

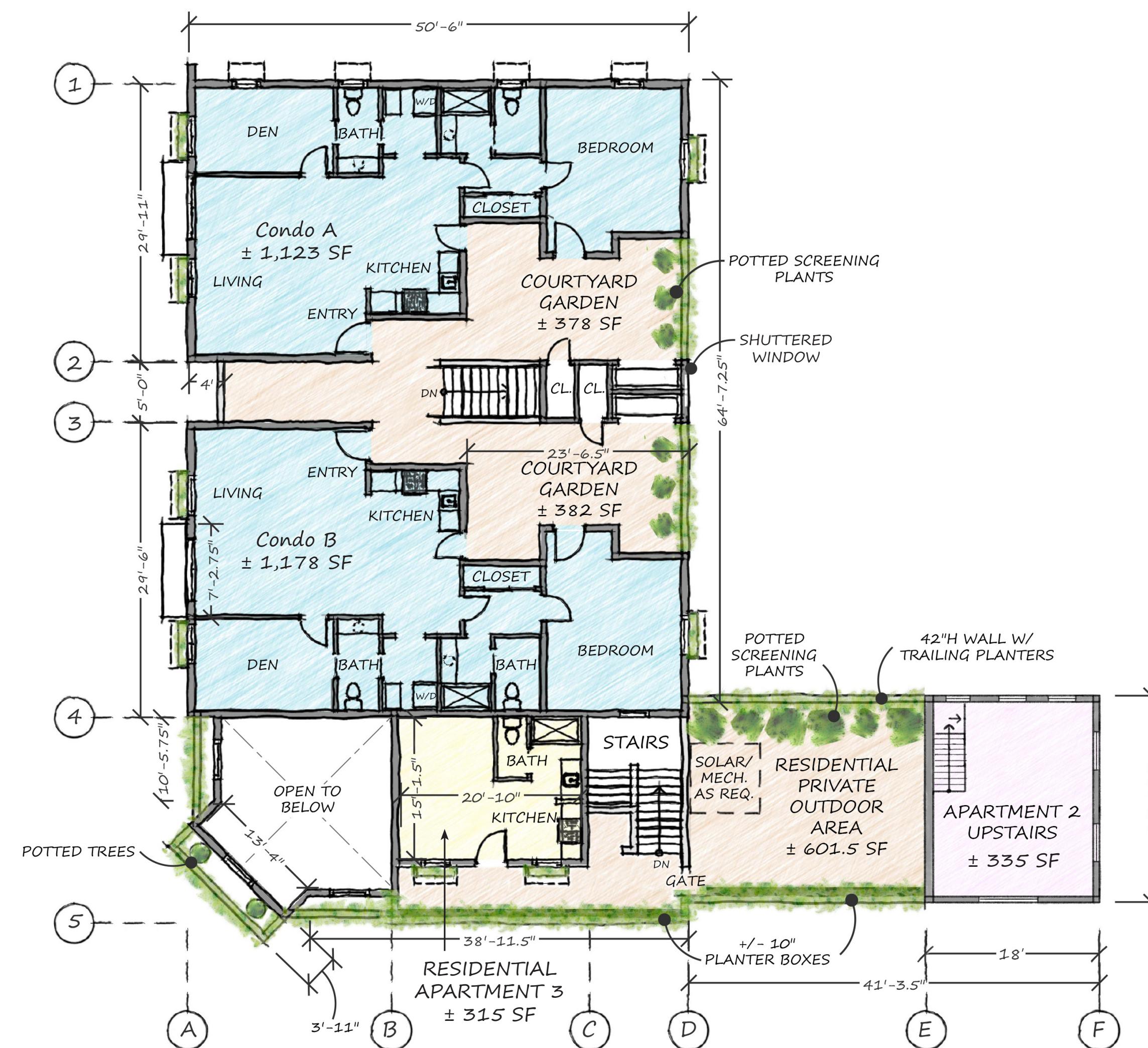
*APARTMENT 1 WILL
BE A DEED RESTRICTED
AFFORDABLE UNIT

<div[](https://www.rockwellautomation.com/~/media/rockwellautomation/brands/rockwell-automation/rockwell-automation-logos/rockwell-automation-large-blue-square.ashx)

<divFIRST FLOOR PLAN



A graphic scale with a horizontal line marked from 0 to 10. Below the line, a 1-inch segment is divided into two parts: a white segment of approximately 0.5 inches and a black segment of approximately 0.5 inches. Below the scale, the text "1"=10'" is centered.



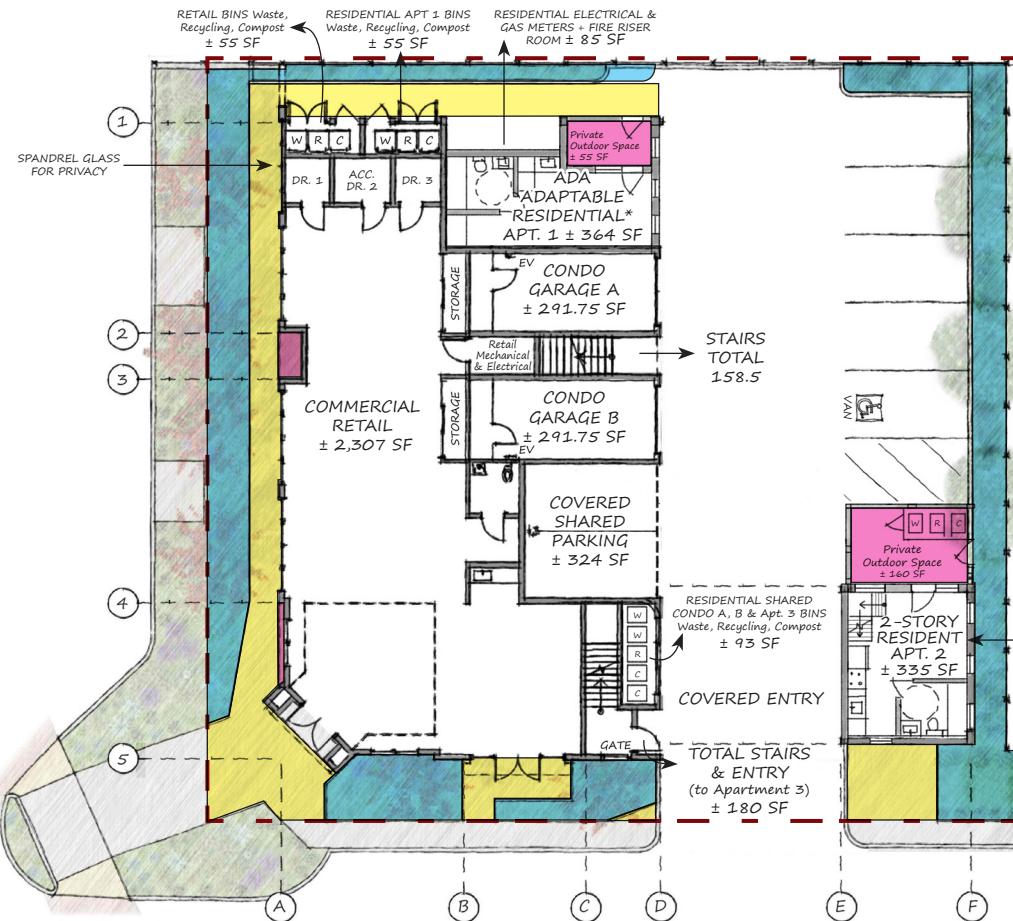
GRAPHIC SCALE
1" = 10'



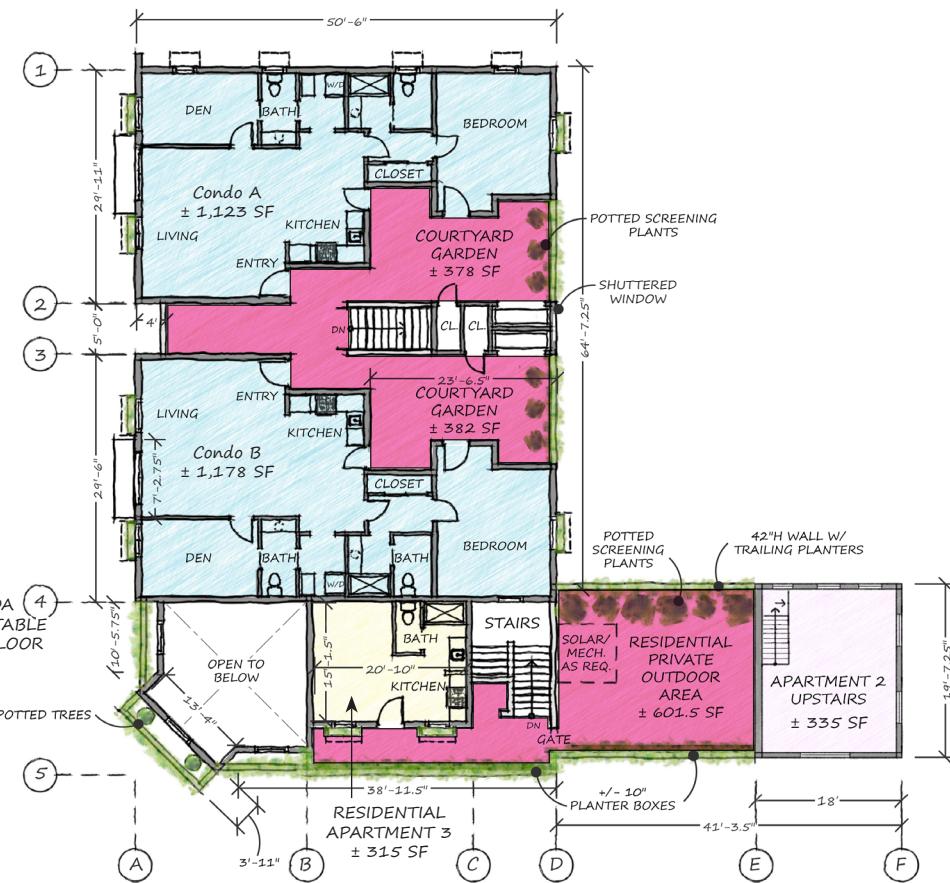
A graphic scale diagram. At the top, the words "GRAPHIC SCALE" are written in capital letters. Below this is a horizontal line with tick marks at both ends. The left tick mark is labeled "0" and the right tick mark is labeled "10". A thick black horizontal bar is positioned below the line, starting at the "0" mark and ending at the "10" mark. Below this bar, the text "1" = 10'" is centered.

Open Space Plan

First Floor



Second Floor



Property Line



Public Open Space – Landscape
± 1,166 SF



Private Open Space
± 1,577 SF



Public Open Space – Sidewalks/Paths
± 1,012SF

Gross Project Area

10,992 SF

Total Open Space

± 3,755 SF

34% of the Total Gross Project

*Square footages are approximate

Open Space Plan – First Floor



Open Space Delineation

Gross Project Area 10,992 SF

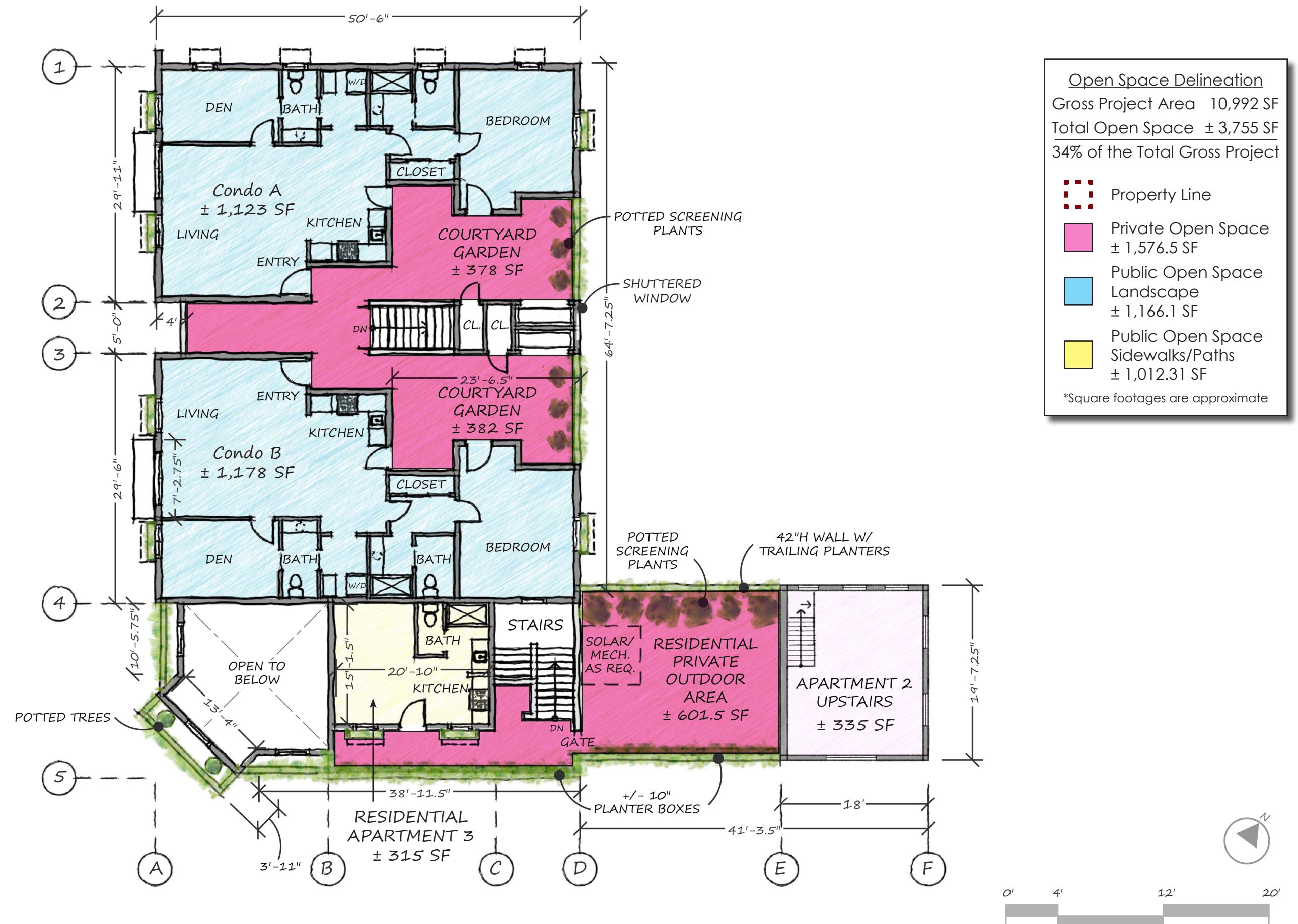
Total Open Space ± 3,755 SF

34% of the Total Gross Project

Property Line
Private Open Space ± 1,576.5 SF
Public Open Space Landscape ± 1,166.1 SF
Public Open Space Sidewalks/Paths ± 1,012.31 SF

*Square footages are approximate







CORNER ELEVATION

GRAPHIC SCALE
0 10
1"=10'



GRAPHIC SCALE
0 10
1"=10'



HUMBOLDT ELEVATION



GRAPHIC SCALE
 0 10
 1"=10'

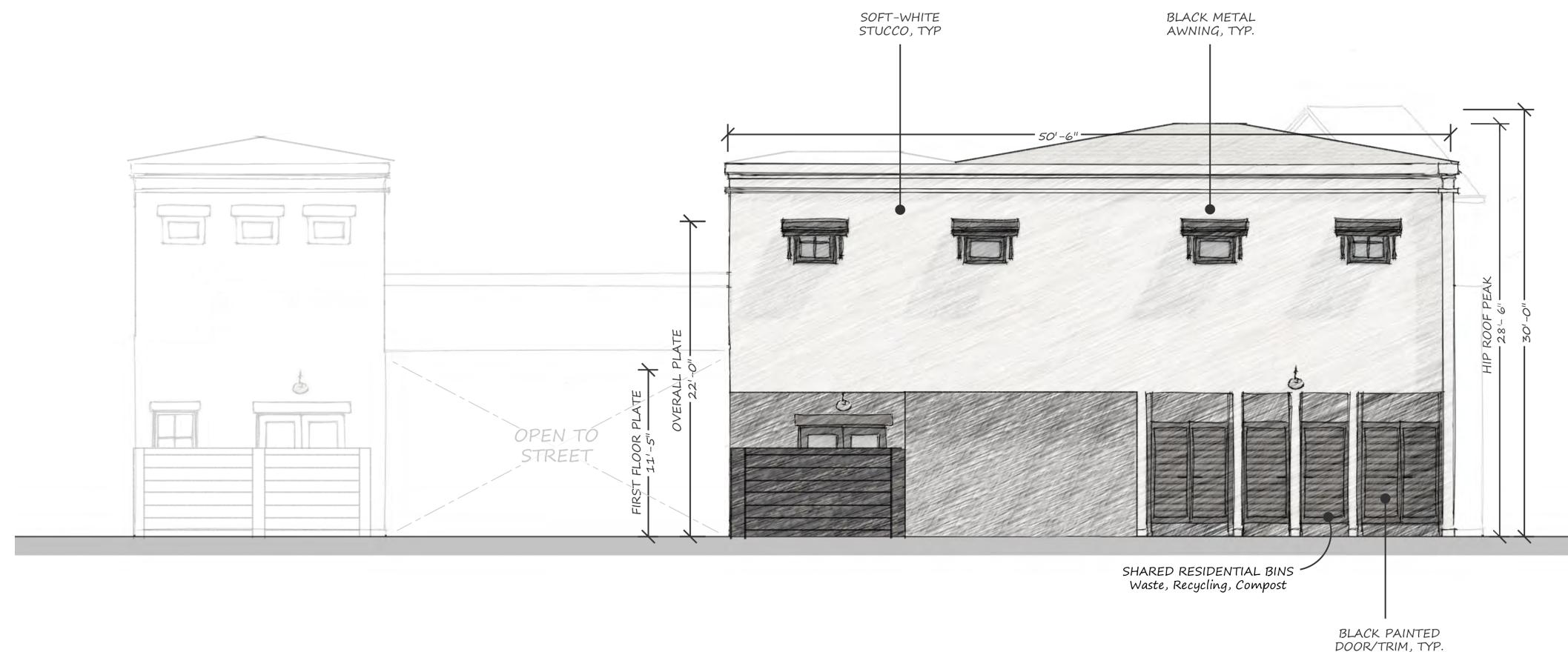


JEFFERSON ELEVATION



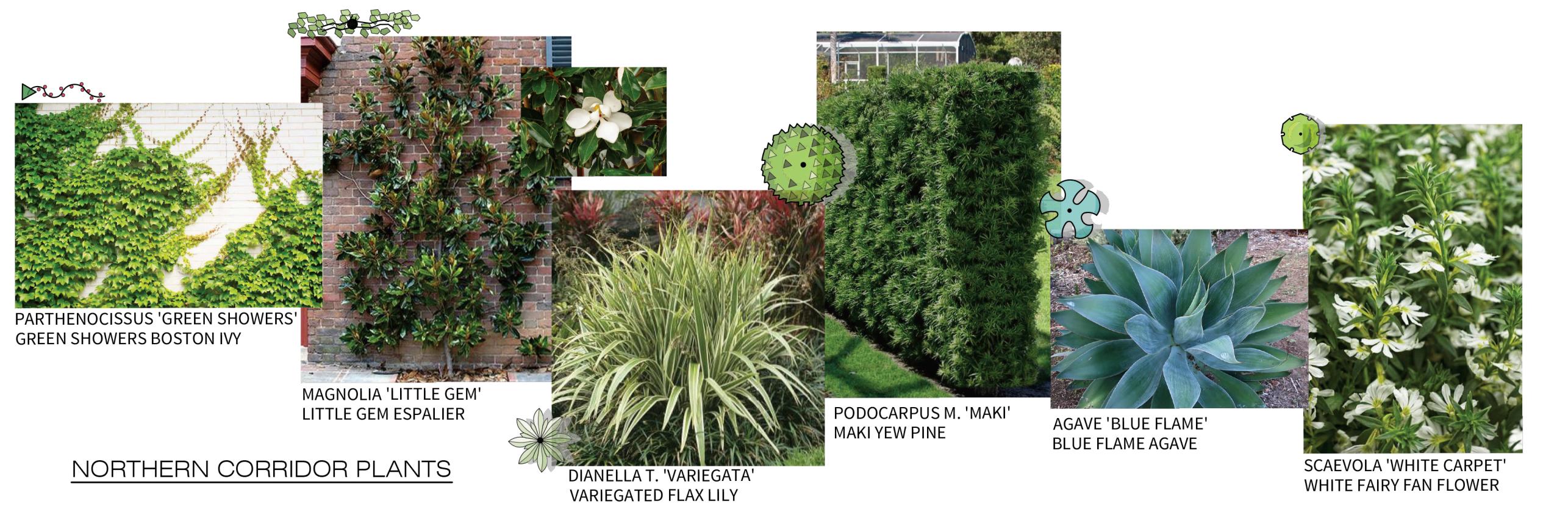
EAST/PARKING ELEVATION

GRAPHIC SCALE
0 10
1"=10'



NORTH ELEVATION

GRAPHIC SCALE
0 10
1"=10'



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	PROPOSED CONCRETE WALKS. SEE CIVIL PLANS.
2	PROPOSED BUILDING. SEE ARCHITECTURAL PLANS.
3	PROPOSED TRASH/RECYCLING/GREEN WASTE BIN AREA. SEE ARCHITECTURAL PLANS.
4	PROPOSED PORTE-COCHERE. SEE ARCHITECTURAL PLANS.
5	PROPOSED STORMWATER TREATMENT AREA. SEE CIVIL PLANS.
6	PROPOSED FENCE.
7	PROPOSED ARCHED ACCESS. SEE ARCHITECTURAL PLANS.
8	PROPOSED BIKE RACK SCULPTURE, PER OWNER.
9	PROPOSED PLANTER BOXES. SEE ARCHITECTURAL PLANS.
10	PROPOSED RAISED PLANTERS.
11	PROPOSED (8) POTTERY
12	PROPOSED CREEPING FIG

PRELIMINARY LANDSCAPE DESIGN NOTES

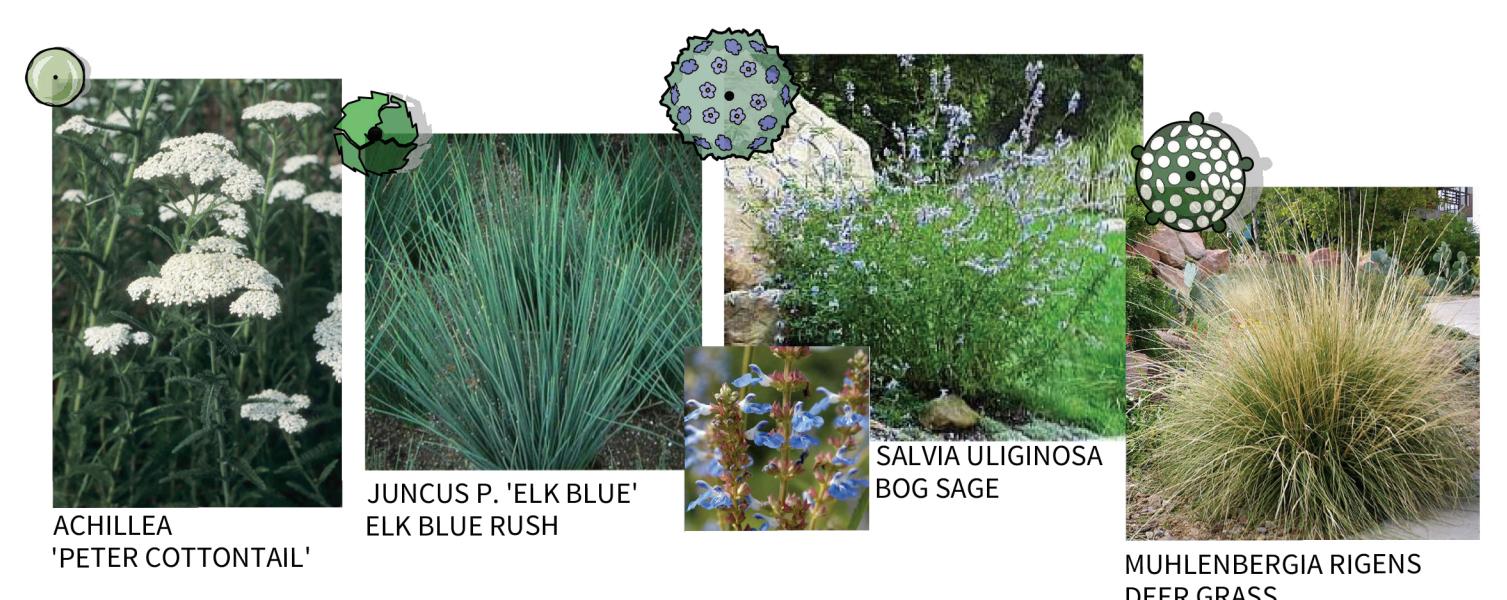
- ALL PROPOSED LANDSCAPE IS DESIGNED TO A MAXIMUM APPLIED WATER ALLOWANCE, (MAWA), PER CITY CODE SEC. 106.34.060 - WATER EFFICIENT LANDSCAPING @ 50 PERCENT (0.50) OF EVAPOTRANSPIRATION (ETO) AND SHALL BE CALCULATED USING THE EQUATION: MAWA = $(ETO)(0.62)(0.5 \times \text{LANDSCAPE AREA})$.
- ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL MEET CURRENT CITY OF YOUNTVILLE WATER CONSERVATION MODEL ORDINANCE. WATER EFFICIENT LANDSCAPING.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM.
- FENCING DESIGN SHALL MEET INTENT OF THE BUILDING ARCHITECTURE STYLE, FORM, AND COLORS IN THE AREAS AND OR AS DEPICTED IN THIS LANDSCAPE DESIGN SUBMITTAL.
- ROOT CHANNELS, STRUCTURAL SOIL, CONNECTED TREE WELLS, LINEAR PLANTERS, SUSPENDED PAVEMENT, PERMEABLE PAVING, AND/OR OTHER APPROVED DESIGN INTENDED TO FACILITATE THE INFILTRATION OF WATER AND AIR MAY BE USED TO ACHIEVE/EXPAND THE AVAILABLE ROOT SPACE FOR TREES.
- TREE PLANTING LOCATIONS, INCLUDING WELLS, ISLANDS, PARKWAYS, MEDIANS, ETC. SHALL PROVIDE ADEQUATE UNCOMPACTED SOIL AREA AMENABLE TO ROOT GROWTH. THE DEPTH OF SUITABLE SOIL SHALL BE A MINIMUM OF 24 INCHES AND A MAXIMUM OF 36 INCHES UNLESS OTHERWISE APPROVED.
- ROOT BARRIERS SHALL BE PROVIDED FOR TREES IN LANDSCAPE PLANTERS LESS THAN TEN FEET IN WIDTH OR LOCATED FIVE FEET OR CLOSER TO A PERMANENT STRUCTURE. ROOT BARRIER(S) SHALL NOT INTERFERE WITH MINIMUM PLANTING SITE REQUIREMENTS.

DESIGN STATEMENT

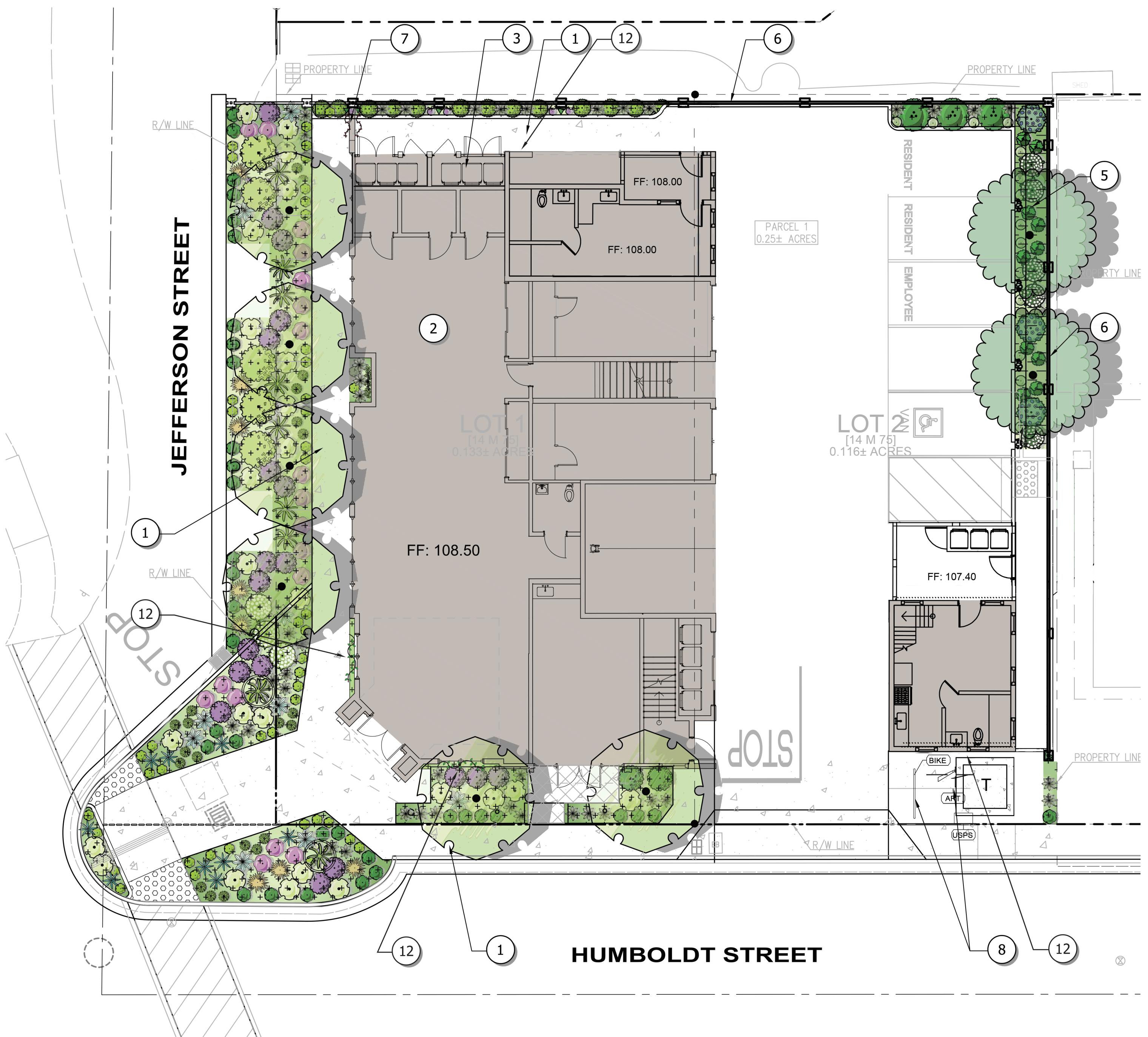
THE LANDSCAPE WILL BE DESIGNED TO MEET AB 1881. THE PLANTING AND IRRIGATION WILL MEET THE MWELO REQUIREMENTS BY UTILIZING LOW WATER USE PLANT MATERIAL AND IRRIGATED WITH A HIGH EFFICIENCY IRRIGATION SYSTEM. SHRUBS AND GROUND COVERS HAVE BEEN SELECTED TO COMPLIMENT SURROUNDING CONTEXT, PROVIDE YEAR ROUND INTEREST, AND PLANT SPACING WILL ALLOW SHRUBS TO REACH THEIR GROWTH POTENTIAL AND LIMIT THE NEED FOR PRUNING AND LONG TERM MAINTENANCE.

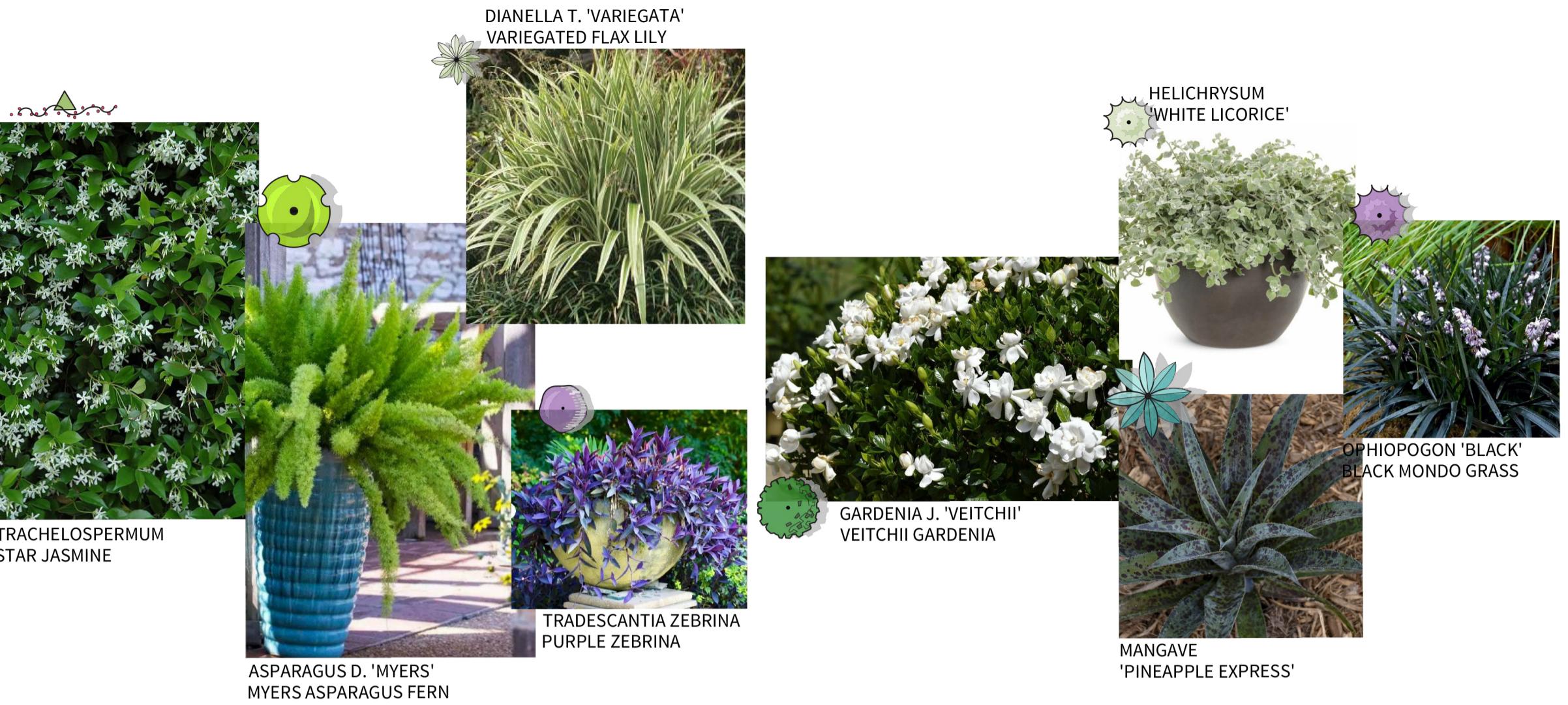
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
●	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPemyrtle	24" BOX	LOW	3
●	QUERCUS COCCINEA SCARLET OAK	36" BOX	MEDIUM	6



STORMWATER TREATMENT AREA PLANTS

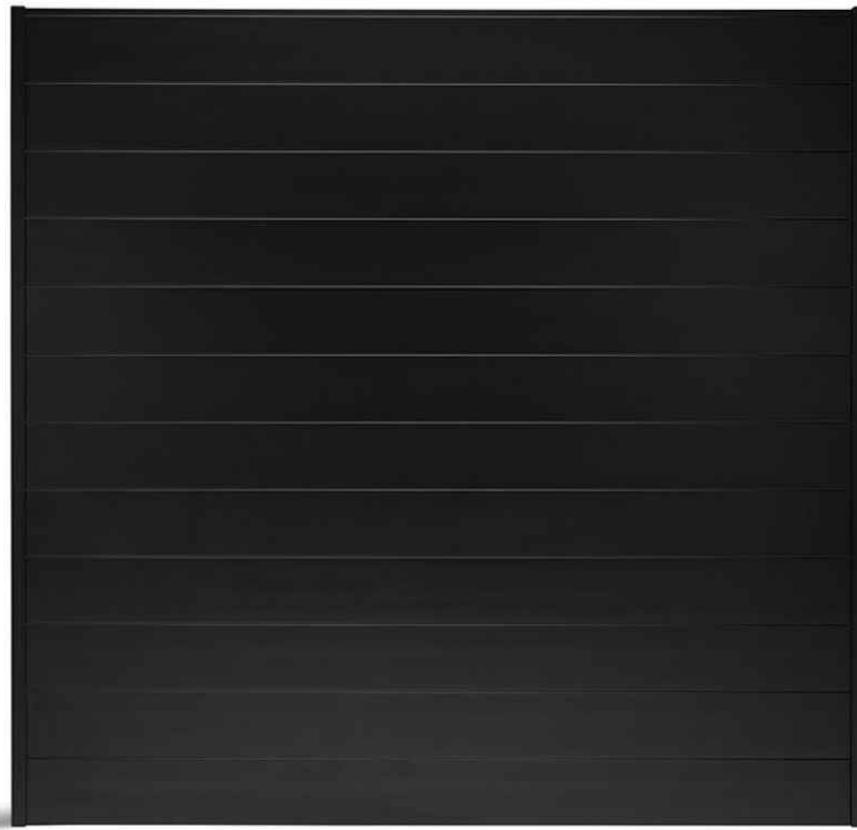




REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
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10	PROPOSED RAISED PLANTERS.
11	PROPOSED (8) POTTERY
12	PROPOSED CREEPING FIG

PERIMETER FENCING



 **SLEEKFENCE**

Aluminum Privacy Fence Panel –

6' SLEEK METAL FENCE

ROOF DECK & BUILDING PLANTERS

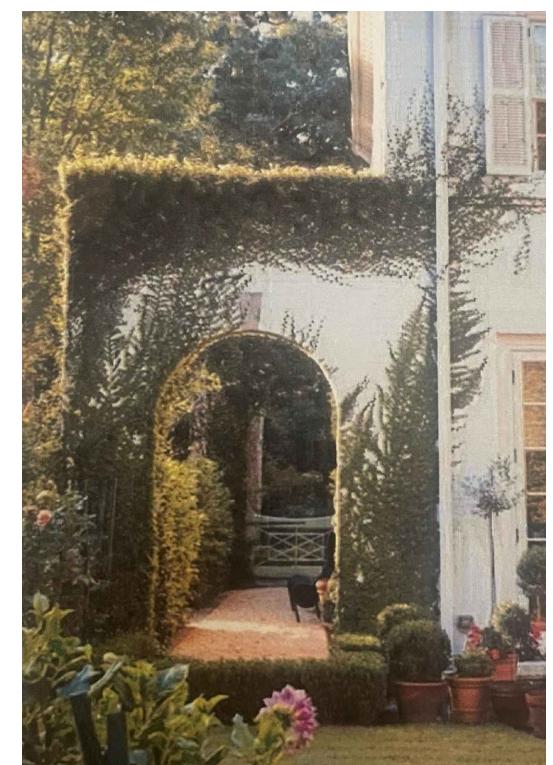


PLANTER

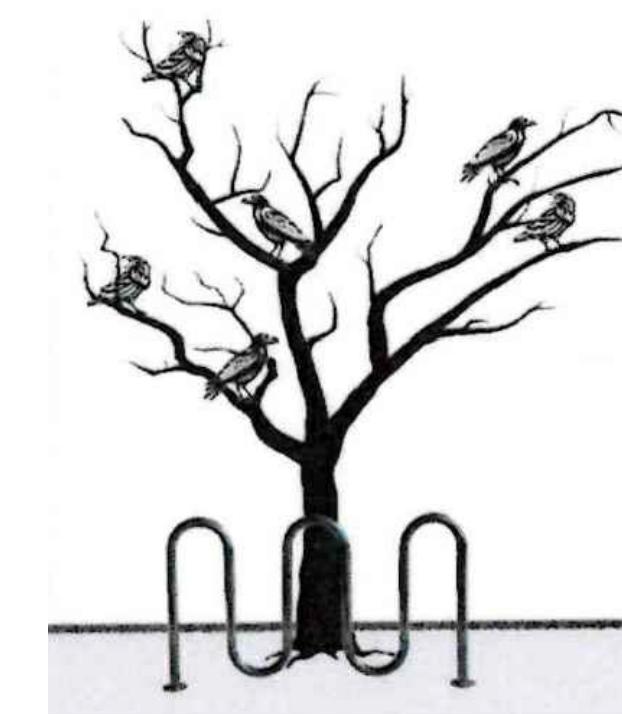
HANGING BASKET

PLANTER WITH SCREEN

ARCHED ACCESS



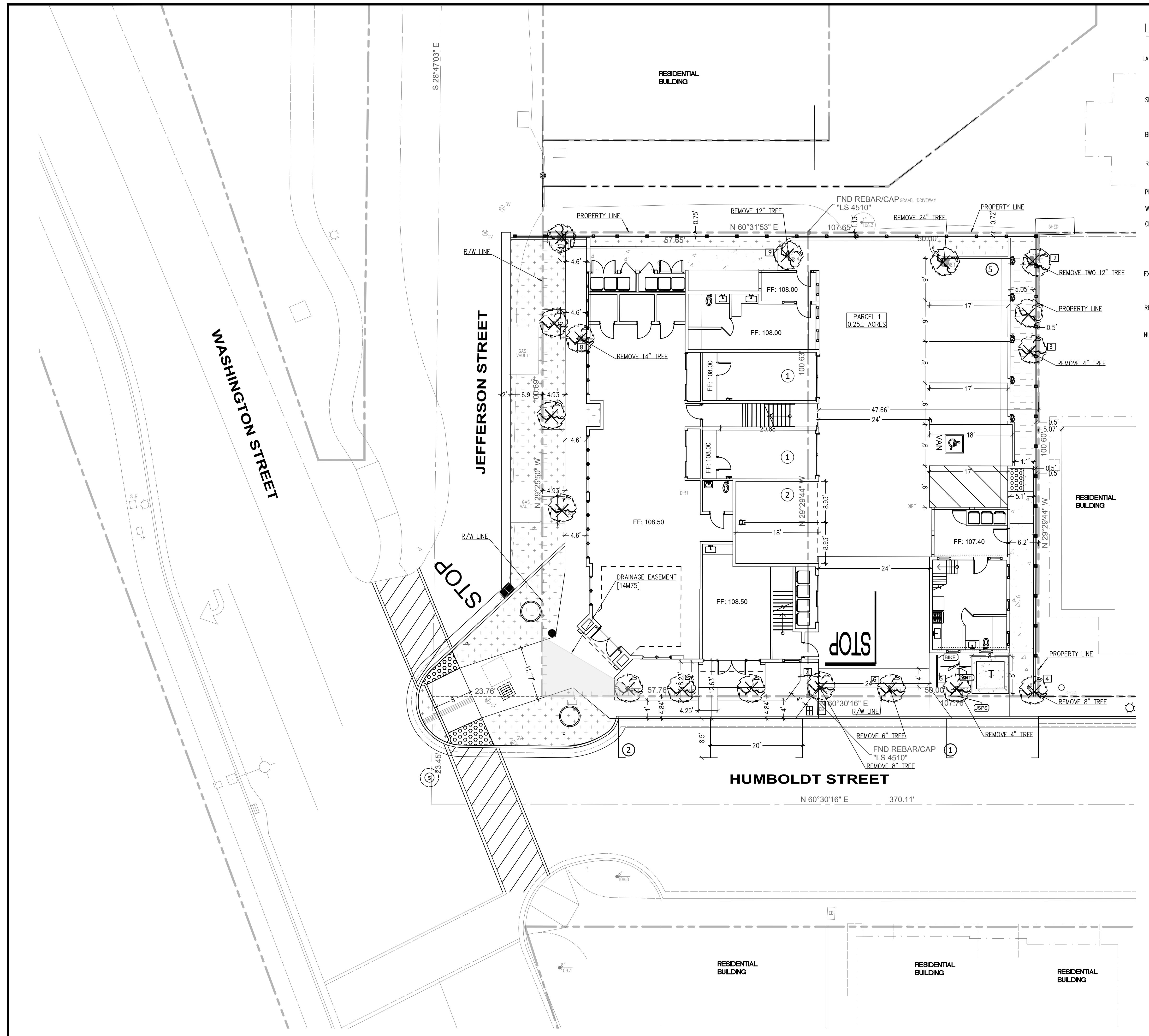
BIKE RACK SCULPTURE



CREEPING FIG

PLANTING LOCATIONS – All areas planted will grow vertically and horizontal like ivy and cover stucco areas as described below:

- Planted on either side of the entry windows in the flower beds under the windows
- Planted on the wall behind the bike rack tree
- Planted on the north wall in a small cutout in the concrete walk between the sidewalk and the building next to trash enclosure to grow up on the building



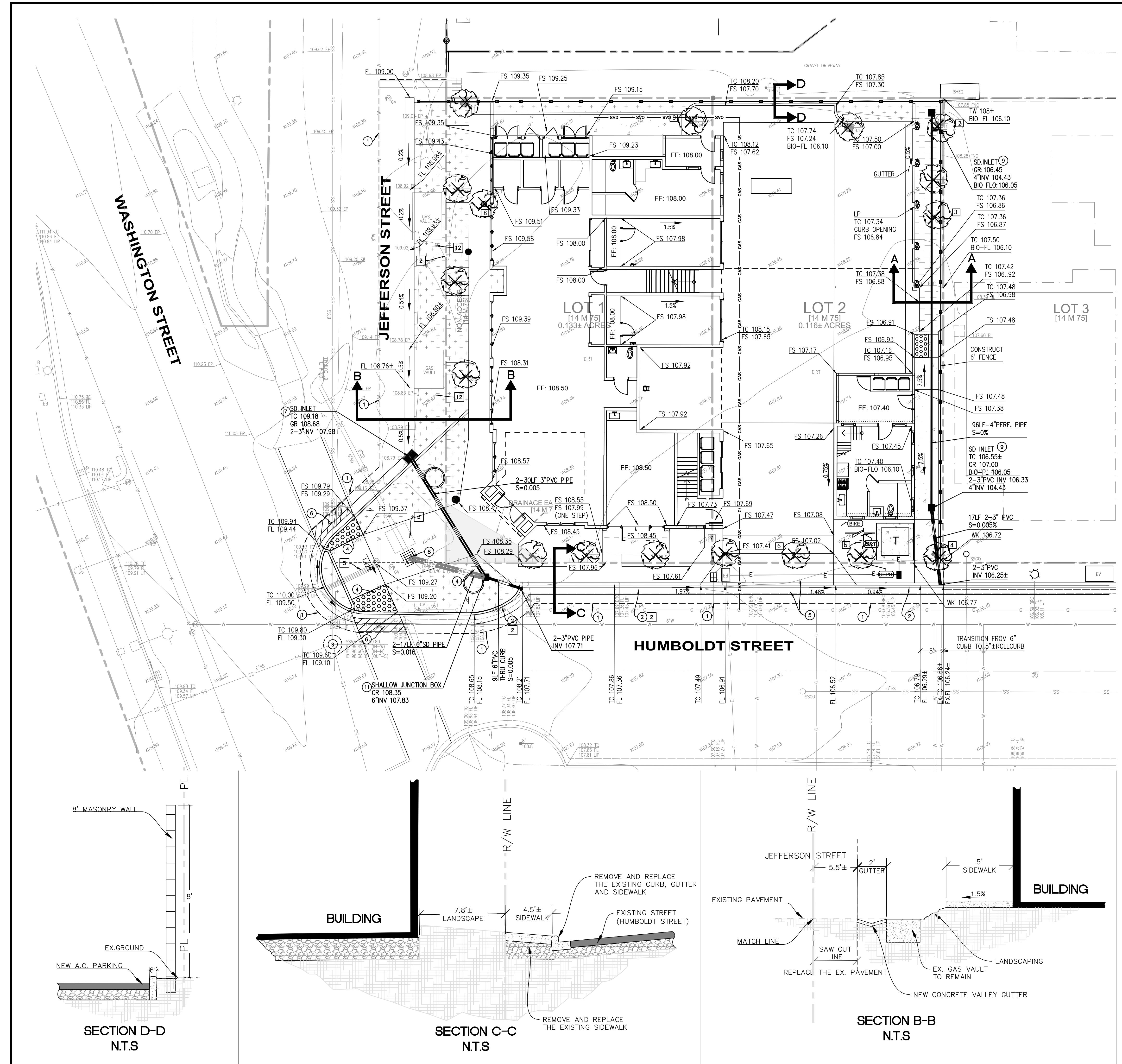
GRAPHIC SCALE

The logo for the band 311, featuring the numbers '311' in a large, bold, black font with a white outline. Below the '11' is a stylized, dark, hand-drawn style 'i'. A registered trademark symbol (®) is located to the right of the '11'. The entire logo is set against a white background.

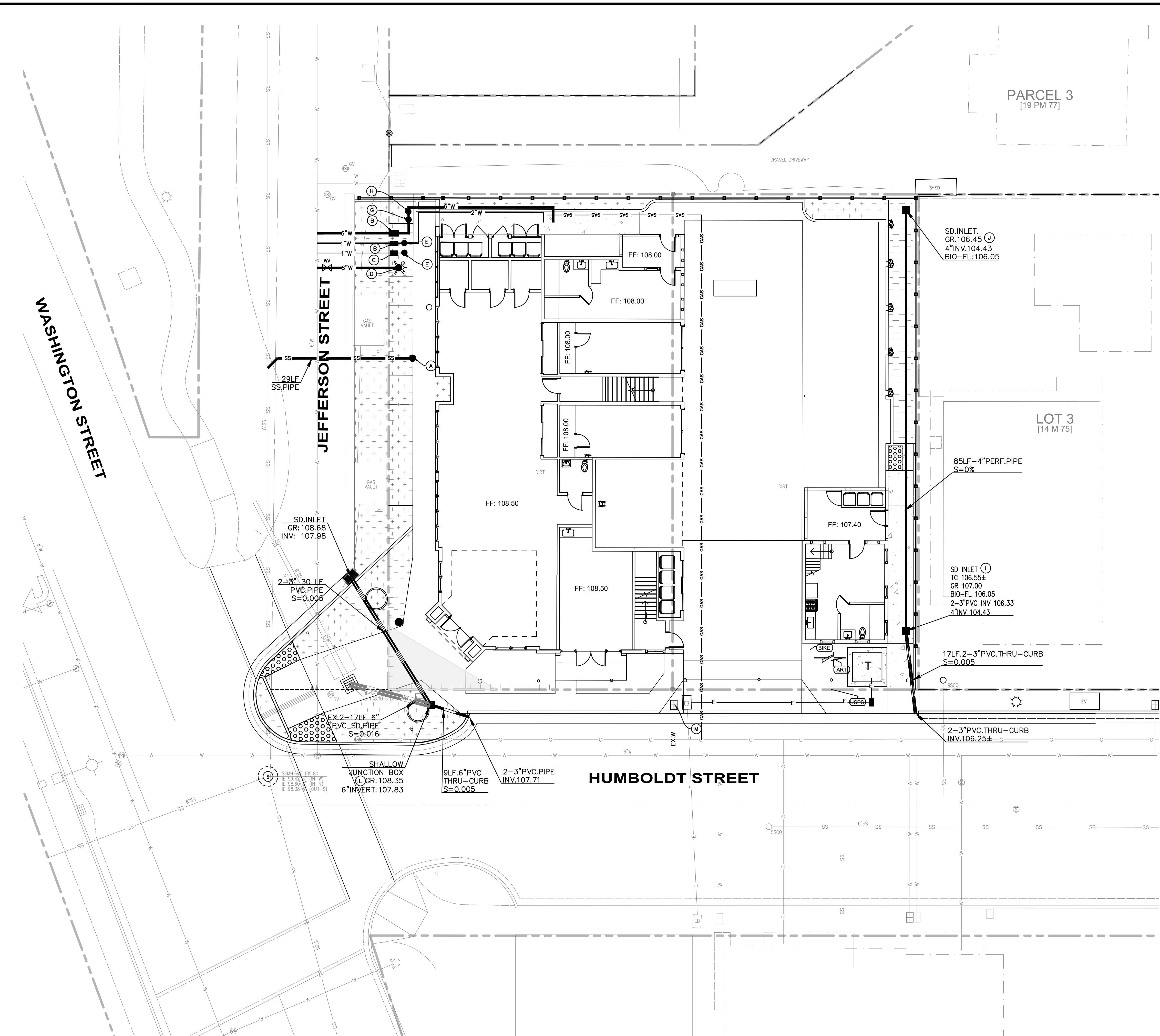
ow what's **below**.
Call before you dig.

**Know what's below.
Call before you dig.**

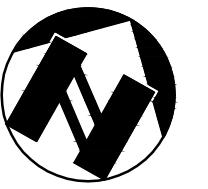
SHEET		PRELIMINARY HORIZONTAL CONTROL PLAN		DESCRIPTION	
C-10		MIXED-USE BUILDING		DATE	
OF		PROJECT		DATE:	02-02-25
PROJECT		HUMBOLDT STREET & JEFFERSON STREET		SCALE:	1" = 10'
PROJECT		YOUNTVILLE NAPA COUNTY CALIFORNIA		DESIGNED:	AS
PROJECT		associates, inc. PLANNING ENGINEERING SURVEYING		DRAWN:	TY
PROJECT		22-2640		CHECKED:	AS
PROJECT		22-2640		PROJ. MGR:	AS
					
S 801 YGNACIO VALLEY ROAD a SUITE 220 WALNUT CREEK, CA 94596 m 925-943-2777 FAX 925-943-2778					



PRELIMINARY GRADING PLAN		ams	
C-2.0	OF	MIXED-USE BUILDING	801 YONACO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596 925-943-2777 FAX 925-943-2778
PROJECT	22-2640	HUMBOLDT STREET & JEFFERSON STREET YOUNTVILLE, NAPA COUNTY, CALIFORNIA	associates, inc. PLANNING ENGINEERING SURVEYING
SHEET	22-2640	SECTION A-A N.T.S	81 Know what's below. Call before you dig.
FILE PATH:	C:\USERS\TANIA\AMS ASSOCIATES\DOCUMENTS\PRODUCTION\22-2640 - YOUNTVILLE\DATE DIRECTORY\23-03-24 ENT\2640GRADE.DWG	GRAPHIC SCALE	1"=10'
DATE:	02-02-25	REV #:	BY DATE
SCALE:	1"= 10'		
DRAWN:	AS	TY	
CHECKED:	AS		
PROJ. MGR:	AS		
REGISTERED PROFESSIONAL SURVEYOR	33140	EXPIRED 6-30-2018	CALIFORNIA
DATE:	02-02-25	REV #:	BY DATE
SCALE:	1"= 10'		
DRAWN:	AS	TY	
CHECKED:	AS		
PROJ. MGR:	AS		



LEGEND



GRAPHIC SCALE

1"=10'

DRAWING INFORMATION					
DRAWING NUMBER			DRAWING DATE		
02-02-25	REV #	BY	DATE	DESCRIPTION	
1" = 10'	△	△	△	△	△
AS	△	△	△	△	△
TY	△	△	△	△	△
AS	△	△	△	△	△
R: AS	△	△	△	△	△
LANDSCAPING					
BIO-RETENTION				GRAPHIC SCALE	
RETAINING WALL/WALL					
STORM DRAIN PIPE				1" = 10'	
STORM DRAIN INLET					
STORM DRAIN CLEAN-OUT / AREA DRAIN					
SANITARY SEWER PIPE					
WATER LINE					
WATER VALVE					
PROPERTY LINE					
WOODEN FENCE LINE					
CHAIN-LINK FENCE					

UTILITY NOTES

- A) INSTALL SANITARY SEWER CLEANOUT.
- B) INSTALL 1" WATER METER WITH 1" SERVICE.
- C) INSTALL 1" IRRIGATION METER.
- D) INSTALL FIRE HYDRANT PER FIRE DEPARTMENT AND WATER COMPANY'S STANDARDS AND SPECIFICATIONS.
- E) INSTALL REDUCED PRESSURE BACK FLOW DEVICE.
- F) INSTALL 6" DOUBLE DETECTOR CHECK VALVE (DDCV).
- G) INSTALL POST INDICATOR VALVE (PIV).
- H) INSTALL FIRE DEPARTMENT CONNECTION (FDC)
- I) CONSTRUCT SD.INLET CHRISTY U-23.
- J) CONSTRUCT STORM DRAIN CLEANOUT.
- K) CONSTRUCT SHALLOW INLET. PER CITY OF NAPA STD.DRAW# D-2A.
- L) CONSTRUCT SHALLOW INLET.
- M) ABANDON EXISTING 2-1" WATER METERS

NAPA COUNTY FIRE DEPARTMENT CONDITIONS OF APPROVAL:

1. ALL CONSTRUCTION AND USE OF THE FACILITY SHALL COMPLY WITH ALL APPLICABLE STANDARDS, REGULATIONS, CODES, AND ORDINANCES AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. BENEFICIAL OCCUPANCY WILL NOT BE GRANTED UNTIL ALL FIRE DEPARTMENT FIRE AND LIFE SAFETY ITEMS HAVE BEEN INSTALLED, TESTED, AND FINALIZED.
3. WHERE CONDITIONS LISTED IN 2022 CALIFORNIA FIRE CODE SECTION 105 ARE PROPOSED, SEPARATE PERMITS WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE FOR:
 - 1) AUTOMATIC FIRE-EXTINGUISHING SYSTEMS
 - 2) FIRE ALARM AND DETECTION SYSTEMS AND RELATED EQUIPMENT
 4. ALL BUILDINGS, FACILITIES, AND DEVELOPMENTS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF APPROVED ACCESS ROADWAYS AND/OR DRIVEWAYS. THE FIRE ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THE NAPA COUNTY ROAD & STREET STANDARDS
 5. ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. PROVIDE AN ENGINEERED ANALYSIS OF THE PROPOSED ROADWAY NOTING ITS ABILITY TO SUPPORT APPARATUS WEIGHING 75,000 LBS.
 6. PROVIDE FIRE DEPARTMENT ACCESS ROADS TO WITHIN 150 FEET OF ANY EXTERIOR PORTION OF THE BUILDINGS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
 7. GATES FOR DRIVEWAYS AND/OR ROADWAYS SHALL COMPLY WITH THE CALIFORNIA FIRE CODE, SECTION 503.5 AND THE NAPA COUNTY ROAD & STREET STANDARDS AND CA FIRE SAFE REGULATIONS FOR PROJECTS WITHIN SRA.
 8. COMMERCIAL – APPROVED STEAMER HYDRANTS SHALL BE INSTALLED WITHIN 250 FEET OF ANY EXTERIOR PORTION OF THE BUILDING AS MEASURED ALONG VEHICULAR ACCESS ROADS. PRIVATE FIRE SERVICE MAINS SHALL BE INSTALLED, TESTED AND MAINTAINED PER NFPA 24.
 9. COMMERCIAL – FIRE DEPARTMENT CONNECTIONS (FDC) FOR AUTOMATIC SPRINKLER SYSTEMS SHALL BE LOCATED FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR FIRE APPARATUS ACCESS ROADS. FDC SHALL BE LOCATED WITHIN 50 FEET OF AN APPROVED FIRE HYDRANT.
 10. COMMERCIAL – THE MINIMUM MAIN SIZE OF ALL FIRE HYDRANTS SHALL BE 6 INCHES IN DIAMETER. PIPING SHALL BE INSTALLED WITH C-900 CLASS 200 PIPING OR DUCTILE IRON OR EQUIVALENT PER NFPA 24 FOR THE INSTALLATION OF UNDERGROUND FIRE PROTECTION MAINS
 11. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS SET FORTH IN THE CALIFORNIA FIRE CODE AS AMENDED BY THE COUNTY OF NAPA AND THE APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD. AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED BY A FIRE PROTECTION ENGINEER OR C-16 LICENSED CONTRACTOR.
 12. ALL BUILDINGS SHALL COMPLY WITH CALIFORNIA FIRE CODE, CHAPTER 10 MEANS OF EGRESS REQUIREMENTS. INCLUDING BUT NOT LIMITED TO; EXIT SIGNS, EXIT DOORS, EXIT HARDWARE AND EXIT ILLUMINATION.

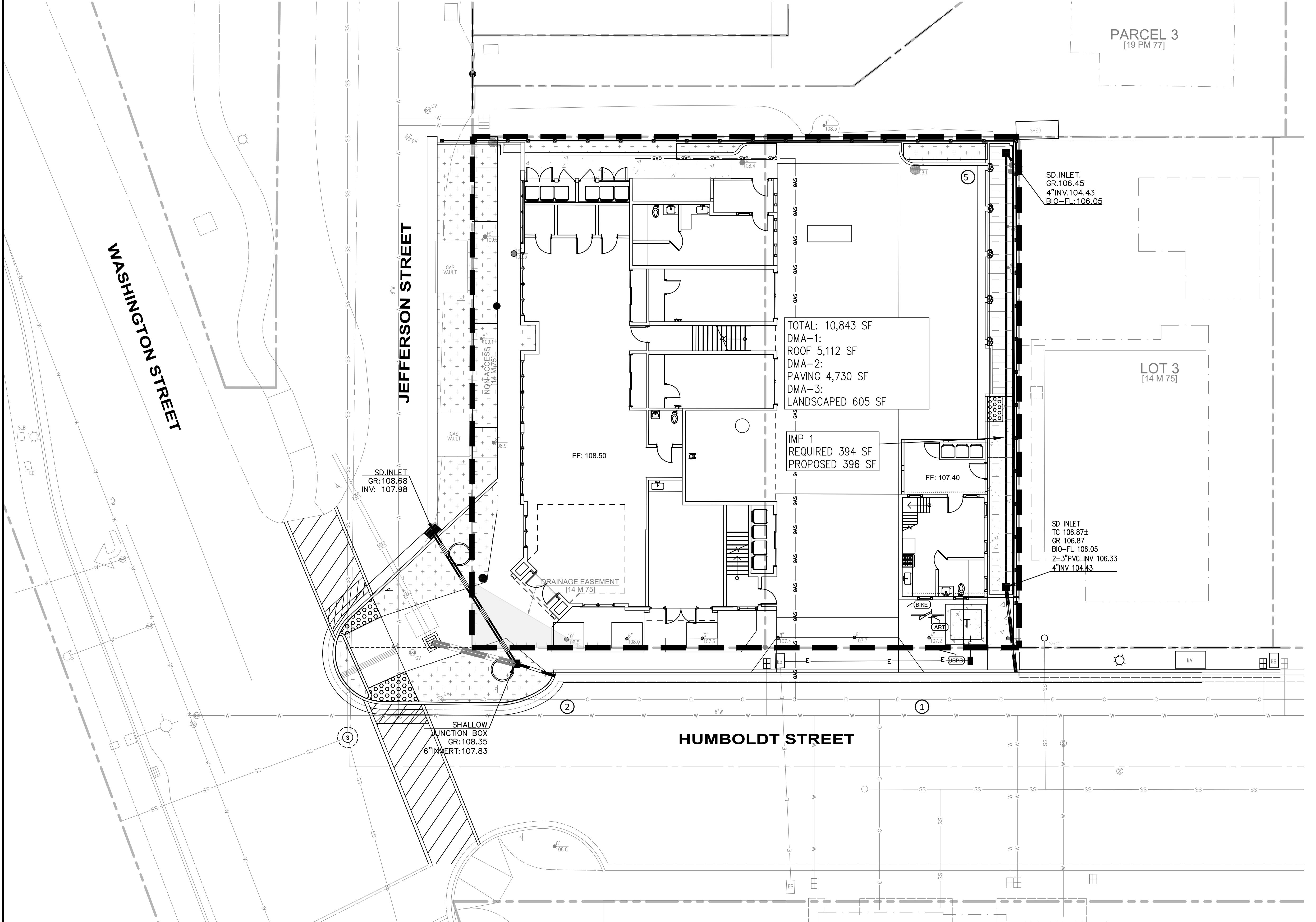
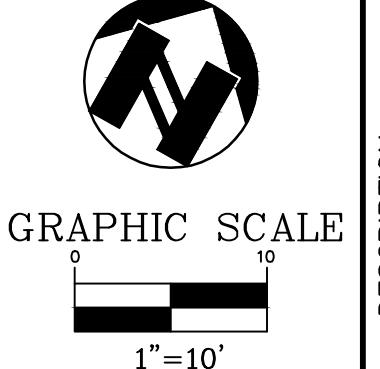
PRELIMINARY UTILITY PLAN

NARY UTILITY

1

now what's **below**.
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BIORETENTION FACILITIES															
DMA Names	Square Feet	Self-Treating	Self-Retaining	Runoff Factor	Name of Receiving DMA	Facility 1	Facility 2	Facility 3	Facility 4	Facility 5	Facility 6	Facility 7	Facility 8	Facility 9	Facility 10
DMA-1	5,112	0	0	1	0	IMP-1	5112								
DMA-2	4,730	0	0	1	0	IMP-1	4730								
DMA-3	605	403													
Total DMAs	10447	403	0		0		9842	0	0	0	0	0	0	0	0
							0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04
							393.68	0	0	0	0	0	0	0	0
Total Facilities	396	Step 7: Enter Facility Footprints					Footprint on Exhibit	396							
DMAs + Facilities	10843						OK	OK	OK	OK	OK	OK	OK	OK	OK



STORMWATER CONTROL PLAN

MIXED-USE BUILDING

PROJECT

22-2640

YOUNTVILLE

HUMBOLDT STREET & JEFFERSON STREET

YOUNTVILLE, NAPA COUNTY, CALIFORNIA

ams

DATE: 02-02-25

SCALE: 1" = 10'

DRAWN: AS

CHECKED: AS

REJ'D. MCR: AS

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STORMWATER CONTROL PLAN

MIXED-USE BUILDING

PROJECT

22-2640

YOUNTVILLE

HUMBOLDT STREET & JEFFERSON STREET

YOUNTVILLE, NAPA COUNTY, CALIFORNIA

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