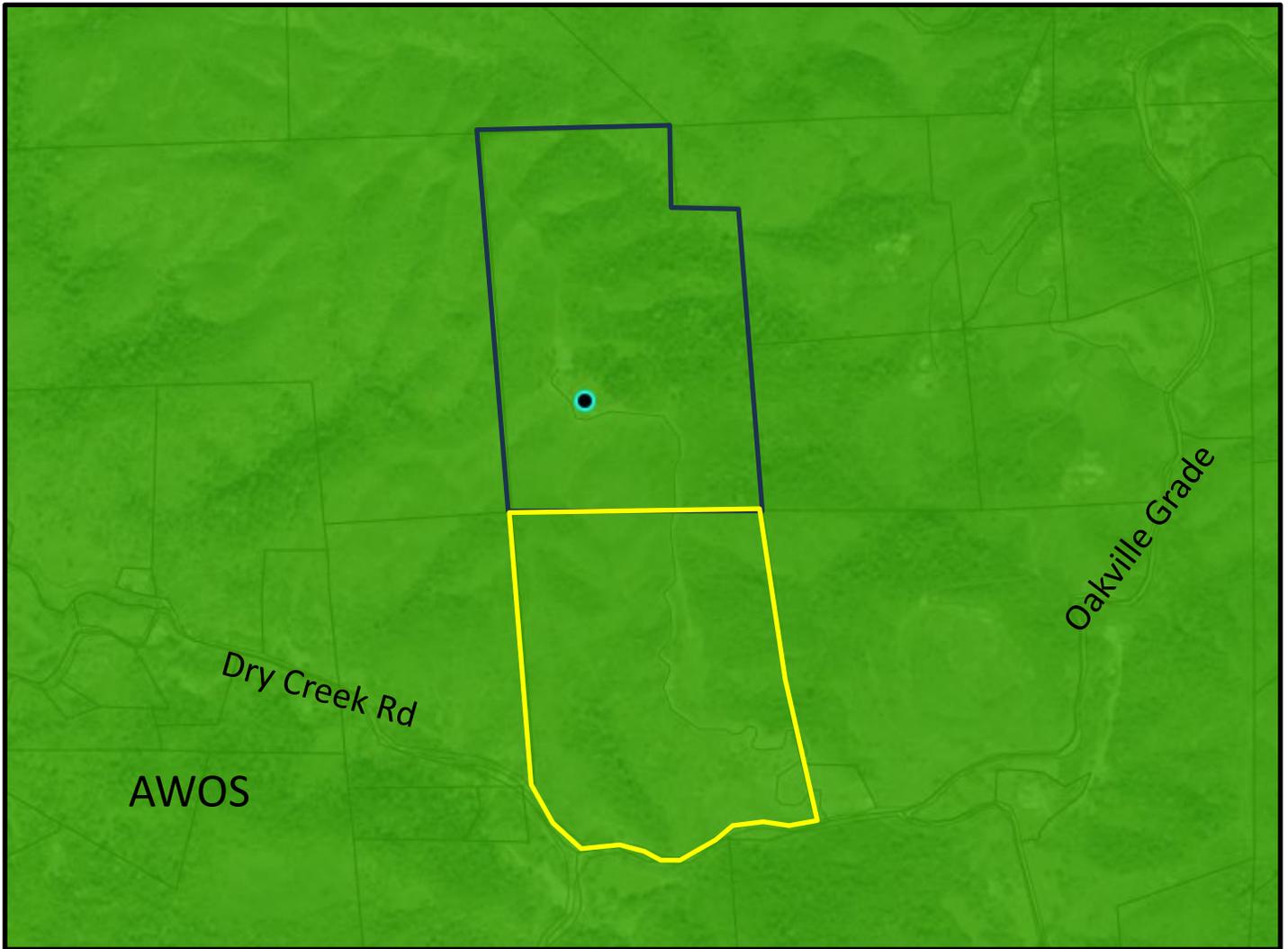


“J”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

-  Study Area
-  Cities
-  Urban Residential*
-  Rural Residential*
-  Industrial
-  Public-Institutional
-  Napa Pipe Mixed Use

OPEN SPACE

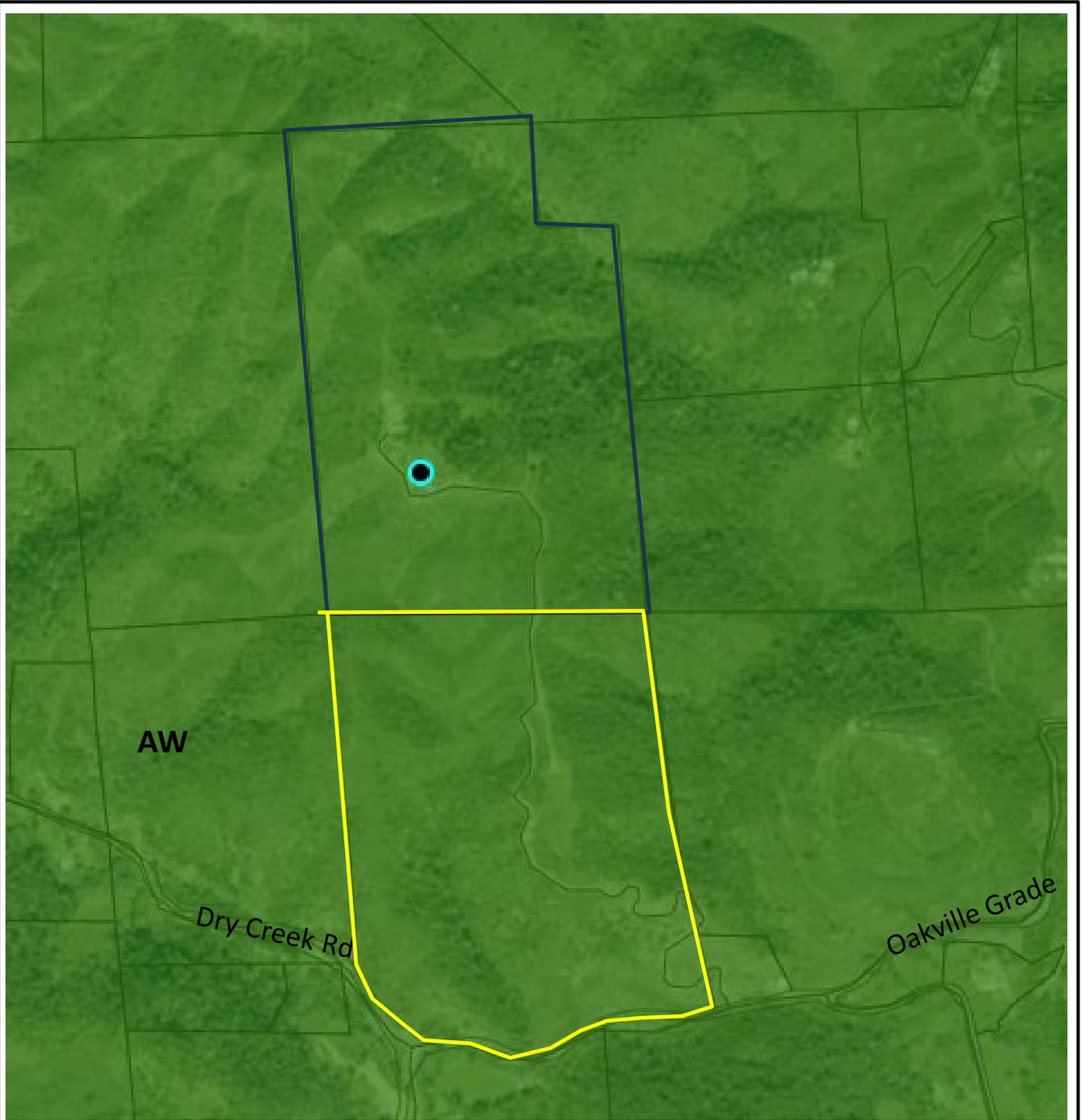
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

Residential Parcel
APN 027-310-032

Driveway Parcel
APN 027-310-043

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

GENERAL PLAN MAP



LEGEND



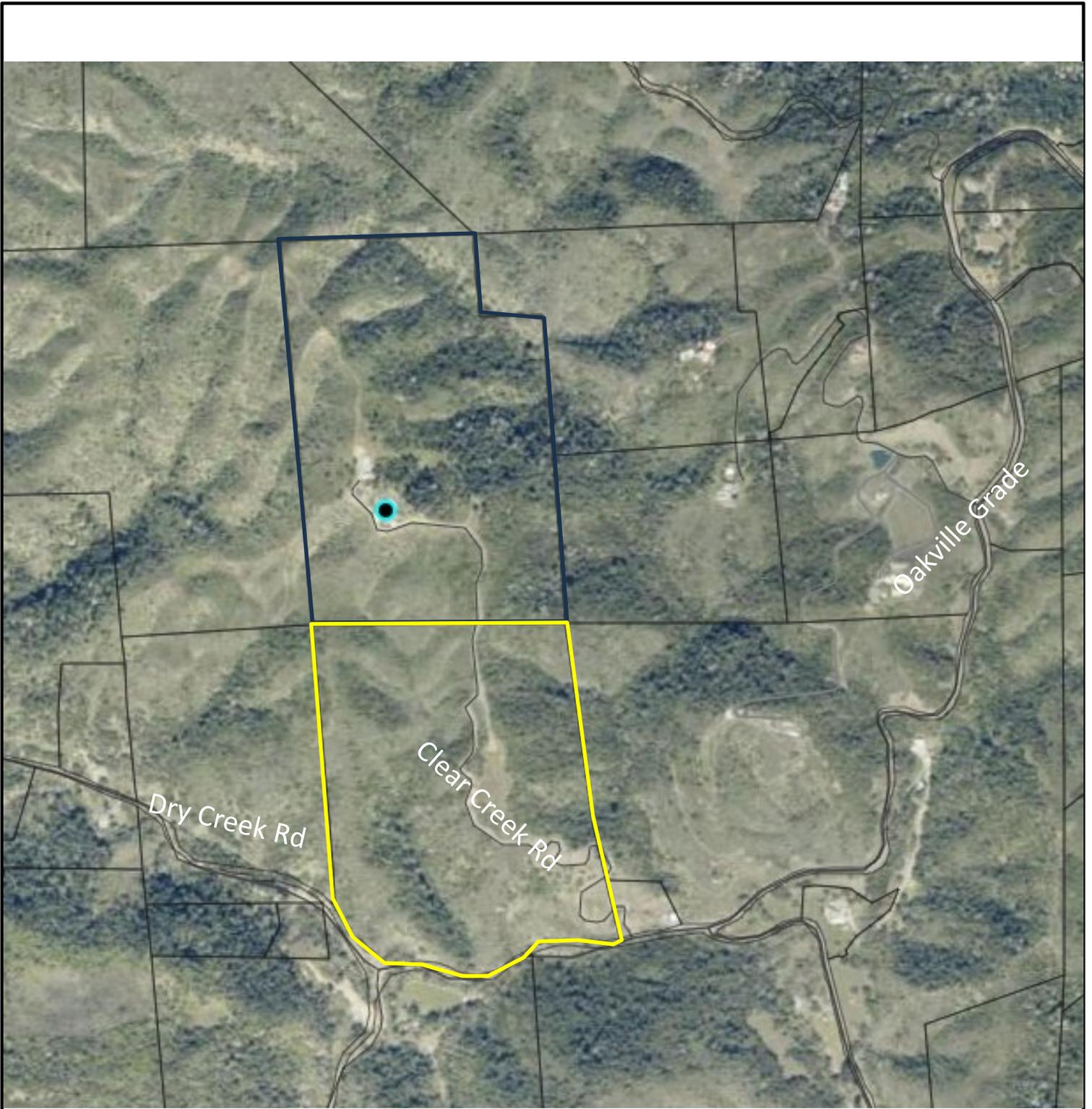
Parcels



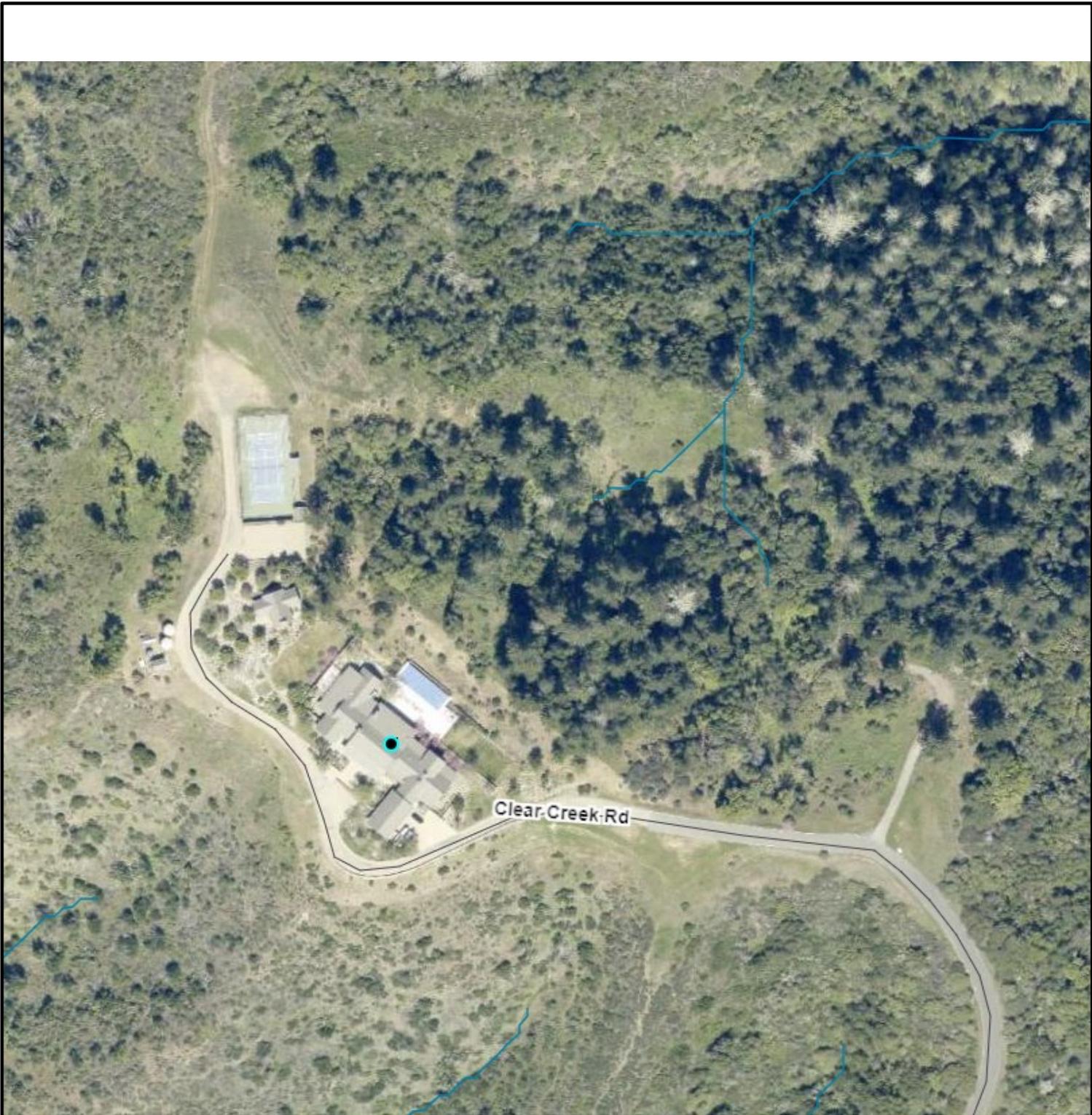
AW Zoning



ZONING MAP



Existing Conditions



Existing Conditions



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1 SOUTHEAST VIEW

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

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: AV
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

PROJECT DIRECTORY

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 email: alain@terremoto.la

INDEX

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	A000	PROJECT INFO. SHT INDEX
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	A003	VISUAL IMPACT ANALYSIS FROM SILVERADO TR.
	A004	VISUAL IMPACT ANALYSIS FROM SILVERADO TR.
	A005	VISUAL IMPACT ANALYSIS FROM DRY CREEK RD.
SITE	A006	SITE PLAN
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	SE2	SLOPE EXHIBIT FILL PLACEMENT AREA
	SE3	SLOPE EXHIBIT SECTIONS
	SE4	SLOPE EXHIBIT SECTIONS
TOTAL SHTS:		45

VIEWSHED

PROJECT INFO. SHT INDEX

REVISIONS

No.	Description	Date
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Project number:
 Date: 12/22/25

A000-00

Scale: As indicated

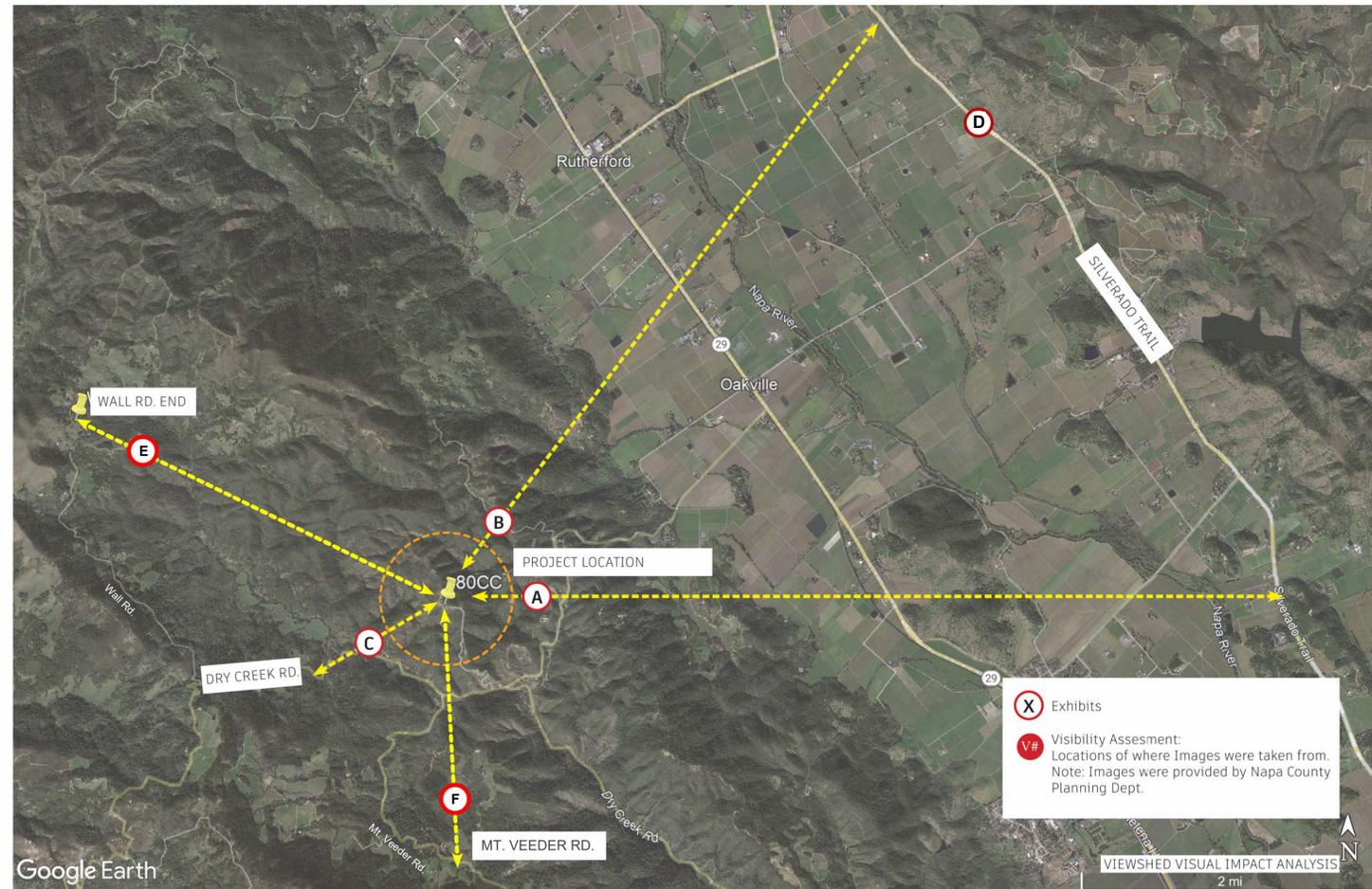
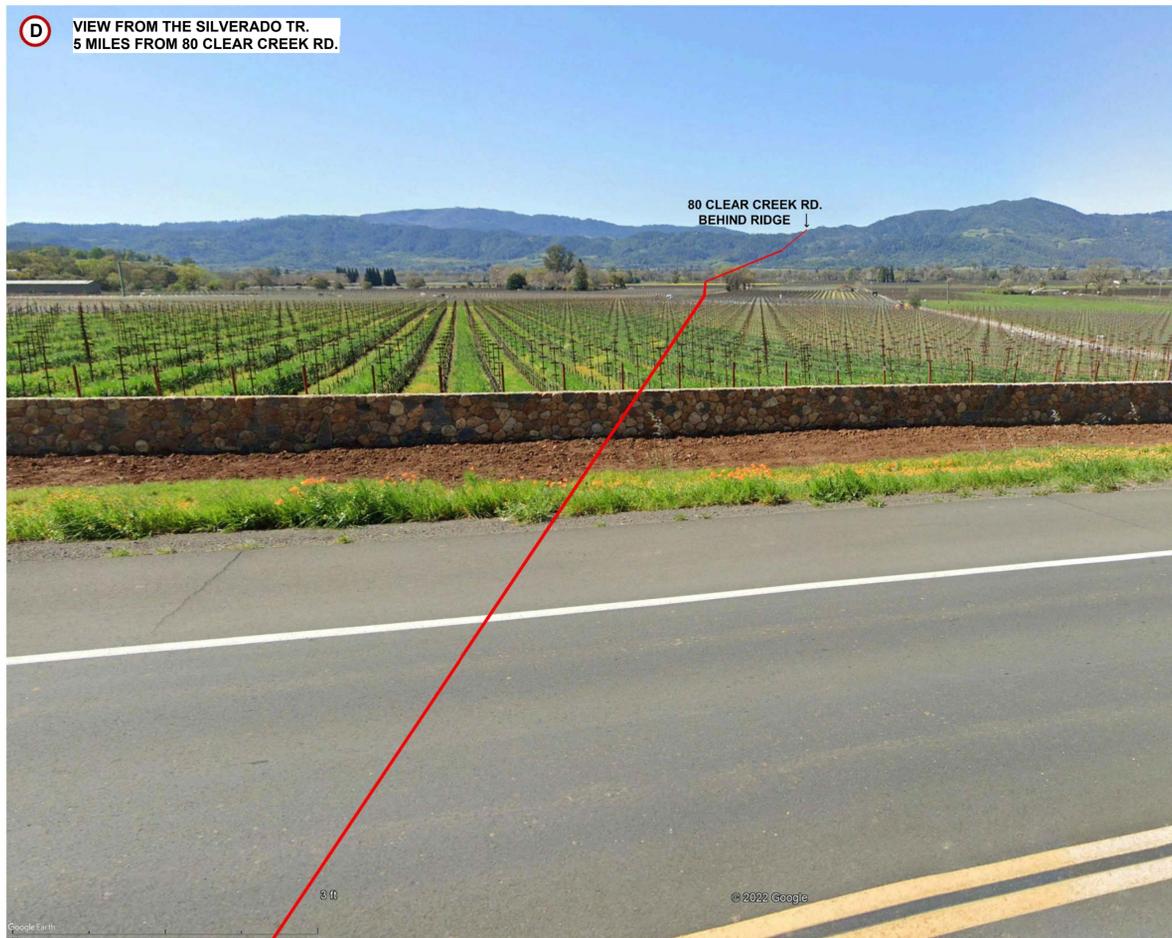


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VISUAL IMPACT ANALYSIS

P22-00182
 80 Clear Creek Rd., Napa, CA
 APN 027-310-032-000

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



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VISUAL IMPACT ANALYSIS

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Scale 12" = 1'-0"



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VISUAL IMPACT ANALYSIS FROM SILVERADO TR.

REVISIONS

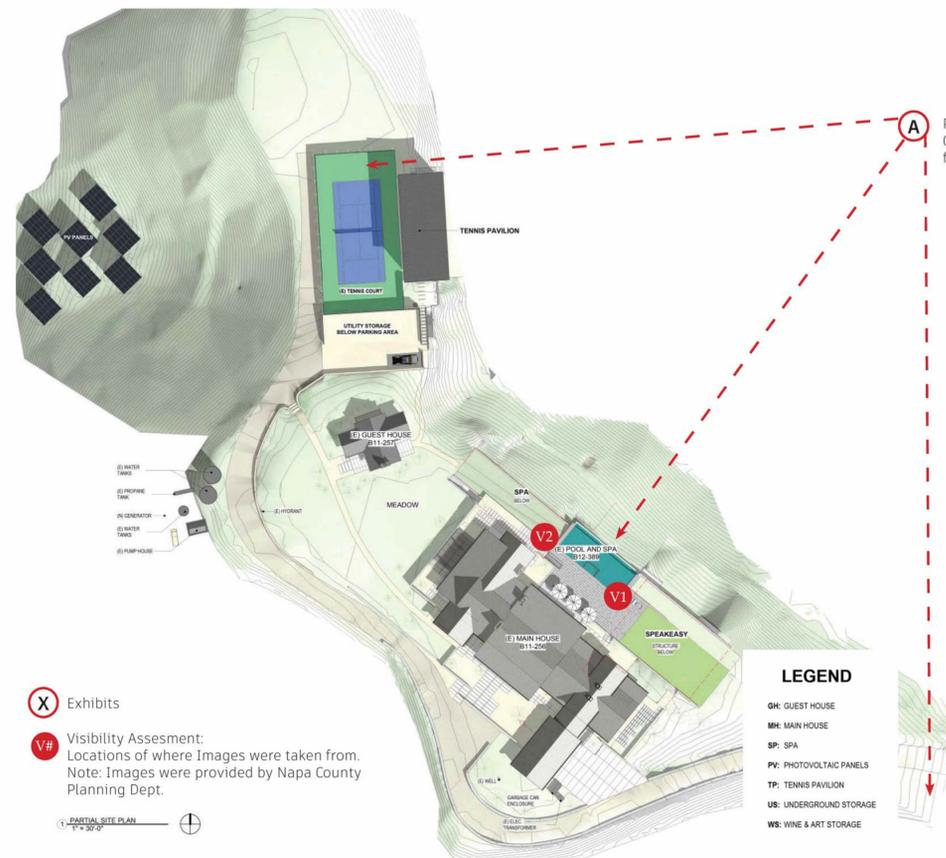
No.	Description	Date

Project number:
 Date: 12/22/25

A002-00

Scale

A. EXISTING POOL DECK AREA VIEW



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



VIEWSHED VISUAL IMPACT ANALYSIS.



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VISUAL IMPACT ANALYSIS FROM SILVERADO TR.

REVISIONS

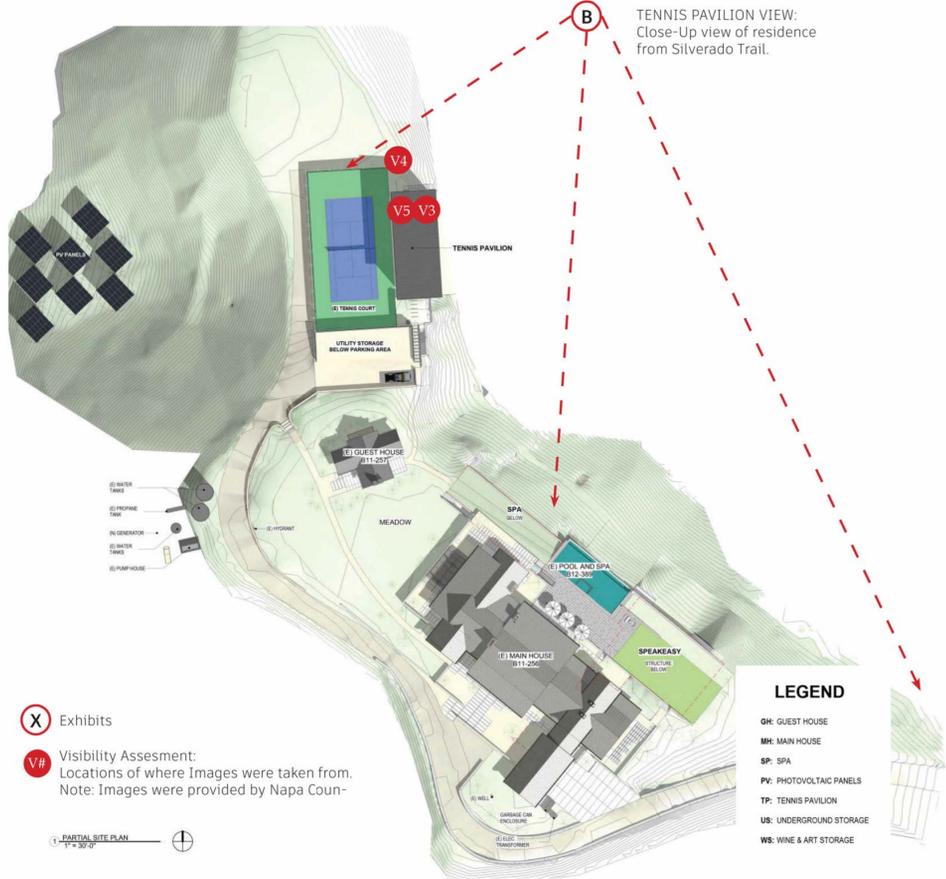
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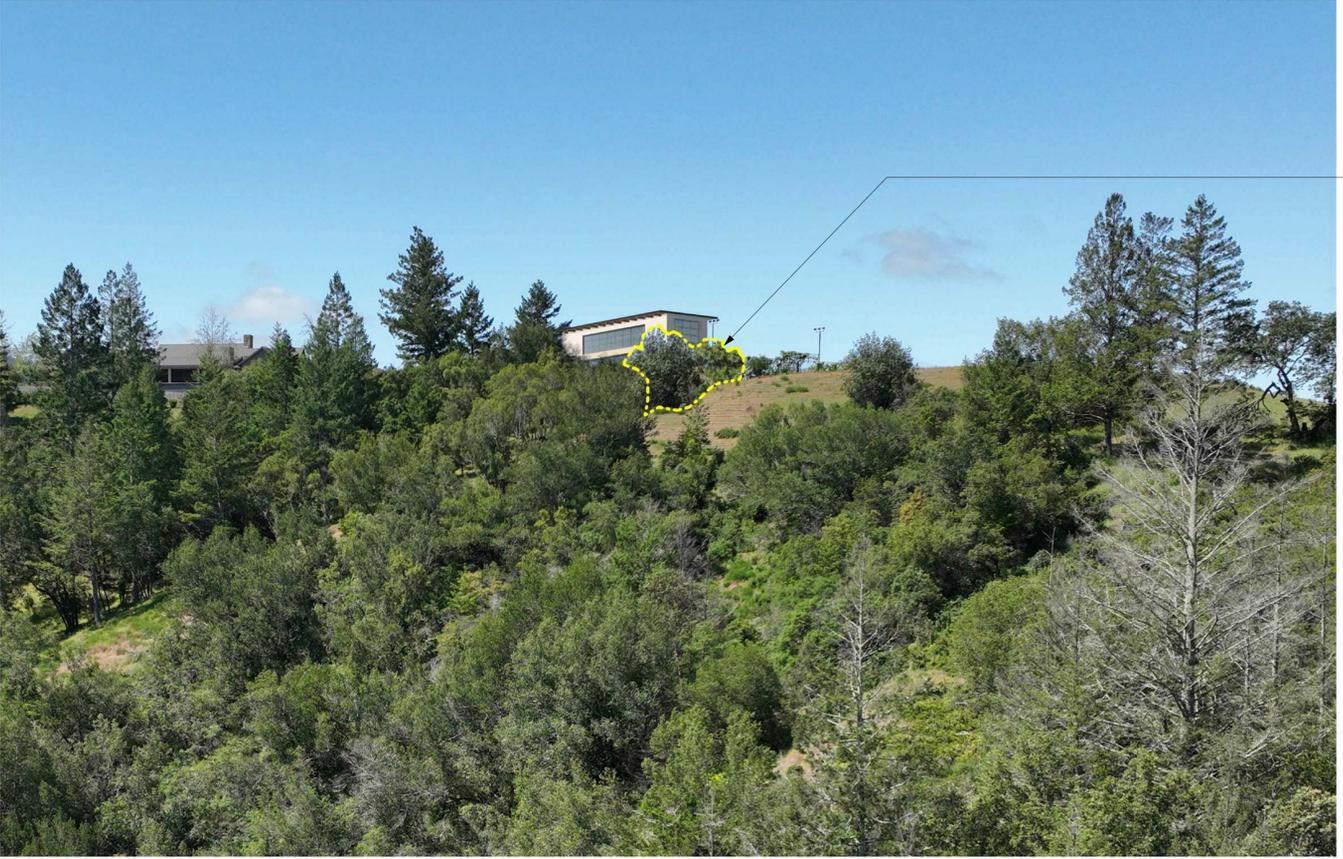
A003-00

Scale

B. TENNIS COURT & PAVILION VIEW



A. PAVILION VIEW WITH PROPOSED NEW TREES



Proposed New Vegetation for visual screening will cover 1700 sf. which is 50% of the building

Existing vegetation as shown. See Civil drawings for tree varieties, height and canopy width.

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

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



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Ponderosa One, LLC
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**VISUAL IMPACT
 ANALYSIS FROM
 SILVERADO TR.**

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VISUAL IMPACT ANALYSIS FROM DRY CREEK RD.

REVISIONS

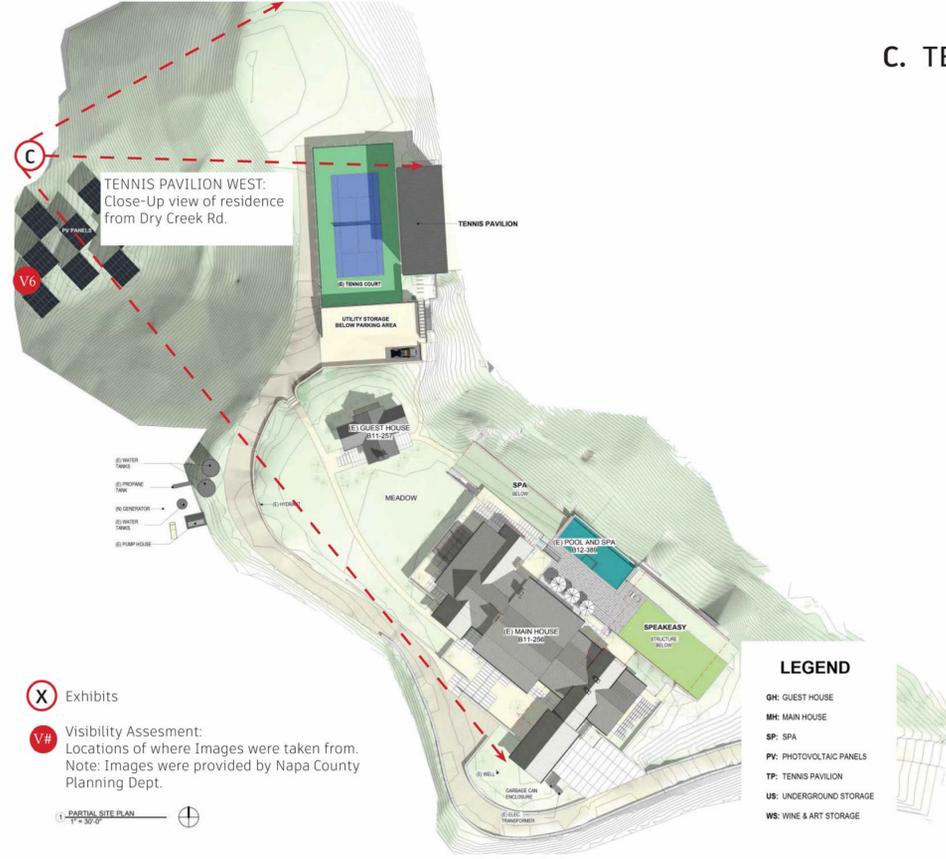
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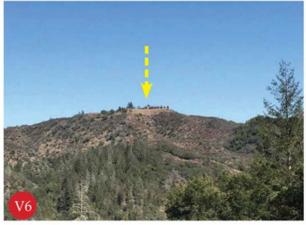
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Scale 1/4" = 1'-0"

C. TENNIS COURT & PAVILION WEST



TENNIS PAVILION:
 Dry Creek Rd. looking East



C. TENNIS COURT & PAVILION WEST



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VIEWS FROM DRY CREEK RD. C

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① VIEW FROM DRY CREEK ROAD - C

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VIEWSHED

PARTIAL SITE PLAN

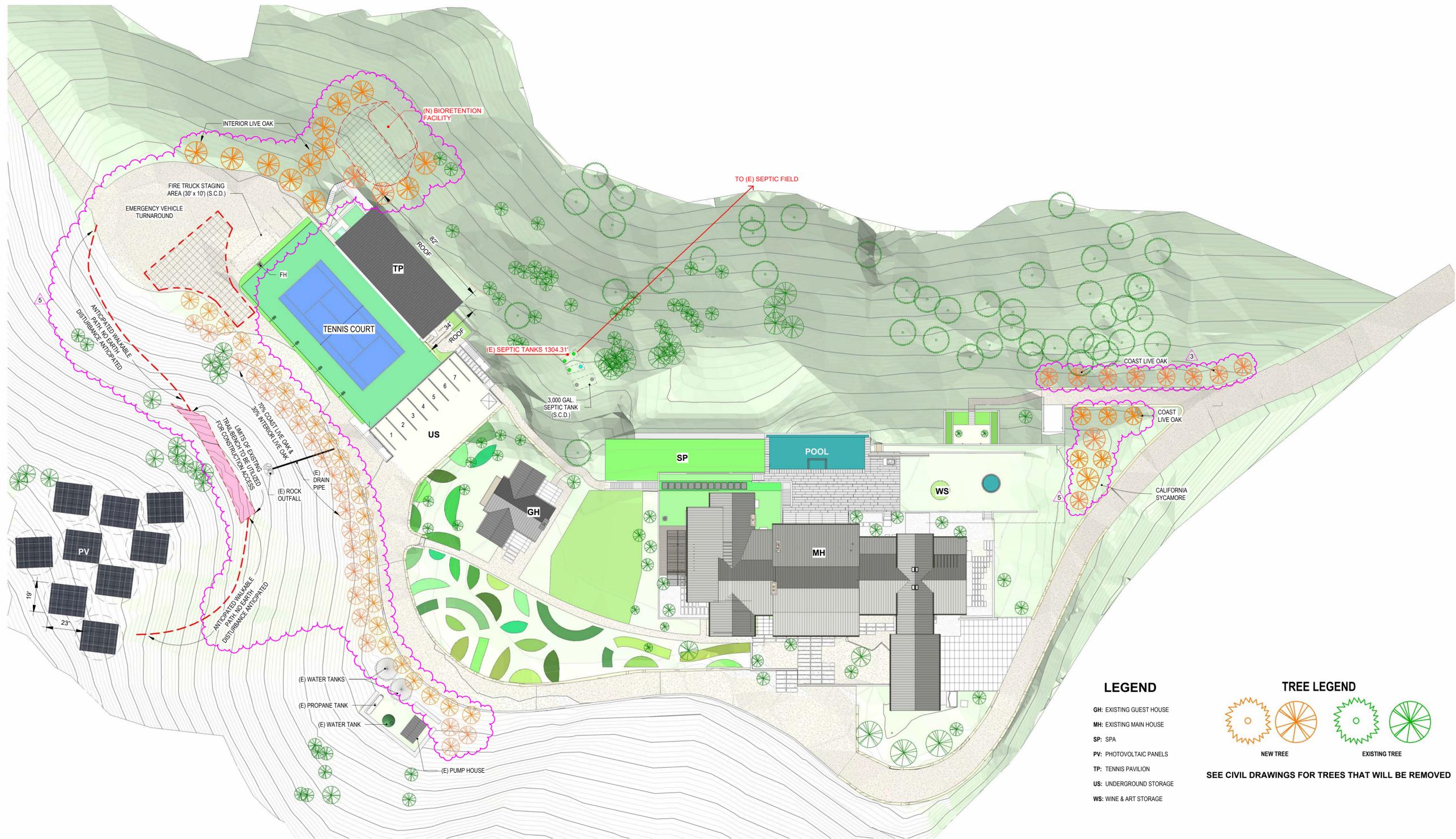
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No.	Description	Date
3	Revision 3	02/28/25
5	Revision 5	12/04/25

Project number:
 Date: 12/22/25

A007-00 5

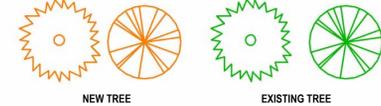
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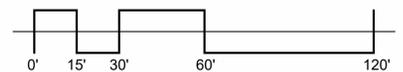
LEGEND

- 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



SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED



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

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 80 Clear Creek Rd. - Oakville - CA - 94562

VIEWSHED

AERIAL VIEW OF
 MT. VEEDER RD.
 F

REVISIONS

No.	Description	Date

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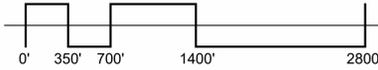
A011-00

Scale 1" = 700'-0"

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① MT. VEEDER RD. - F 2.39 mi FROM DRY CREEK RD.
 1" = 700'-0"



5

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VIEWSHED

VIEW LOOKING SOUTH FROM 80 CLEAR CREEK ROAD.

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 Date: 12/22/25

5 **A012-00**
 Scale 1" = 2'-6"

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3599 MT. VEEDER RD.

1.74 MILES

80 CLEAR CREEK ROAD

① VIEW LOOKING SOUTH

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② VIEW FROM MT. VEEDER RD. - 56 mm LENS



① VIEW FROM MT. VEEDER RD. - 24mm LENS

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VIEWS FROM MT. VEEDER RD.

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PROJECT CLOUD
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 80 Clear Creek Rd. - Oakville - CA - 94562

VIEWSHED

AERIAL VIEW OF
 DRY CREEK RD.
 & WALL RD. E

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No.	Description	Date

Project number:
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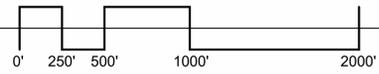
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1 WALL & DRY CREEK ROADS C & E
 1" = 500'-0"



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PROJECT CLOUD
Ponderosa One, LLC
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VIEWSHED

VIEW FROM WALL RD. E

REVISIONS

No.	Description	Date

Project number:
 Date: 12/22/25

5

A015-00

Scale 1 : 500

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80 CLEAR CREEK RD.

2.5 mi

1 VIEW FROM WALL RD. - E 1.4 mi FROM DRY CREEK RD.
 1 : 500

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PROJECT CLOUD
Ponderosa One, LLC
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VIEWSHED

SITE PLAN - PV, TP, US

REVISIONS

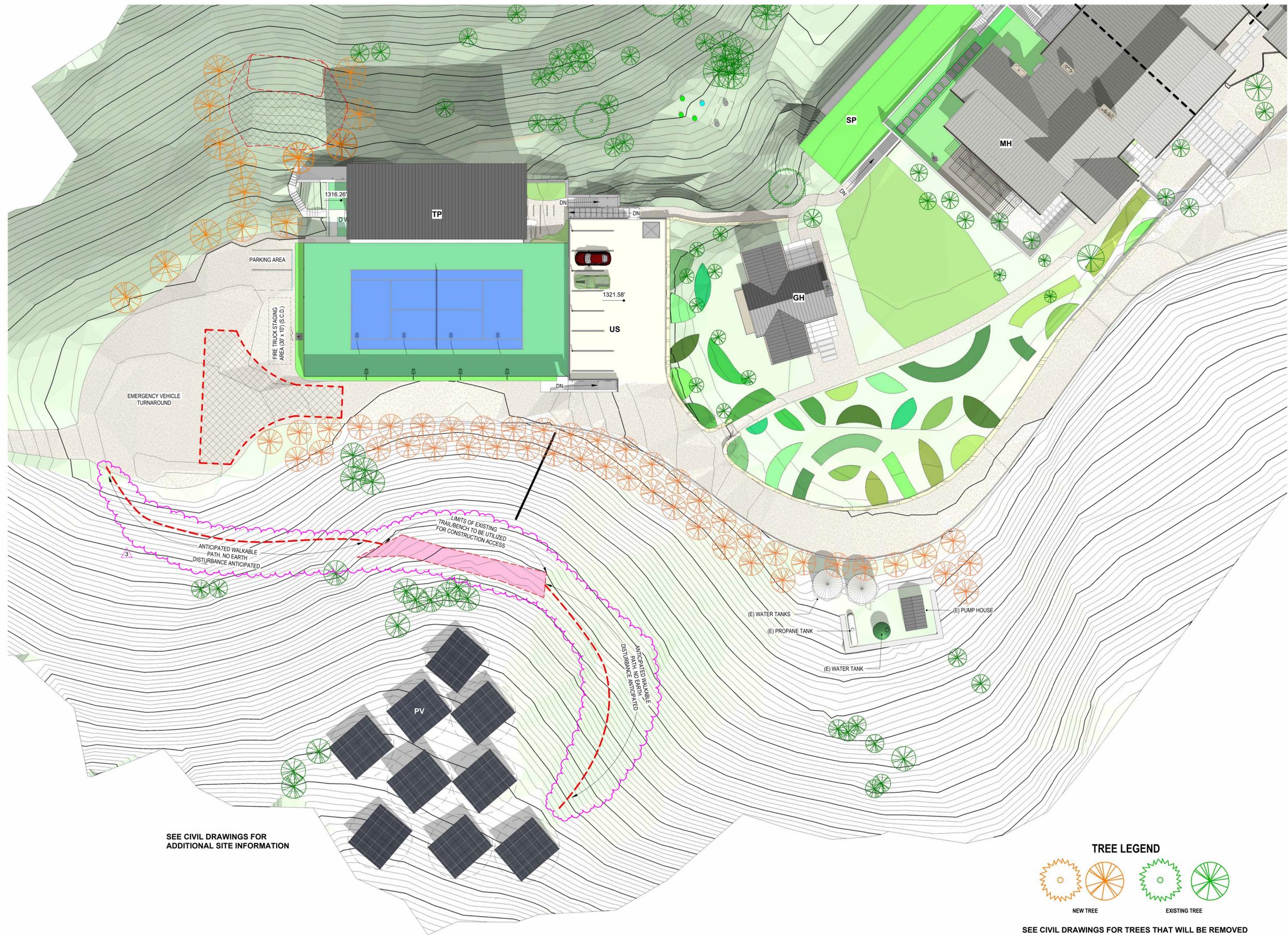
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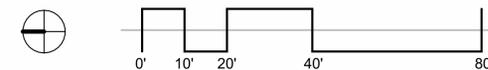


SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION

TREE LEGEND



SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED



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

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**TENNIS PAVILION
 MAIN FLOOR**

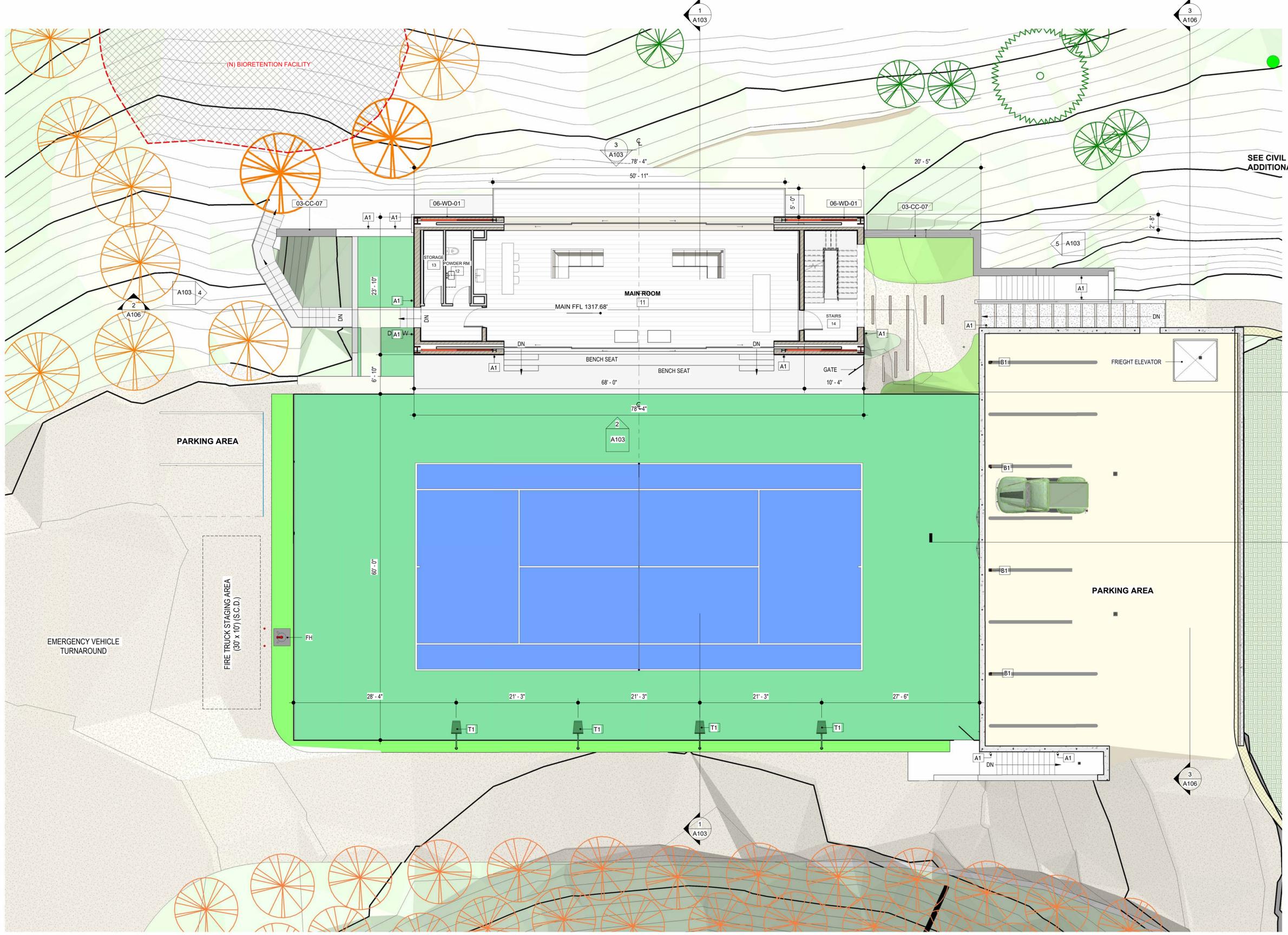
REVISIONS

No.	Description	Date

Project number:
 Date: 12/22/25

A101-00

Scale 1/8" = 1'-0"



SEE CIVIL DRAWINGS FOR
 ADDITIONAL INFORMATION

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

TREE LEGEND



SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

US & TP LIGHTING FIXTURE SCHEDULE

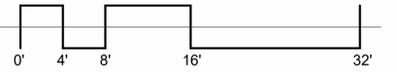
TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS	BLDG
A1	7	Wall Mounted Cylinder Kichler LED Light	11310BKLED	KICHLER	SEE SPEC. 1L100	TP
A1	5	Wall Mounted Cylinder Kichler LED Light	11310BKLED	KICHLER	SEE SPEC. 1L100	US
B1	4	KICK LED BOLLARDS AT PARKING AREA	KB6-LED-Y50-BCD-1030-120-277-BLT	ARCHITECTURAL AREA LIGHTING	SEE SPEC. 2L100	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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Ponderosa One, LLC
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VIEWSHED
US & TP FLOOR PLANS

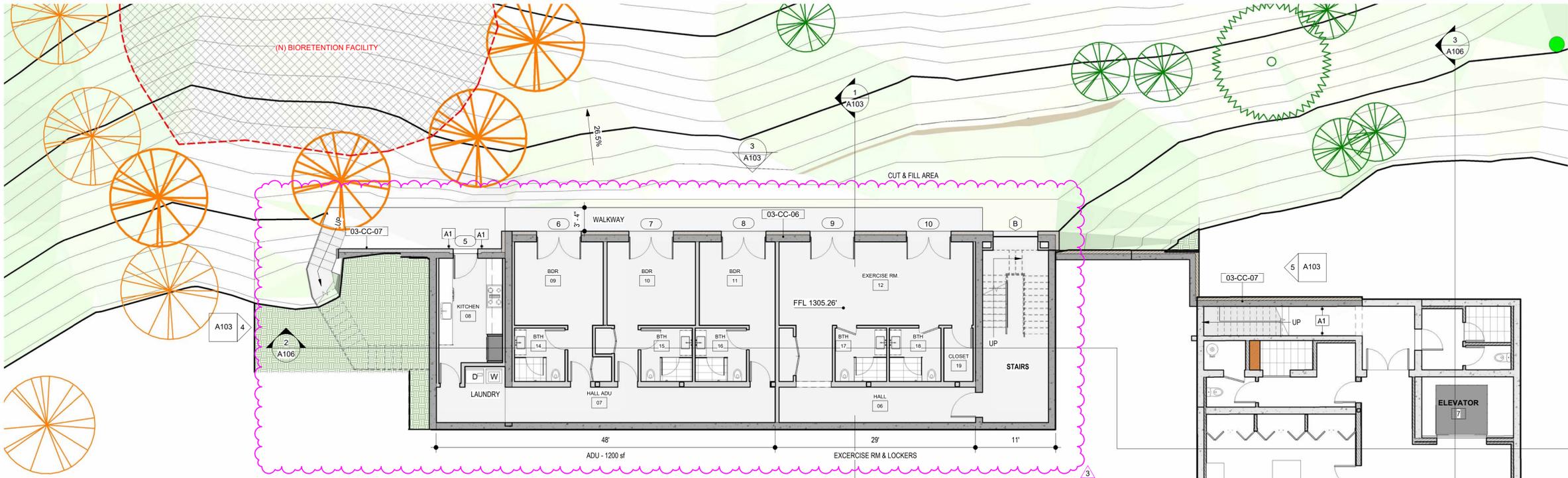
REVISIONS

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

Project number:
 Date: 12/22/25

A102-00

Scale 1/8" = 1'-0"

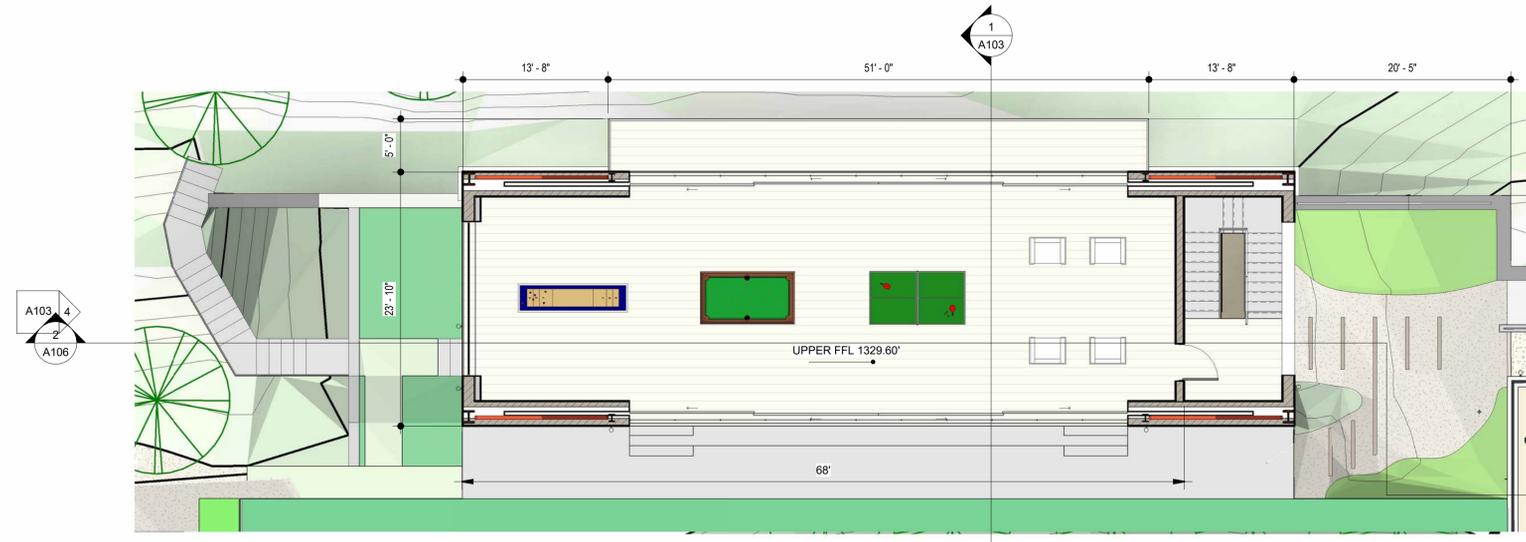


TENNIS PAVILION (TP) - LOWER FLOOR PLAN

KEY	NOTES
03-CC-06	12" Concrete Wall w/ 6" Napa Syer Stone Veneer
03-CC-07	12" Concrete Wall w/ 6" Napa Syer 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					



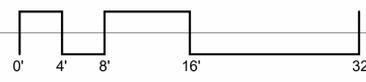
TENNIS PAVILION (TP) - UPPER LEVEL FLOOR PLAN
 1/8" = 1'-0"



UNDERGROUND STORAGE (US)

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

US & TP LIGHTING FIXTURE SCHEDULE						
TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS	BLDG
A1	7	Wall Mounted Cylinder Kichler LED Light	11310BKTLLED	KICHLER	SEE SPEC. 1L100	TP
A1	5	Wall Mounted Cylinder Kichler LED Light	11310BKTLLED	KICHLER	SEE SPEC. 1L100	US
B1	4	KICK LED BOLLARDS AT PARKING AREA	KBS-LED-Y50-BCD-1030-120-277-BLT	ARCHITECTURAL AREA LIGHTING	SEE SPEC. 2L100	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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TP SECTIONS & ELEVATION

REVISIONS

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

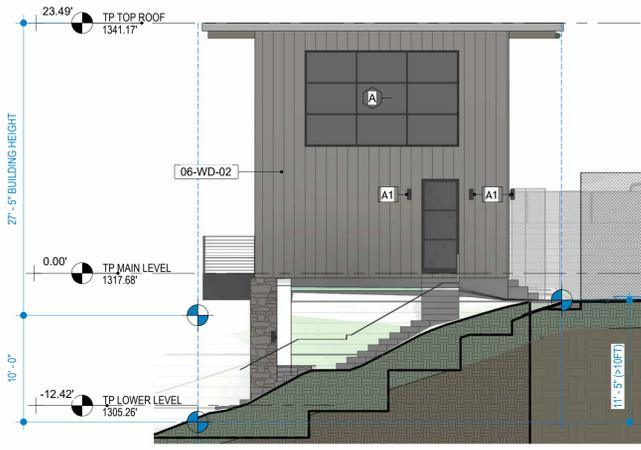
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 Date: 12/22/25

A103-00

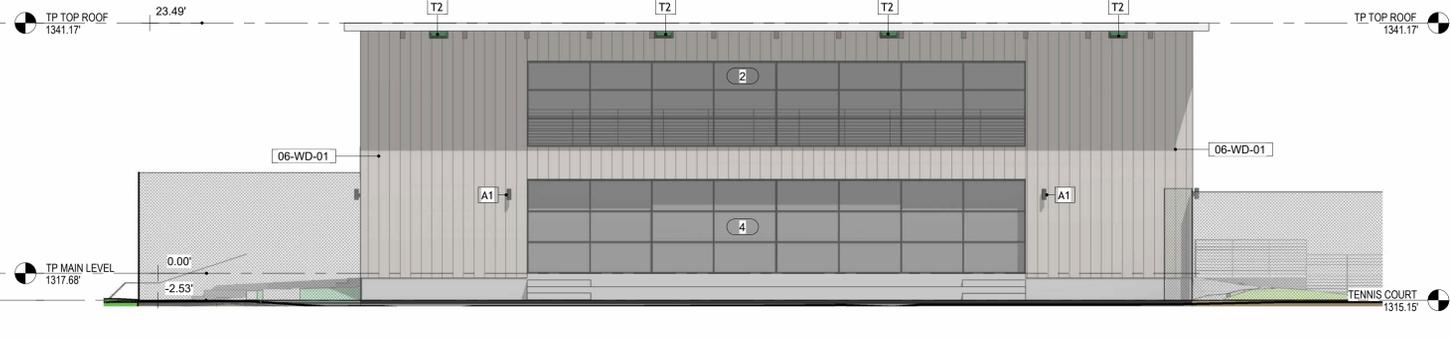
Scale 1/8" = 1'-0"



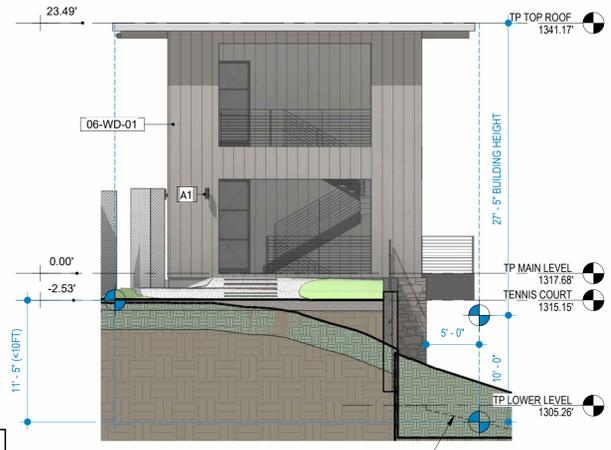
③ TENNIS PAVILION - EAST ELEVATION
 1/8" = 1'-0"



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



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



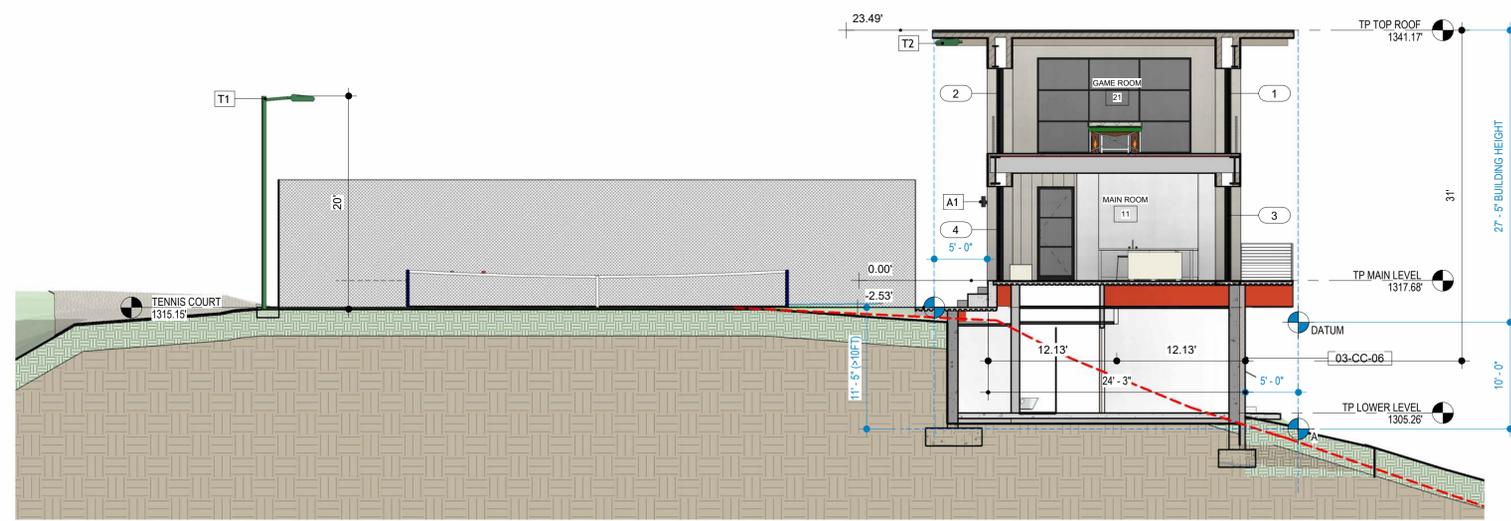
⑤ TENNIS PAVILION - SOUTH ELEVATION
 1/8" = 1'-0"

TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS	BLDG
A1	7	Wall Mounted Cylinder Kichler LED Light	11310BKTL	KICHLER	SEE SPEC. 1L100	TP
A1	5	Wall Mounted Cylinder Kichler LED Light	11310BKTL	KICHLER	SEE SPEC. 1L100	US
B1	4	KICK LED BOLLARDS AT PARKING AREA	KB6-LED-Y50-BCD-1030-120-277-BLT	ARCHITECTURAL AREA LIGHTING	SEE SPEC. 2L100	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						

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

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					

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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TENNIS COURT PAVILION
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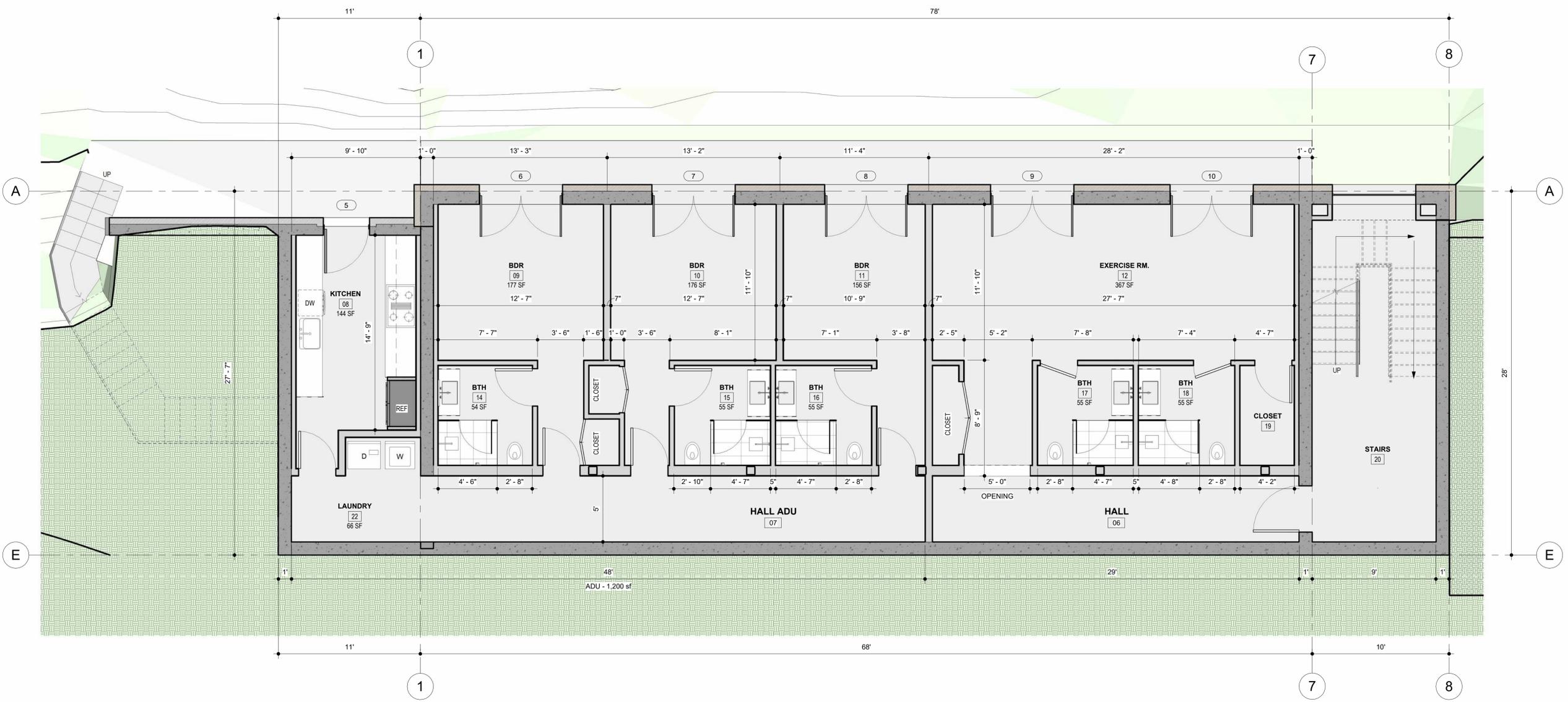
VIEWSHED
LOWER LEVEL FLOOR PLAN
ADU & EXERCISE ROOM

REVISIONS

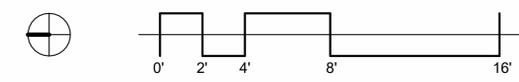
No.	Description	Date
3	Revision 3	02/28/25

Project number: _____
 Date: 12/22/25

A104-00
 Scale 1/4" = 1'-0"



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



12/22/2025 11:16:19 PM

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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**

REVISIONS

No.	Description	Date

Project number:
 Date: 12/22/25

A105-00

Scale



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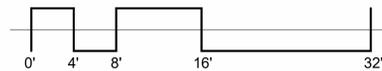
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3 SECTION 3 @ UNDERGROUND STORAGE
 1/8" = 1'-0"



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



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

VIEWSHED

UNDERGROUND
 STORAGE
 SECTIONS

REVISIONS

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VIEWSHED

PARTIAL SITE PLAN SPA - WINE & ART STORAGE

REVISIONS

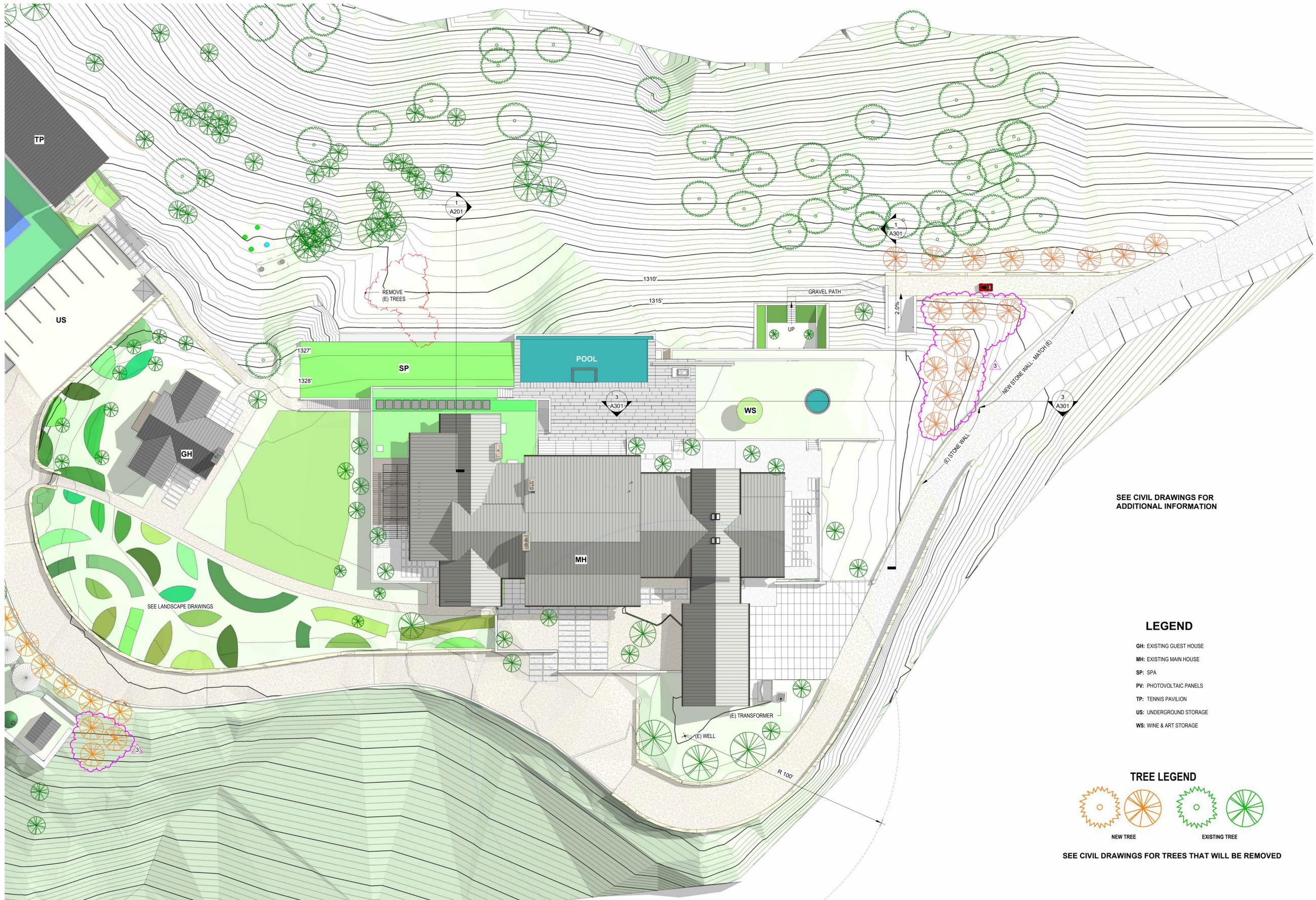
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3	Revision 3	02/28/25

Project number:
 Date: 12/22/25

A200-00

Scale As indicated

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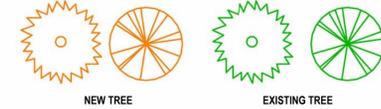


SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

LEGEND

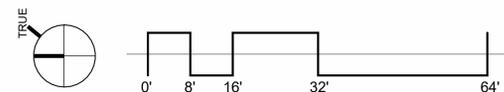
- GH: EXISTING GUEST HOUSE
- MH: EXISTING MAIN HOUSE
- SP: SPA
- PV: PHOTOVOLTAIC PANELS
- TP: TENNIS PAVILION
- US: UNDERGROUND STORAGE
- WS: WINE & ART STORAGE

TREE LEGEND



SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

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



P:\Ponderosa One\Revit Site 2024\80 Clear Creek Site 2025.rvt 12/22/2025 11:00:07 PM



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VIEWSHED

SP SECTIONS,
 ELEVATION &
 FLOOR PLAN

REVISIONS

No.	Description	Date

Project number:
 Date: 12/22/25

A201-00

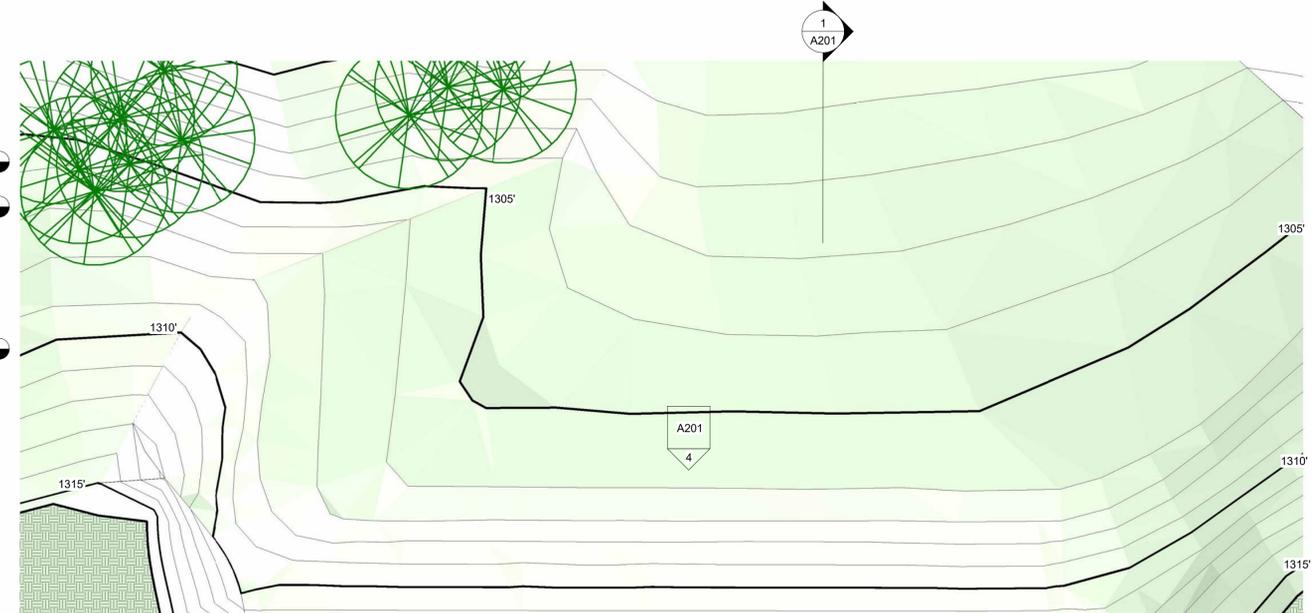
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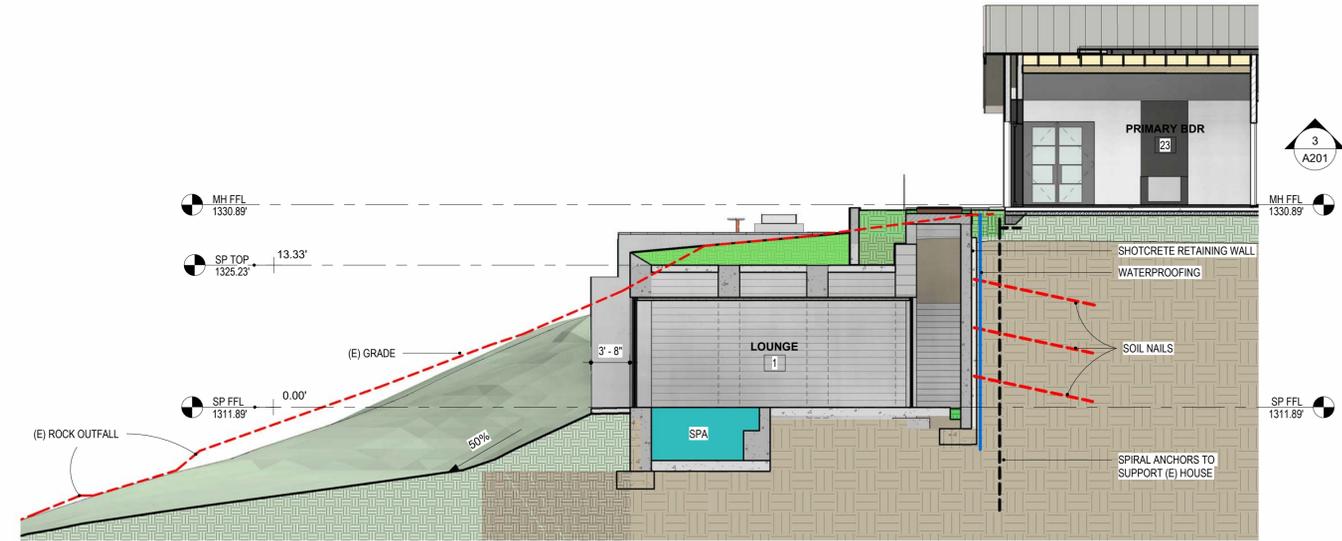
④ SPA - EAST ELEVATION
 1/8" = 1'-0"



③ SP SECTION 3
 1/8" = 1'-0"



② SP FFL
 1/8" = 1'-0"

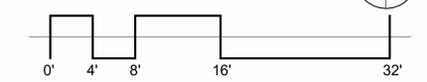


① SP SECTION - CUT PROFILE
 1/8" = 1'-0"

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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SPA RENDERING

REVISIONS

No.	Description	Date

Project number:
Date: 12/22/25

A202-00

Scale

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SPA - EAST VIEW

NOTE:
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 • See Sht. A201 and Keynotes for materials



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VIEWSHED

WINE & ART STORAGE FLOOR PLAN

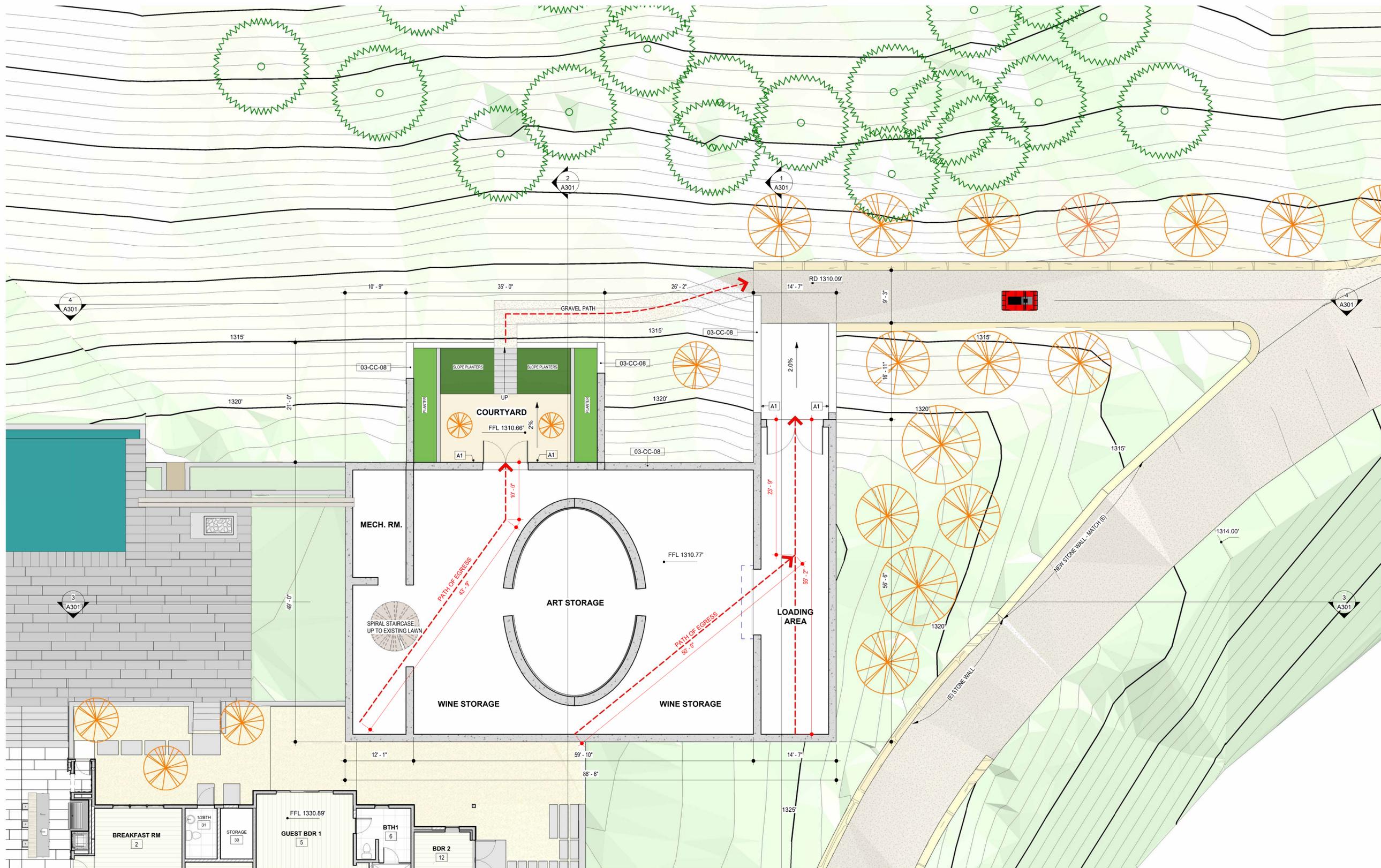
REVISIONS

No.	Description	Date

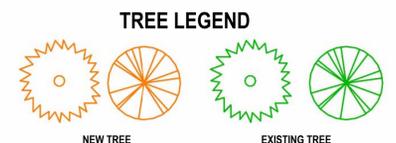
Project number:
 Date: 12/22/25

A300-00

Scale 1/8" = 1'-0"



1 WS FFL
 1/8" = 1'-0"



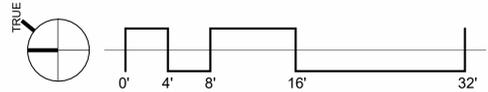
SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED

WS EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	PCS	DESCRIPTION	Model	MFR.	COMMENTS
A1	4	Wall Mounted Cylinder Kichler LED Light	11310BKTL	KICHLER	SEE SPEC. 1JL100
TOTAL	PCS	:4			

KEYNOTES

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

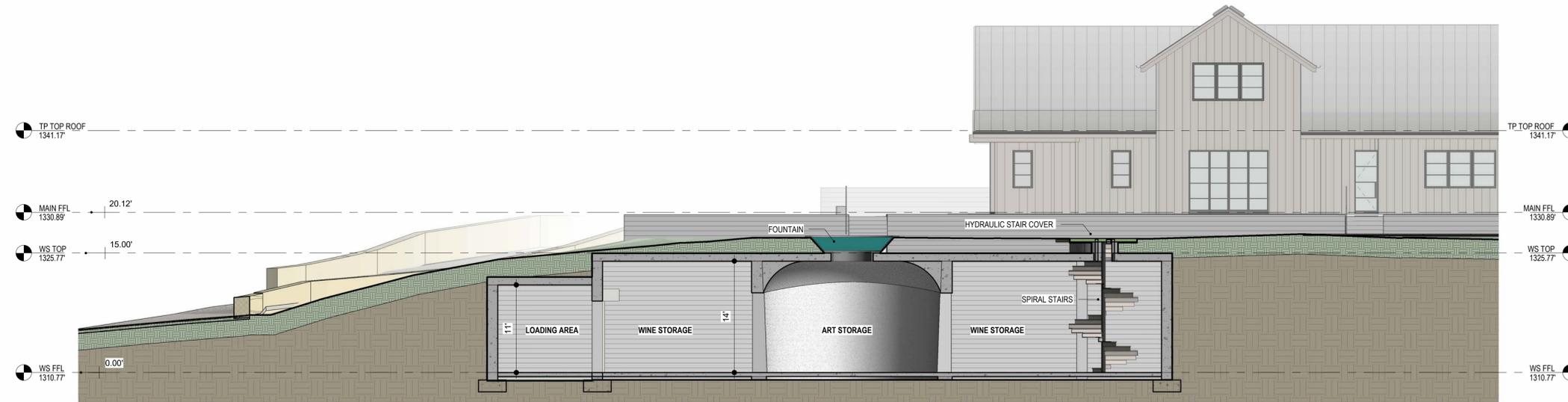




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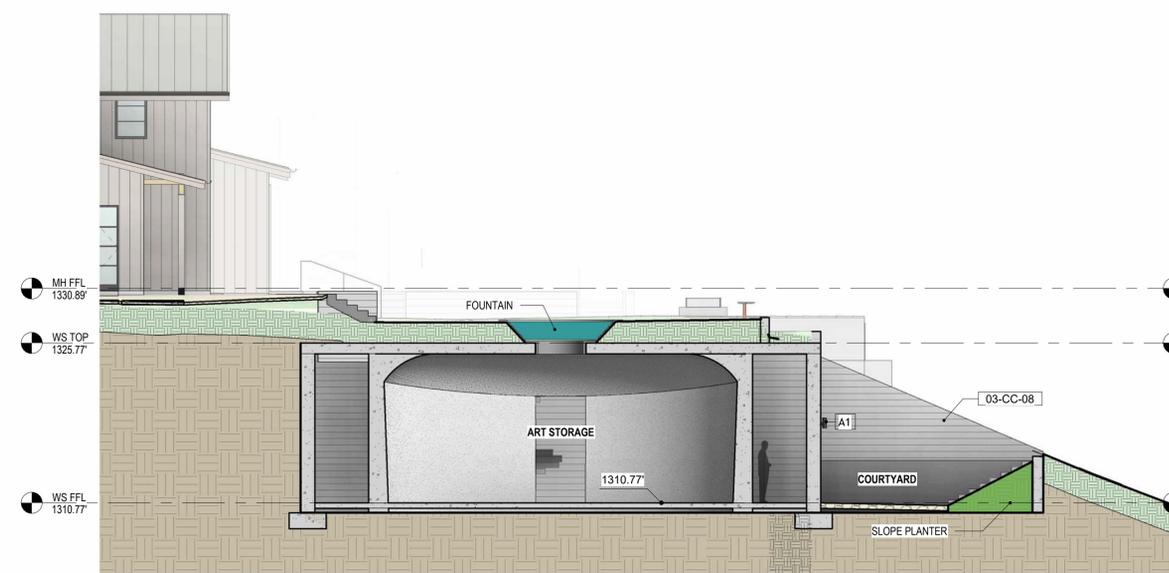
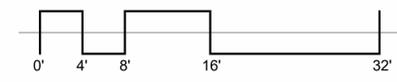
4 WS EAST ELEVATION
 1/8" = 1'-0"



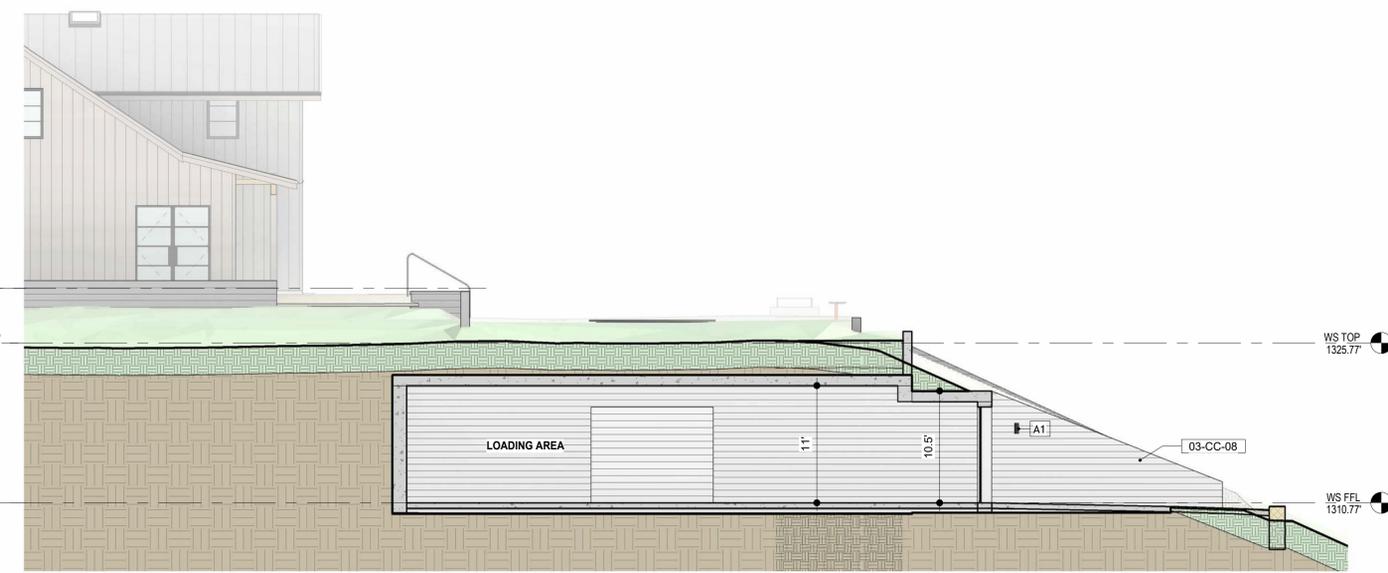
3 WS SECTION 3
 1/8" = 1'-0"

WS EXTERIOR LIGHTING FIXTURE SCHEDULE				
TYPE	PCS	DESCRIPTION	Model	MFR. COMMENTS
A1	4	Wall Mounted Cylinder Kichler LED Light	11310BKTLED	KICHLER SEE SPEC. 1JL100
TOTAL	PCS	.4		

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



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



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

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 80 Clear Creek Rd. - Oakville - CA - 94562

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WS SECTIONS

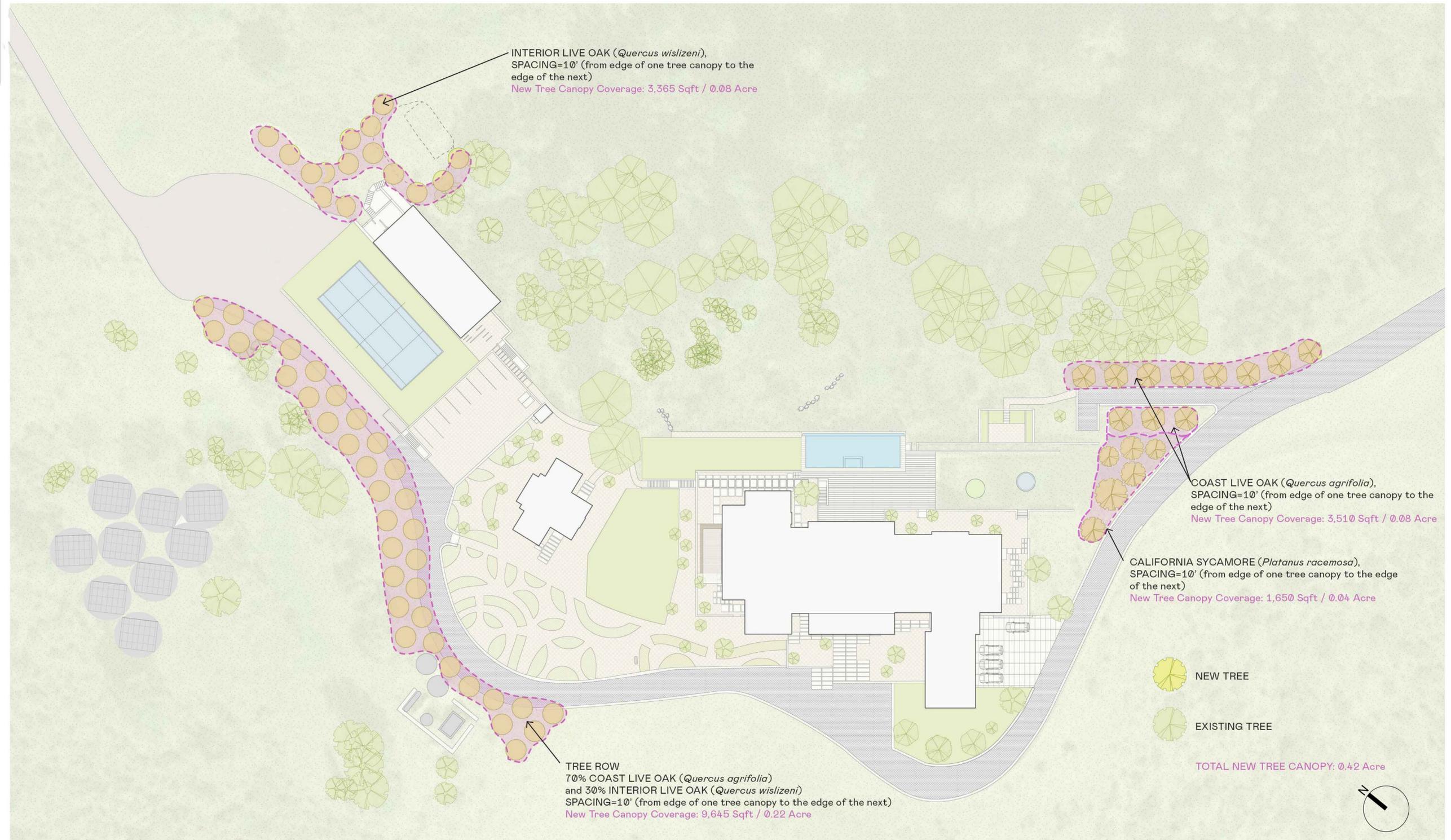
REVISIONS

No.	Description	Date

Project number:
 Date: 12/22/25

A301-00

Scale 1/8" = 1'-0"



INTERIOR LIVE OAK (*Quercus wislizeni*),
 SPACING=10' (from edge of one tree canopy to the edge of the next)
 New Tree Canopy Coverage: 3,365 Sqft / 0.08 Acre

COAST LIVE OAK (*Quercus agrifolia*),
 SPACING=10' (from edge of one tree canopy to the edge of the next)
 New Tree Canopy Coverage: 3,510 Sqft / 0.08 Acre

CALIFORNIA SYCAMORE (*Platanus racemosa*),
 SPACING=10' (from edge of one tree canopy to the edge of the next)
 New Tree Canopy Coverage: 1,650 Sqft / 0.04 Acre

TREE ROW
 70% COAST LIVE OAK (*Quercus agrifolia*)
 and 30% INTERIOR LIVE OAK (*Quercus wislizeni*)
 SPACING=10' (from edge of one tree canopy to the edge of the next)
 New Tree Canopy Coverage: 9,645 Sqft / 0.22 Acre

NEW TREE

EXISTING TREE

TOTAL NEW TREE CANOPY: 0.42 Acre



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



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

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



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

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

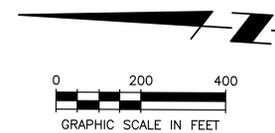


PROJECT
PROJECT CLOUD
 Ponderosa One, LLC
 80 Clear Creek Rd., Oakville
 CA 94562

ISSUE SET	SCHEMATIC 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:
LIGHTING PLAN
 SHEET NUMBER:
LA3

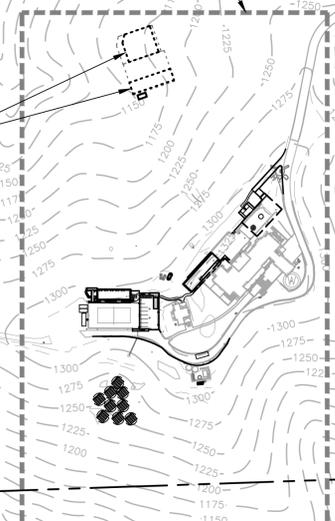
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SITE PLAN, SEE BELOW RIGHT

APN 027-310-032

APPROXIMATE LOCATION OF PROPOSED PRIMARY AND RESERVE DRIPFIELD DISPOSAL AREAS



APPROXIMATE PROPERTY LINE, TYP

(E) ACCESS ROAD

FILL PLACEMENT AREA, SEE SHEET C4.4

(E) ACCESS ROAD

DRY CREEK ROAD

APN 027-310-043

ABBREVIATIONS:

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- ADU ACCESSORY DWELLING UNIT
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BLDG
- CL 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 FOOT
- 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

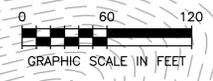
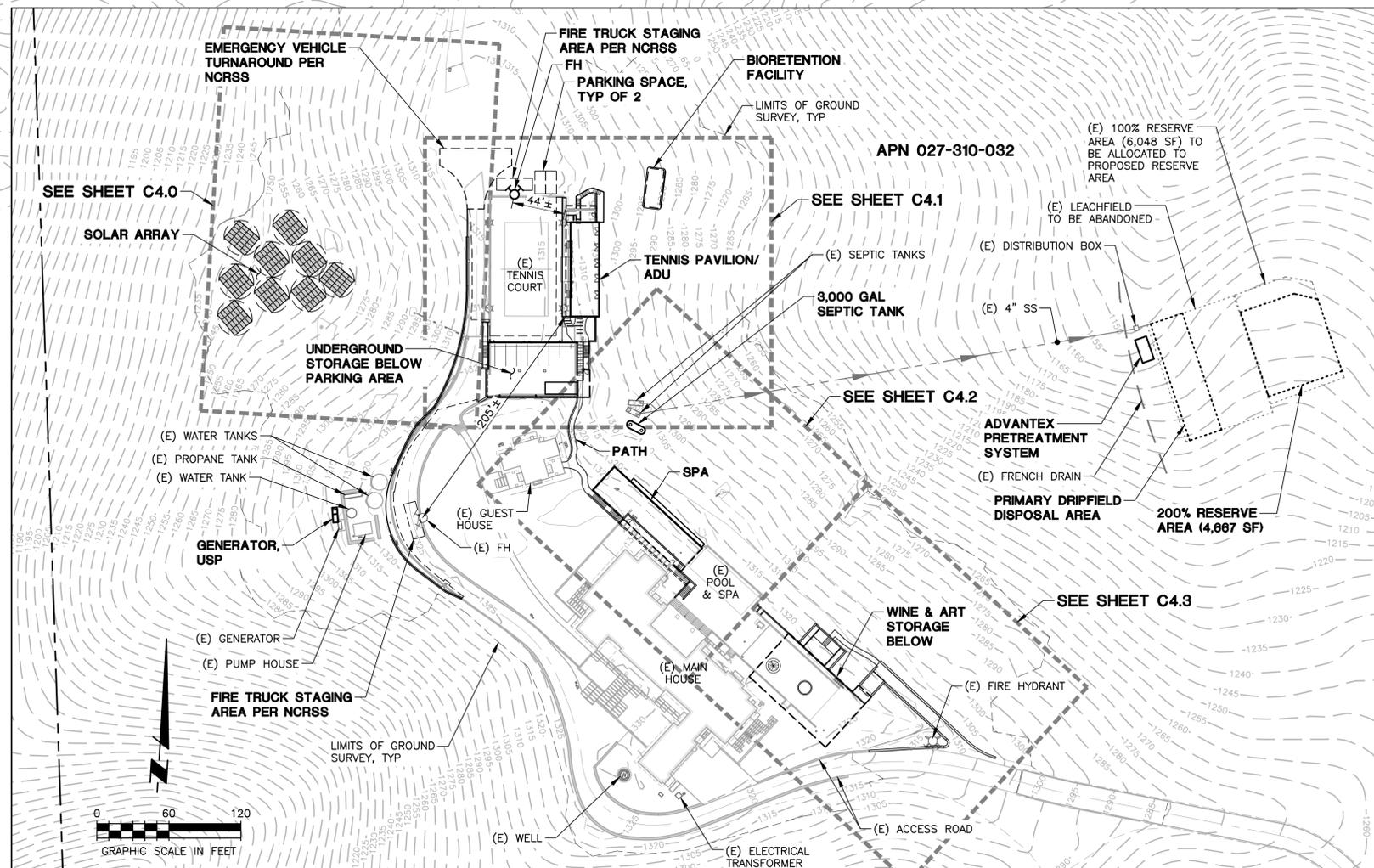
EARTHWORK

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)

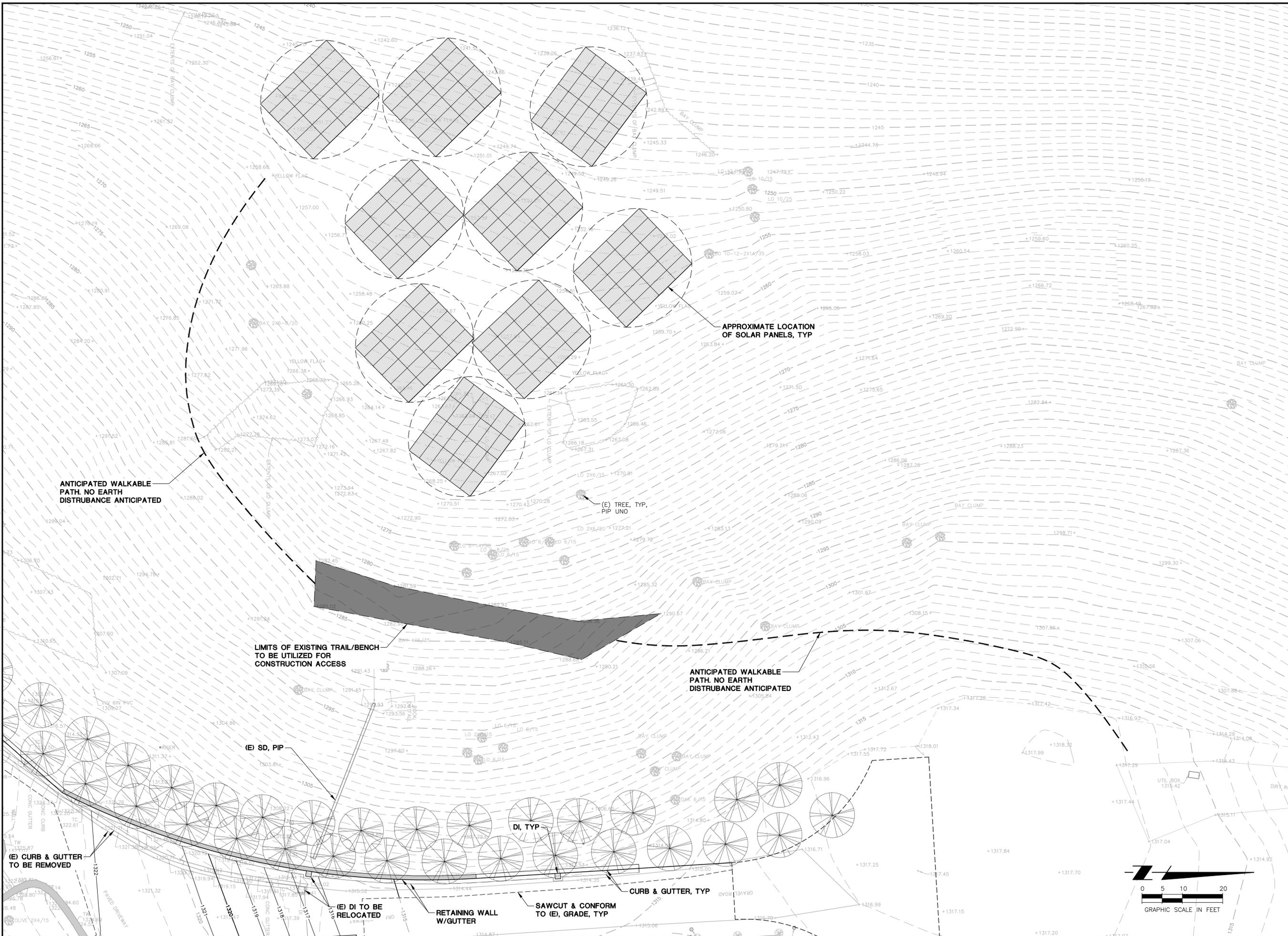
NOTES:

REFER TO CONCEPTUAL GRADING PLANS FOR SITE DEVELOPMENT.



#	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
5	5/07/2025	PLAN CHECK RESPONSE
6	12/04/2025	PLAN CHECK RESPONSE

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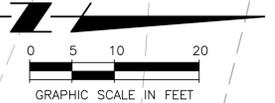


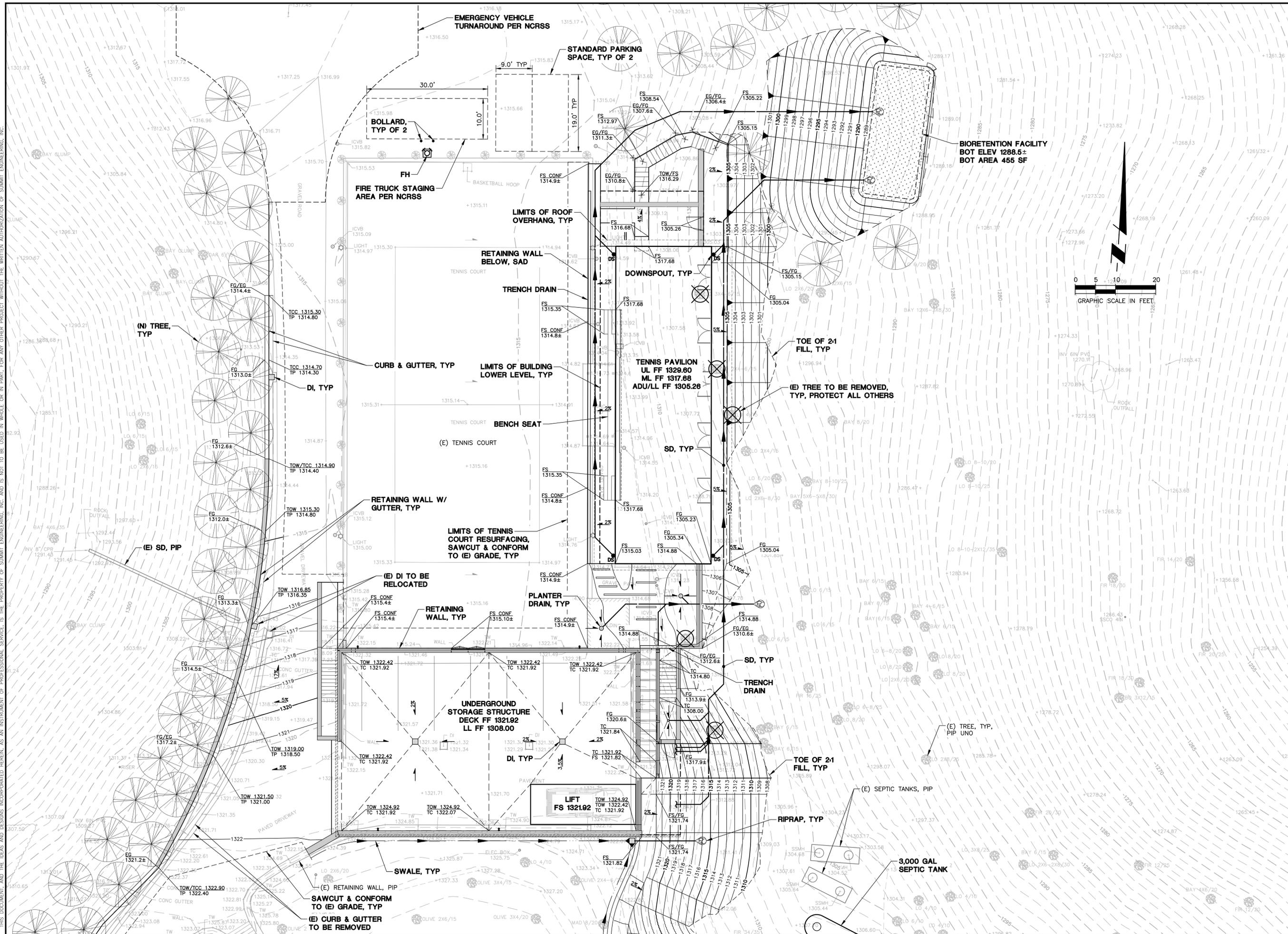
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	2/28/2025	PLAN CHECK RESPONSE
	5/07/2025	PLAN CHECK RESPONSE
	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

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

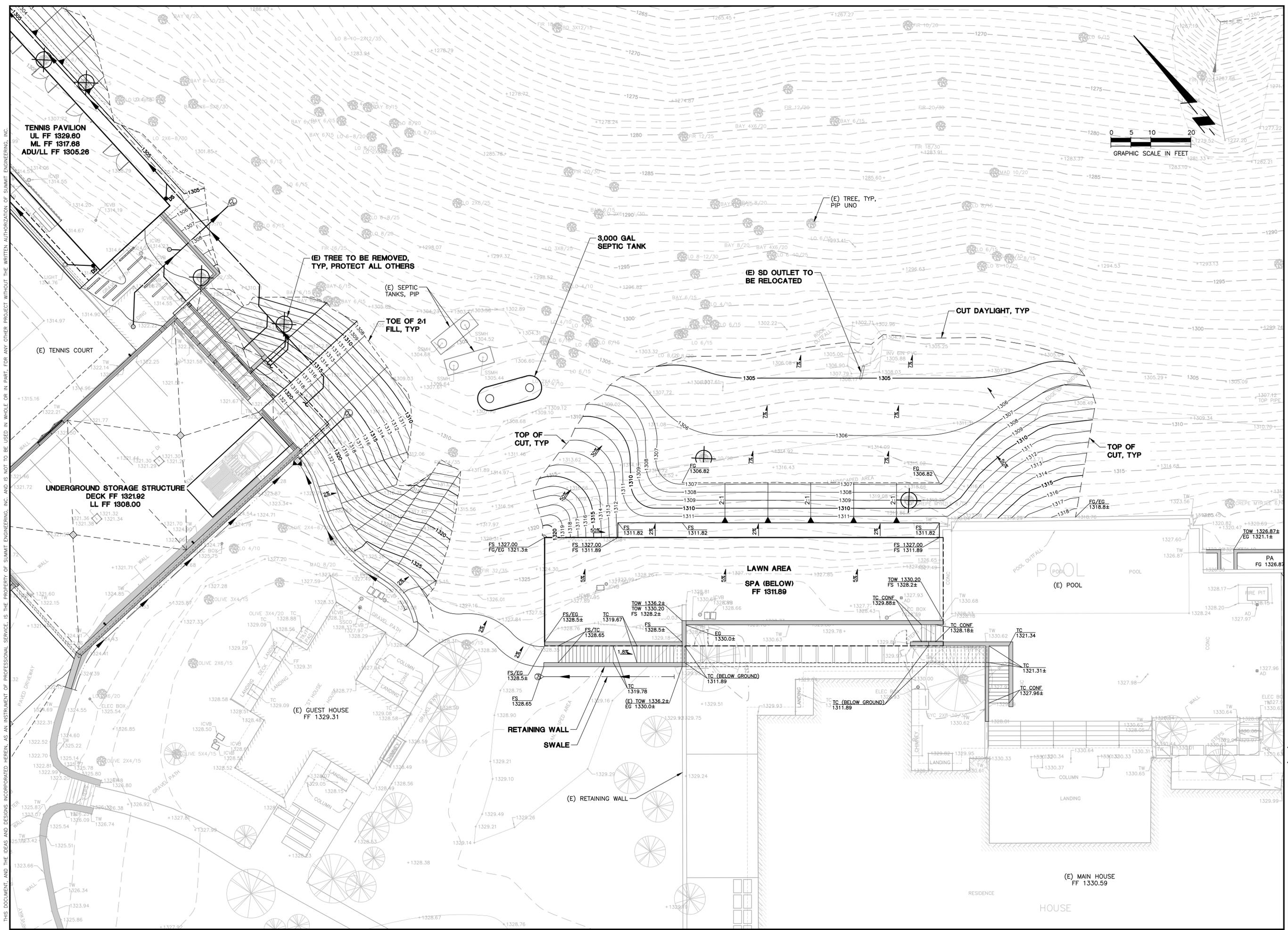
C4.0
SHEET 2 OF 10





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#	DATE	DESCRIPTION
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	3/29/2024	PLAN CHECK RESPONSE
	2/28/2025	PLAN CHECK RESPONSE
	5/07/2025	PLAN CHECK RESPONSE
	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE



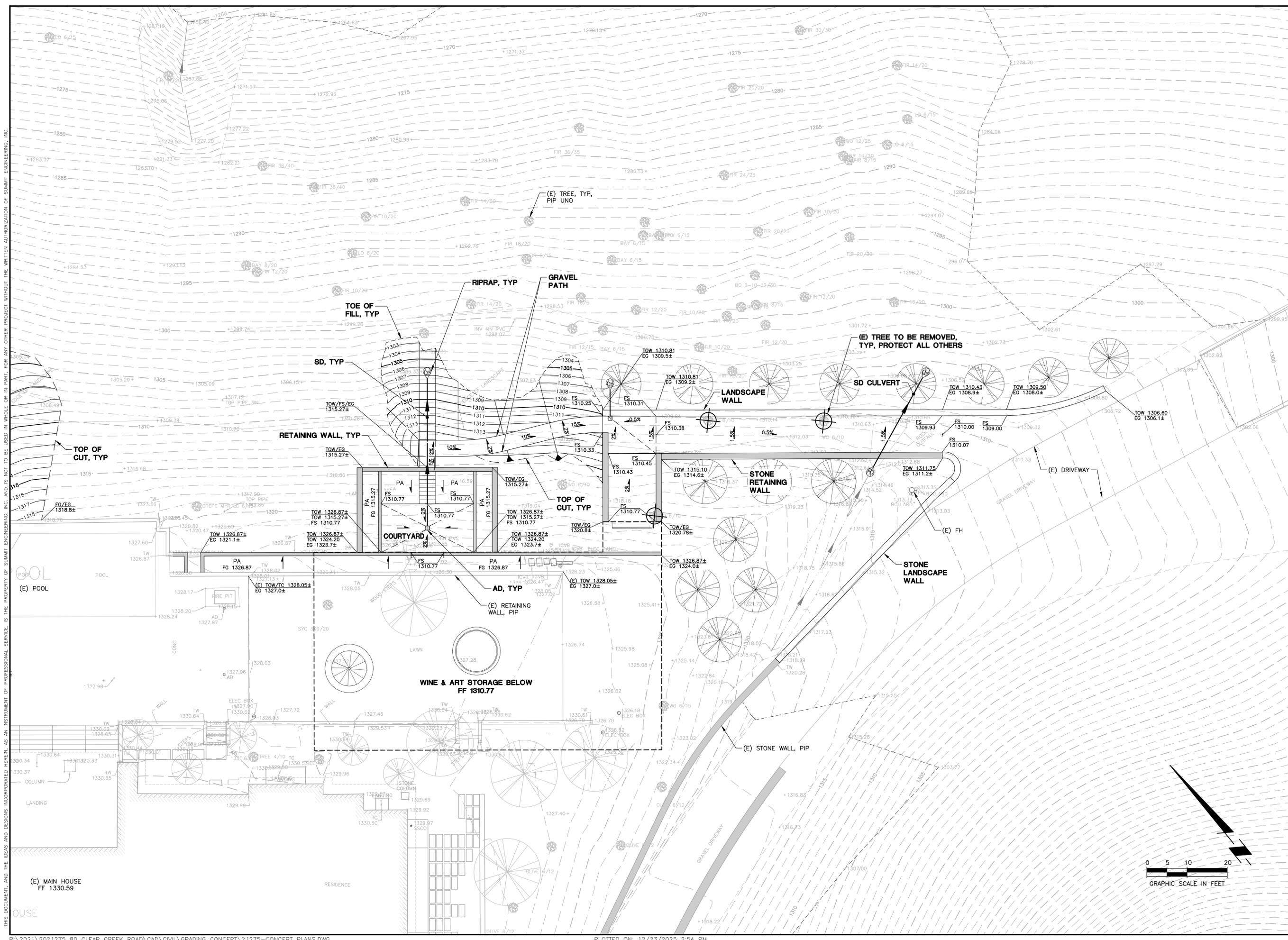
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#	DATE	DESCRIPTION
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	3/29/2024	PLAN CHECK RESPONSE
	2/28/2025	PLAN CHECK RESPONSE
	5/07/2025	PLAN CHECK RESPONSE
	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE

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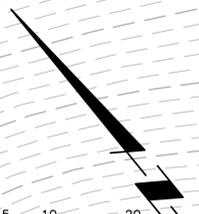
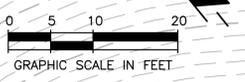
VIEWSHED PERMIT
CONCEPTUAL GRADING PLAN -
WINE STORAGE

#	DATE	DESCRIPTION
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▲	3/29/2024	PLAN CHECK RESPONSE
	2/28/2025	PLAN CHECK RESPONSE
	5/07/2025	PLAN CHECK RESPONSE
▲	12/04/2025	PLAN CHECK RESPONSE
	12/23/2025	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

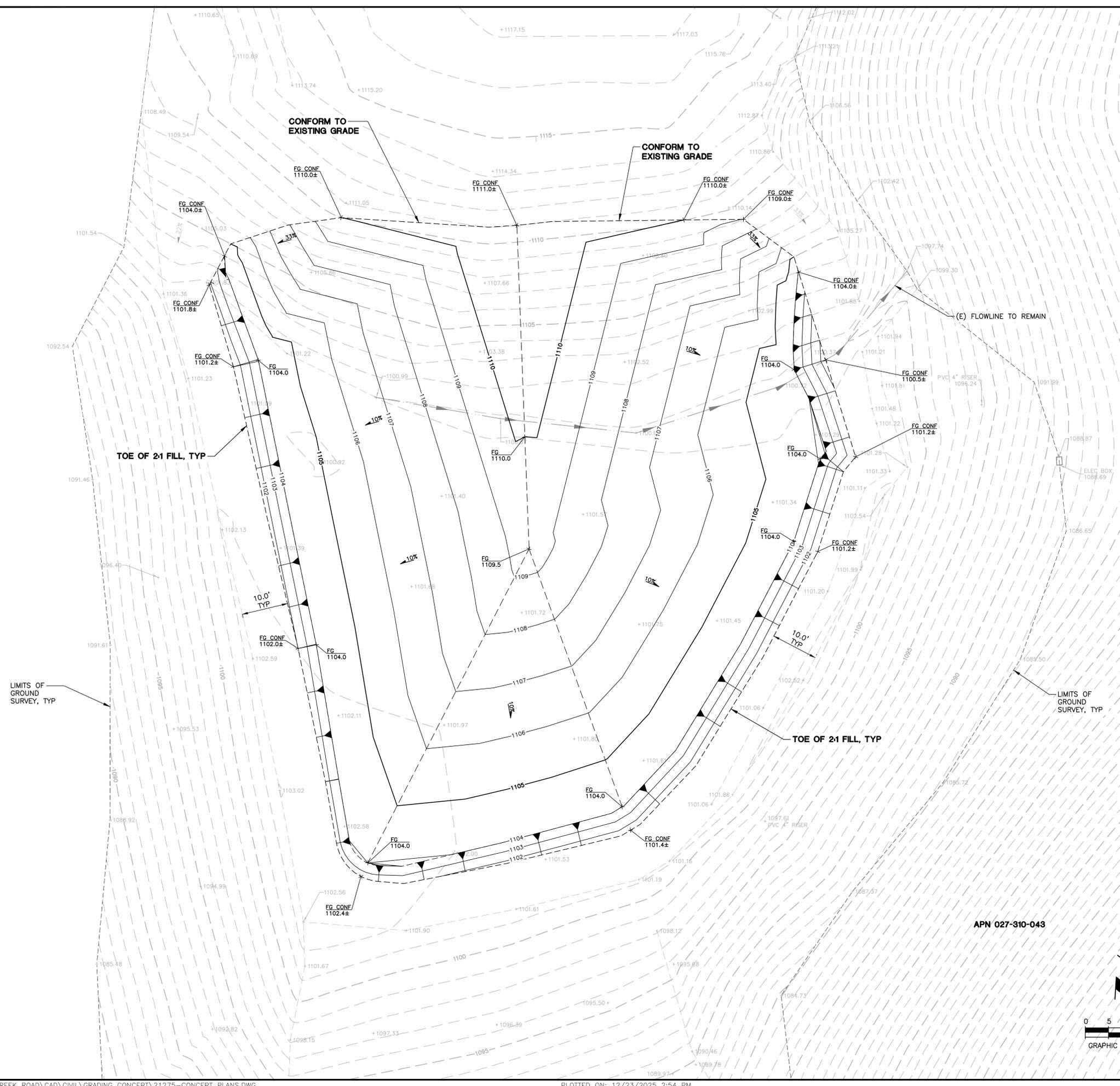
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SCALE: AS SHOWN
DRAWN: TF
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SHEET

C4.3
SHEET 5 OF 10



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

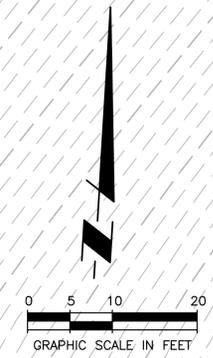


VIEWSHED PERMIT
CONCEPTUAL GRADING PLAN -
FILL PLACEMENT

#	DATE	DESCRIPTION
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2	3/29/2024	PLAN CHECK RESPONSE
3	2/28/2025	PLAN CHECK RESPONSE
4	5/07/2025	PLAN CHECK RESPONSE
5	12/04/2025	PLAN CHECK RESPONSE
6	12/23/2025	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

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



APN 027-310-043

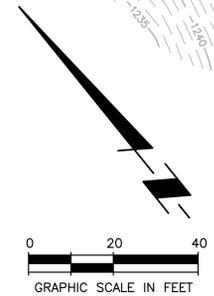
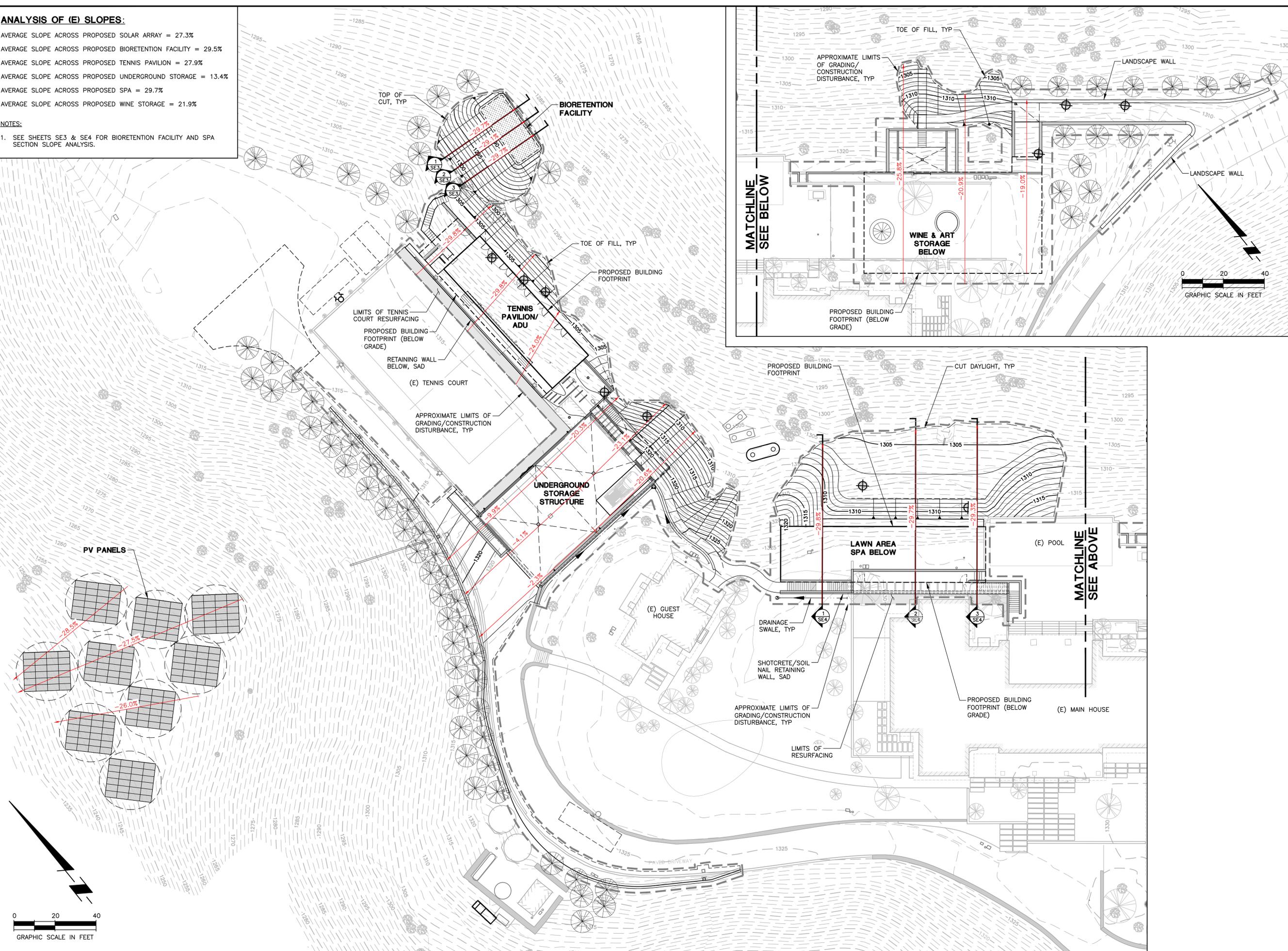
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ANALYSIS OF (E) SLOPES:

- AVERAGE SLOPE ACROSS PROPOSED SOLAR ARRAY = 27.3%
- AVERAGE SLOPE ACROSS PROPOSED BIORETENTION FACILITY = 29.5%
- 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 = 21.9%

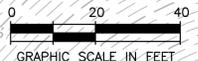
NOTES:

- 1. SEE SHEETS SE3 & SE4 FOR BIORETENTION FACILITY AND SPA SECTION SLOPE ANALYSIS.



MATCHLINE
SEE BELOW

MATCHLINE
SEE ABOVE



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
SLOPE EXHIBIT
SITE

#	DATE	DESCRIPTION
	9/12/2022	VIEWSHED PERMIT
▲	3/29/2024	PLAN CHECK RESPONSE
▲	2/28/2025	PLAN CHECK RESPONSE
▲	5/07/2025	PLAN CHECK RESPONSE
▲	12/04/2025	PLAN CHECK RESPONSE
▲	12/23/2025	PLAN CHECK RESPONSE

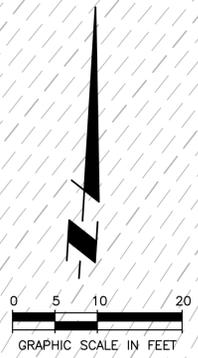
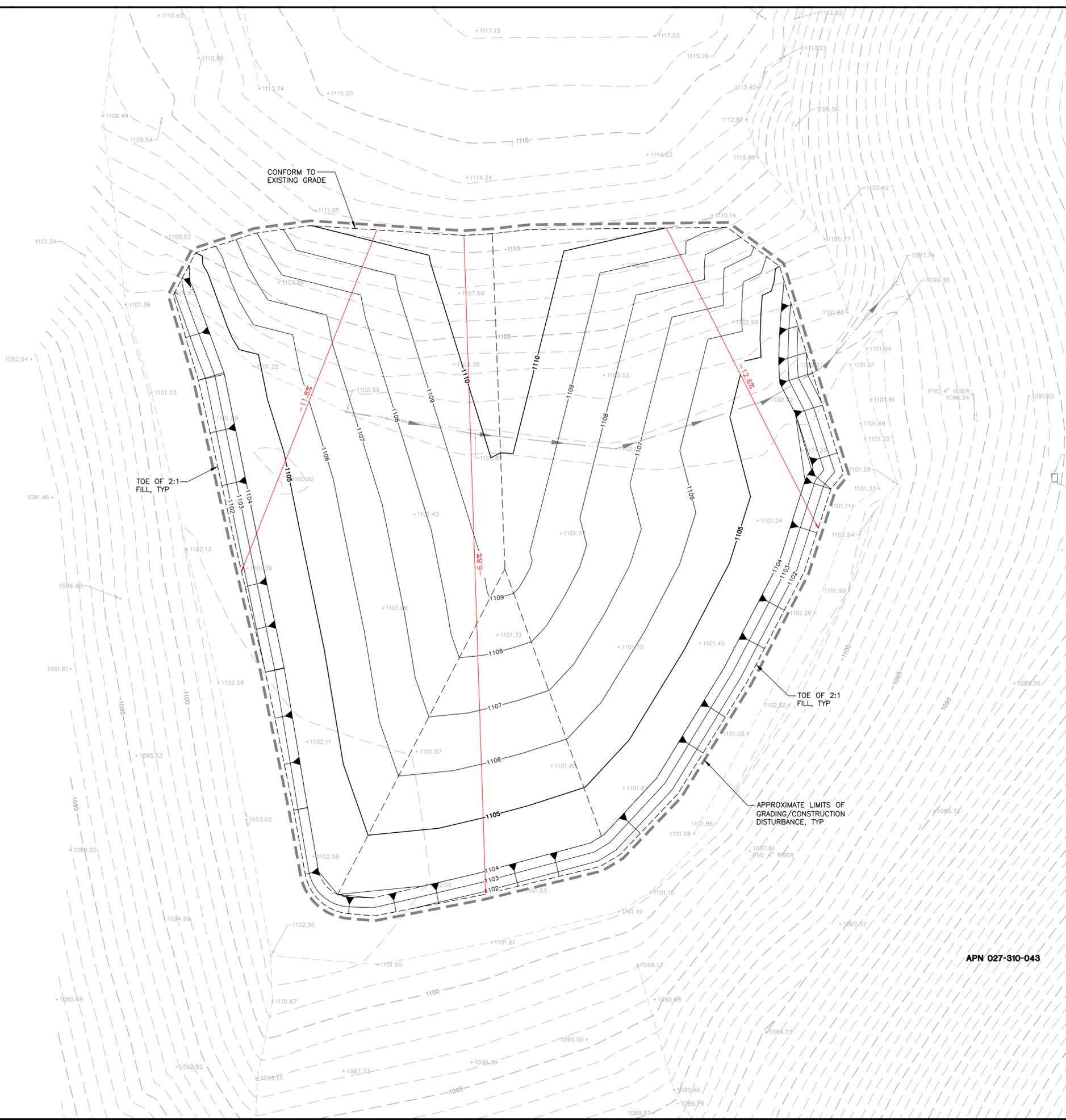
PRELIMINARY
NOT FOR CONSTRUCTION

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

SE1
SHEET 7 OF 10

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ANALYSIS OF (E) SLOPES:
AVERAGE SLOPE ACROSS PROPOSED FILL PLACEMENT AREA = 10.4%



APN 027-310-043

SUMMIT
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575 W College Ave., Suite 201 • Santa Rosa, CA 95401
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80 CLEAR CREEK ROAD
NAPA, CA 94558
APN 027-310-032 & 043

VIEWSHED PERMIT
SLOPE EXHIBIT
FILL PLACEMENT AREA

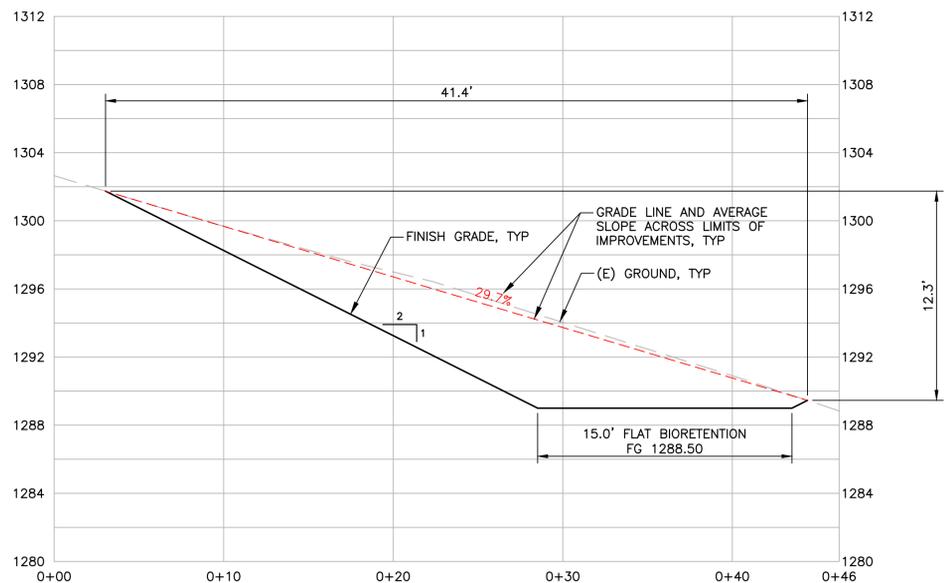
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4	5/07/2025	PLAN CHECK RESPONSE
5	12/04/2025	PLAN CHECK RESPONSE
6	12/23/2025	PLAN CHECK RESPONSE

PRELIMINARY
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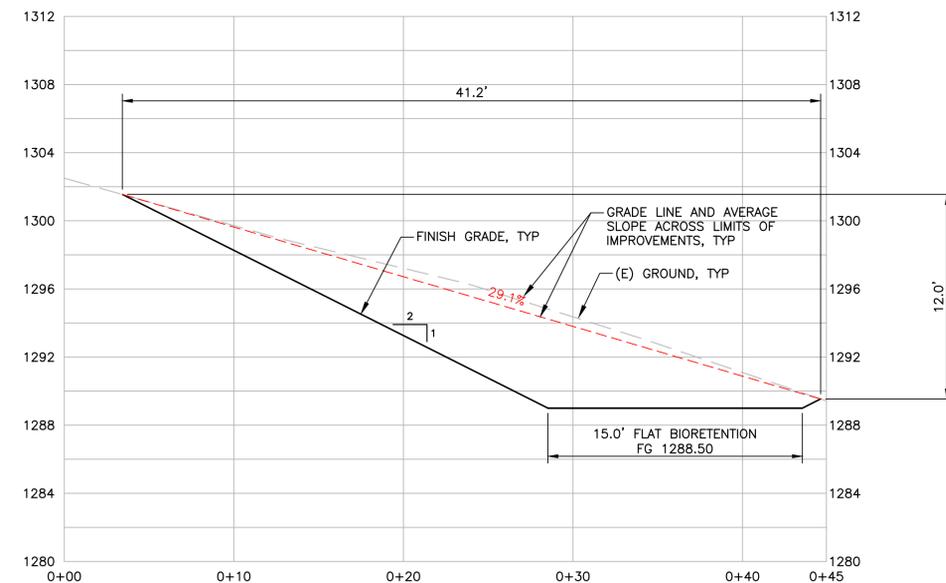
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CHECKED: MS
SHEET

SE2
SHEET 8 OF 10

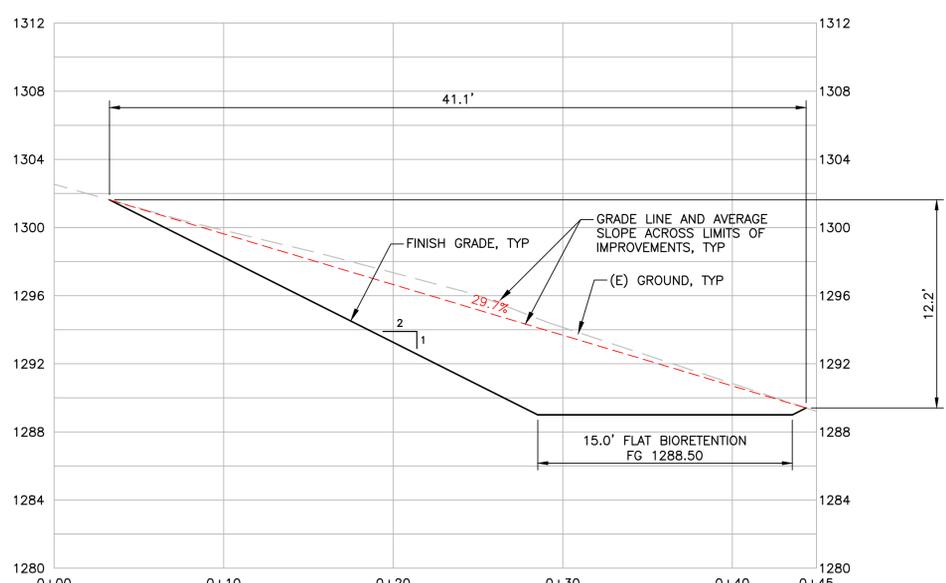
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BIORETENTION FACILITY SLOPE ANALYSIS SECTION 1
 SCALE: 1"=5' HORIZ
 1"=5' VERT



BIORETENTION FACILITY SLOPE ANALYSIS SECTION 2
 SCALE: 1"=5' HORIZ
 1"=5' VERT



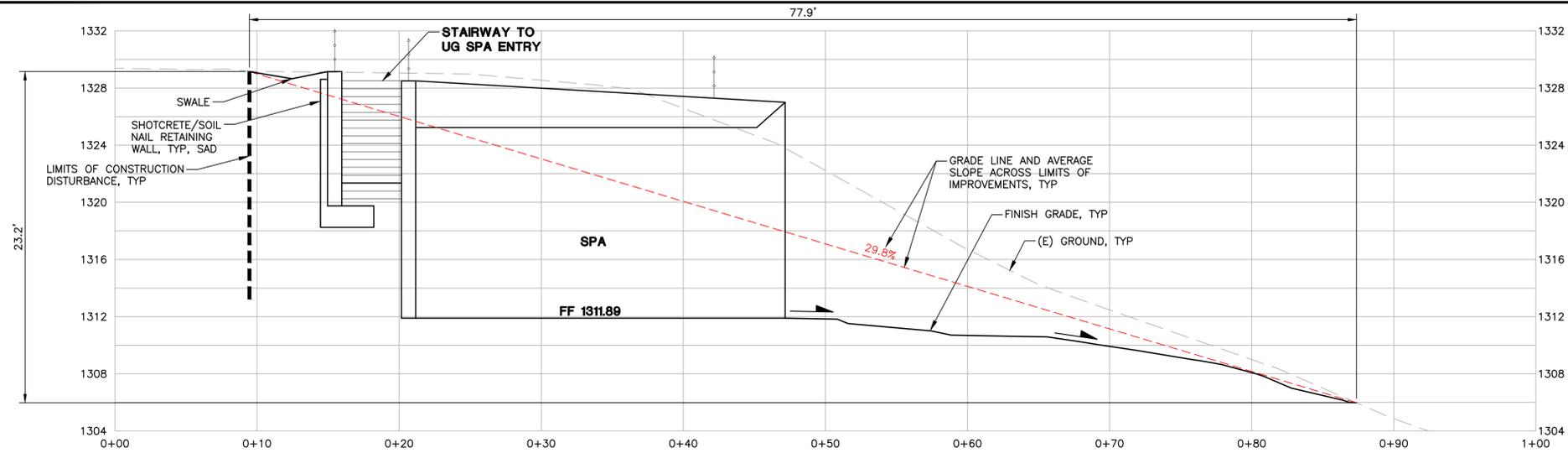
BIORETENTION FACILITY SLOPE ANALYSIS SECTION 3
 SCALE: 1"=5' HORIZ
 1"=5' VERT

#	DATE	DESCRIPTION
1	12/04/2025	PLAN CHECK RESPONSE
2	12/23/2025	PLAN CHECK RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

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

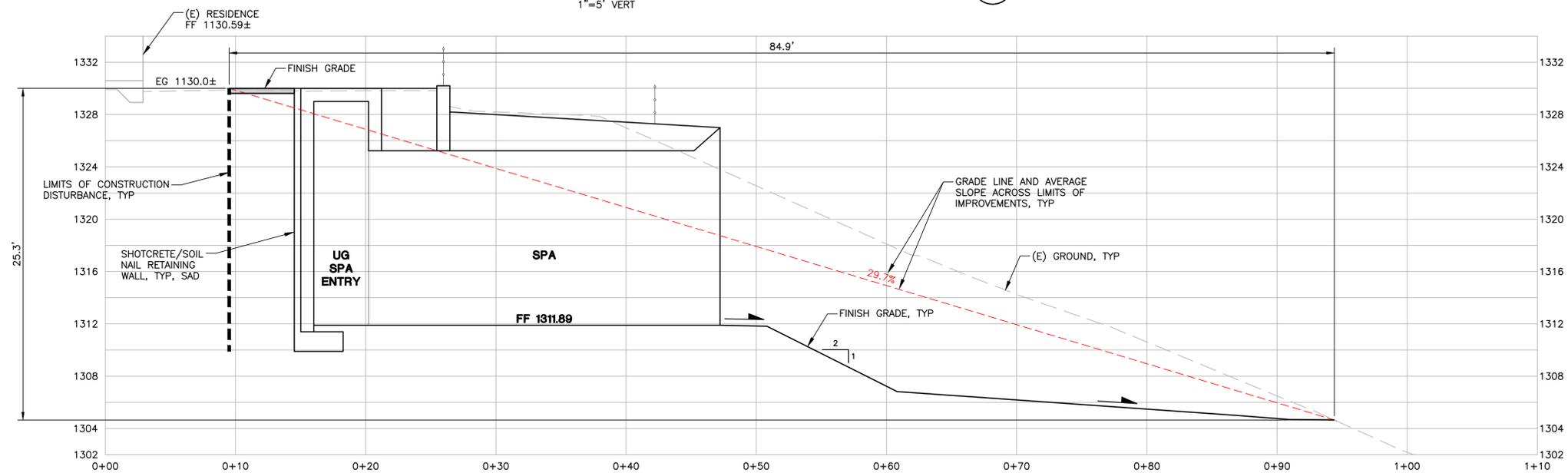
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SPA SLOPE ANALYSIS SECTION 1

SCALE: 1"=5' HORIZ
1"=5' VERT

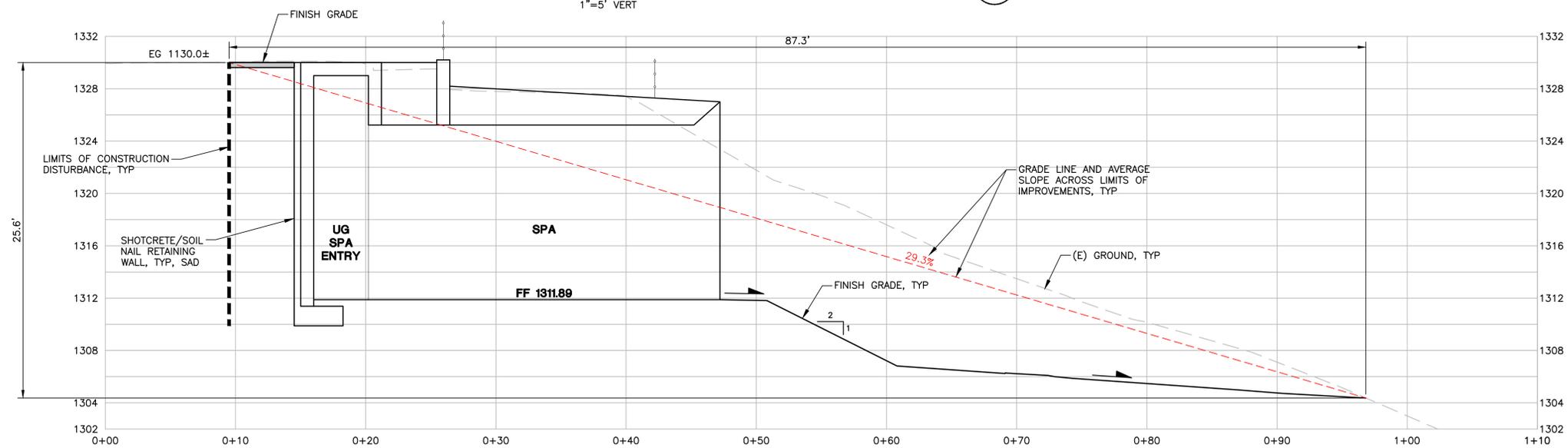
1



SPA SLOPE ANALYSIS SECTION 2

SCALE: 1"=5' HORIZ
1"=5' VERT

2



SPA SLOPE ANALYSIS SECTION 3

SCALE: 1"=5' HORIZ
1"=5' VERT

3

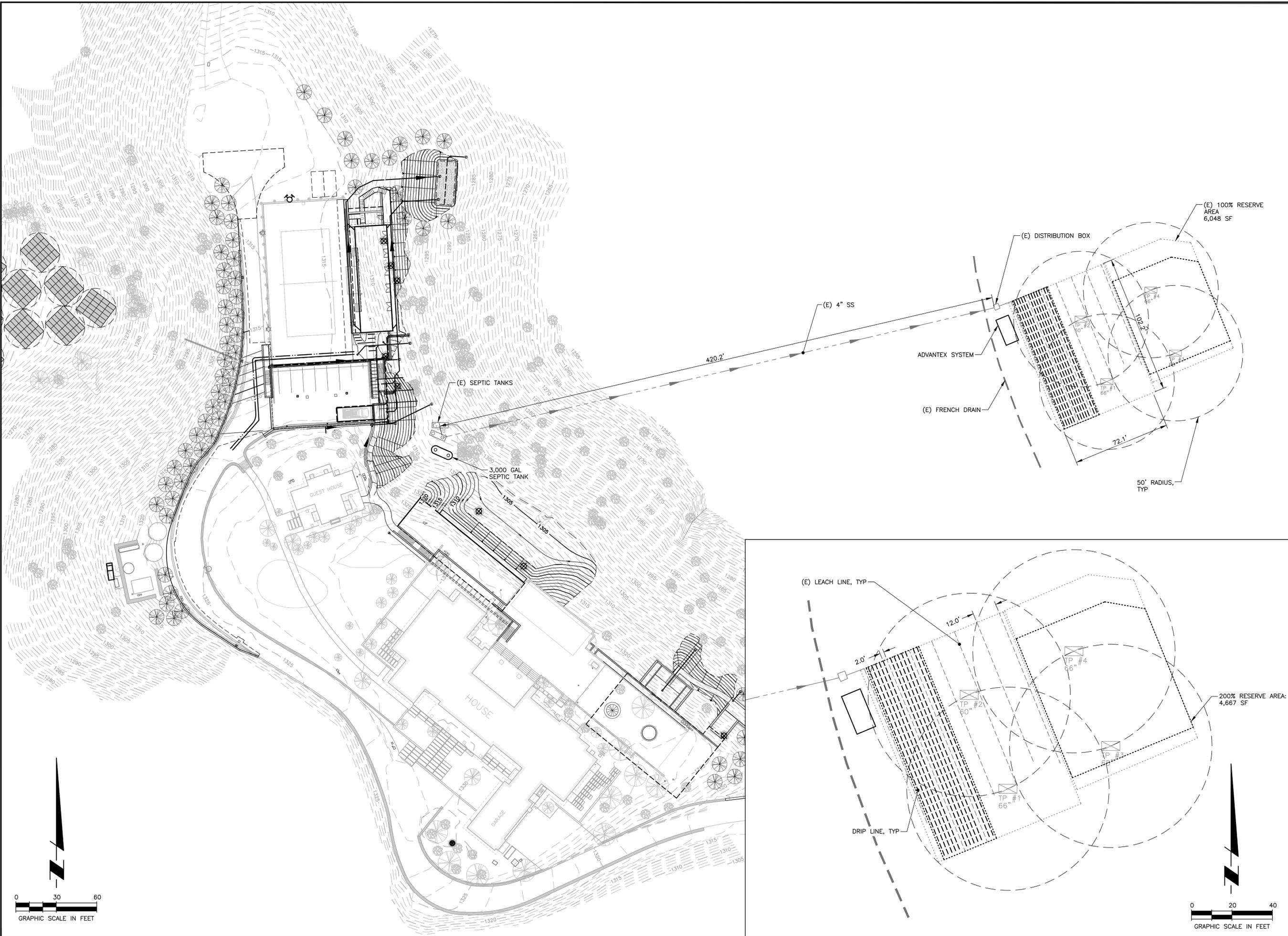
#	DATE	DESCRIPTION
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2	12/23/2025	PLAN CHECK RESPONSE

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NOT FOR CONSTRUCTION

JOB NO: 2021275
SCALE: AS SHOWN
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CHECKED: MS

SHEET **SE4**
SHEET 10 OF 10

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TEST PIT LOCATIONS

TEST PIT LOCATIONS

#	DATE	DESCRIPTION
1	07/16/2024	CONCEPT REVIEW
2	12/23/2025	PERMIT SUBMITTAL

PRELIMINARY
 NOT FOR CONSTRUCTION

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

APPENDIX 1

ROAD EXCEPTION REQUEST DRAWINGS

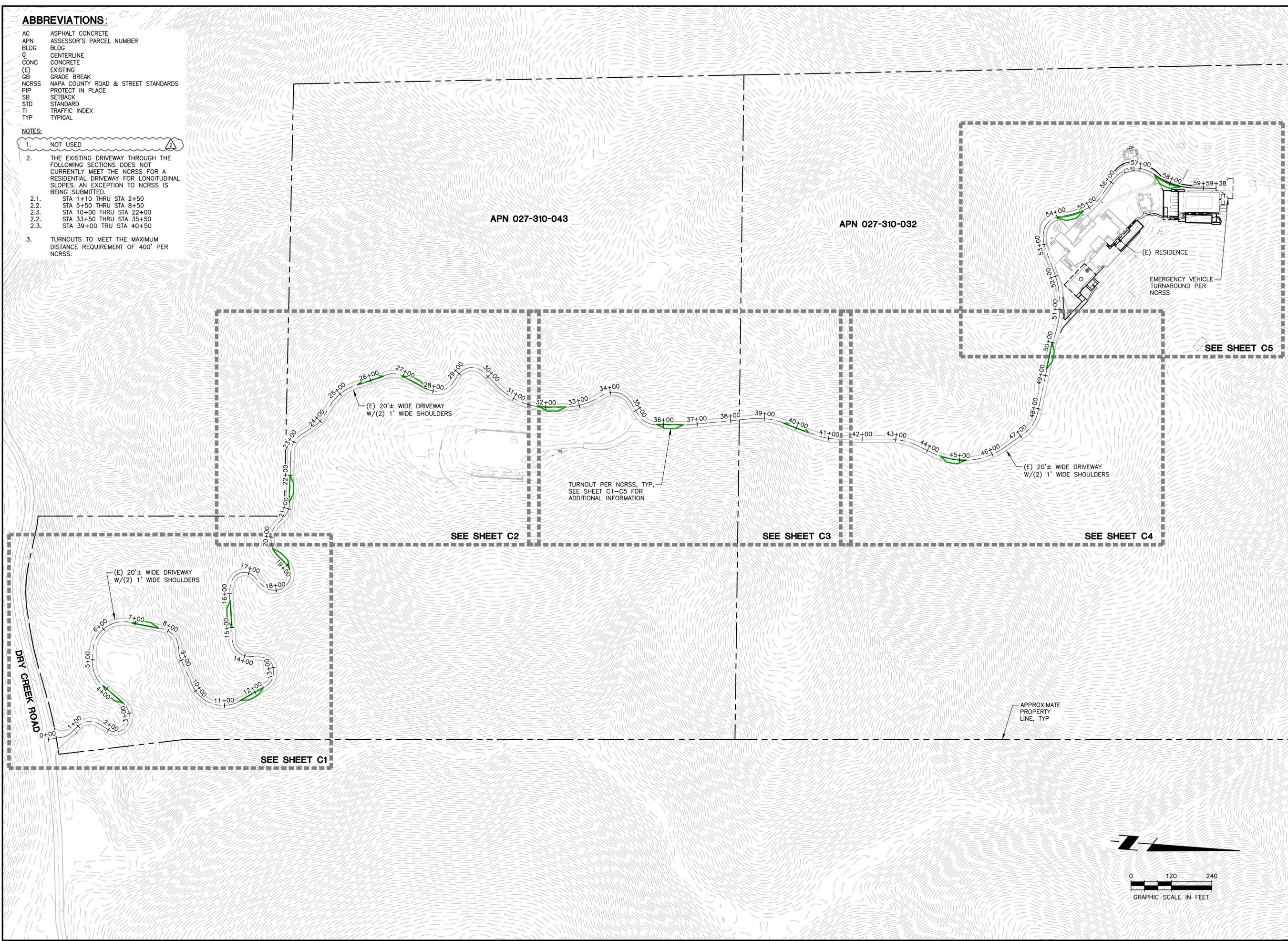
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ABBREVIATIONS:

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BLDG
- CL CENTERLINE
- CONC CONCRETE
- (E) EXISTING
- GB GRADE BREAK
- NCRSS NAPA COUNTY ROAD & STREET STANDARDS
- PIP PROTECT IN PLACE
- SB SETBACK
- STD STANDARD
- TI TRAFFIC INDEX
- TYP TYPICAL

NOTES:

1. NOT USED
2. THE EXISTING DRIVEWAY THROUGH THE FOLLOWING SECTIONS DOES NOT CURRENTLY MEET THE NCRSS FOR A RESIDENTIAL DRIVEWAY FOR LONGITUDINAL SLOPES. AN EXCEPTION TO NCRSS IS BEING SUBMITTED.
 - 2.1. STA 1+10 THRU STA 2+50
 - 2.2. STA 5+50 THRU STA 8+50
 - 2.3. STA 10+00 THRU STA 22+00
 - 2.2. STA 33+50 THRU STA 35+50
 - 2.3. STA 39+00 TRU STA 40+50
3. TURNOUTS TO MEET THE MAXIMUM DISTANCE REQUIREMENT OF 400' PER NCRSS.



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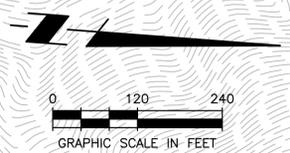
PONDEROSA ONE LLC
 80 CLEAR CREEK ROAD
 NAPA, CA 94558
 APN 027-310-032 & 043

RESIDENTIAL DRIVEWAY EXCEPTION
OVERALL SITE PLAN

#	DATE	DESCRIPTION
	10/3/2023	PLAN CHECK RESPONSE
	07/09/2024	PLAN CHECK RESPONSE



2023-09-07
 JOB NO: 2021275
 SCALE: AS SHOWN
 DRAWN: TAF
 CHECKED: MS
 SHEET **OSP**
 1 OF 6



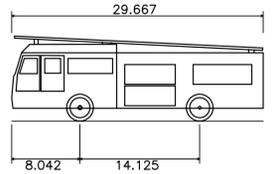
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LEGEND

- NEW PAVEMENT**
(PAVEMENT SECTION & SUBGRADE PREPARATION OF THE WIDENED PORTION PER GEOTECHNICAL RECOMMENDATIONS, TYP)
- LONGITUDINAL ROAD SLOPE**
18% >20%

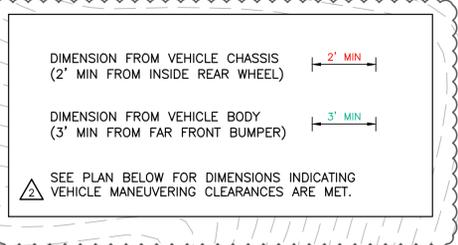
NOTES:

1. THE ACCESS ROAD REVIEW IS BASED ON THE FOLLOWING AVAILABLE INFORMATION:
A. NOAA AERIAL TOPOGRAPHY.
B. GOOGLE EARTH IMAGERY.
C. ORIGINAL ROAD DESIGN DRAWINGS PREPARED BY R.E.B. ENGINEERING DATED 07-21-1999.
D. 2021 NAPA COUNTY ROAD AND STREET STANDARDS (NCRSS)
2. THE LOCATION OF THE RETAINING WALLS, AND OTHER SITE FEATURES ARE APPROXIMATE AND TO BE VERIFIED IN FIELD.
3. THE LONGITUDINAL SLOPES AND CROSS SLOPES OF THE EXISTING ACCESS ROAD ARE BASED ON AERIAL TOPOGRAPHY AND ARE APPROXIMATE.
4. THE EXISTING PAVEMENT IS ASSUMED TO BE 2" AC OVER 6" CLASS 2 AB. THIS INFORMATION IS BASED ON DESIGN DRAWINGS PREPARED BY R.E.B. ENGINEERING DATED 07-21-1999. AREAS WITHOUT SHADING HAVE SLOPES BELOW 18%.
5. TURNOUTS SHOWN MEET THE MAXIMUM DISTANCE REQUIREMENT OF 400' PER NCRSS.



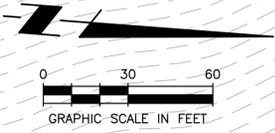
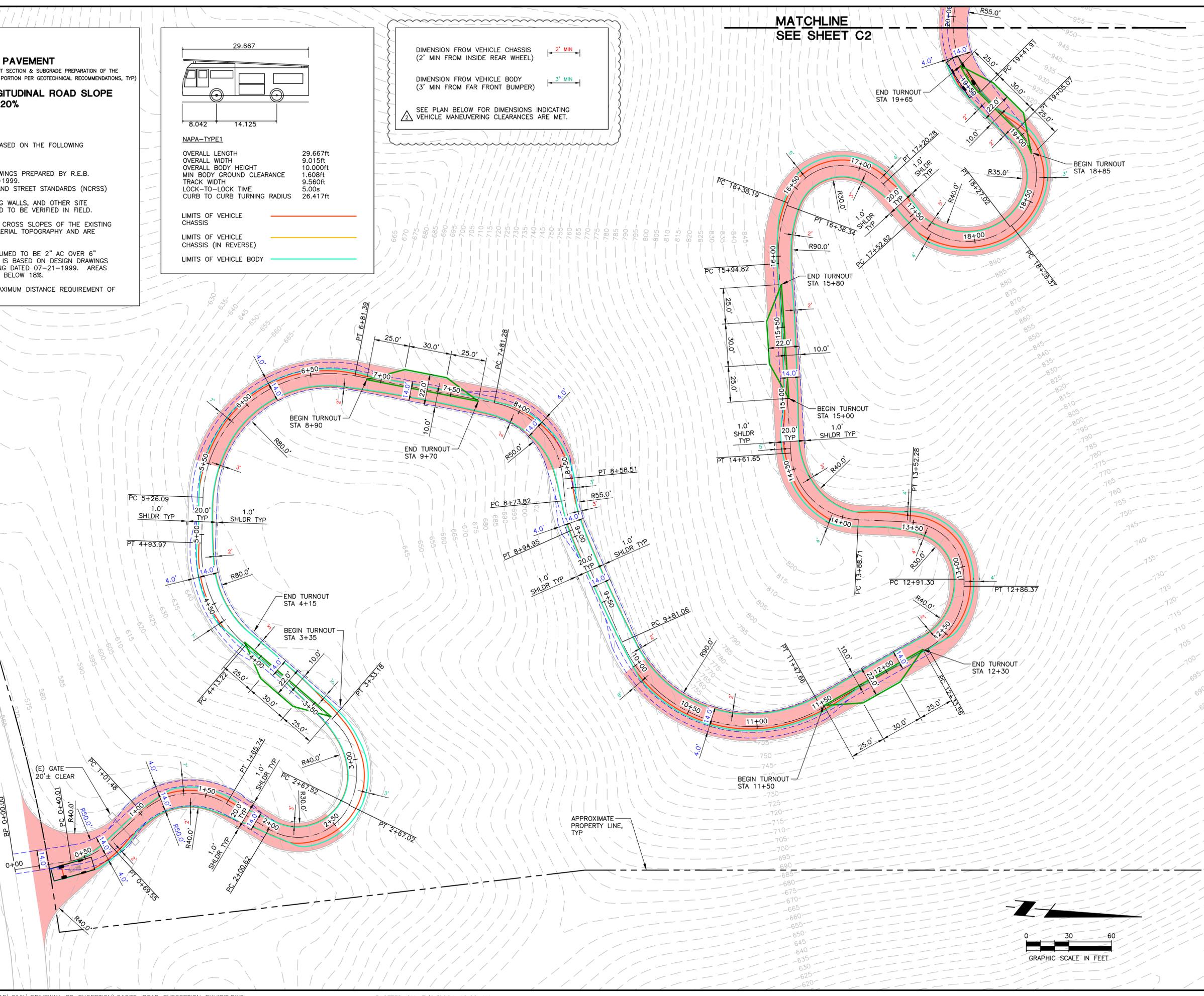
NAPA-TYPE1

OVERALL LENGTH	29.667ft
OVERALL WIDTH	9.015ft
OVERALL BODY HEIGHT	10.000ft
MIN BODY GROUND CLEARANCE	1.608ft
TRACK WIDTH	9.560ft
LOCK-TO-LOCK TIME	5.00s
CURB TO CURB TURNING RADIUS	26.417ft



MATCHLINE
SEE SHEET C2

DRY CREEK ROAD



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

RESIDENTIAL DRIVEWAY EXCEPTION
DRIVEWAY PLAN

#	DATE	DESCRIPTION
1	10/3/2023	PLAN CHECK RESPONSE
2	07/09/2024	PLAN CHECK RESPONSE



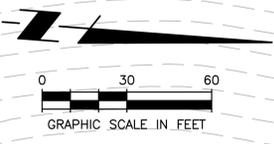
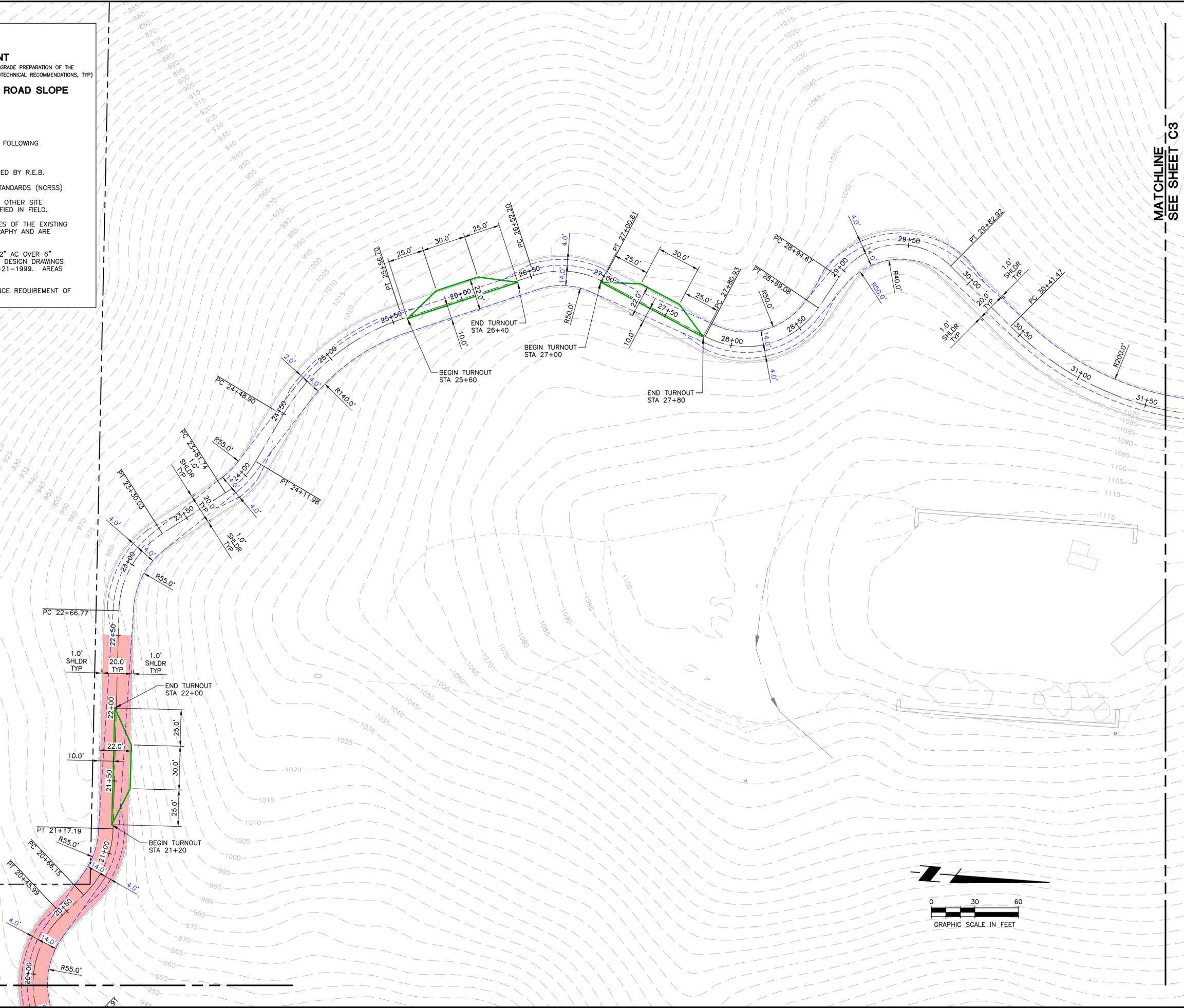
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SCALE:	AS SHOWN
DRAWN:	TAF
CHECKED:	MS
SHEET	C1

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LEGEND

-  **NEW PAVEMENT**
(PAVEMENT SECTION & SUBGRADE PREPARATION OF THE WIDENED PORTION PER GEOTECHNICAL RECOMMENDATIONS, TYP)
-  **LONGITUDINAL ROAD SLOPE**
18% > 20%

- NOTES:**
1. THE ACCESS ROAD REVIEW IS BASED ON THE FOLLOWING AVAILABLE INFORMATION:
A. NOAA AERIAL TOPOGRAPHY.
B. GOOGLE EARTH IMAGERY.
C. ORIGINAL ROAD DESIGN DRAWINGS PREPARED BY R.E.B. ENGINEERING DATED 07-21-1999.
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MATCHLINE
SEE SHEET C1

MATCHLINE
SEE SHEET C3



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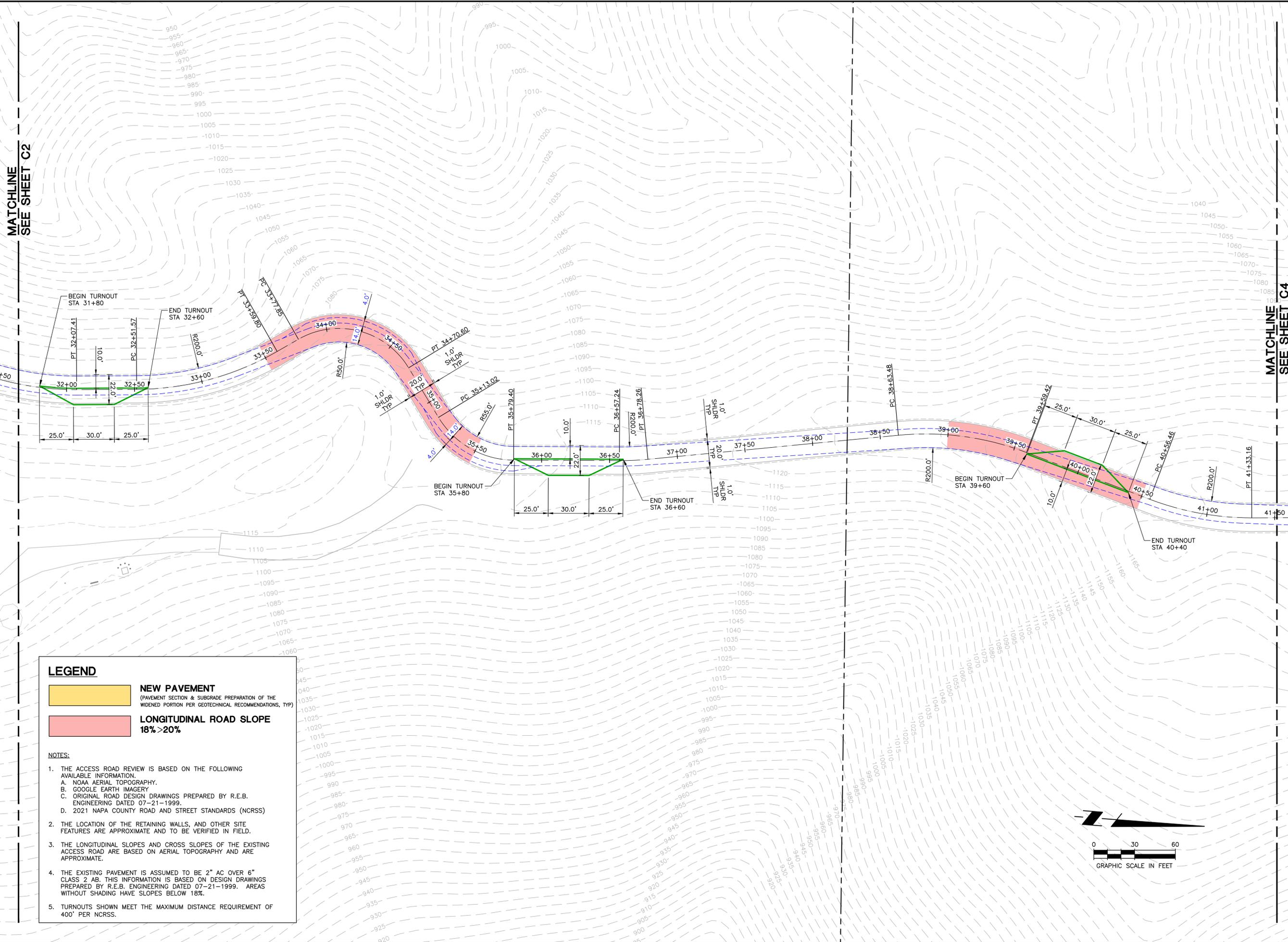


2023-09-07
JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TAF
CHECKED: MS
SHEET **C2**
3 OF 6

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MATCHLINE
SEE SHEET C2

MATCHLINE
SEE SHEET C4

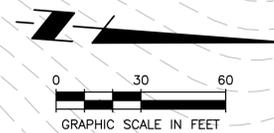


LEGEND

-  **NEW PAVEMENT**
(PAVEMENT SECTION & SUBGRADE PREPARATION OF THE WIDENED PORTION PER GEOTECHNICAL RECOMMENDATIONS, TYP)
-  **LONGITUDINAL ROAD SLOPE**
18% >20%

NOTES:

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DRIVEWAY PLAN

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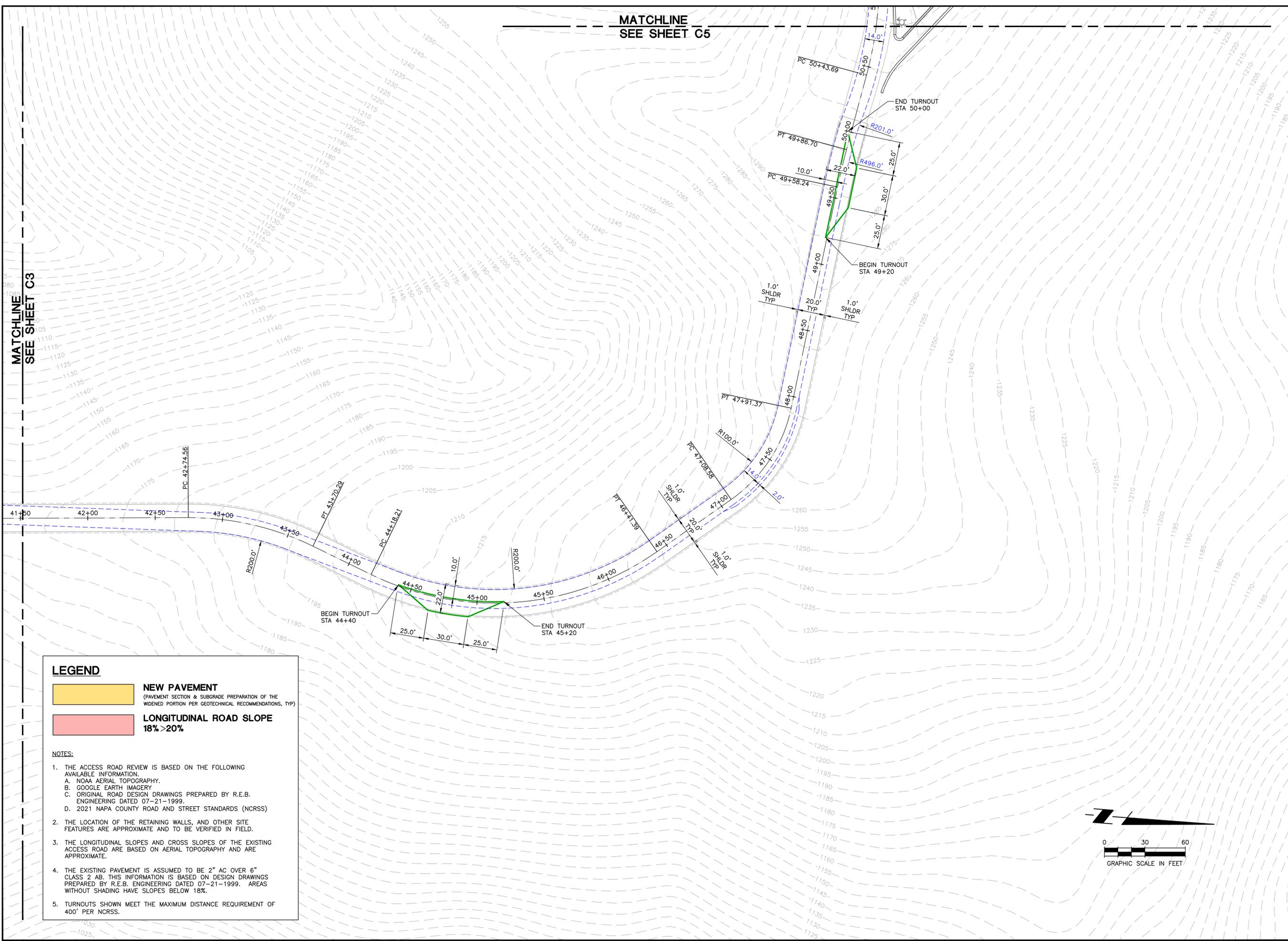


JOB NO: 2021275
SCALE: AS SHOWN
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SHEET

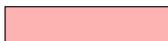
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MATCHLINE
SEE SHEET C5

MATCHLINE
SEE SHEET C3



LEGEND

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18% >20%

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JOB NO: 2021275
SCALE: AS SHOWN
DRAWN: TAF
CHECKED: MS
SHEET

C4
5 OF 6

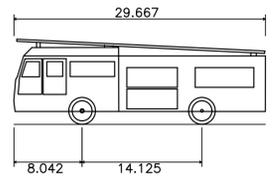
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LEGEND

 **NEW PAVEMENT**
(PAVEMENT SECTION & SUBGRADE PREPARATION OF THE WIDENED PORTION PER GEOTECHNICAL RECOMMENDATIONS, TYP)

 **LONGITUDINAL ROAD SLOPE**
18% > 20%

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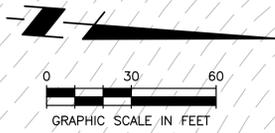
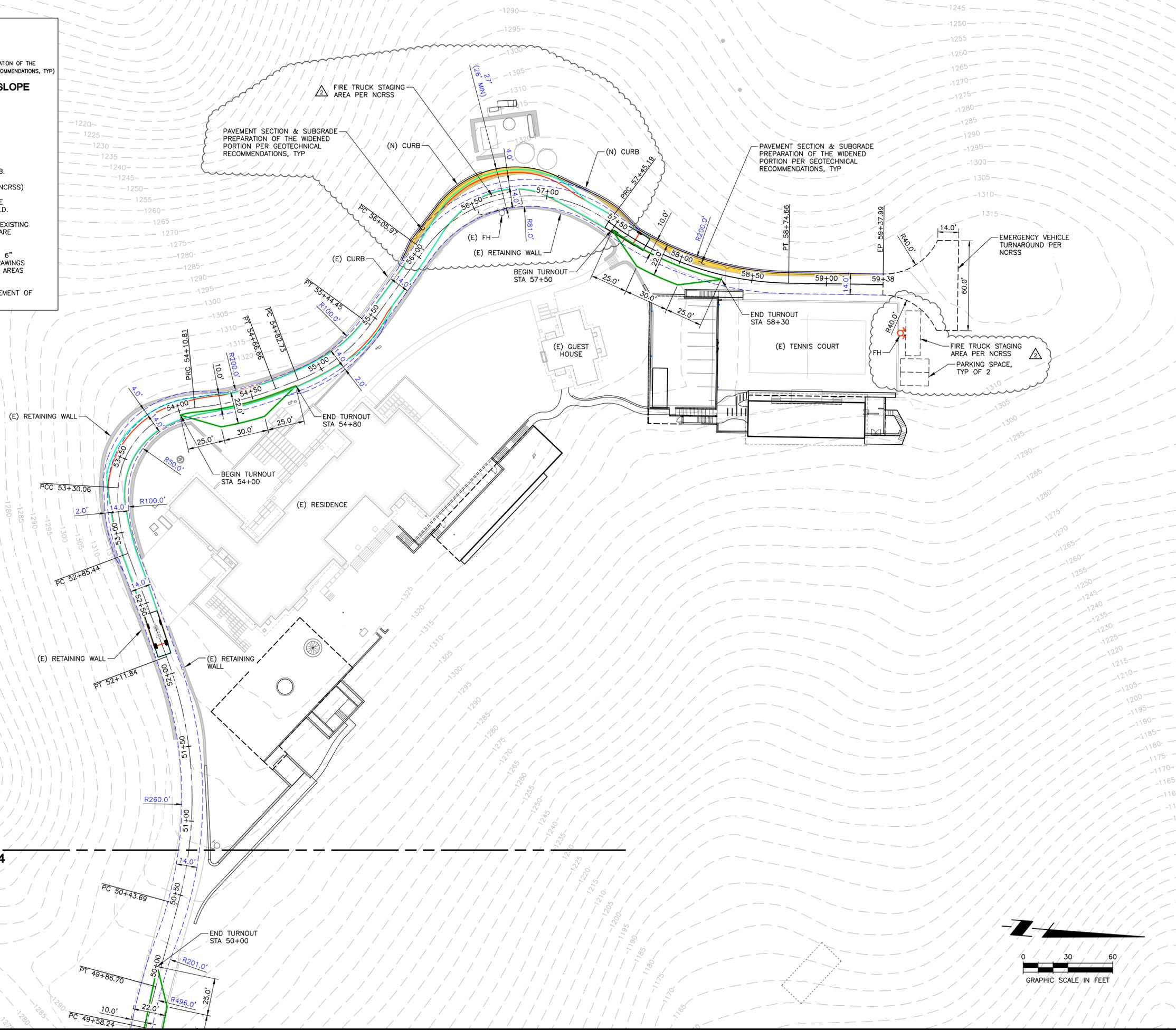


NAPA-TYPE1

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 OVERALL WIDTH 9.015ft
 OVERALL BODY HEIGHT 10.000ft
 MIN. BODY GROUND CLEARANCE 1.608ft
 TRACK WIDTH 9.560ft
 LOCK-TO-LOCK TIME 5.00s
 CURB TO CURB TURNING RADIUS 26.417ft

LIMITS OF VEHICLE CHASSIS 
 LIMITS OF VEHICLE CHASSIS (IN REVERSE) 
 LIMITS OF VEHICLE BODY 

MATCHLINE
SEE SHEET C4



#	DATE	DESCRIPTION
1	10/3/2023	PLAN CHECK RESPONSE
2	07/09/2024	PLAN CHECK RESPONSE

