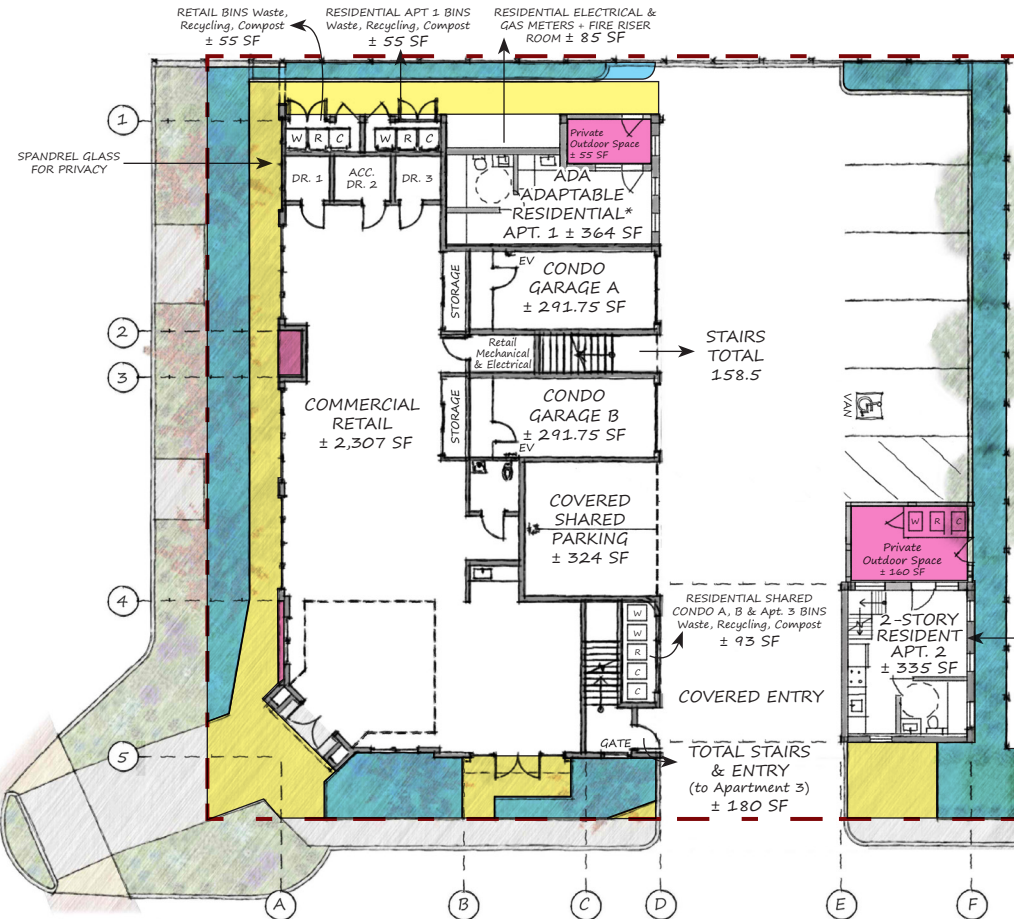


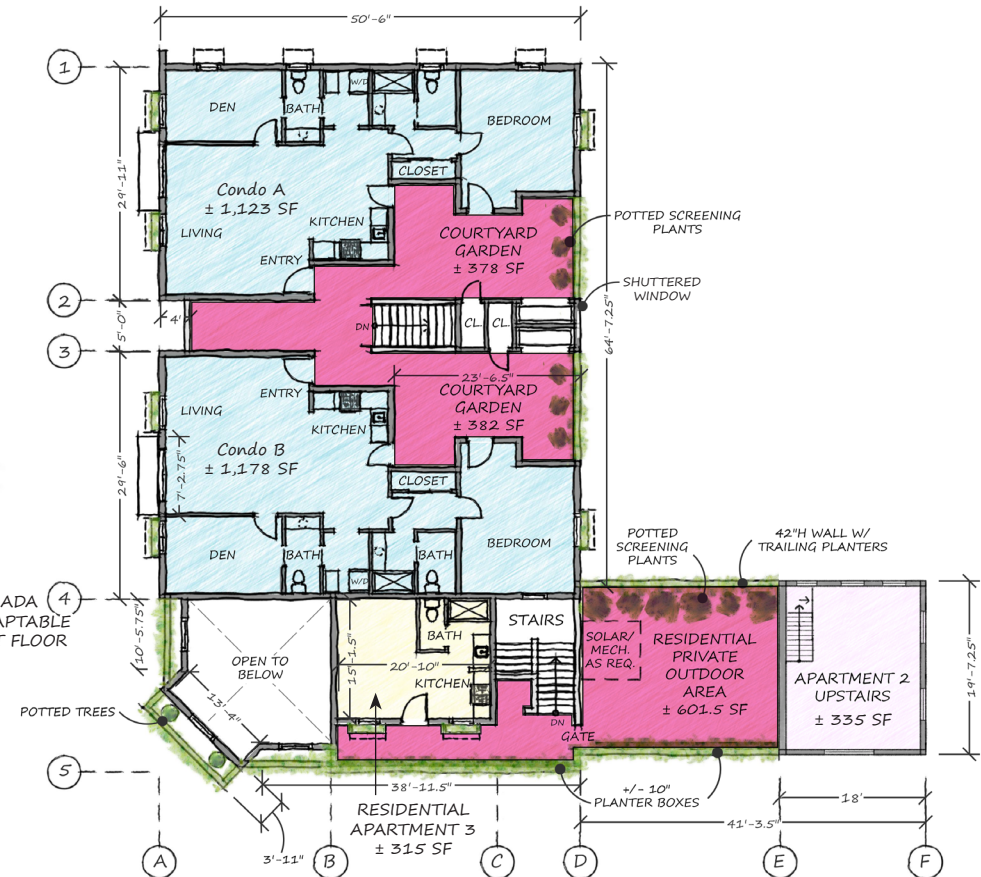


Open Space Plan

First Floor



Second Floor



Property Line



Private Open Space
± 1,577 SF



Public Open Space – Landscape
± 1,166 SF



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

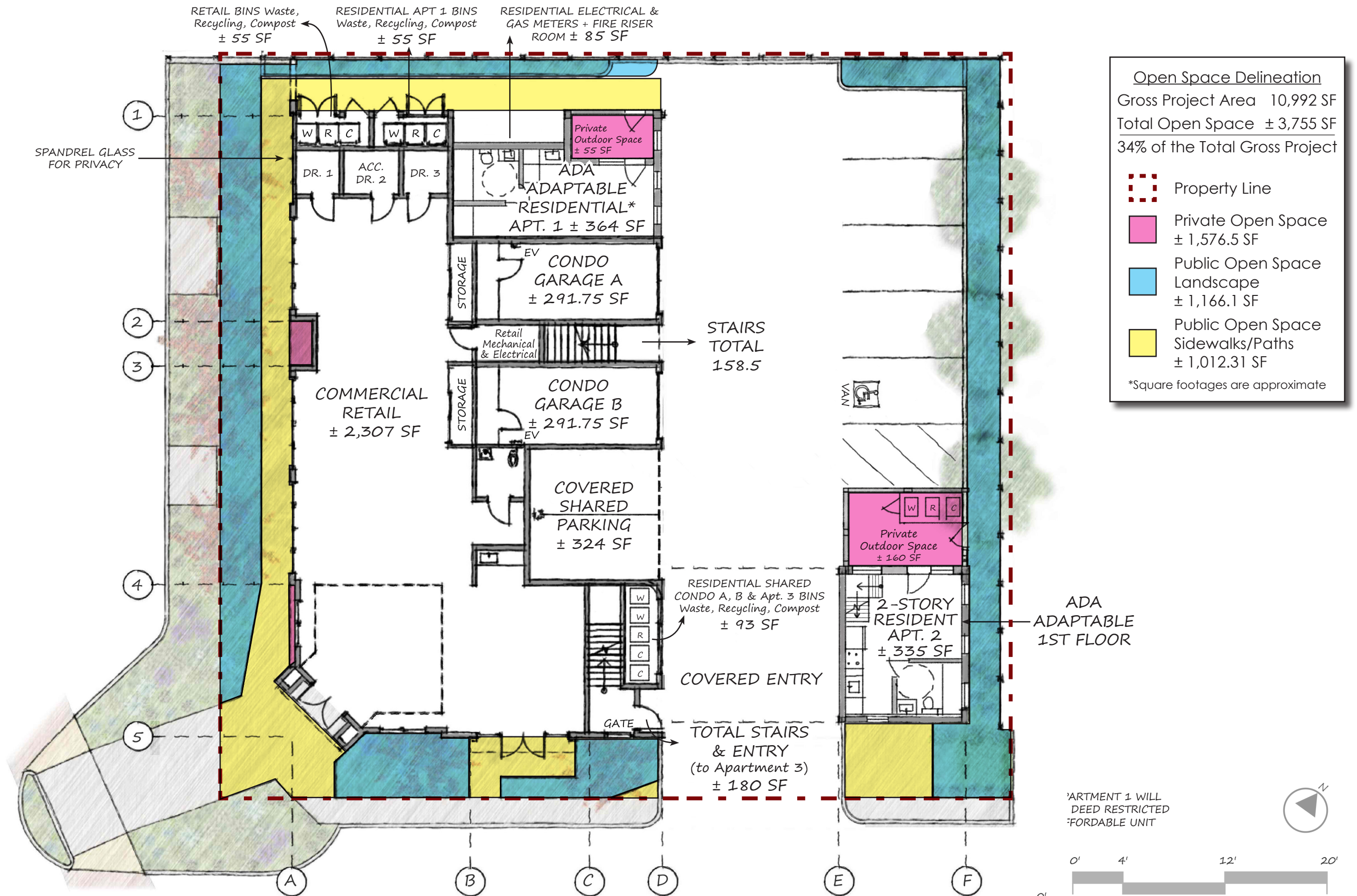
*Square footages are approximate

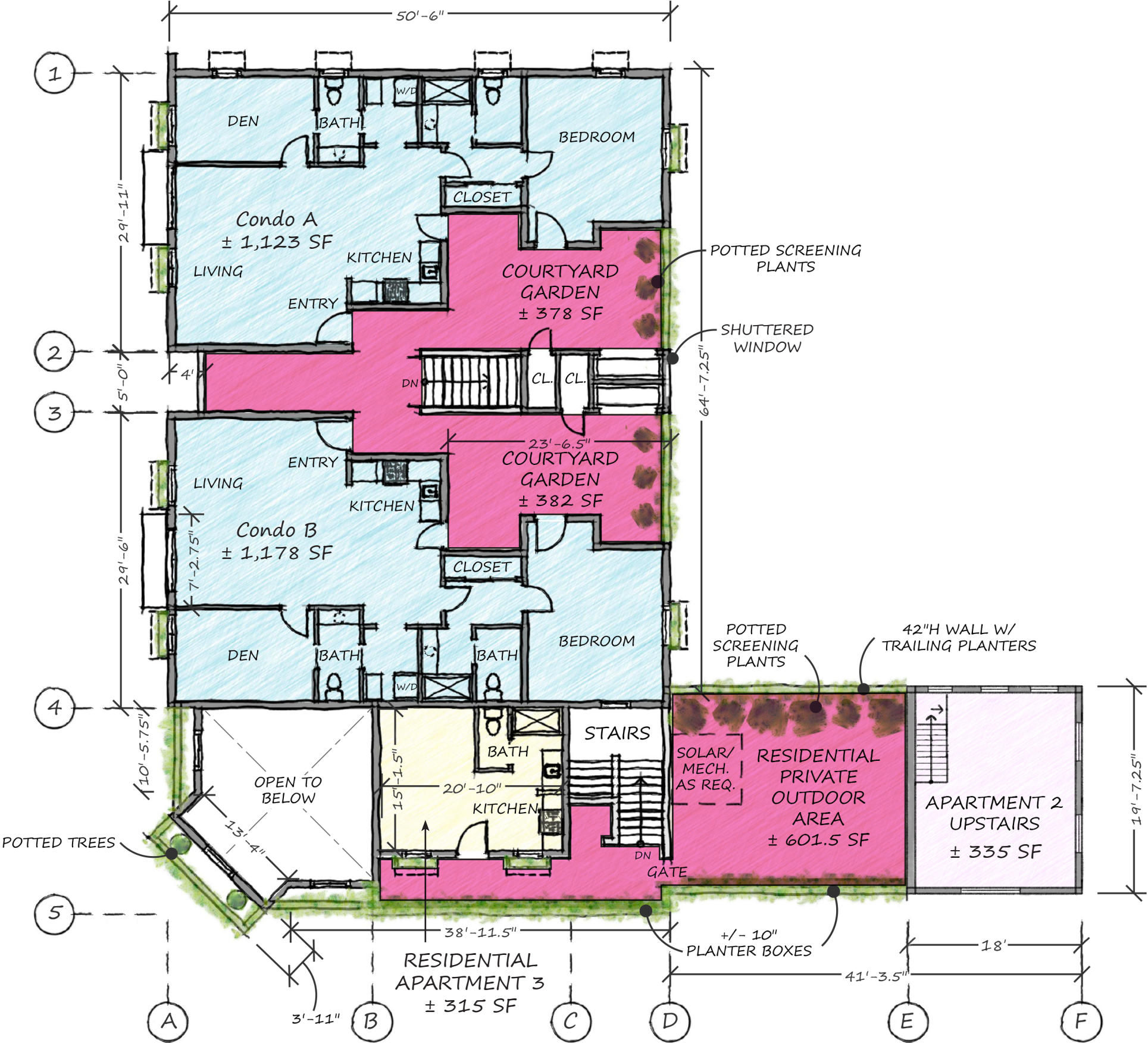
Gross Project Area 10,992 SF

Total Open Space ± 3,755 SF

34% of the Total Gross Project

Open Space Plan – First Floor

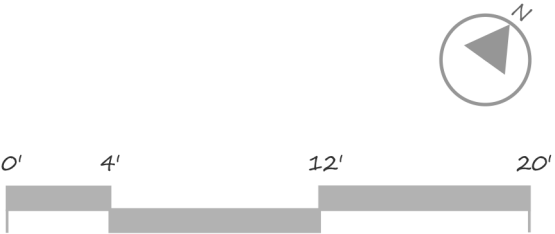




Open Space Delineation
Gross Project Area 10,992 SF
Total Open Space ± 3,755 SF
34% of the Total Gross Project

- 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



1"=10'



HUMBOLDT ELEVATION

GRAPHIC SCALE



1"=10'



JEFFERSON ELEVATION

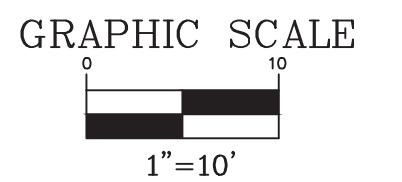
GRAPHIC SCALE

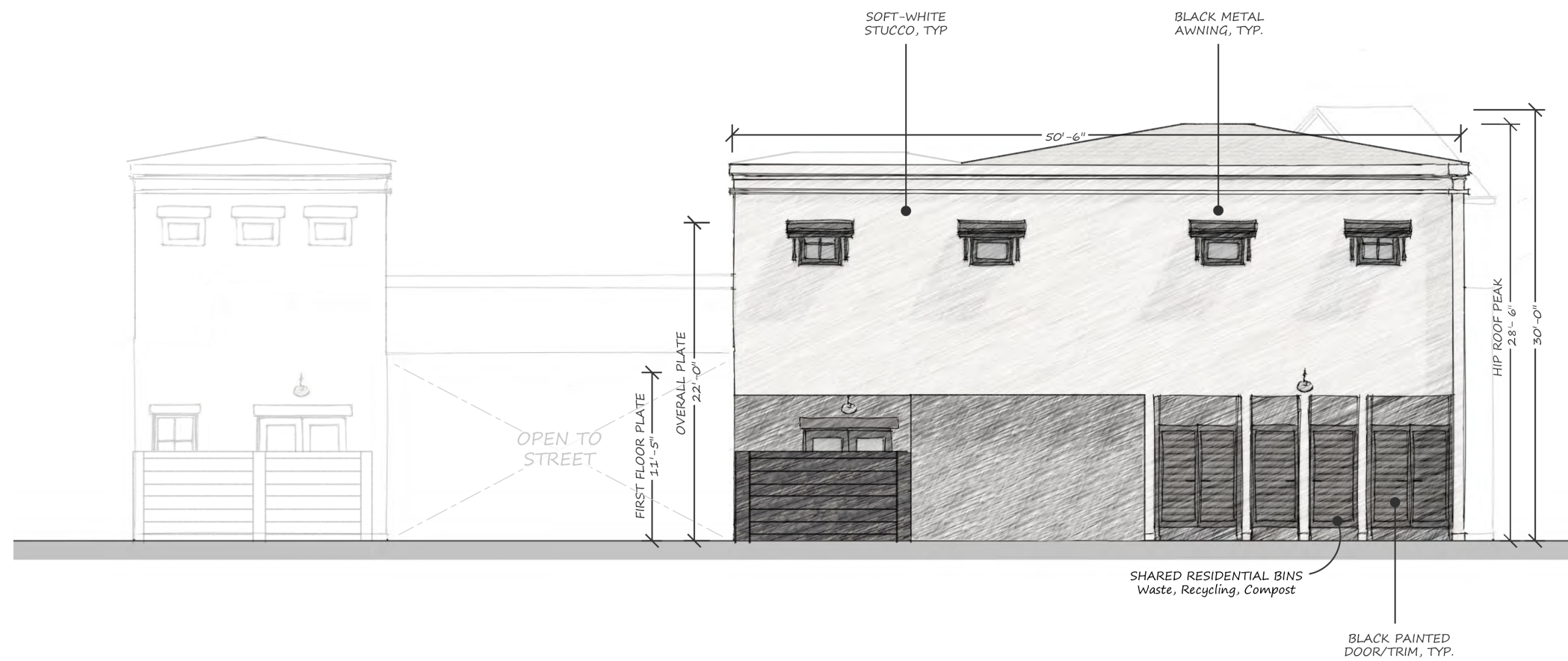


1"=10'



EAST/PARKING ELEVATION



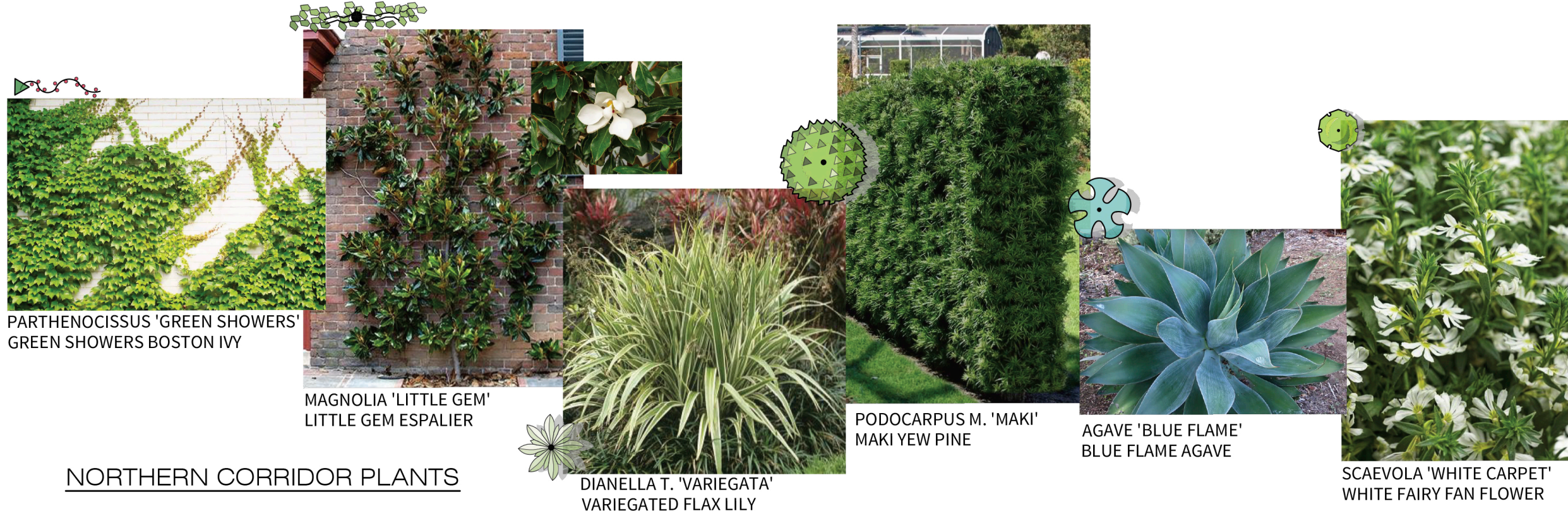


NORTH ELEVATION

GRAPHIC SCALE



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

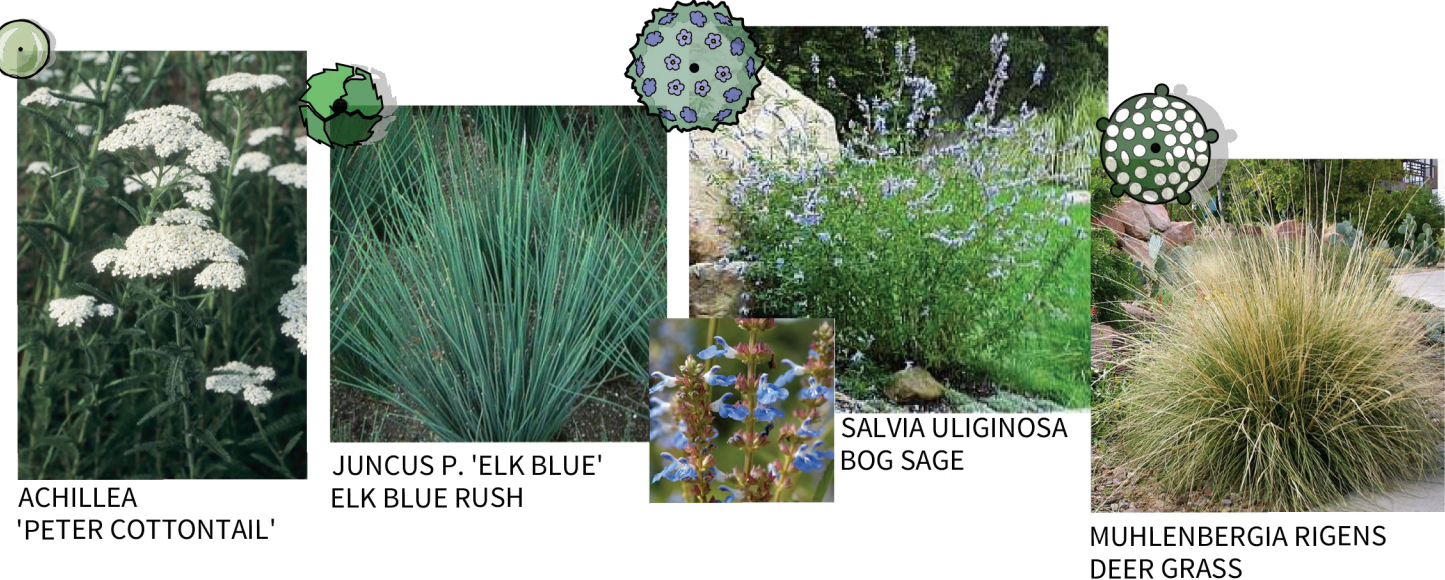
- ALL PROPOSED LANDSCAPE IS DESIGNED TO A MAXIMUM APPLIED WATER ALLOWANCE, (MAWA), PER CITY CODE SEC. 106.34.060 - WATER EFFICIENT LANDSCAPING @ 50 PERCENT (0.50) OF EVAPOTRANSPIRATION (ETO) AND SHALL BE CALCULATED USING THE EQUATION: MAWA = (ETO)(0.62)(0.5 x LANDSCAPE AREA).
- ALL PROPOSED LANDSCAPE 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 MWEO 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
TREES				
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ GRAPE MYRTLE	24" BOX	LOW	3
	QUERCUS COCCINEA SCARLET OAK	36" BOX	MEDIUM	6





IPOMOEA BATATAS
LIME TRAILING POTATO VINE



DIANELLA T. 'VARIEGATA'
VARIEGATED FLAX LILY



EUONYMUS M. 'MICROPHYLLA'
DWARF BOXLEAF EUONYMUS



IPOMOEA BATATAS
PURPLE TRAILING POTATO VINE



LANтана M. 'ALBA'
WHITE TRAILING LANTANA



VERONICA 'FIRST GLORY'
FIRST GLORY SPEEDWELL



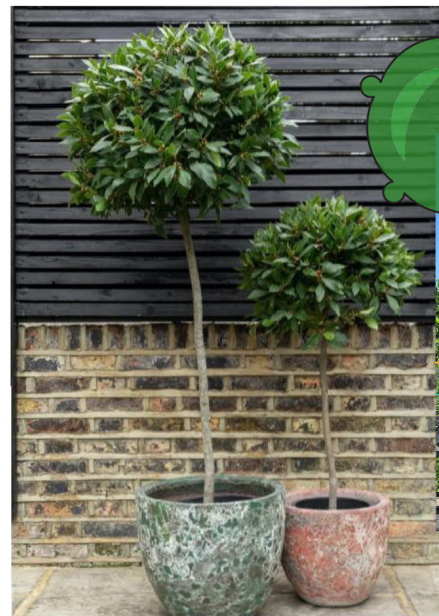
DICHONDRA 'SILVER FALLS'
SILVER FALLS DICHONDRA



SILENE 'DRUETT'S VARIEGATED'
VARIEGATED SEA CAMPION



PETUNIA 'BLACK VELVET'
BLACK VELVET PETUNIA



LIGUSTRUM J.
PRIVET PATIO TREE

LAURUS N. 'LITTLE RAGU'
DWARF SWEET BAY PATIO TREE



PRUNUS C. 'COMPACTA'
COMPACT CHERRY LAUREL



TRACHELOSPERMUM
STAR JASMINE



ASPARAGUS D. 'MYERS'
MYERS ASPARAGUS FERN



TRADESCANTIA ZEBRINA
PURPLE ZEBRINA



DIANELLA T. 'VARIEGATA'
VARIEGATED FLAX LILY



GARDENIA J. 'VEITCHII'
VEITCHII GARDENIA



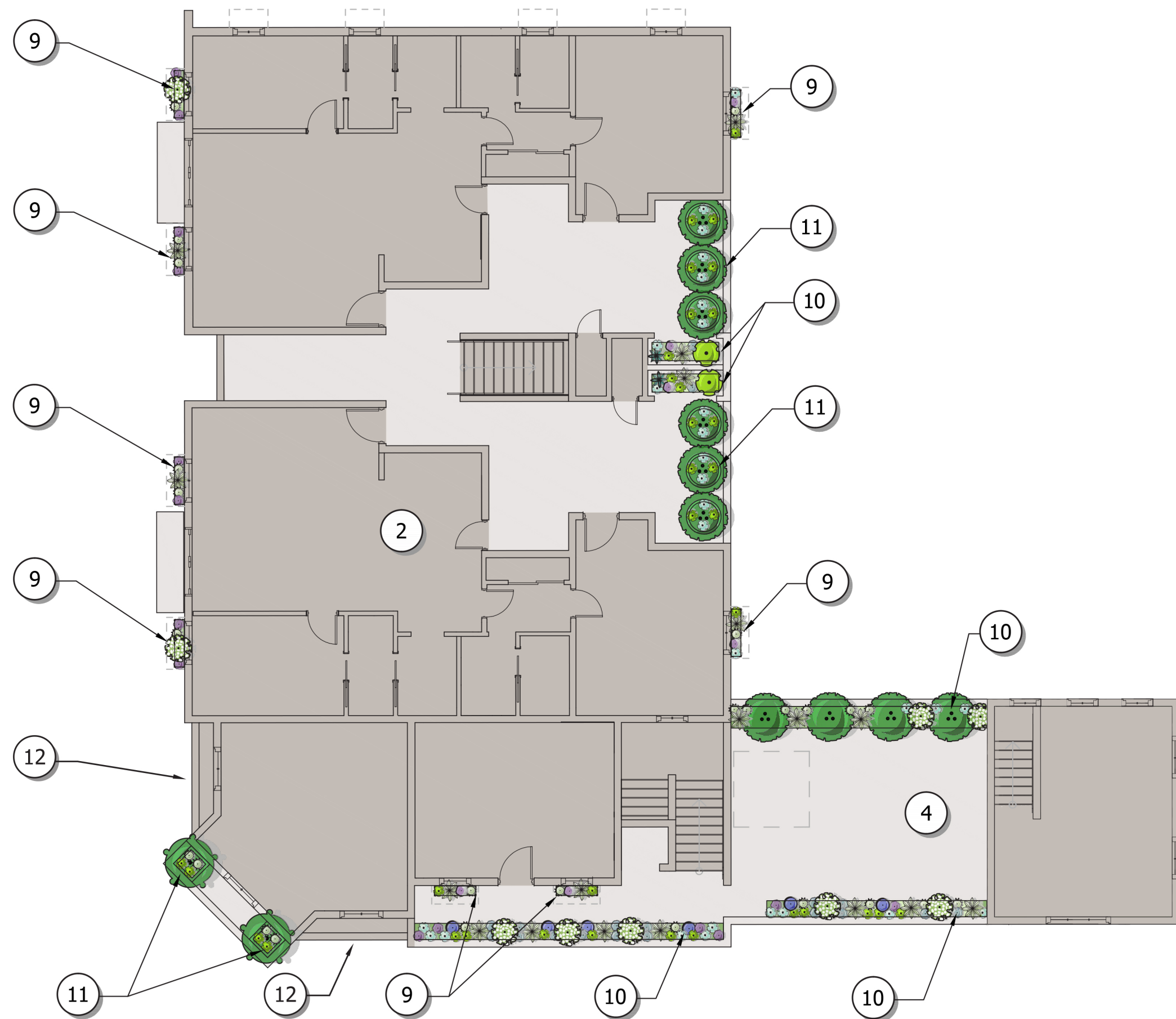
HELICHRYSUM
'WHITE LICORICE'



MANGAVE
'PINEAPPLE EXPRESS'



OPHIOPOGON 'BLACK'
BLACK MONDO GRASS

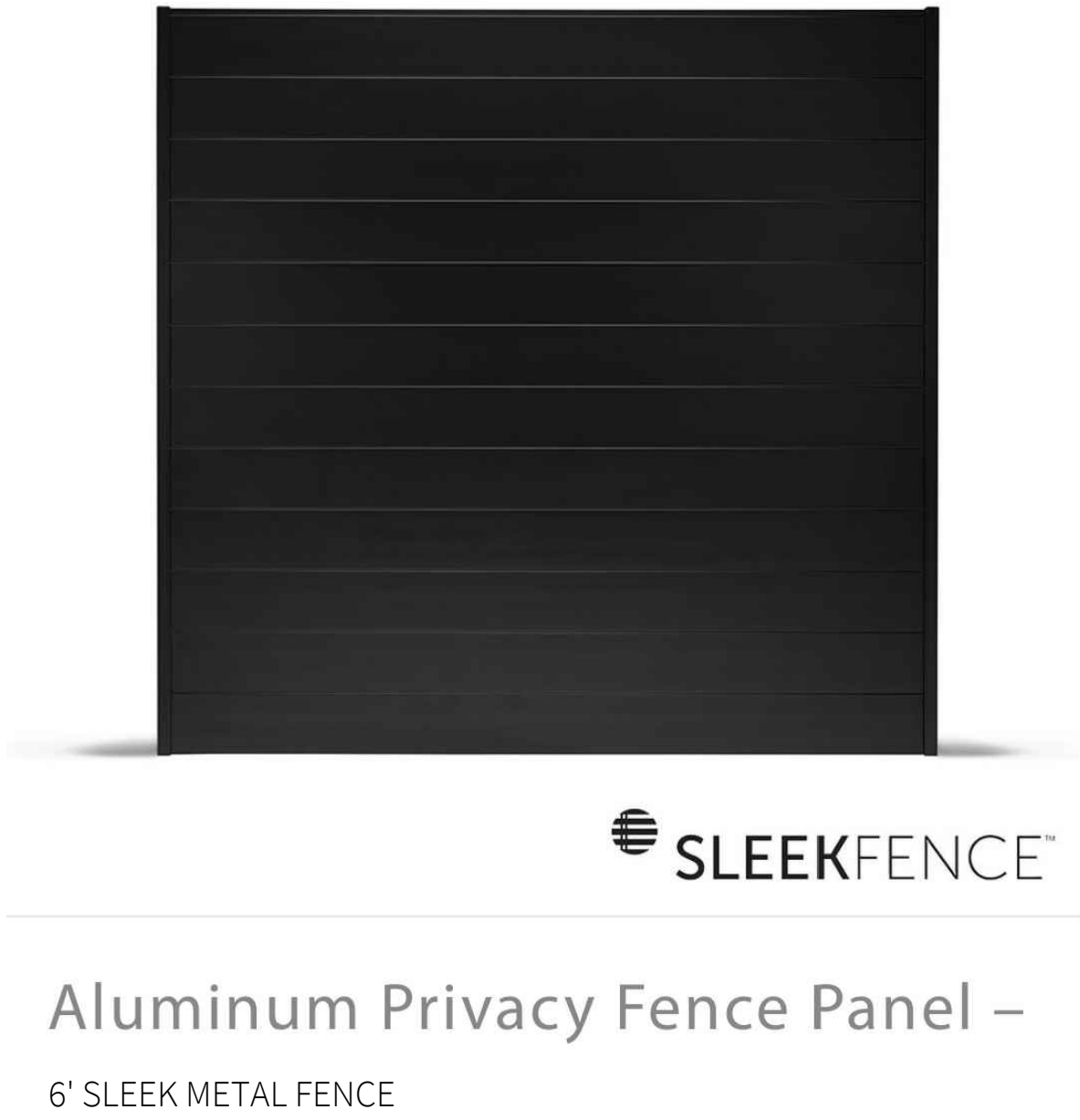


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11	PROPOSED (8) POTTERY
12	PROPOSED CREEPING FIG



PERIMETER FENCING



ROOF DECK & BUILDING PLANTERS



PLANTER

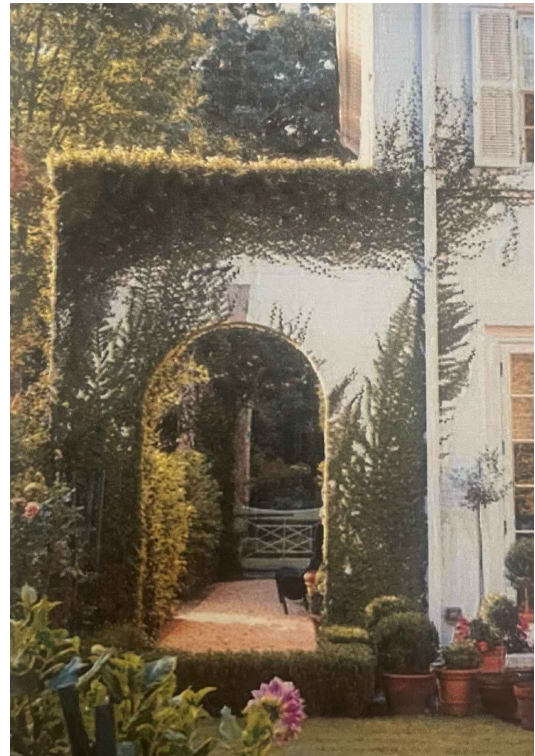


HANGING BASKET

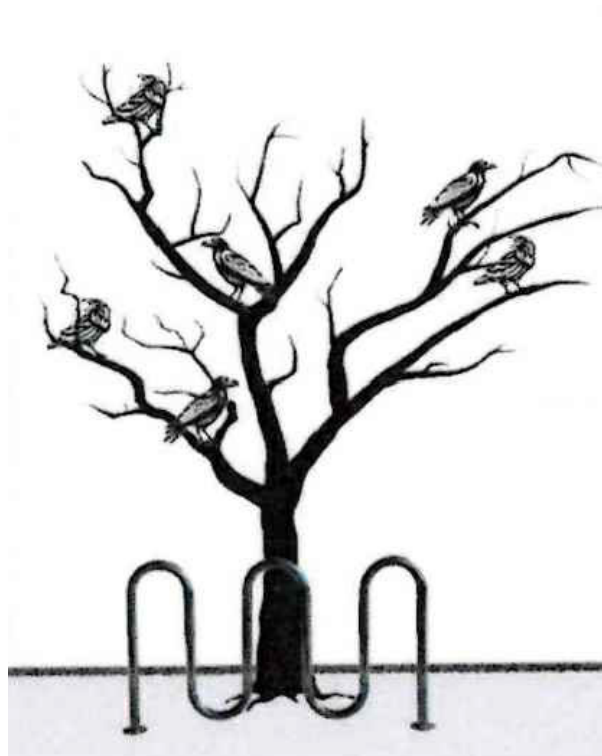


PLANTER WITH SCREEN

ARCHED ACCESS



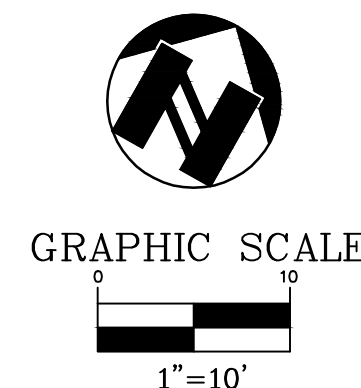
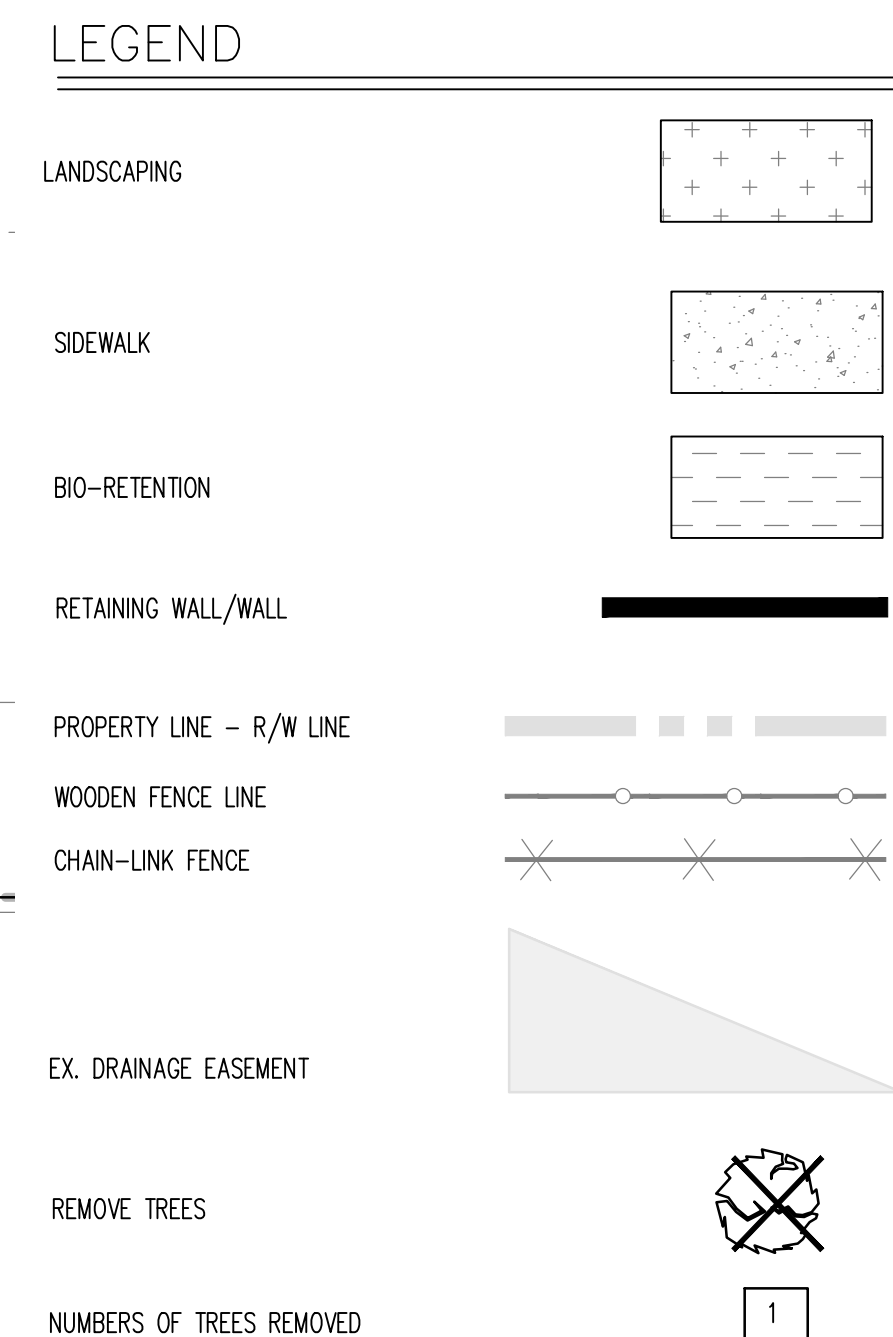
BIKE RACK SCULPTURE



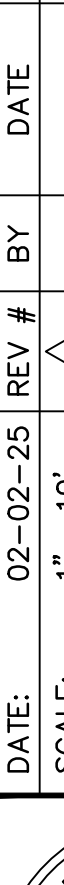
CREEPING FIG

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

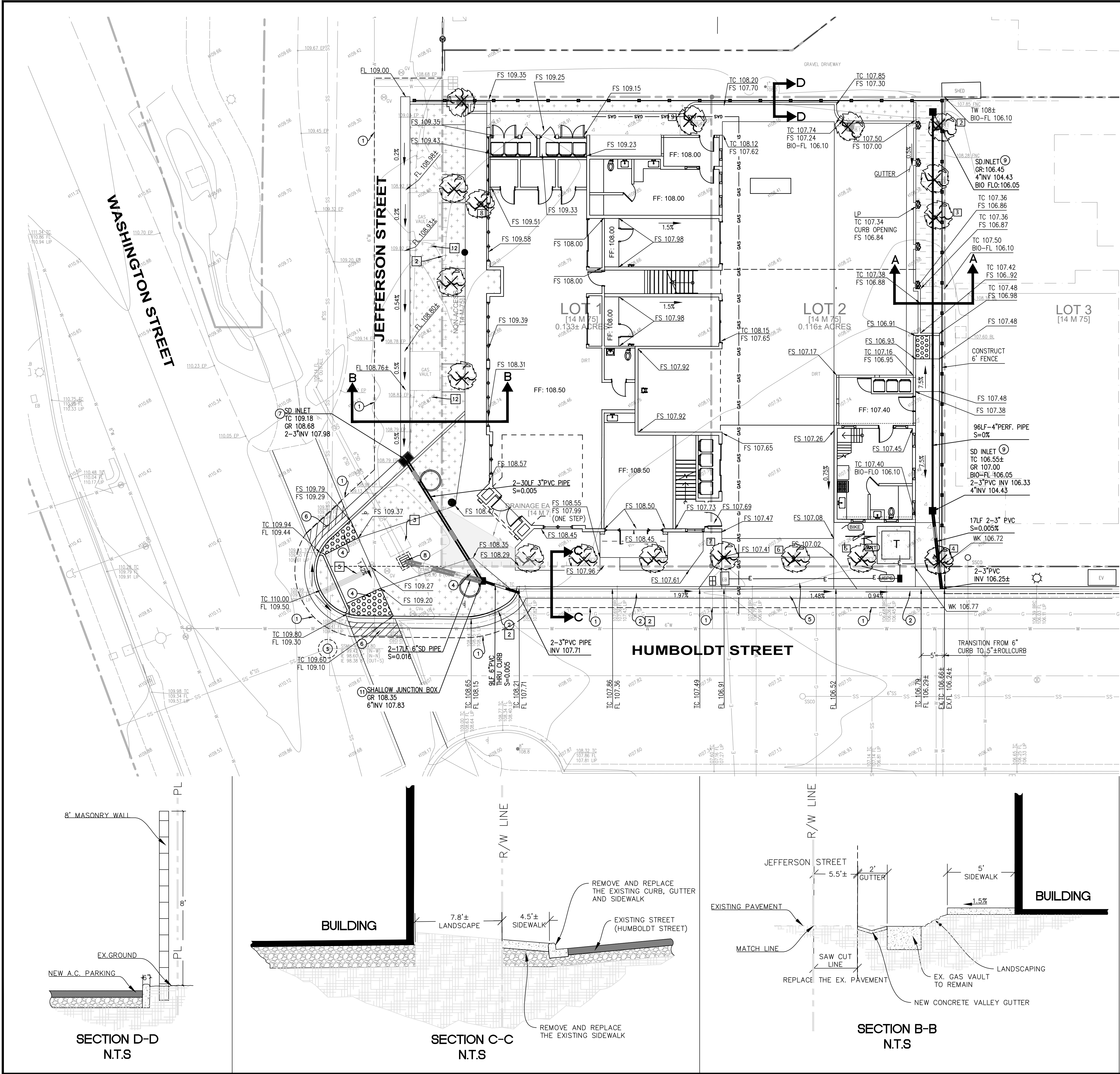
- Planted on either side of the entry windows in the flower beds under the windows
- Planted on the wall behind the bike rack tree
- Planted on the north wall in a small cutout in the concrete walk between the sidewalk and the building next to trash enclosure to grow up on the building



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

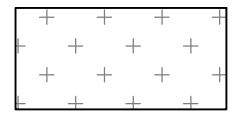
SHEET		C-10		OF	
PRELIMINARY HORIZONTAL CONTROL PLAN					
MIXED-USE BUILDING					
HUMBOLDT STREET & JEFFERSON STREET					
NAPA COUNTY CALIFORNIA					
VOLUNTARY					
22-2640					
PROJECT					
ams inc associates					
891 YONAGIO VALLEY ROAD SUITE 200 WALNUT CREEK, CA 94596 Exp. 6-30-2013 331-925-9433 FAX 925-943-2778					
					
DATE:		02-02-25		REV #	BY
SCALE:		1"= 10'			
DESIGNED:		AS			
DRAWN:		TY			
CHECKED:		AS			
PROJ. MGR:		AS			
DESCRIPTION					

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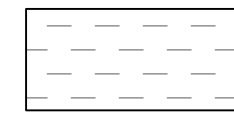


LEGEND

LANDSCAPING



BIO-RETENTION



RETAINING WALL/WALL



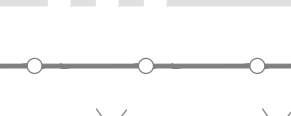
STORM DRAIN PIPE



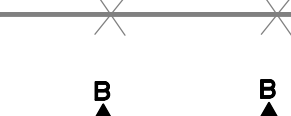
STORM DRAIN INLET



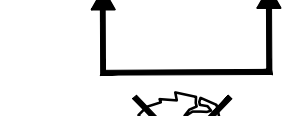
STORM DRAIN CLEAN-OUT / AREA DRAIN



PROPERTY LINE



WOODEN FENCE LINE



CHAIN-LINK FENCE



SECTION DETAILS



REMOVE TREES



PROTECT TREES

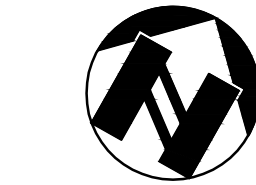


CONSTRUCTION NOTES

- 1 SAW CUT (2" MIN.). REMOVE AND REPLACE THE EXISTING PAVEMENT WITH FULL DEPTH A.C., MATCH EXISTING.
- 2 CONSTRUCT CONCRETE CURB AND GUTTER PER THE CITY OF NAPA'S STANDARD & SPECIFICATIONS, STD. DRW. #S-1A.
- 3 CONSTRUCT CONCRETE SIDEWALK PER CITY OF NAPA'S STANDARDS & SPECIFICATIONS, STD. DRW. #S-4.
- 4 CONSTRUCT NEW ADA RAMPS WITH TRUNCATED DOMES (YELLOW) PER THE CITY OF NAPA'S STANDARDS AND SPECIFICATIONS.
- 5 CONSTRUCT CONCRETE DRIVEWAY PER THE CITY OF NAPA'S STD. DRW. #S-5.
- 6 REMOVE AND REPLACE THE EXISTING PAVERS (3" MIN.). THE COLOR, PATTERN AND SECTIONS SHALL MATCH THE EXISTING PAVERS.
- 7 CONSTRUCT SHALLOW STORM DRAIN INLET PER THE CITY OF NAPA'S STD. DRW. #D-2A.
- 8 ADJUST THE EXISTING STORM DRAIN INLET & REPLACE THE EX. GRATE W./SOLID LID.
- 9 CONSTRUCT STORM DRAIN INLET CHRISTY U-23.
- 10 CONSTRUCT STORM DRAIN CLEANOUT.
- 11 CONSTRUCT SHALLOW JUNCTION BOX.
- 12 THE EXISTING GAS POLES REMAIN AND PROTECTED DURING THE CONSTRUCTION.

DEMOLITION NOTES

- 1 REMOVE THE EXISTING STORM DRAIN INLET AND PIPES.
- 2 REMOVE THE EXISTING CURB.
- 3 RELOCATE THE EXISTING ARTWORK AND REMOVE THE CONCRETE PAD.
- 4 RELOCATE THE EXISTING MAIL BOXES.
- 5 REMOVE THE EXISTING ADA RAMPS.



GRAPHIC SCALE

1"=10'

DESCRIPTION		DATE	BY	REV #
DATE:	02-02-25	REV #		
SCALE:	1"=10'	DESIGNED:	AS	
		DRAWN:	TY	
		CHECKED:	AS	
		PROJ. MGR:	AS	

801 YONACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

associates, inc. PLANNING ENGINEERING SURVEYING

PRELIMINARY GRADING PLAN
MIXED-USE BUILDING
HUMBOLDT STREET & JEFFERSON STREET
YOUNTVILLE NAPA COUNTY CALIFORNIA

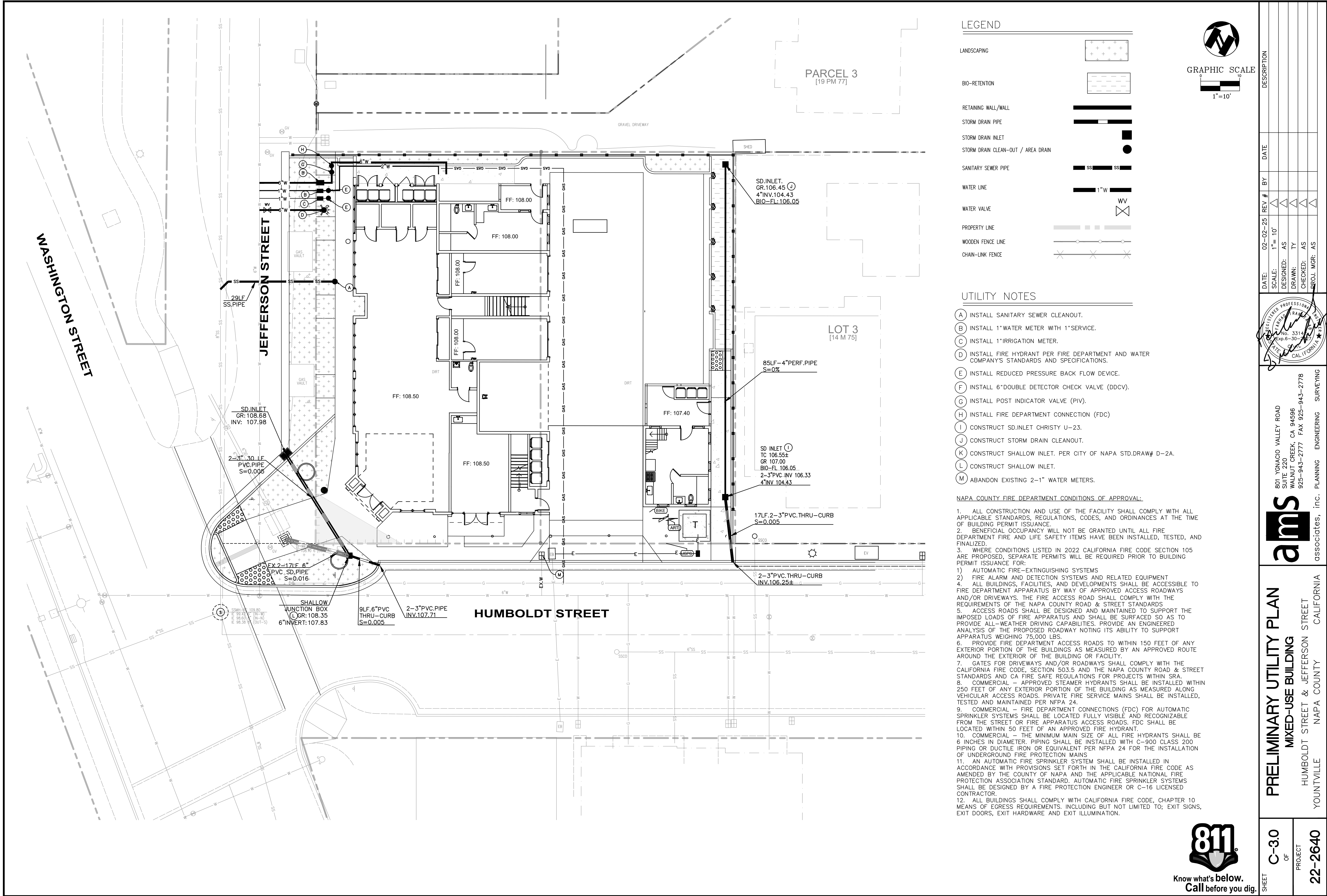
SHEET **C-2.0** OF **22-2640**

PROJECT **22-2640**

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PRELIMINARY UTILITY PLAN
MIXED-USE BUILDING
HUMBOLDT STREET & JEFFERSON STREET
YOUNTVILLE NAPA COUNTY CALIFORNIA

SHEET C-3.0
OF
PROJECT 22-2640

ams
associates, inc. PLANNING ENGINEERING SURVEYING

801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
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DATE:	02-02-25	REV #	BY	DATE	DESCRIPTION
SCALE:	1"= 10'				
DESIGNED:	AS				
DRAWN:	TY				
CHECKED:	AS				
APPROV:	MGR: AS				

REGISTERED PROFESSIONAL ENGINEER
FARHAD RAMSABADI
No. 62431
Exp. 6-30-2025
STATE OF CALIFORNIA

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