

YOUNTVILLE

BUILDING AREA SF CALCS

RETAIL

Main Retail Floor*			2,307.00	
Storage Closet 1	3x10.75		32.25	2,415.25
Storage Closet 2	3x10.75		32.25	
Storage Closet 3 (Inside Electrical)	8.75x5		43.75	
Shared Covered Outdoor Trash	11x4	1/2	22.00	
Shared Electrical & Gas Meters	11x5	1/3	18.33	
Shared Covered Parking**	18x18	1/2	162.00	
TOTALS			2,617.58	

RESIDENTIAL

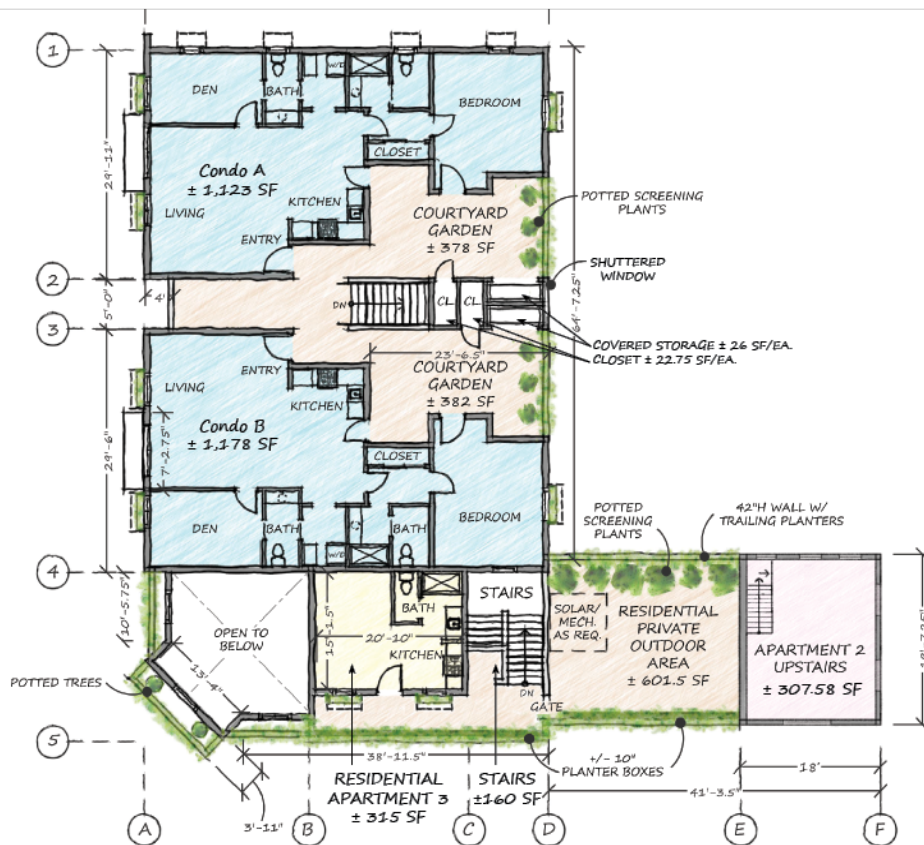
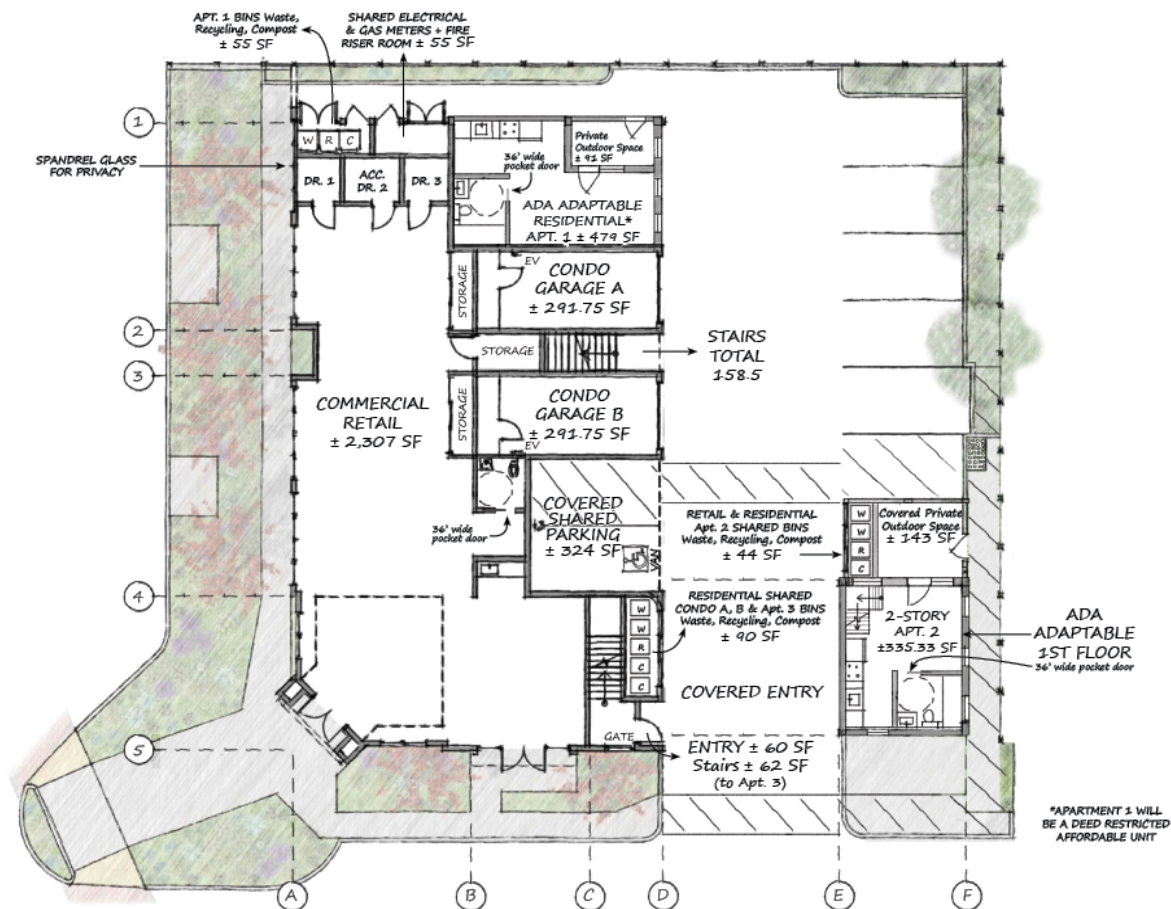
Ground Floor				
Condo A Garage			291.75	
Condo B Garage			291.75	
Apartment 1	30x19	(less 13x7)	479.00	
Covered Apartment 1 Private Space	13x7		91.00	
Covered Apartment 1 Trash	11x5		55.00	
Apartment 2	17x19.725		335.33	
Covered Outdoor Space	11x13		143.00	
Shared Covered Outdoor Trash	11x4	1/2	22.00	
Apartment 3 Entry & Stairs				
Gated Entry	10x6		60.00	122.00
Stairs	4x15.5		62.00	
Shared Trash - Condo A & B & Apt. 3	6x15.5		93.00	
Shared Electrical & Gas Meters (Outdoor)	11x5	2/3	36.67	
Shared Covered Parking**	18x18	1/2	162.00	
TOTALS			2,122.49	

Upstairs				
Condo A			1,123.00	
Covered Outside Closet	3.5x6.5		22.75	
Covered Outside Storage	3.25x8		26.00	
Condo B			1,178.00	
Covered Outside Closet	3.5x6.5		22.75	
Covered Outside Storage	3.25x8		26.00	
Condo A/B Stairs Total			158.50	
Apartment 3			315.00	
3 Stairs (not including open air space from ground floor flight)	10x16	1/2	80.00	
Apartment 2 (upstairs)	17x19.725		335.33	307.58
Stairs (2nd floor)	3x9.25		(27.75)	
TOTALS			3,259.58	

TOTAL BUILDING AREA **7,999.65**

RETAIL BUILDING AREA	2,617.58	32.7%
RESIDENTIAL BUILDING AREA	5,382.07	67.3%

*Note 1.25.25 Building Area Calcs included a debit of 106 SF that was double credited.





April 23, 2025

Aaron Hecock, AICP
Planning and Building Director
Yountville Planning and Building Department
Town of Yountville
6550 Yount Street
Yountville, CA 94599

Project: Hunter Gatherer
RE: Schematic Access Review

Dear Mr. Hecock,

Yountville Pacific LLC has retained me to provide access consulting services for their proposed mixed-use project, Hunter Gatherer, in the Town of Yountville. As I understand it, the scope of the project includes on-site construction of a new two-story building including covered parking, a retail space, three apartment units, and two condominium units. New off-site development also includes sidewalk and curb ramps along the property frontage.

My scope of work is to provide access consulting services including access plan review and comment, attend on-line meetings, prepare review letters, consult with Yountville Town staff, construction site visits, and conduct an access punch list inspection and provide final project acceptance with respect to access compliance.

The project is subject to the California Building Code, including Chapter 11B with respect to the retail space and Chapter 11A with respect to the 3 apartment units.

CBC Chapter 11A applies only to condominiums with 4 or more dwelling units. Only two condominium units are proposed, including private garages, Condo Garage A and Condo Garage B, therefore no accessibility requirements for the condominium units or their private garages are triggered under CBC 11A.

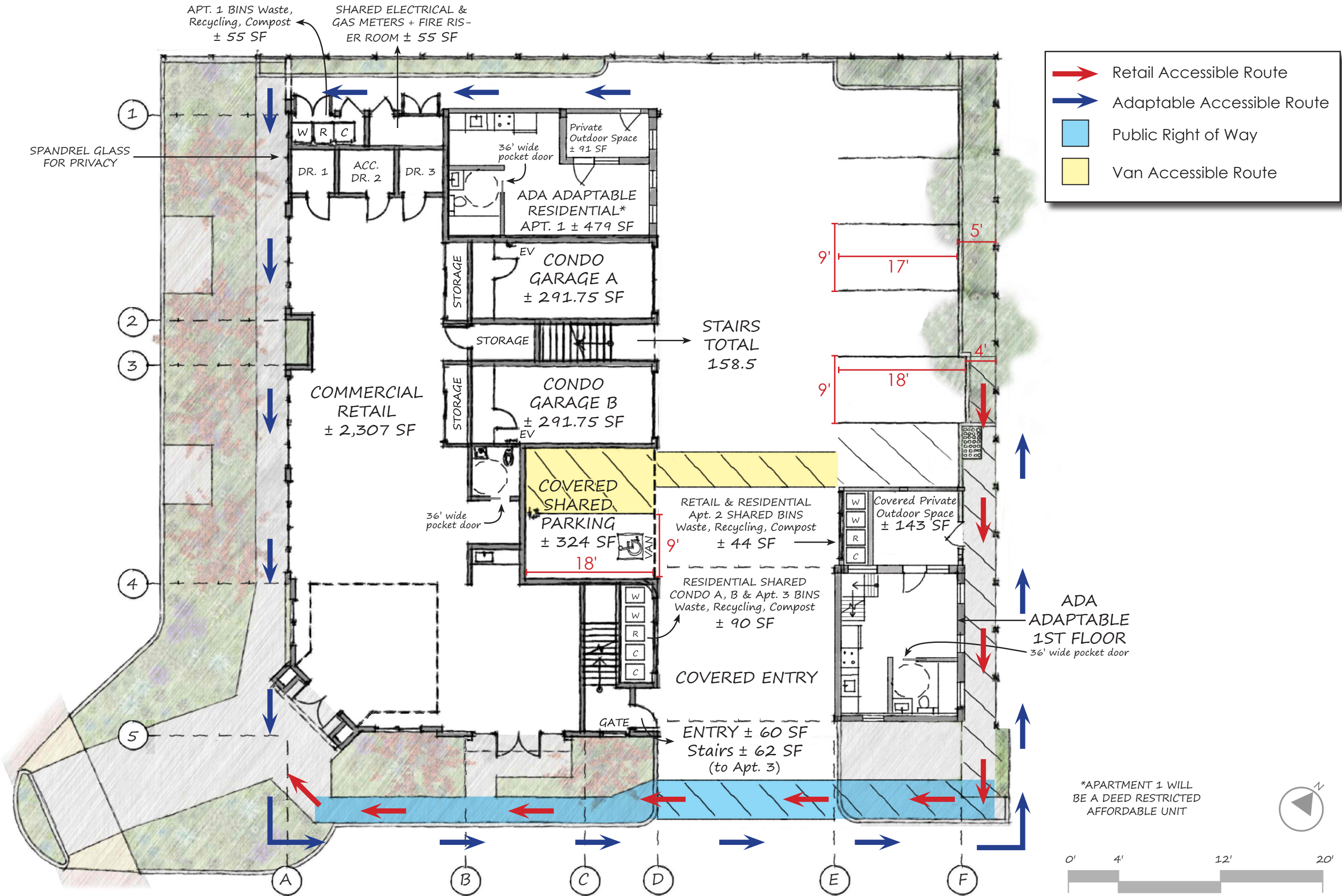
Also, with respect to the 3 apartment units and two condominium units proposed, there are no applicable Federal access requirements under the FHA.

I have reviewed the proposed schematic plans and find that they are in general compliance with the California Building Code Accessibility requirements, specifically Chapters 11A and 11B.

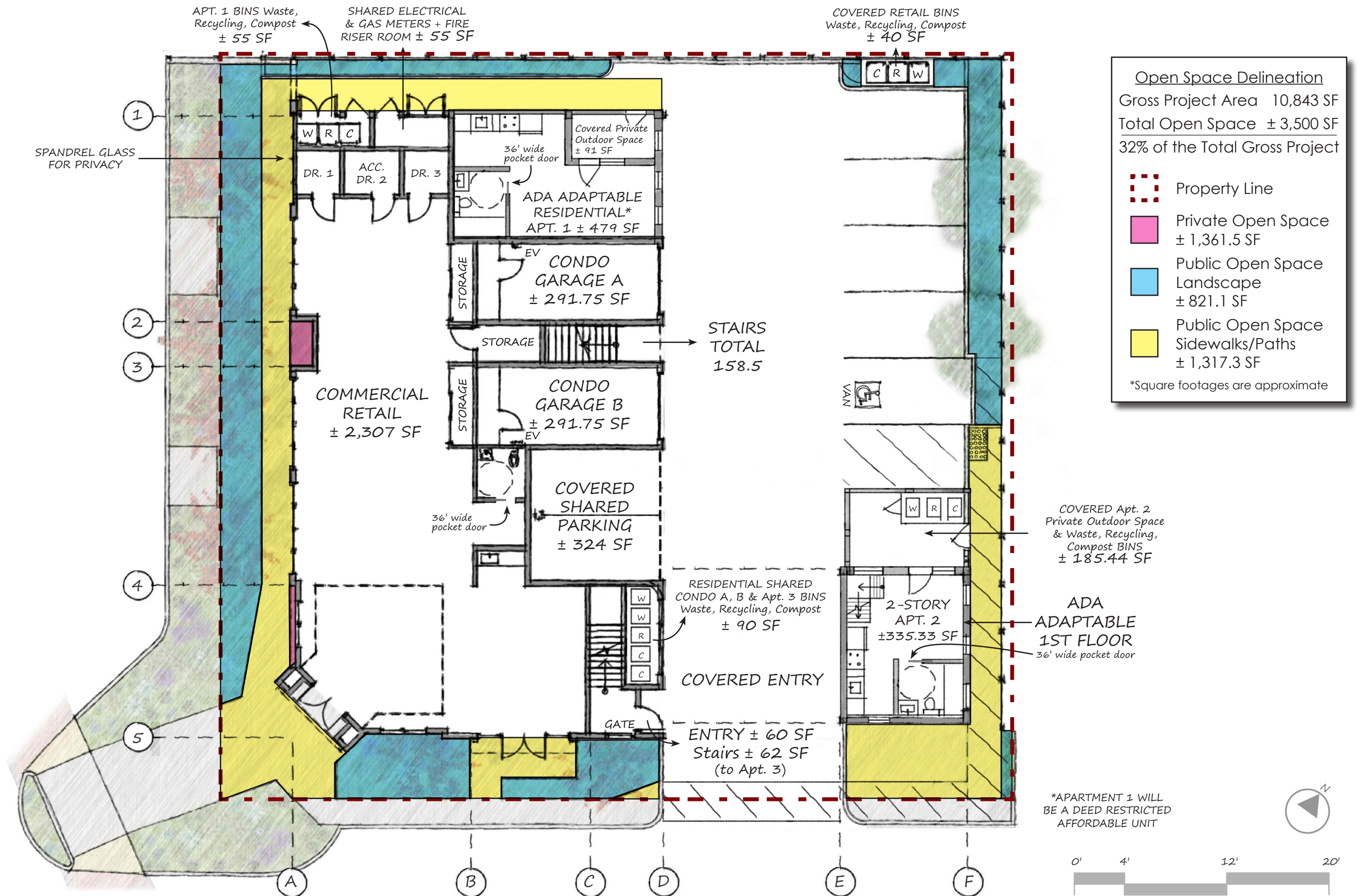
Respectfully,

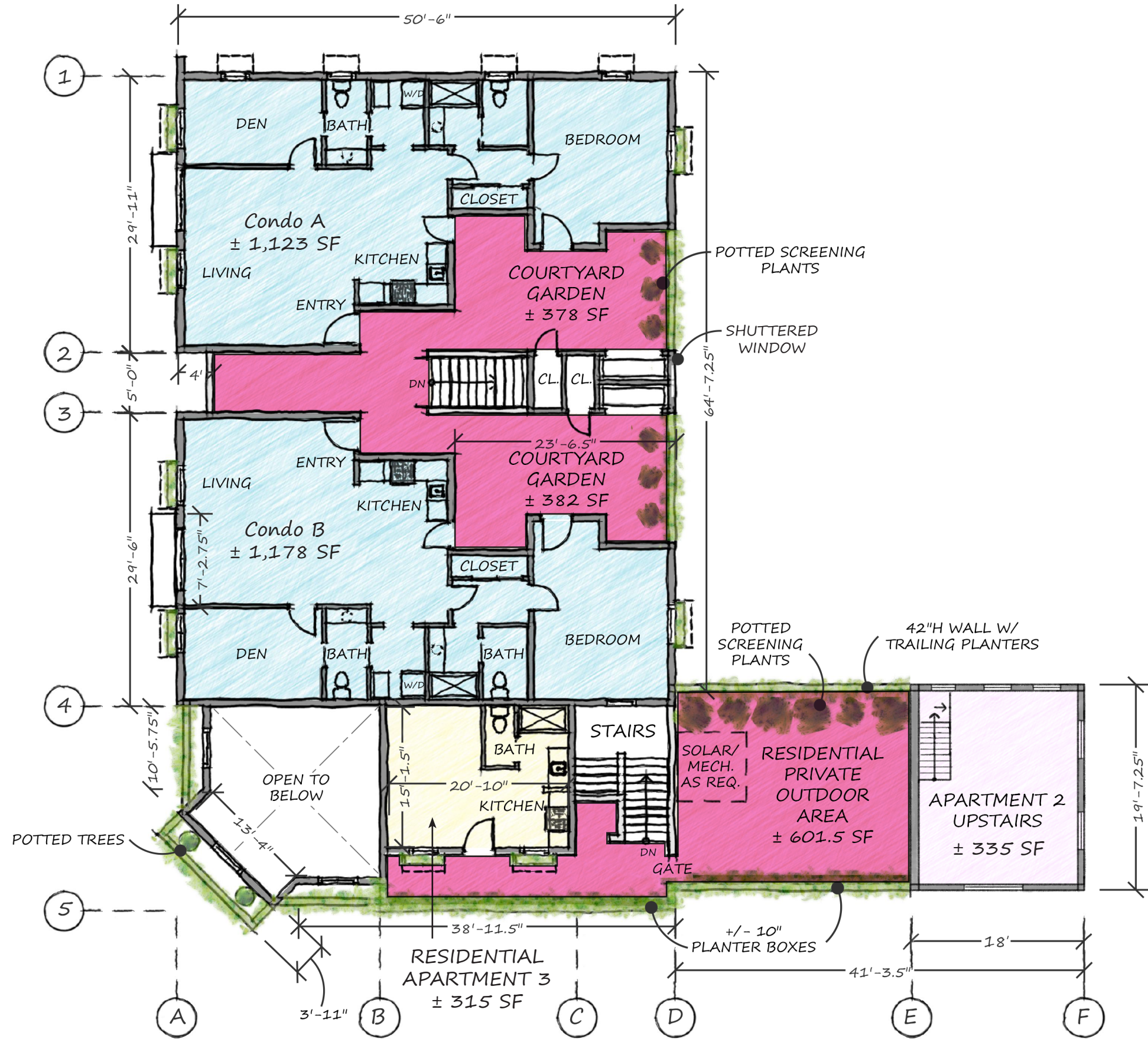
Gary Waters, Architect and CAsp-065
Pacific Access Consulting

ACCESSIBLE ROUTE EXHIBIT – First Floor Plan



Open Space Plan – First Floor

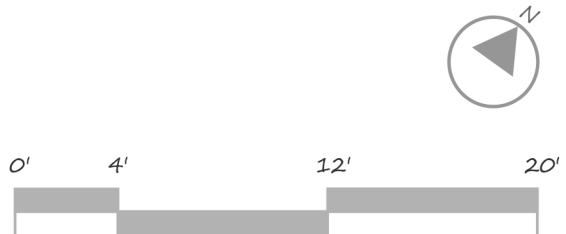




Open Space Delineation
Gross Project Area 10,843 SF
Total Open Space ± 3,500 SF
32% of the Total Gross Project

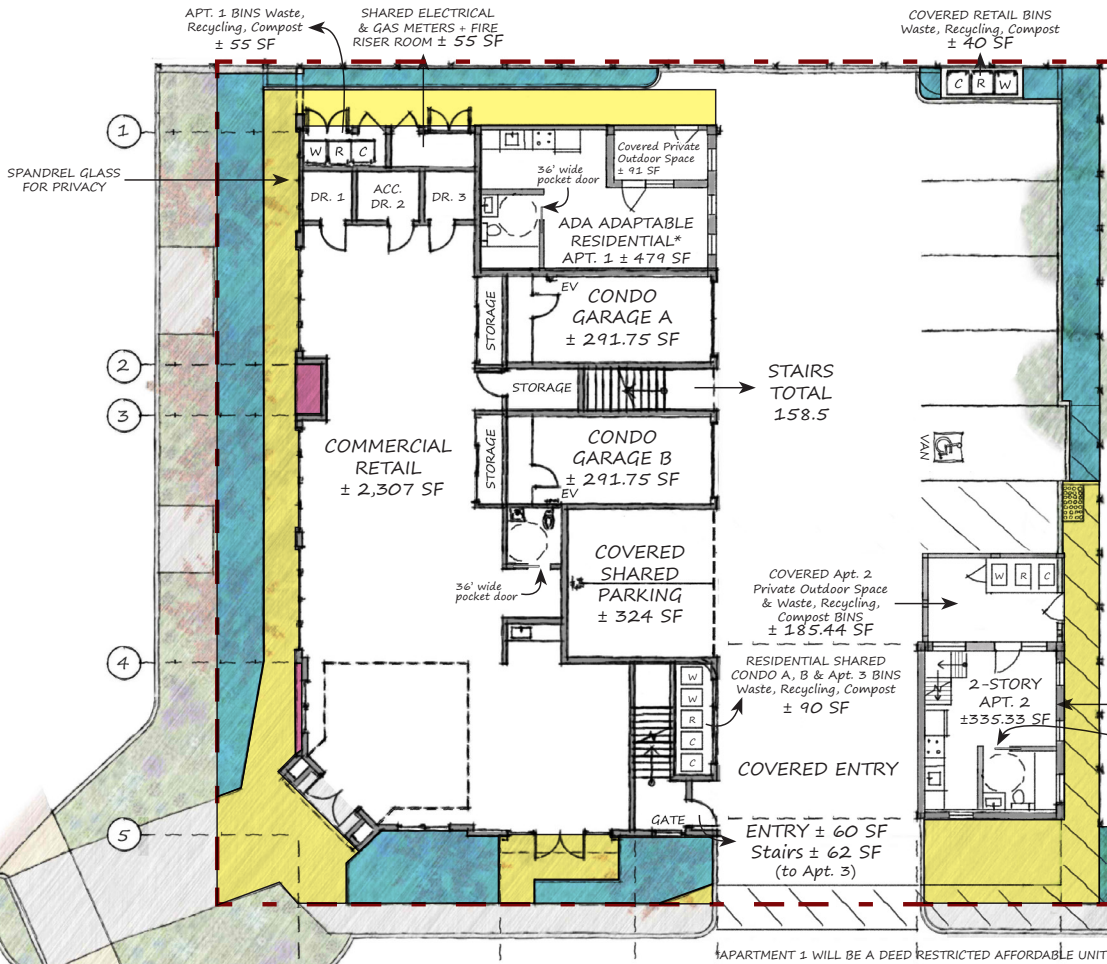
- Property Line
- Private Open Space ± 1,361.5 SF
- Public Open Space Landscape ± 821.1 SF
- Public Open Space Sidewalks/Paths ± 1,317.3 SF

*Square footages are approximate

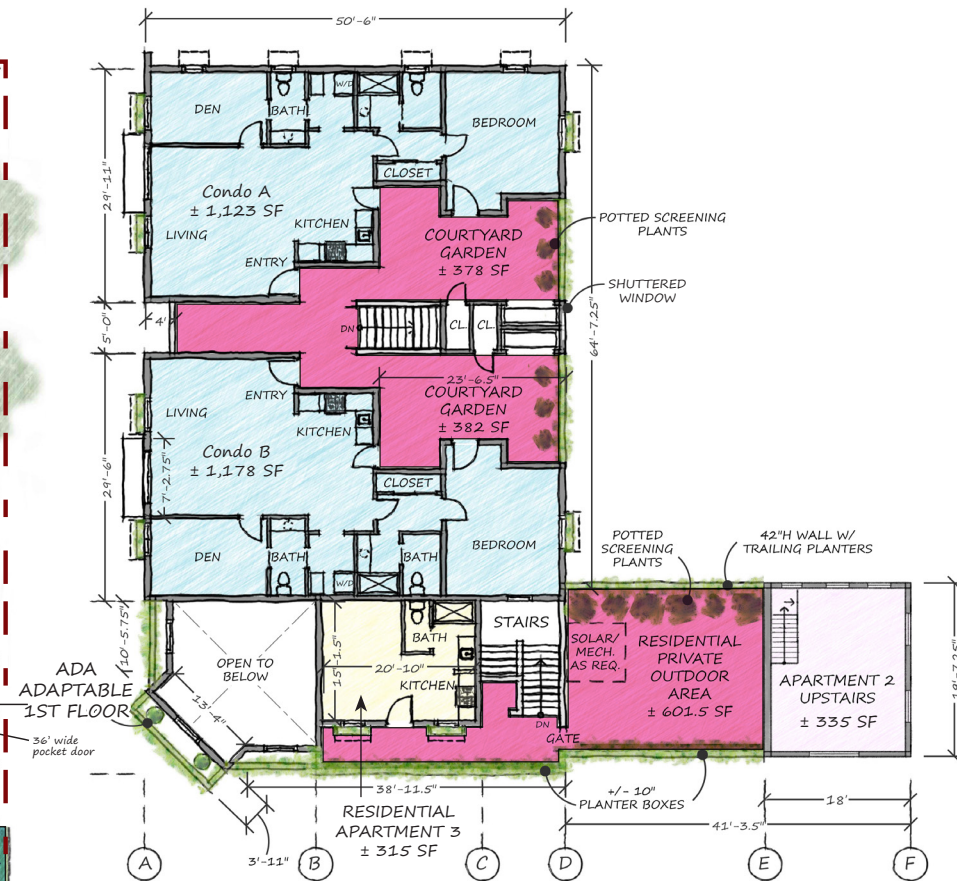


Open Space Plan

First Floor



Second Floor



Property Line



Public Open Space Landscape
± 821.1 SF



Private Open Space
± 1,361.5 SF



Public Open Space Sidewalks/Paths
± 1,317.3 SF

*Square footages are approximate

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