



MEADOWOOD

Napa Valley

DEVELOPMENT PLAN
FOR THE
2020 GLASS FIRE REHABILITATION PROJECT
BOARD OF SUPERVISORS HEARING
SEPTEMBER 13, 2022

BACKEN & BACKEN
ARCHITECTURE | LIFESTYLE | WELLBEING

Olson Kundig

 **SHERWOOD**
DESIGN ENGINEERS

swa

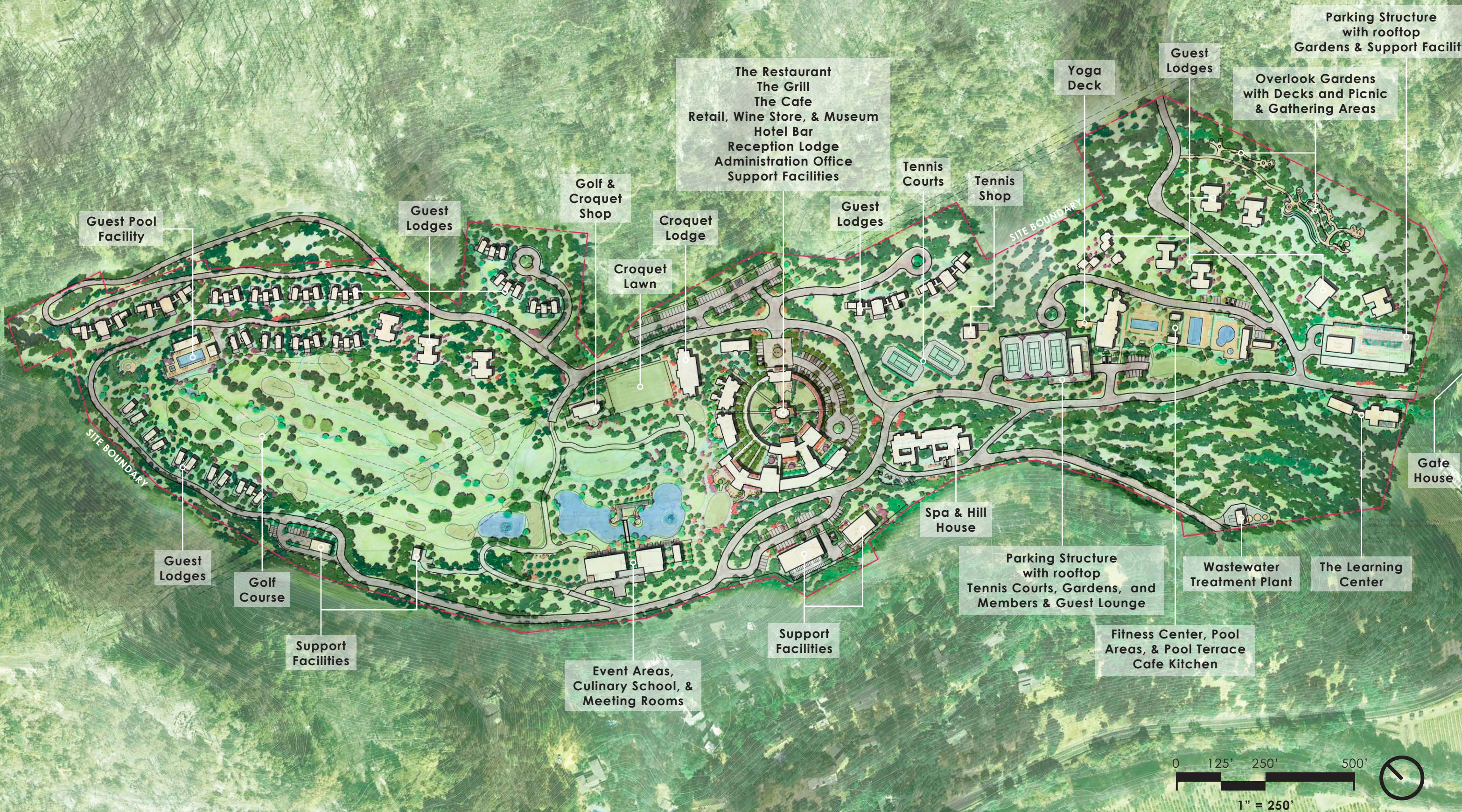
MEADOWOOD NAPA VALLEY



WILDFIRE IMPACT



CONCEPTUAL SITE PLAN



DESIGN INTENT / CHALLENGE



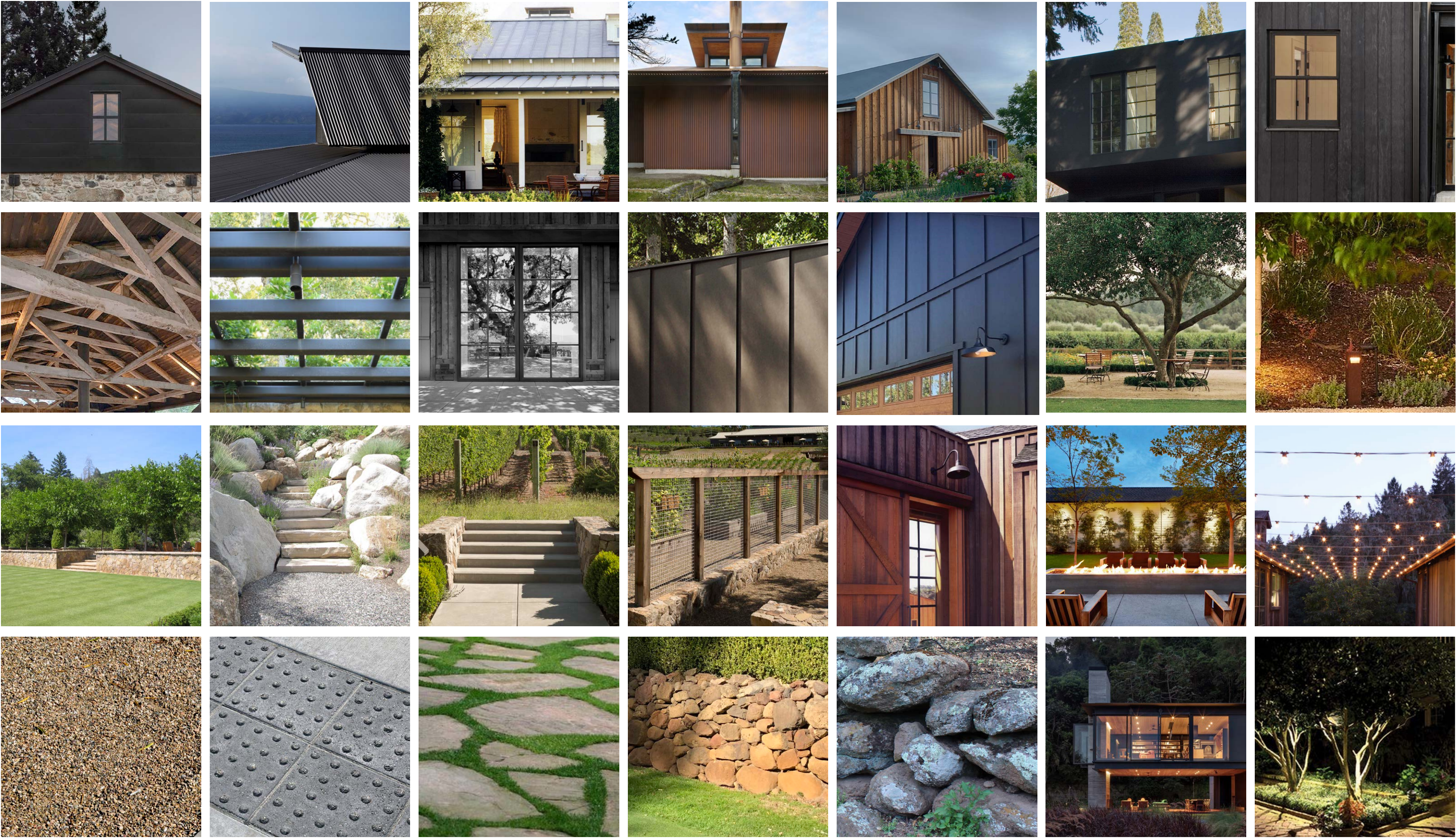
ARCHITECTURE



ARCHITECTURE



ARCHITECTURE & SITE MATERIALS PALETTE

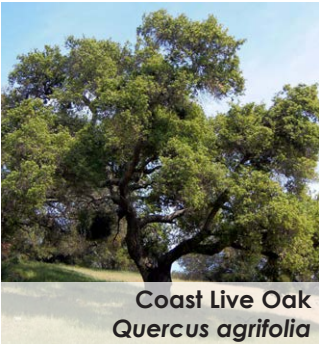


PLANTING PALETTE

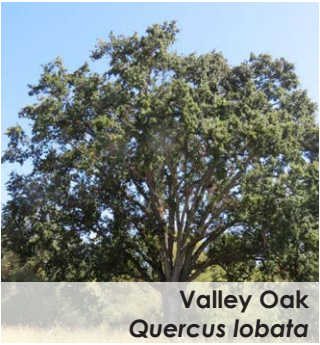
TREES



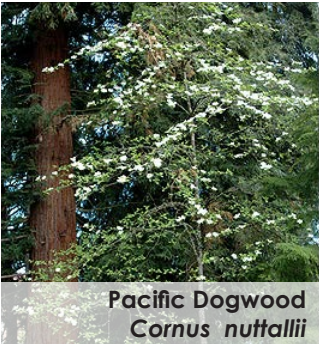
Coastal Redwood
Sequoia sempervirens



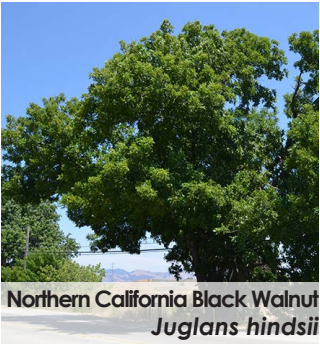
Coast Live Oak
Quercus agrifolia



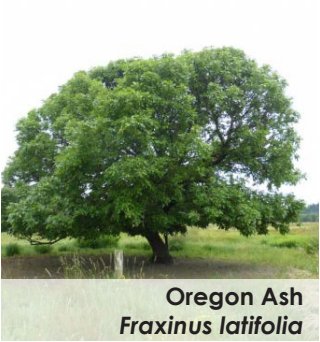
Valley Oak
Quercus lobata



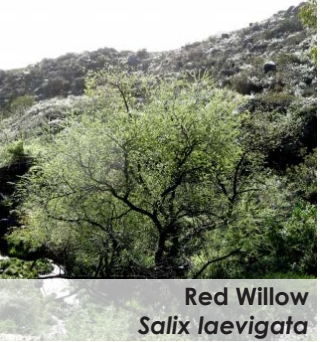
Pacific Dogwood
Cornus nuttallii



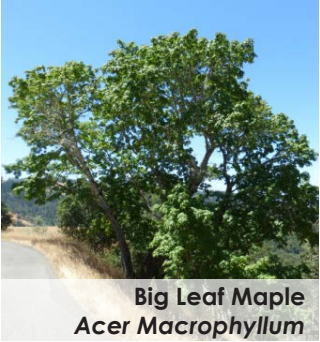
Northern California Black Walnut
Juglans hindsii



Oregon Ash
Fraxinus latifolia



Red Willow
Salix laevigata

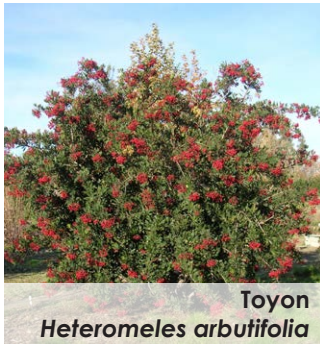


Big Leaf Maple
Acer Macrophyllum

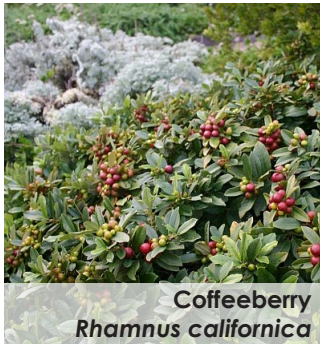


Blue Oak
Quercus douglasii

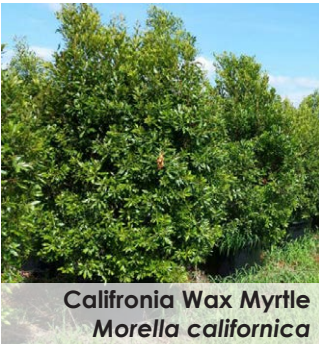
BIG SHRUBS/SMALL TREES



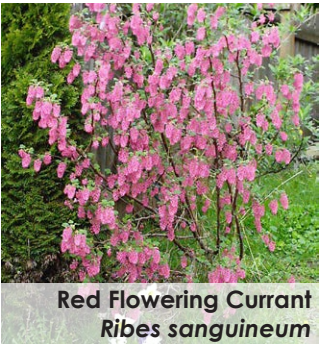
Toyon
Heteromeles arbutifolia



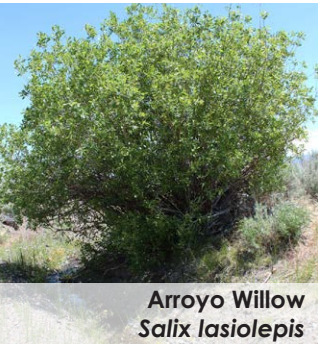
Coffeeberry
Rhamnus californica



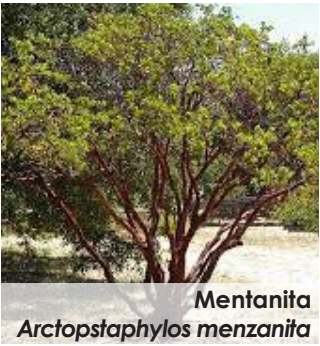
California Wax Myrtle
Morella californica



Red Flowering Currant
Ribes sanguineum

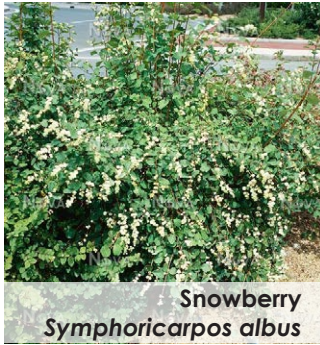


Arroyo Willow
Salix lasiolepis

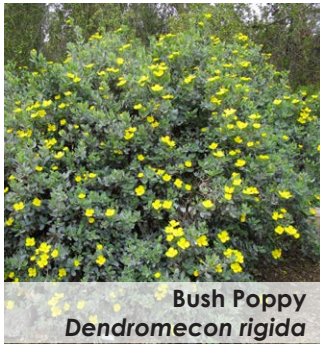


Mentanita
Arctostaphylos menzanita

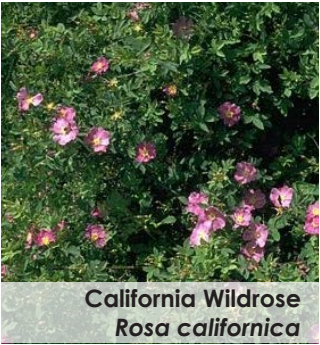
SMALL SHRUBS



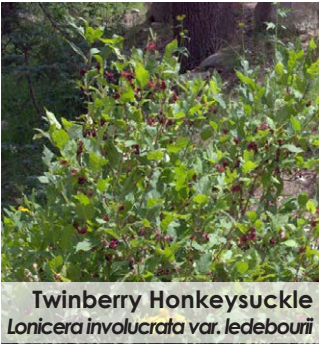
Snowberry
Symphoricarpos albus



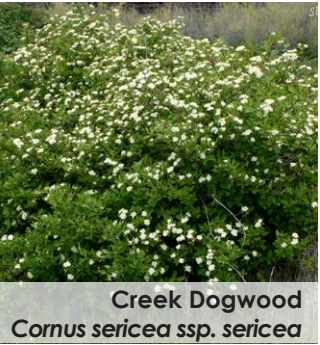
Bush Poppy
Dendromecon rigida



California Wildrose
Rosa californica



Twinberry Honkeysuckle
Lonicera involucrata var. *ledebourii*

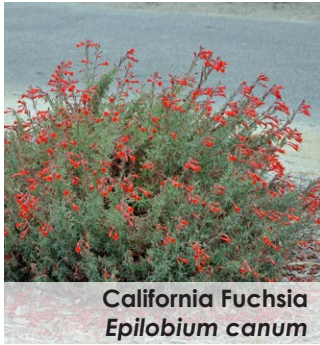


Creek Dogwood
Cornus sericea ssp. *sericea*

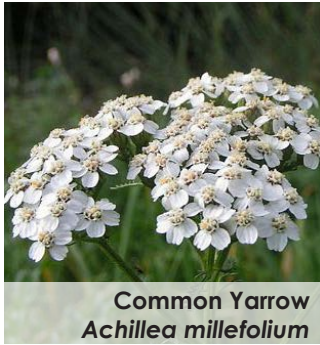


California Lilac 'Concha'
Ceanothus 'Concha'

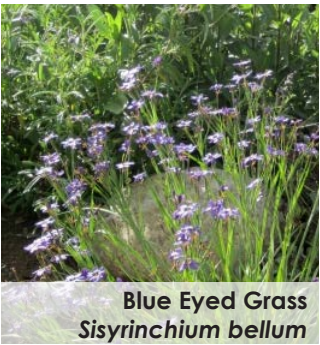
PERENNIALS & GRASSES



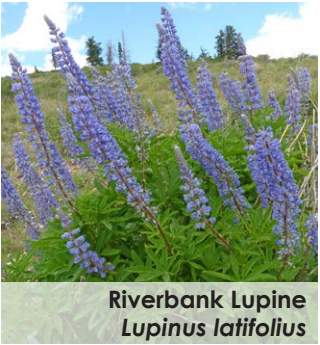
California Fuchsia
Epilobium canum



Common Yarrow
Achillea millefolium



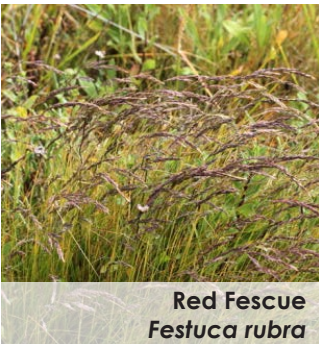
Blue Eyed Grass
Sisyrinchium bellum



Riverbank Lupine
Lupinus latifolius

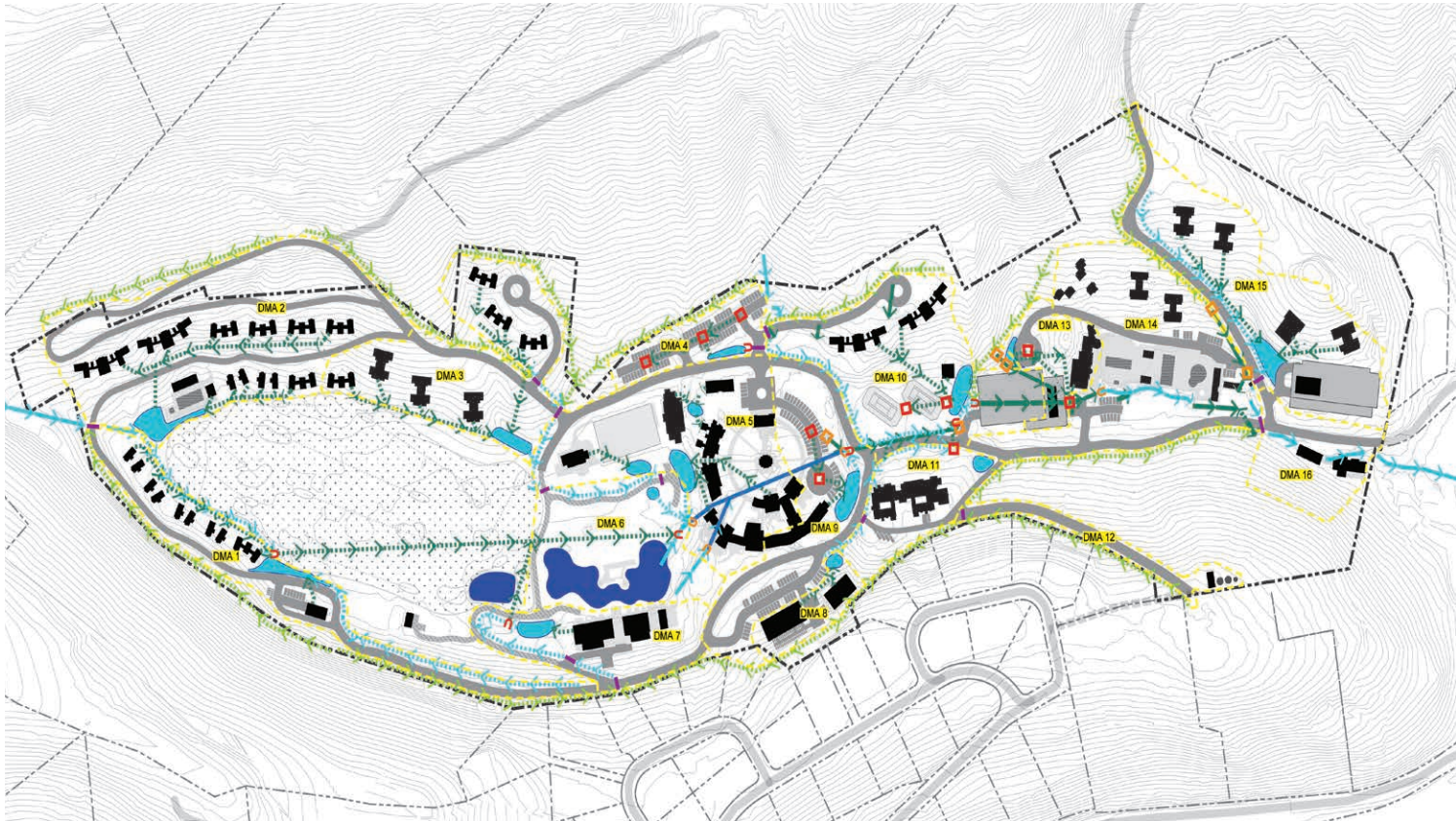


Long Tubed Iris
Iris macrosiphon

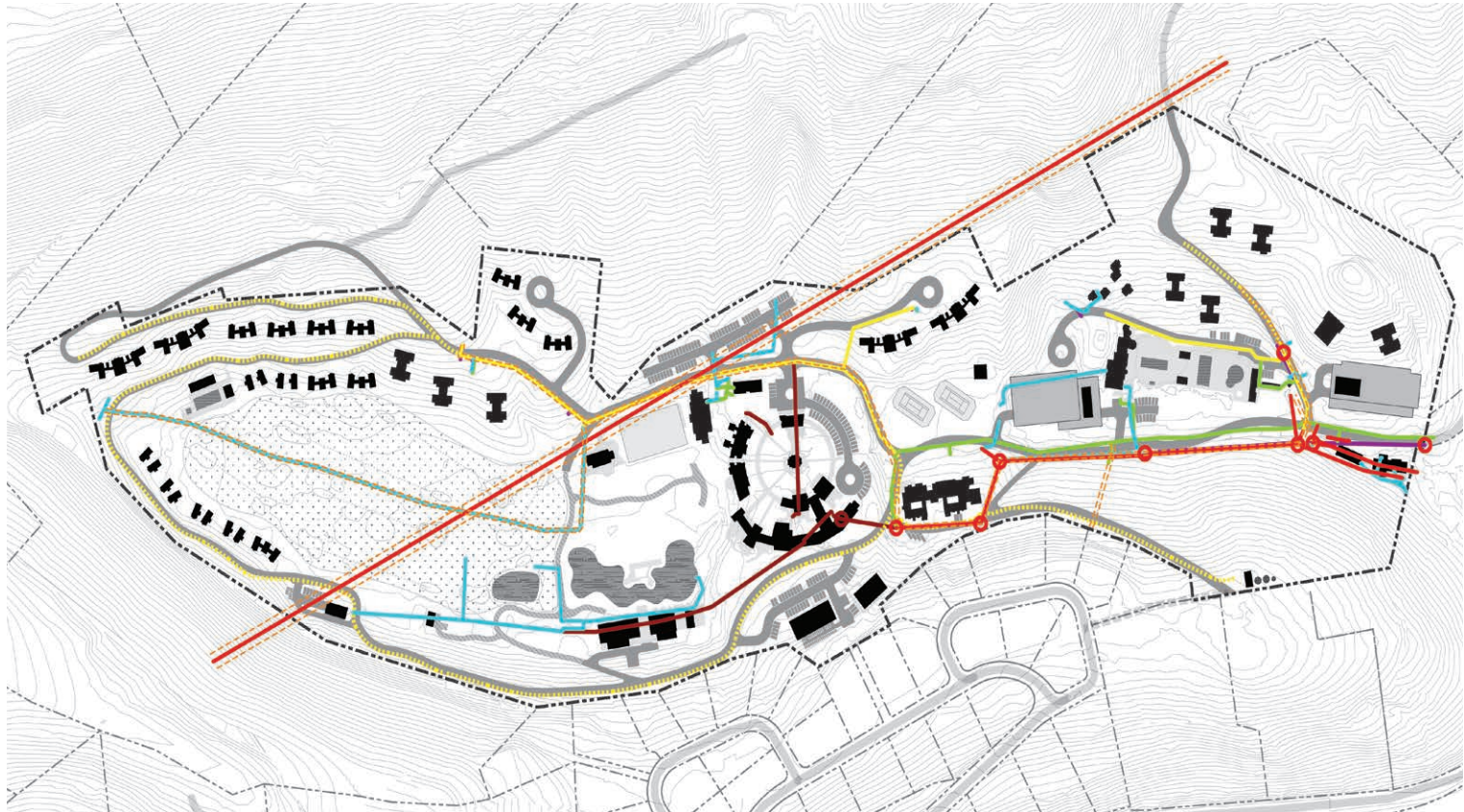


Red Fescue
Festuca rubra

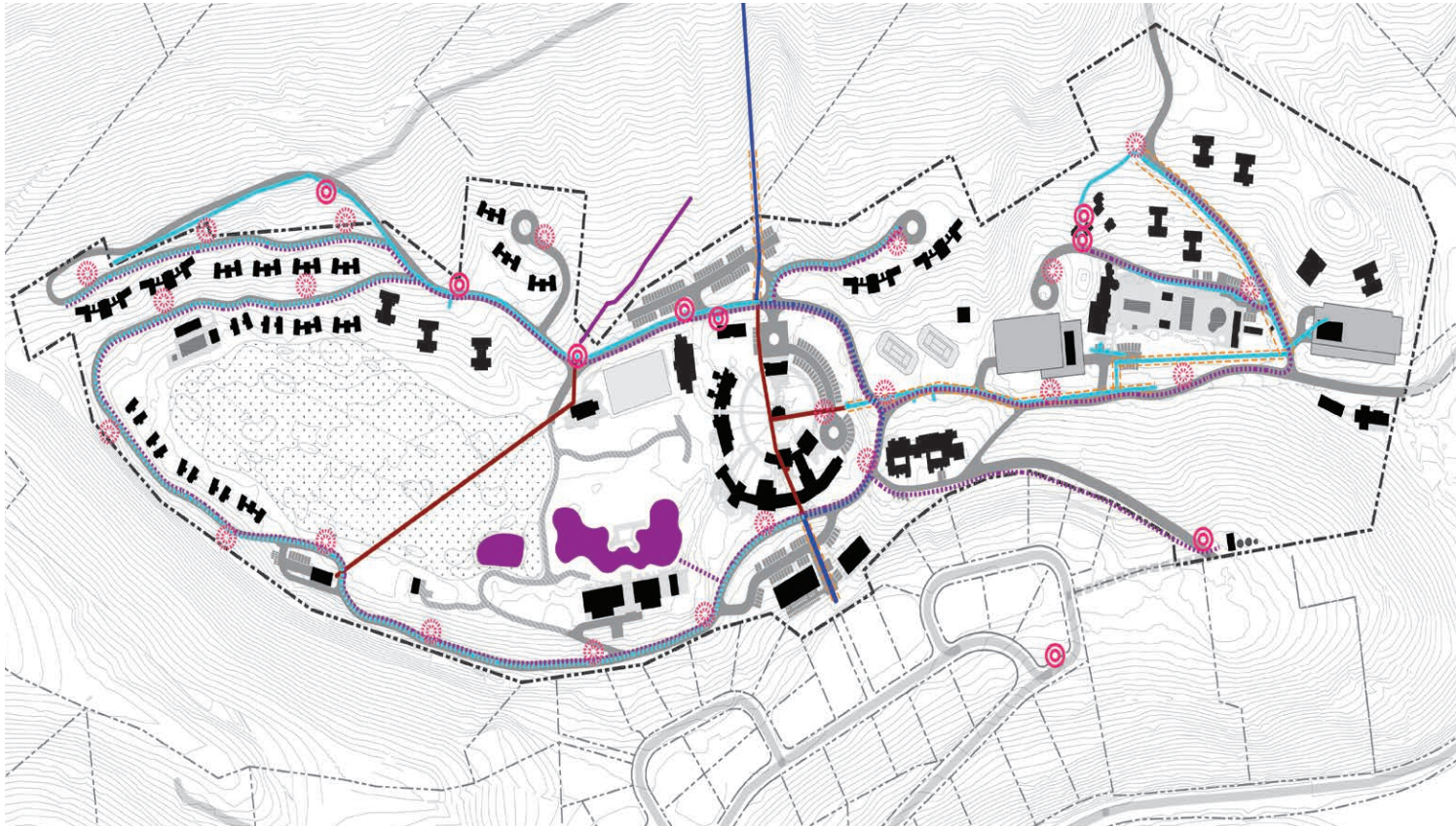
CONCEPTUAL
STORMWATER MANAGEMENT PLAN



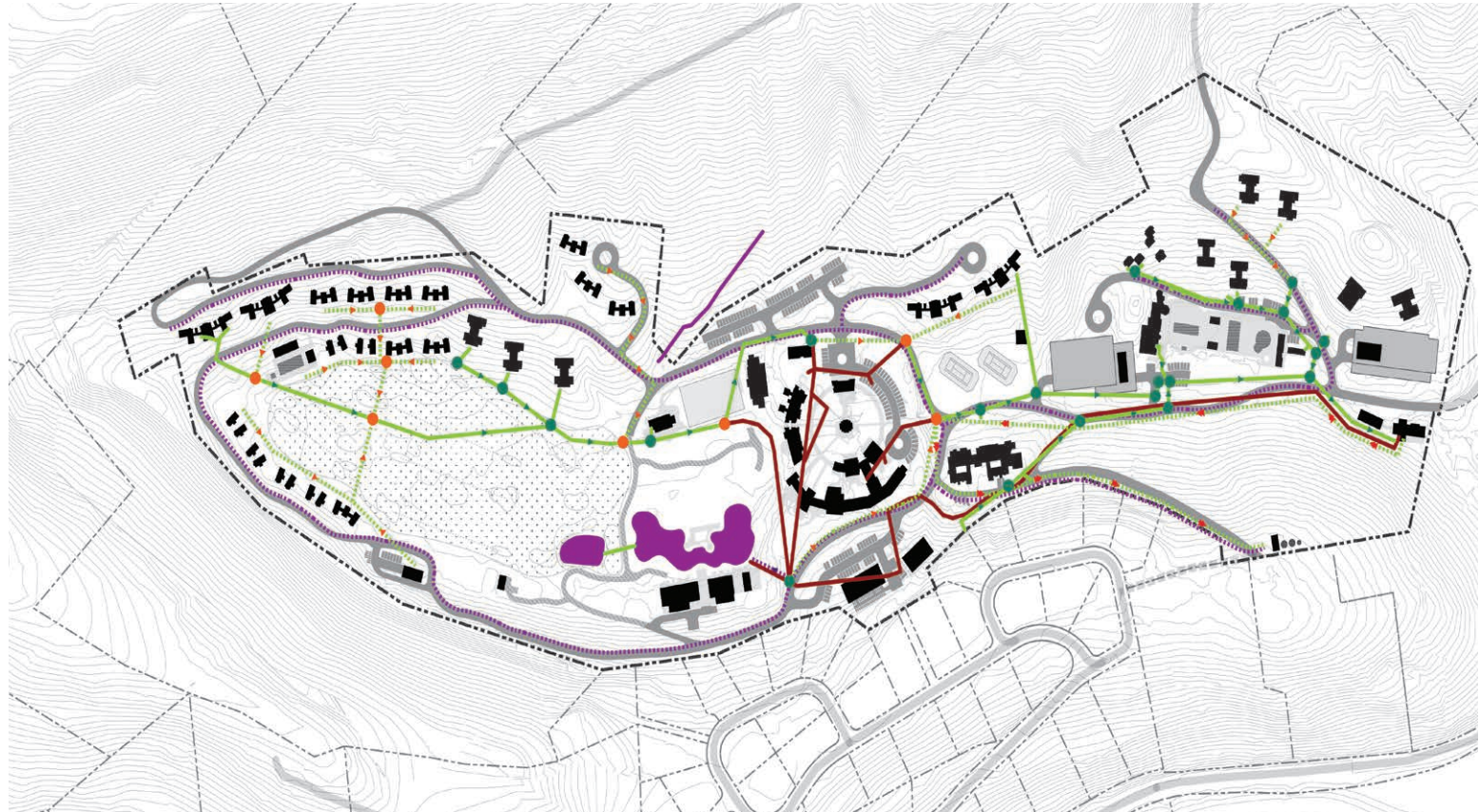
CONCEPTUAL DRY UTILITIES PLAN



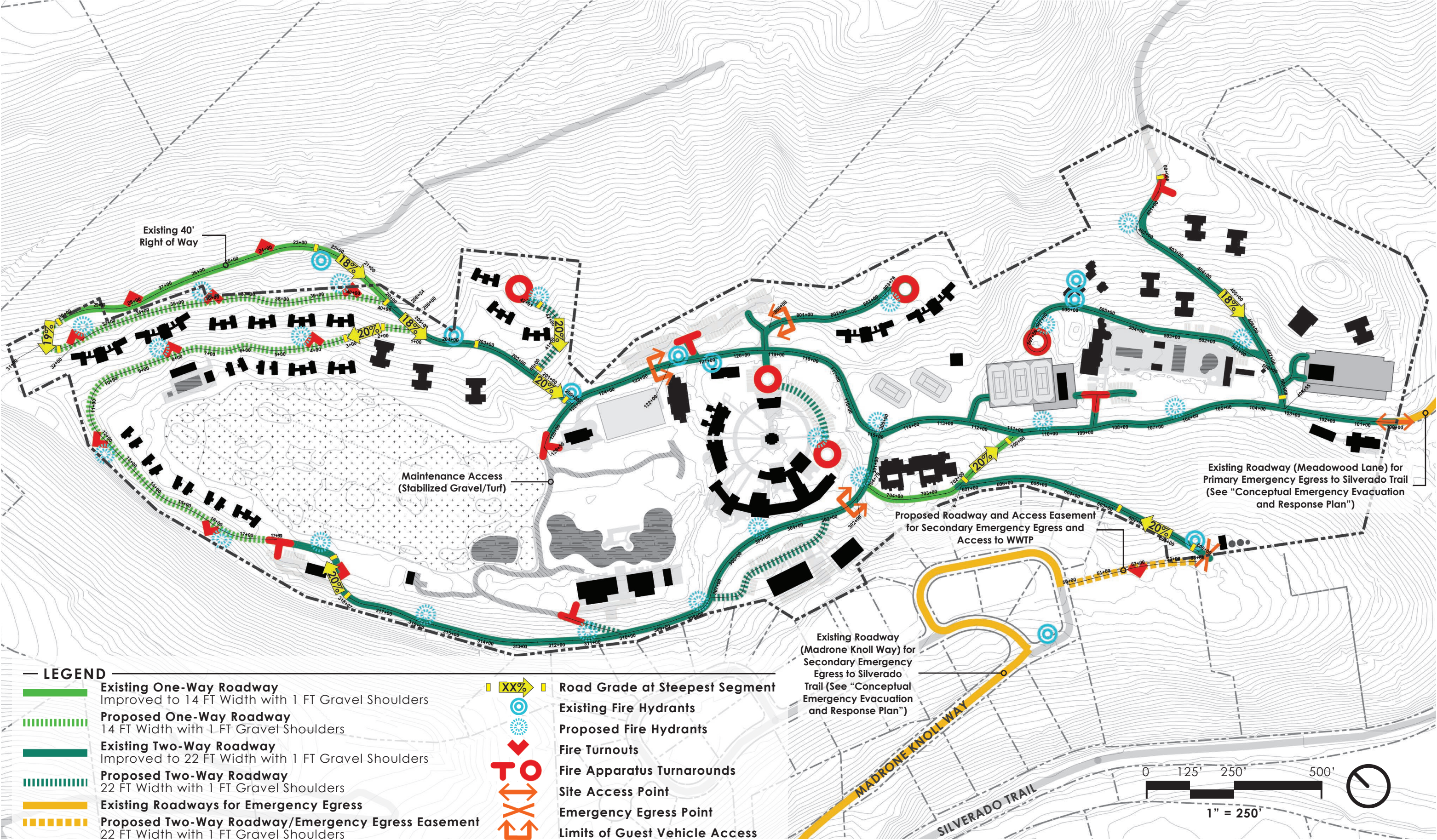
CONCEPTUAL WATER DISTRIBUTION PLAN



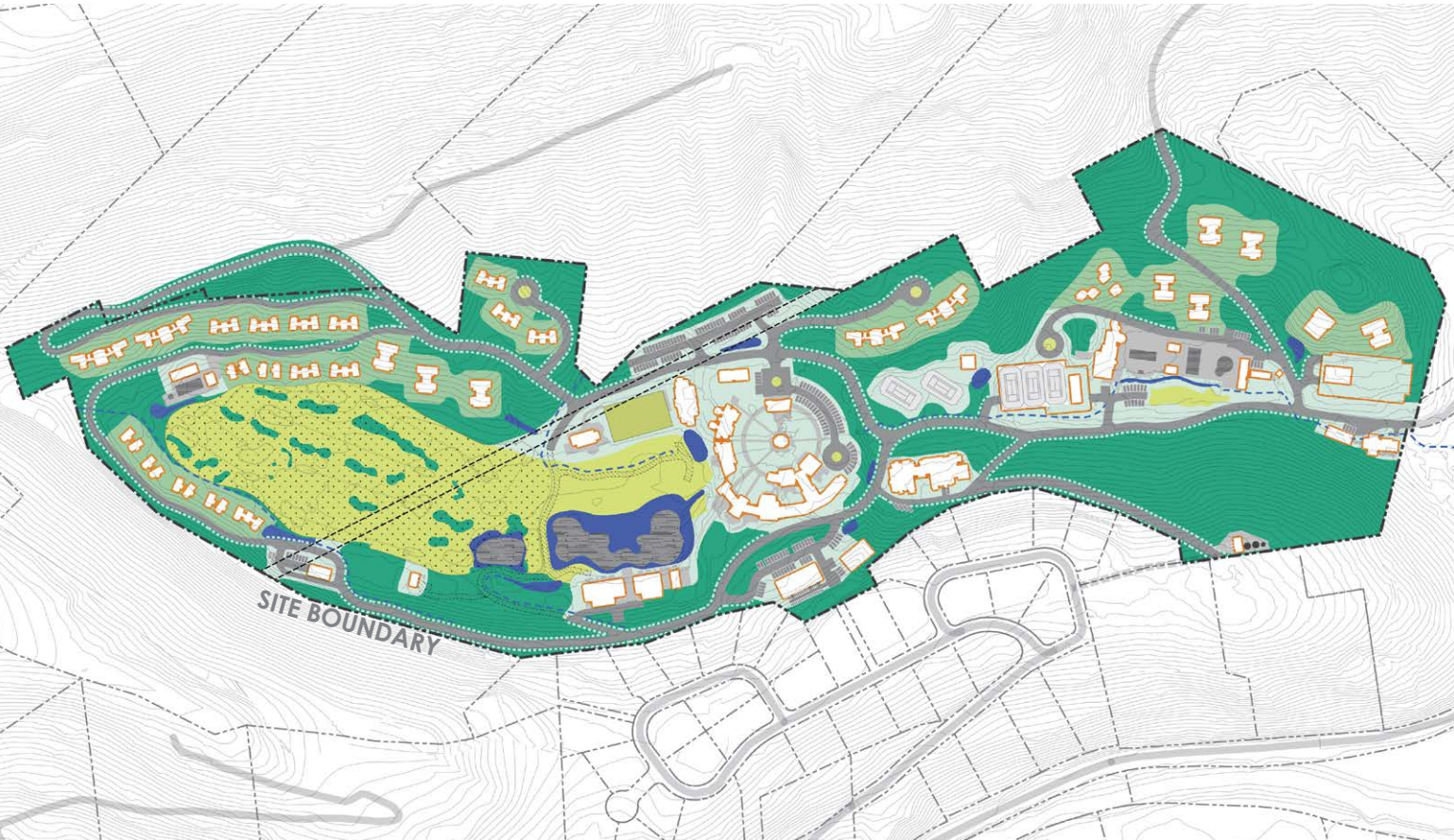
CONCEPTUAL SANITARY SEWER PLAN



CONCEPTUAL ROADWAYS PLAN

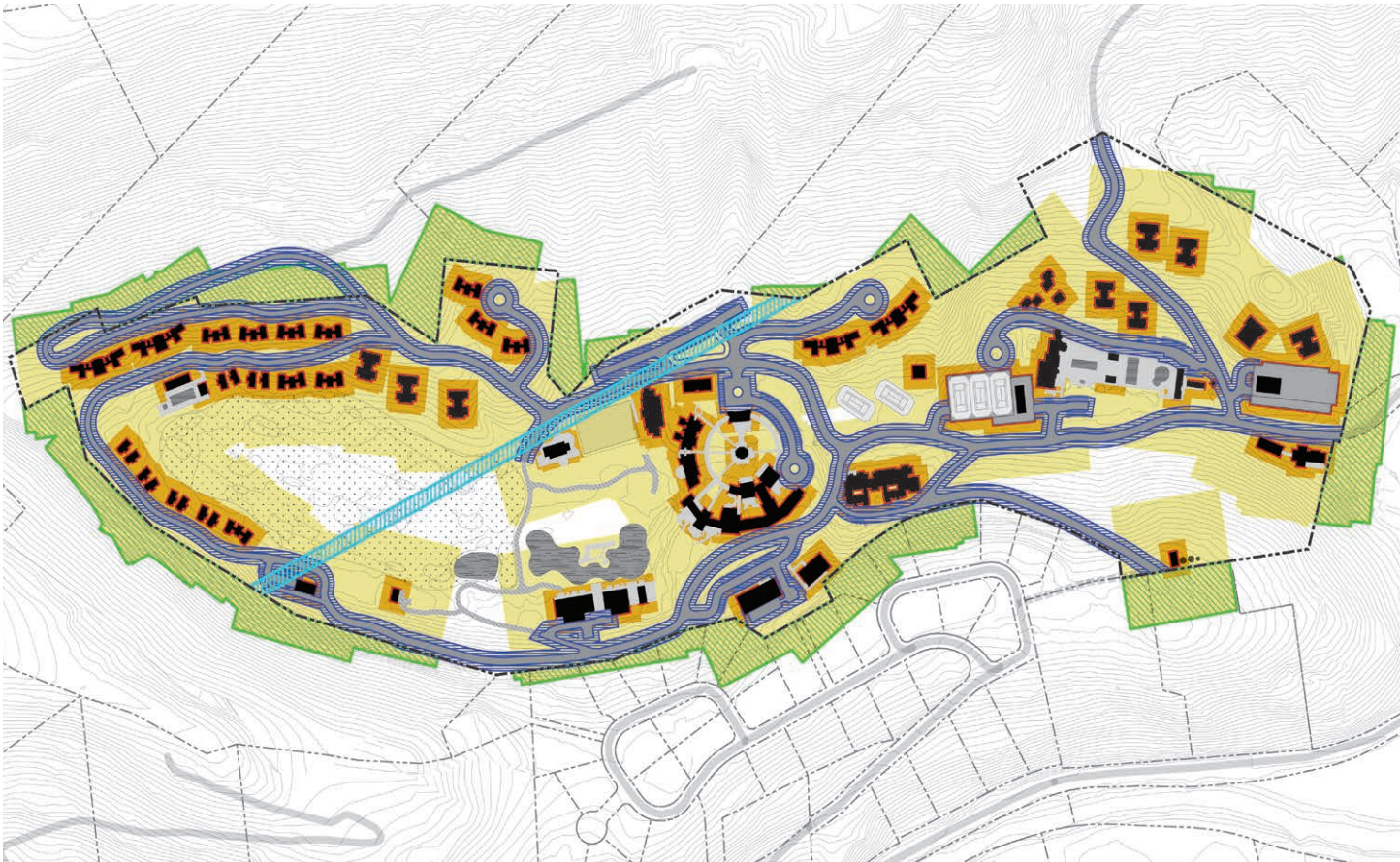


CONCEPTUAL PLANTING PLAN

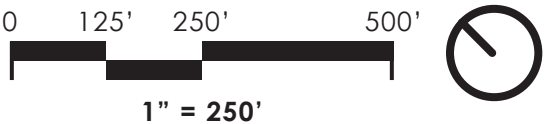


- Central Resort Planting Zone
- Guest Lodges Planting Zone
- Woodlands Planting Zone
- Meadowlands & Golf Course Planting Zone
- Pond & Creek Edge Planting Zone
- Non-Combustible Planting Zone

WILDFIRE RESILIENCE LANDSCAPE AND DEFENSIBLE SPACE



- Zone 1 Building Defensible Space
0 to 5 feet from building edge
- Zone 2 Building Defensible Space
5 to 30 feet from building edge
- Zone 3 Building Defensible Space
30 to 100-150 feet from building edge
- Roadway Defensible Space
10 feet horizontally from roadway edge and 15 feet vertically from roadway surface
- PG&E Powerline Defensible Space
Inform PG&E of defensible space requirements
- Neighborhood Defensible Space
Identify building, roadway, and powerline defensible space zones extending onto neighboring properties

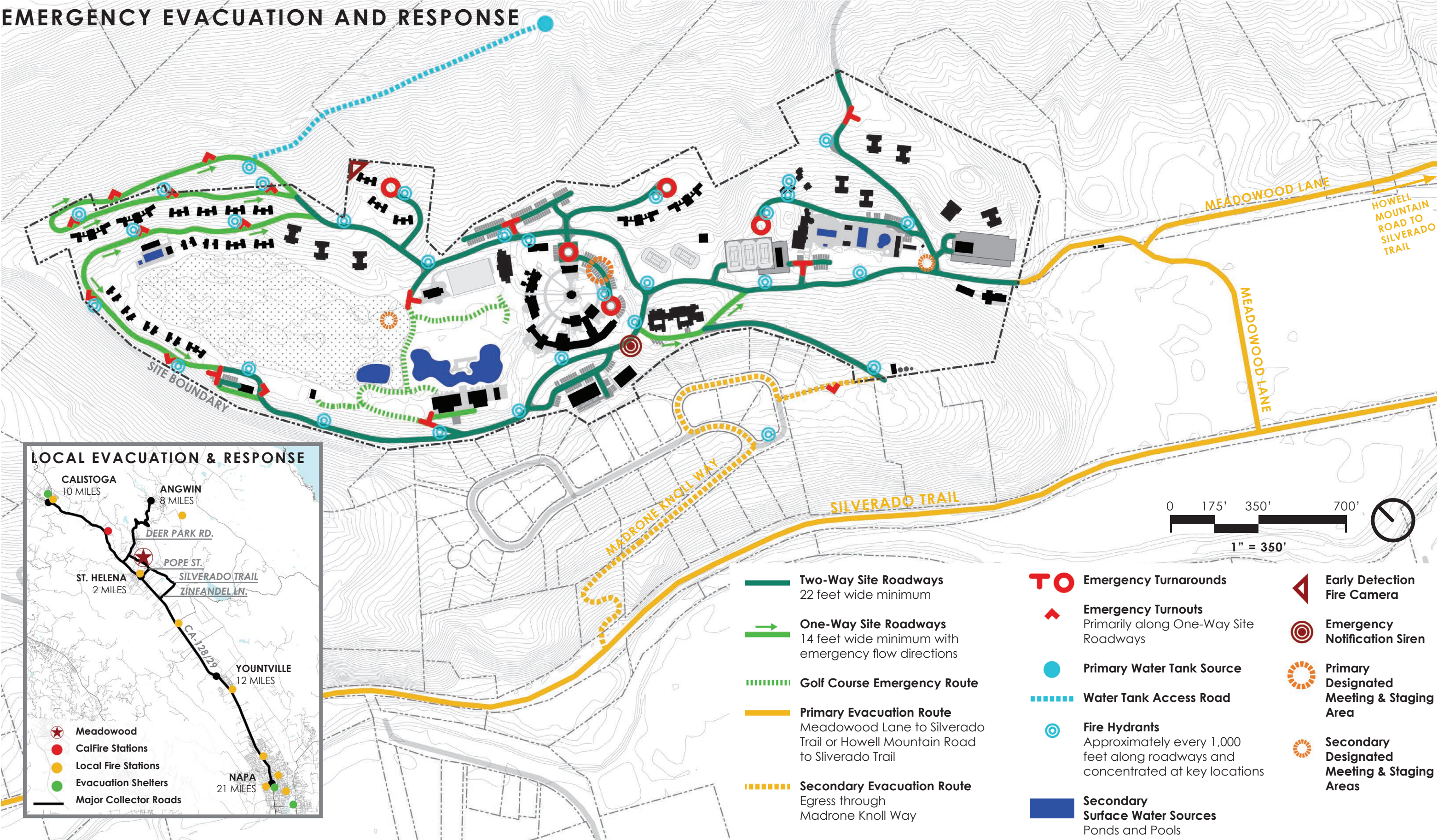


**WILDFIRE RESILIENCE
BUILDINGS, CONSTRUCTION, AND INFRASTRUCTURE**

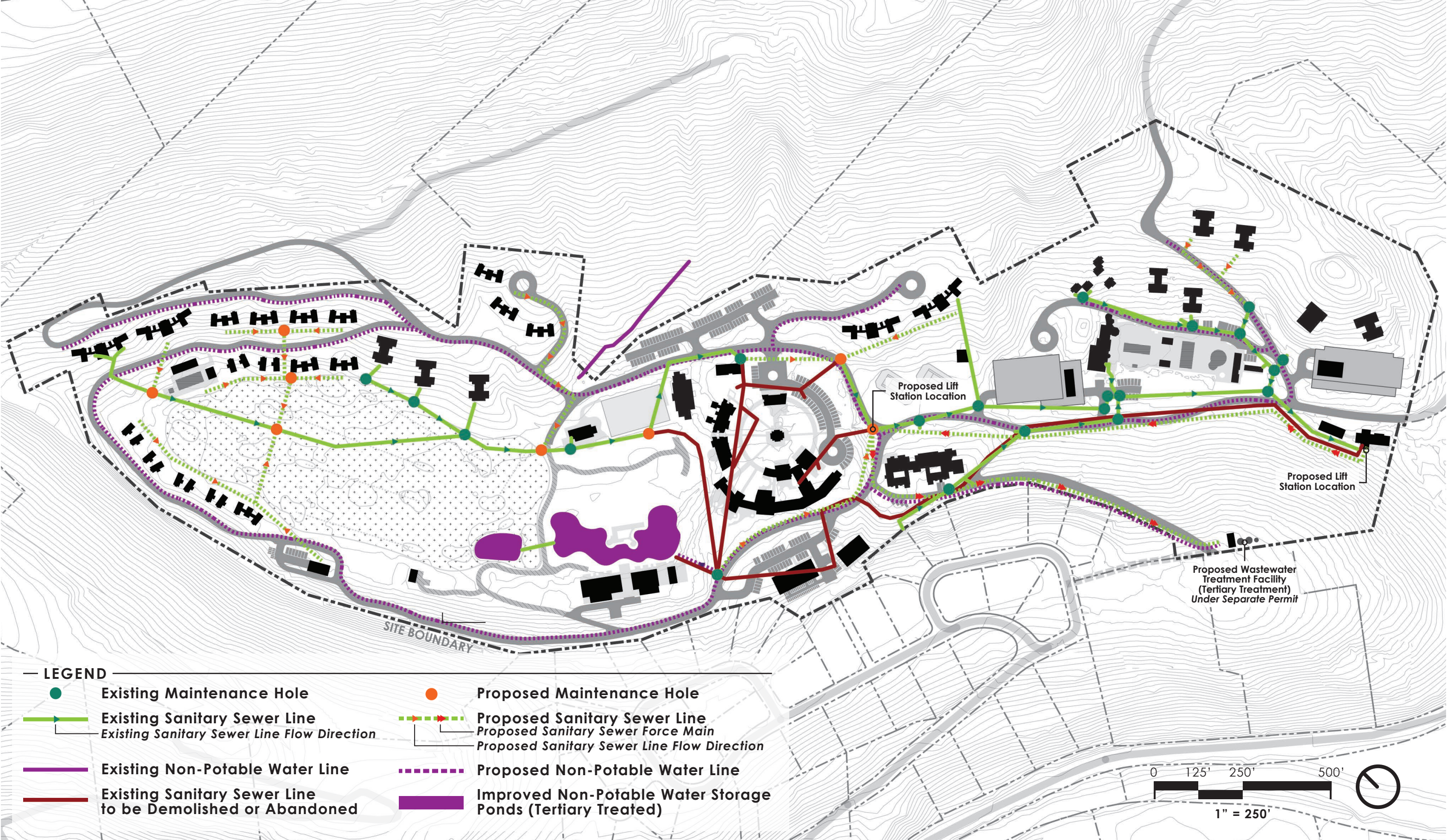


WILDFIRE RESILIENCE

EMERGENCY EVACUATION AND RESPONSE



CONCEPTUAL SANITARY SEWER PLAN



MEADOWOOD REHABILITATION PROJECT



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