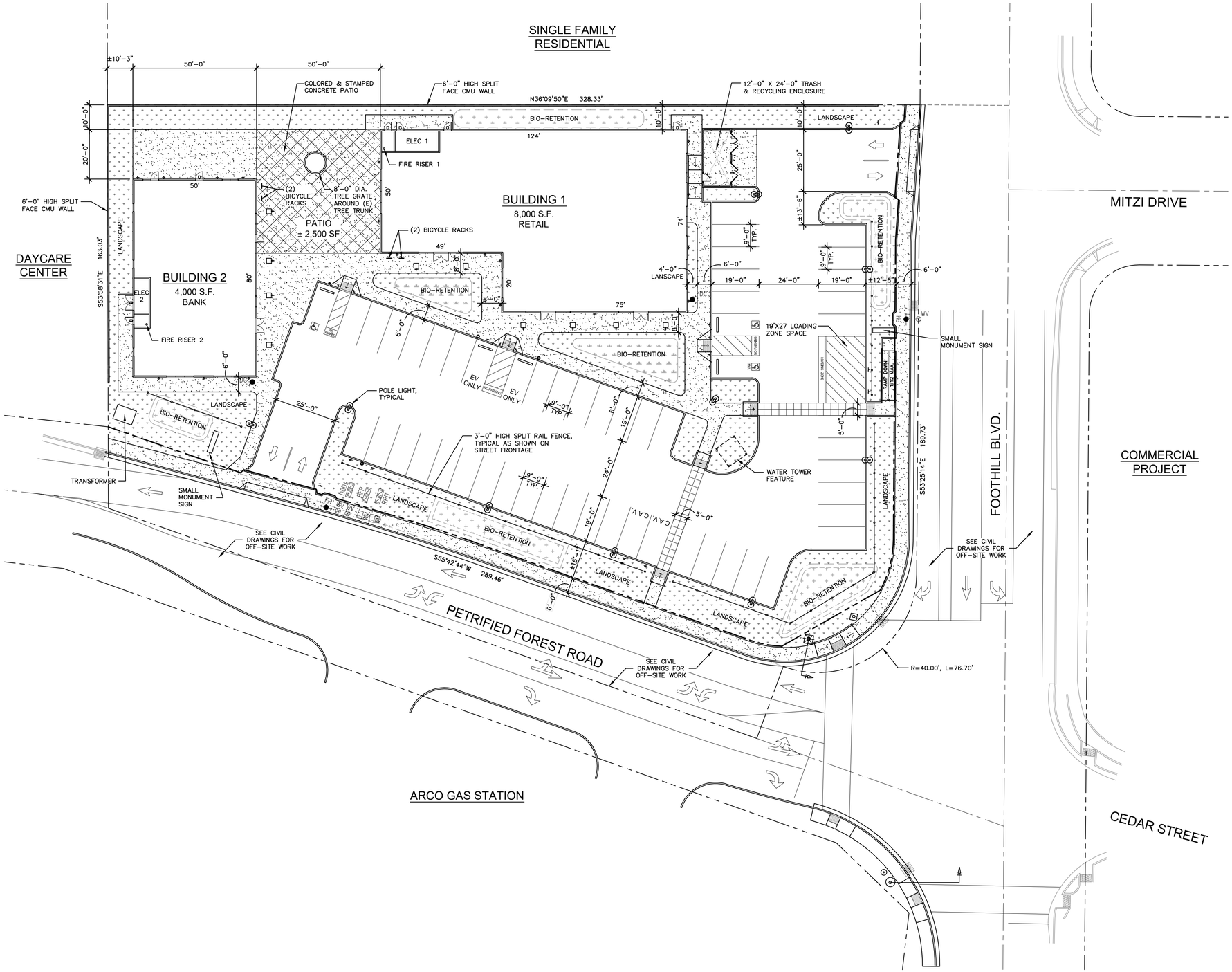

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

SITE DATA

A.P.N.:	011-244-012-000 (011-360-003)
ZONING:	CC-DD (COMMUNITY COMMERCIAL)
SITE AREA:	± 56,942 S.F. (± 1.31 AC.)
CONSTRUCTION TYPE:	VB
FIRE SPRINKLERS:	YES
OCCUPANCY GROUP:	M & B
BUILDING AREAS:	
BUILDING 1 (RETAIL) =	8,000 S.F.
BUILDING 2 (BANK) =	4,000 S.F.
TOTAL BUILDING AREA =	12,000 S.F.
BUILDING COVERAGE:	17%
SITE PROGRAM AREA BREAKDOWN:	
LANDSCAPE	9,646 S.F.
BIO-RETENTION	3,328 S.F.
PEDESTRIAN HARDSCAPE	9,474 S.F.
TRASH ENCLOSURE	288 S.F.
SIGNAGE	115 S.F.
PARKING AREA	22,091 S.F.
TOTAL AREA	44,942 S.F.
PARKING REQUIRED:	
RETAIL AT 1/250 S.F. (8,000 S.F.) =	32 SPACES
BANK AT 1/250 S.F. (4,000 S.F.) =	16 SPACES
TOTAL PARKING REQUIRED =	48 SPACES
PARKING PROVIDED:	
STANDARD =	46 SPACES
ACCESSIBLE =	3 SPACES
E.V. ONLY =	2 SPACES
C.A.V. (CLEAN AIR, VAN POOL, EV) =	4 SPACES
TOTAL PARKING PROVIDED =	55 SPACES
BICYCLE PARKING REQUIRED:	6 SPACES

PER CALISTOGA MUNICIPAL CODE 17.36.151
1 SPACE PER 10 VEHICLE SPACES
58 VEHICLE SPACES/10 = 5.8

BICYCLE PARKING PROVIDED: 6 SPACES

GENERAL NOTES

A. ALL SITE ACCESSIBILITY REQUIREMENTS SHALL COMPLY WITH CURRENT CODE.

B. THE CONTRACTOR IS RESPONSIBLE FOR HIRING A SURVEYOR TO STAKE PROPERTY LINES AND BUILDING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS.

C. SITE INCLUDES ADEQUATE PARKING TO MEET CUSTOMER NEEDS (SUBJECT TO JURISDICTIONAL REQUIREMENTS).

D. ALL NEW UTILITIES, INCLUDING GAS, ELECTRICAL METERS, SITE TRANSFORMERS, AND TELECOMMUNICATIONS.

E. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

	NEW LED POLE LIGHT
E.V. ONLY	ELECTRIC VEHICLE PARKING
C.A.V.	CLEAN AIR/VAN POOL/EV PARKING

TWA ARCHITECT

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LICENSED ARCHITECT
THOMAS JOSEPH WILSON
C-24971
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

COMMERCIAL PROJECT

2449 FOOTHILL BOULEVARD
CALISTOGA, CA 94515

DATE: 10-04-2022

REV. NO.	REV. DATE
1	11-04-2022
2	02-28-2023

PROPOSED SITE PLAN

DR1.3

JOB NO.: ZPL02

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