



Jefferson Street Elevation - West





Jefferson & Humboldt Street Intersection Elevation - Southwest

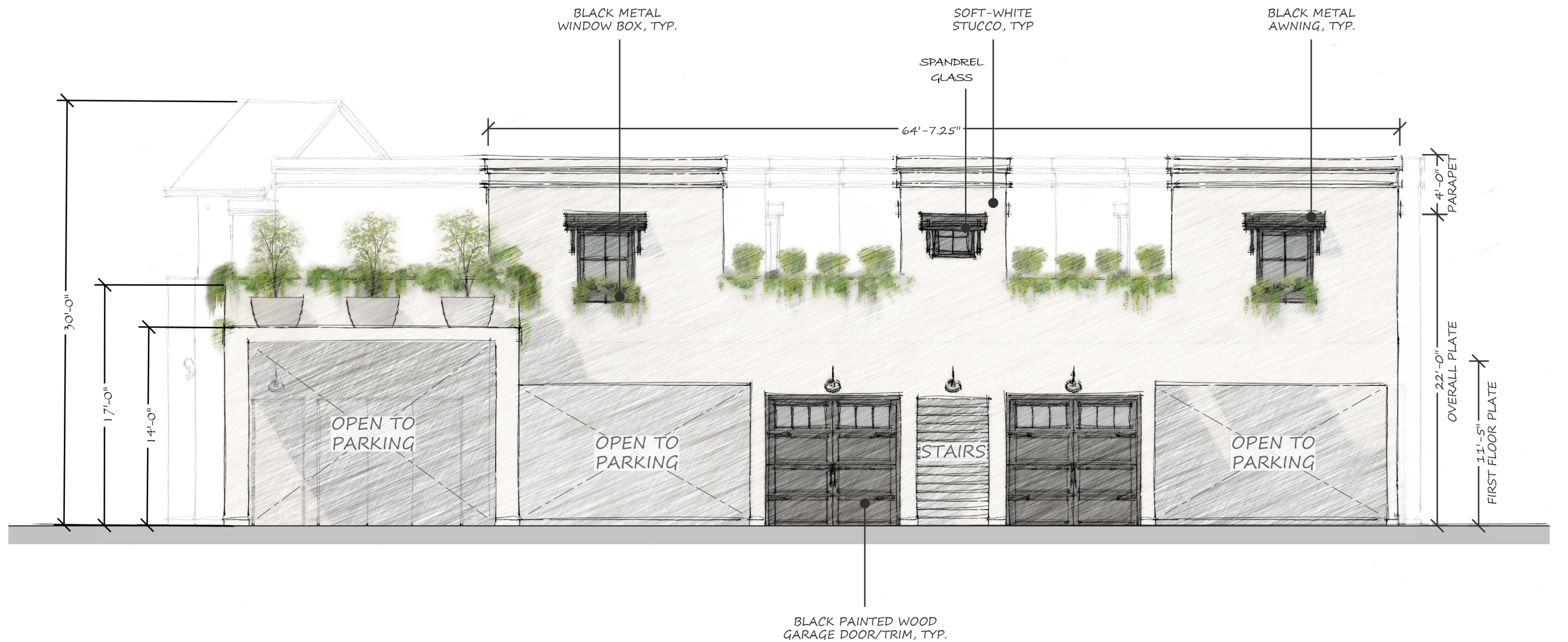






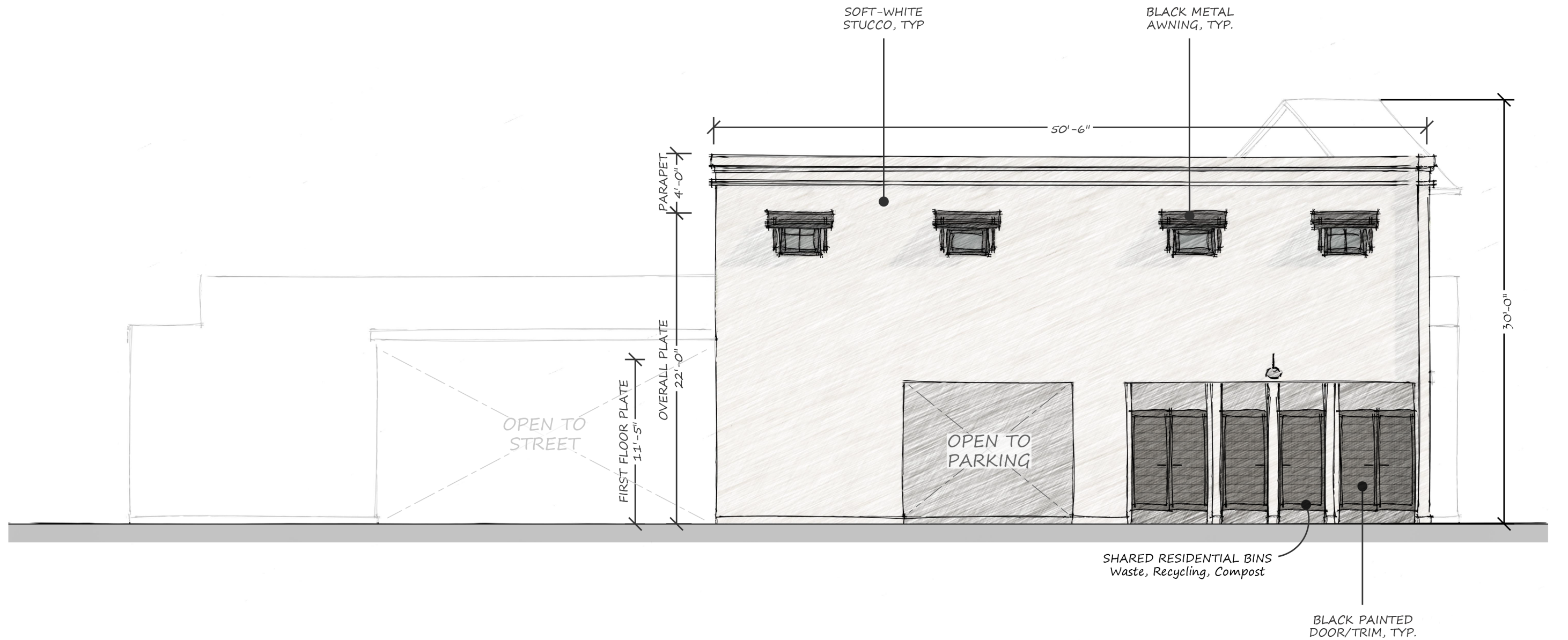
Humboldt Street Elevation - South



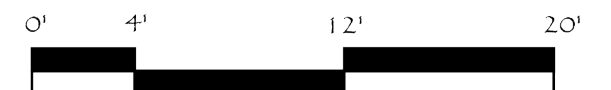


Parking Elevation - East

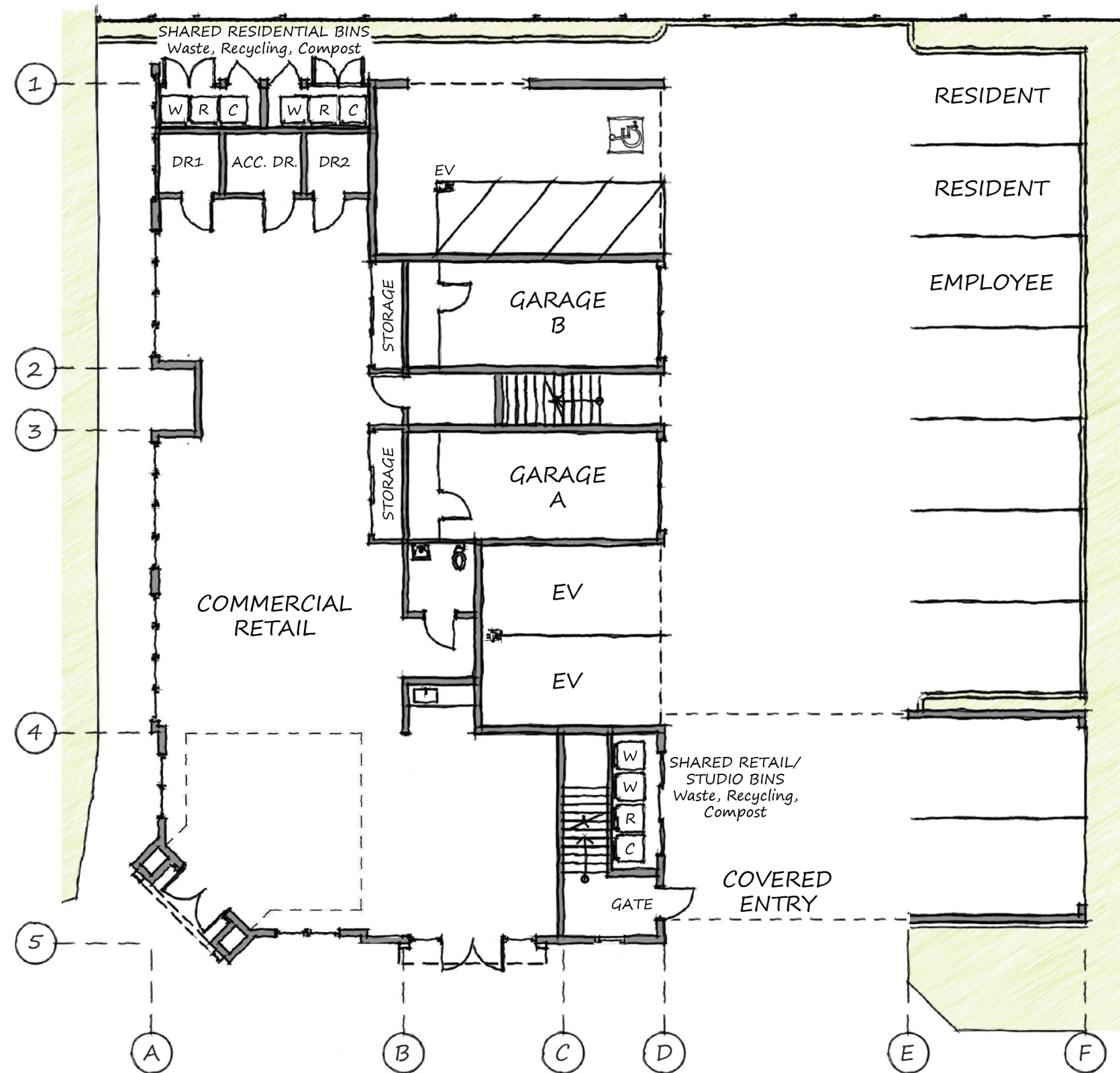




Building A Elevation - North

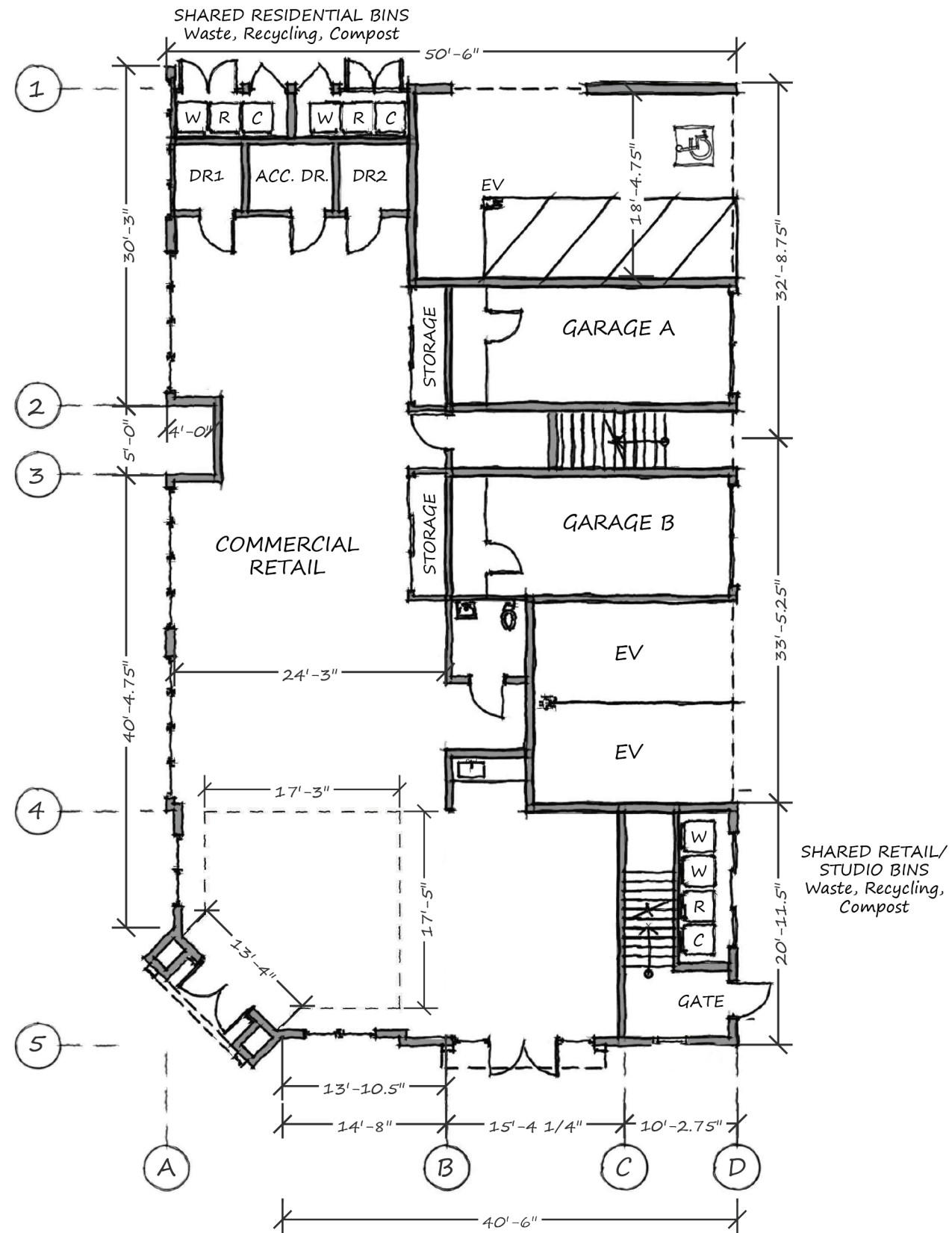






First Floor - Parking Plan





#### RETAIL:

RETAIL: 2,413 SF  
DOUBLE-HEIGHT ENTRY: 299 SF

TOTAL: 2,712 SF  
(INCLUDES APPROX. 367 SF FOR FLOWER SHOP)

#### RESIDENTIAL GARAGES:

EACH: 291.75 SF

TOTAL: 583.5 SF

First Floor Plan

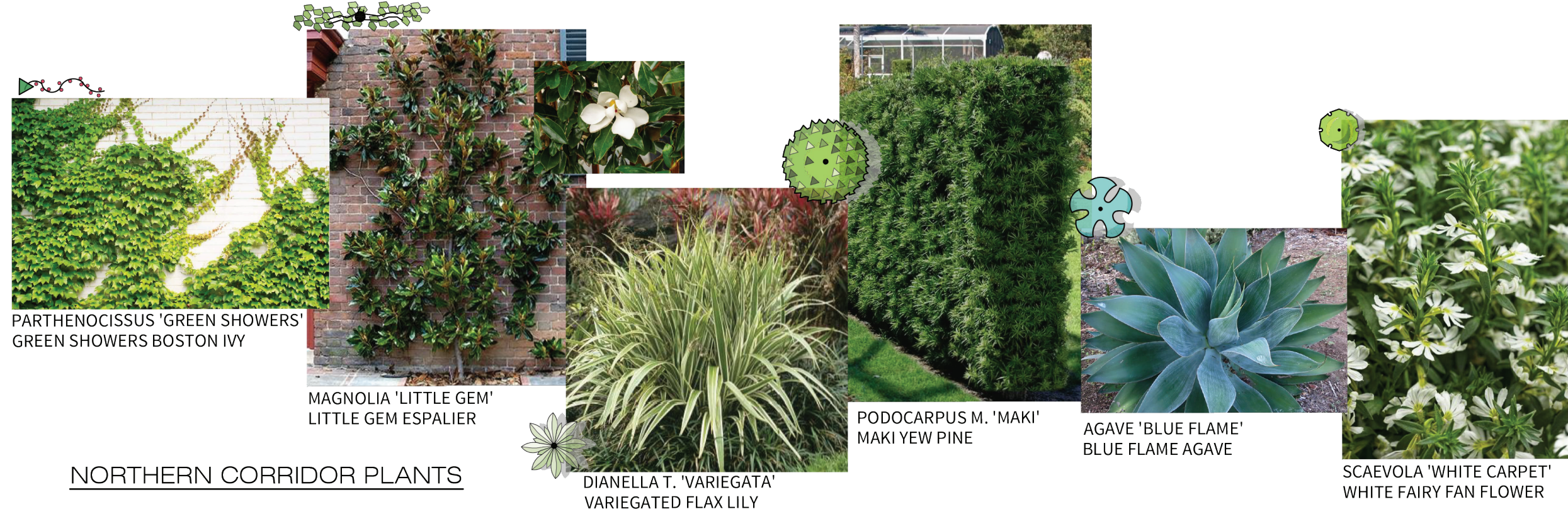




RESIDENTIAL:	
CONDOMINIUM A - CONDITIONED:	1,049 SF
CONDOMINIUM A - OUTDOOR:	431.5 SF
CONDOMINIUM A - CONDITIONED:	1,073 SF
CONDOMINIUM A - OUTDOOR:	431.5 SF
STUDIO C - CONDITIONED:	315 SF
PRIVATE OUTDOOR AREA:	494.5 SF

Second Floor Plan





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

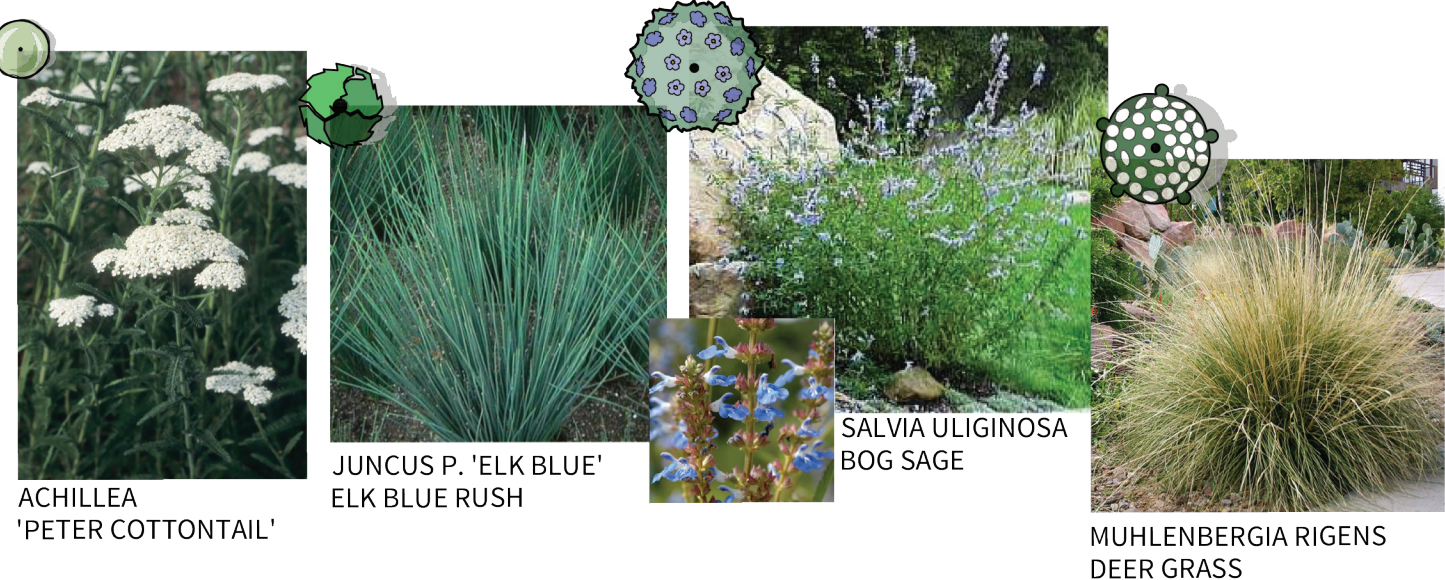
- ALL PROPOSED LANDSCAPE IS DESIGNED TO A MAXIMUM APPLIED WATER ALLOWANCE, (MAWA), PER CITY CODE SEC. 106.34.060 - WATER EFFICIENT LANDSCAPING @ 50 PERCENT (0.50) OF EVAPOTRANSPIRATION (ETO) AND SHALL BE CALCULATED USING THE EQUATION: MAWA = (ETO)/(0.62)/(0.5 \* LANDSCAPE AREA).
- ALL PROPOSED LANDSCAPE 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

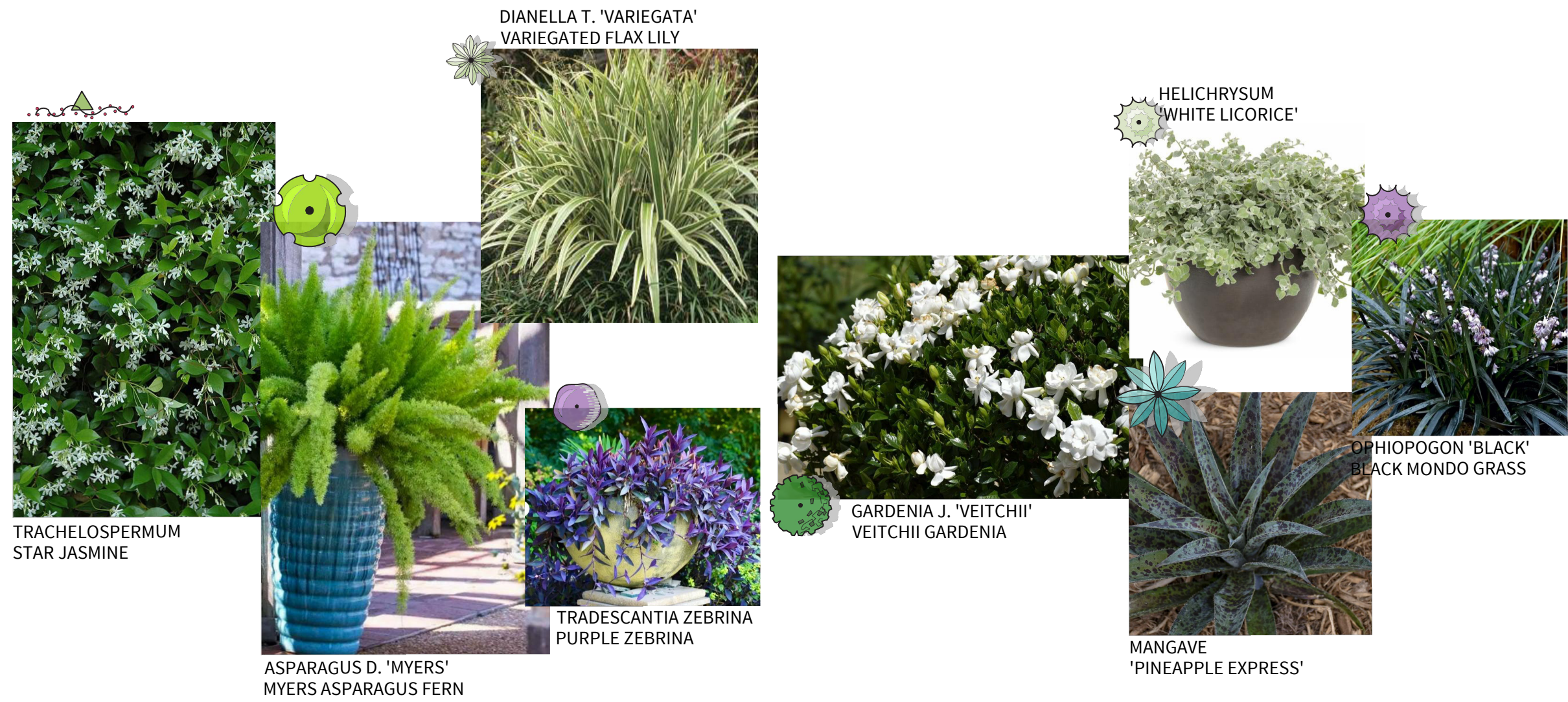
THE LANDSCAPE WILL BE DESIGNED TO MEET AB 1881. THE PLANTING AND IRRIGATION WILL MEET THE MWEO REQUIREMENTS BY UTILIZING LOW WATER USE PLANT MATERIAL AND IRRIGATED WITH A HIGH EFFICIENCY IRRIGATION SYSTEM. SHRUBS AND GROUND COVERS HAVE BEEN SELECTED TO COMPLIMENT SURROUNDING CONTEXT, PROVIDE YEAR ROUND 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'		24" BOX	LOW	3
NATCHEZ CRAPE MYRTLE				
QUERCUS COCCINEA SCARLET OAK		36" BOX	MEDIUM	6



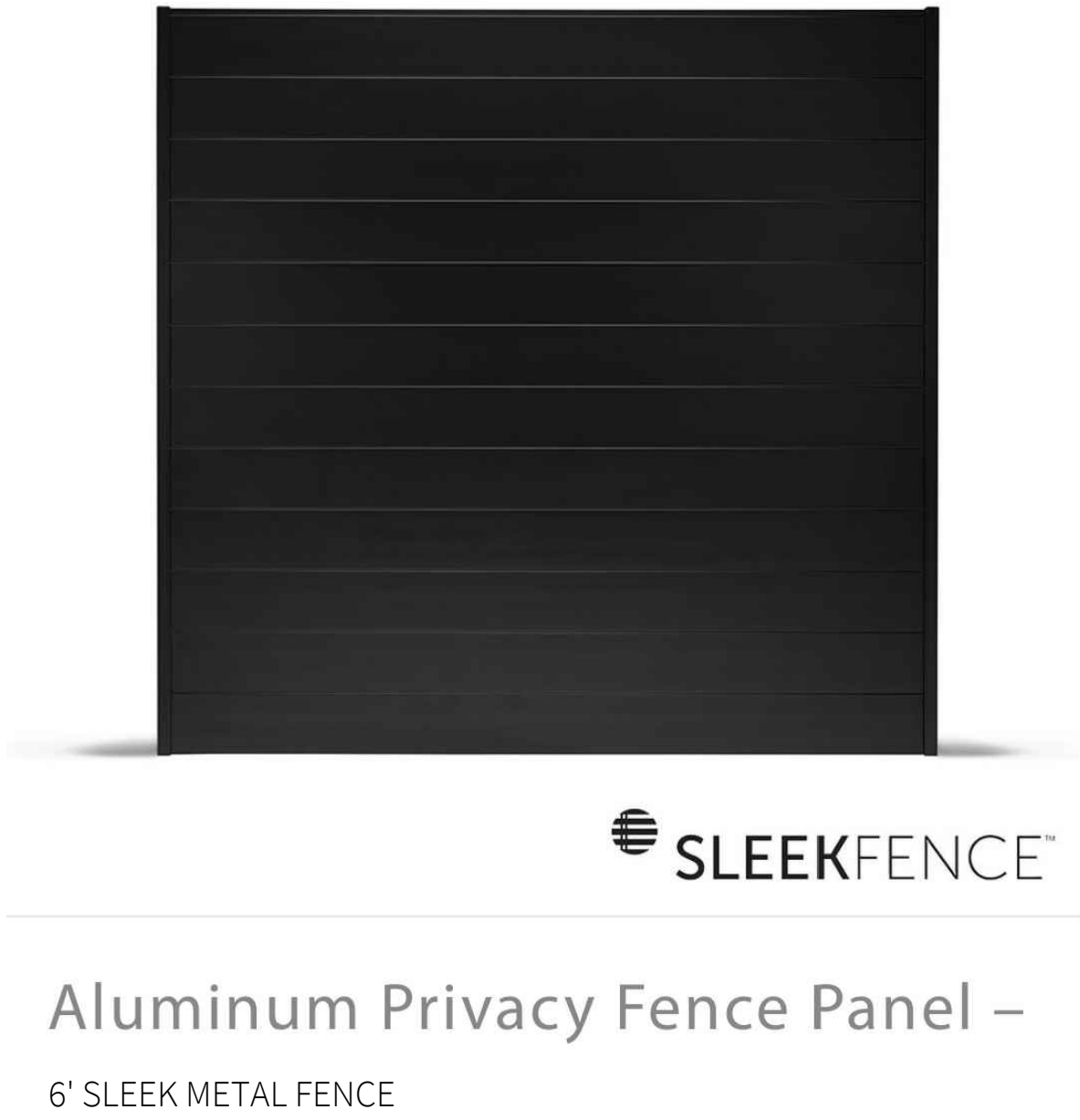




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PERIMETER FENCING



ROOF DECK & BUILDING PLANTERS



PLANTER

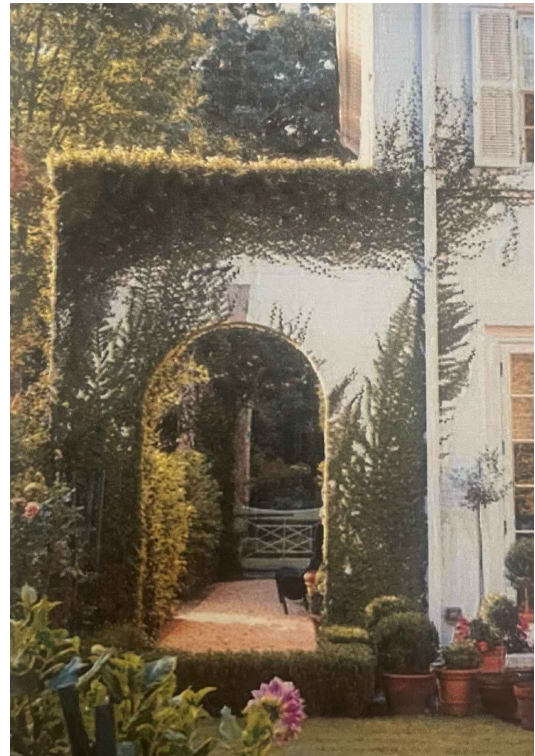


HANGING BASKET

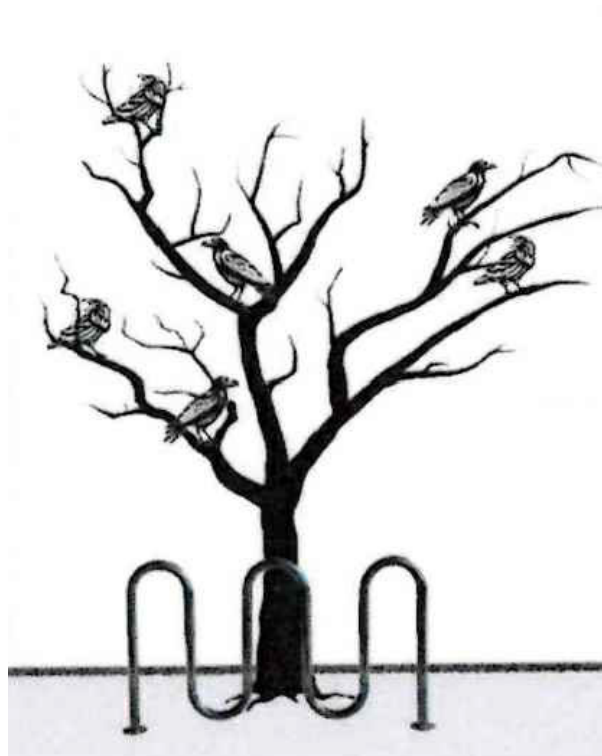


PLANTER WITH SCREEN

ARCHED ACCESS



BIKE RACK SCULPTURE

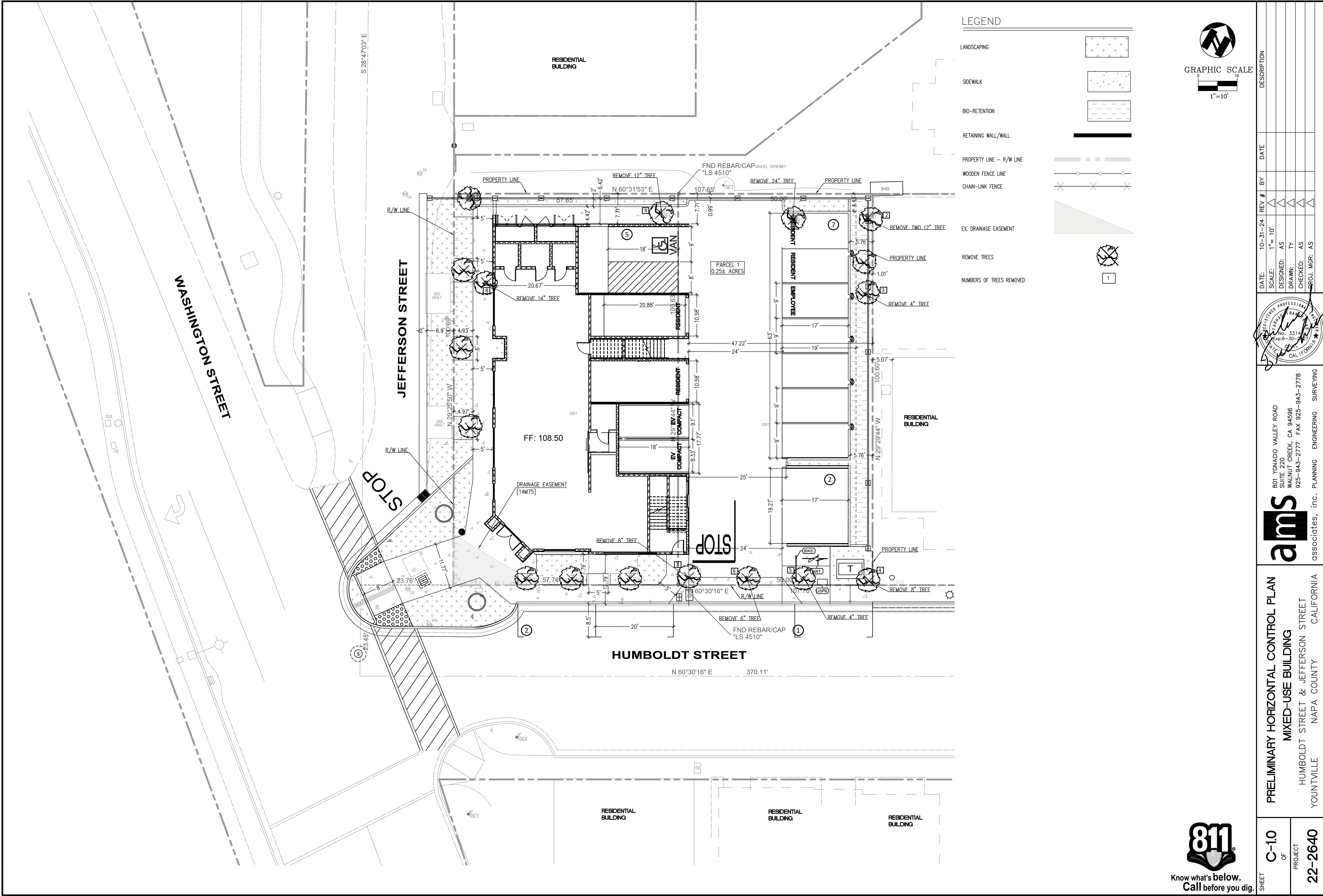


CREEPING FIG

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

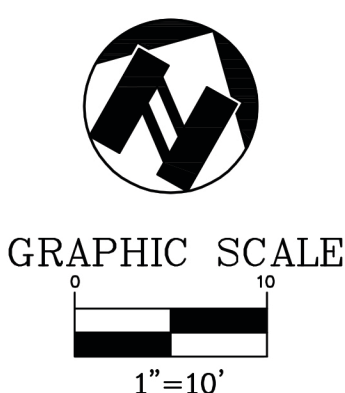
- Planted on either side of the entry windows in the flower beds under the windows
- Planted on the wall behind the bike rack tree
- Planted on the north wall in a small cutout in the concrete walk between the sidewalk and the building next to trash enclosure to grow up on the building





LEGEND

- LANDSCAPING
- SIDEWALK
- BIO-RETENTION
- RETAINING WALL/WALL
- PROPERTY LINE - R/W LINE
- WOODEN FENCE LINE
- CHAIN-LINK FENCE
- EX. DRAINAGE EASEMENT
- REMOVE TREES
- NUMBERS OF TREES REMOVED



811

Know what's below.  
Call before you dig.

SHEET

C-10

OF

PROJECT

22-2640

PRELIMINARY HORIZONTAL CONTROL PLAN

MIXED-USE BUILDING

HUMBOLDT STREET & JEFFERSON STREET

YOUNTVILLE NAPA COUNTY CALIFORNIA

ams

associates, inc. PLANNING ENGINEERING SURVEYING

801 YGNACIO VALLEY ROAD

SUITE 220

WALNUT CREEK, CA 94596

925-943-2777 FAX 925-943-2778

REGISTERED PROFESSIONAL ENGINEER

NO. 645314

EXPIRATION DATE 06-30-2025

STATE OF CALIFORNIA

DATE: 10-31-24

REV #

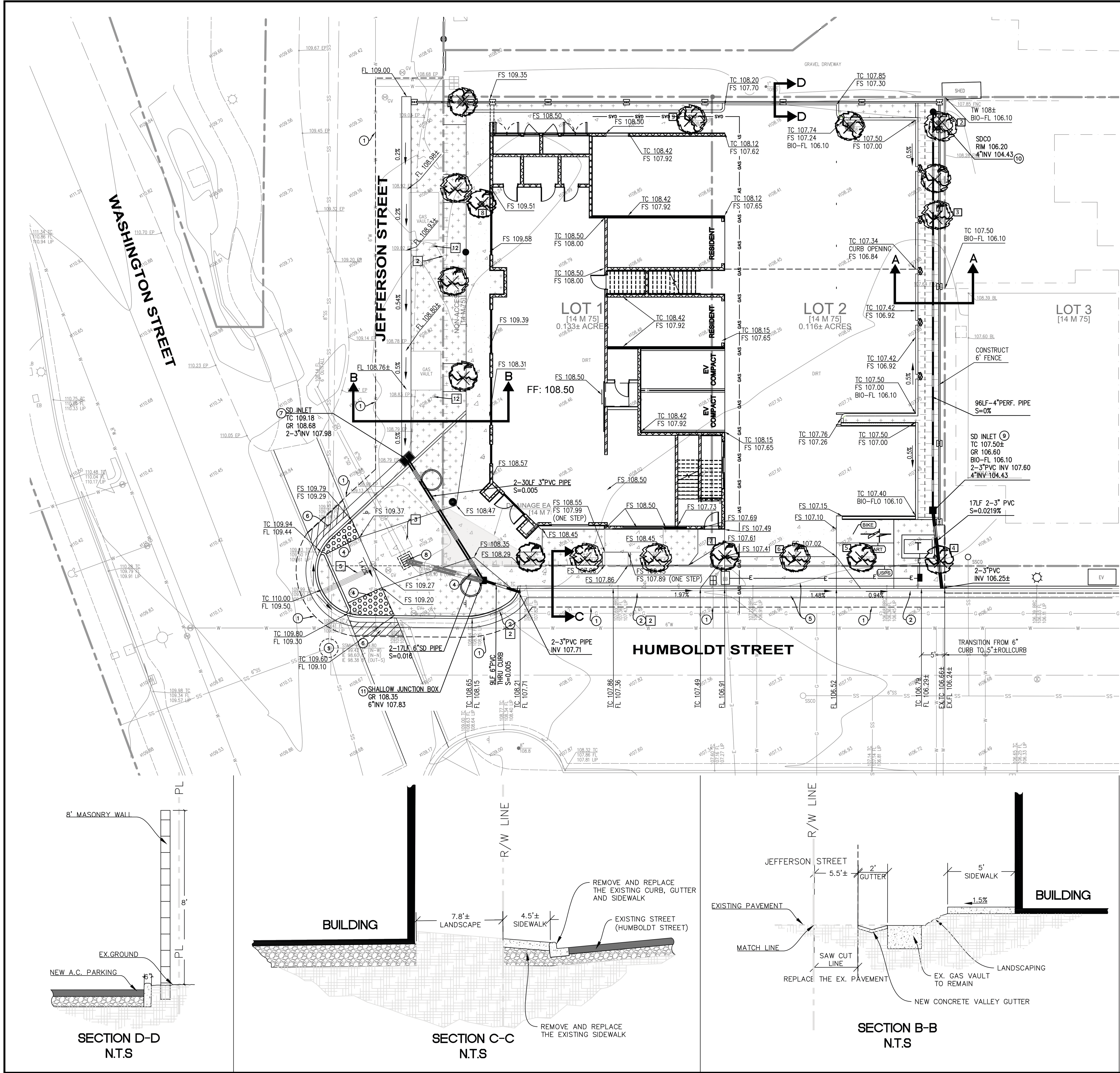
BY

DATE

DESCRIPTION

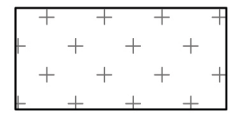
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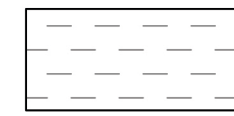


LEGEND

LANDSCAPING



BIO-RETENTION



RETAINING WALL/WALL



STORM DRAIN PIPE



STORM DRAIN INLET



STORM DRAIN CLEAN-OUT / AREA DRAIN



PROPERTY LINE



WOODEN FENCE LINE

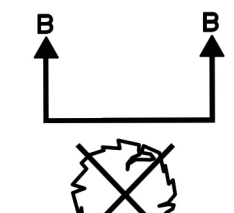


CHAIN-LINK FENCE



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: 08-27-24				
SCALE: 1"= 10'				
DESIGNED: AS				
DRAWN: TY				
CHECKED: AS				
PROJ. MGR: AS				

REGISTERED PROFESSIONAL ENGINEER  
TRAVIS R. ADAMS  
No. 33147  
Exp. 6-30-25  
STATE OF CALIFORNIA

ams  
associates, inc.

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

PLANNING ENGINEERING SURVEYING

**PRELIMINARY GRADING PLAN**  
**MIXED-USE BUILDING**

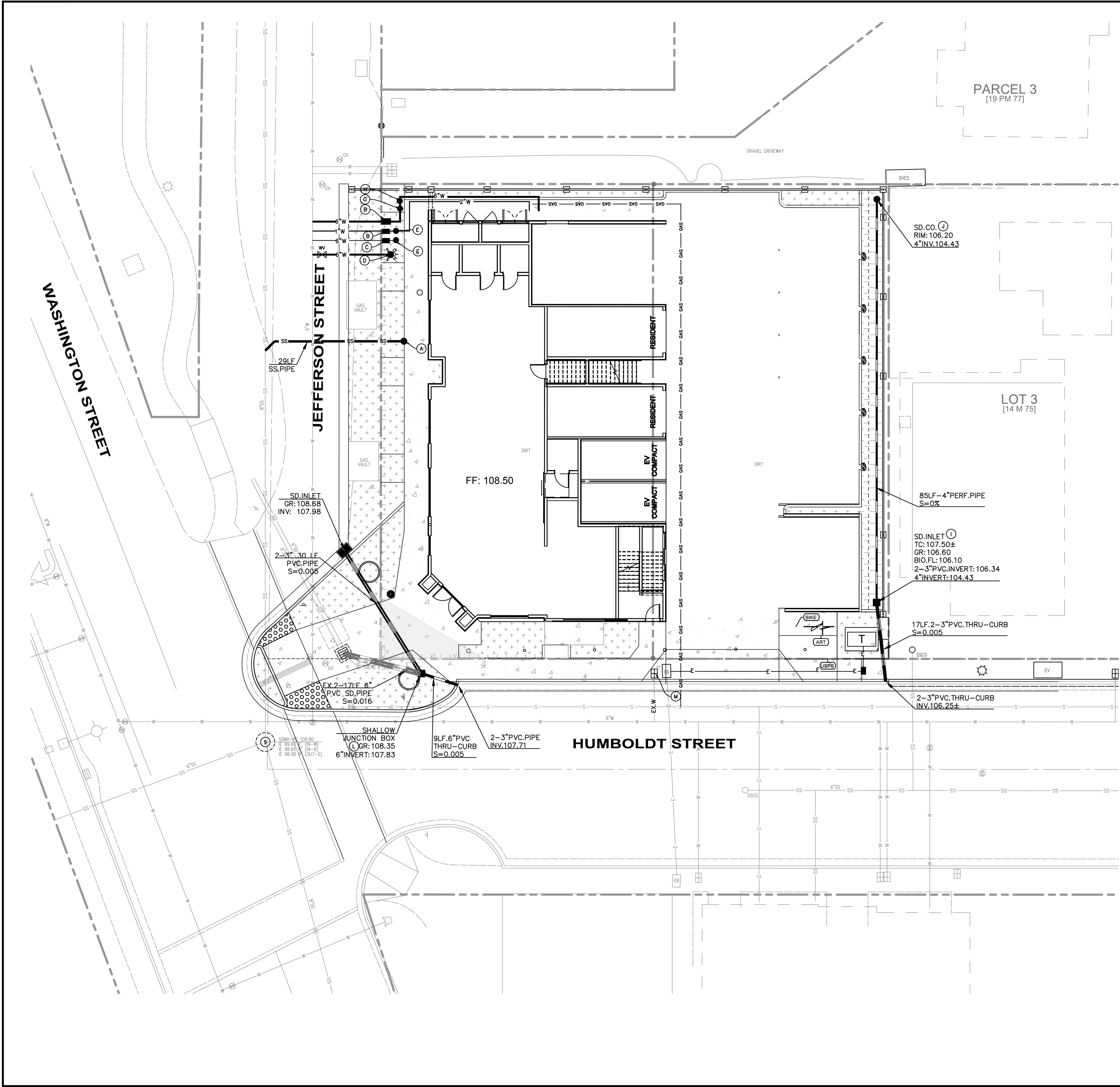
HUMBOLDT STREET & JEFFERSON STREET  
YOUNTVILLE NAPA COUNTY CALIFORNIA

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

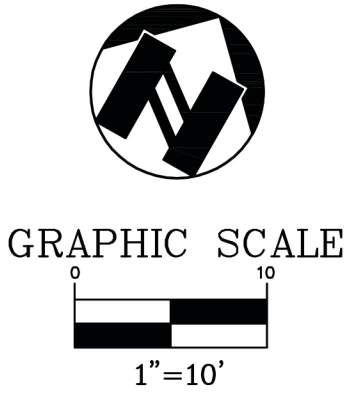
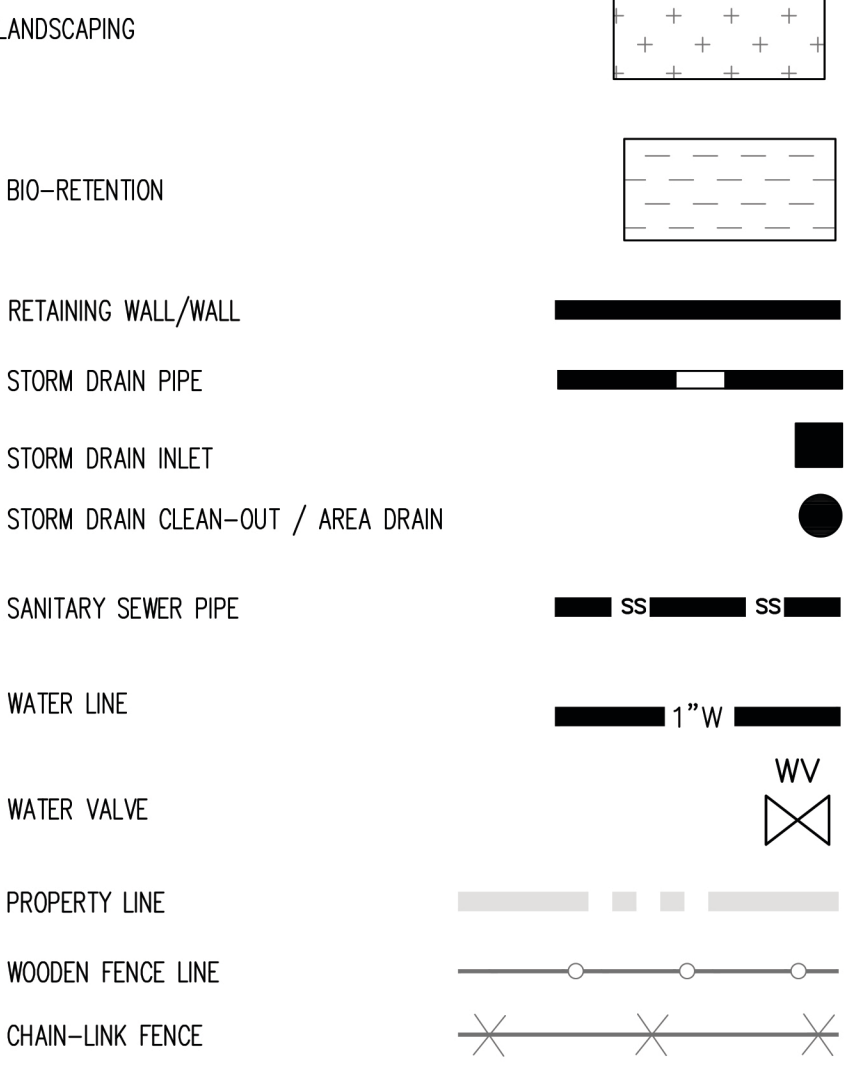
PROJECT

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LEGEND



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:

- ALL CONSTRUCTION AND USE OF THE FACILITY SHALL COMPLY WITH ALL APPLICABLE STANDARDS, REGULATIONS, CODES, AND ORDINANCES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- BENEFICIAL OCCUPANCY WILL NOT BE GRANTED UNTIL ALL FIRE DEPARTMENT FIRE AND LIFE SAFETY ITEMS HAVE BEEN INSTALLED, TESTED, AND FINALIZED.
- WHERE CONDITIONS LISTED IN 2022 CALIFORNIA FIRE CODE SECTION 105 ARE PROPOSED, SEPARATE PERMITS WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE FOR:
  - AUTOMATIC FIRE EXTINGUISHING SYSTEMS
  - FIRE ALARM AND DETECTION SYSTEMS AND RELATED EQUIPMENT
- 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
- 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.
- 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.
- 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.
- 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.
- 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.
- 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
- 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.
- 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

MIXED-USE BUILDING

HUMBOLDT STREET & JEFFERSON STREET

YOUNTVILLE NAPA COUNTY CALIFORNIA

SHEET C-3.0

OF

PROJECT 22-2640

ams

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801 YGNACIO VALLEY ROAD

SUITE 220

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925-943-2777

FAX 925-943-2778

REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

NO. 64314

EXPIRATION DATE 06-30-2026

DATE: 10-31-24

SCALE: 1"= 10'

DESIGNED: AS

DRAWN: TY

CHECKED: AS

BY: REV #

DATE: DATE

DESCRIPTION: DESCRIPTION

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← VIEW VANTAGE POINT (PER PLANNING DEPARTMENT REQUEST)







**B** Washington Street View





**B** Van De Leur Park View





**B** Jefferson Street View





**R** Residential View 1





**B** Residential View 2





**B** Residential View 3





**B** Humboldt Street View





**B** Residential View 4