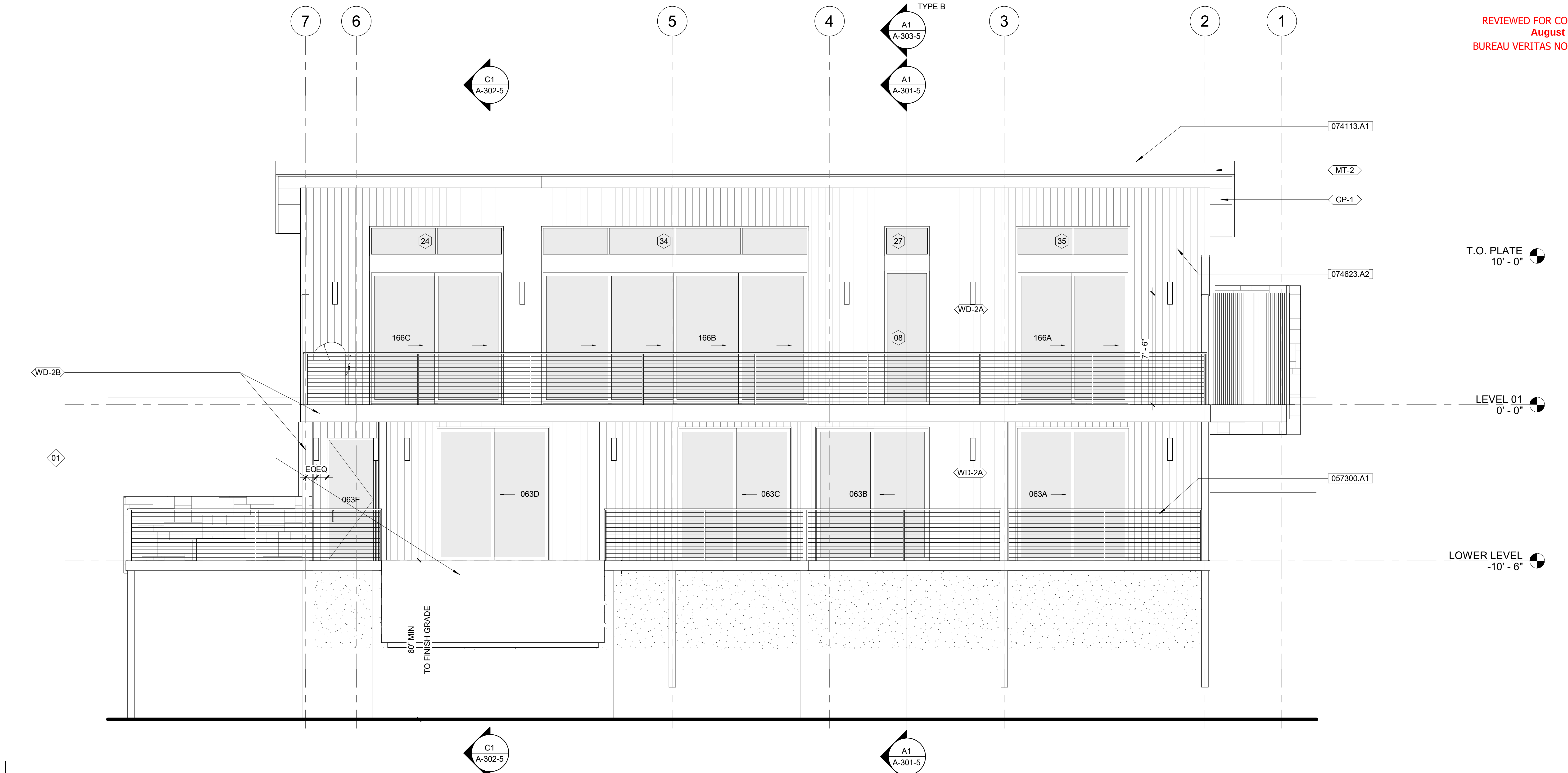
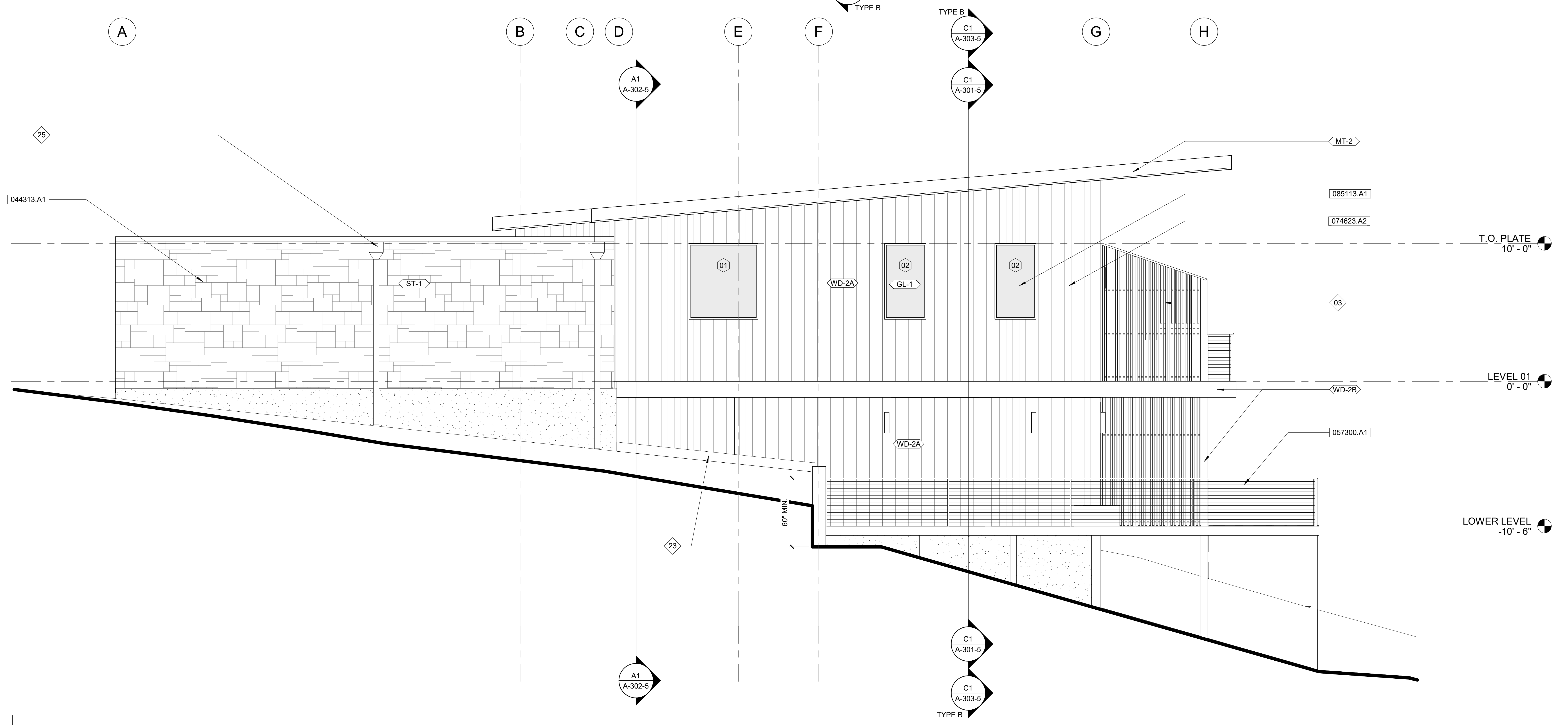

7
6
5
4
3
2
1
TYPE B
A1
A-303-5
A1
A-301-5
C1
A-302-5
074113.A1
MT-2
CP-1
T.O. PLATE
10' - 0"
074623.A2
24
34
27
35
WD-2A
166C
166B
08
166A
7' - 6"
WD-2B
LEVEL 01
0' - 0"
01
EQEQ
063E
063D
063C
063B
063A
057300.A1
LOWER LEVEL
-10' - 6"
60" MIN
TO FINISH GRADE

C1 5BR - NORTH ELEVATION

A1 / A-101-5
1/4" = 1'-0"


A
B
C
D
E
F
G
H
TYPE B
C1
A-303-5
C1
A-301-5
A1
A-302-5
25
044313.A1
MT-2
085113.A1
074623.A2
T.O. PLATE
10' - 0"
01
ST-1
WD-2A
02
GL-1
02
03
LEVEL 01
0' - 0"
WD-2B
WD-2A
057300.A1
60" MIN
23
LOWER LEVEL
-10' - 6"

A1 5BR - EAST ELEVATION

A1 / A-101-5
1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
2. REFERENCE FLOOR PLANS FOR MORE INFORMATION
3. SEE REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR FINISH FLOOR ELEVATIONS OF EACH VILLA FOR REFERENCE TO THE LEVEL 01 DATUM
4. ELEVATIONS BEYOND SECTION CUT LINES ARE SHOWN FOR CLARITY ONLY AND MAY DIFFER FROM ACTUAL DESIGN. REFER TO INTERIOR PLANS, INTERIOR ELEVATIONS, AND CASEWORK DRAWINGS FOR ACTUAL ELEVATIONS.
5. CONTRACTOR TO PAINT ALL BUILDING ENVELOPE PENETRATIONS INCLUDING, BUT NOT LIMITED TO, FLUE VENTS AND MECHANICAL VENTS / GRILLS, ETC. TO MATCH ADJACENT FINISH COLOR AND TO THE FULL SATISFACTION OF THE ARCHITECT.
6. ALL EXTERIOR SEALANTS ARE TO MATCH ADJACENT FINISH COLOR (SEALANT COLORS MIGHT NEED TO BE CUSTOM COLOR TO MATCH ADJACENT MATERIALS, CONTRACTOR AND SUB TO VERIFY AND PLAN ACCORDINGLY WITH SUBMITTAL PROCESS).
7. EXTERIOR SIDING JOINTS SHOWN FOR REFERENCE ONLY. REFER TO BOARD STARTING AND DEVICE CENTERING/ALIGNMENT LOCATIONS NOTED IN ELEVATIONS FOR DRIVING BOARD LAYOUT.
8. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
9. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
10. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
01	POOL, COVER, EQUIPMENT, AND POOL STRUCTURE UNDER SEPARATE PERMIT. POOL COVER TO MEET REQUIREMENTS OF THE POOL SAFETY ACT.
03	WOOD VERTICAL TIMBER SCREEN WHERE OCCURS, WITH HORIZONTAL STEEL RODS; FINISH/COLOR OF WOOD TO MATCH SIDING. SEE SITE SCHEDULES FOR LOCATIONS.
23	CUT BOTTOM OF SIDING TO MATCH GRADE - HOLD OFF FROM GRADE MIN. 8", MAX. 16" - PROVIDE FIRST-IN-PLACE MOCKUP FOR REVIEW BY ARCHITECT.
25	REFER TO SMACNA DETAILS/REQUIREMENTS.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
044313.A1	ADHERED MANUFACTURED STONE VENEER SYSTEM
057300.A1	CABLE RAIL SYSTEM
074113.A1	STANDING-SEAM METAL ROOF. SEE FINISH SCHEDULE
074623.A2	FLUSH VERTICAL, ENGINEERED WESTERN RED CEDAR SIDING. SEE FINISH SCHEDULE.
085113.A1	ALUMINUM WINDOW SYSTEM, FIXED

0' 2' 4' 8'
SCALE: 0' - 0 1/4" = 1' - 0"

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GENERAL CONTRACTORS

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HILLS RESORT
VILLAS

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CA 94515

PROJECT NO. 23194

REV	DATE ISSUED	REASON

05.15.2024
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Sheet Title
5BR -
EXTERIOR
ELEVATIONS

A-202-5

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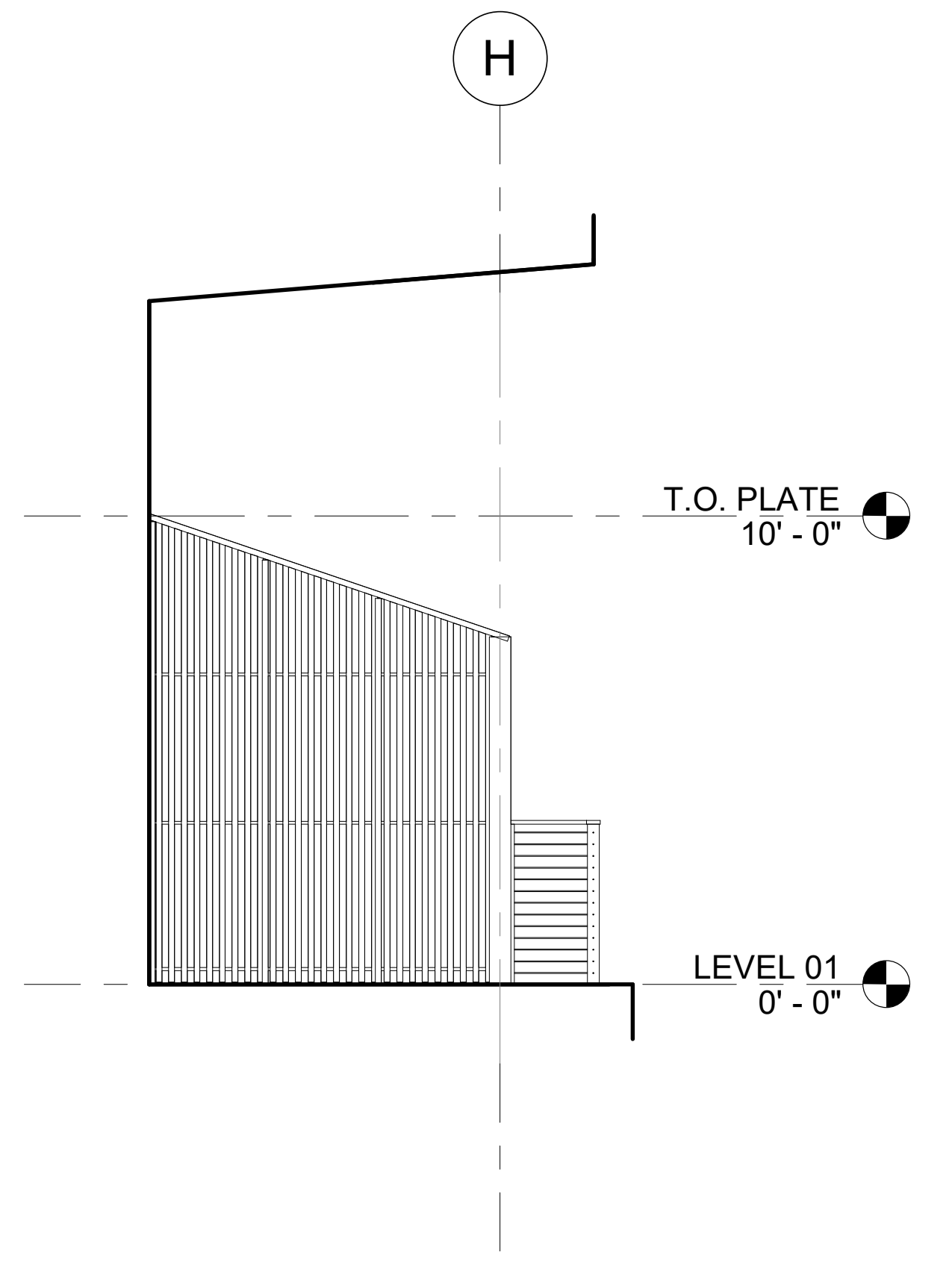
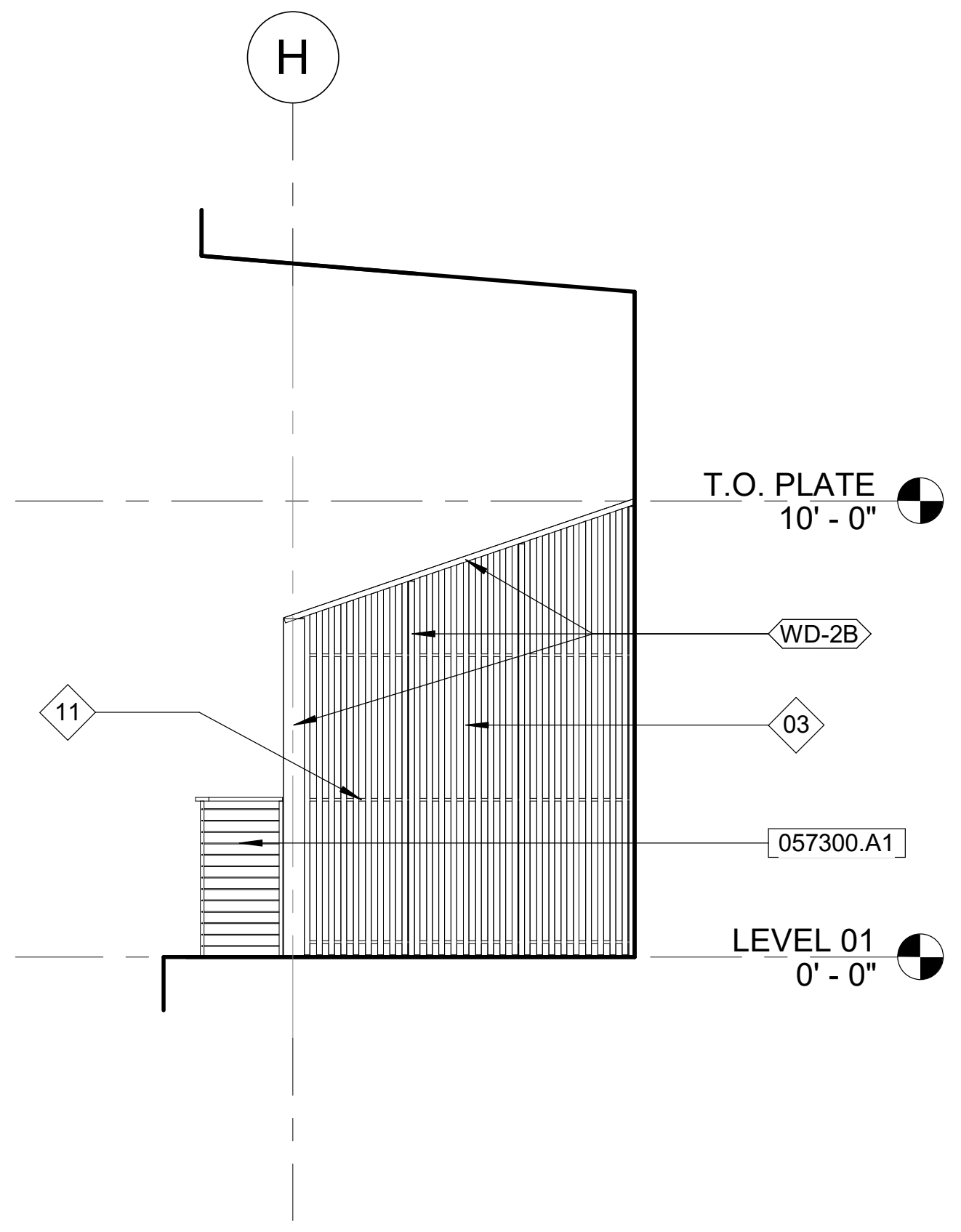
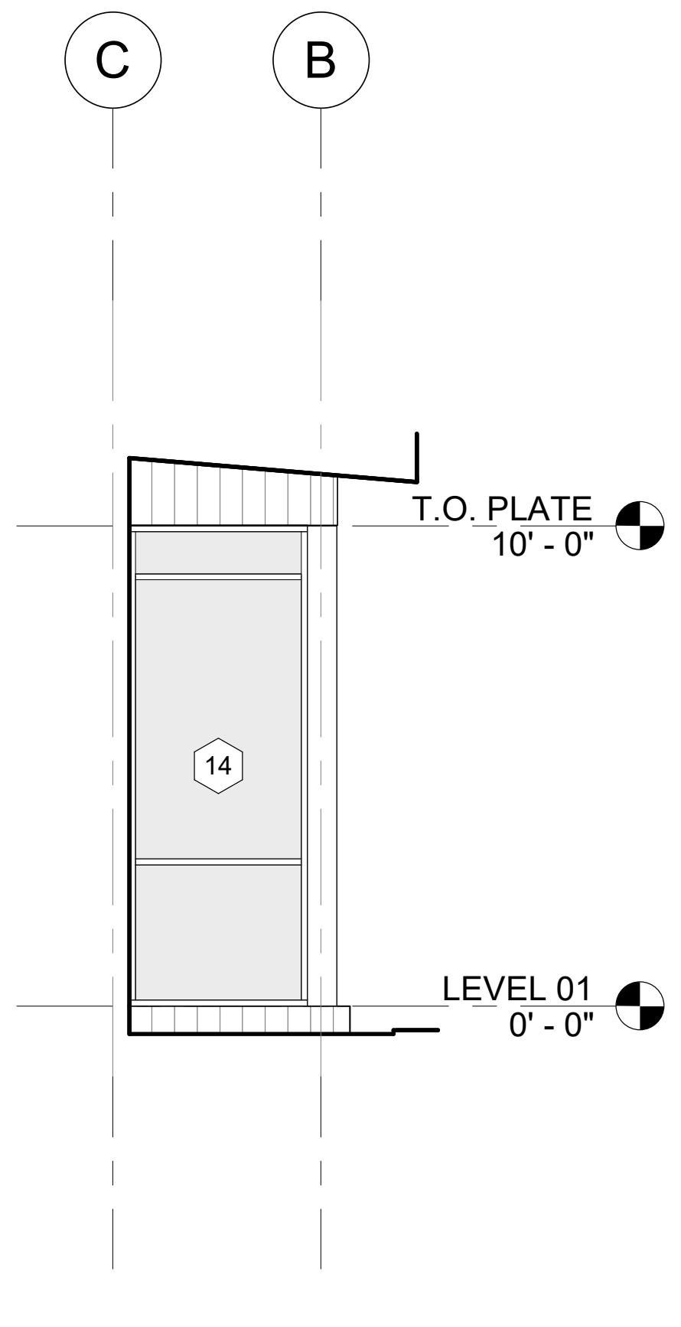

H
T.O. PLATE
10' - 0"
LEVEL 01
0' - 0"

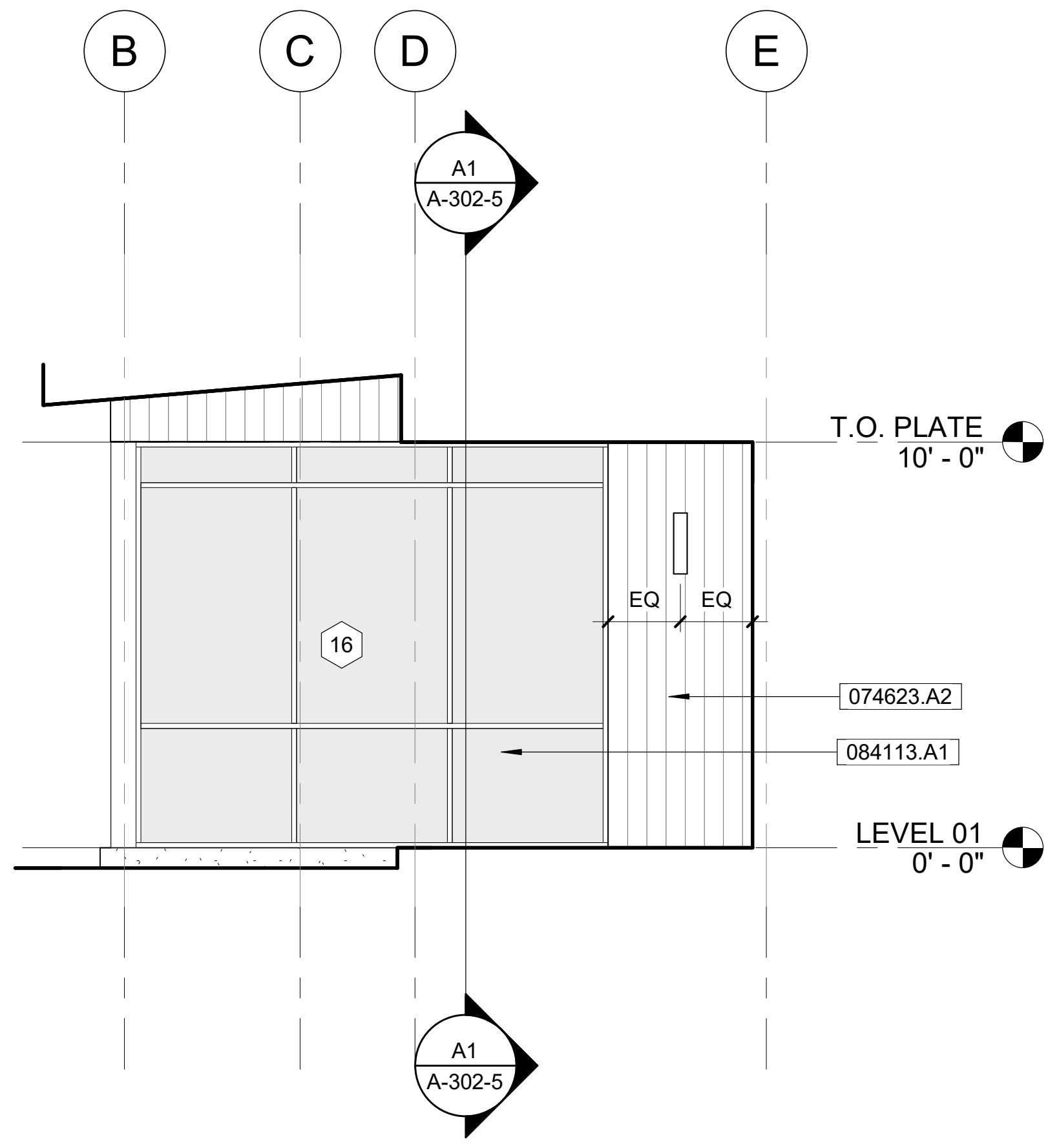
D1 5BR - BALCONY SCREEN ELEVATION W
A1 / A-101-5 1/4" = 1'-0"


H
T.O. PLATE
10' - 0"
WD-2B
11
03
057300.A1
LEVEL 01
0' - 0"

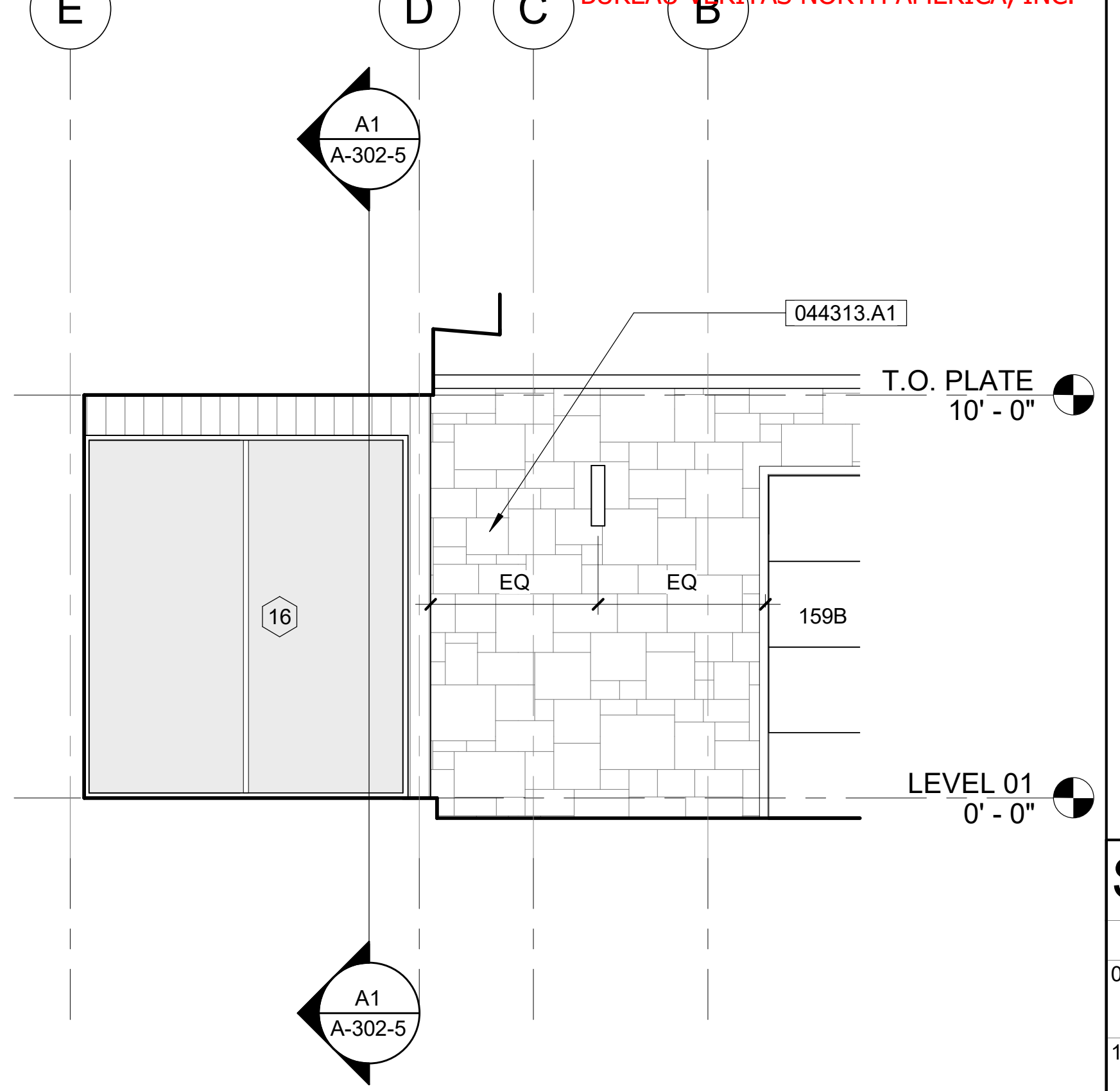
D2 5BR - BALCONY BBQ ELEVATION E
A1 / A-101-5 1/4" = 1'-0"


C
B
T.O. PLATE
10' - 0"
14
LEVEL 01
0' - 0"

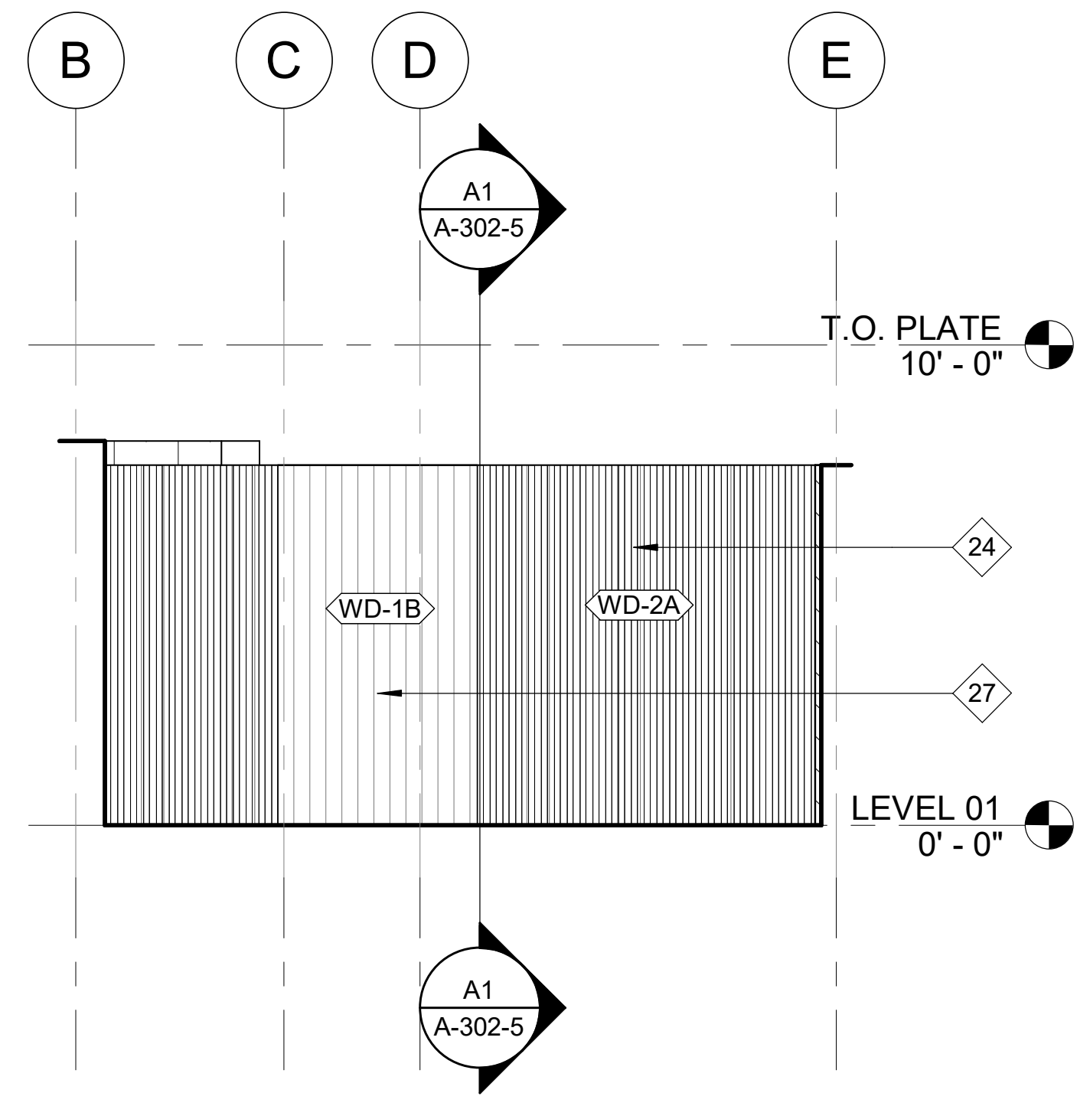
D3 5BR - STAIR CW ELEVATION E
A1 / A-401-5 1/4" = 1'-0"


B
C
D
E
A1
A-302-5
T.O. PLATE
10' - 0"
16
EQ
EQ
074623.A2
084113.A1
LEVEL 01
0' - 0"
A1
A-302-5

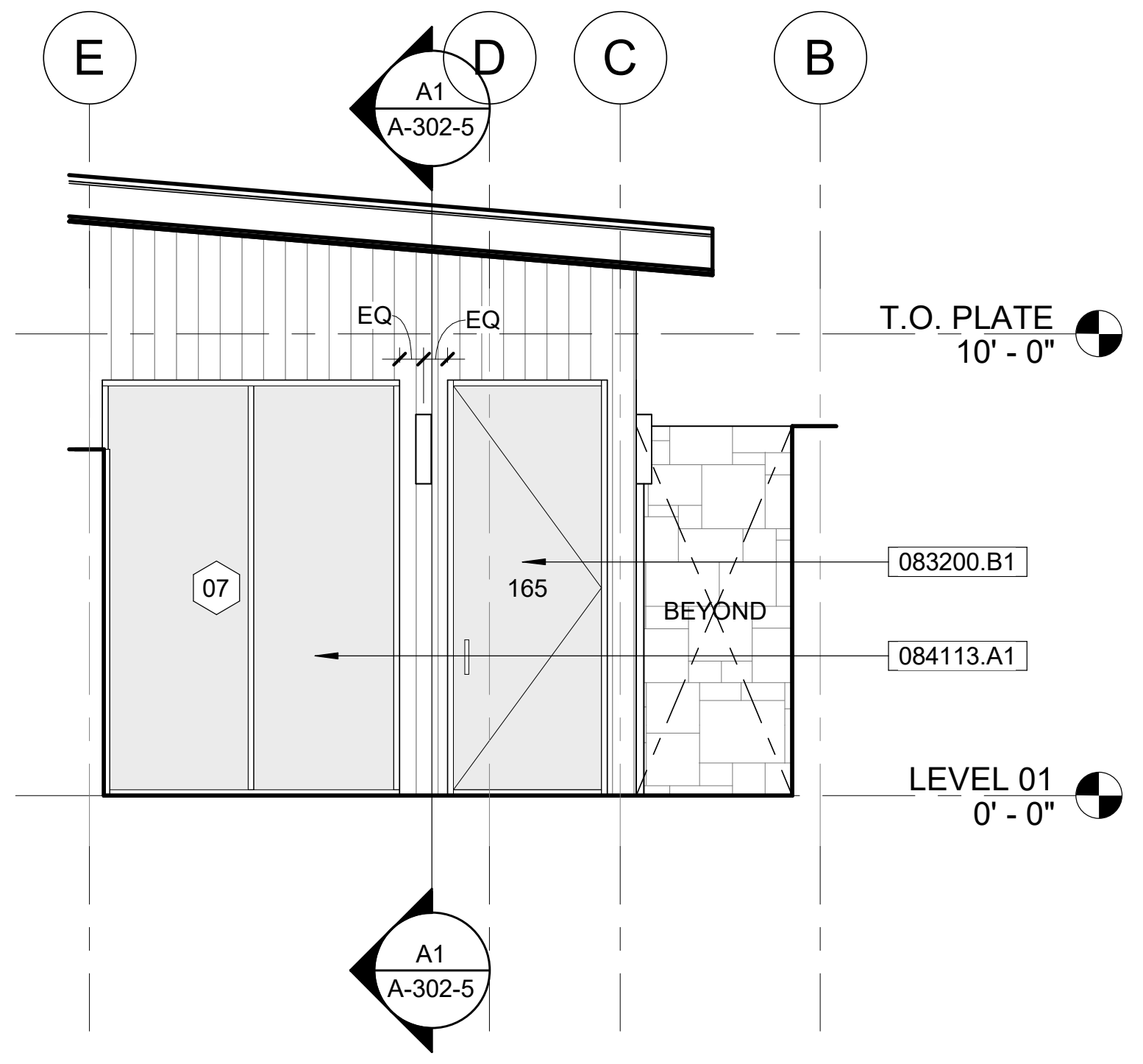
D4 5BR - ENTRY ELEVATION W
A1 / A-101-5 1/4" = 1'-0"


E
D
C
B
A1
A-302-5
044313.A1
T.O. PLATE
10' - 0"
16
EQ
EQ
159B
LEVEL 01
0' - 0"
A1
A-302-5

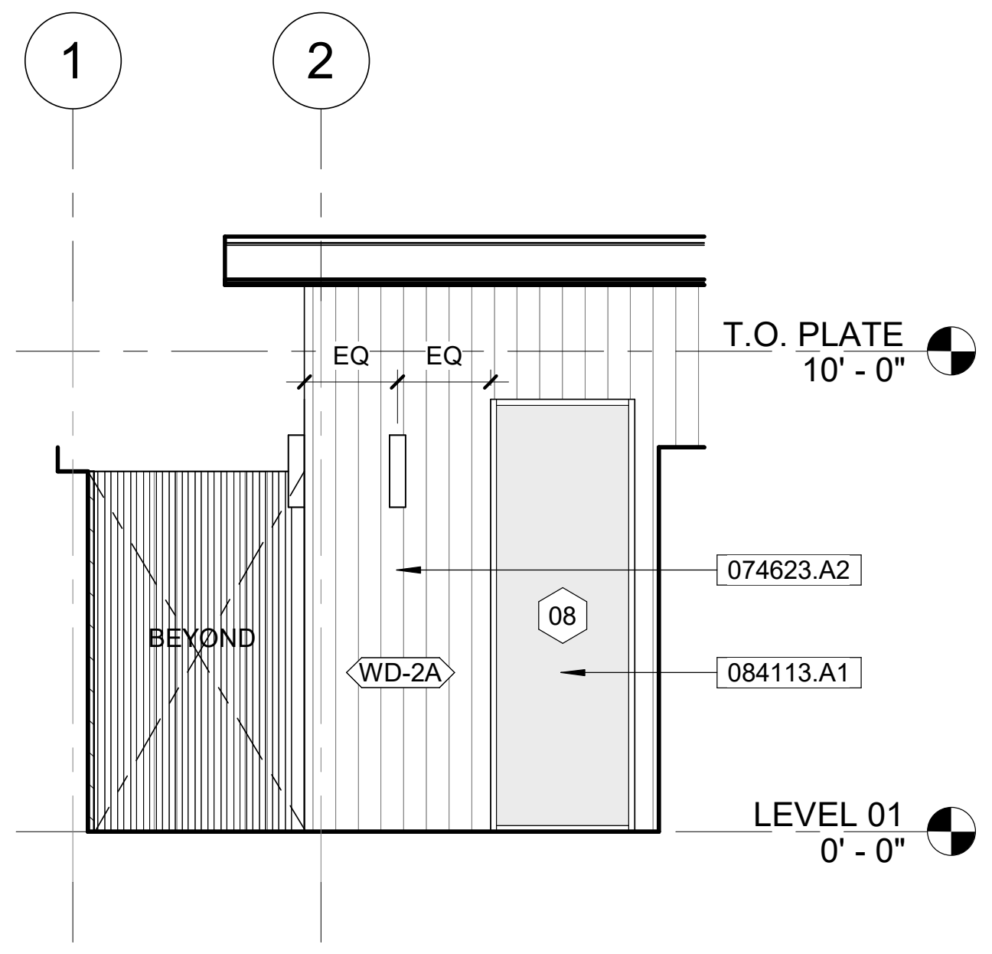
D5 5BR - ENTRY ELEVATION E
A1 / A-101-5 1/4" = 1'-0"


B
C
D
E
A1
A-302-5
T.O. PLATE
10' - 0"
WD-1B
WD-2A
24
27
LEVEL 01
0' - 0"
A1
A-302-5

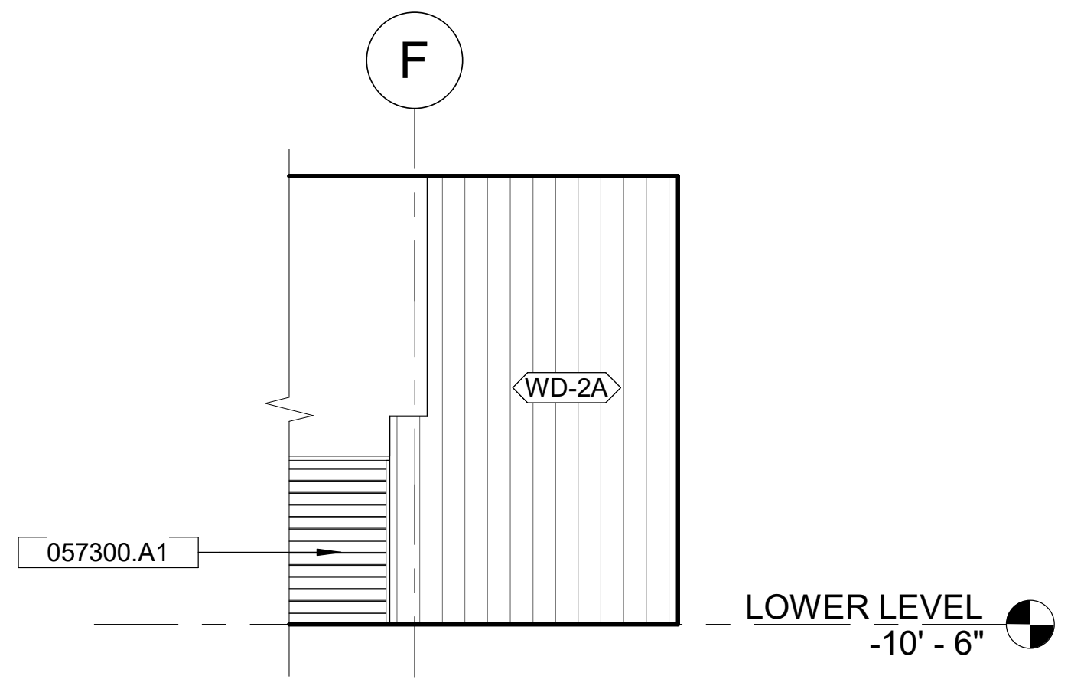
C1 5BR - OUTDOOR SHOWER ELEVATION W
A1 / A-401-5 1/4" = 1'-0"


E
D
C
B
A1
A-302-5
EQ
EQ
T.O. PLATE
10' - 0"
07
165
083200.B1
BEYOND
084113.A1
LEVEL 01
0' - 0"
A1
A-302-5

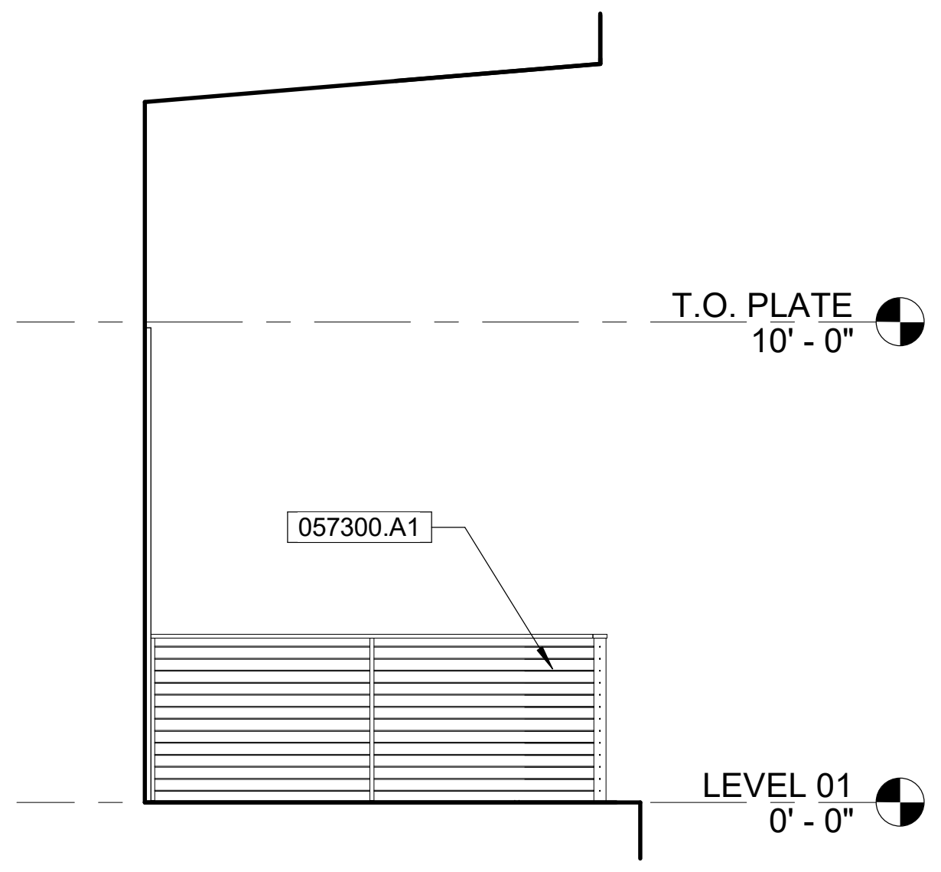
C2 5BR - OUTDOOR SHOWER ELEVATION E
A1 / A-401-5 1/4" = 1'-0"


1
2
EQ
EQ
T.O. PLATE
10' - 0"
074623.A2
BEYOND
WD-2A
08
084113.A1
LEVEL 01
0' - 0"

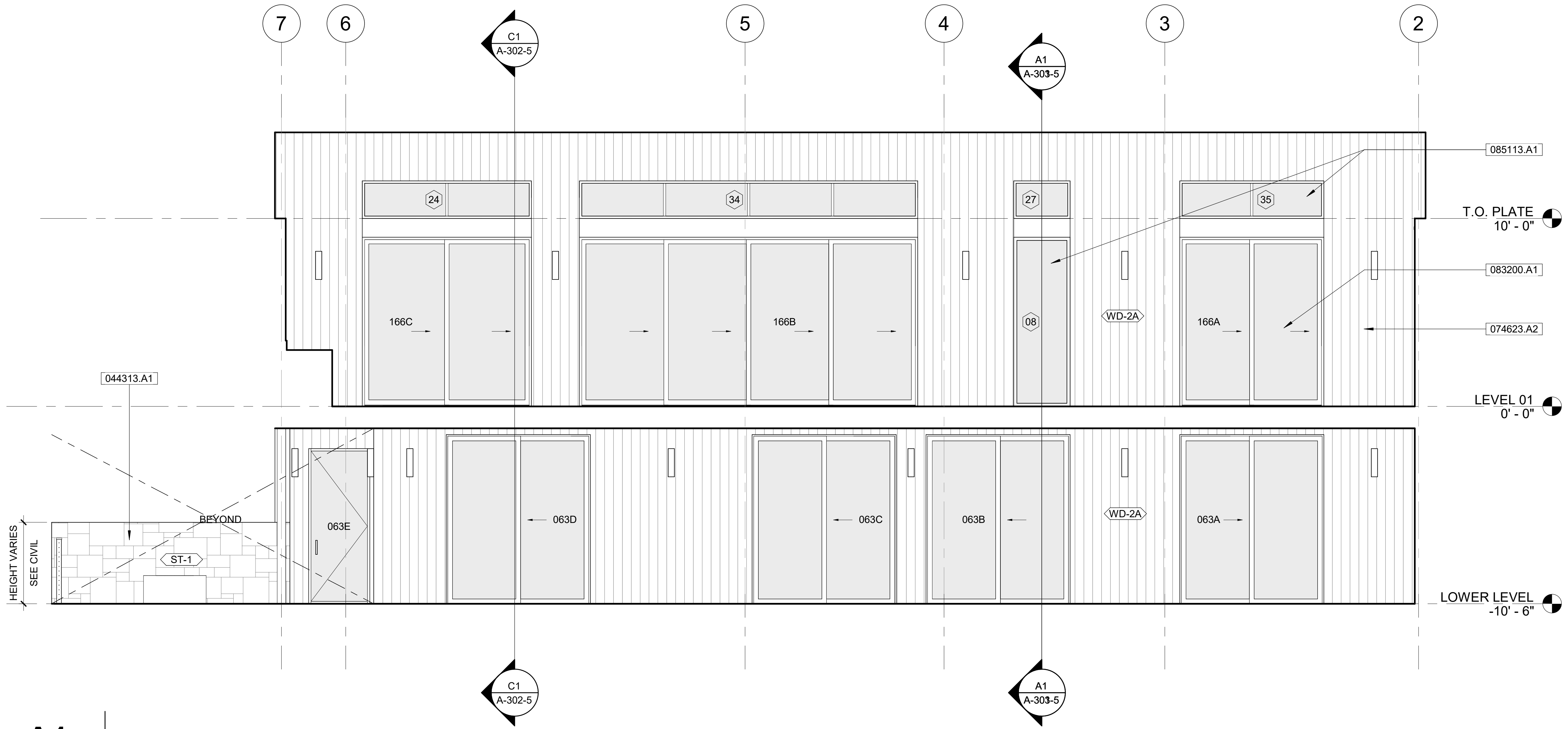
C3 5BR - OUTDOOR SHOWER ELEVATION N
A1 / A-401-5 1/4" = 1'-0"


F
WD-2A
057300.A1
LOWER LEVEL
-10' - 6"

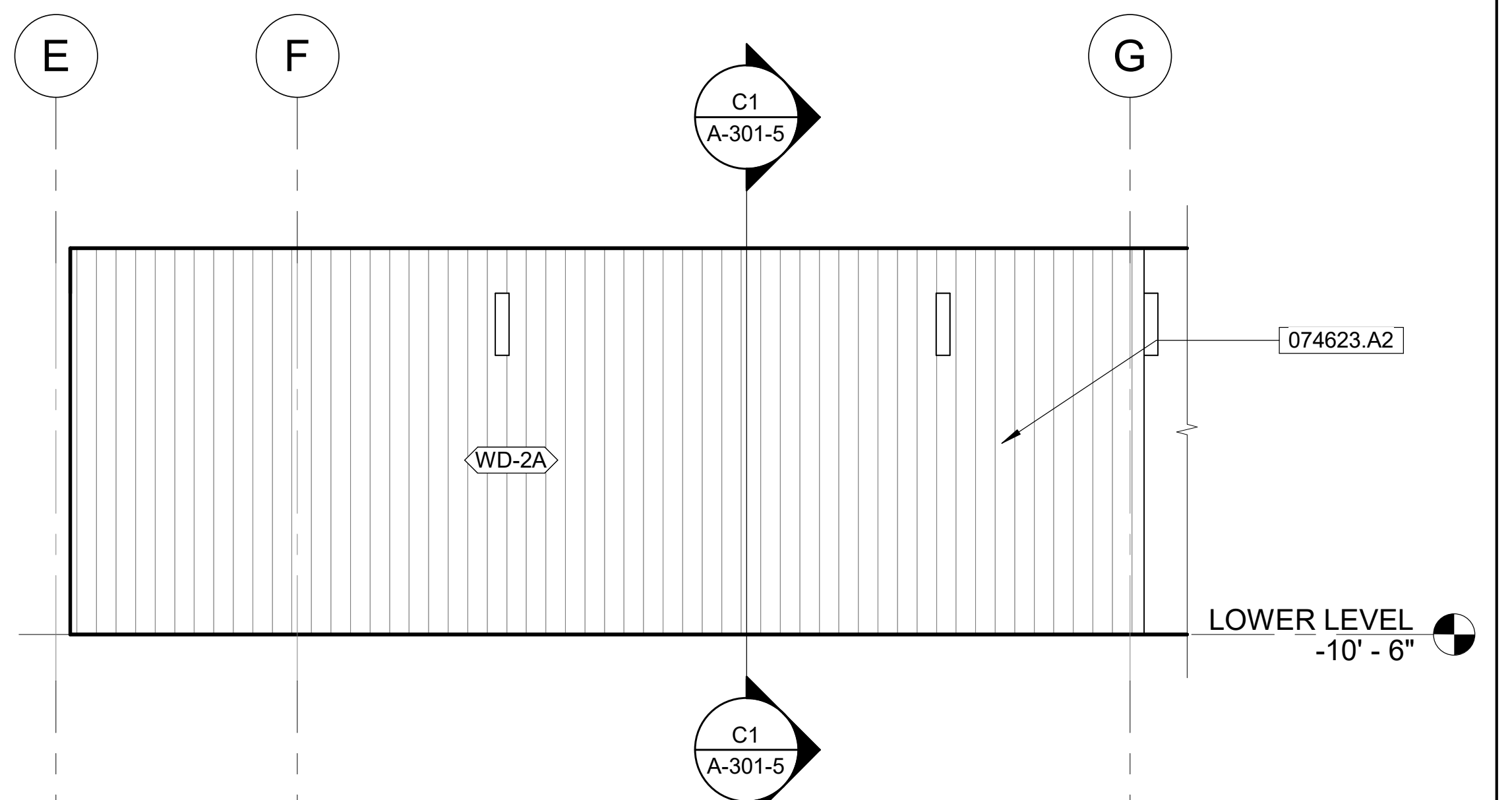
C4 5BR - OUTDOOR DECK ELEVATION E
A1 / A-102-5 1/4" = 1'-0"


T.O. PLATE
10' - 0"
057300.A1
LEVEL 01
0' - 0"

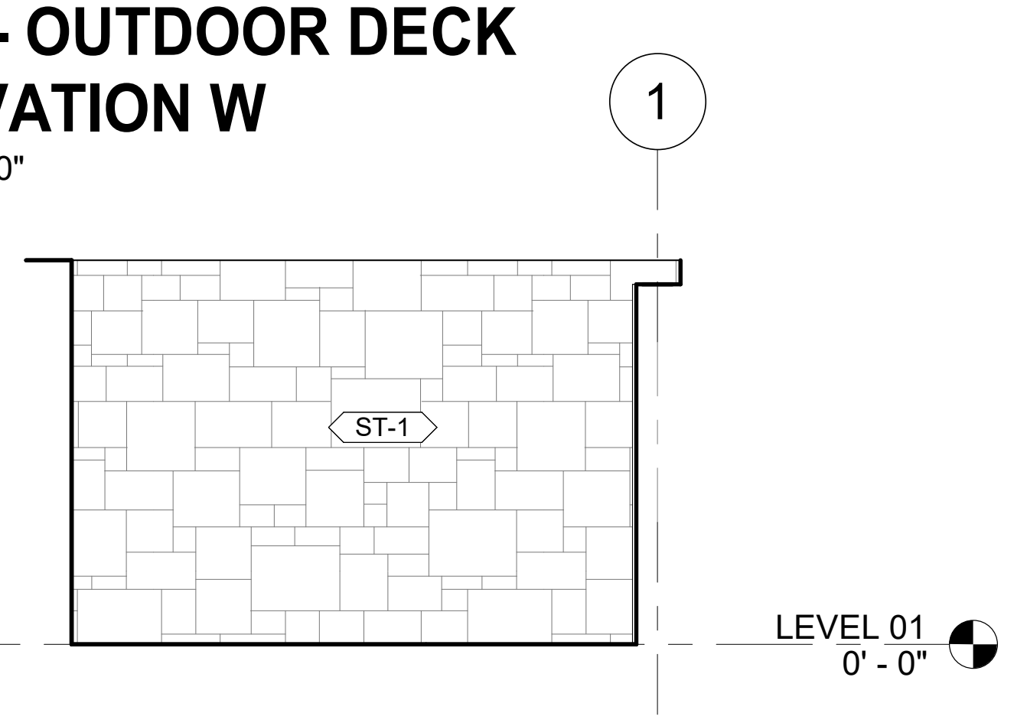
C5 5BR - BALCONY NO SCREEN ELEVATION W
A1 / A-101-5 1/4" = 1'-0"


7
6
C1
A-302-5
5
4
A1
A-303-5
3
2
085113.A1
24
34
27
35
T.O. PLATE
10' - 0"
083200.A1
166C
166B
08
WD-2A
166A
074623.A2
044313.A1
LEVEL 01
0' - 0"
HEIGHT VARIES
SEE CIVIL
BEYOND
ST-1
063E
063D
063C
063B
WD-2A
063A
LOWER LEVEL
-10' - 6"
C1
A-302-5
A1
A-303-5

A1 5BR - DECK ELEVATION NORTH
A1 / A-102-5 1/4" = 1'-0"


E
F
C1
A-301-5
G
074623.A2
WD-2A
LOWER LEVEL
-10' - 6"
C1
A-301-5

B5 5BR - OUTDOOR DECK ELEVATION W
A1 / A-102-5 1/4" = 1'-0"


1
ST-1
LEVEL 01
0' - 0"

A5 5BR - OUTDOOR SHOWER ELEVATION S
A1 / A-401-5 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
2. REFERENCE FLOOR PLANS FOR MORE INFORMATION
3. SEE REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR FINISH FLOOR ELEVATIONS OF EACH VILLA FOR REFERENCE TO THE LEVEL 01 DATUM
4. ELEVATIONS BEYOND SECTION CUT LINES ARE SHOWN FOR CLARITY ONLY AND MAY DIFFER FROM ACTUAL DESIGN. REFER TO INTERIOR PLANS, INTERIOR ELEVATIONS, AND CASEWORK DRAWINGS FOR ACTUAL ELEVATIONS.
5. CONTRACTOR TO PAINT ALL BUILDING ENVELOPE PENETRATIONS INCLUDING, BUT NOT LIMITED TO, FLUE VENTS AND MECHANICAL VENTS / GRILLS, ETC. TO MATCH ADJACENT FINISH COLOR AND TO THE FULL SATISFACTION OF THE ARCHITECT.
6. ALL EXTERIOR SEALANTS ARE TO MATCH ADJACENT FINISH COLOR (SEALANT COLORS MIGHT NEED TO BE CUSTOM COLOR TO MATCH ADJACENT MATERIALS, CONTRACTOR AND SUB TO VERIFY AND PLAN ACCORDINGLY WITH SUBMITTAL PROCESS).
7. EXTERIOR SIDING JOINTS SHOWN FOR REFERENCE ONLY. REFER TO BOARD STARTING AND DEVICE CENTERING/ALIGNMENT LOCATIONS NOTED IN ELEVATIONS FOR DRIVING BOARD LAYOUT.
8. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
9. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
10. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
03	WOOD VERTICAL TIMBER SCREEN WHERE OCCURS, WITH HORIZONTAL STEEL RODS; FINISH/COLOR OF WOOD TO MATCH SIDING. SEE SITE SCHEDULES FOR LOCATIONS.
11	1" STEEL ROD, PAINTED BLACK TO MATCH FINISH OF METAL RAILING FRAME.
24	2X TIMBERS OVER CEDAR PLYWOOD - FINISH OF BOTH TO MATCH SIDING.
27	WRAP DECKING MATERIAL UP WALL BETWEEN 3X VERTICAL MEMBERS AT SHOWER. ALIGN JOINTS WITH DECKING BELOW.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
044313.A1	ADHERED MANUFACTURED STONE VENEER SYSTEM
057300.A1	CABLE RAIL SYSTEM
074623.A2	FLUSH VERTICAL, ENGINEERED WESTERN RED CEDAR SIDING. SEE FINISH SCHEDULE.
083200.A1	ALUMINUM SLIDING GLASS DOOR SYSTEM
083200.B1	ALUMINUM GLAZED SWING DOOR
084113.A1	ALUMINUM-FRAMED STOREFRONT SYSTEM
085113.A1	ALUMINUM WINDOW SYSTEM, FIXED

0' 2' 4' 8'
SCALE: 0' - 0 1/4" = 1' - 0"

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San Diego, CA 92110
(619) 299-6690
delawie.com

REN 05.31.25

ctf

CENTRIC
GENERAL CONTRACTORS

CALISTOGA HILLS RESORT VILLAS

515 FOOTHILL BOULEVARD, CA 94515

PROJECT NO.	23194

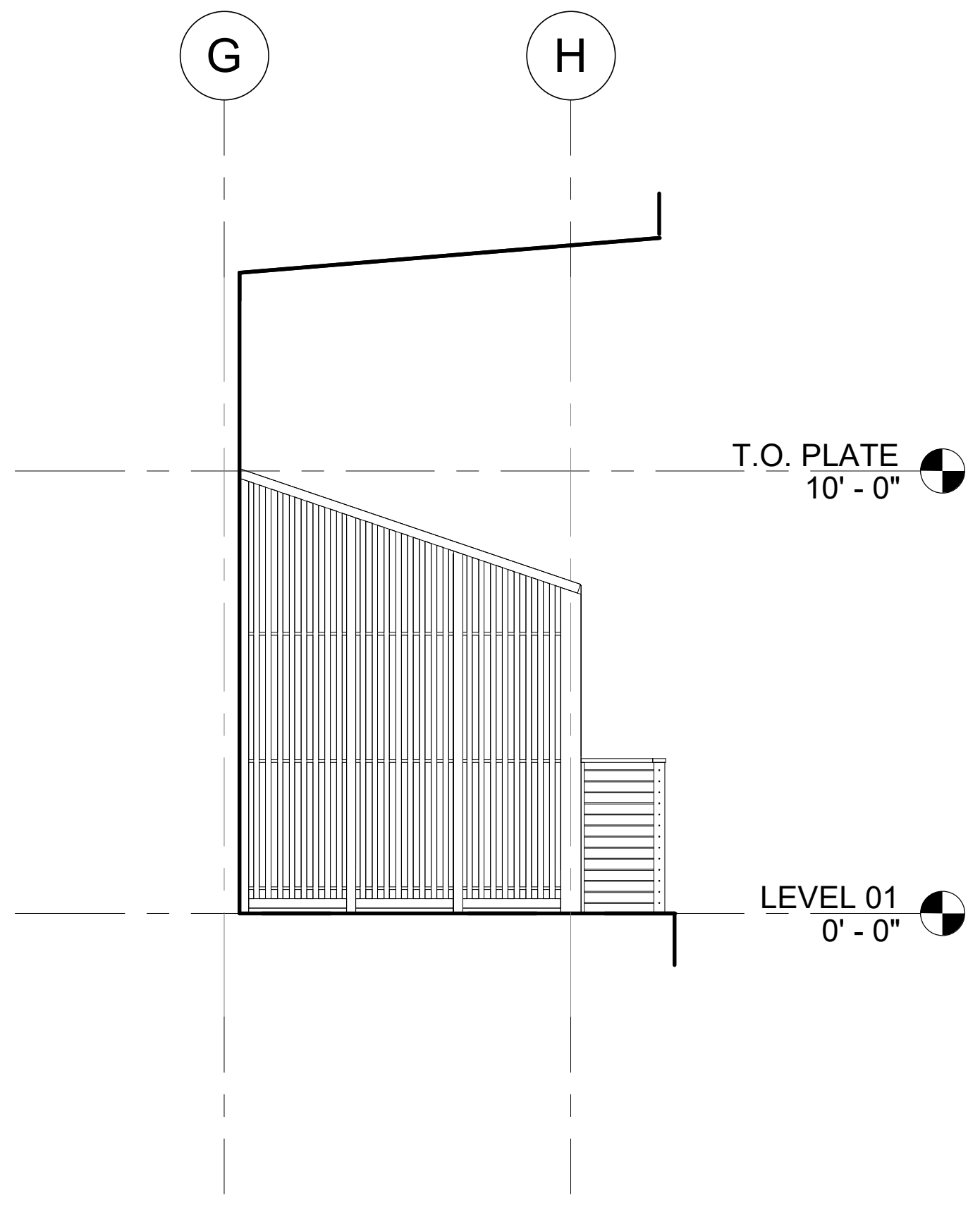
REV	DATE ISSUED	REASON

05.15.2024
PERMIT SET

Sheet Title
5BR - EXTERIOR ELEVATIONS

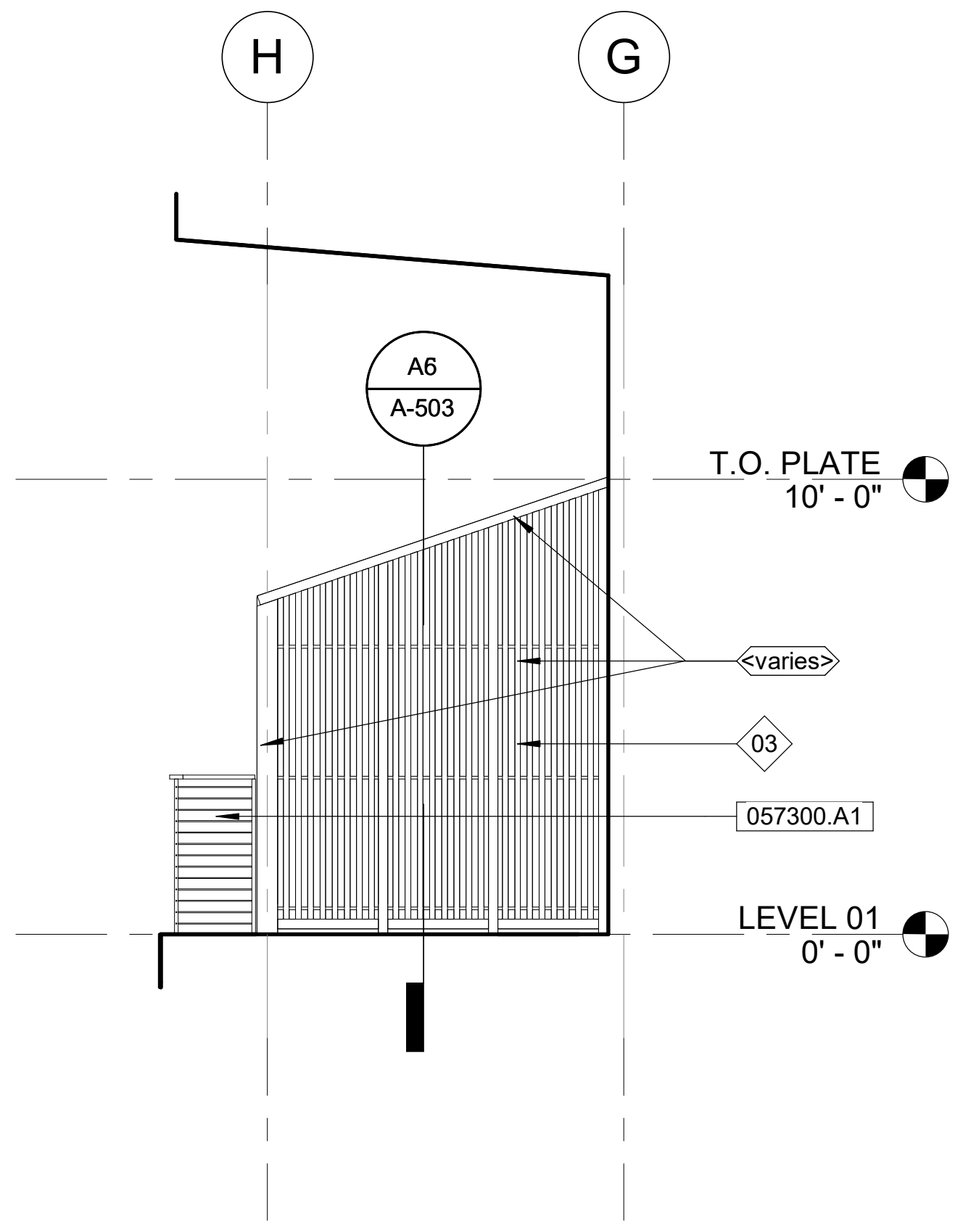
A-203-5

5/15/2024 4:24:03 PM


G
H
T.O. PLATE
10' - 0"
LEVEL 01
0' - 0"

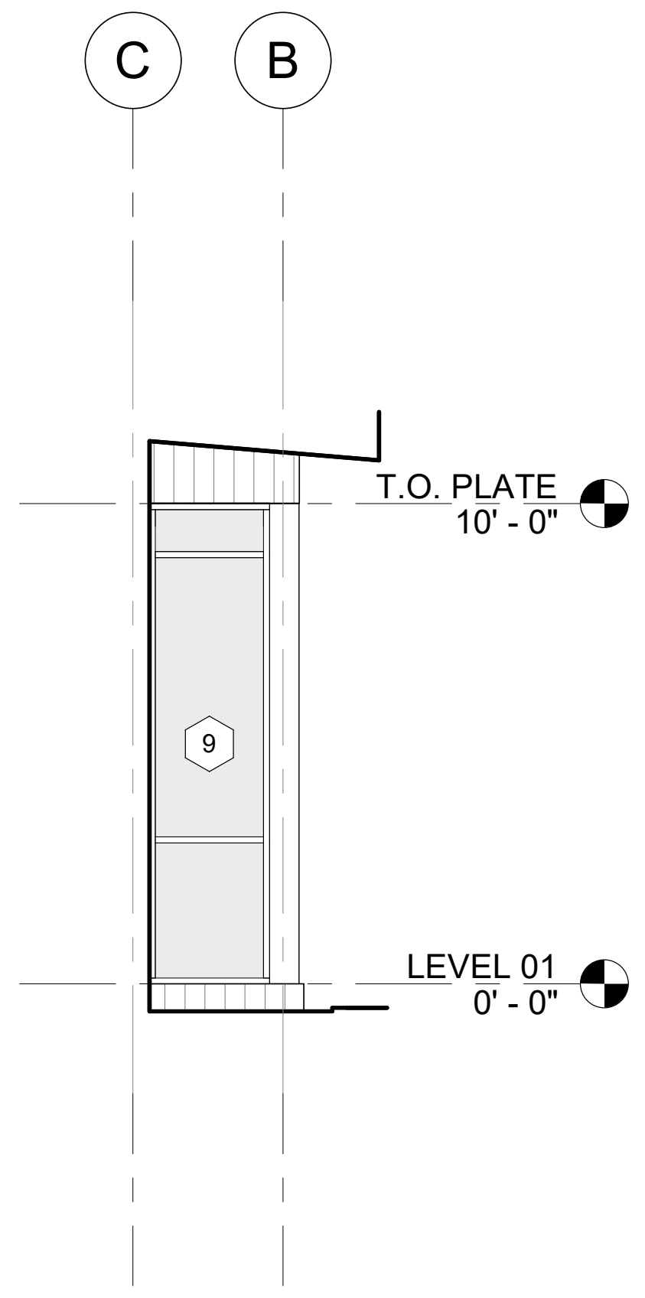
D1 4BR - BALCONY SCREEN ELEVATION W

A4 / A-401-4 1/4" = 1'-0"


H
G
A6
A-503
T.O. PLATE
10' - 0"
<varies>
03
057300.A1
LEVEL 01
0' - 0"

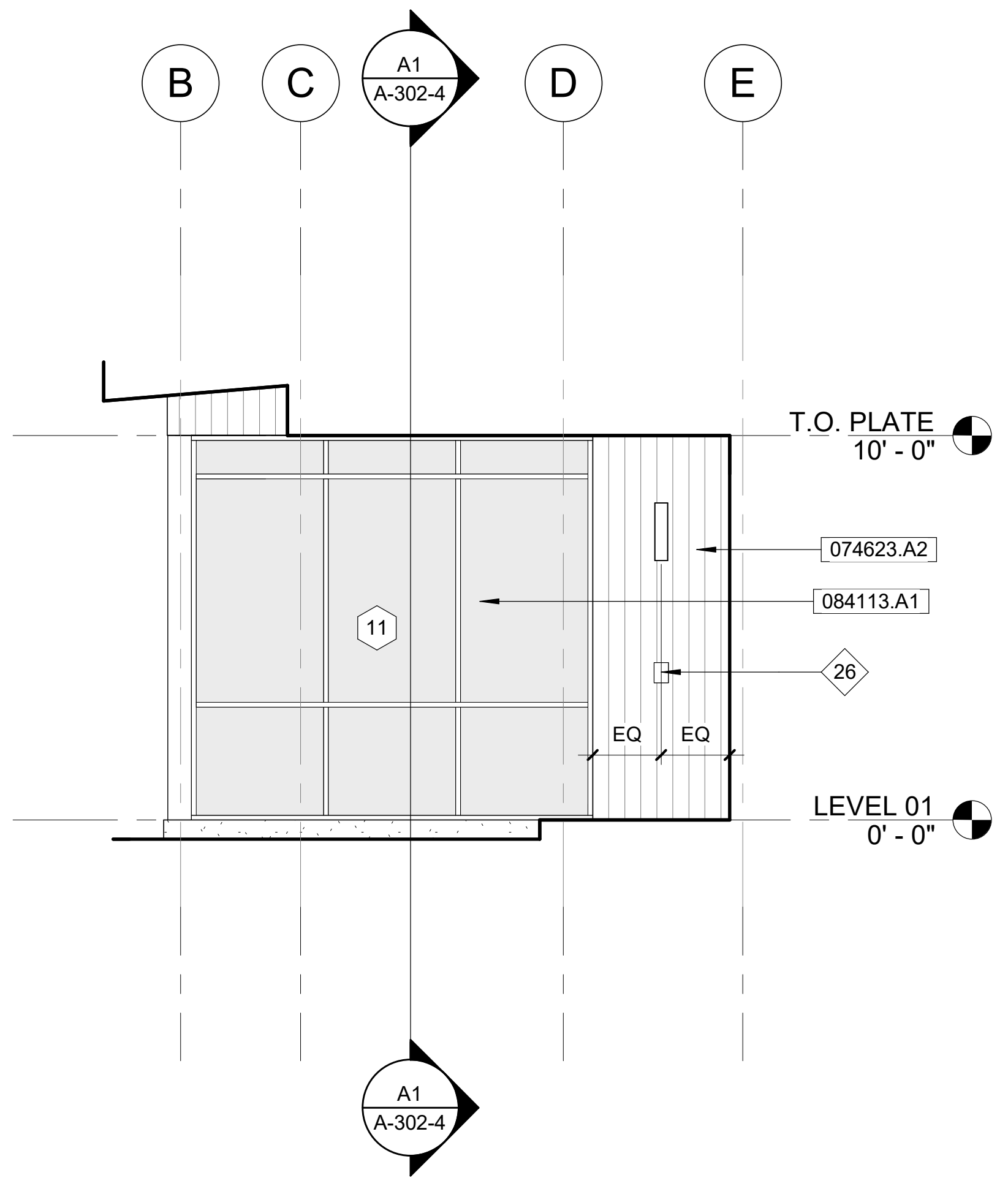
D2 4BR - BALCONY BBQ ELEVATION E

A1 / A-101-4 1/4" = 1'-0"


C
B
T.O. PLATE
10' - 0"
9
LEVEL 01
0' - 0"

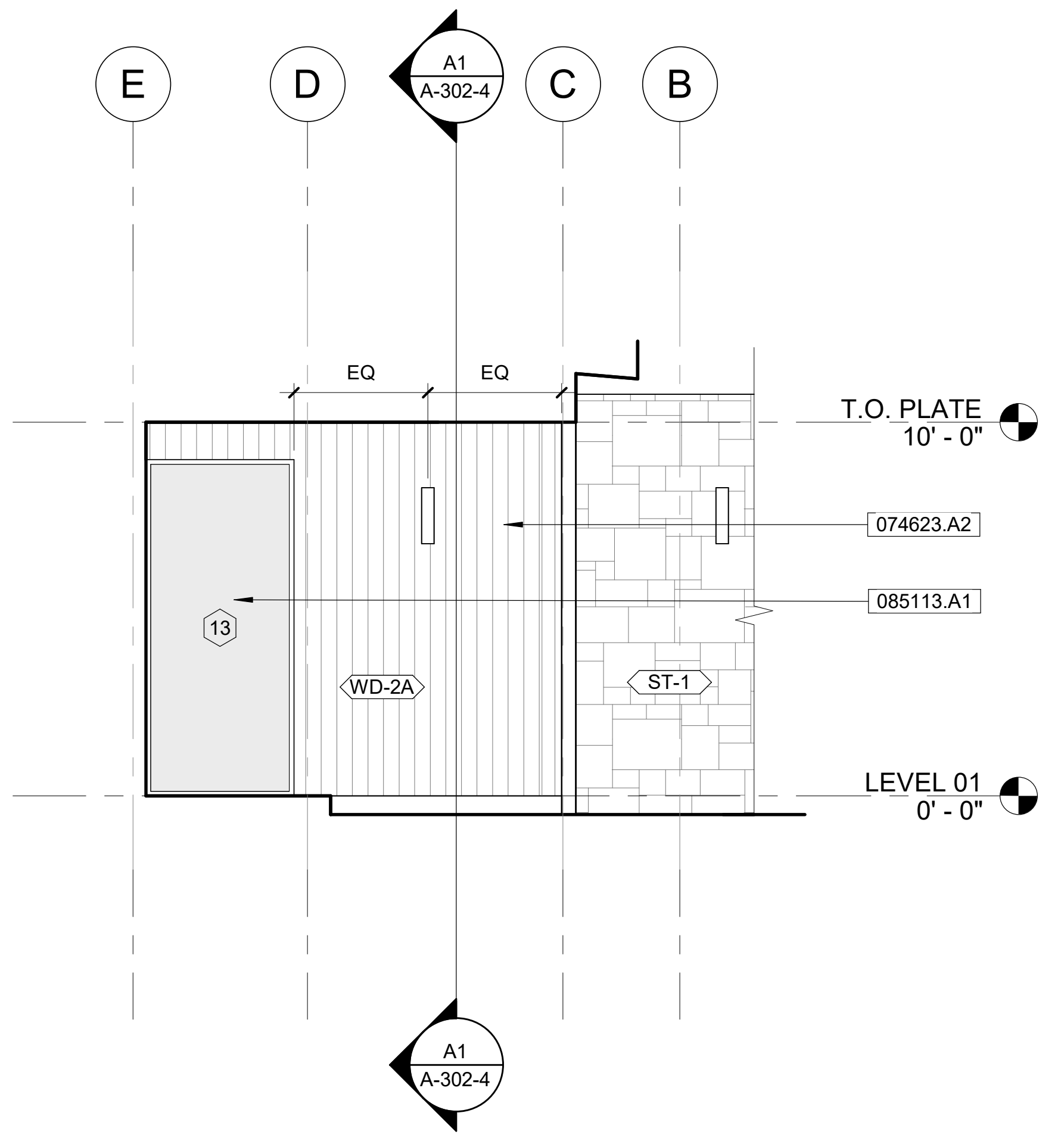
D3 4BR - STAIR CW ELEVATION E

A1 / A-401-4 1/4" = 1'-0"


B
C
A1
A-302-4
D
E
T.O. PLATE
10' - 0"
074623.A2
084113.A1
11
26
EQ
EQ
LEVEL 01
0' - 0"
A1
A-302-4

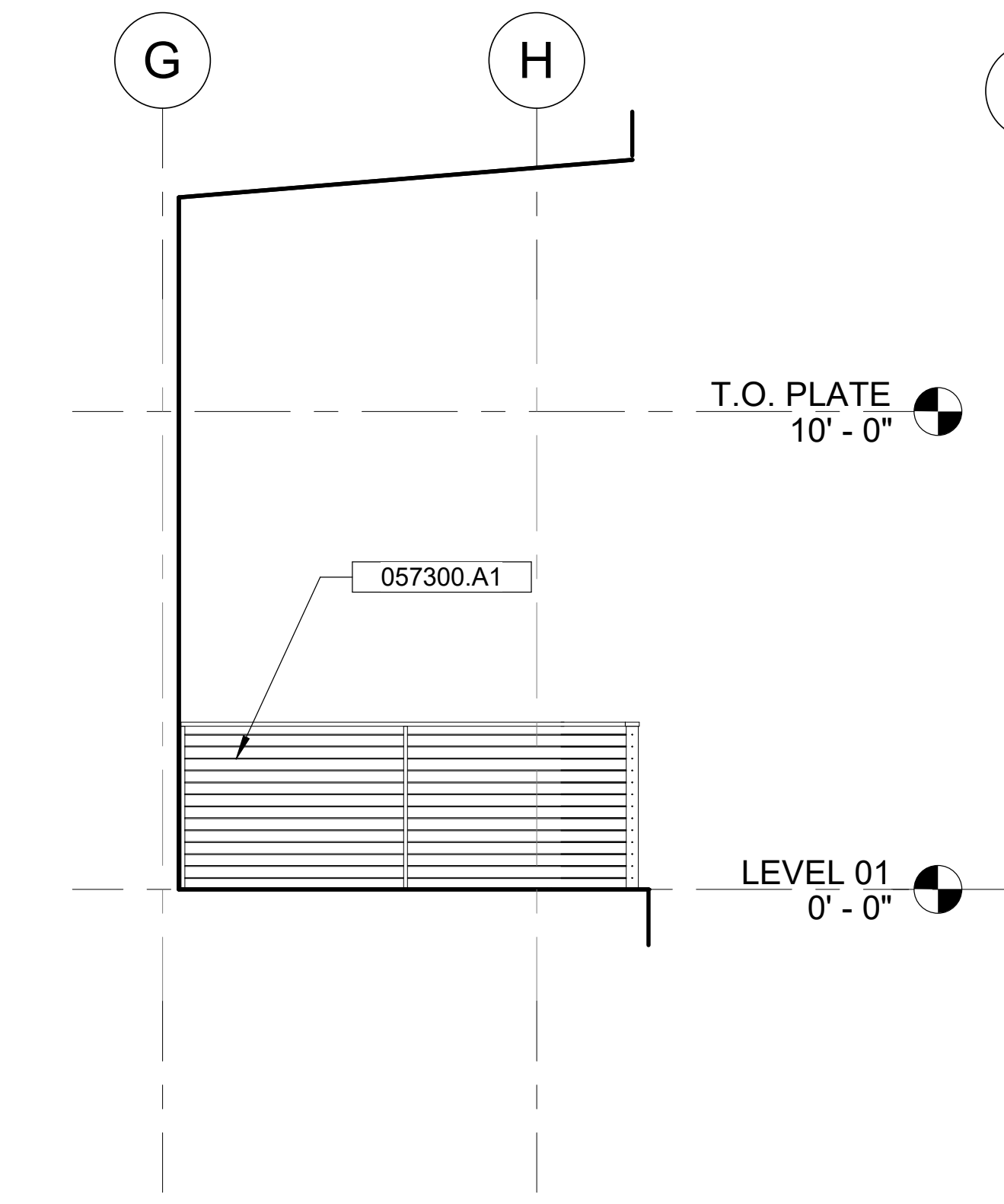
D4 4BR - ENTRY ELEVATION W

A1 / A-101-4 1/4" = 1'-0"


E
D
A1
A-302-4
C
B
EQ
EQ
T.O. PLATE
10' - 0"
074623.A2
085113.A1
13
WD-2A
ST-1
LEVEL 01
0' - 0"
A1
A-302-4

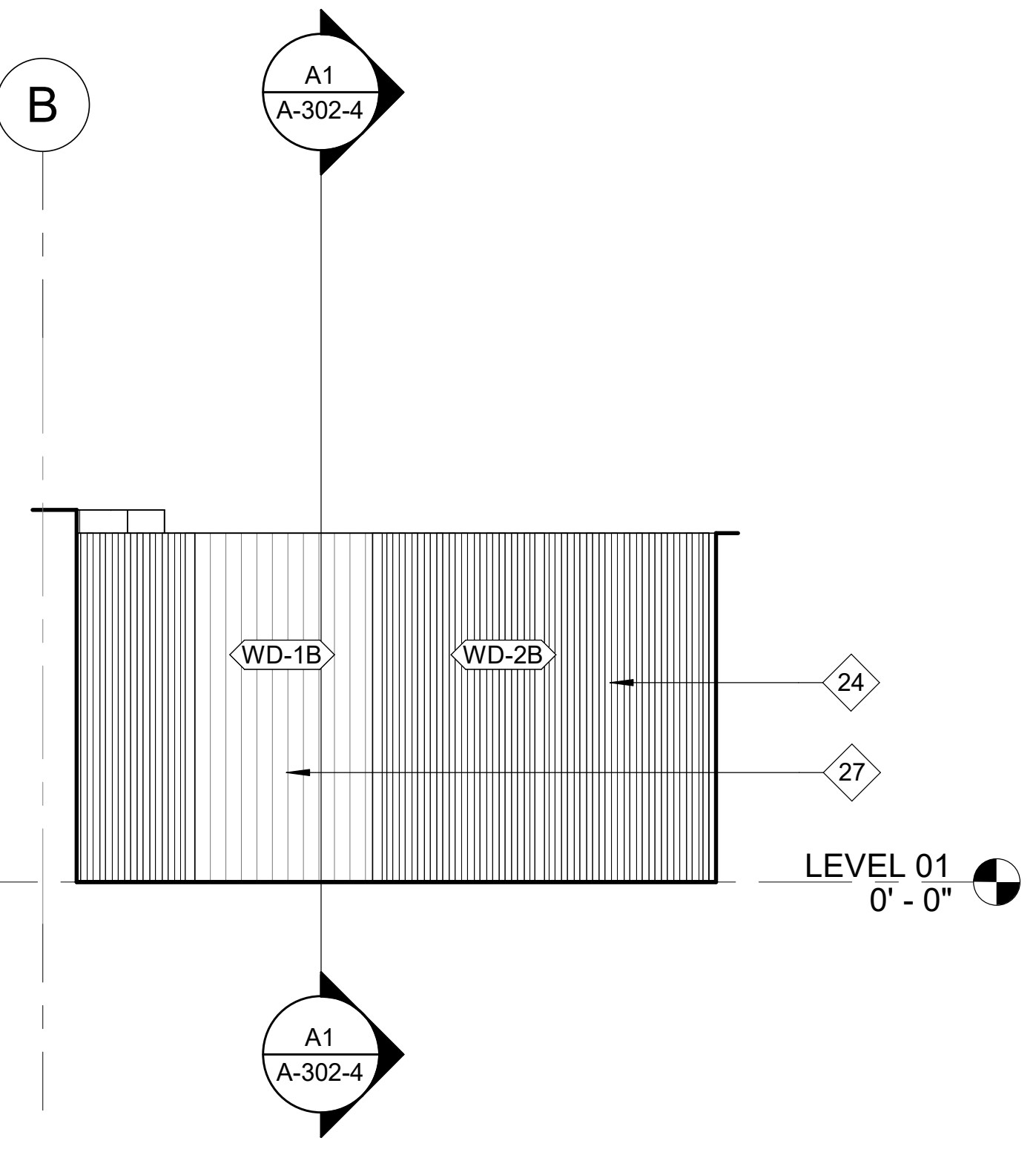
D5 4BR - ENTRY ELEVATION E

A1 / A-101-4 1/4" = 1'-0"


G
H
T.O. PLATE
10' - 0"
057300.A1
LEVEL 01
0' - 0"

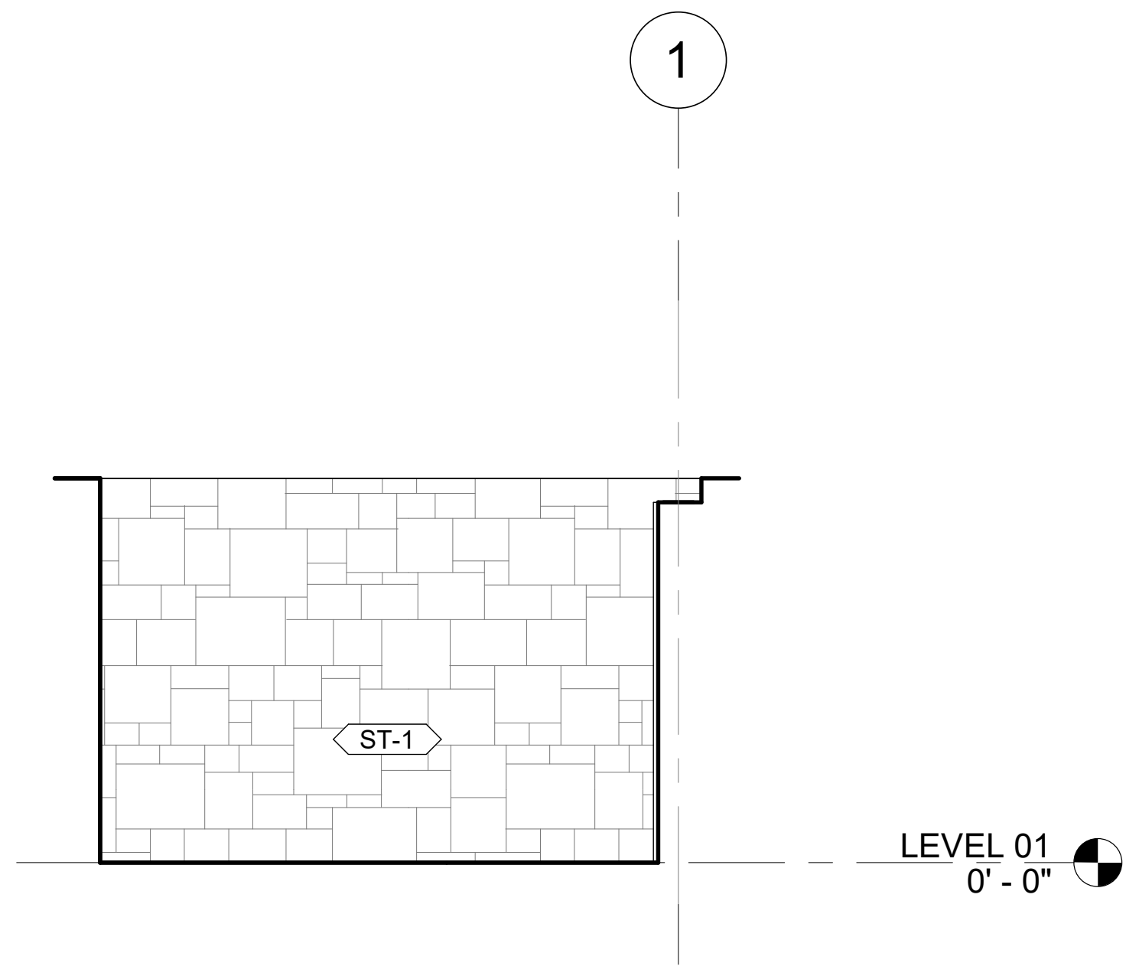
C1 4BR - BALCONY NO SCREEN ELEVATION W

A1 / A-101-4 1/4" = 1'-0"


B
A1
A-302-4
WD-1B
WD-2B
24
27
LEVEL 01
0' - 0"
A1
A-302-4

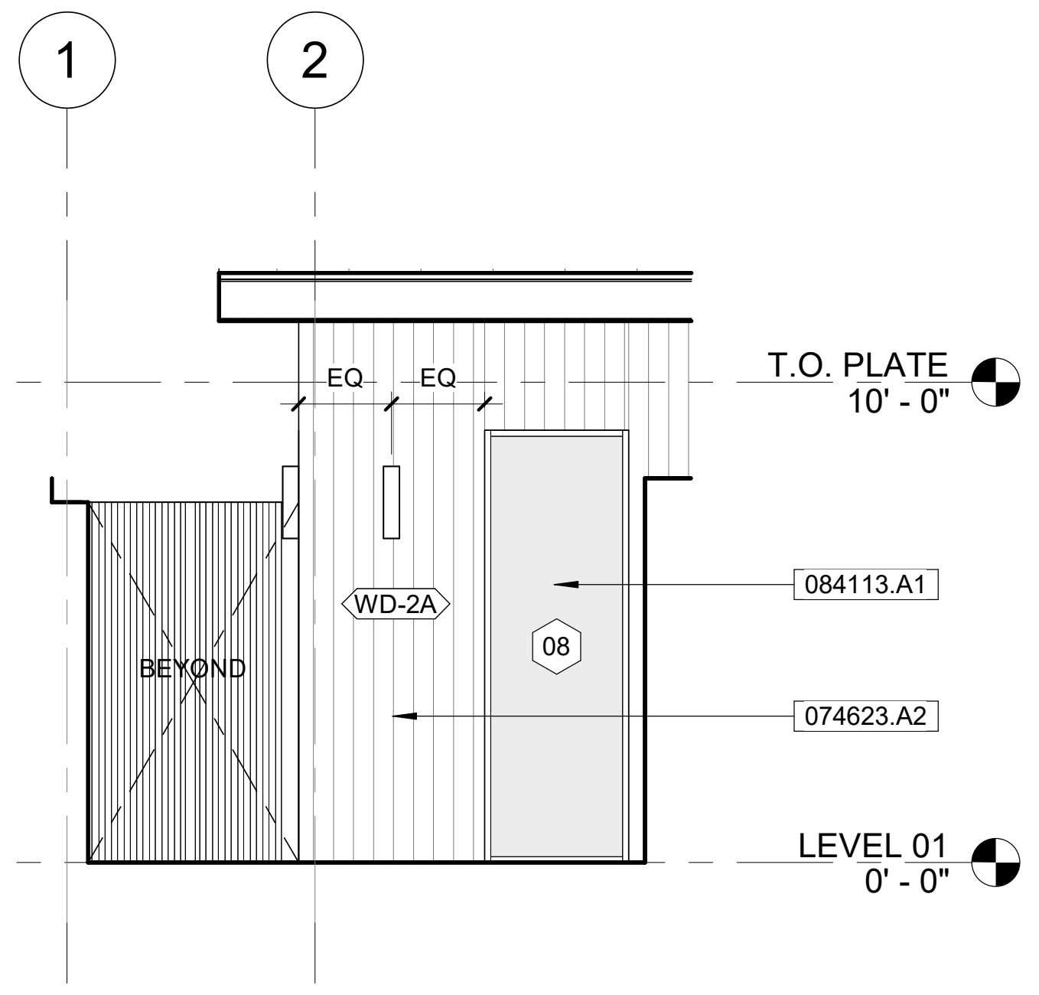
C2 4BR - OUTDOOR SHOWER ELEVATION E

A1 / A-401-4 1/4" = 1'-0"


1
ST-1
LEVEL 01
0' - 0"

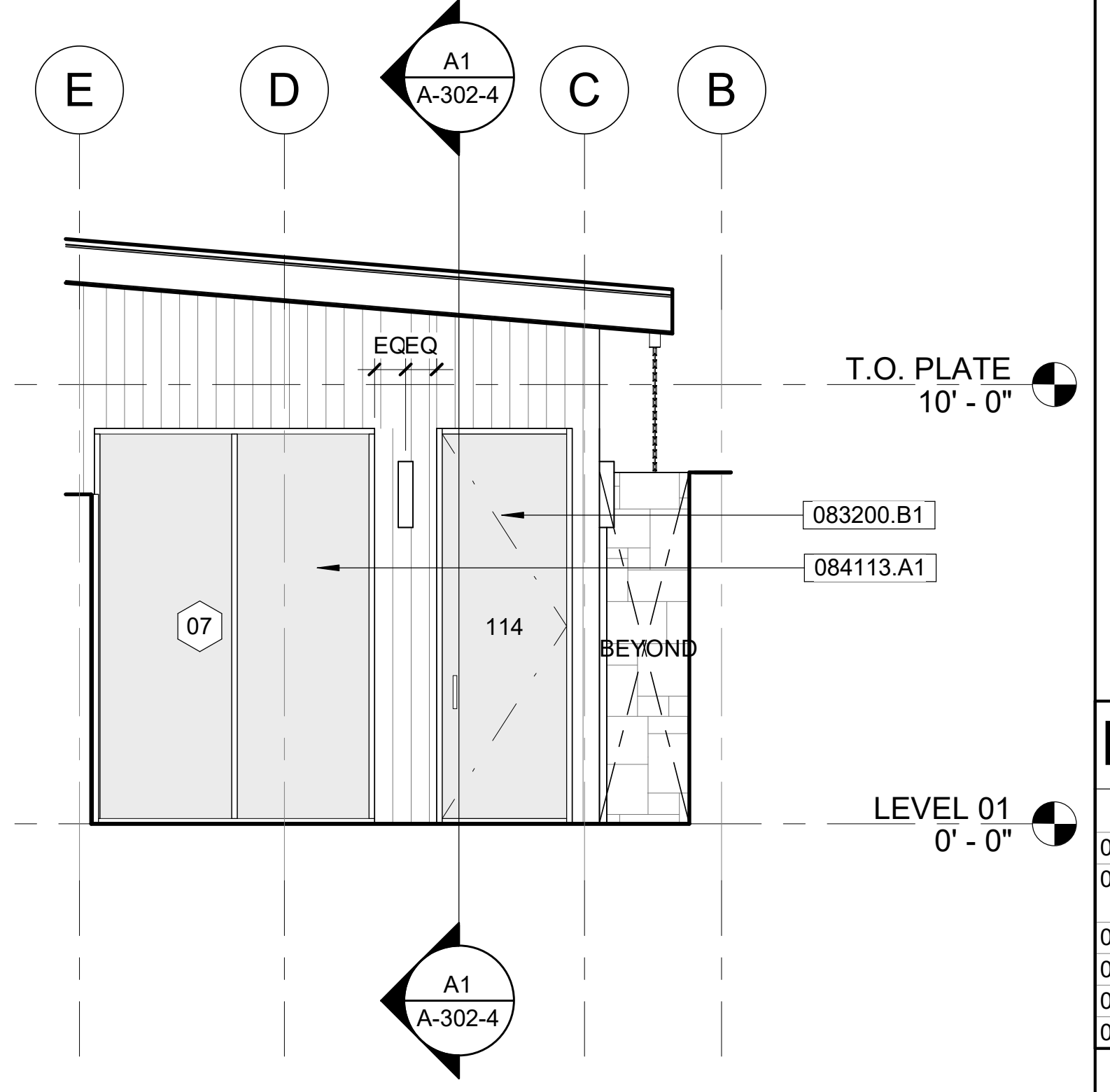
C3 4BR - OUTDOOR SHOWER ELEVATION N

A1 / A-401-4 1/4" = 1'-0"


1
2
EQ
EQ
T.O. PLATE
10' - 0"
WD-2A
BEYOND
08
084113.A1
074623.A2
LEVEL 01
0' - 0"

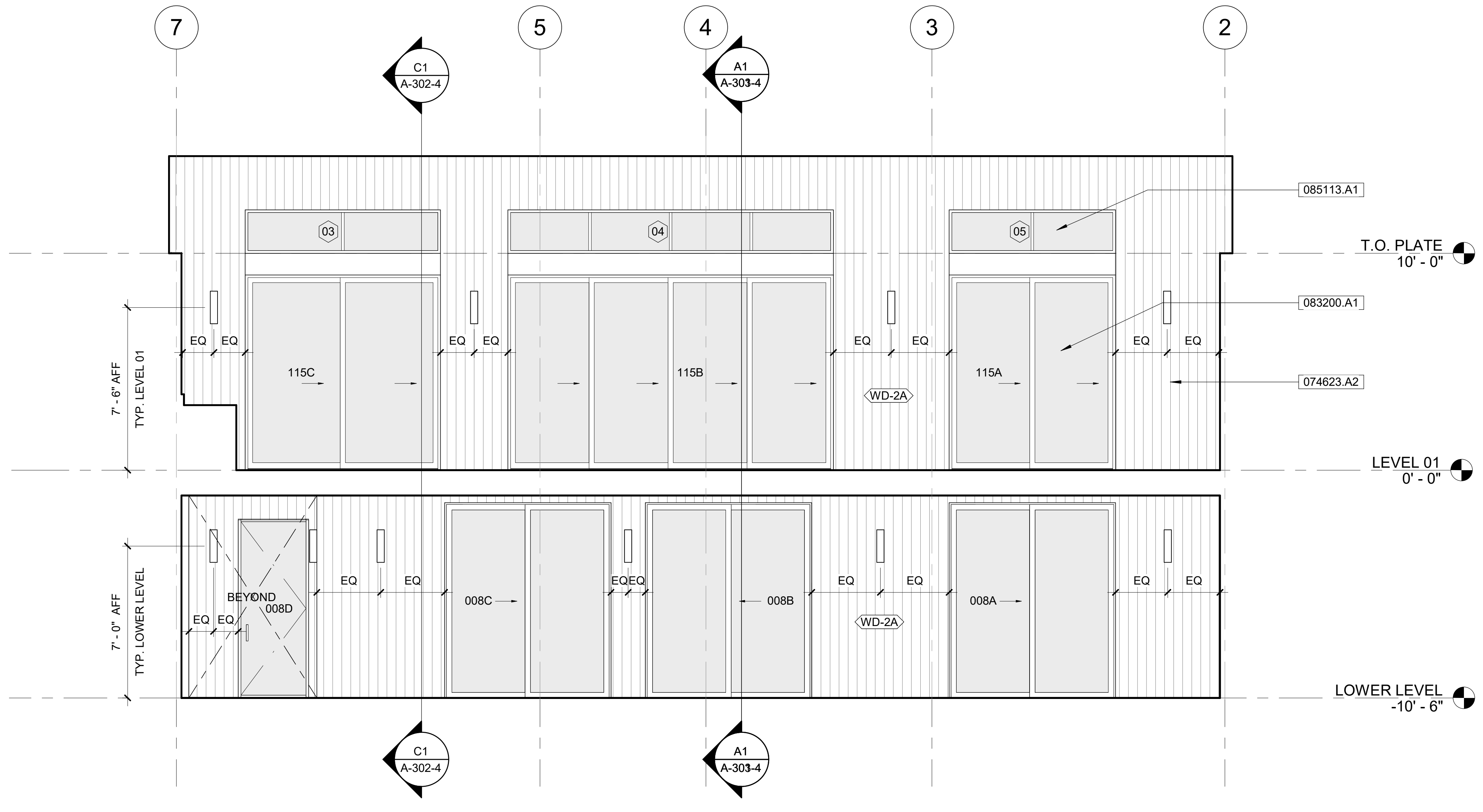
C4 4BR - OUTDOOR SHOWER ELEVATION S

A1 / A-401-4 1/4" = 1'-0"


E
D
A1
A-302-4
C
B
EQ EQ
T.O. PLATE
10' - 0"
083200.B1
084113.A1
07
114
BEYOND
LEVEL 01
0' - 0"
A1
A-302-4

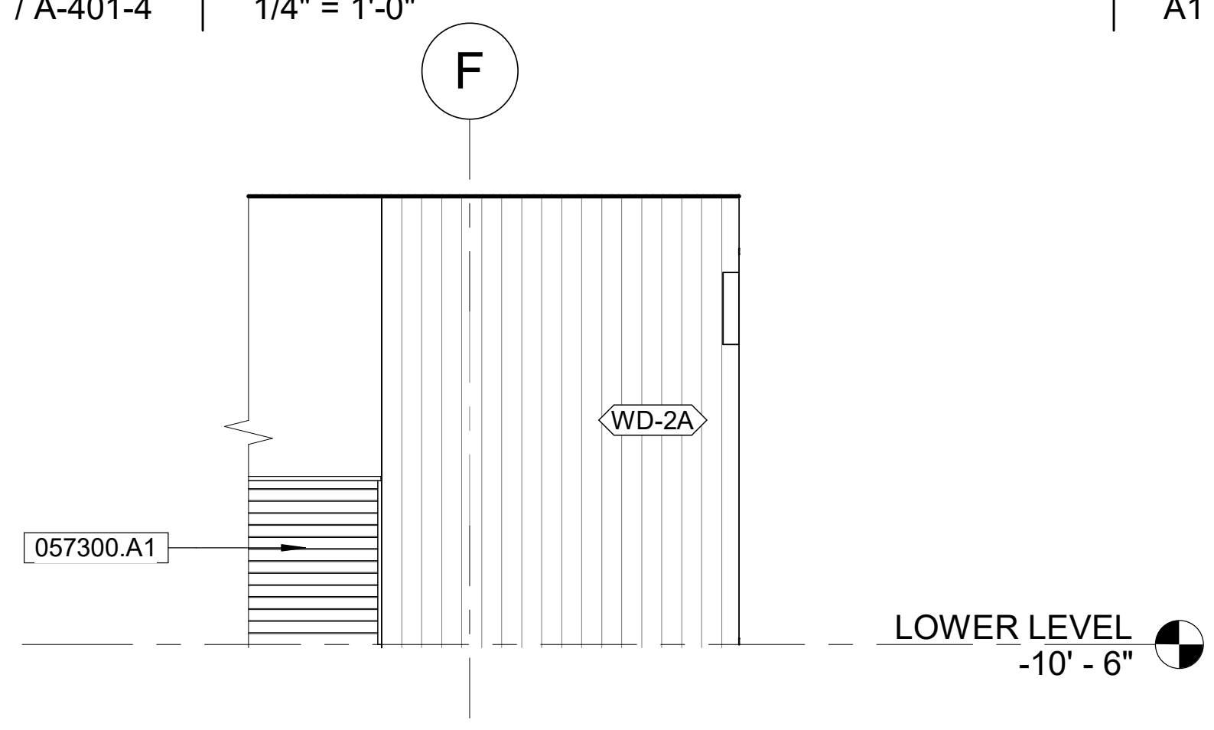
C5 4BR - OUTDOOR SHOWER ELEVATION W

A1 / A-401-4 1/4" = 1'-0"


7
C1
A-302-4
5
4
A1
A-303-4
3
2
085113.A1
03
04
05
T.O. PLATE
10' - 0"
083200.A1
EQ
EQ
115C
115B
115A
WD-2A
074623.A2
7' - 6" AFF
TYP. LEVEL 01
LEVEL 01
0' - 0"
7' - 0" AFF
TYP. LOWER LEVEL
BEYOND
008D
008C
008B
008A
EQEQ
WD-2A
LOWER LEVEL
-10' - 6"
C1
A-302-4
A1
A-303-4

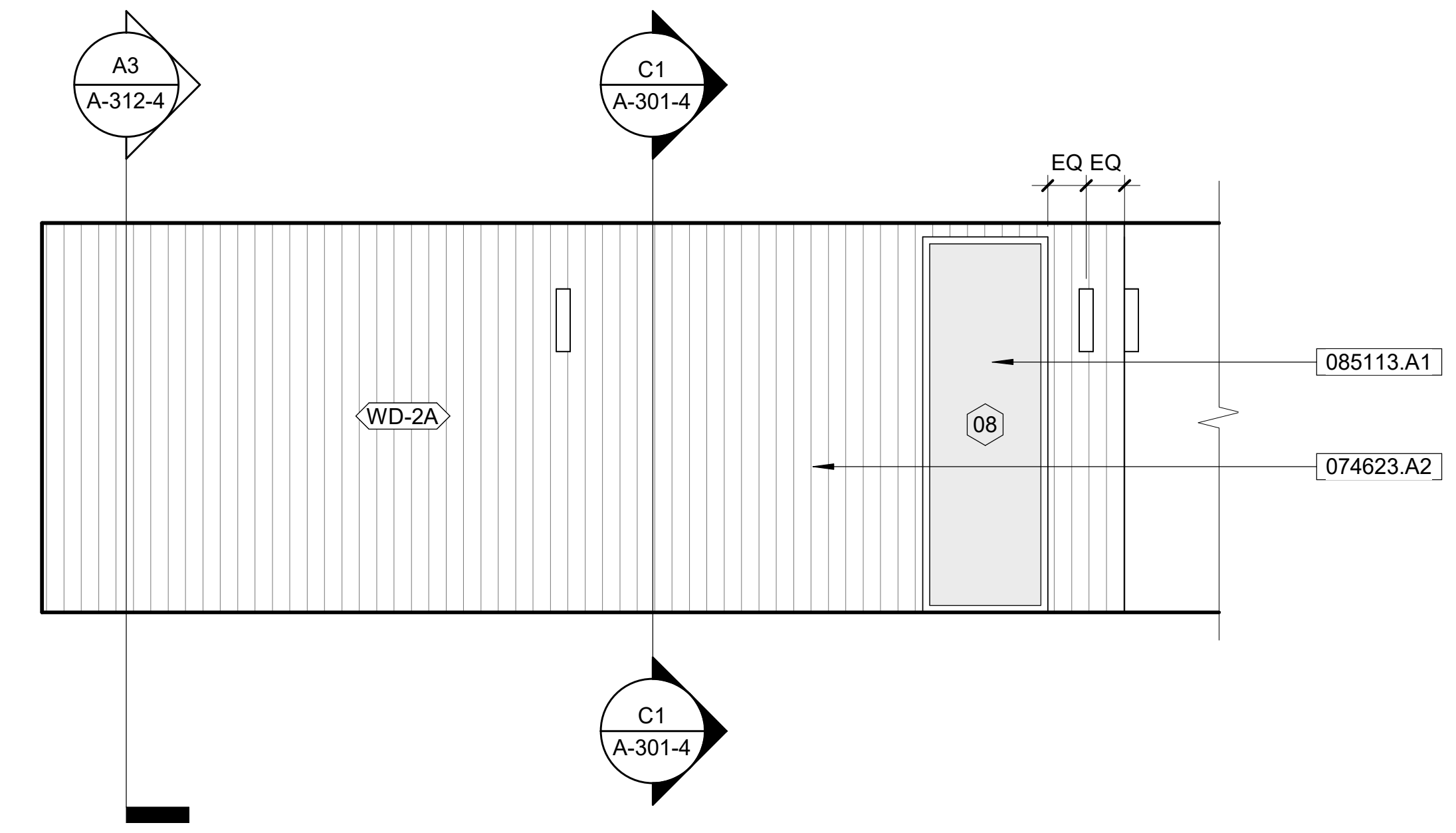
A1 4BR - DECK ELEVATION N

A1 / A-101-4 1/4" = 1'-0"


F
WD-2A
057300.A1
LOWER LEVEL
-10' - 6"

B4 4BR - LOWER LEVEL DECK W

A1 / A-102-4 1/4" = 1'-0"


A3
A-312-4
C1
A-301-4
EQ EQ
WD-2A
08
085113.A1
074623.A2
C1
A-301-4

A4 4BR - LOWER LEVEL DECK E

A1 / A-102-4 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
2. REFERENCE FLOOR PLANS FOR MORE INFORMATION
3. SEE REFER TO GENERAL SITE PLAN SHEETS/SCHEDULES AND CIVIL / LANDSCAPE SHEETS FOR FINISH FLOOR ELEVATIONS OF EACH VILLA FOR REFERENCE TO THE LEVEL 01 DATUM
4. ELEVATIONS BEYOND SECTION CUT LINES ARE SHOWN FOR CLARITY ONLY AND MAY DIFFER FROM ACTUAL DESIGN. REFER TO INTERIOR PLANS, INTERIOR ELEVATIONS, AND CASEWORK DRAWINGS FOR ACTUAL ELEVATIONS.
5. CONTRACTOR TO PAINT ALL BUILDING ENVELOPE PENETRATIONS INCLUDING, BUT NOT LIMITED TO, FLUE VENTS AND MECHANICAL VENTS / GRILLS, ETC. TO MATCH ADJACENT FINISH COLOR AND TO THE FULL SATISFACTION OF THE ARCHITECT.
6. ALL EXTERIOR SEALANTS ARE TO MATCH ADJACENT FINISH COLOR (SEALANT COLORS MIGHT NEED TO BE CUSTOM COLOR TO MATCH ADJACENT MATERIALS, CONTRACTOR AND SUB TO VERIFY AND PLAN ACCORDINGLY WITH SUBMITTAL PROCESS).
7. EXTERIOR SIDING JOINTS SHOWN FOR REFERENCE ONLY. REFER TO BOARD STARTING AND DEVICE CENTERING/ALIGNMENT LOCATIONS NOTED IN ELEVATIONS FOR DRIVING BOARD LAYOUT.
8. ALL EXTERIOR PENETRATIONS SHALL BE SEALED AND BLOCKED FROM RODENT USAGE. APPROPRIATE GUARDS OR BARRIERS SHALL BE FITTED AROUND PIPES, WIRES, CONDUITS, AND OTHER APPURTENANCES OR ANY OTHER OPENINGS THAT WOULD BE ACCSSIBLE TO A RODENT.
9. SEE SHEET A-501 FOR TYPICAL BUILDING ASSEMBLY DETAILS.
10. SEE SHEET A-201 FOR EXTERIOR FINISH SCHEDULE.

REVIEWED FOR CODE COMPLIANCE
August 5, 2024
BUREAU VERITAS NORTH AMERICA, INC.

SHEET KEYNOTES

NUMBER	SHEET NOTE TEXT
03	WOOD VERTICAL TIMBER SCREEN WHERE OCCURS, WITH HORIZONTAL STEEL RODS; FINISH/COLOR OF WOOD TO MATCH SIDING. SEE SITE SCHEDULES FOR LOCATIONS.
24	2X TIMBERS OVER CEDAR PLYWOOD - FINISH OF BOTH TO MATCH SIDING.
26	DOORBELL - COORDINATE CHIME LOCATION WITH INTERIOR DESIGNER.
27	WRAP DECKING MATERIAL UP WALL BETWEEN 3X VERTICAL MEMBERS AT SHOWER. ALIGN JOINTS WITH DECKING BELOW.

REFERENCE KEYNOTES

NUMBER	KEYNOTE TEXT
057300.A1	CABLE RAIL SYSTEM
074623.A2	FLUSH VERTICAL, ENGINEERED WESTERN RED CEDAR SIDING. SEE FINISH SCHEDULE.
083200.A1	ALUMINUM SLIDING GLASS DOOR SYSTEM
083200.B1	ALUMINUM GLAZED SWING DOOR
084113.A1	ALUMINUM-FRAMED STOREFRONT SYSTEM
085113.A1	ALUMINUM WINDOW SYSTEM, FIXED

0' 2' 4' 8'
SCALE: 0' - 0 1/4" = 1' - 0"

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CENTRIC
GENERAL CONTRACTORS

CALISTOGA HILLS RESORT VILLAS

515 FOOTHILL BOULEVARD, CA 94515

PROJECT NO.		23194
REV	DATE ISSUED	REASON

05.15.2024
PERMIT SET

Sheet Title
4BR - EXTERIOR ELEVATIONS

A-203-4

5/15/2024 4:18:43 PM
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.