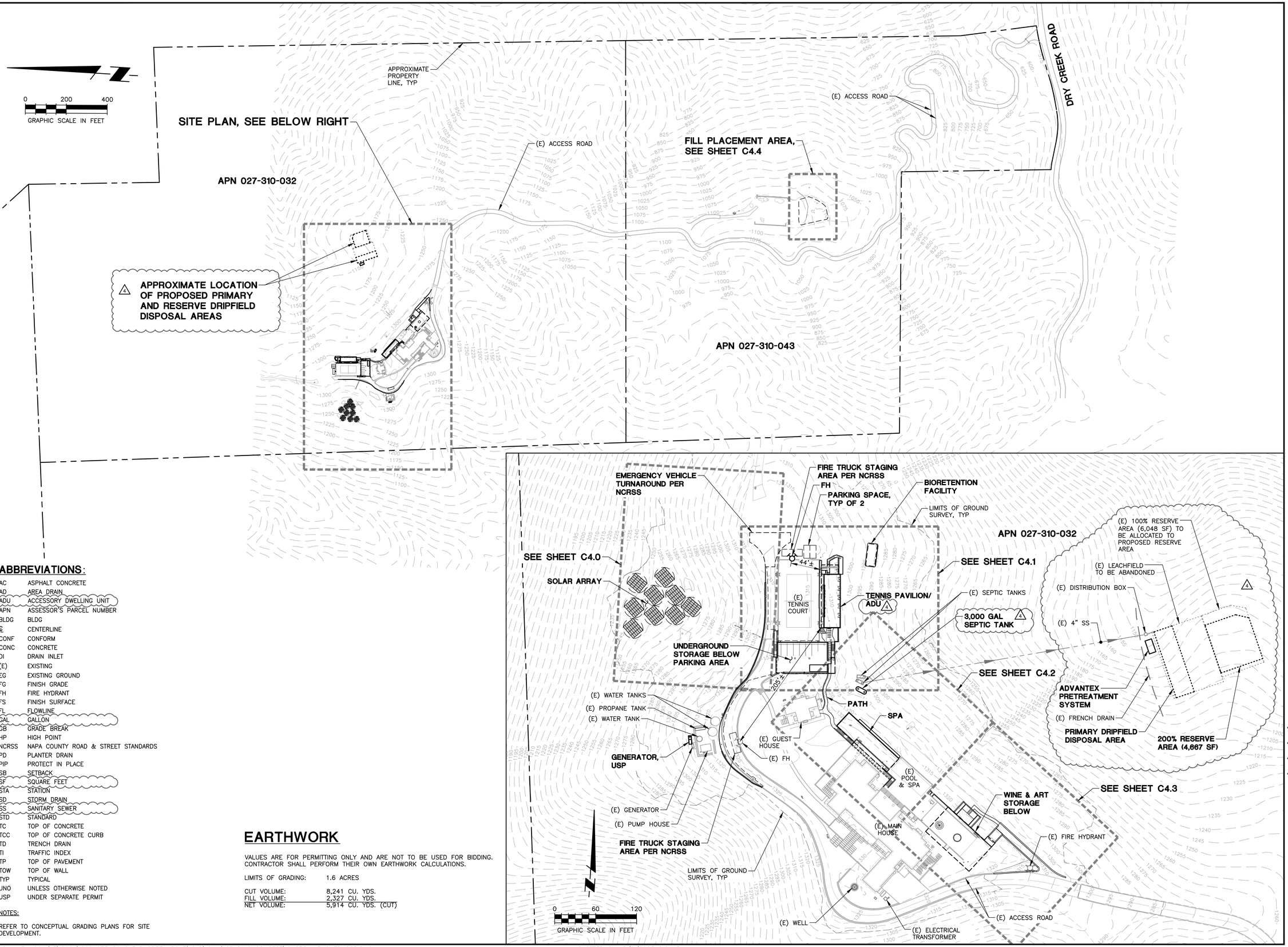


ABBREVIATIONS:

AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADU	ACCESSORY DWELLING UNIT
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BLDG
℄	CENTERLINE
CONF	CONFORM
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EG	EXISTING GROUND
FG	FINISH GRADE
FH	FIRE HYDRANT
FS	FINISH SURFACE
FL	FLOWLINE
GAL	GALLON
GB	GRADE BREAK
HP	HIGH POINT
NCRSS	NAPA COUNTY ROAD & STREET STANDARDS
PD	PLANTER DRAIN
PIP	PROTECT IN PLACE
SB	SETBACK
SF	SQUARE FEET
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
TC	TOP OF CONCRETE
TCC	TOP OF CONCRETE CURB
TD	TRENCH DRAIN
TI	TRAFFIC INDEX
TP	TOP OF PAVEMENT
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
USP	UNDER SEPARATE PERMIT

NOTES:

REFER TO CONCEPTUAL GRADING PLANS FOR SITE DEVELOPMENT.

EARTHWORK

VALUES ARE FOR PERMITTING ONLY AND ARE NOT TO BE USED FOR BIDDING. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATIONS.

LIMITS OF GRADING:	1.6 ACRES
CUT VOLUME:	8,241 CU. YDS.
FILL VOLUME:	2,327 CU. YDS.
NET VOLUME:	5,914 CU. YDS. (CUT)

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PONDEROSA ONE LLC
80 CLEAR CREEK ROAD
NAPA, CA 94558
APN 027-310-032 & 043

VIEWSHED PERMIT

OVERALL SITE PLAN

#	DATE	DESCRIPTION
	9/07/2022	PERMIT SUBMITTAL
1	10/3/2023	PLAN CHECK RESPONSE
2	3/29/2024	PLAN CHECK RESPONSE
3	2/28/2025	PLAN CHECK RESPONSE
4	5/07/2025	PLAN CHECK RESPONSE

JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
CHECKED: MS

SHEET C2.0
SHEET 1 OF 8



1 SOUTHEAST VIEW

LOCATION MAP



CODE INFORMATION

USE: STORAGE & ELECTRICAL EQUIPMENT

OCCUPANCIES: GROUP U

CONSTRUCTION TYPE: V-B, SPRINKLERED

FEMA FLOOD ZONE: N/A

APPLICABLE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL BUILDING CODE (CRBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
CA WILDLAND-URBAN INTERFACE CODE

STRUCTURAL DESIGN CRITERIA: SEE SHEET SN1

LIVE LOADS: SEE SHEET SN1

FIRE HAZARD SEVERITY ZONE: WITHIN THE WILD LAND INTERFACE

WIND DESIGN DATA: SEE SHEET SN1

SEISMIC DESIGN DATA: SEE SHEET SN1

FEMA FLOOD ZONE: N/A

SPECIAL LOADS: SEE SHEET SN1

SPECIAL INSPECTIONS: SEE SHEET SNA

PLANNING INFORMATION

ADDRESS; 80 CLEAR CREEK ROAD, OAKVILLE, CA 94558
APN: 027-310-032-000
ZONING DISTRICT: AW
LOT SIZE: 123 ac

FLOOR AREAS

MH	EXISTING MAIN HOUSE:		9560 sf
GH	EXISTING GUEST HOUSE:		1000 sf
SP	SPA:		2692 sf
TP	TENNIS PAVILION TOTAL:		6240 sf
	LOWER LEVEL A:	1091 sf	
	LOWER LEVEL B:	1122 sf	
	LOWER STAIRS:	287 sf	
	MAIN LEVEL:	1870 sf	
	UPPER LEVEL:	1870 sf	
US	UNDERGROUND STORAGE:		3837 sf
WS	WINE & ART STORAGE:		4348 sf
PV	SIZE OF PV SYSTEM TBD		

SCOPE OF WORK

- CONSTRUCT A TENNIS PAVILION
- CONSTRUCT AN UNDERGROUND STORAGE STRUCTURE
- CONSTRUCT AN SPA
- CONSTRUCT AN UNDERGROUND WINE AND ART STORAGE STRUCTURE
- INSTALL A PHOTOVOLTAIC SYSTEM

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INDEX

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	A000	PROJECT INFO. SHT INDEX
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	A005	VISUAL IMPACT ANALYSIS
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	C4.4	CONCEPTUAL GRADING - FILL PLACEMENT
SLOPE	SE1	SLOPE EXHIBIT SITE
	SE2	SLOPE EXHIBIT FILL PLACEMENT AREA
	TOTAL SHTS.: 37	

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PROJECT CLOUD
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PROJECT INFO.
SHT INDEX

REVISONS

No.	Description	Date
3	Revision 3	02/28/25

Project number:
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A000-00

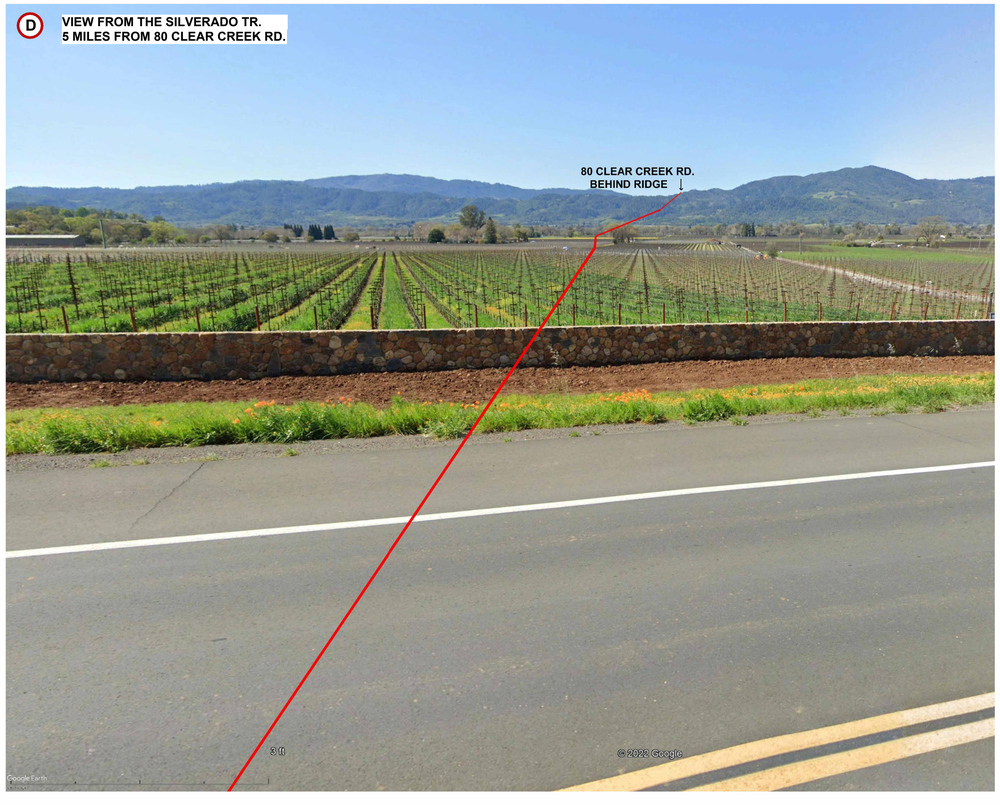
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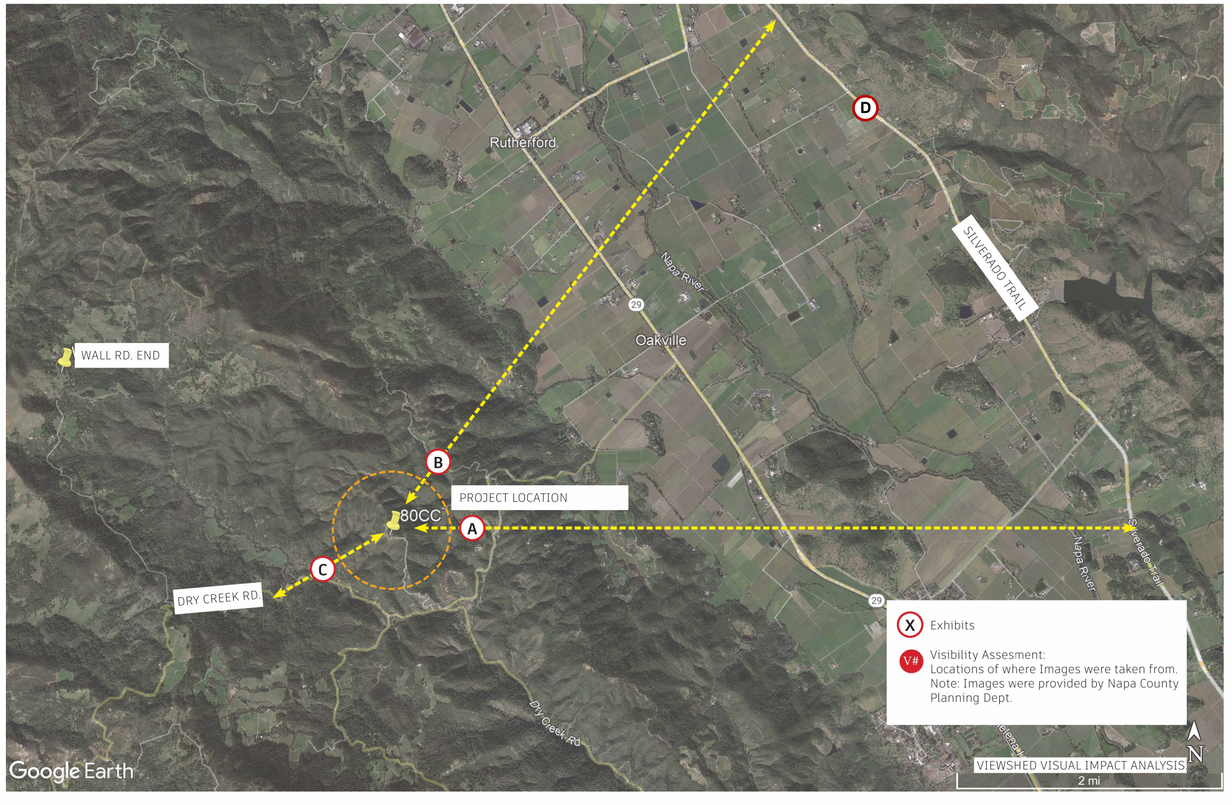
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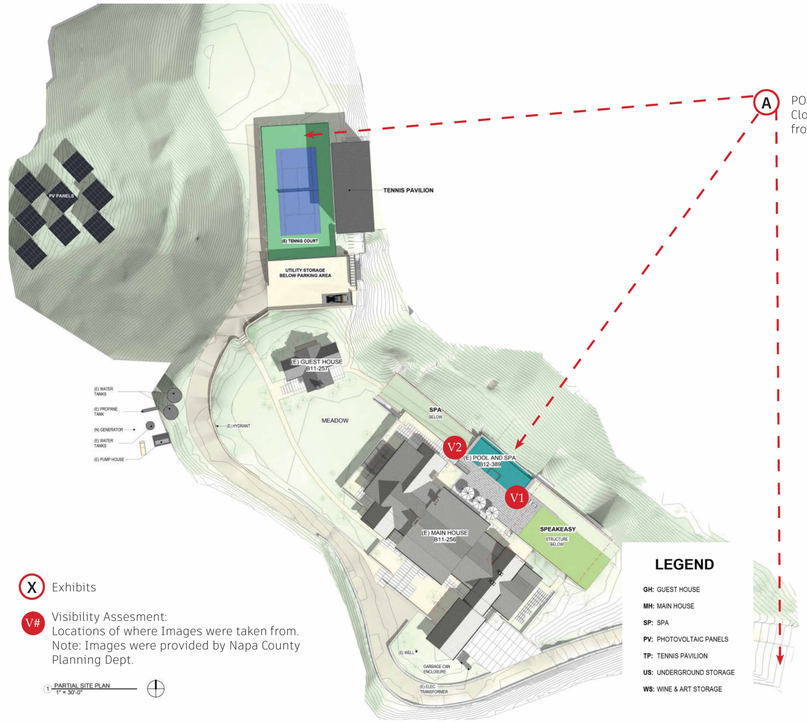
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A. EXISTING POOL DECK AREA VIEW

A POOL DECK AREA VIEW:
Close-Up view of residence from Silverado Trail.

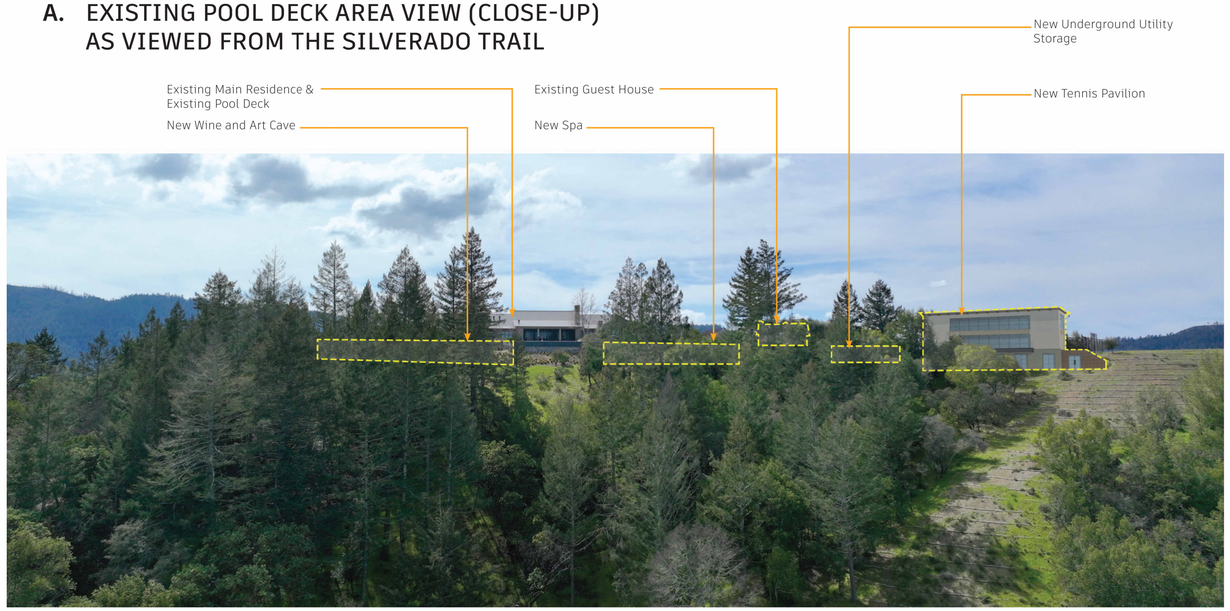
POOL DECK AREA:
Looking East towards Silverado Trail





VIEWSHED VISUAL IMPACT ANALYSIS.

A. EXISTING POOL DECK AREA VIEW (CLOSE-UP) AS VIEWED FROM THE SILVERADO TRAIL



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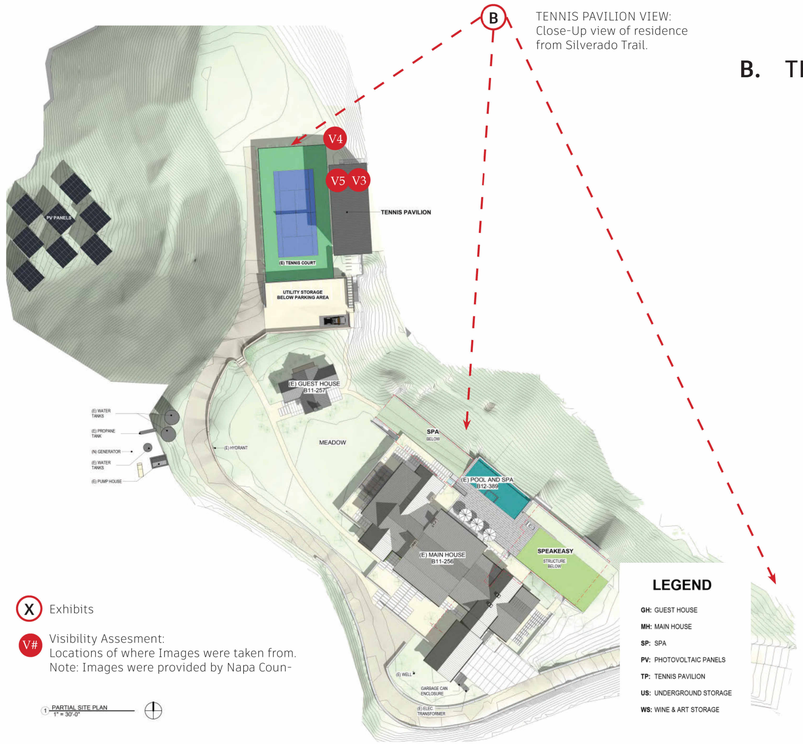
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B. TENNIS COURT & PAVILION VEW

TENNIS PAVILION:
Looking North-East towards Silverado Trail







VIEWSHED VISUAL IMPACT ANALYSIS.



A. PAVILION VIEW WITH PROPOSED NEW TREES

Proposed New vegetarion for visual screening

Existing vegetarion as shown. See Civil drawings for trees variety, height and canopy width.

See Landscape Drawings for:
- Initial Planting sizes & varieties of new vegetation

VIEWSHED VISUAL IMPACT ANALYSIS.

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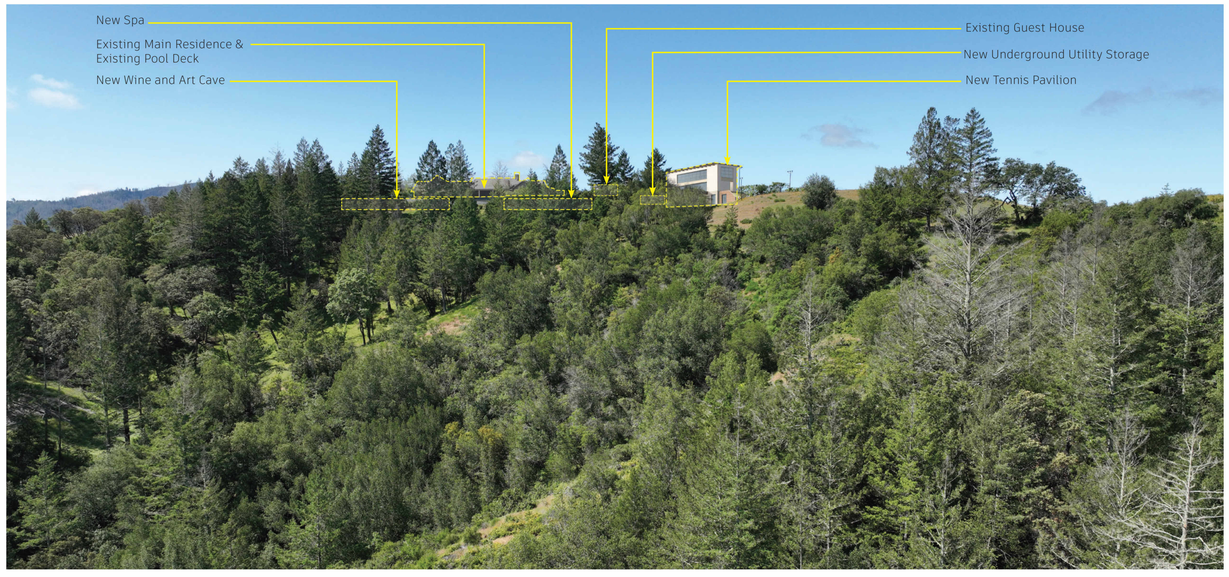
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B. TENNIS COURT & PAVILION VEW
AS VIEWED FROM THE SILVERADO TRAIL



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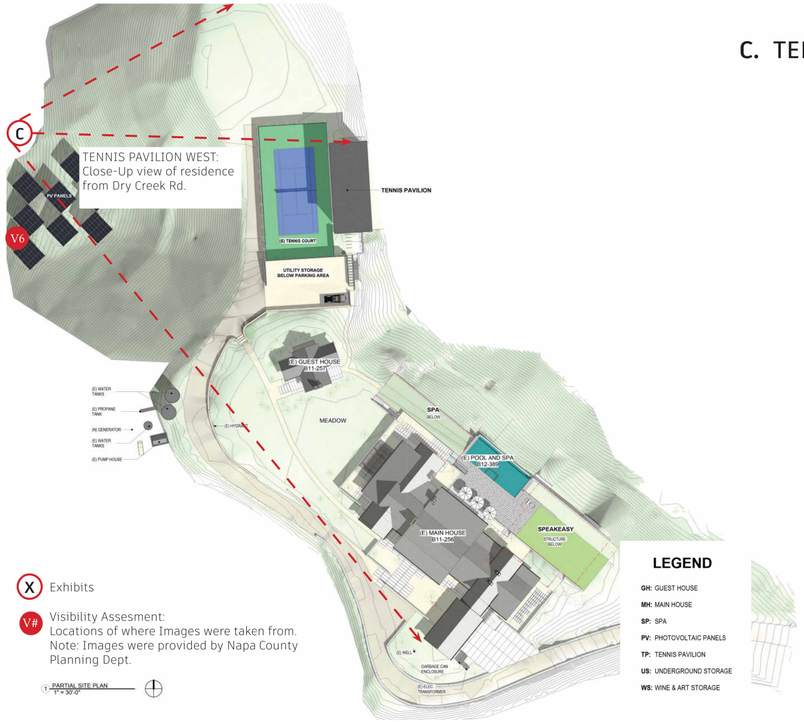
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C. TENNIS COURT & PAVILION WEST

TENNIS PAVILION:
Dry Creek Rd. looking East





VIEWSHED VISUAL IMPACT ANALYSIS.

C. TENNIS COURT & PAVILION WEST AS VIEWED FROM DRY CREEK RD.



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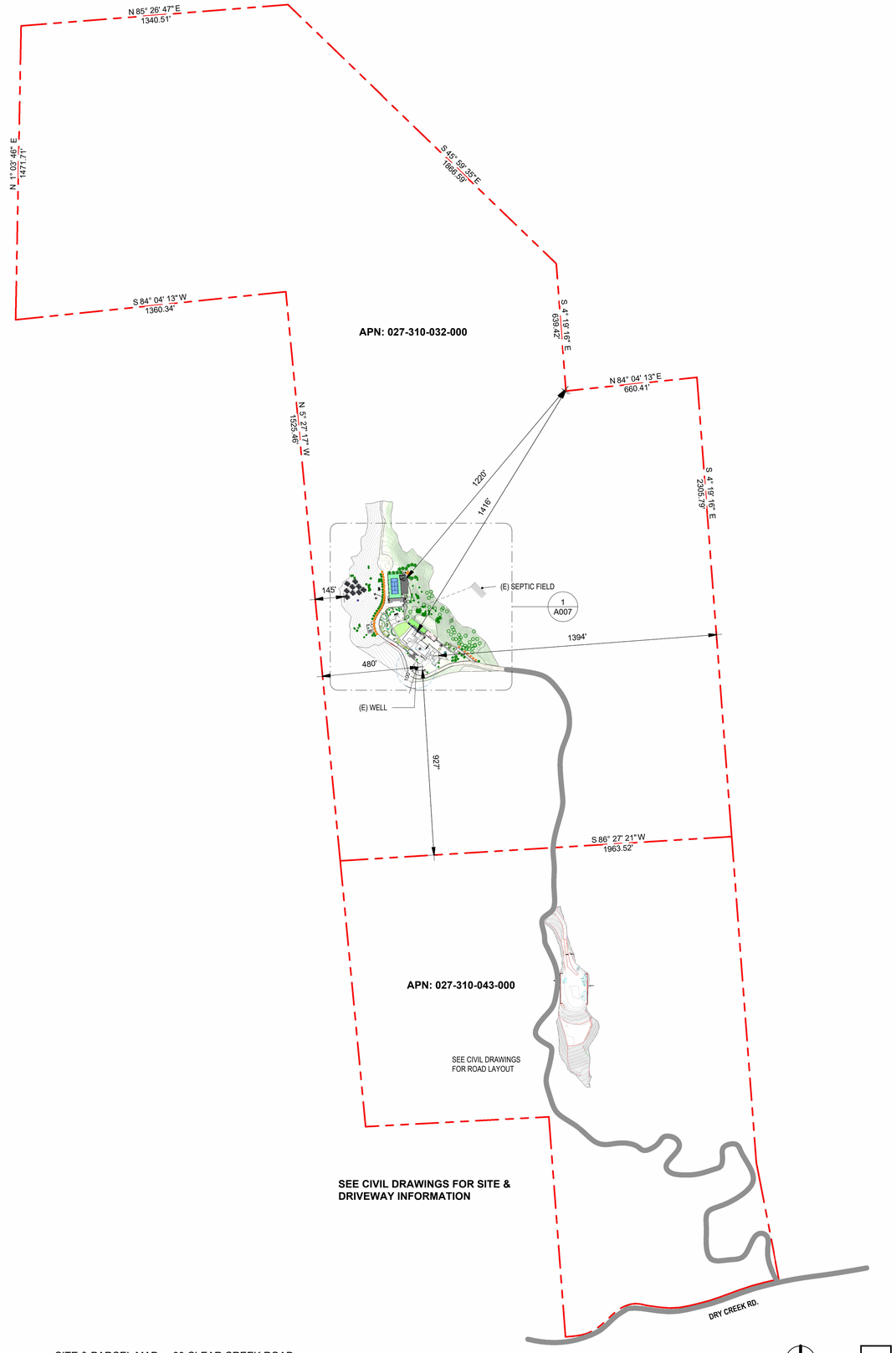
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2 SITE & PARCEL MAP - 80 CLEAR CREEK ROAD.
1" = 300'-0"

0' 150' 300' 600' 1200'

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SITE PLAN

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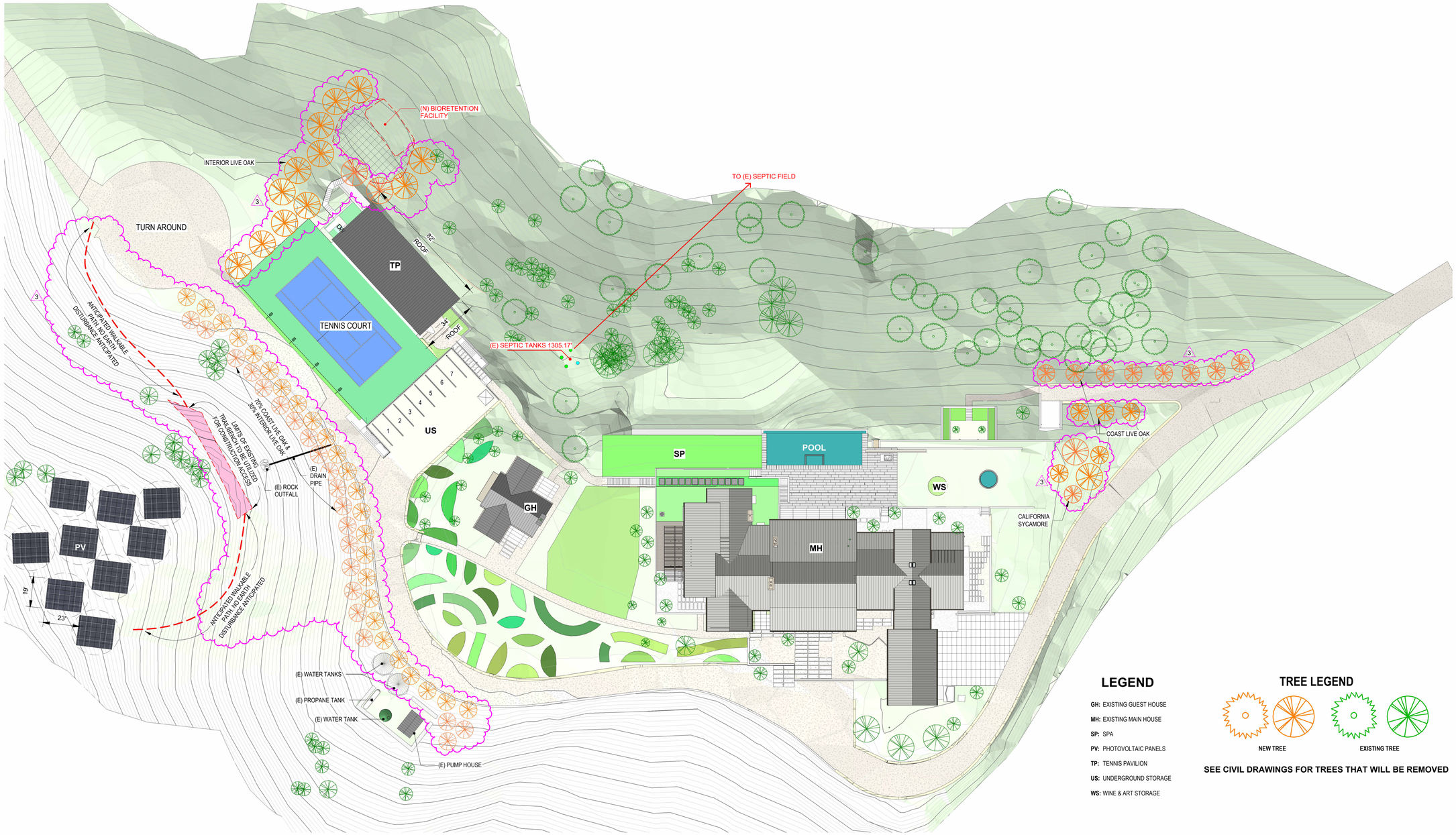
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LEGEND

GH: EXISTING GUEST HOUSE
MH: EXISTING MAIN HOUSE
SP: SPA
PV: PHOTOVOLTAIC PANELS
TP: TENNIS PAVILION
US: UNDERGROUND STORAGE
WS: WINE & ART STORAGE

TREE LEGEND

NEW TREE — EXISTING TREE

SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

TRUE

0' 15' 30' 60' 120'

1 PARTIAL SITE PLAN
1" = 30'-0"

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PARTIAL SITE PLAN

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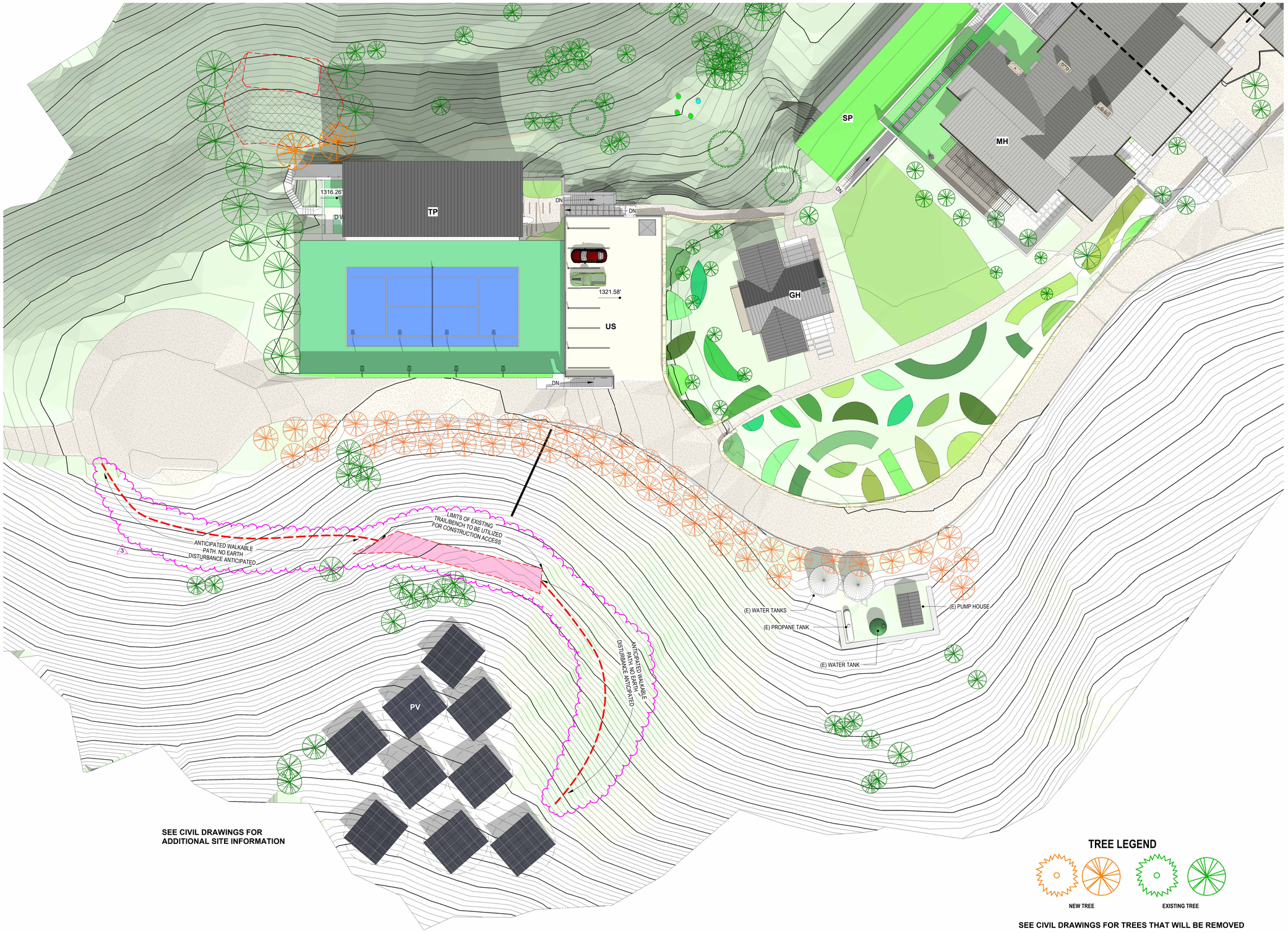
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A007-00

Scale As indicated

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SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION

TREE LEGEND

NEW TREE EXISTING TREE

SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

0' 10' 20' 40' 80'

1 PARTIAL SITE PLAN PV, US, TP
1" = 20'-0"

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SITE PLAN - PV, TP, US

REVISONS

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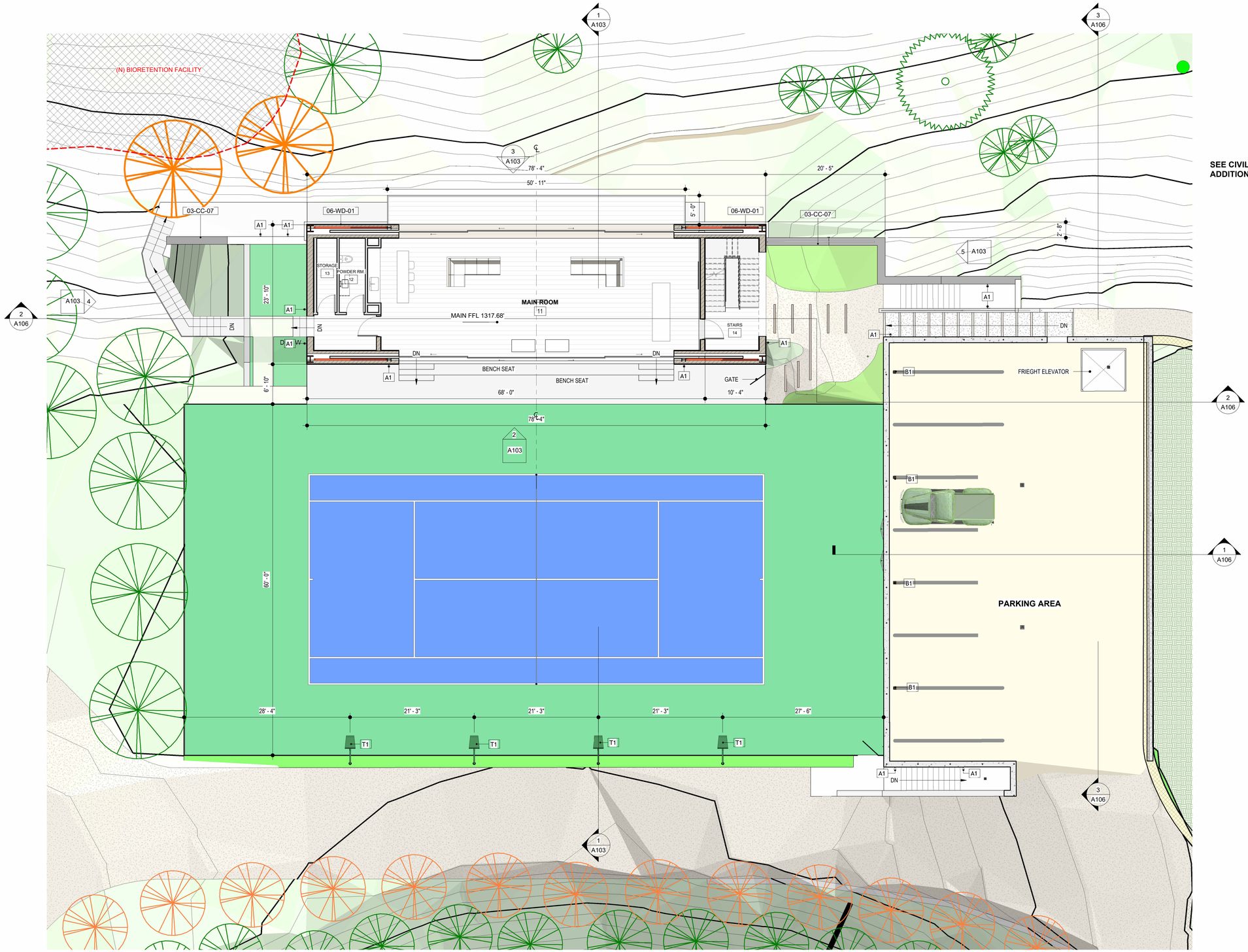
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SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

1 TP MAIN LEVEL
1/8" = 1'-0"

0' 4' 8' 16' 32'

TREE LEGEND

NEW TREE EXISTING TREE

SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

US & TP LIGHTING FIXTURE SCHEDULE

TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS	BLDG
A1	7	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100	TP
A1	5	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100	US
B1	4	KICK LED BOLLARDS AT PARKING AREA	KB6-LED-Y50-BCD-1030-120-277-BLT	ARCHITECTURAL AREA LIGHTING	SEE SPEC. 2|L100	US
T1	4	TENNIS COURT POLE LED LIGHT	VUE-2 TENNIS - POLE	NLS Lighting	SEE SHTS. L101 & L102	TP
T2	4	TENNIS COURT LED LIGHT	VUE-2 TENNIS	NLS lighting	SEE SHTS. L101 & L102	TP
TOTAL PCS : 24						

TENNIS PAVILION EXTERIOR DOOR SCHEDULE

MARK	TYPE	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
1	C	QUADRUPLE POCKET CENTER PART 47' x 96"	47' - 0"	8' - 0"	Glazing to have anti-reflective coating
2	C	QUADRUPLE POCKET CENTER PART 47' x 96"	47' - 0"	8' - 0"	Glazing to have anti-reflective coating
3	D	QUADRUPLE POCKET CENTER PART 47' x 106"	47' - 0"	8' - 10"	Glazing to have anti-reflective coating
4	D	QUADRUPLE POCKET CENTER PART 47' x 106"	47' - 0"	8' - 10"	Glazing to have anti-reflective coating
6	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
7	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
8	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
9	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
10	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
TOTAL DOOR: 9					

KEYNOTES

KEY	NOTES
03-CC-07	12" Concrete Wall w/ 6" Napa Syar Stone Veneer in Rustic Ledger Pattern
06-WD-01	Exterior 2x6 studs @ 16" o.c. - R-22 Eco batt insulation w/ interior vapor barrier - Interior 5/8" Gyp. Bd. - Exterior 1/2" Struct plywood (S.S.D.) - Exterior vapor barrier, 1" Thk. Red Cedar Board & Batt Siding. Stained to Match (E) Main House -Color: Weathered Grey

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TENNIS PAVILION MAIN FLOOR

REVISONS

No.	Description	Date

Project number:

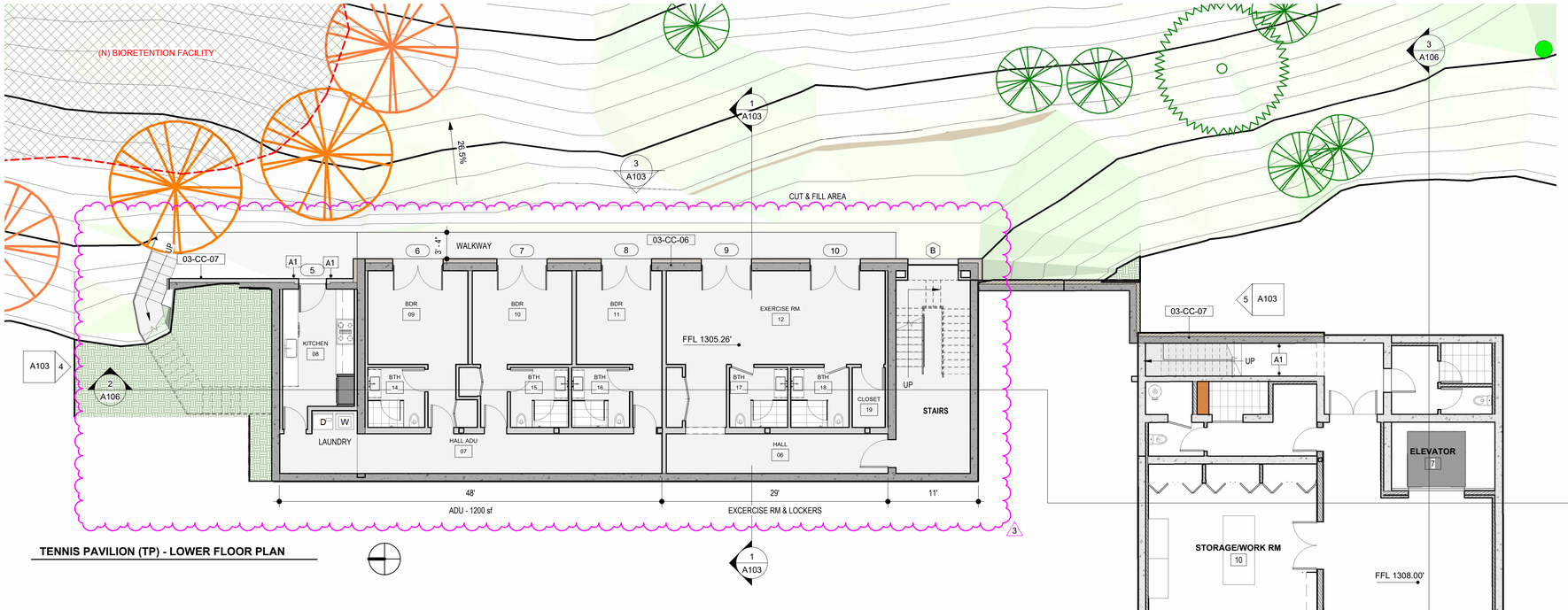
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A101-00

Scale 1/8" = 1'-0"

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TENNIS PAVILION (TP) - LOWER FLOOR PLAN

UNDERGROUND STORAGE (US)

KEYNOTES

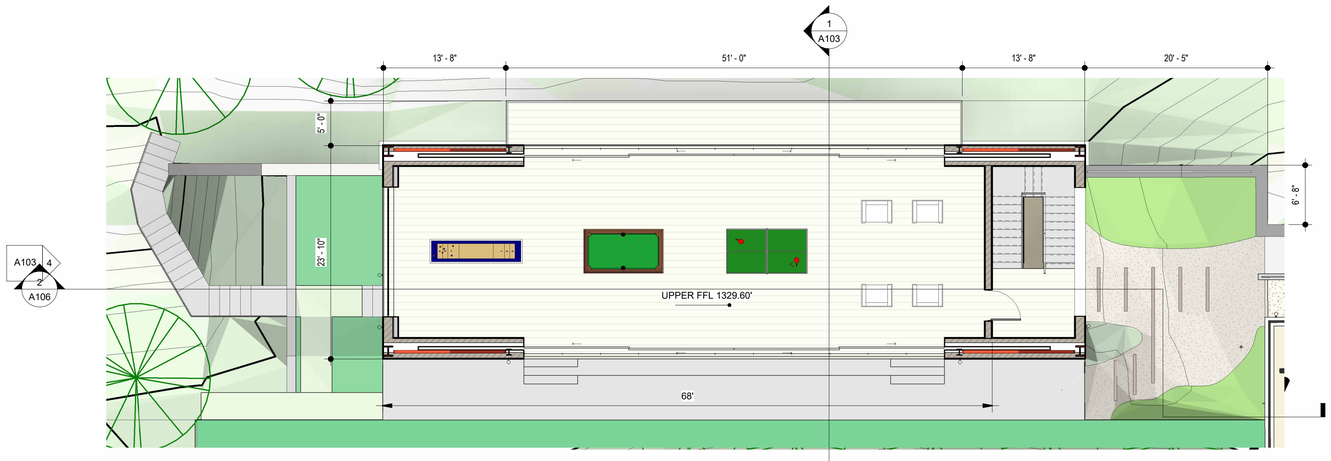
KEY	NOTES
03-CC-06	12" Concrete Wall w/ 6" Napa Syar Stone Veneer
03-CC-07	12" Concrete Wall w/ 6" Napa Syar Stone Veneer in Rustic Ledger Pattern

TENNIS PAVILION WINDOW SCHEDULE

TYPE	PCS	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	1	Fixed 174108	173.97"	108.00"	Glazing to have anti-reflective coating
B	1	Fixed 76110	76.00"	110.00"	Glazing to have anti-reflective coating
TOTAL WINDOWS: 2					

TENNIS PAVILION EXTERIOR DOOR SCHEDULE

MARK	TYPE	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
1	C	QUADRUPLE POCKET CENTER PART 47' x 96"	47' - 0"	8' - 0"	Glazing to have anti-reflective coating
2	C	QUADRUPLE POCKET CENTER PART 47' x 96"	47' - 0"	8' - 0"	Glazing to have anti-reflective coating
3	D	QUADRUPLE POCKET CENTER PART 47' x 106"	47' - 0"	8' - 10"	Glazing to have anti-reflective coating
4	D	QUADRUPLE POCKET CENTER PART 47' x 106"	47' - 0"	8' - 10"	Glazing to have anti-reflective coating
6	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
7	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
8	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
9	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
10	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
TOTAL DOOR: 9					



1 TENNIS PAVILION (TP) - UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

3 TP & US LOWER LEVEL FLOOR PLANS
1/8" = 1'-0"

0' 4' 8' 16' 32'

US & TP LIGHTING FIXTURE SCHEDULE

TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS	BLDG
A1	7	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100	TP
A1	5	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100	US
B1	4	KICK LED BOLLARDS AT PARKING AREA	KB6-LED-Y50-BCD-1030-120-277-BLT	ARCHITECTURAL AREA LIGHTING	SEE SPEC. 2|L100	US
T1	4	TENNIS COURT POLE LED LIGHT	VUE-2 TENNIS - POLE	NLS Lighting	SEE SHTS. L101 & L102	TP
T2	4	TENNIS COURT LED LIGHT	VUE-2 TENNIS	NLS lighting	SEE SHTS. L101 & L102	TP
TOTAL PCS : 24						

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US & TP FLOOR PLANS

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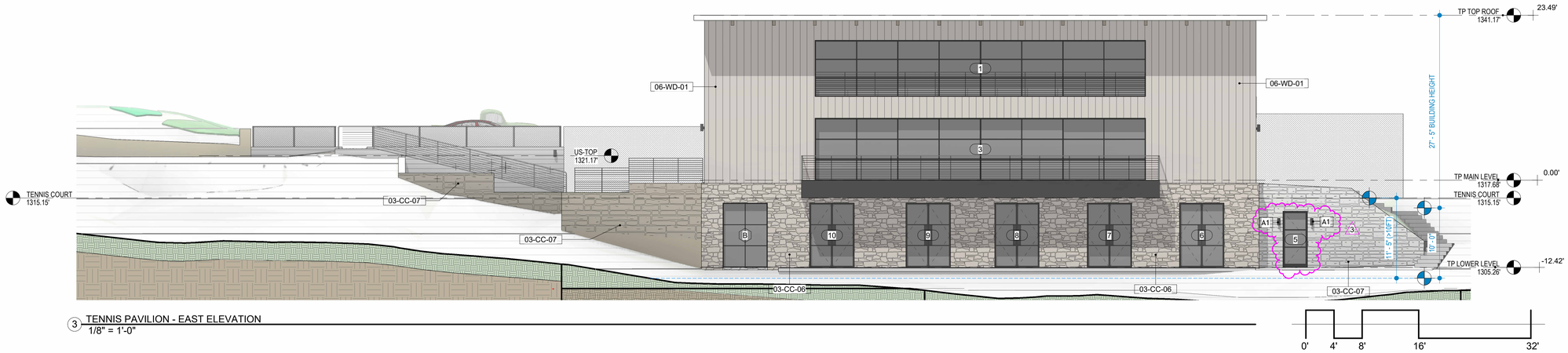
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Date: 02/28/25

A102-00

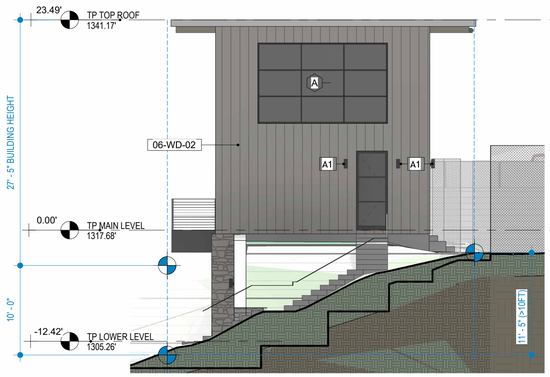
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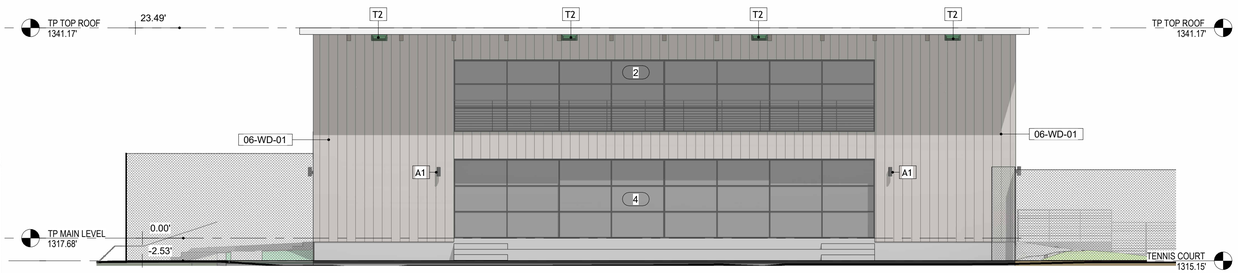
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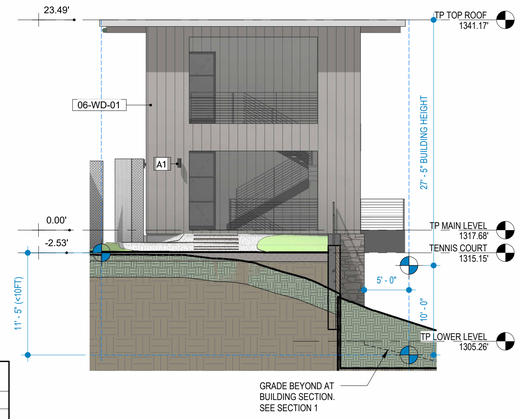
3 TENNIS PAVILION - EAST ELEVATION
1/8" = 1'-0"



4 TENNIS PAVILION - NORTH ELEVATION
1/8" = 1'-0"



2 TENNIS PAVILION - WEST ELEVATION
1/8" = 1'-0"



5 TENNIS PAVILION - SOUTH ELEVATION
1/8" = 1'-0"

US & TP LIGHTING FIXTURE SCHEDULE

TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS	BLDG
A1	7	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100	TP
A1	5	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100	US
B1	4	KICK LED BOLLARDS AT PARKING AREA	KB6-LED-Y50-BCD-1030-120-277-BLT	ARCHITECTURAL AREA LIGHTING	SEE SPEC. 2|L100	US
T1	4	TENNIS COURT POLE LED LIGHT	VUE-2 TENNIS - POLE	NLS Lighting	SEE SHTS. L101 & L102	TP
T2	4	TENNIS COURT LED LIGHT	VUE-2 TENNIS	NLS lighting	SEE SHTS. L101 & L102	TP

TOTAL PCS : 24

KEYNOTES

KEY	NOTES
03-CC-06	12" Concrete Wall w/ 6" Napa Syar Stone Veneer
03-CC-07	12" Concrete Wall w/ 6" Napa Syar Stone Veneer in Rustic Ledger Pattern
06-WD-01	Exterior 2x6 studs @ 16" o.c. - R-22 Eco batt insulation w/ interior vapor barrier - Interior 5/8" Gyp. Bd. - Exterior 1/2" Struct plywood (S.S.D.) - Exterior vapor barrier, 1" Thk. Red Cedar Board & Batt Siding, Stained to Match (E) Main House -Color: Weathered Grey
06-WD-02	Exterior 1.75x11.875 LVL @ 16" o.c. - R-30 Eco batt insulation w/ interior vapor barrier - Interior 5/8" Gyp. Bd. - Exterior 1/2" Struct plywood (S.S.D.) - Exterior vapor barrier, 1" Thk. Red Cedar Board & Batt Siding, Stained to Match (E) Main House -Color: Weathered Grey

TENNIS PAVILION EXTERIOR DOOR SCHEDULE

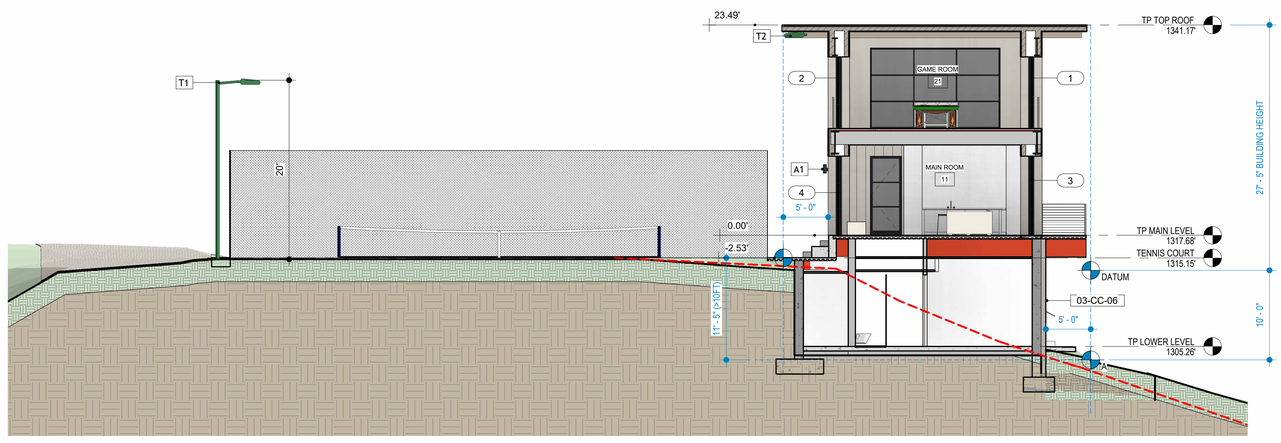
MARK	TYPE	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
1	C	QUADRUPLE POCKET CENTER PART 47" x 96"	47' - 0"	8' - 0"	Glazing to have anti-reflective coating
2	C	QUADRUPLE POCKET CENTER PART 47" x 96"	47' - 0"	8' - 0"	Glazing to have anti-reflective coating
3	D	QUADRUPLE POCKET CENTER PART 47" x 106"	47' - 0"	8' - 10"	Glazing to have anti-reflective coating
4	D	QUADRUPLE POCKET CENTER PART 47" x 106"	47' - 0"	8' - 10"	Glazing to have anti-reflective coating
6	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
7	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
8	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
9	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating
10	K	DOUBLE DR 76110	6' - 4"	9' - 2"	Glazing to have anti-reflective coating

TOTAL DOOR: 9

TENNIS PAVILION WINDOW SCHEDULE

TYPE	PCS	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A	1	Fixed 174108	173.97"	108.00"	Glazing to have anti-reflective coating
B	1	Fixed 76110	76.00"	110.00"	Glazing to have anti-reflective coating

TOTAL WINDOWS: 2



1 TP SECTION 1
1/8" = 1'-0"

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TP SECTIONS & ELEVATION

REVISONS

No.	Description	Date
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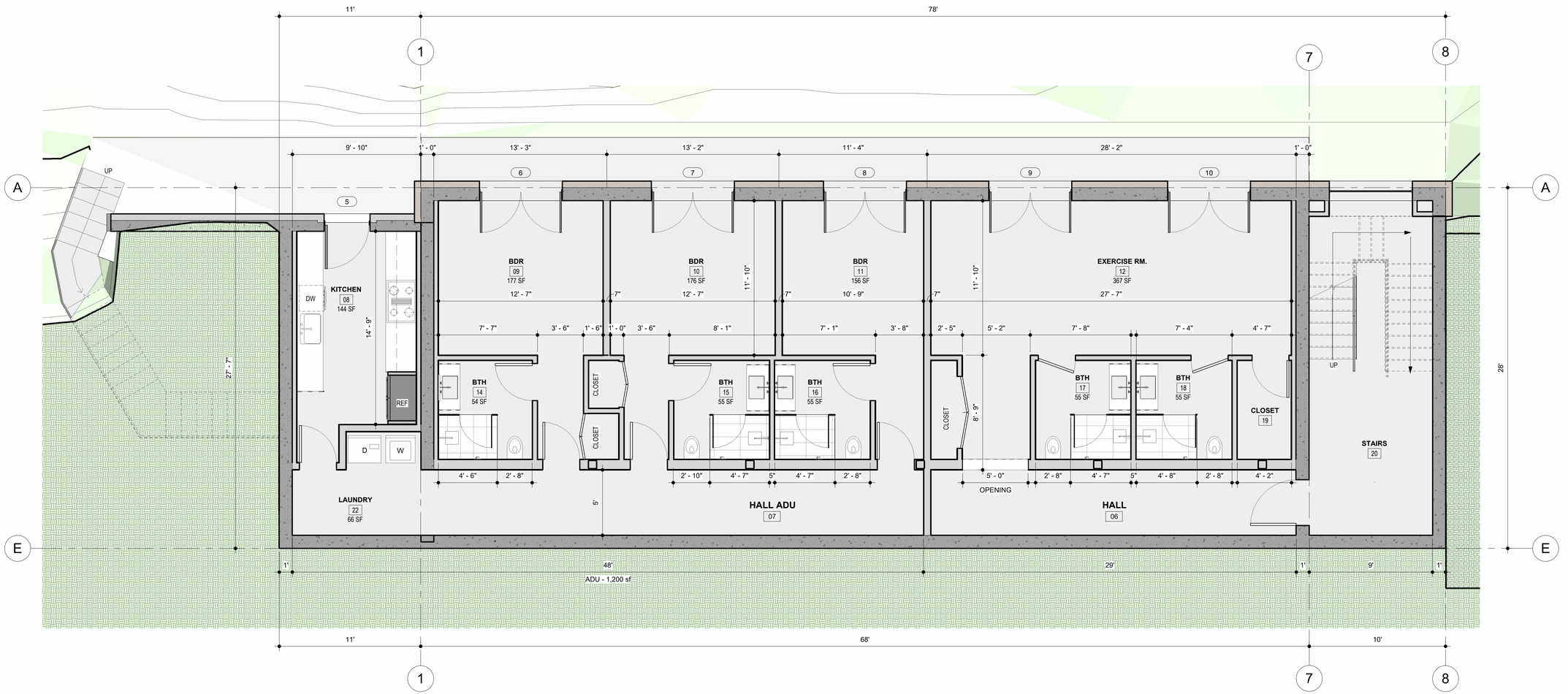
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A103-00

Scale 1/8" = 1'-0"

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2 TENNIS PAVILION LOWER LEVEL - ADU & EXERCISE RM.
1/4" = 1'-0"

0' 2' 4' 8' 16'

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TENNIS COURT PAVILION

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LOWER LEVEL FLOOR PLAN ADU & EXERCISE ROOM

REVISONS

No.	Description	Date
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Project number:
Date: 02/2525

A104-00
3

Scale 1/4" = 1'-0"

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TENNIS PAVILION (TP) - NORTHEAST VIEW



TENNIS PAVILION (TP) - EAST VIEW

NOTE:
- For clarity, new trees are not shown. See Visual Impact Analysis and Landscape Plans
- See Sht. A103 and Keynotes for materials

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TENNIS PAVILION RENDERINGS

REVISONS

No.	Description	Date

Project number:
Date: 02/28/25

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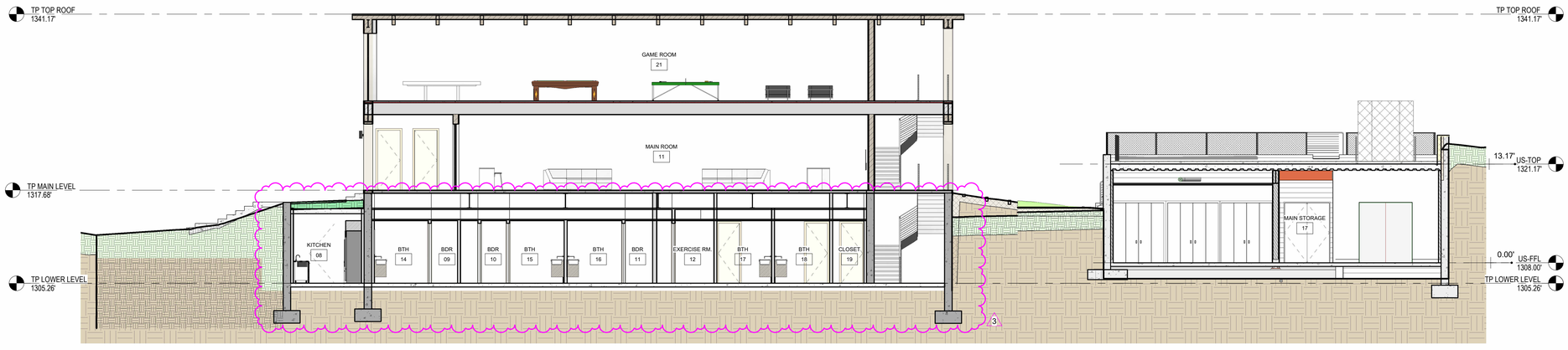
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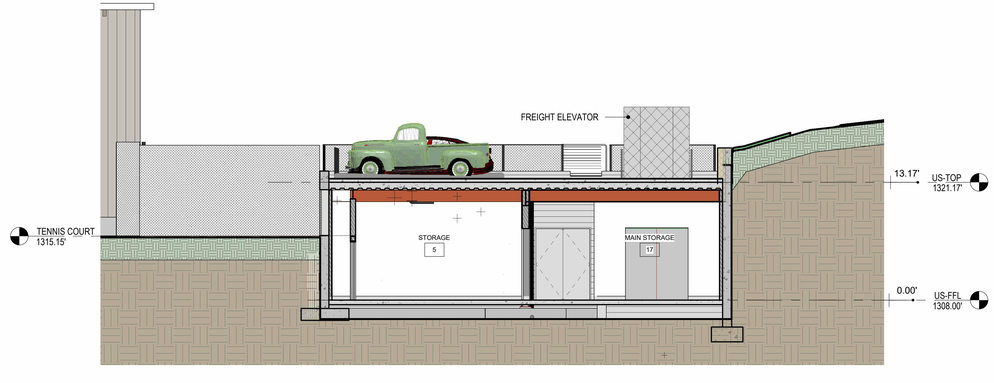


3 SECTION 3 @ UNDERGROUND STORAGE
1/8" = 1'-0"



2 SECTION 2 - US & TP
1/8" = 1'-0"

0' 4' 8' 16' 32'



1 SECTION 1 @ UNDERGROUND STORAGE
1/8" = 1'-0"

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UNDERGROUND STORAGE SECTIONS

REVISONS

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Project number:

Date: 02/28/25

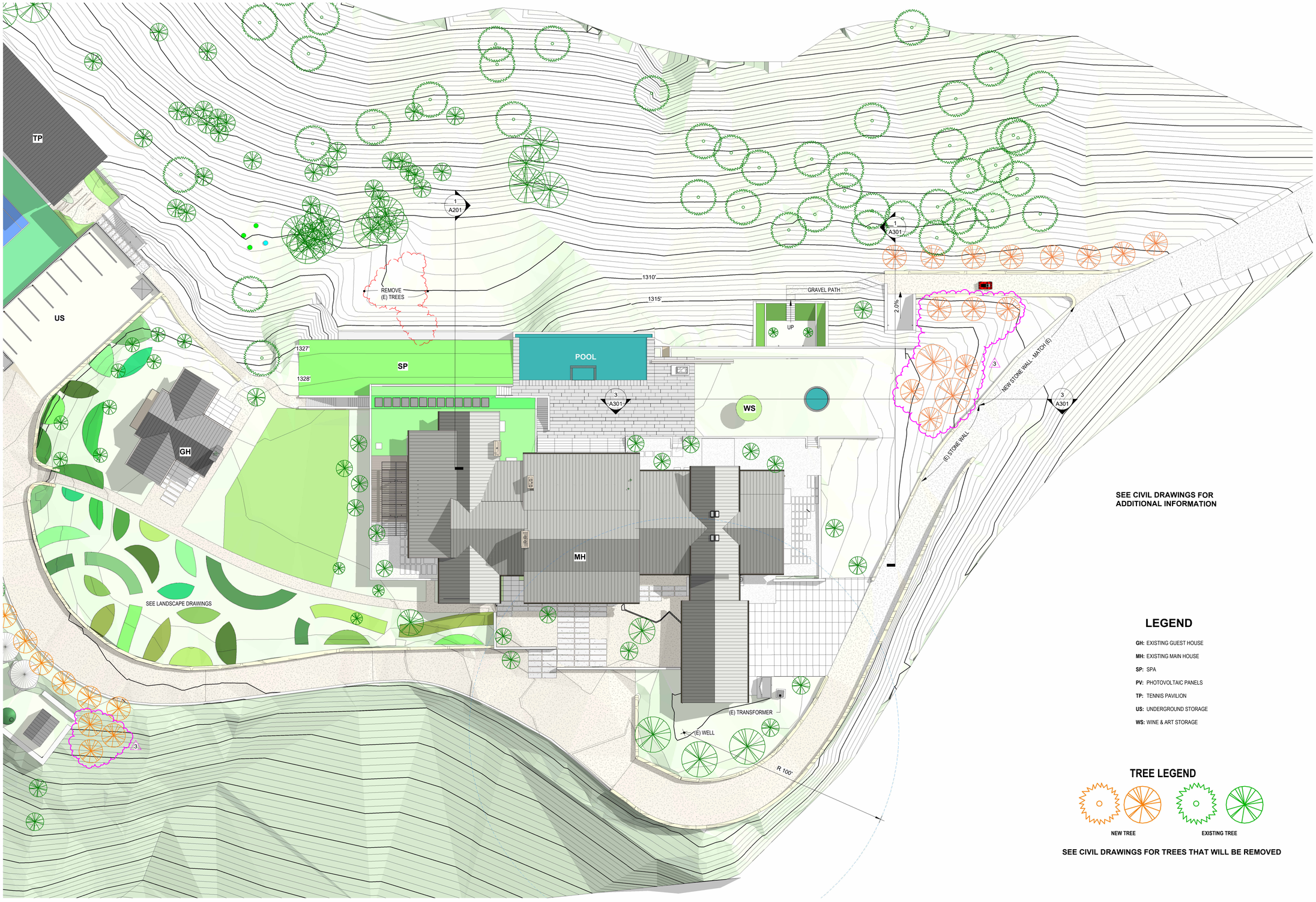
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SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

LEGEND

GH: EXISTING GUEST HOUSE

MH: EXISTING MAIN HOUSE

SP: SPA

PV: PHOTOVOLTAIC PANELS

TP: TENNIS PAVILION

US: UNDERGROUND STORAGE

WS: WINE & ART STORAGE

TREE LEGEND

NEW TREE EXISTING TREE

SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

TRUE

0' 8' 16' 32' 64'

1 PARTIAL SITE PLAN - SPA - WINE & ART STORAGE
1" = 20'-0"

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PARTIAL SITE PLAN SPA - WINE & ART STORAGE

REVISONS

No.	Description	Date
1		
3	Revision 3	02/28/25

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A200-00

Scale As indicated

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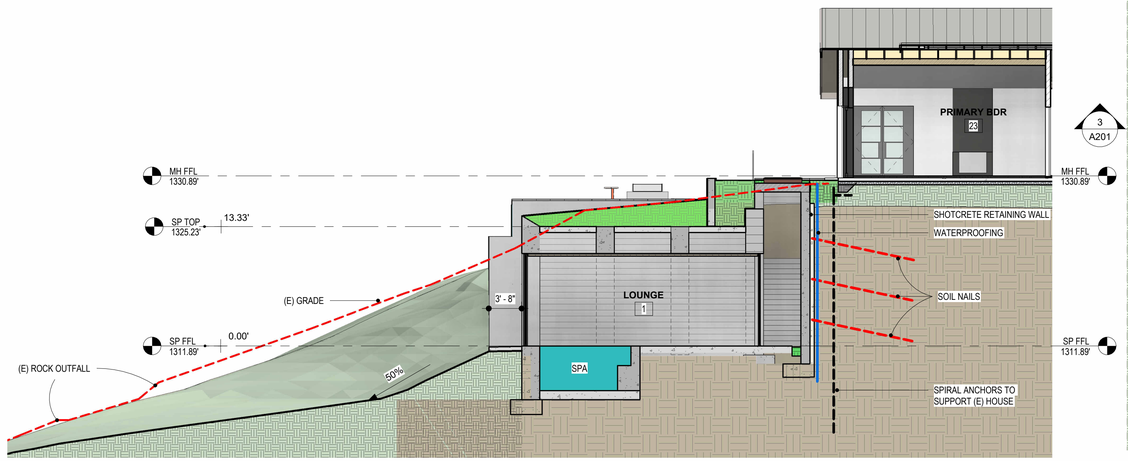
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4 SPA - EAST ELEVATION
1/8" = 1'-0"



3 SP SECTION 3
1/8" = 1'-0"



1 SP SECTION - CUT PROFILE
1/8" = 1'-0"



2 SP FFL
1/8" = 1'-0"

KEYNOTES

KEY	NOTES
03-CC-09	12" Concrete w/ 7.25" wide Board Form
03-CC-10	24" Concrete w/ 7.25" wide Board Form

SPA MULTI-SLIDE DOOR SCHEDULE

TYPE	PCS	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
F	7	132.00"	124.00"	MULTI-SLIDE DR 132120	Glazing to have anti-reflective coating

LEGEND

GH: GUEST HOUSE (E)
MH: MAIN HOUSE (E)
SP: SPA
PV: PHOTOVOLTAIC PANELS
TP: TENNIS PAVILION
US: UNDERGROUND STORAGE
WS: WINE & ART STORAGE

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SP SECTIONS, ELEVATION & FLOOR PLAN

REVISONS

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Project number:
Date: 02/28/25

A201-00

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SPA - EAST VIEW

NOTE:
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- See Sht. A201 and Keynotes for materials

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SPA RENDERING

REVISONS

No.	Description	Date

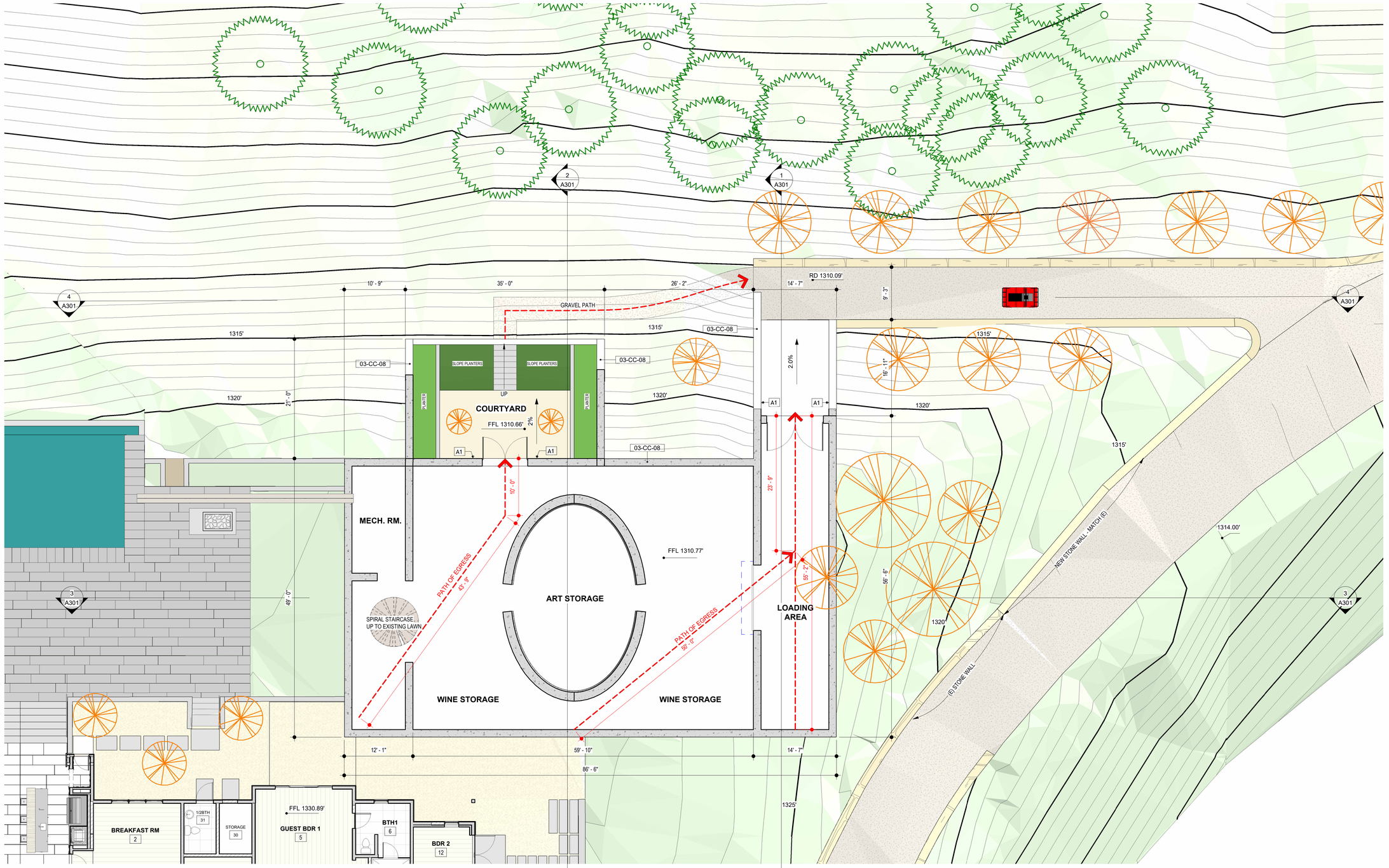
Project number:
Date: 02/28/25

A202-00

Scale

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TREE LEGEND

NEW TREE

EXISTING TREE

SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

WS EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS
A1	4	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100
TOTAL PCS : 4					

KEYNOTES

KEY	NOTES
03-CC-08	16" Concrete w/ 7.25" wide Board Form

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PROJECT CLOUD
Ponderosa One, LLC
80 Clear Creek Rd. - Oakville - CA - 94562

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WINE & ART STORAGE FLOOR PLAN

REVISONS

No.	Description	Date

Project number:
Date: 02/28/25

A300-00

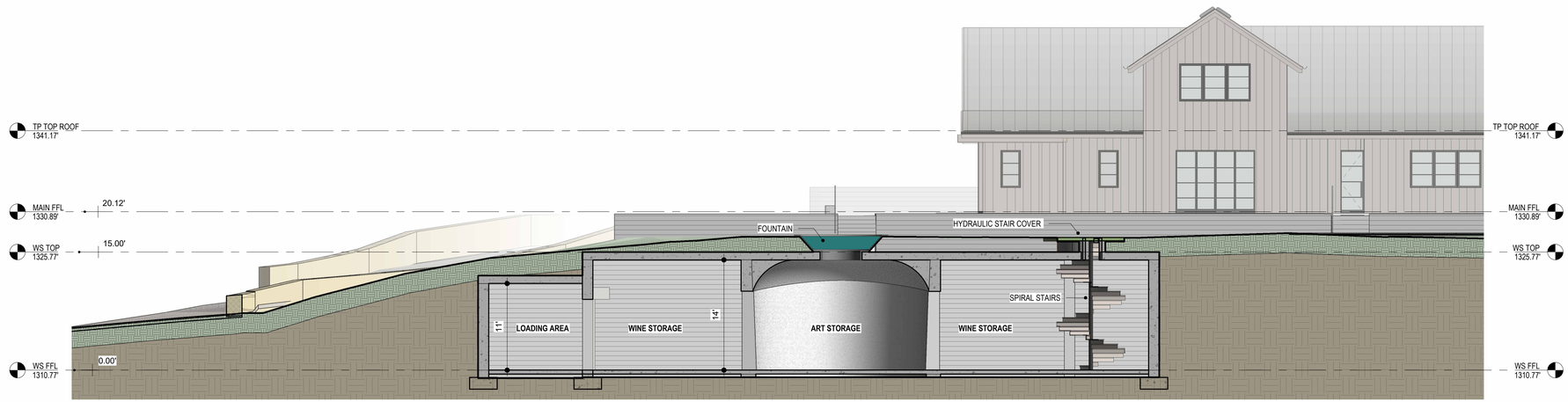
Scale 1/8" = 1'-0"

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4 WS EAST ELEVATION
1/8" = 1'-0"



3 WS SECTION 3
1/8" = 1'-0"

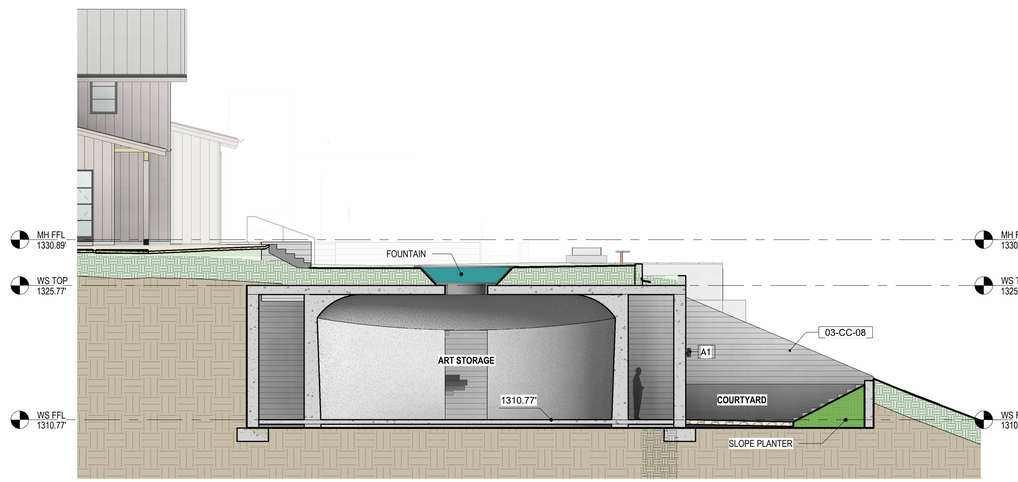
WS EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS
A1	4	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100
TOTAL PCS : 4					

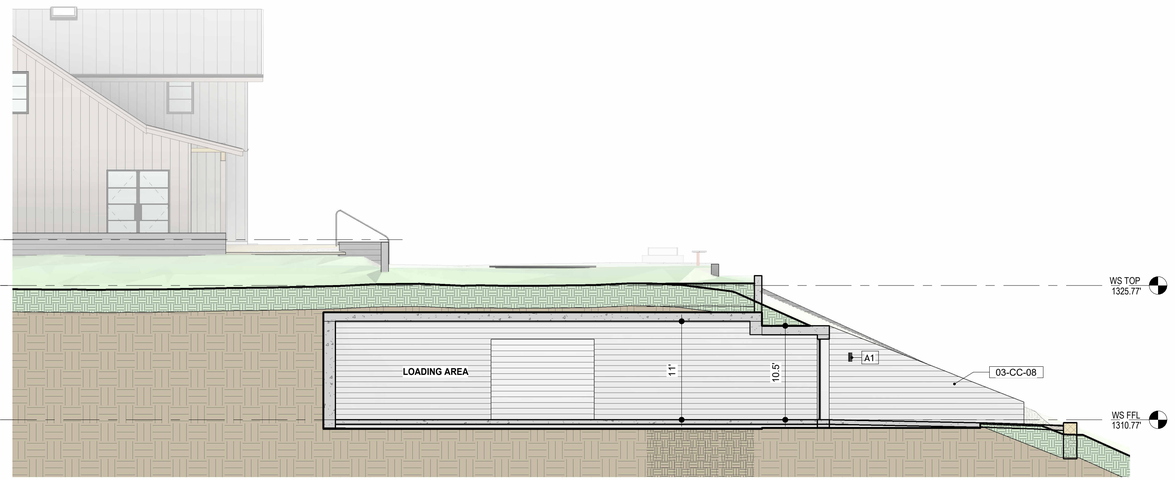
KEYNOTES

KEY	NOTES
03-CC-08	16" Concrete w/ 7.25" wide Board Form

0' 4' 8' 16' 32'



2 WS SECTION 2
1/8" = 1'-0"



1 WS SECTION 1 @ TECHNICAL ENTRANCE
1/8" = 1'-0"

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WS SECTIONS

REVISONS

No.	Description	Date

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Scale 1/8" = 1'-0"

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B1 KICK LED BOLLARDS AT PARKING AREA

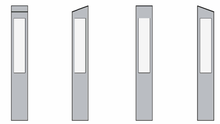
architectural area lighting

KB6-LED

BOLLARDS

DIMENSIONS

MODEL	K45-...SMK
Overall Height	42" / 1067mm
Overall Length	6" / 152mm
Overall Width	6" / 152mm
Window Height	19.9" / 51cm
Window Width	4" / 10cm
WEIGHT	30 lbs. / 13.6kg

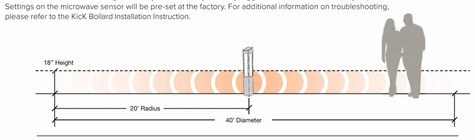


* Housing and optical distribution are independently field rotatable in 90° increments. Default factory orientations shown above.

DISTRIBUTION OUTPUT* SHIELDING SIDE

SENSOR COVERAGE

Motion Sensor uses microwave sensing technology that reacts to physical changes in within the coverage area. Careful consideration must be given to objects or activity that may trigger the sensor unintentionally. Dip Switch Settings on the microwave sensor will be pre-set at the factory. For additional information on troubleshooting, please refer to the KicK Bollard Installation Instruction.



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B1 KICK LED BOLLARDS AT PARKING AREA

architectural area lighting

KB6-LED

BOLLARDS

KICK™



Kick Bollard

FEATURES

- Sensor and wireless operation
- Field rotatable optics and housing
- Customizable side panels
- True IES Type 2, 3, 4, 5 distributions
- 3000K , 4000K, 5000K CCT
- Integral thermal protection

4000K and 5000K CCTs only

CONTROL TECHNOLOGY

wiSCAPE™

SPECIFICATIONS

HOUSING

- Housing shroud shall be extruded 6061-T6 aluminum alloy with a welded top cap that shall be free of any visible weld or grind marks
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Brackets shall be aluminum and hardware shall be stainless steel.
- Housing shall be independently field rotatable of the optical distribution.
- Default factory orientations of shielding location relative to the optical system shall be:
- A - Street Side
  C - House SideLED/Optics

LED/OPTICS

- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB).
- Optical lenses shall be clear injection molded PMMA acrylic.
- House side shield shall be field installable on any face of the housing.
- Light engine and optical distributions shall be field rotatable.

INSTALLATION

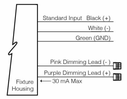
- Anchor bolts and anchor bolt template shall be included.
- Service access to the driver assembly shall require a 3/16" hex driver (information provided by engineering) to loosen (4) stainless steel set screws to allow the housing to be removed for access to the gear compartment. Gear compartment shall require a Philips driver (information provided by engineering) to open service panel.

INSTALLATION (CONTINUED)

- Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal.

ELECTRICAL

- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J.
- Drivers shall be U.L recognized.
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Luminaire shall be capable of operating at 100% power in a 40° ambient environment. Both driver and optical array shall have integral thermal protection that shall dim the luminaire upon detection of fixture temperatures in excess of 85°C.
- Luminaires not configured with an optional control system shall be provided with 0-10V purple and pink dimming leads.



CONTROLS

- Wireless enabled fixtures shall support bi-directional radio frequency (RF) communications utilizing IEEE 802.15.4 operating in the 2.4GHZ ISM band.
- Up to 1000' wireless range may be reduced by physical obstructions between lighting fixtures.

CONTROLS (CONTINUED)

- Sensor enabled fixture settings shall come to full brightness upon detecting motion and go to 50% output after 5 minutes of detecting no motion.
- Motion Sensor shall use microwave sensing technology that reacts to physical changes in within the coverage area. Careful consideration must be given to objects or activity that may trigger the sensor unintentionally.

CERTIFICATIONS

- Luminaire shall be listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.
- IDA approved, 3000K and warmer CCTs only.
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020.

WARRANTY

- 5 year warranty

continued on page 3

KEY DATA	
Lumen Range	7744–18,763
Wattage Range	87–173
Efficacy Range (LPW)	79–119
Weight	20 lbs 9.07 kg
EPA	1.4

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A1 Wall Mounted Cylinder Kichler LED Light

Cylinder 3000K LED 12.25" Wall Light 11310BKTLED

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SPECIFICATIONS

Certifications/Qualifications	
Energy Star	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	5
Extension	6.50"
Weight	2.63 LBS
Height from center of Wall opening (Spec Sheet)	6.21"
Height	12.25"
Length	6.50"
Width	5.00"
Light Source	
Delivered Lumens	925
Dimmable	Yes
Expected Life Span (Hours)	45000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	20W
Max Wattage/Range	20W
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	3.50 LBS
Photometrics	
Color Rendering Index	90
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Primary Material	EPMM
Product/Ordering Information	
SKU	11310BKTLED
Finish	Textured Black
Style	Other
UPC	783927545297
Finish Options	
Textured Black	

2 LIGHT FIXTURE B1
12" = 1'-0"

1 LIGHT FIXTURE A1
12" = 1'-0"

LIGHTING FIXTURE SCHEDULE

TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS	BLDG
A1	7	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100	TP
A1	5	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100	US
A1	4	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER	SEE SPEC. 1|L100	WC
B1	4	KICK LED BOLLARDS AT PARKING AREA	KB6-LED-Y50-BCD-1030-120-277-BLT	ARCHITECTURAL AREA LIGHTING	SEE SPEC. 2|L100	US
T1	4	TENNIS COURT POLE LED LIGHT	VUE-2 TENNIS - POLE	NLS Lighting	SEE SHTS. L101 & L102	TP
T2	4	TENNIS COURT LED LIGHT	VUE-2 TENNIS	NLS lighting	SEE SHTS. L101 & L102	TP
TOTAL PCS : 28						

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LIGHT FIXTURE SCHEDULE & SPECIFICATIONS

REVISONS

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CLOUD | TENNIS PAVILION

SOUTH ELEVATION - TENNIS COURT FIXTURE PLACEMENT

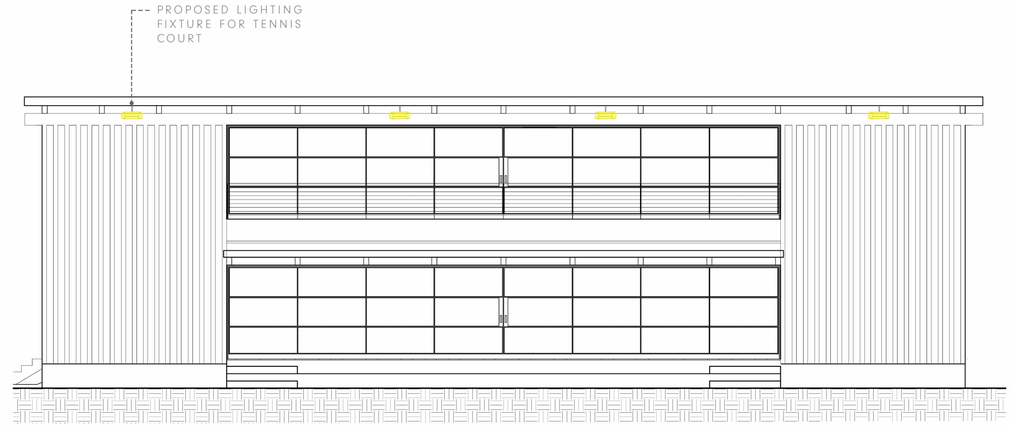


SOUTH ELEVATION - N.T.S.

VENTRESCA

CLOUD | TENNIS PAVILION

EAST ELEVATION - TENNIS COURT FIXTURE PLACEMENT

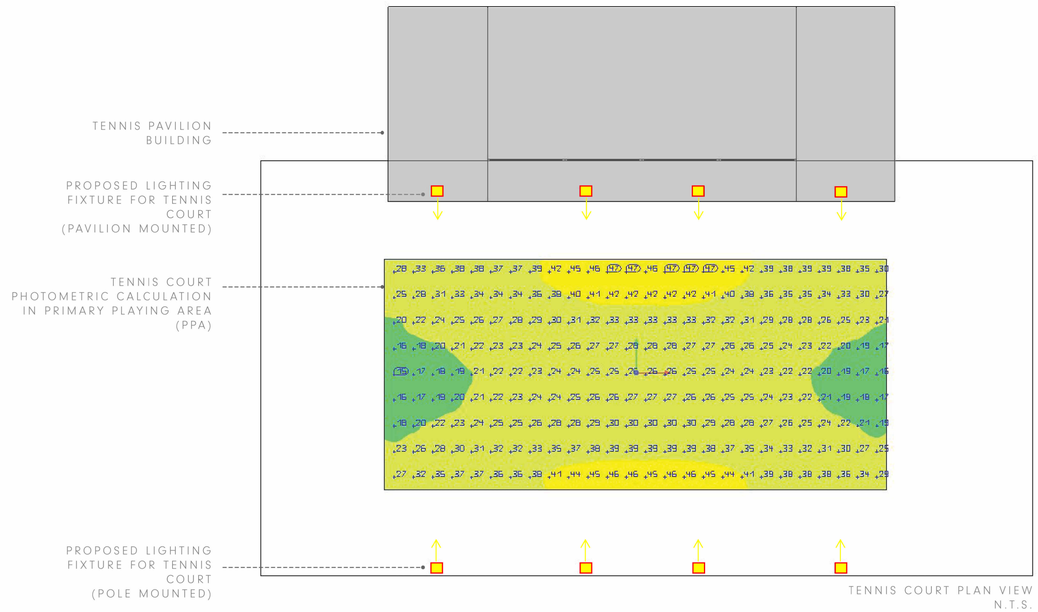


EAST ELEVATION - N.T.S.

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CLOUD | TENNIS PAVILION

TENNIS COURT PHOTOMETRIC STUDY



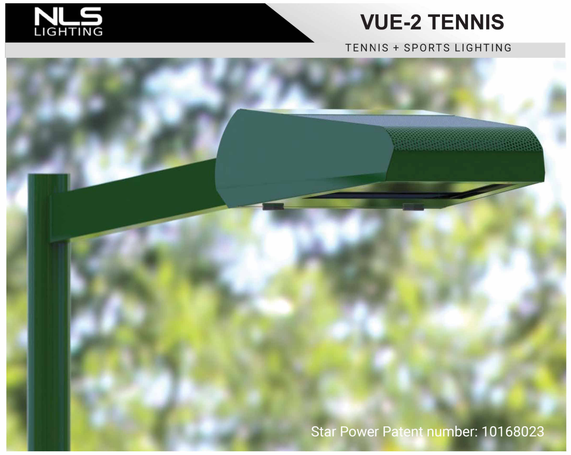
TENNIS COURT PLAN VIEW
N.T.S.

VENTRESCA

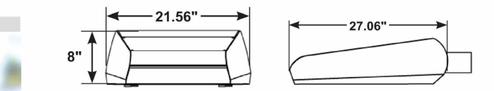
T1 **T2** TENNIS COURT LED LIGHTS

CLOUD | TENNIS PAVILION

PROPOSED TENNIS COURT LIGHT FIXTURE



TENNIS COURT LIGHT FIXTURE



DIMENSIONS



STANDARD FINISHES - RAL FINISHES ARE AVAILABLE

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TENNIS COURT LIGHTING

REVISONS

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Project number:
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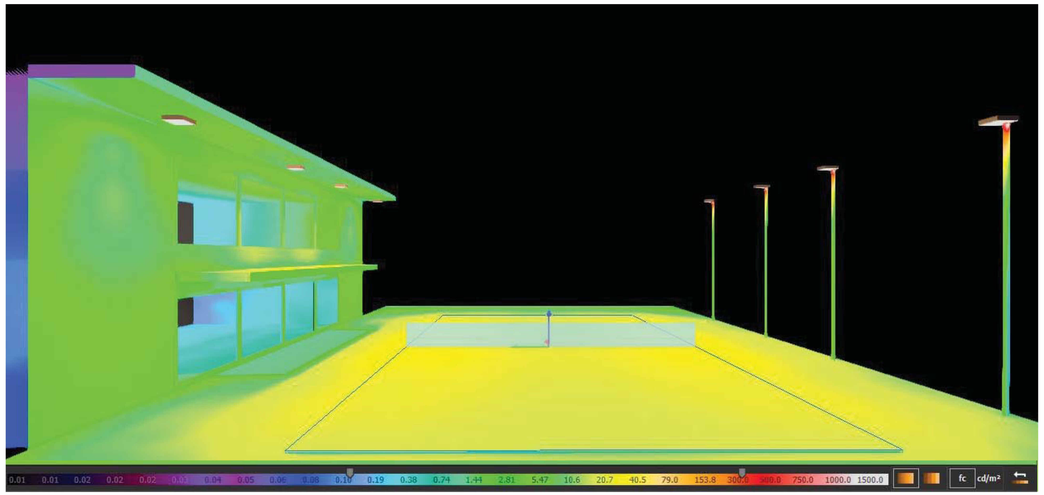
Scale

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CLOUD | TENNIS PAVILION

PHOTOMETRIC STUDIES

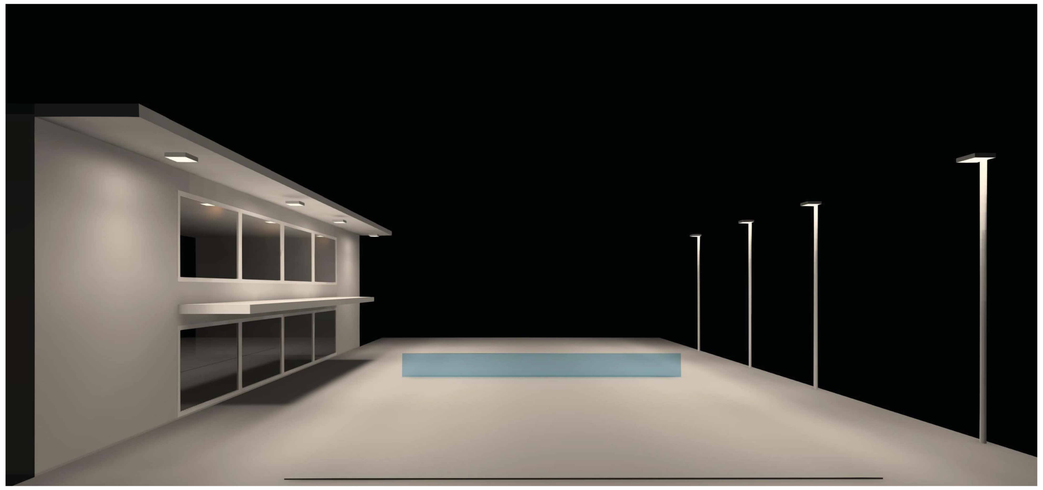


3D PHOTOMETRIC STUDY - PSEUDO COLOR

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CLOUD | TENNIS PAVILION

PHOTOMETRIC STUDIES

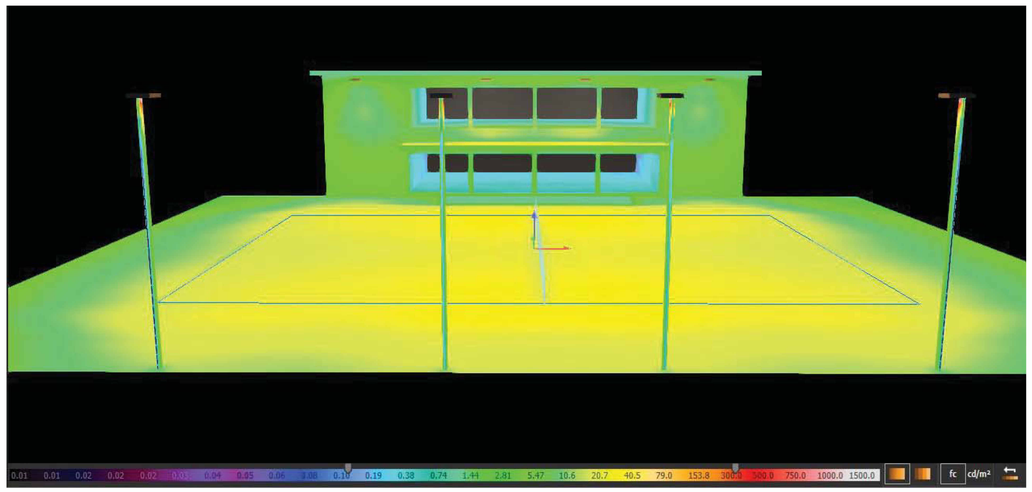


3D PHOTOMETRIC STUDY

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PHOTOMETRIC STUDIES

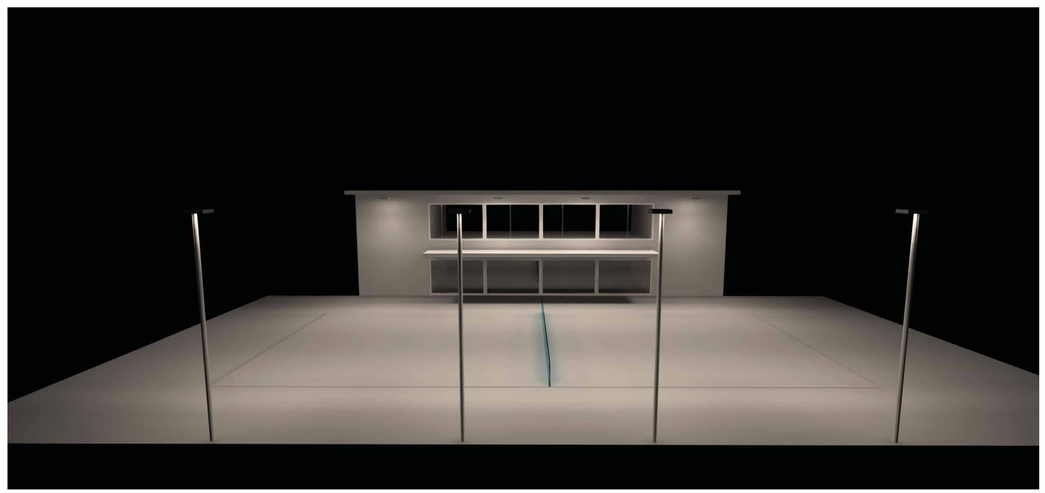


3D PHOTOMETRIC STUDY - PSEUDO COLOR

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PHOTOMETRIC STUDIES



3D PHOTOMETRIC STUDY

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TENNIS COURT PHOTOMETRIC STUDIES

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Scale

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MINI-MICRO - STAFF STAR STYLE 'L' LED — IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



**For use with standard Anchor Base only.*

***Designed for use with 12 VAC. LED transformer.*

****For use up to 48" maximum overall height.*

CATALOG NUMBER LOGIC		
Example: SF - 24 - L - MM - LED - e71 - MFL - WHP - 12 - 11 - A - PP18B		
MATERIAL		
Aluminum		
SERIES		
SF - Staff Star Pathlight		
OVERALL HEIGHT		
24" (Standard), 30", 36", 42", 48", *54", *60", *66", or *72" height		
STYLE		
L - 90° Radius		
FIXTURE		
MM - Mini-Micro		
SOURCE		
LED - with Non-Dimming Integral Driver**		
LED TYPE		
e70 - 3W LED/2700K	e85 – 3W LED/2700K 90 CRI	
e71 - 3W LED/3000K	e86 – 3W LED/3000K 90 CRI	
e72 - 3W LED/4000K	e87 – 3W LED/3500K 80 CRI	
e73 - 3W LED/Amber		
OPTICS		
NSP - Narrow Spot (17°)	MFL - Medium Flood (28°)	
SP - Spot (21°)	ASY - Asymmetrical (17x31°)	
FINISH (See page 2 for full-color swatches)		
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)		
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)		
Also available in RAL Finishes		
LENS TYPE		
12 - Soft Focus	13 - Rectilinear	
SHIELDING		
11 - Honeycomb Baffle		
CAP STYLE		
A - 45°		
B - 90°		
C - Flush		
D - 45° Less Weephole (Interior use only)		
E - 90° Less Weephole (Interior use only)		
BASE OPTIONS		
(Blank) - Anchor Base (Standard, for use with remote 12 VAC. LED transformer)		
PP18B - 18" Power Pipe Stake with 'B' Cap***		
PP-TRe20 - Power Pipe T with 18" Stake, TRe20 Electronic Transformer (105-300 VAC. 50/60 Hz. non-dimming)***		
SF - Stability Flange (For use with Power Pipe)		

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MINI-MICRO - STAFF STAR STYLE 'L' LED — IP66 RATED

DATE: | PROJECT: | TYPE:

Accessories (Configure separately)

SPECIFICATIONS

ELECTRICAL	WATTAGE	3W LED
	WIRING	PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.
	POWER PIPE WITH TRANSFORMER HOUSING	Additionally features integral transformer housing fully machined from copper-free aluminum. High temperature, silicone 'O' Ring provides water-tight seal. Integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.
PHYSICAL	STYLE	L style features clean, 90° transition from fixture to stem.
	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.
	KNUCKLE	LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	STEM	Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 72" maximum (with Anchor Base) and 48" maximum (with Power Pipe).
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allows for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	OPTICS	Interchangeable, color-coded OPTIKIT modules permit field changes to optical distribution.
	ANCHOR BASE	Cast aluminum junction box with pass-through cover. 10" galvanized anchor stem for installation into soil or concrete. For use with 12VAC remote transformer or magnetic transforers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
	POWER PIPE	Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2-1/4" dia. cap for fixture mounting. Optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability. For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw screw is black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.

c UL us LISTED

RoHS

MADE IN THE USA

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/06/2022 SKU-630 SUB000978

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SAN FRANCISCO, CA 94110
843-271-7278
WWW.TERREMOTO.LA

LICENSED LANDSCAPE ARCHITECT — Mary Wiggins — 6/30/21 — Signature — March 31, 2024 Renewal Date — April 4, 2022 Date — STATE OF CALIFORNIA

PROJECT

PROJECT CLOUD
Ponderosa One, LLC
80 Clear Creek Rd., Oakville
CA 94562

ISSUE SET: SCHEMETIC DESIGN

ISSUE DATE: 04/15/2024

REV	DATE	ISSUE	BY
1	04.15.24	Viewshed Revision	YS

DRAWN BY:
CHECKED BY:

SCALE: NTS

SHEET TITLE: LANDSCAPE LIGHTING FIXTURE SPECIFICATION

SHEET NUMBER: L103



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LICENSED LANDSCAPE ARCHITECT
Mary Wiggins 6751
Signature
March 31, 2024
Renewal Date
April 4, 2022
Date
STATE OF CALIFORNIA

PROJECT

PROJECT CLOUD

Ponderosa One, LLC
80 Clear Creek Rd., Oakville
CA 94562

ISSUE SET
SCHEMETIC DESIGN

ISSUE DATE
04/15/2024

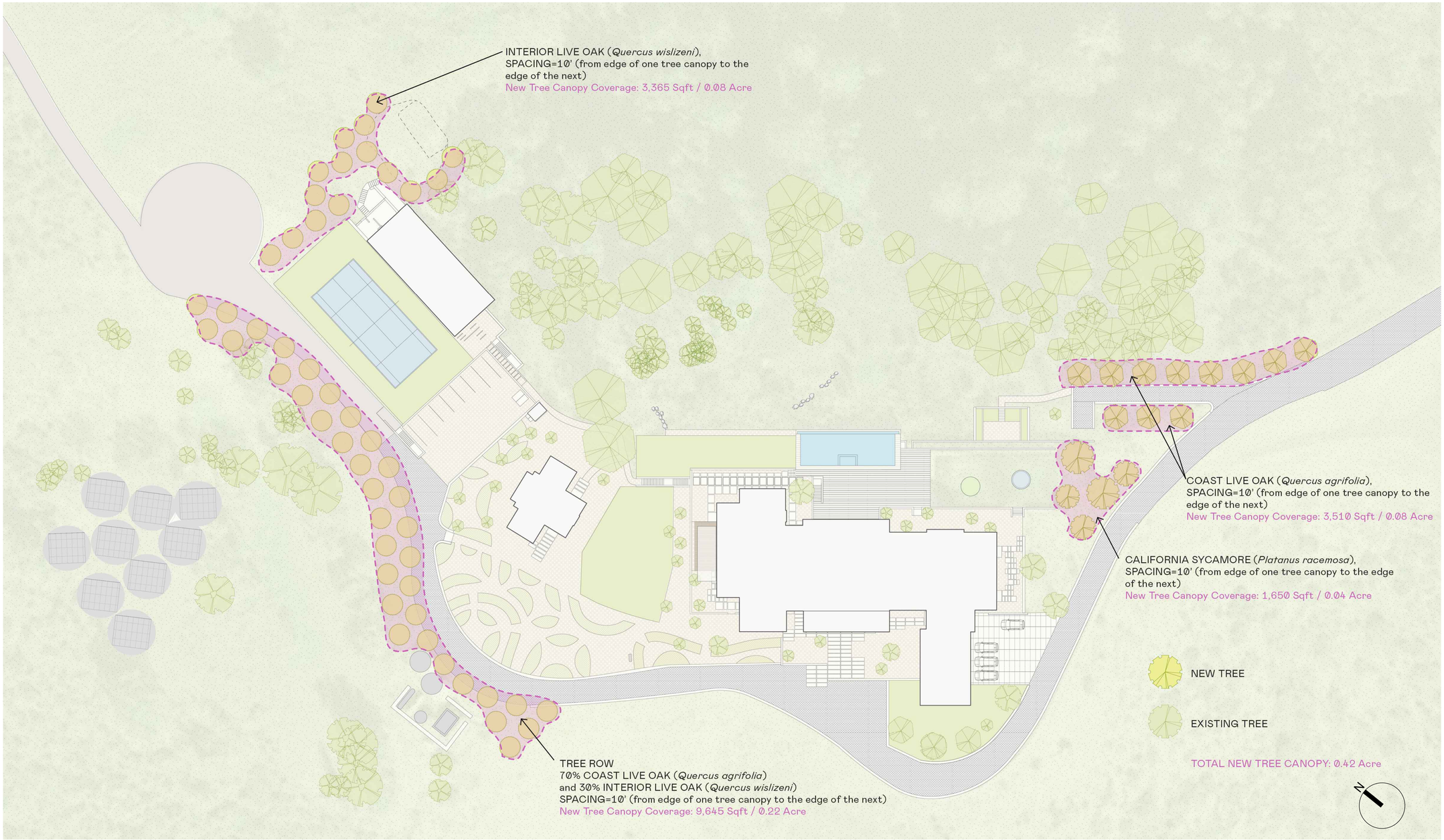
REV	DATE	ISSUE	BY
1	04.15.24	Viewshed Revision	YS

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SCALE
1"=30'-0"

SHEET TITLE
LANDSCAPE SITE PLAN

SHEET NUMBER
LA1



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300 BRANNAN ST
SAN FRANCISCO, CA 94107
WWW.TERREMOTO.LA

LICENSED LANDSCAPE ARCHITECT
Mary Wiggins 6751
Signature
March 31, 2024
Renewal Date
April 4, 2022
Date
STATE OF CALIFORNIA

PROJECT

PROJECT CLOUD

Ponderosa One, LLC
80 Clear Creek Rd., Oakville
CA 94562

ISSUE SET
SCHEMETIC DESIGN

ISSUE DATE
12/06/2024

REV	DATE	ISSUE	BY
1	04.15.24	Viewshed Revision	YS
2	12.06.24	New Tree Coverage	YS

DRAWN BY:
CHECKED BY:

SCALE
1"=30'-0"

SHEET TITLE
NEW TREES

SHEET NUMBER
LA2.3

FIXTURE	MFG	MODEL #	DESCRIPTION
MINI MICRO	BK LIGHTING	SF - 24 - L - MM - LED - E71 - MFL - WHP - 12 - 11 - A - PP18B	PATH LIGHT



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LICENSED LANDSCAPE ARCHITECT
Mary Wiggins 6751
STATE OF CALIFORNIA
Signature
March 31, 2024
Renewal Date
April 4, 2024
Date

PROJECT

PROJECT CLOUD

Ponderosa One, LLC
80 Clear Creek Rd., Oakville
CA 94562

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ISSUE DATE
04/15/2024

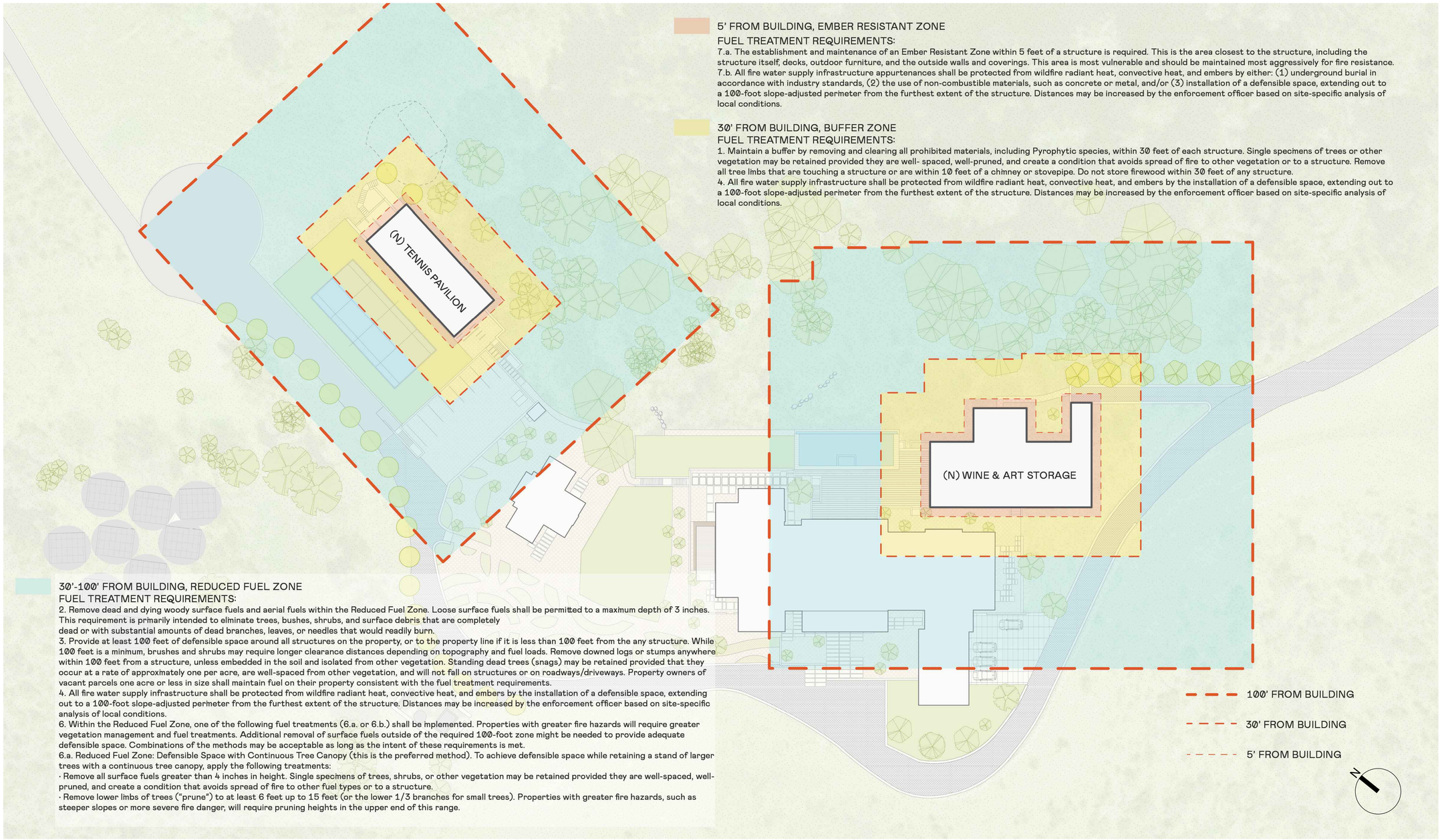
REV	DATE	ISSUE	BY
1	04.15.24	Viewshed Revision	YS

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CHECKED BY:

SCALE
1"=30'-0"

SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
LA3



5' FROM BUILDING, EMBER RESISTANT ZONE
FUEL TREATMENT REQUIREMENTS:
7.a. The establishment and maintenance of an Ember Resistant Zone within 5 feet of a structure is required. This is the area closest to the structure, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable and should be maintained most aggressively for fire resistance.
7.b. All fire water supply infrastructure appurtenances shall be protected from wildfire radiant heat, convective heat, and embers by either: (1) underground burial in accordance with industry standards, (2) the use of non-combustible materials, such as concrete or metal, and/or (3) installation of a defensible space, extending out to a 100-foot slope-adjusted perimeter from the furthest extent of the structure. Distances may be increased by the enforcement officer based on site-specific analysis of local conditions.

30' FROM BUILDING, BUFFER ZONE
FUEL TREATMENT REQUIREMENTS:
1. Maintain a buffer by removing and clearing all prohibited materials, including Pyrophytic species, within 30 feet of each structure. Single specimens of trees or other vegetation may be retained provided they are well- spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a structure. Remove all tree limbs that are touching a structure or are within 10 feet of a chimney or stovepipe. Do not store firewood within 30 feet of any structure.
4. All fire water supply infrastructure shall be protected from wildfire radiant heat, convective heat, and embers by the installation of a defensible space, extending out to a 100-foot slope-adjusted perimeter from the furthest extent of the structure. Distances may be increased by the enforcement officer based on site-specific analysis of local conditions.

30'-100' FROM BUILDING, REDUCED FUEL ZONE
FUEL TREATMENT REQUIREMENTS:
2. Remove dead and dying woody surface fuels and aerial fuels within the Reduced Fuel Zone. Loose surface fuels shall be permitted to a maximum depth of 3 inches. This requirement is primarily intended to eliminate trees, bushes, shrubs, and surface debris that are completely dead or with substantial amounts of dead branches, leaves, or needles that would readily burn.
3. Provide at least 100 feet of defensible space around all structures on the property, or to the property line if it is less than 100 feet from the any structure. While 100 feet is a minimum, brushes and shrubs may require longer clearance distances depending on topography and fuel loads. Remove downed logs or stumps anywhere within 100 feet from a structure, unless embedded in the soil and isolated from other vegetation. Standing dead trees (snags) may be retained provided that they occur at a rate of approximately one per acre, are well-spaced from other vegetation, and will not fall on structures or on roadways/driveways. Property owners of vacant parcels one acre or less in size shall maintain fuel on their property consistent with the fuel treatment requirements.
4. All fire water supply infrastructure shall be protected from wildfire radiant heat, convective heat, and embers by the installation of a defensible space, extending out to a 100-foot slope-adjusted perimeter from the furthest extent of the structure. Distances may be increased by the enforcement officer based on site-specific analysis of local conditions.
6. Within the Reduced Fuel Zone, one of the following fuel treatments (6.a. or 6.b.) shall be implemented. Properties with greater fire hazards will require greater vegetation management and fuel treatments. Additional removal of surface fuels outside of the required 100-foot zone might be needed to provide adequate defensible space. Combinations of the methods may be acceptable as long as the intent of these requirements is met.
6.a. Reduced Fuel Zone: Defensible Space with Continuous Tree Canopy (this is the preferred method). To achieve defensible space while retaining a stand of larger trees with a continuous tree canopy, apply the following treatments:
· Remove all surface fuels greater than 4 inches in height. Single specimens of trees, shrubs, or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other fuel types or to a structure.
· Remove lower limbs of trees ("prune") to at least 6 feet up to 15 feet (or the lower 1/3 branches for small trees). Properties with greater fire hazards, such as steeper slopes or more severe fire danger, will require pruning heights in the upper end of this range.

TERRE MOTO
3486–A MISSION ST
SAN FRANCISCO, CA 94110
843–271–7278
WWW.TERREMOTO.LA

LICENSED LANDSCAPE ARCHITECT
Mary Wiggins 6751
Signature
March 31, 2024
Renewal Date
April 4, 2022
Date
STATE OF CALIFORNIA

PROJECT
PROJECT CLOUD
Ponderosa One, LLC
80 Clear Creek Rd., Oakville
CA 94562

ISSUE SET
SCHEMETIC DESIGN
ISSUE DATE
04/15/2024

REV	DATE	ISSUE	BY
1	04.15.24	Viewshed Revision	YS

DRAWN BY:
CHECKED BY:
SCALE
1"=30'–0"
SHEET TITLE
DEFENSIBLE SPACE _NEW BUILDING
SHEET NUMBER
LA4

5' FROM BUILDING, EMBER RESISTANT ZONE

RECOMMENDATIONS:

· Remove any combustible outdoor furniture.
· Replace jute or fiber doormats with fire resistant materials.
· Remove or relocate all combustible materials, including garbage and recycling containers, lumber, trash, and patio accessories.
· Clean all fallen leaves and needles regularly. Repeat often during fire season.
· No Pyrophytic vegetation is recommended within 5 feet of structures. Vegetation in the Ember Resistant Zone area will be evaluated for compliance.
· Other plant species not listed or named should be reviewed by the Fire Code Official.
· Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5 feet of any structure.
· Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs. Move stored combustibles inside, or at least 30 feet away from structures.
· Use only inorganic, non-combustible mulches such as stone or gravel.

30' FROM BUILDING, BUFFER ZONE

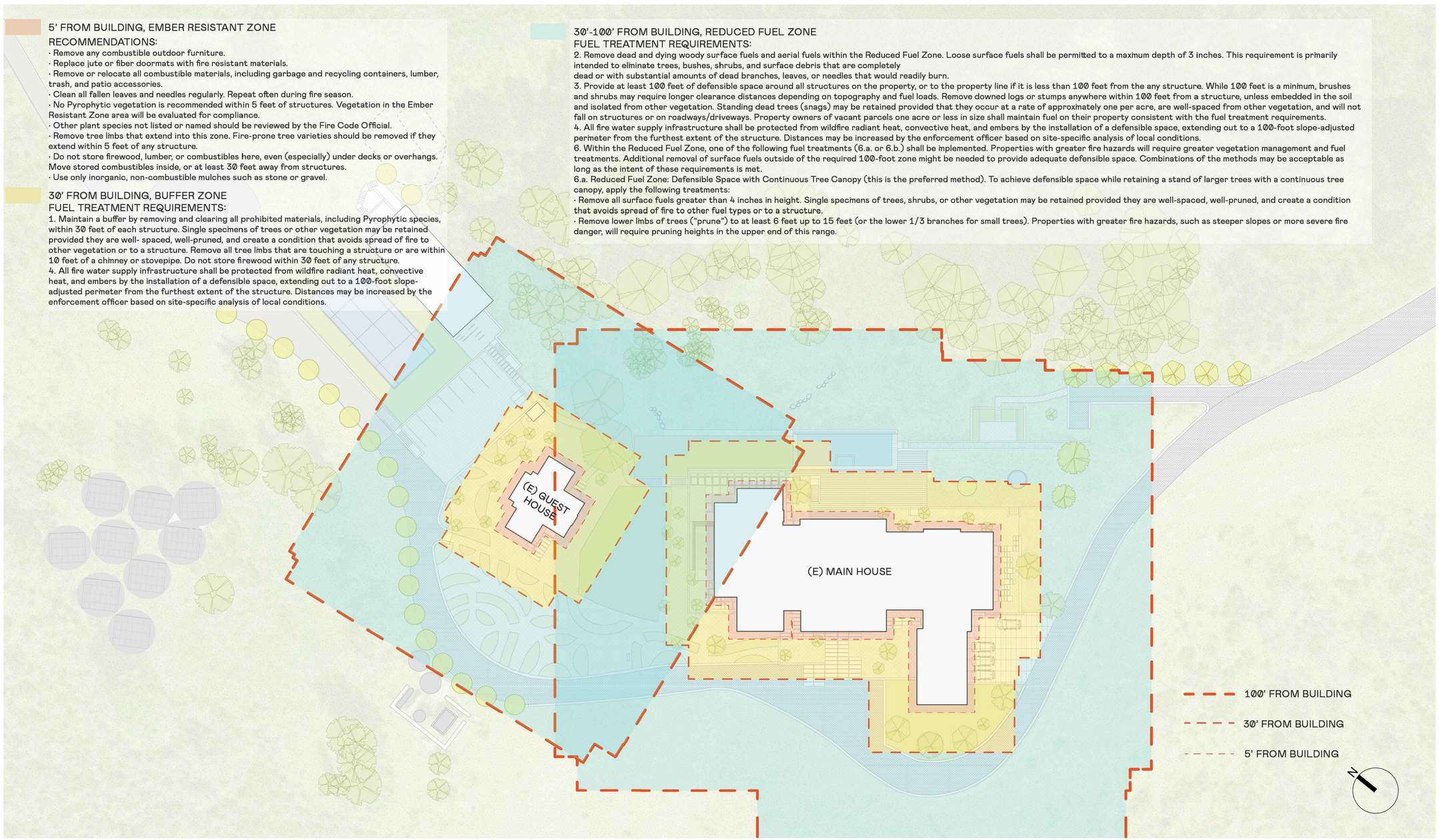
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30'-100' FROM BUILDING, REDUCED FUEL ZONE

FUEL TREATMENT REQUIREMENTS:

2. Remove dead and dying woody surface fuels and aerial fuels within the Reduced Fuel Zone. Loose surface fuels shall be permitted to a maximum depth of 3 inches. This requirement is primarily intended to eliminate trees, bushes, shrubs, and surface debris that are completely
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TERRE MOTO

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SAN FRANCISCO, CA 94110
843-271-7278
WWW.TERREMOTO.LA

LICENSED LANDSCAPE ARCHITECT
Mary Wiggins 6751
Signature
March 31, 2024
Renewal Date
April 4, 2022
Date
STATE OF CALIFORNIA

PROJECT

PROJECT CLOUD
Ponderosa One, LLC
80 Clear Creek Rd., Oakville
CA 94562

ISSUE SET
SCHEMETIC DESIGN

ISSUE DATE
04/15/2024

REV	DATE	ISSUE	BY
1	04.15.24	Viewshed Revision	YS

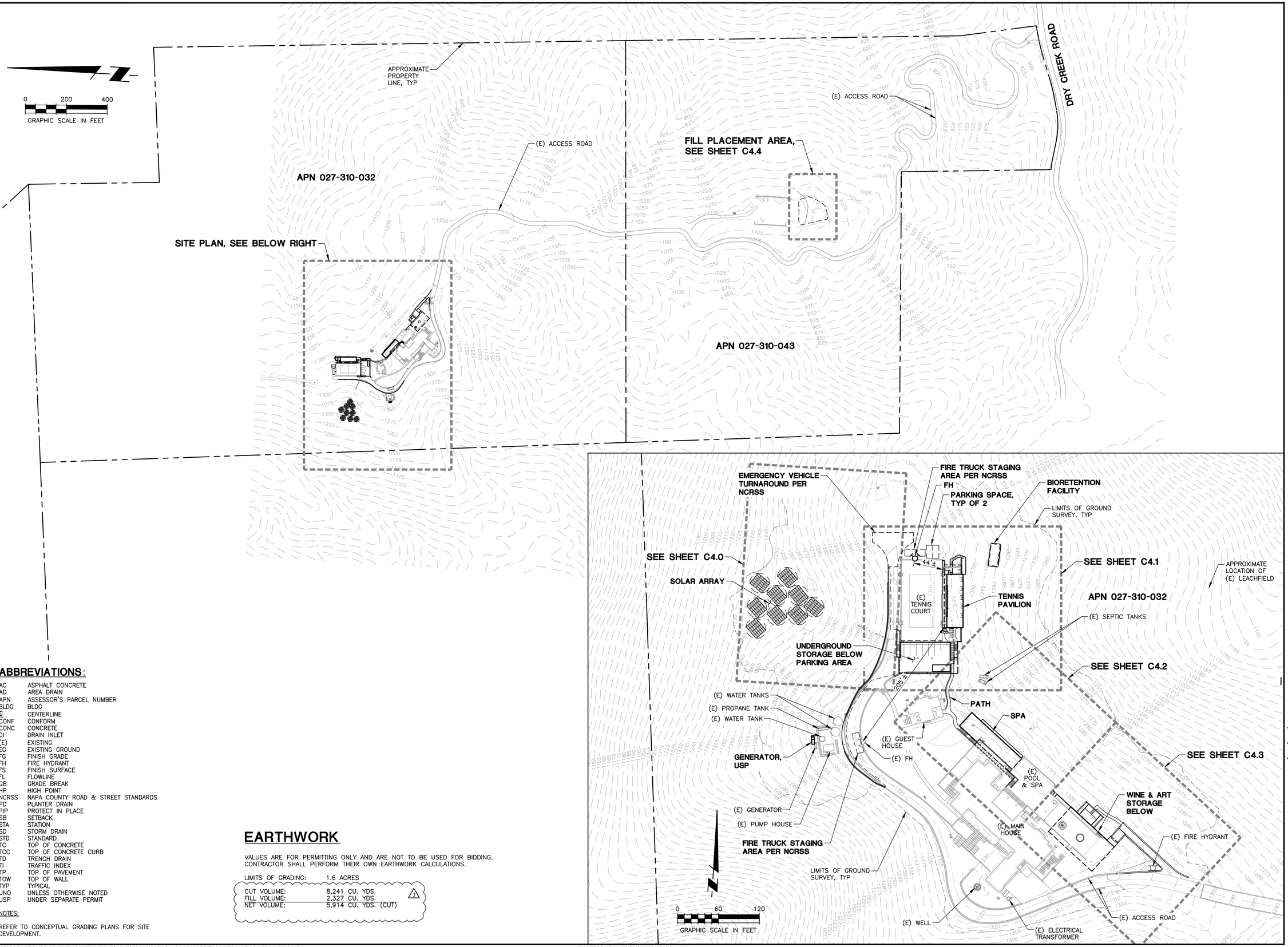
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CHECKED BY:

SCALE
1"=30'-0"

SHEET TITLE
DEFENSIBLE SPACE
_EXISTING BUILDING

SHEET NUMBER
LA5

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ABBREVIATIONS:

AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BLDG
℄	CENTERLINE
CONF	CONFORM
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EG	EXISTING GROUND
FG	FINISH GRADE
FH	FIRE HYDRANT
FS	FINISH SURFACE
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
NCRSS	NAPA COUNTY ROAD & STREET STANDARDS
PD	PLANTER DRAIN
PIP	PROTECT IN PLACE
SB	SETBACK
STA	STATION
SD	STORM DRAIN
STD	STANDARD
TC	TOP OF CONCRETE
TCC	TOP OF CONCRETE CURB
TD	TRENCH DRAIN
TI	TRAFFIC INDEX
TP	TOP OF PAVEMENT
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
USP	UNDER SEPARATE PERMIT

NOTES:

REFER TO CONCEPTUAL GRADING PLANS FOR SITE DEVELOPMENT.

EARTHWORK

VALUES ARE FOR PERMITTING ONLY AND ARE NOT TO BE USED FOR BIDDING. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATIONS.

LIMITS OF GRADING: 1.6 ACRES

CUT VOLUME:	8,241 CU. YDS.
FILL VOLUME:	2,327 CU. YDS.
NET VOLUME:	5,914 CU. YDS. (CUT)

3

SUMMIT
Summit Engineering, Inc
575 W College Ave., Suite 201 • Santa Rosa, CA 95401
707-527-0775 • www.summit-sr.com

PONDEROSA ONE LLC
80 CLEAR CREEK ROAD
NAPA, CA 94558
APN 027-310-032 & 043

VIEWSHED PERMIT

OVERALL SITE PLAN

#	DATE	DESCRIPTION
1	9/07/2022	PERMIT SUBMITTAL
2	10/3/2023	PLAN CHECK RESPONSE
3	3/29/2024	PLAN CHECK RESPONSE
4	2/28/2025	PLAN CHECK RESPONSE

JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
CHECKED: MS

SHEET C2.0
SHEET 1 OF 8

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APPROXIMATE LOCATION OF SOLAR PANELS, TYP

ANTICIPATED WALKABLE PATH. NO EARTH DISTRUBANCE ANTICIPATED

(E) TREE, TYP, PIP UNO

LIMITS OF EXISTING TRAIL/BENCH TO BE UTILIZED FOR CONSTRUCTION ACCESS

ANTICIPATED WALKABLE PATH. NO EARTH DISTRUBANCE ANTICIPATED

(E) SD, PIP

DI, TYP

(E) CURB & GUTTER TO BE REMOVED

(E) DI TO BE RELOCATED

RETAINING WALL W/GUTTER

SAWCUT & CONFORM TO (E), GRADE, TYP

CURB & GUTTER, TYP

0 5 10 20
GRAPHIC SCALE IN FEET

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NAPA, CA 94558
APN 027-310-032 & 043

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CONCEPT GRADING PLAN - CONSTRUCTION ACCESS & SOLAR PANEL FIELD

#	DATE	DESCRIPTION
	10/3/2023	VIEWSHED PERMIT
	3/29/2024	PLAN CHECK RESPONSE
2	2/28/2025	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO:	2021275
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	MS
SHEET	C4.0
	SHEET 2 OF 8

EMERGENCY VEHICLE TURNAROUND PER NCRSS

STANDARD PARKING SPACE, TYP OF 2

9.0' TYP

30.0'

10.0'

19.0' TYP

BOLLARD, TYP OF 2

FH

FIRE TRUCK STAGING AREA PER NCRSS

BIORETENTION FACILITY
BOT ELEV 1288.5±
BOT AREA 415 SF

LIMITS OF ROOF OVERHANG, TYP

DOWNSPOUT, TYP

TRENCH DRAIN

(N) TREE, TYP

CURB & GUTTER, TYP

DI, TYP

LIMITS OF BUILDING LOWER LEVEL, TYP

TENNIS PAVILION
UL FF 1329.60
ML FF 1317.68
LL FF 1305.26

TOE OF 2:1 FILL, TYP

(E) TREE TO BE REMOVED, TYP, PROTECT ALL OTHERS

BENCH SEAT

(E) TENNIS COURT

SD, TYP

RETAINING WALL W/ GUTTER, TYP

(E) SD, PIP

(E) DI TO BE RELOCATED

PLANTER DRAIN, TYP

RETAINING WALL, TYP

UNDERGROUND STORAGE STRUCTURE
DECK FF 1321.92
LL FF 1308.00

DI, TYP

LIFT
FS 1321.92

SD, TYP

TRENCH DRAIN

(E) TREE, TYP, PIP UNO

TOE OF 2:1 FILL, TYP

(E) SEPTIC TANKS, PIP

RIPRAP, TYP

SWALE, TYP

(E) RETAINING WALL, PIP

SAWCUT & CONFORM TO (E) GRADE, TYP

(E) CURB & GUTTER TO BE REMOVED

0 5 10 20
GRAPHIC SCALE IN FEET

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80 CLEAR CREEK ROAD
NAPA, CA 94558
APN 027-310-032 & 043

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CONCEPTUAL GRADING PLAN - UTILITY STORAGE/PARKING AREA & TENNIS PAVILION

#	DATE	DESCRIPTION
	10/3/2023	VIEWSHED PERMIT
	3/29/2024	PLAN CHECK RESPONSE
1	2/28/2025	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2021275
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SHEET C4.1
SHEET 3 OF 8

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TENNIS PAVILION
ML FF 1317.68
LL FF 1305.26

(E) TENNIS COURT

UNDERGROUND STORAGE STRUCTURE
DECK FF 1321.92
LL FF 1308.00

(E) TREE TO BE REMOVED, TYP, PROTECT ALL OTHERS

(E) SEPTIC TANKS, PIP

TOE OF 2:1 FILL, TYP

(E) GUEST HOUSE
FF 1329.31

RETAINING WALL

(E) RETAINING WALL

(E) TREE, TYP, PIP UNO

(E) SD OUTLET TO BE RELOCATED

TOP OF CUT, TYP

FG 1306.82

FS 1311.82

FS 1327.00
FG/EG 1321.3±

FS 1327.00
FS 1311.89

LAWN AREA
SPA (BELOW)
FF 1311.89

TOW 1336.2±
TOW 1330.20
FS 1328.2±

FS/EG 1328.5±

FS 1328.5±

EG 1330.0±

FS/EG 1328.5±

FS/TC 1328.65

FS 1328.65

TC 1319.67

TC 1319.78

(E) TOW 1336.2±
EG 1330.0±

TC (BELOW GROUND)
1311.89

TOW 1330.20
FS 1328.2±

TC CONF
1329.88±

TC CONF
1328.18±

TC
1321.34

TC
1321.31±

TC CONF
1327.96±

TC (BELOW GROUND)
1311.89

TOP OF CUT, TYP

FG/EG
1318.8±

TOW 1326.87±
EG 1321.1±

PA
FG 1326.87

(E) POOL

(E) MAIN HOUSE
FF 1330.59

GRAPHIC SCALE IN FEET
0 5 10 20

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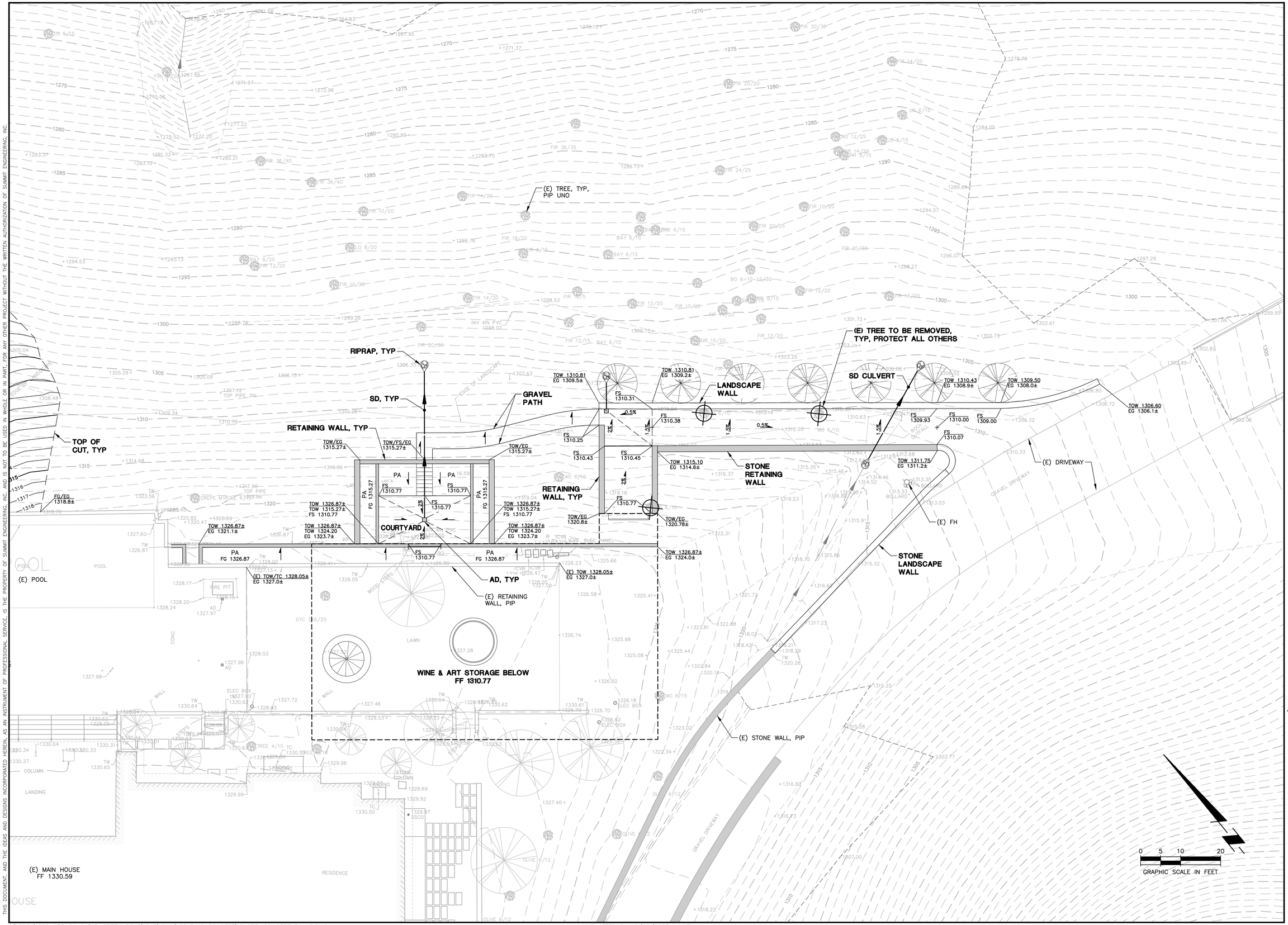
CONCEPTUAL GRADING PLAN - SPA

#	DATE	DESCRIPTION
	10/3/2023	VIEWSHED PERMIT
	3/29/2024	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
CHECKED: MS

SHEET C4.2
SHEET 4 OF 8



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PONDEROSA ONE LLC
80 CLEAR CREEK ROAD
NAPA, CA 94558
APN 027-310-032 & 043

VIEWSHED PERMIT

CONCEPTUAL GRADING PLAN - WINE STORAGE

#	DATE	DESCRIPTION
	10/3/2023	VIEWSHED PERMIT
1	3/29/2024	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2021275
SCALE: AS SHOWN
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SHEET C4.3
SHEET 5 OF 8

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NOTES:

1. REFER TO GEOTECHNICAL RECOMMENDATIONS FOR COMPACTION REQUIREMENTS FOR GRADED PAD.

CONFORM TO EXISTING GRADE

CONFORM TO EXISTING GRADE

FG CONF 1110.0±

CONFORM TO EXISTING GRADE

FG CONF 1111.0±

FG CONF 1110.0±

FG CONF 1109.0±

FG CONF 1104.0±

FG CONF 1104.0±

FG CONF 1101.8±

FG CONF 1101.2±

FG 1104.0

FG 1110.0

FG 1109.5

FG 1104.0

FG CONF 1100.5±

FG CONF 1101.2±

FG 1104.0

FG 1104.0

FG CONF 1101.2±

FG CONF 1102.0±

FG 1104.0

FG 1104.0

FG CONF 1101.4±

FG CONF 1102.4±

(E) FLOWLINE TO REMAIN

PVC 4" RISER 1096.24

PVC 4" RISER 1097.61

ELEC BOX 1088.69

TOE OF 2:1 FILL, TYP

TOE OF 2:1 FILL, TYP

LIMITS OF GROUND SURVEY, TYP

LIMITS OF GROUND SURVEY, TYP

10.0' TYP

10.0' TYP

APPROXIMATE LIMITS OF CONSTRUCTION DISTURBANCE, TYP

APN 027-310-043

0 5 10 20

GRAPHIC SCALE IN FEET

SUMMIT

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PONDEROSA ONE LLC
80 CLEAR CREEK ROAD
NAPA, CA 94558
APN 027-310-032 & 043

VIEWSHED PERMIT

CONCEPTUAL GRADING PLAN - FILL PLACEMENT

#	DATE	DESCRIPTION
	10/3/2023	VIEWSHED PERMIT
	3/29/2024	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
CHECKED: MS

SHEET C4.4
SHEET 6 OF 8

ANALYSIS OF (E) SLOPES:

AVERAGE SLOPE ACROSS PROPOSED SOLAR ARRAY = 27.3%

AVERAGE SLOPE ACROSS PROPOSED BIORETENTION FACILITY = 29.7%

AVERAGE SLOPE ACROSS PROPOSED TENNIS PAVILION = 27.9%

AVERAGE SLOPE ACROSS PROPOSED UNDERGROUND STORAGE = 13.4%

AVERAGE SLOPE ACROSS PROPOSED SPA = 29.7%

AVERAGE SLOPE ACROSS PROPOSED WINE STORAGE = 20.0%

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APPROXIMATE LIMITS OF CONSTRUCTION DISTURBANCE

BIORETENTION FACILITY

PROPOSED BUILDING FOOTPRINT

PROPOSED BUILDING FOOTPRINT (BELOW GRADE)

TENNIS PAVILION

(E) TENNIS COURT

UNDERGROUND STORAGE STRUCTURE

PV PANELS

(E) GUEST HOUSE

PAVED DRIVEWAY

MATCHLINE SEE BELOW

WINE & ART STORAGE BELOW

LAWN AREA SPA BELOW

(E) POOL

MATCHLINE SEE ABOVE

(E) MAIN HOUSE

GRAPHIC SCALE IN FEET

0 20 40

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SLOPE EXHIBIT
SITE

#	DATE	DESCRIPTION
	9/12/2022	VIEWSHED PERMIT
1	10/3/2023	PLAN CHECK RESPONSE
2	3/29/2024	PLAN CHECK RESPONSE
3	2/28/2025	PLAN CHECK RESPONSE

PRELIMINARY
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JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
CHECKED: MS
SHEET SE1
SHEET 1 OF 2

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ANALYSIS OF (E) SLOPES:

AVERAGE SLOPE ACROSS PROPOSED FILL PLACEMENT AREA = 10.33%

3

CONFORM TO EXISTING GRADE

TOE OF 2:1 FILL, TYP

-11.1%

-12.6%

-7.5%

TOE OF 2:1 FILL, TYP

APPROXIMATE LIMITS OF CONSTRUCTION DISTURBANCE, TYP

3

APN 027-310-043

PVC 4" RISER 1096.24

ELEC BOX 1088.69

PVC 4" RISER

0 5 10 20

GRAPHIC SCALE IN FEET

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SLOPE EXHIBIT
FILL PLACEMENT AREA

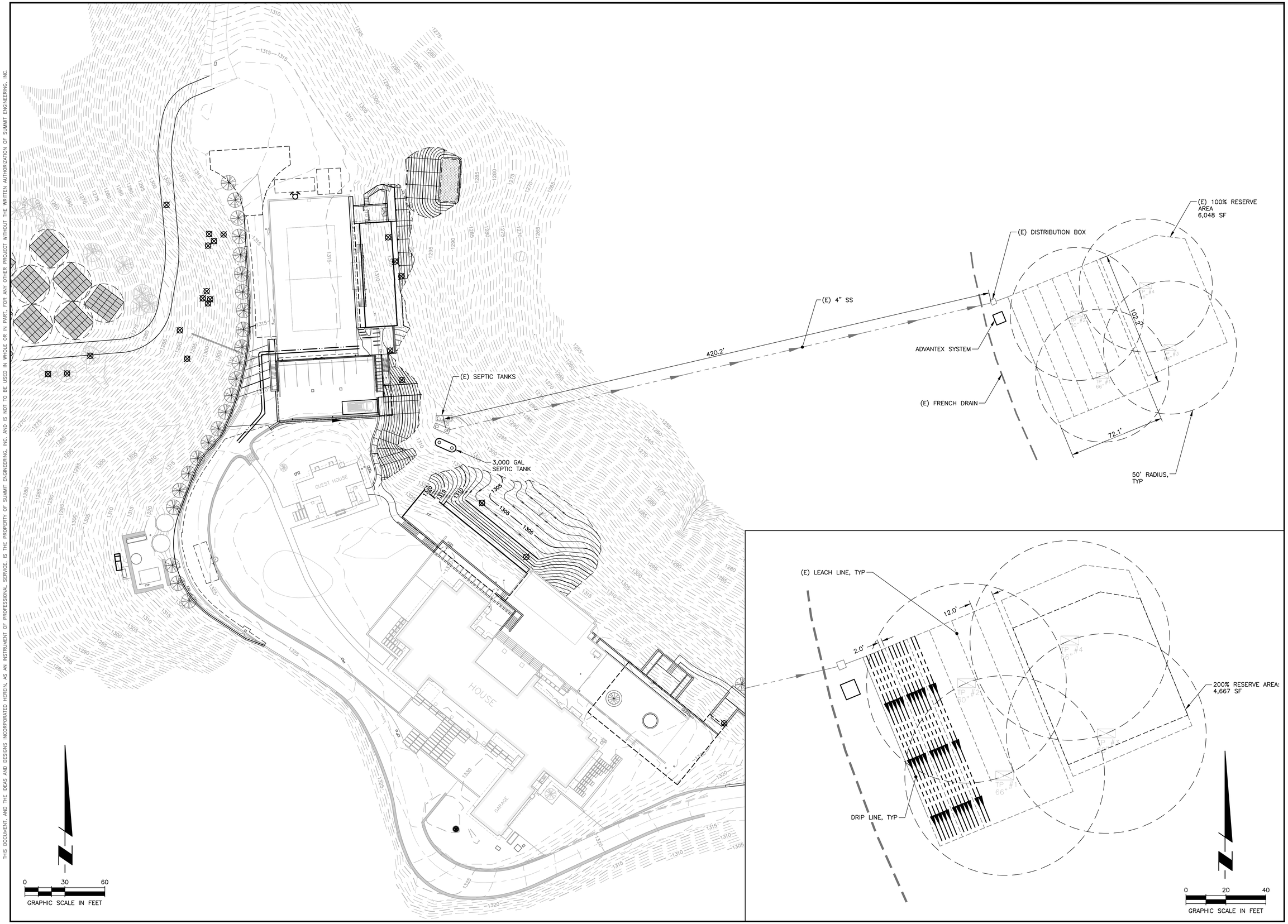
#	DATE	DESCRIPTION
1	10/3/2023	PLAN CHECK RESPONSE
	3/29/2024	PLAN CHECK RESPONSE
3	2/28/2025	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TF
CHECKED: MS

SHEET SE2
SHEET 2 OF 2

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TEST PIT LOCATIONS

TEST PIT LOCATIONS

#	DATE	DESCRIPTION
	07/16/2024	CONCEPT REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO:	2021275
SCALE:	AS SHOWN
DRAWN:	JH
CHECKED:	JM
SHEET	SS1
	1OF 1