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Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

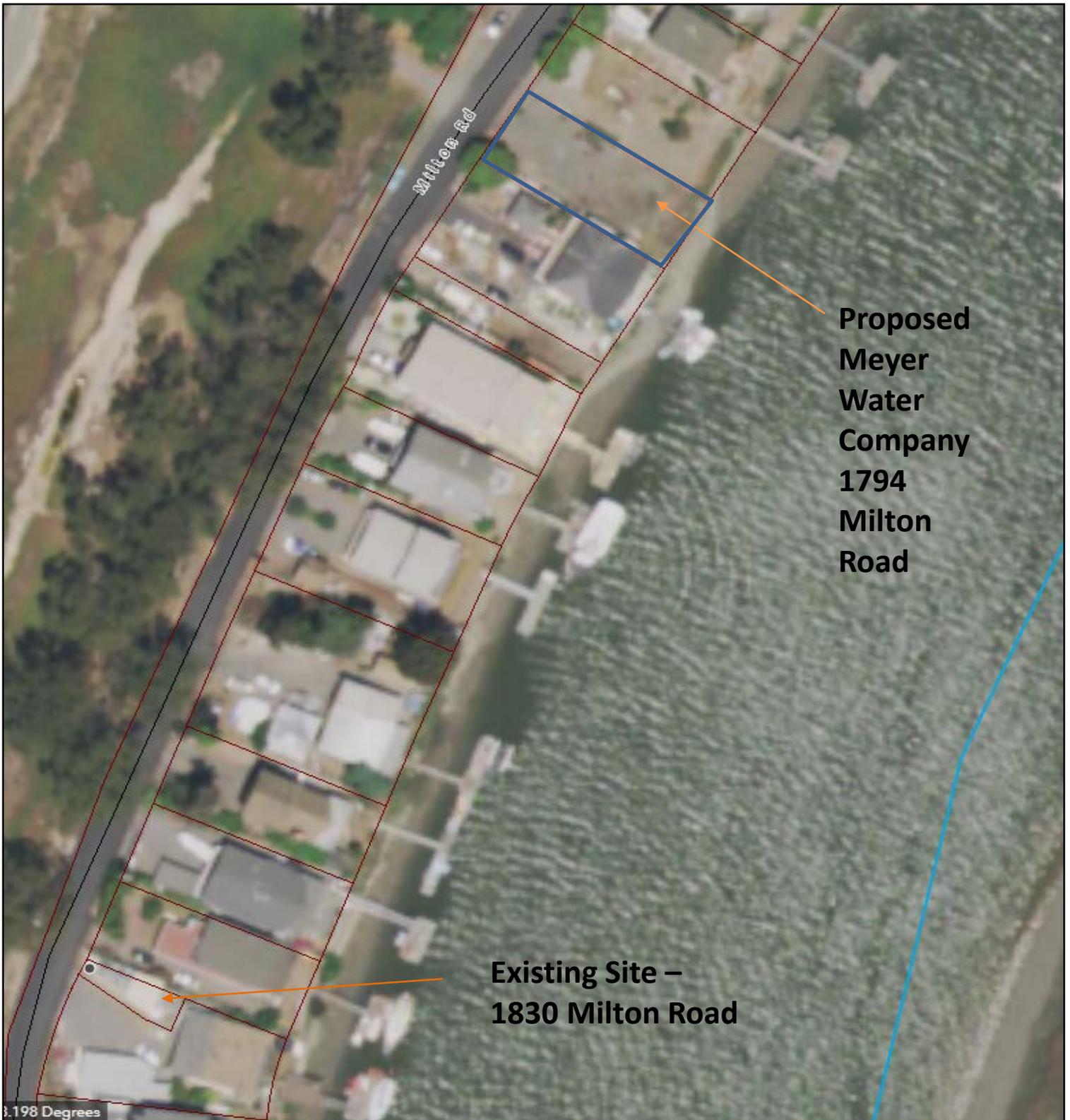


LEGEND

-  Zoning
 -  Parcels
- 
0 60 Feet



ZONING MAP



**Proposed
Meyer
Water
Company
1794
Milton
Road**

**Existing Site –
1830 Milton Road**

3.198 Degrees



Existing Conditions



KODIAK



USE PERMIT APPLICATION P21-00091 FOR MEYERS WATER COMPANY MIXED USE RESIDENCE AND WATER SYSTEM FACILITY

SITE ADDRESS 1794 MILTON ROAD
NAPA, CALIFORNIA

DRAWING INDEX

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 - S1 FOUNDATION & UPPER FLOOR FRAMING PLANS
 - SD1 STRUCTURAL DETAILS
 - SD2 STRUCTURAL DETAILS
 - SD13 STRUCTURAL DETAILS

SCOPE OF WORK

CONSTRUCT 2-STORY MIXED USE BUILDING - WATER SYSTEM
TANKS ON GROUND FLOOR AND A 3-BEDROOM MANUFACTURED
HOME ON 2ND FLOOR.

PROJECT INFORMATION

ASSESSOR'S PARCEL NO: 048-042-28-000
PROJECT ADDRESS: 1794 MILTON ROAD
NAPA, CA 94559
ZONING: RS-AC
PROPERTY SIZE: .131 +/- ACRES
SETBACKS: NORTH SIDE 5 FT.
SOUTH SIDE 8 FT.
FRONT 20 FT.
REAR 20 FT.
MAXIMUM BUILDING HEIGHT: 35'
PARKING REQUIREMENT: 3 - (1) PER BEDROOM
IMPERVIOUS SURFACES: 1,148 s.f.
CONCRETE DRIVEWAY & WALKWAY
AREAS: 1ST FLOOR WATER SYSTEM 1,647 s.f.
2ND FLR RESIDENCE 1,811 s.f.

PROJECT TEAM

APPLICANT
MEYERS WATER COMPANY
1830 MILTON ROAD
NAPA, CA 94559

CONTACT
JAY GARDNER
1836 MILTON ROAD
NAPA, CA 94559
(707) 974-3803
jay@adventurecat.com

OWNER
EDGERLY ISLAND LIVING WATER LLC
1836 MILTON ROAD
NAPA, CA 94559

SURVEY
CHARLES WEAKLEY
MOUNTAIN PACIFIC SURVEYS
1735 ENTERPRISE DRIVE, SUITE 109
FAIRFIELD, CA 94533
(707) 425-6234
cweakley@mpacsur.com

STRUCTURAL ENGINEER
JOSH WALLACE
MKM ASSOCIATES
5880 COMMERCE BLVD, SUITE 105
ROHNERT PARK, CA 94928
(707) 578-8185
tony@mkmassociates.com

MANUFACTURED HOME
CMH MANUFACTURING, I NC.
9998 OLD PLACERVILLE ROAD
SACRAMENTO, CA 95827
(916) 363-2681

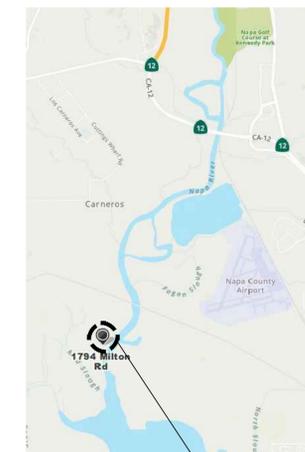
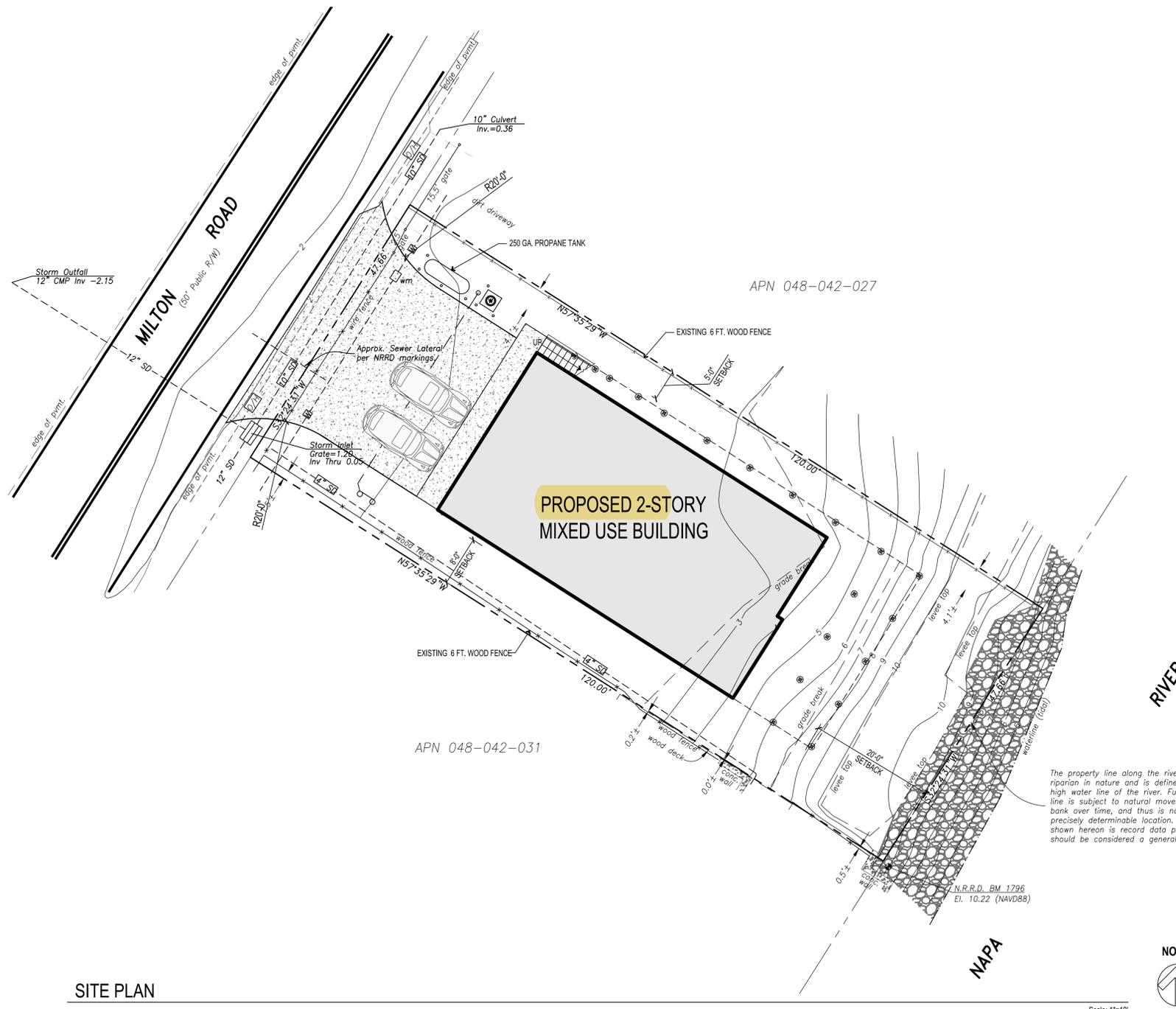
SOILS/CONSULTING ENGINEER
PLC AND ASSOCIATES
19449 RIVERSIDE DR, SUITE 225
SONOMA, CA 9546
(707) 935-3747

FLOODPLAIN CONSTRUCTION NOTES & REQUIREMENTS:

- A. PROJECT FALLS WITHIN FEMA SPECIAL FLOOD ZONE HAZARD AREA (SFHA) ZONE AE PER EFFECTIVE MAP PANEL: 06055C0604F
- B. BASE FLOOD ELEVATION (BFE) = 10.0' NAVD88
- C. DESIGN FLOOD ELEVATION (DFE) = 11.0' NAVD88
- D. THE FINISHED FLOOR OF THE RESIDENCE MUST BE CONSTRUCTED AT 11.0' OR HIGHER.
- E. THE STRUCTURE SHALL BE DESIGNED TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE ENTRY AND EXIT OF FLOODWATER. DESIGNS MUST MEET OR EXCEED THE FOLLOWING MINIMUM CRITERIA: A MINIMUM OF TWO OPENINGS HAVING A TOTAL NET OPEN AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING SHALL BE PROVIDED. THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE GRADE. OPENINGS MUST BE ON AT LEAST TWO DIFFERENT SIDES OF THE ENCLOSED AREA.
- F. THE STRUCTURE SHALL BE FLOODPROOFED SO THAT THE STRUCTURE IS WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER BELOW A LEVEL EQUAL TO THE BASE FLOOD ELEVATION, PLUS ONE FOOT OF FREEBOARD, UTILIZING PRACTICES AND PRINCIPLES DESCRIBED IN TECHNICAL BULLETINS TB 1-93, TB 3-93, AND TB 7-93.
- G. ALL BUILDING MATERIALS USED BELOW THE DESIGN FLOOD ELEVATION (11.0') MUST BE FLOOD RESISTANT IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2 FLOOD DAMAGE-RESISTANT MATERIALS REQUIREMENTS.
- H. ALL ASSOCIATED MECHANICAL, HEATING, VENTILATION, PLUMBING, AND ELECTRICAL EQUIPMENT MUST BE RAISED TO BE AT OR ABOVE THE DESIGN FLOOD ELEVATION (11.0') WHICH INCLUDES BUT IS NOT LIMITED TO THE ELECTRIC METER, WATER HEATER, AC/PURNACE, FIREPLACE, HEAT PUMP, ETC. ALL DUCTWORK MUST ALSO BE ABOVE THE DESIGN FLOOD ELEVATION. ANY EQUIPMENT LOCATED BELOW THE DFE MUST BE SUBMERSIBLE OR LOCATED IN A FACILITY THAT WILL PREVENT INFILTRATION OF FLOODWATER. BACKWATER PREVENTION MEASURES SHALL BE INCLUDED TO PREVENT FLOODWATER FROM ENTERING THE WATER SYSTEM OR WELL.
- I. ALL TANKS AND OTHER IMPROVEMENTS WHICH MAY BE SUBJECT TO BUOYANCY FORCES SHALL BE SECURELY ANCHORED TO RESIST FLOATION, ACCOUNTING FOR A FACTOR OF SAFETY OF 1.5.
- J. NO CHANGES TO THE MATERIALS, SCOPE OF WORK, ETC. SHALL BE MADE ON THIS BUILDING PERMIT WITHOUT FIRST SUBMITTING TO THE COUNTY OF NAPA ENGINEERING DIVISION FOR REVIEW.

ELEVATION CERTIFICATE

- FINAL SIGN-OFF REQUIREMENT
- THE PERMITEE MUST COMPLETE A FINAL ("FINISHED CONSTRUCTION") FEMA ELEVATION CERTIFICATE, ON WHICH ALL INFORMATION APPLICABLE TO THE STRUCTURE AND THE FINAL SITE GRADES IS PROVIDED. IN MOST CASES, THE ELEVATION CERTIFICATE MAY ONLY BE PREPARED BY AND SIGNED BY A LAND SURVEYOR, ENGINEER, OR ARCHITECT WHO IS AUTHORIZED BY LAW TO CERTIFY ELEVATION INFORMATION (SEE ELEVATION CERTIFICATE INSTRUCTIONS FOR DETAILS). THE COMPLETED ELEVATION CERTIFICATE MUST BE SUBMITTED TO THE ENGINEERING DIVISION INSPECTOR FOR REVIEW AND APPROVAL. THE BUILDING PERMIT WILL NOT RECEIVE FINAL SIGN-OFF UNTIL THE PERMITEE HAS SUCCESSFULLY FULFILLED THE FINAL ELEVATION CERTIFICATE REQUIREMENTS.



VICINITY MAP

SITE PLAN

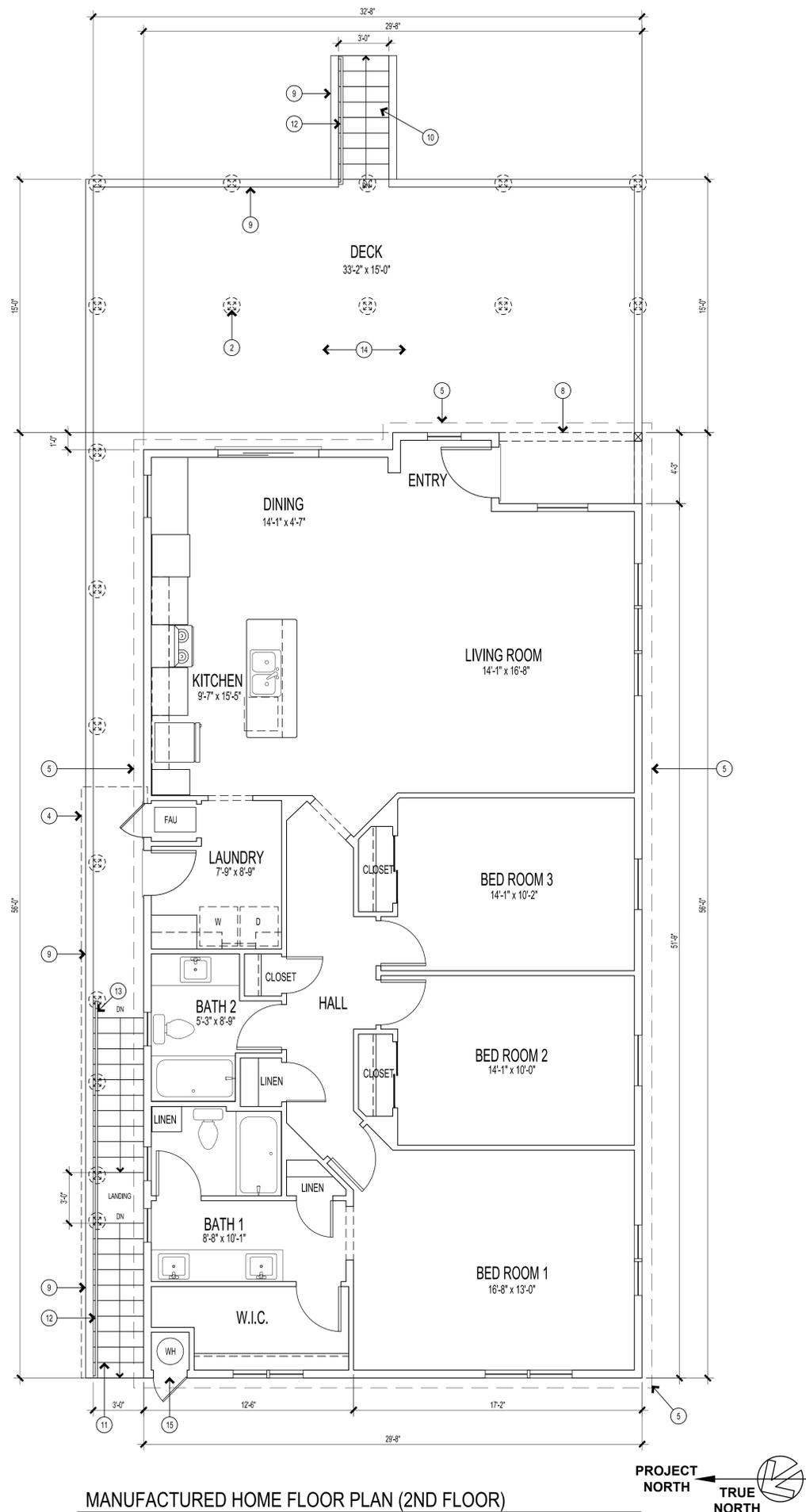
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NTS

Project:
USE PERMIT APPLICATION FOR MEYERS WATER COMPANY
1794 MILTON ROAD
NAPA, CALIFORNIA
APN 048-042-28-000

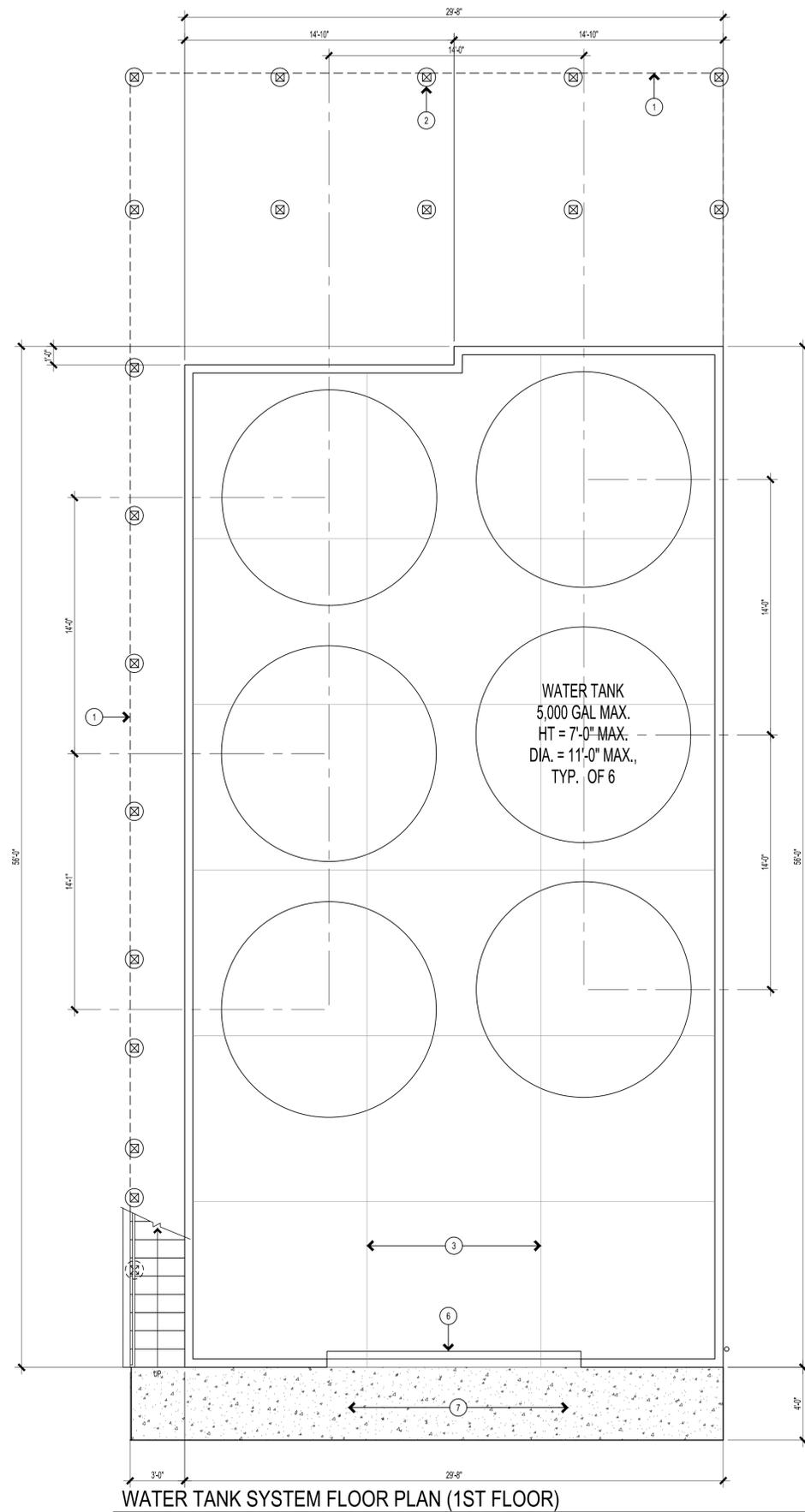
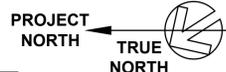
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COVER SHEET

Sheet:
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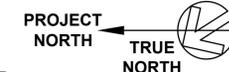
MANUFACTURED HOME FLOOR PLAN (2ND FLOOR)

Scale: 1/4"=1'-0"



WATER TANK SYSTEM FLOOR PLAN (1ST FLOOR)

Scale: 1/4"=1'-0"



KEY NOTES:

APPLICABLE TO THIS SHEET ONLY

1. DECK ABOVE
2. DECK FRAMING, S.S.D.
3. CONCRETE SLAB CONTROL JOINT, TYP., S.S.D.
4. AWNING ABOVE
5. ROOF ABOVE
6. 14' X 9' ROLL-UP OVERHEAD DOOR
7. CONCRETE WALKWAY
8. BEAM ABOVE
9. GUARDRAIL @ 42" ABOVE DECK & STAIR TREAD
10. STAIRS TO LEVEL BY OWNER
11. STAIRS BY OWNER, S.S.D.
12. HANDRAIL @ 36" ABOVE STAR TREAD
13. 12" HANDRAIL EXTENSION
14. DECK BY OWNER
15. WATER HEATER TO BE ACCESSED BY SCAFFOLDING PROVIDED BY OWNER (NOT SHOWN)

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Project:

USE PERMIT
APPLICATION
FOR
MEYERS WATER
COMPANY

1794 MILTON ROAD
NAPA, CALIFORNIA
APN 048-042-28-000

Sheet Description:

1ST & 2ND
FLOOR
PLANS

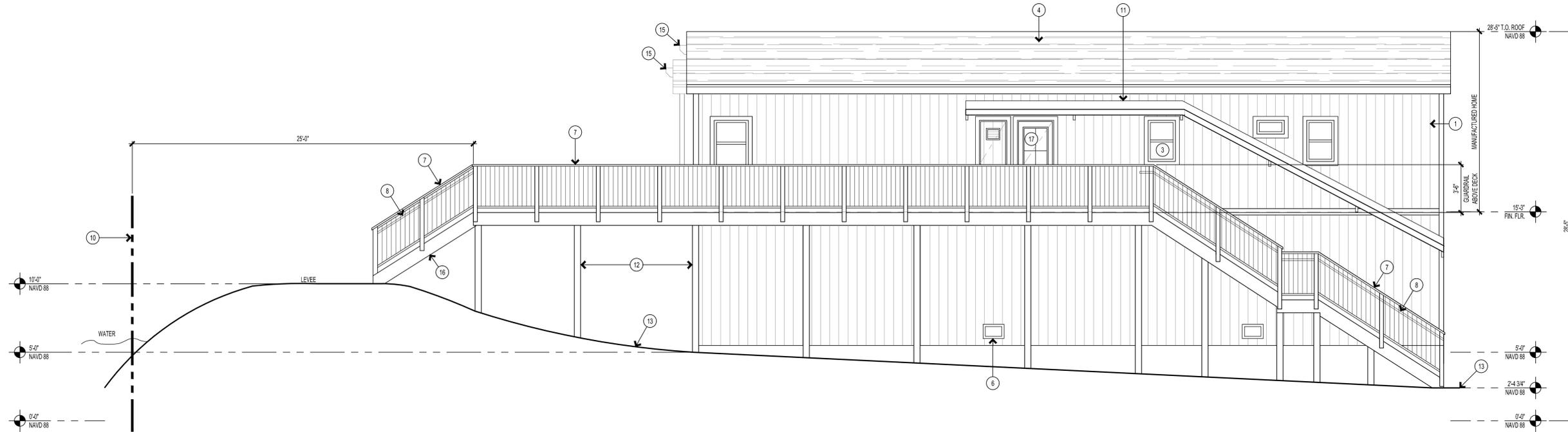
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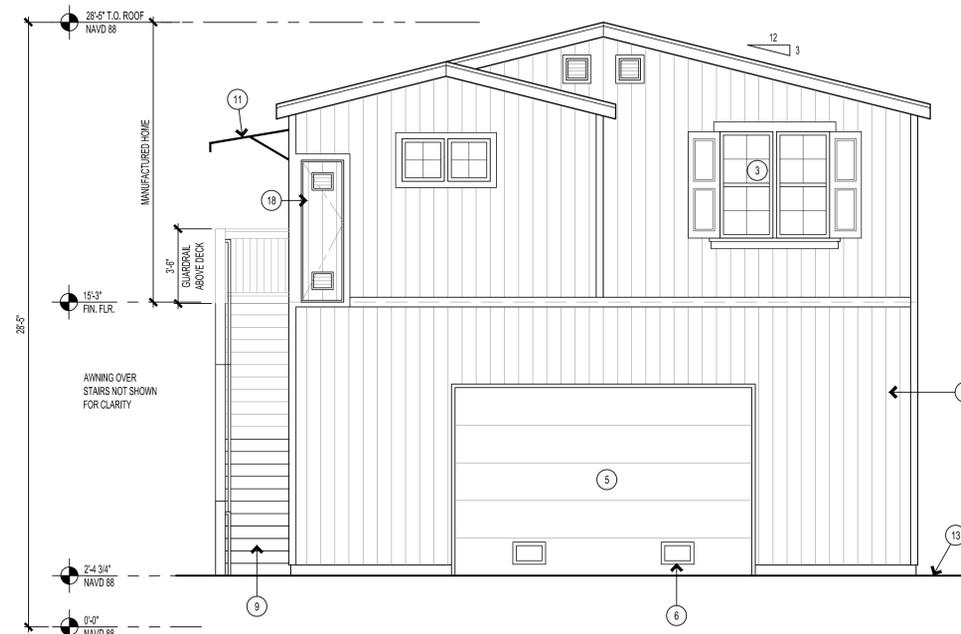
APPLICABLE TO THIS SHEET ONLY

- | | |
|--|--|
| 1. HARDIE BOARD SIDING, COLOR & TEXTURE BY OWNER | 10. HIGH TIDE PROPERTY LINE |
| 2. DUAL PANE WINDOWS, SHUTTERS & TRIM BY MANUFACTURED HOME MFR, TYP. | 11. AWNING BY OWNER |
| 3. NOT USED | 12. DECK FRAMING, S.S.D., TYP. |
| 4. COMPOSITION ROOF 'CLASS A' & FASCIA GUTTER BY MANUFACTURED HOME MFR. | 13. FINISH GRADE |
| 5. OVERHEAD DOOR BY OWNER | 14. NOT USED |
| 6. FLOOD VENT WITH 2 FT ² MIN AREA - SMARTVENT MODEL 1540-570, S.S.D., TYP. | 15. NOT USED |
| 7. GUARDRAIL 42" ABOVE DECK & STAIR TREAD, BY OWNER | 16. STAIRS TO LEVEE, BY OWNER |
| 8. HANDRAIL 36" ABOVE STAIR TREAD, BY OWNER | 17. ENTRY DOOR BY MANUFACTURED HOME MFR. |
| 9. STAIRS BY OWNER, S.S.D. | 18. WATER HEATER TO BE ACCESSED BY SCAFFOLDING PROVIDED BY OWNER (NOT SHOWN) |



NORTH ELEVATION

Scale: 1/4"=1'-0"



WEST ELEVATION

Scale: 1/4"=1'-0"

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Project:

**USE PERMIT
APPLICATION
FOR
MEYERS WATER
COMPANY**

1794 MILTON ROAD
NAPA, CALIFORNIA
APN 048-042-28-000

Sheet Description:

**EXTERIOR
ELEVATIONS**

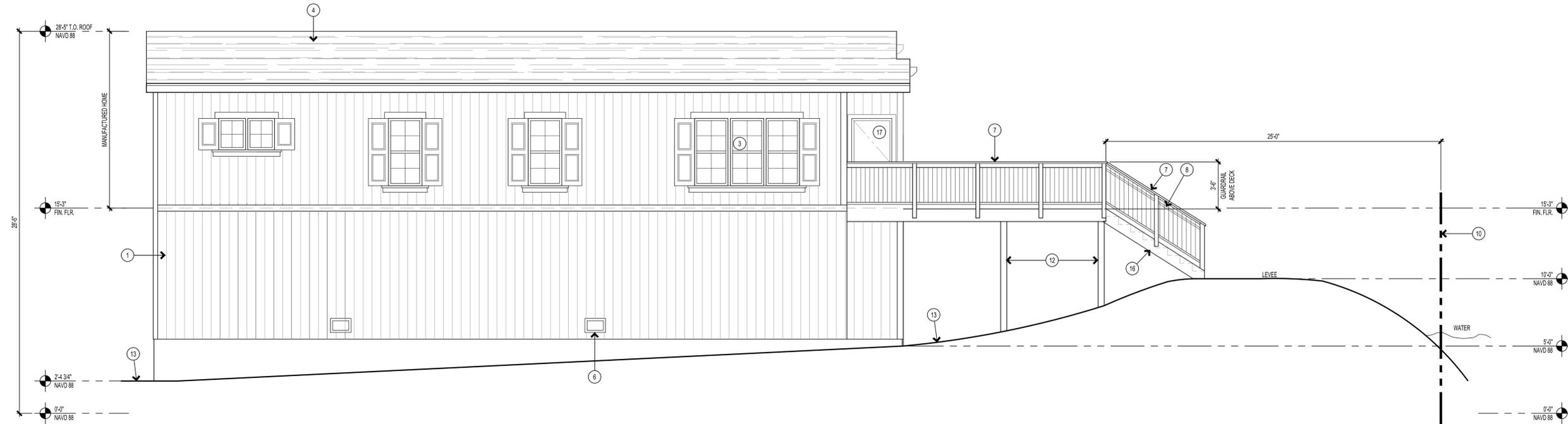
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KEY NOTES:

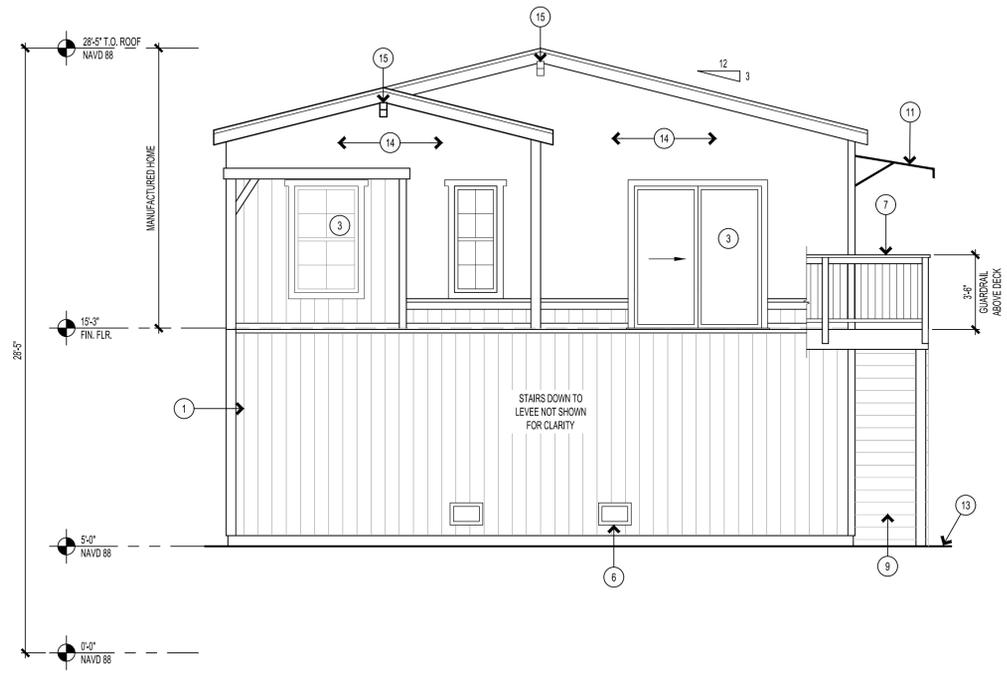
APPLICABLE TO THIS SHEET ONLY

- | | |
|--|--|
| 1. HARDIE BOARD SIDING, COLOR & TEXTURE BY OWNER | 9. STAIRS BY OWNER, S.S.D. |
| 2. DUAL PANE WINDOWS, SHUTTERS & TRIM BY MANUFACTURED HOME MFR, TYP. | 10. HIGH TIDE PROPERTY LINE |
| 3. DUAL PANE SLIDING GLASS DOOR & TRIM BY MANUFACTURED HOME MFR. | 11. AWNING BY OWNER |
| 4. COMPOSITION ROOF 'CLASS A' & FASCIA GUTTER BY MANUFACTURED HOME MFR. | 12. DECK FRAMING, S.S.D., TYP. |
| 5. NOT USED | 13. FINISH GRADE |
| 6. FLOOD VENT WITH 2 FT ³ MIN AREA - SMARTVENT MODEL 1540-670, S.S.D., TYP. | 14. NOT USED |
| 7. GUARDRAIL 42" ABOVE DECK & STAIR TREAD, BY OWNER | 15. NOT USED |
| 8. HANDRAIL 36" ABOVE STAIR TREAD, BY OWNER | 16. STAIRS TO LEVEE, BY OWNER |
| | 17. ENTRY DOOR BY MANUFACTURED HOME MRF. |



SOUTH ELEVATION

Scale: 1/4"=1'-0"



EAST ELEVATION

Scale: 1/4"=1'-0"

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Project:

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1794 MILTON ROAD
NAPA, CALIFORNIA
APN 048-042-28-000

Sheet Description:

EXTERIOR
ELEVATIONS

Sheet:

4