

# NUNES FARM & WINERY AT SARALEE'S VINEYARD

USE PERMIT & LOT LINE ADJUSTMENT  
County File No. PLP20-0007

## PROJECT DIRECTORY

**APPLICANT :**  
Jackson Family Wines  
Contact: Tony Korman  
425 Aviation Blvd.  
Santa Rosa, CA 95403  
Phone: 707.525.6529  
korman@sonic.net

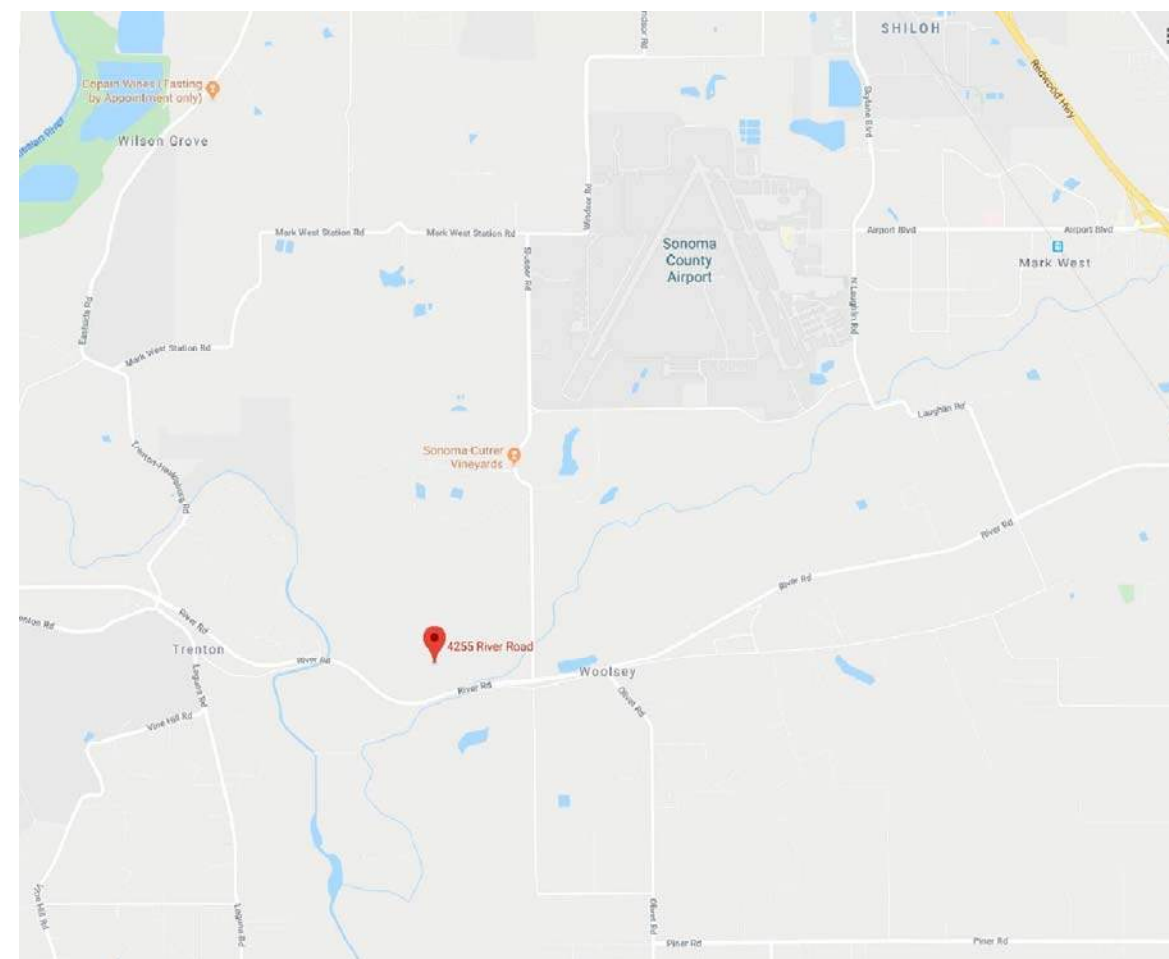
**PROJECT ARCHITECT :**  
Vrja Architects  
Contact: Steve vonRaesfeld  
108 Petaluma Blvd, Suite 200  
Petaluma CA 94952  
Phone: (707) 762-6006  
steve@vra-arch.com

**CIVIL ENGINEER :**  
Brelje & Race Consulting Engineers  
Contact: Dyanina Stelina  
475 Aviation Blvd Suite 120  
Santa Rosa, CA 95403  
Phone: (707) 576-1322  
stelina@brce.com

**ENVIRONMENTAL PLANNING:**  
Ascent Environmental Inc.  
Contact: Patrick Angell  
455 Capital Mall, Suite 300  
Sacramento, CA 95814  
Phone: (916) 732-3324  
pat.angell@ascentenvironmental.com

**LANDSCAPE ARCHITECT:**  
Girvin Associates, Inc. Landscape Architects  
Contact: Aniko Kurczinak  
444 Magnolia Ave, Suite 200  
Larkspur, CA 94939  
Phone: (415) 459-3443  
aniko@girvinassoc.net

## VICINITY MAP



## PROJECT INFORMATION

**ADDRESS:** 4255 RIVER ROAD, WINDSOR, CA  
**ZONING :** LIA 60  
**PARCEL No. & AREA:**  
**NUNES FARM PARCEL - APN 057-070-049**  
EXISTING SIZE: 24.28 Acres  
PROPOSED SIZE: 24.08 Acres  
**SARALEE'S VINEYARD PARCEL - APN 057-070-047 & 050**  
EXISTING SIZE: 108.82 Acres  
PROPOSED SIZE: 109.01 Acres  
**PARKING:**  
NUNES FARM PARCEL = 32 Spaces  
SARALEE'S VINEYARD PARCEL = 48 Spaces

## PROJECT AREA SUMMARY

### NUNES FARM PARCEL

BUILDING	OCC.	MAIN LEVEL	UPPER/LOWER LEVEL	OUTDOOR
PROPOSED TASTING BUILDING	A/B	±4,530sf	--	±5,700sf
PROPOSED TRASH ENCLOSURE	U	±240sf	--	--
EXISTING BUILDING: RESIDENCE	R	±4,000sf	±1,000sf	--
EXISTING BUILDING: DUPLEX	R	±3,500sf	--	--
EXISTING BUILDING: WELL HOUSE	U	±150sf	--	--
<b>TOTAL AREA :</b>		±12,420sf	±1,000sf	±5,700sf

### SARALEE'S VINEYARD PARCEL

BUILDING	OCC.	MAIN LEVEL	UPPER/LOWER LEVEL	OUTDOOR
PROPOSED WINERY PRODUCTION	S/F	±55,000sf	--	±2,000sf (Crush Pad)
PROPOSED WINERY ADMINISTRATION	A/B	±4,573sf	±1,413sf	--
PROPOSED JOINT UTILITY BUILDING	U	±1,000sf	--	--
PROPOSED TRASH ENCLOSURE	U	±240sf	--	--
PROPOSED TASTING ROOM	A/B	±3,312sf	±2,304sf	±1,800sf
EXISTING BUILDING: FARM ADMINISTRATION & MARKETING ACCOMMODATIONS	B	±1,665sf	--	±215sf (Deck)
<b>TOTAL AREA :</b>		±65,790sf	±3,717sf	±4,025sf

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## SUMMARY OF REVISIONS

**REVISION-1 : Response to 2/2022 Comments, Date: 05.02.22**  
Revisions in response to Sonoma County's 02.17.2022 "Completeness Review and Status Update" letter (Project Planner: Katrina Braehmer).

**REVISION-2 : Response to 6/2022 Comments, Date: 06.29.22**  
Revisions in response to Sonoma County's 06.03.2022 "Completeness Review and Status Update" letter (Project Planner: Katrina Braehmer).

ISSUE: Response to 6/2022 Comments  
ISSUE: Response to 2/2022 Comments  
ISSUE: Planning Application Submittal

DATE: 06.29.22  
DATE: 05.02.22  
DATE: 12.15.21

ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200  
Petaluma, California 94952  
Ph: (707) 762-6006






T-1

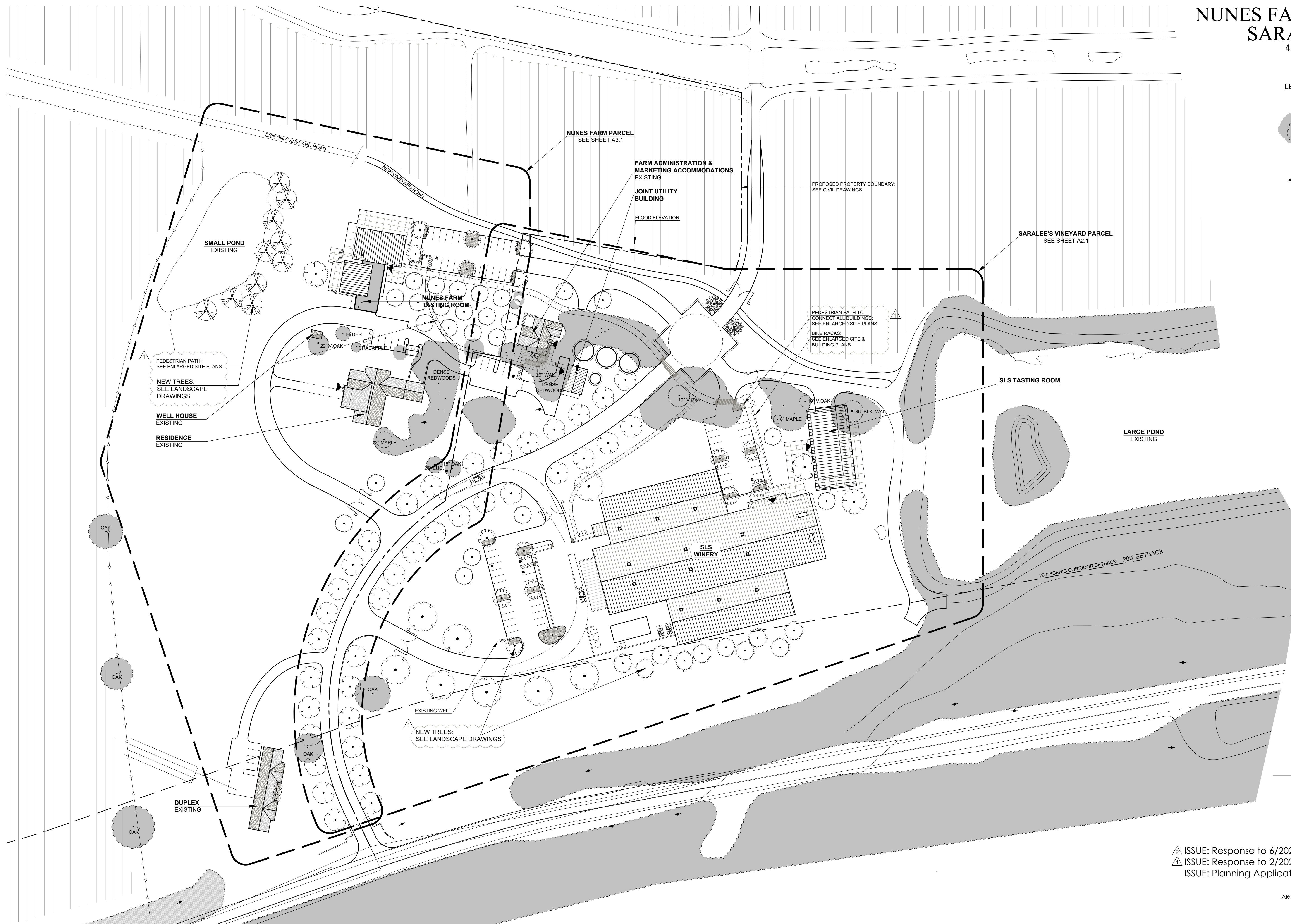
TITLE SHEET

# NUNES FARM & WINERY AT SARALEE'S VINEYARD

4255 RIVER ROAD, WINDSOR, CA 95401

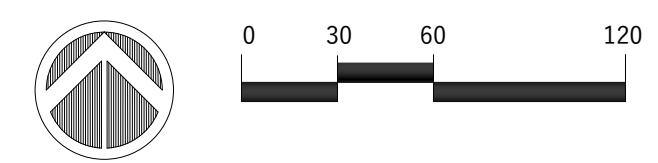
## LEGEND

-  Existing Tree/Tree Canopy
-  Estimated Canopy at noted trees
-  Building Entrance



G1.1

OVERALL SITE PLAN



▲ ISSUE: Response to 6/2022 Comments  
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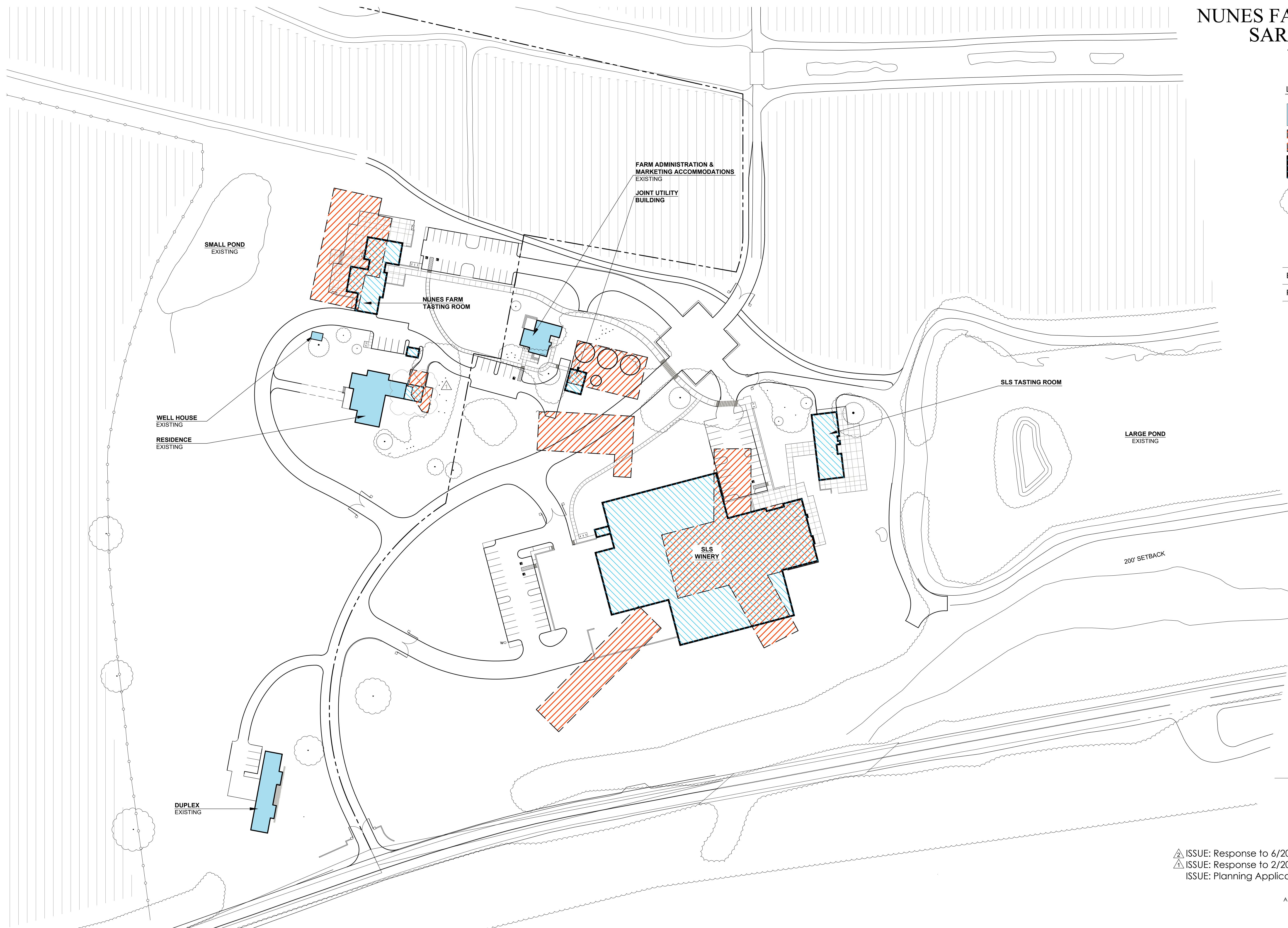


**NUNES FARM & WINERY AT SARALEE'S VINEYARD**  
 4255 RIVER ROAD, WINDSOR, CA 95401

**LEGEND**

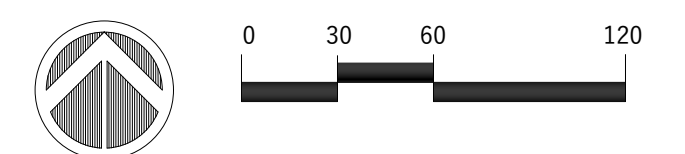
- Existing Building - to Remain
- Existing Building - to be Removed
- Proposed Building (New Structure)
- Existing Tree/Tree Canopy
- Estimated Canopy at noted trees

Existing Building Areas	±74,000sf
Proposed Building Areas	±83,462sf



G1.2

**COMPOSITE DEMOLITION PLAN**



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SARALEE'S VINEYARD (EAST PARCEL)

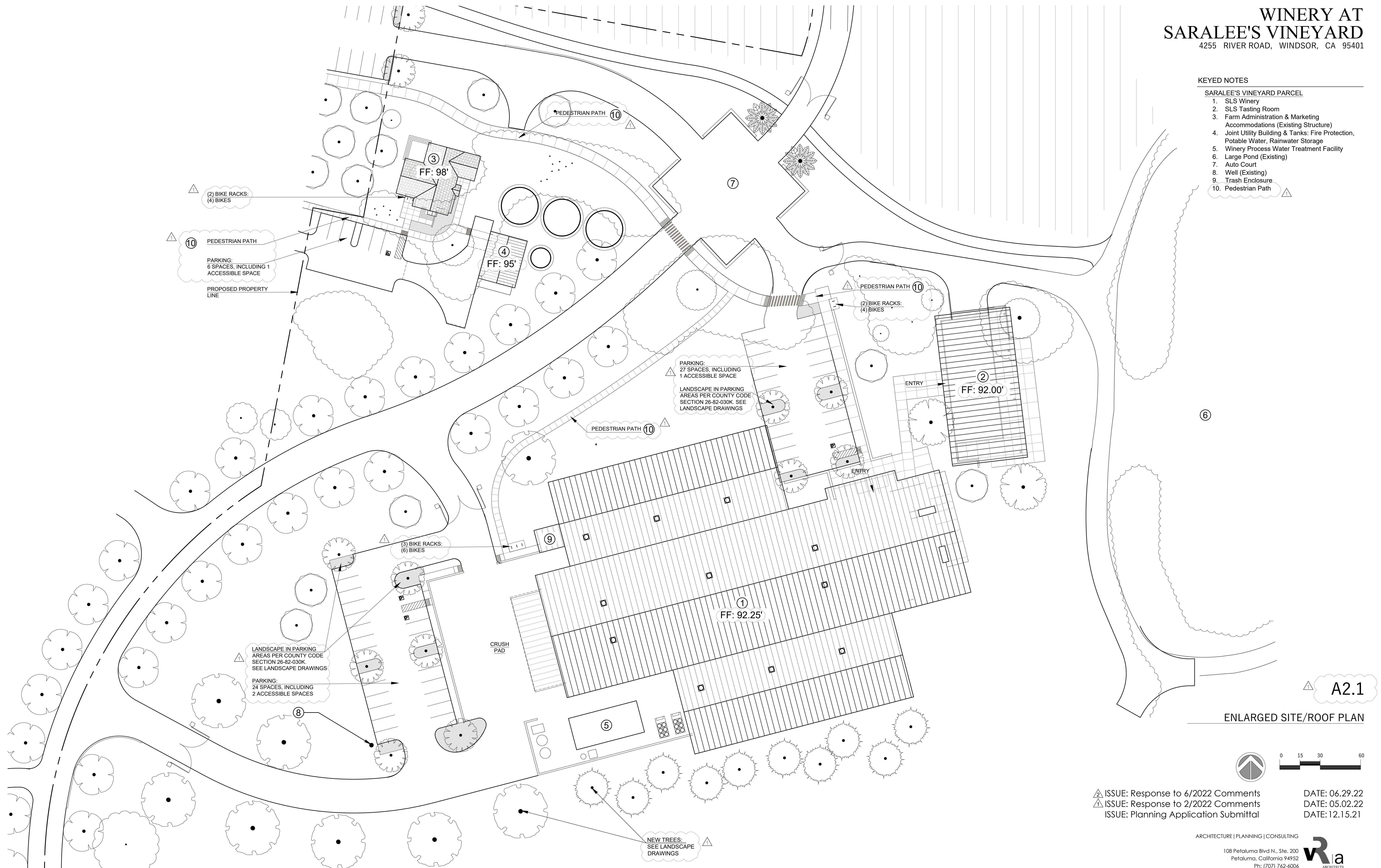
# WINERY AT SARALEE'S VINEYARD

4255 RIVER ROAD, WINDSOR, CA 95401

## KEYED NOTES

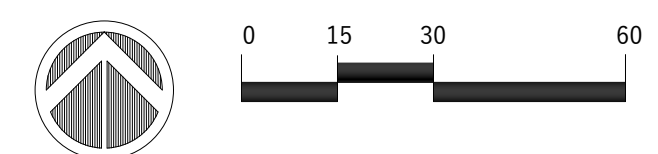
### SARALEE'S VINEYARD PARCEL

1. SLS Winery
2. SLS Tasting Room
3. Farm Administration & Marketing Accommodations (Existing Structure)
4. Joint Utility Building & Tanks: Fire Protection, Potable Water, Rainwater Storage
5. Winery Process Water Treatment Facility
6. Large Pond (Existing)
7. Auto Court
8. Well (Existing)
9. Trash Enclosure
10. Pedestrian Path



A2.1

ENLARGED SITE/ROOF PLAN



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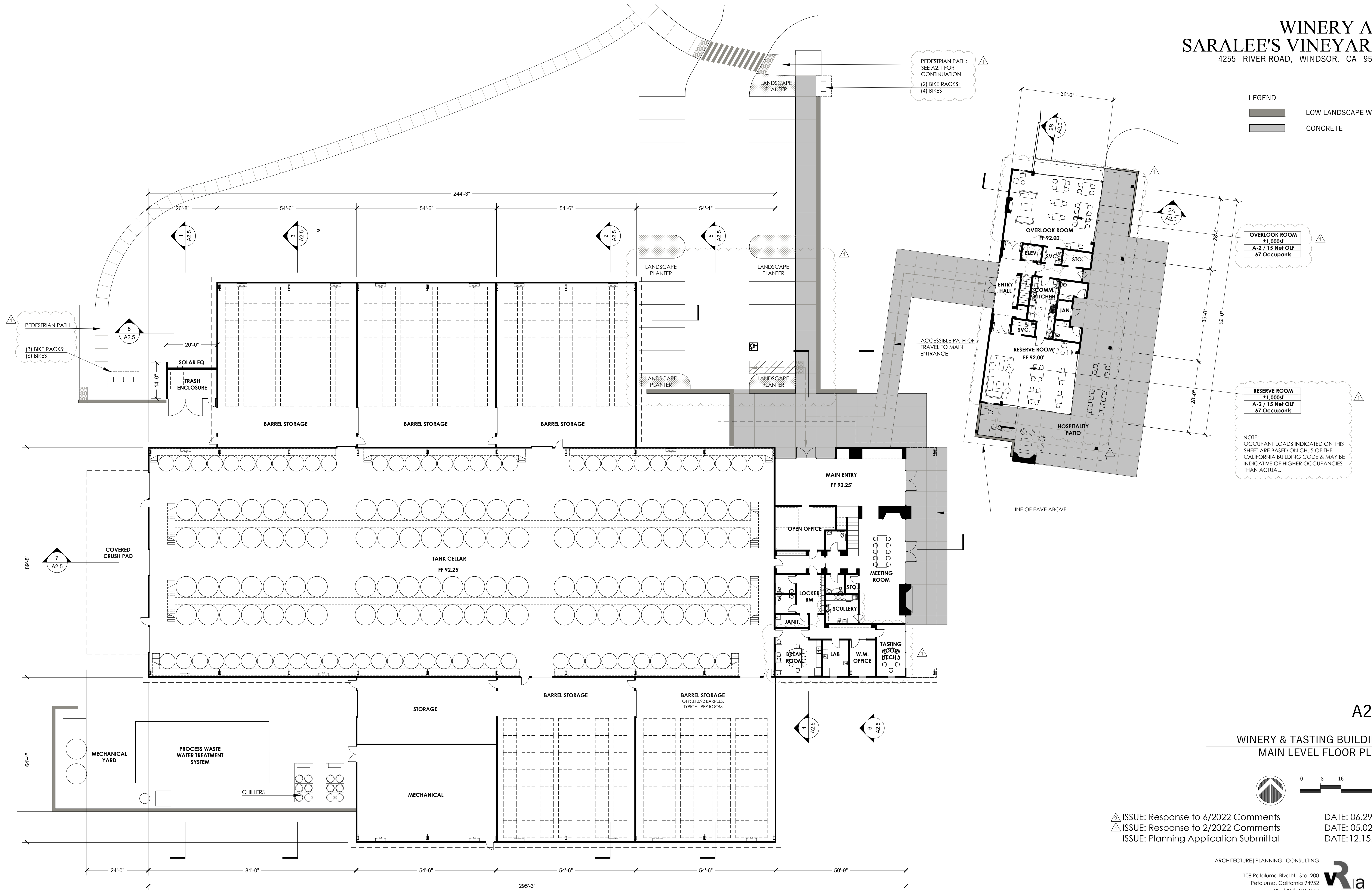


# WINERY AT SARALEE'S VINEYARD

4255 RIVER ROAD, WINDSOR, CA 95401

**LEGEND**

	LOW LANDSCAPE WALL
	CONCRETE



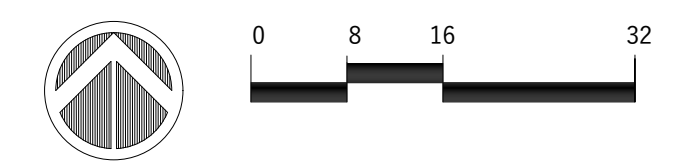
**OVERLOOK ROOM**  
 ±1,000sf  
 A-2 / 15 Net OLF  
 67 Occupants

**RESERVE ROOM**  
 ±1,000sf  
 A-2 / 15 Net OLF  
 67 Occupants

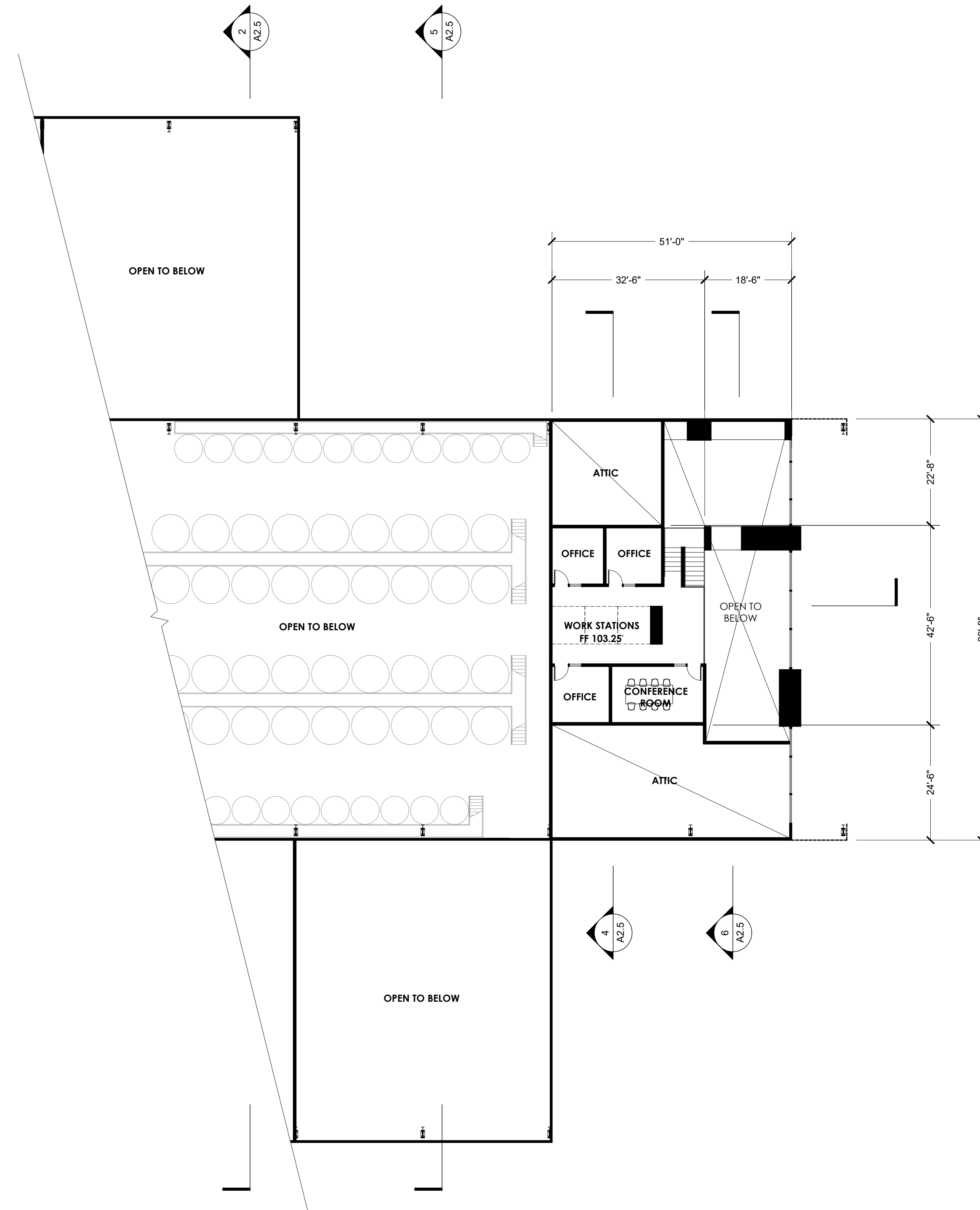
NOTE:  
 OCCUPANT LOADS INDICATED ON THIS SHEET ARE BASED ON CH. 5 OF THE CALIFORNIA BUILDING CODE & MAY BE INDICATIVE OF HIGHER OCCUPANCIES THAN ACTUAL.

A2.2

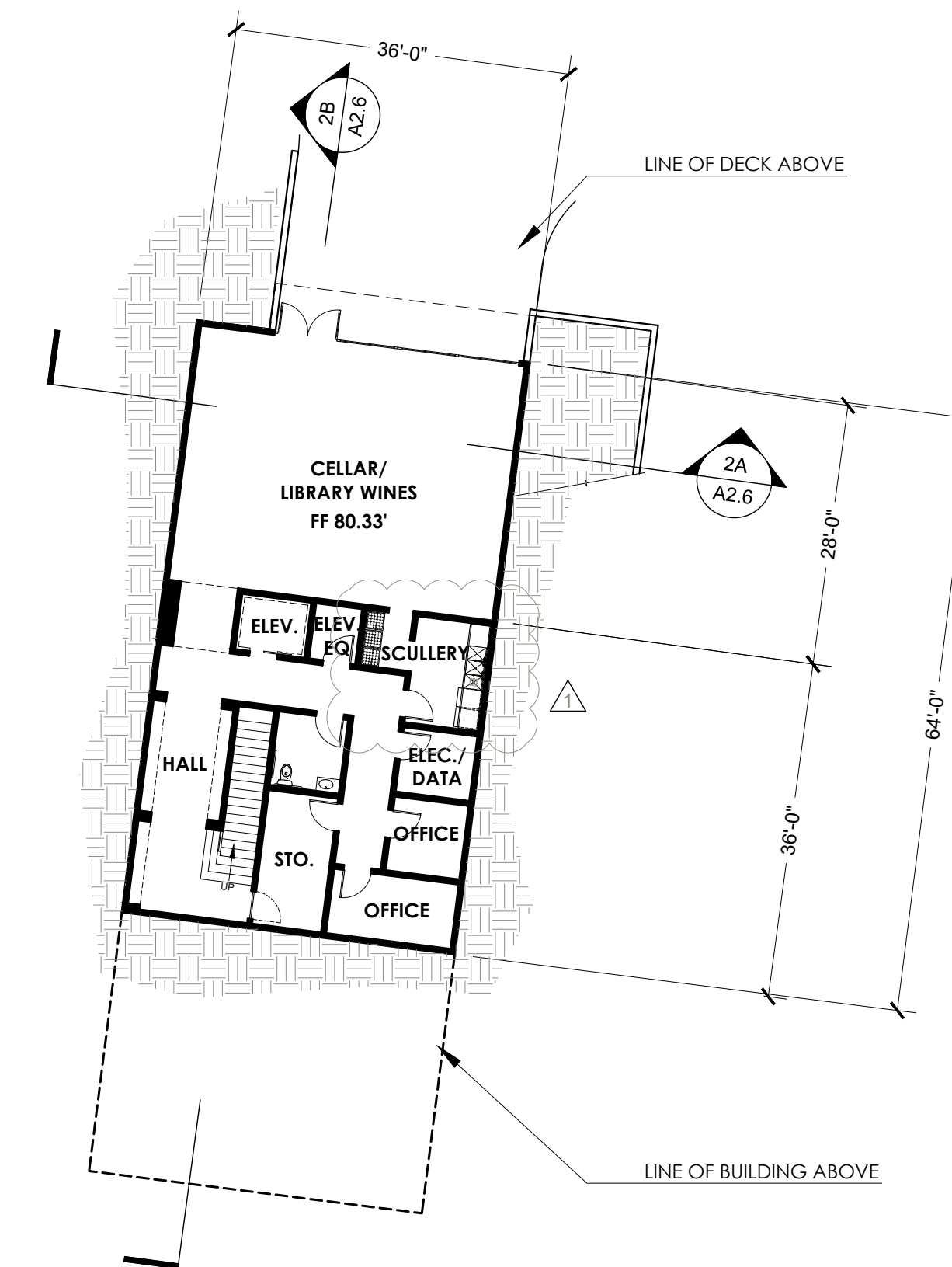
WINERY & TASTING BUILDING  
 MAIN LEVEL FLOOR PLAN



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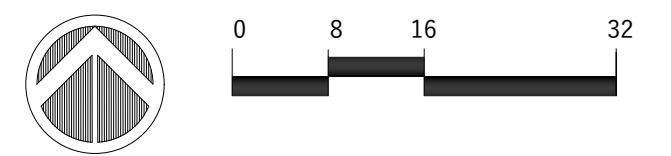
1 WINERY BUILDING - UPPER LEVEL FLOOR PLAN



2 TASTING BUILDING - CELLAR LEVEL FLOOR PLAN

A2.3

WINERY BUILDING UPPER LEVEL  
PLAN & TASTING BUILDING CELLAR  
PLAN



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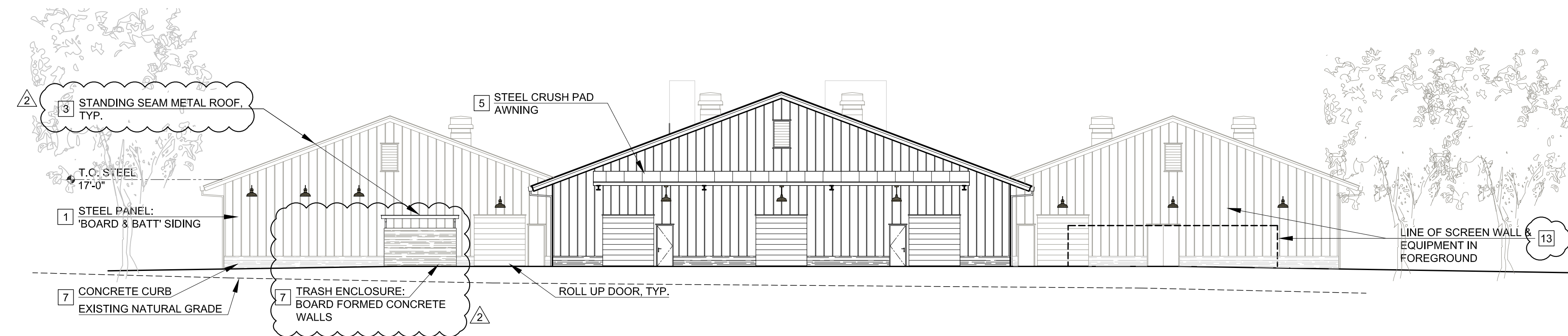
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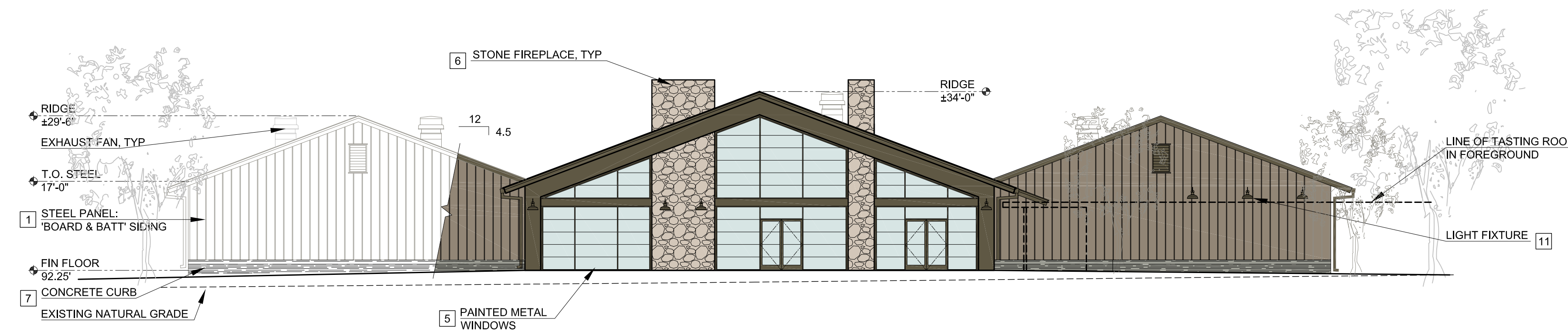
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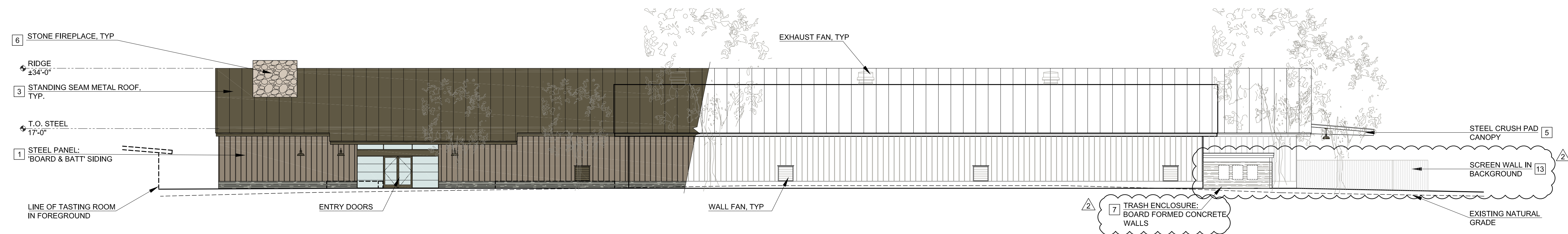
# SEE SHEET A2.10 FOR IMAGES OF KEYED MATERIALS



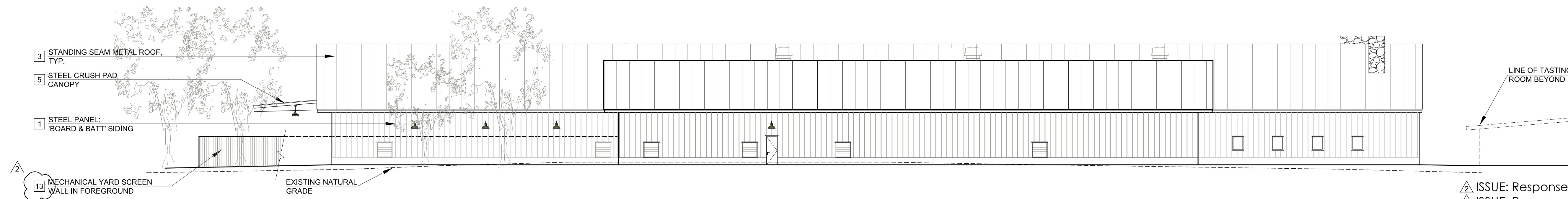
WEST ELEVATION - CRUSH PAD



EAST ELEVATION



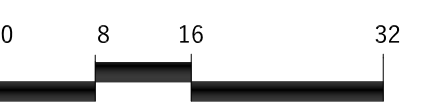
SOUTH ELEVATION



NORTH ELEVATION

A2.4

WINERY BUILDING:  
 ELEVATIONS



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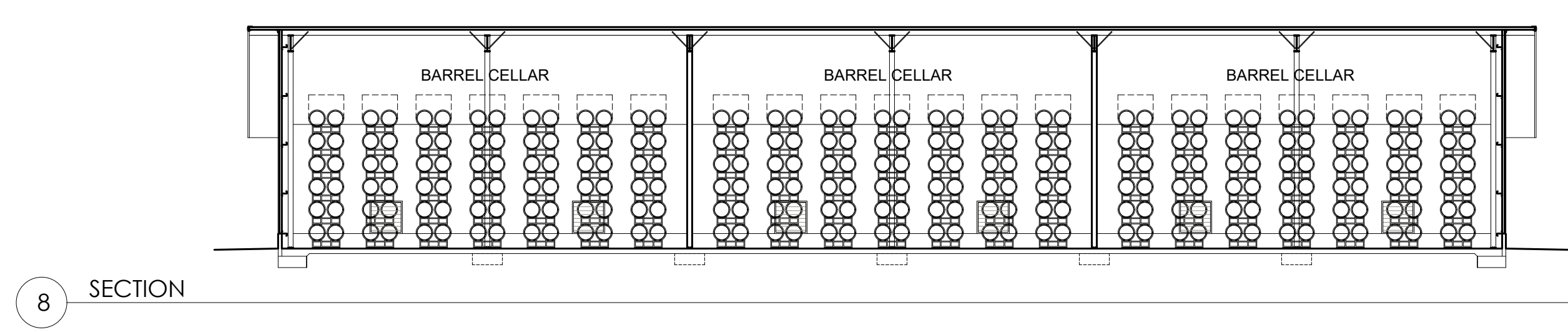
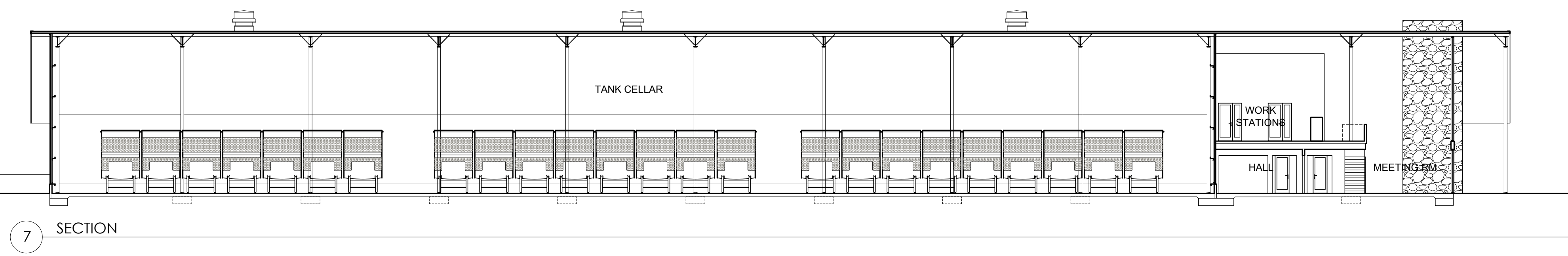
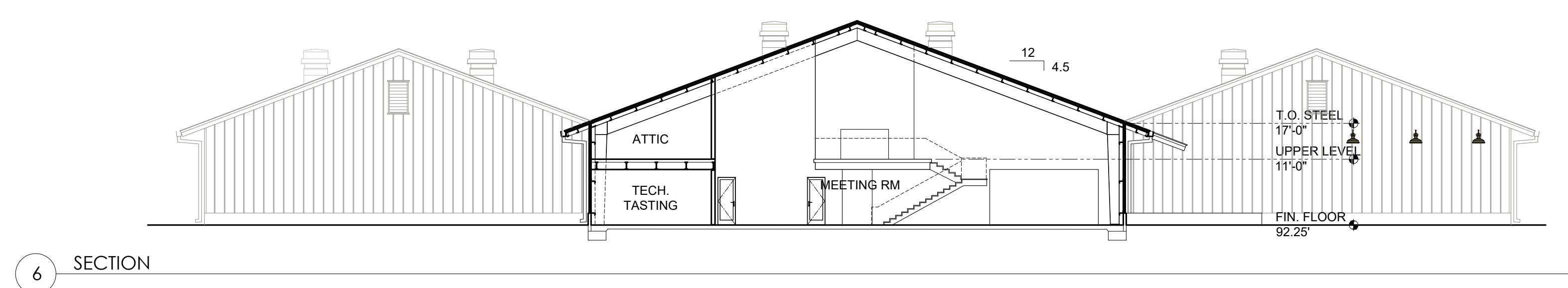
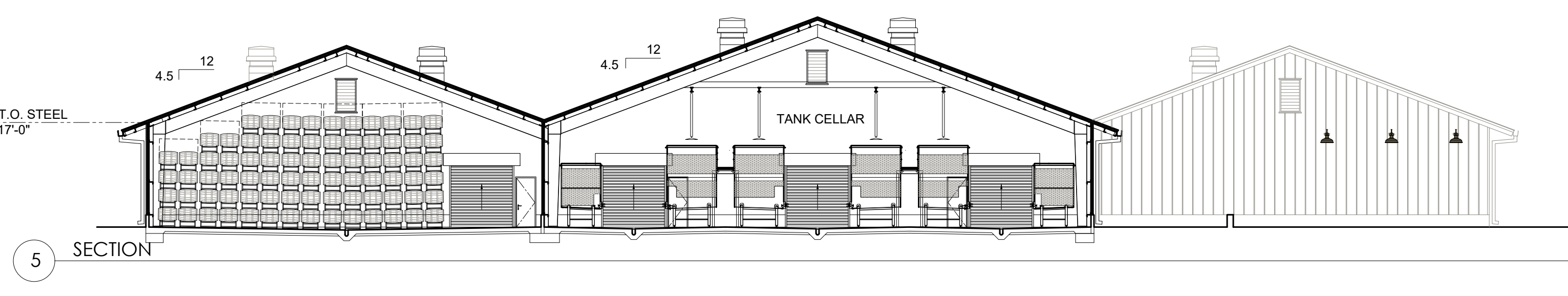
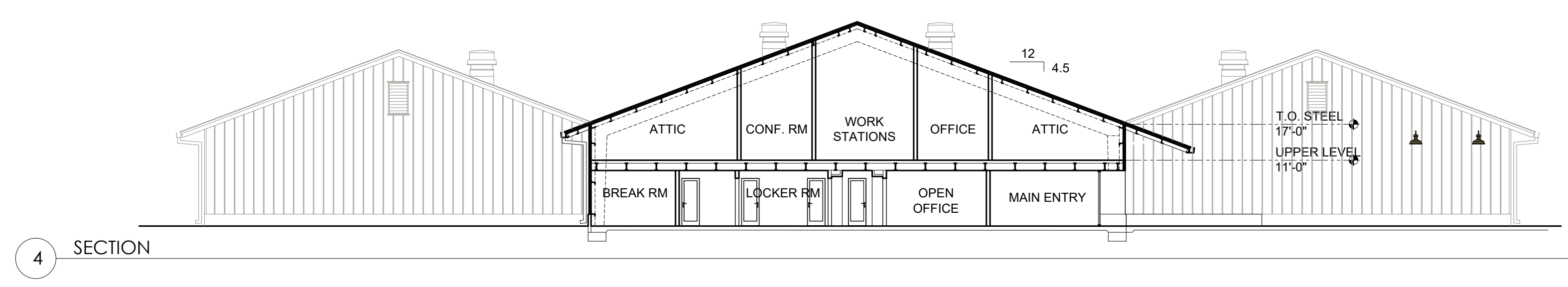
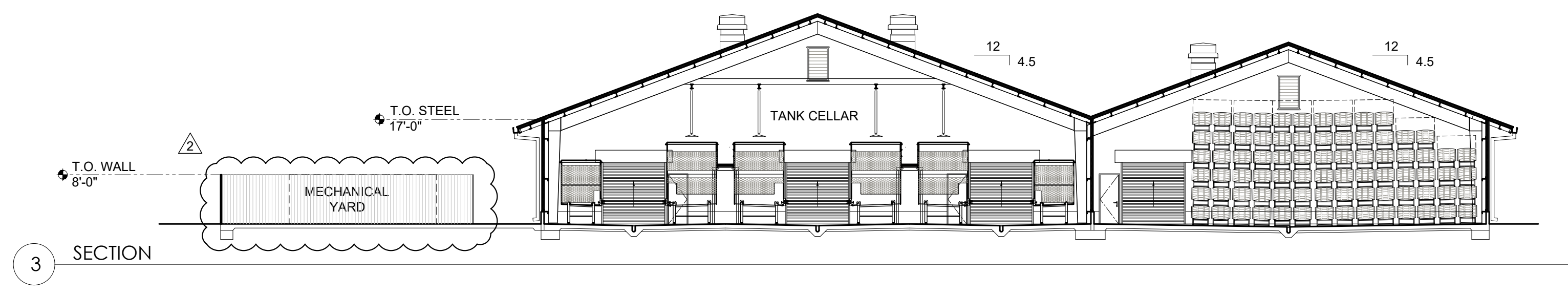
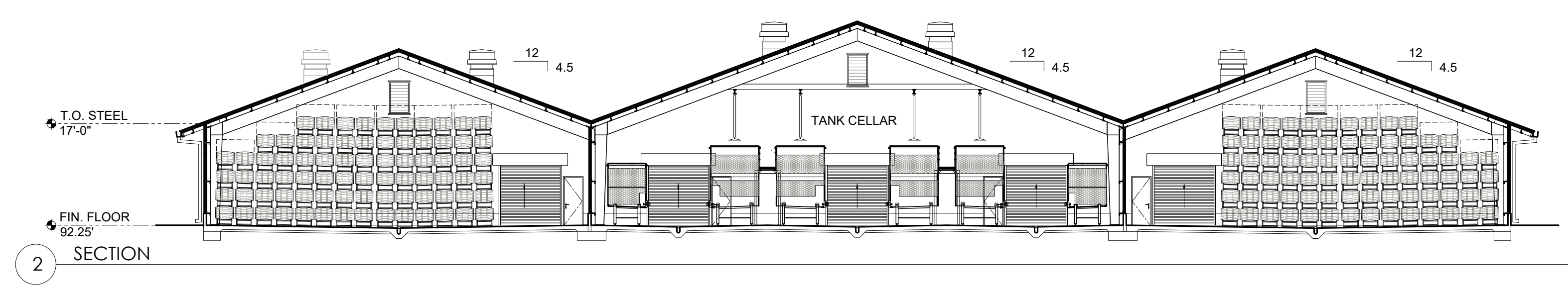
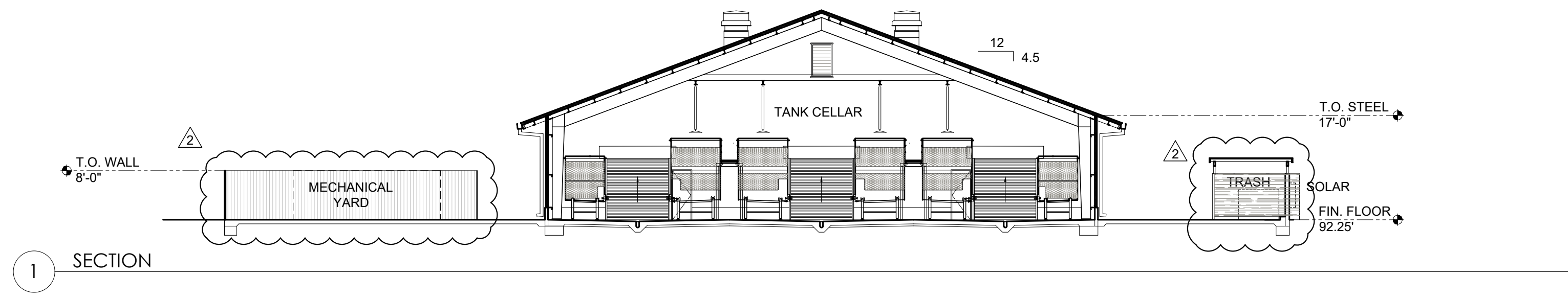
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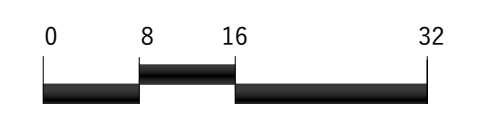


WINERY AT  
SARALEE'S VINEYARD  
4255 RIVER ROAD, WINDSOR, CA 95401



A2.5

WINERY BUILDING:  
SECTIONS



ISSUE: Response to 6/2022 Comments  
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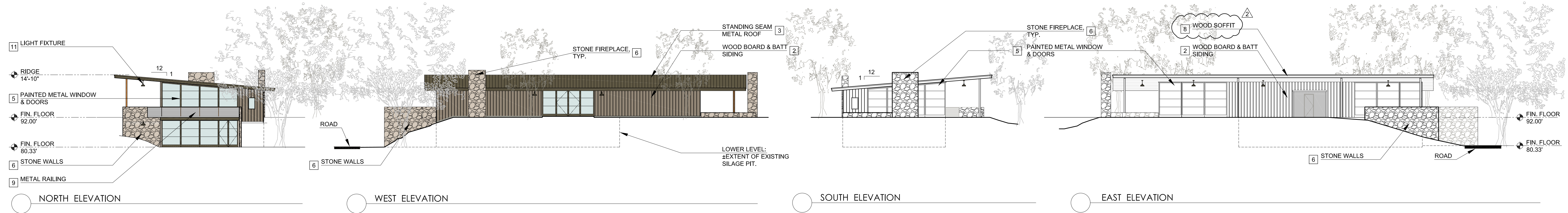
DATE: 06.29.22  
DATE: 05.02.22  
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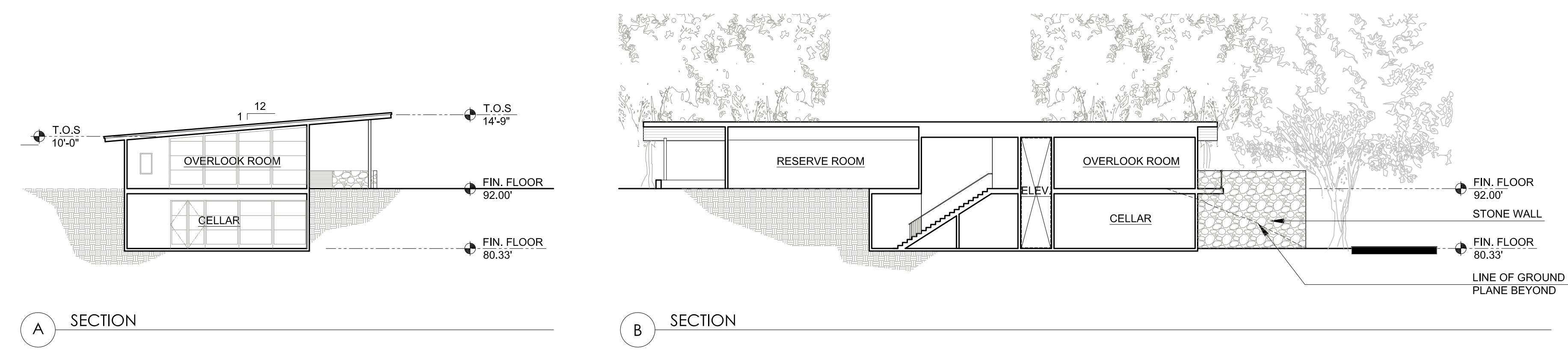
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SEE SHEET A2.10 FOR IMAGES OF KEYED MATERIALS



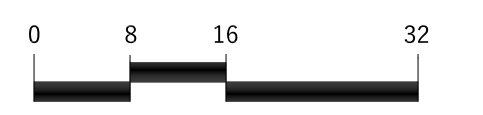
1 BUILDING ELEVATIONS



2 BUILDING SECTIONS

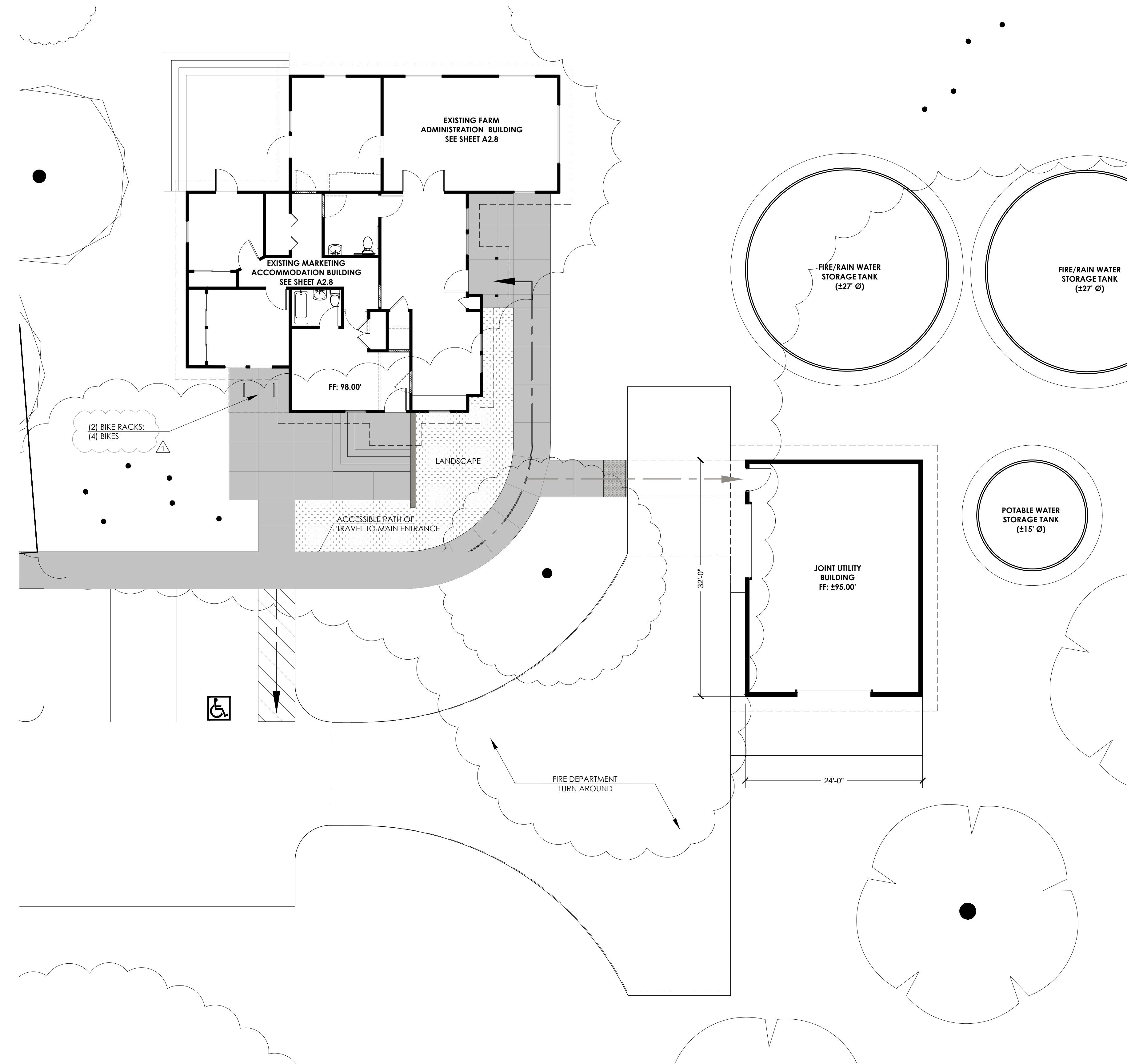
A2.6

TASTING BUILDING:  
ELEVATIONS & SECTIONS

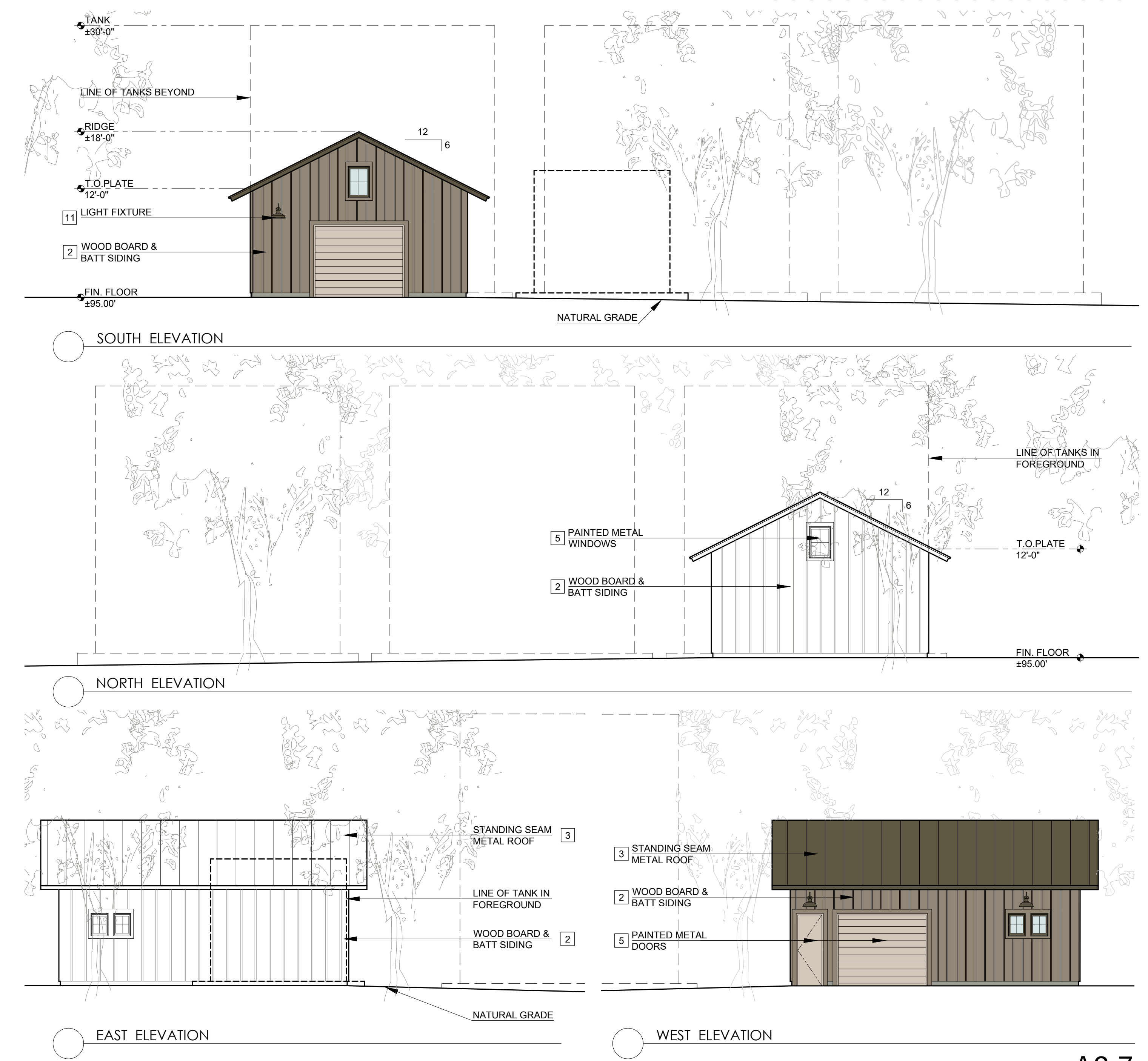


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SEE SHEET A4.1 FOR IMAGES OF KEYED MATERIALS



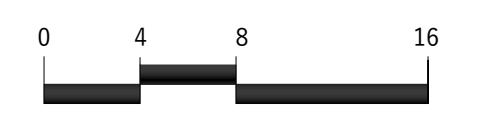
1 JOINT UTILITY BUILDING - PARTIAL SITE / FLOOR PLAN



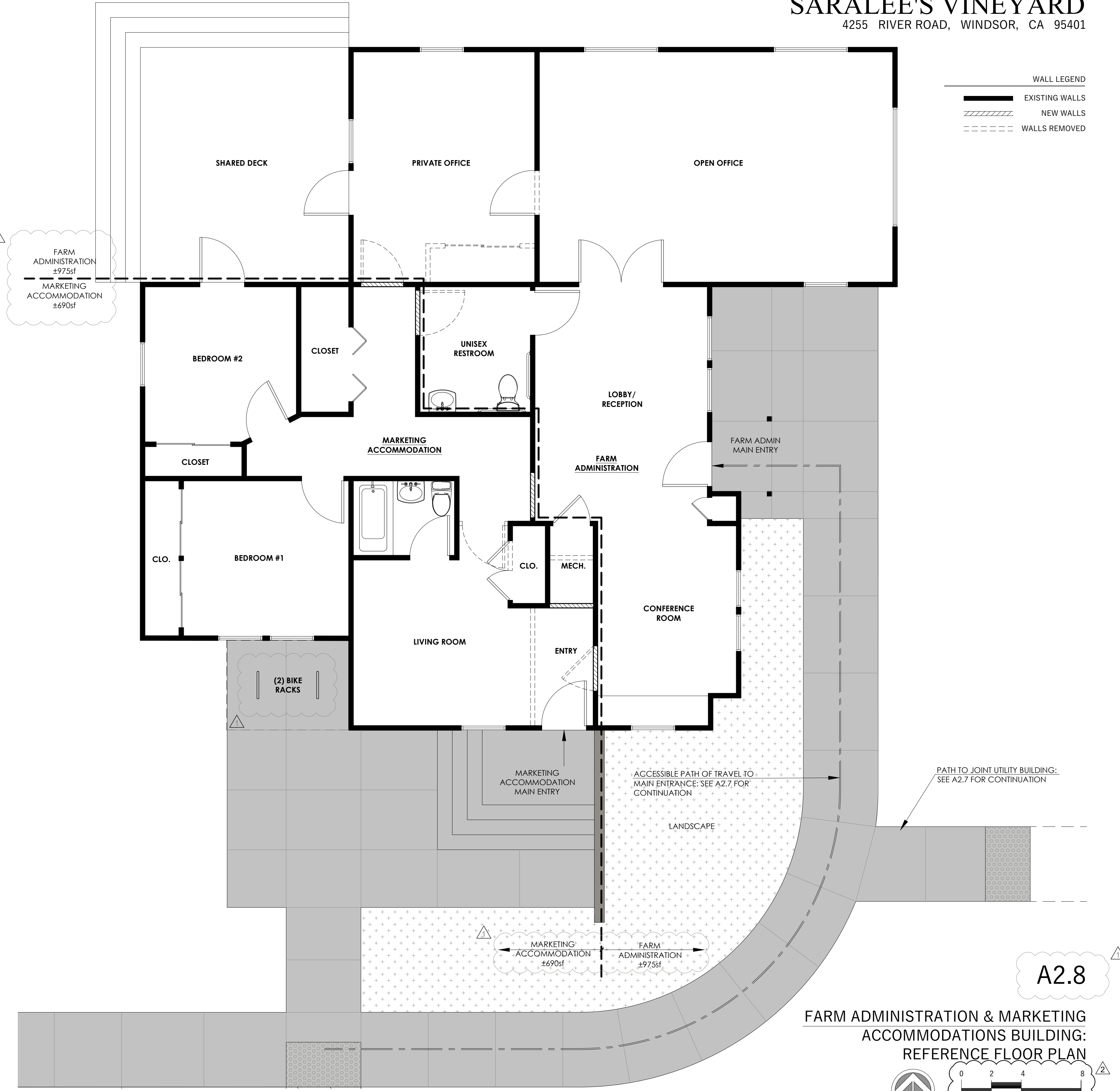
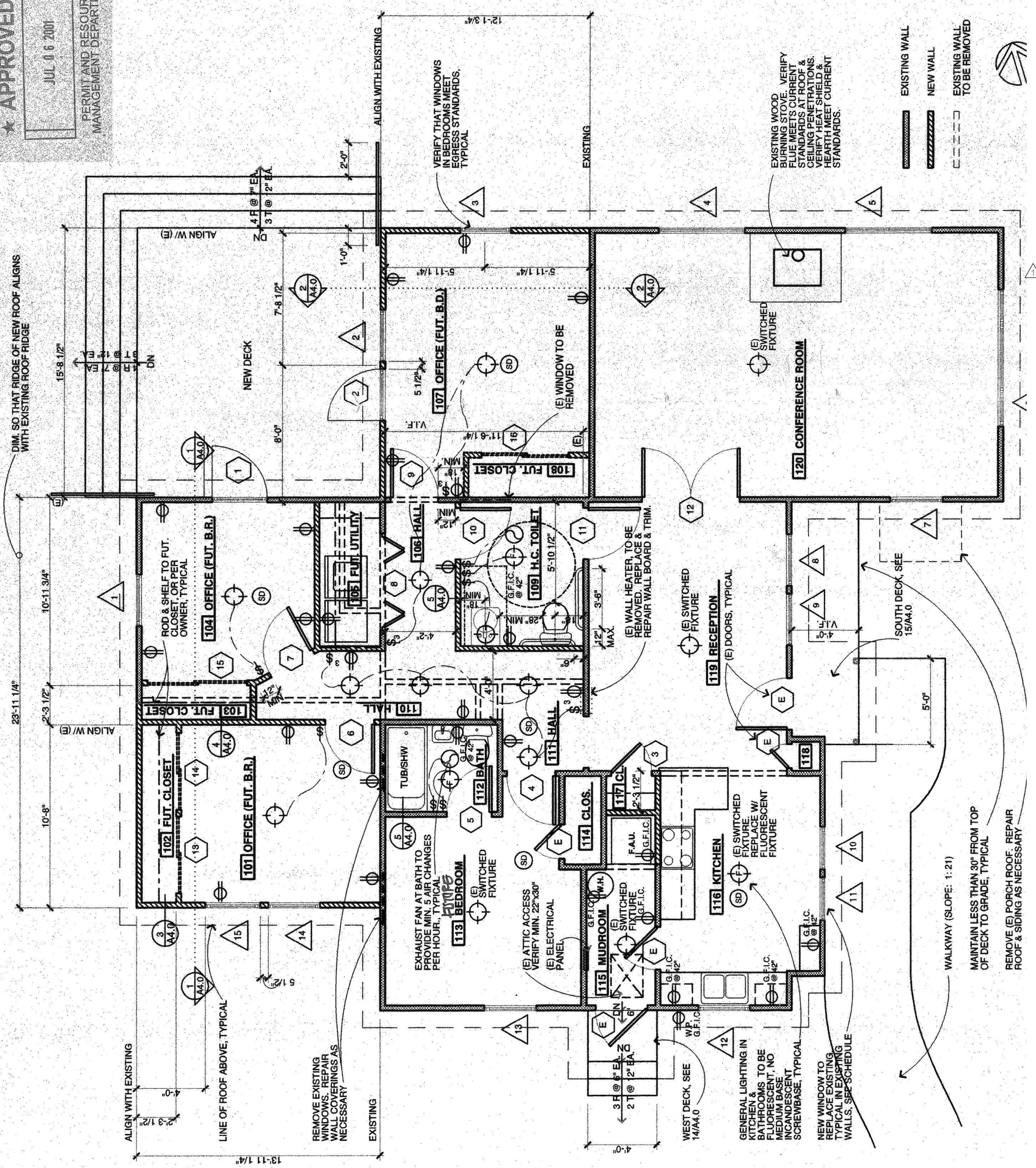
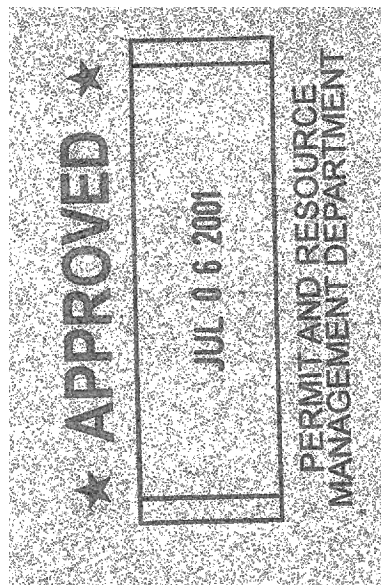
2 JOINT UTILITY BUILDING - ELEVATIONS

A2.7

JOINT UTILITY BUILDING:  
 PARTIAL SITE/ FLOOR PLAN &  
 ELEVATIONS



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EXISTING BUILDING (REFERENCE FLOOR PLAN)

PROPOSED FLOOR PLAN MODIFICATION

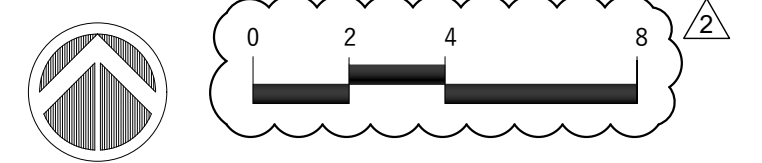
DRAWING SOURCE: HALL & BARTLEY ARCHITECTS  
KUNDE WORKER'S RESIDENCE (PROJECT 9810)  
DRAWING SHEET A2.0, DATED 06.20.01

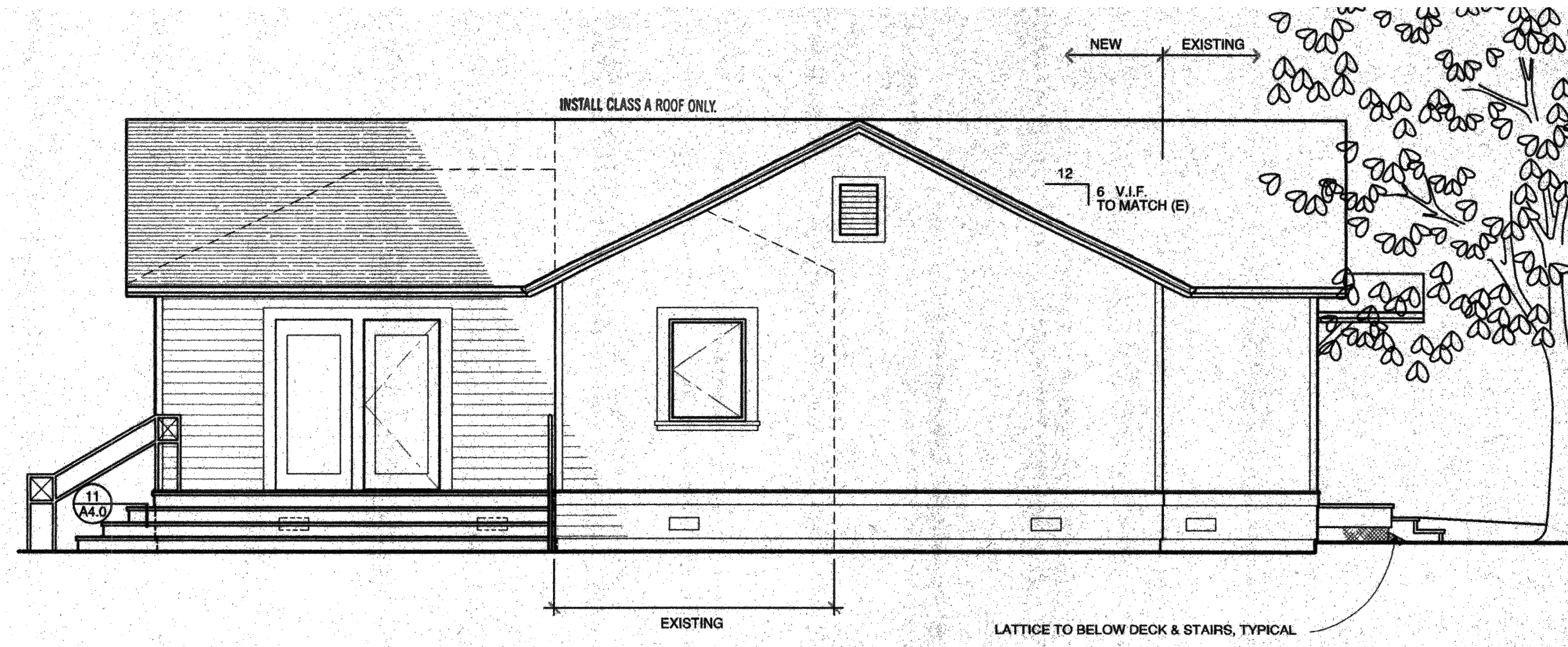
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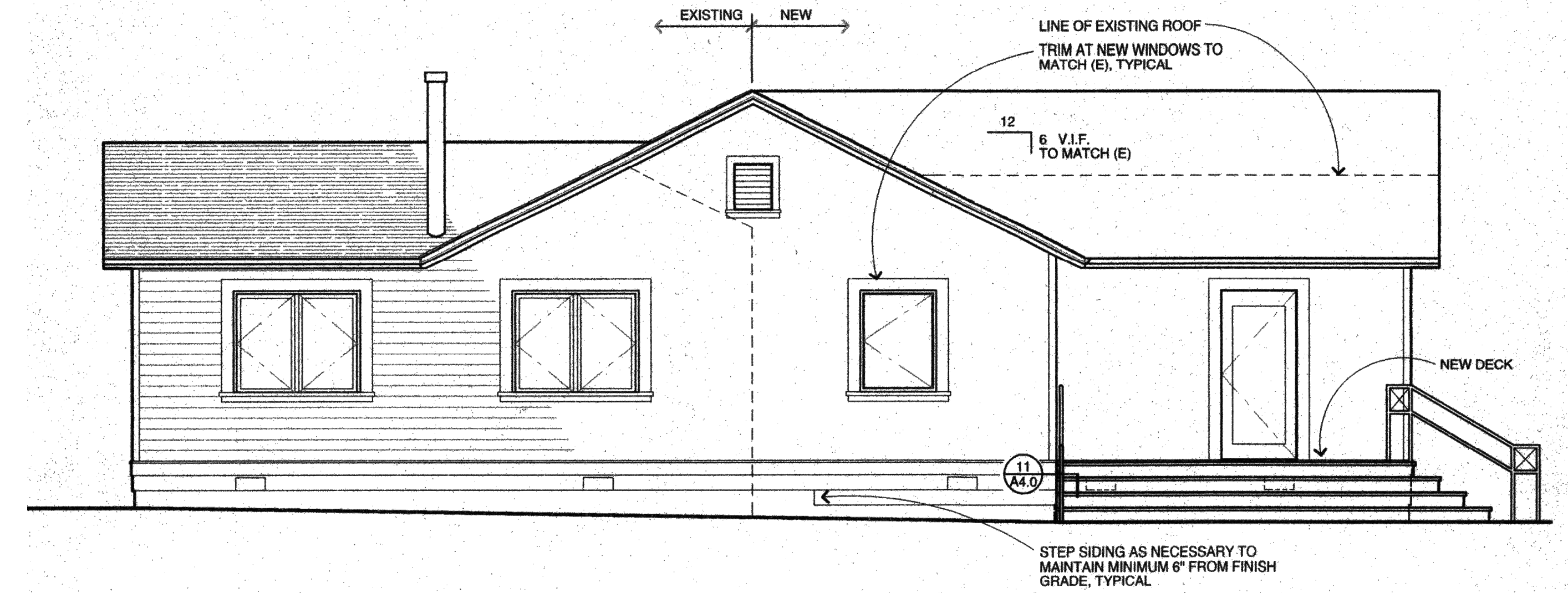
FARM ADMINISTRATION & MARKETING ACCOMMODATIONS BUILDING

FARM ADMINISTRATION & MARKETING ACCOMMODATIONS BUILDING: REFERENCE FLOOR PLAN

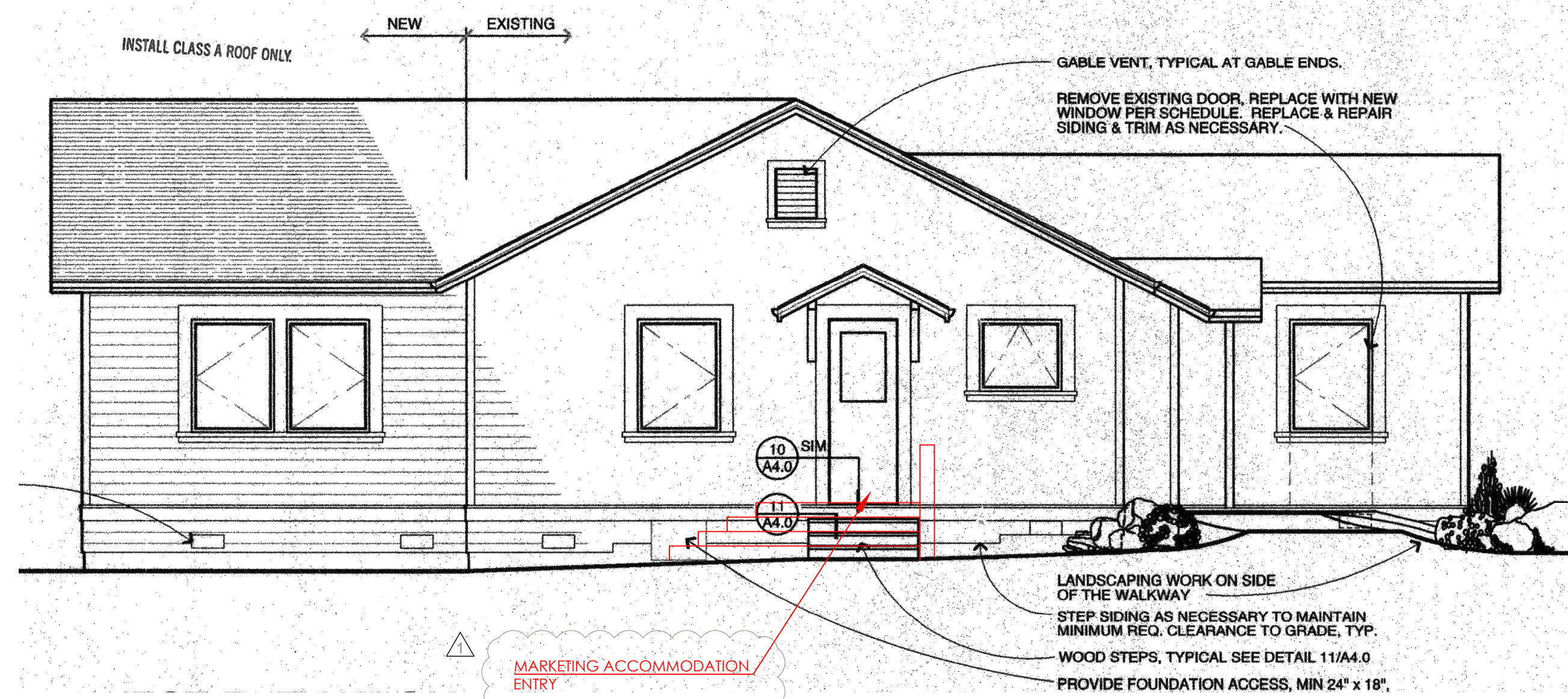




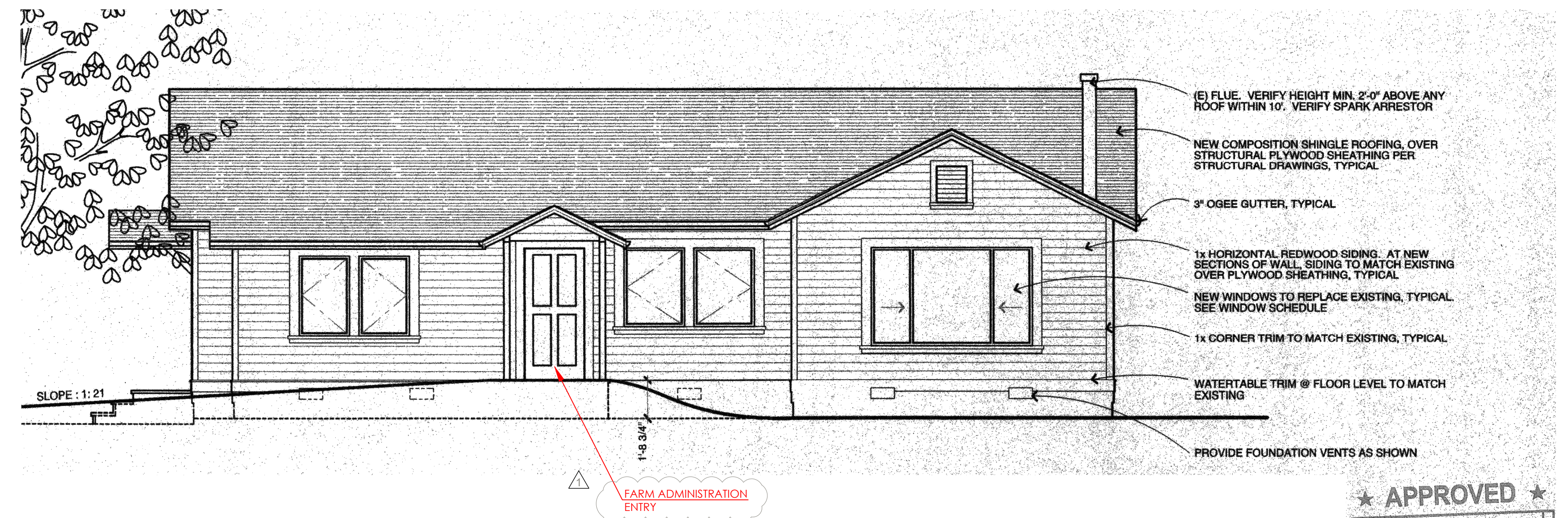
WEST ELEVATION



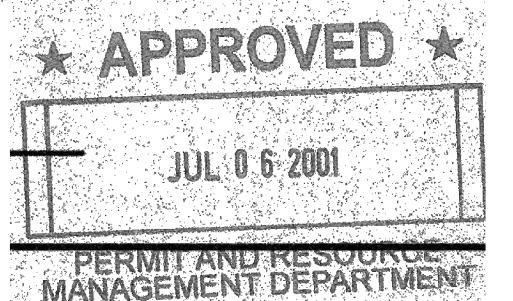
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



FARM ADMINISTRATION & MARKETING ACCOMMODATIONS BUILDING - REFERENCE ELEVATIONS | EXISTING BUILDING

DRAWING SOURCE:  
HALL & BARTLEY ARCHITECTS  
'KUNDE WORKER'S RESIDENCE' (PROJECT 9810)  
DRAWING SHEET A3.0, DATED 06.20.01

A2.9

FARM ADMINISTRATION & MARKETING  
ACCOMMODATIONS BUILDING:  
REFERENCE ELEVATIONS



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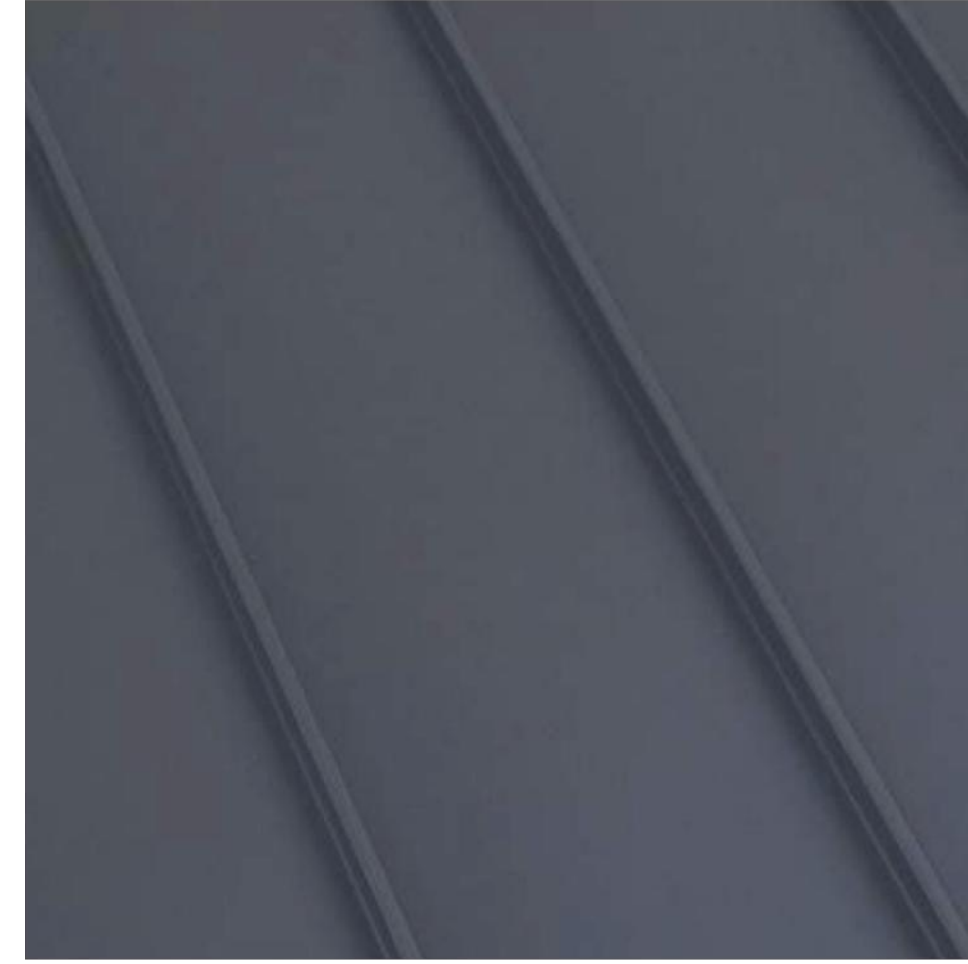




1 METAL WALL PANEL BOARD & BATT SIDING  
 Color: Spartan Bronze

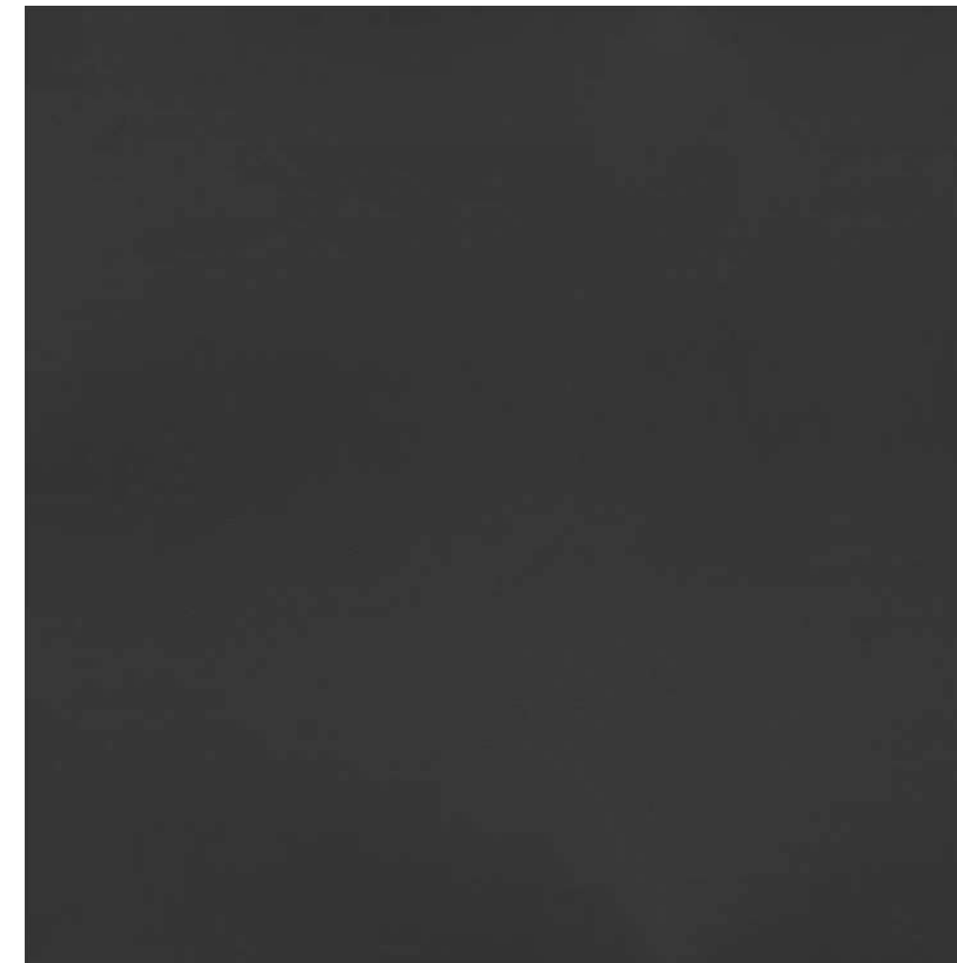


2 WOOD BOARD & BATT SIDING  
 Color: match Spartan Bronze

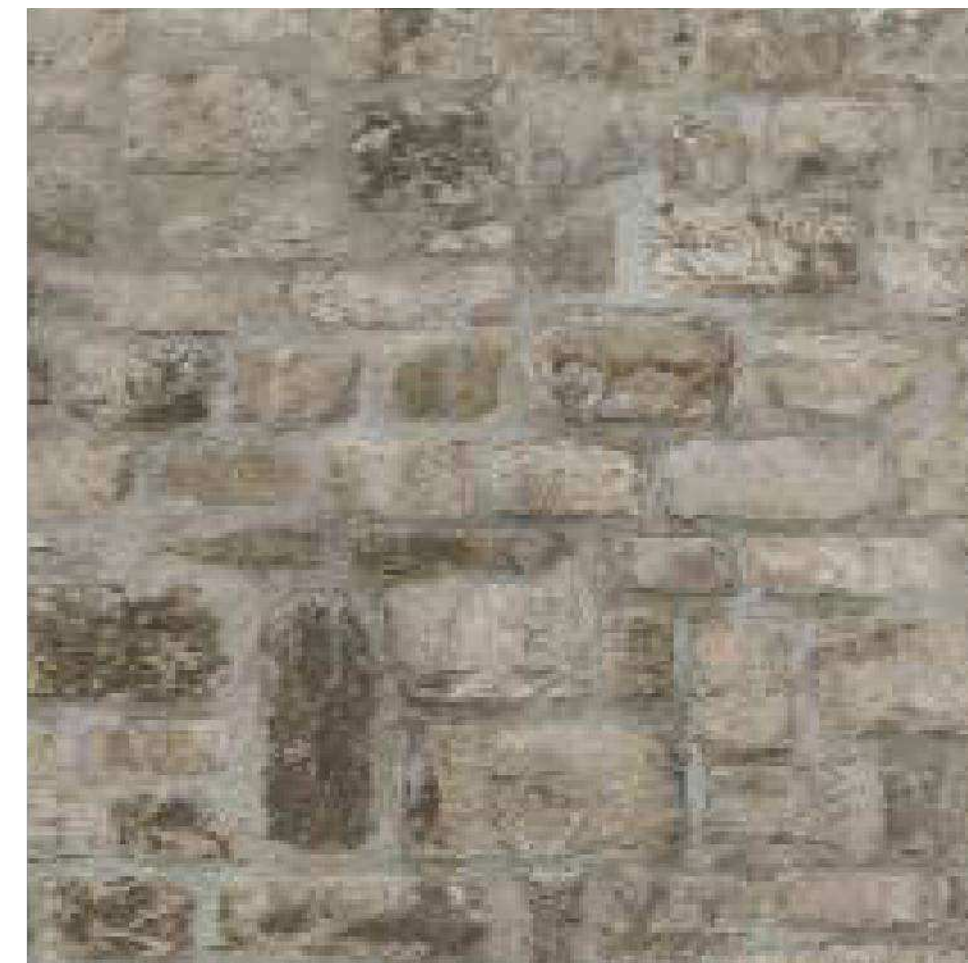


3 STANDING SEAM METAL ROOF & ROOF TRIM  
 Color: Zinc Gray

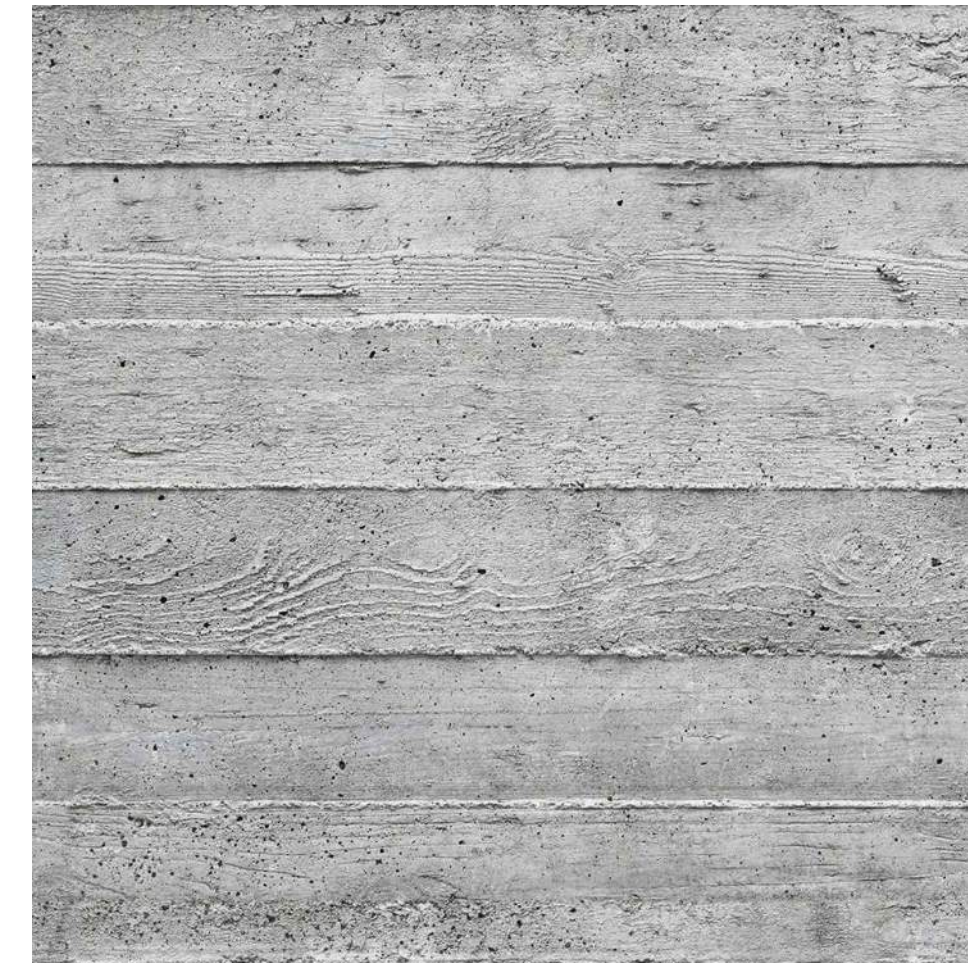
4 NOT USED



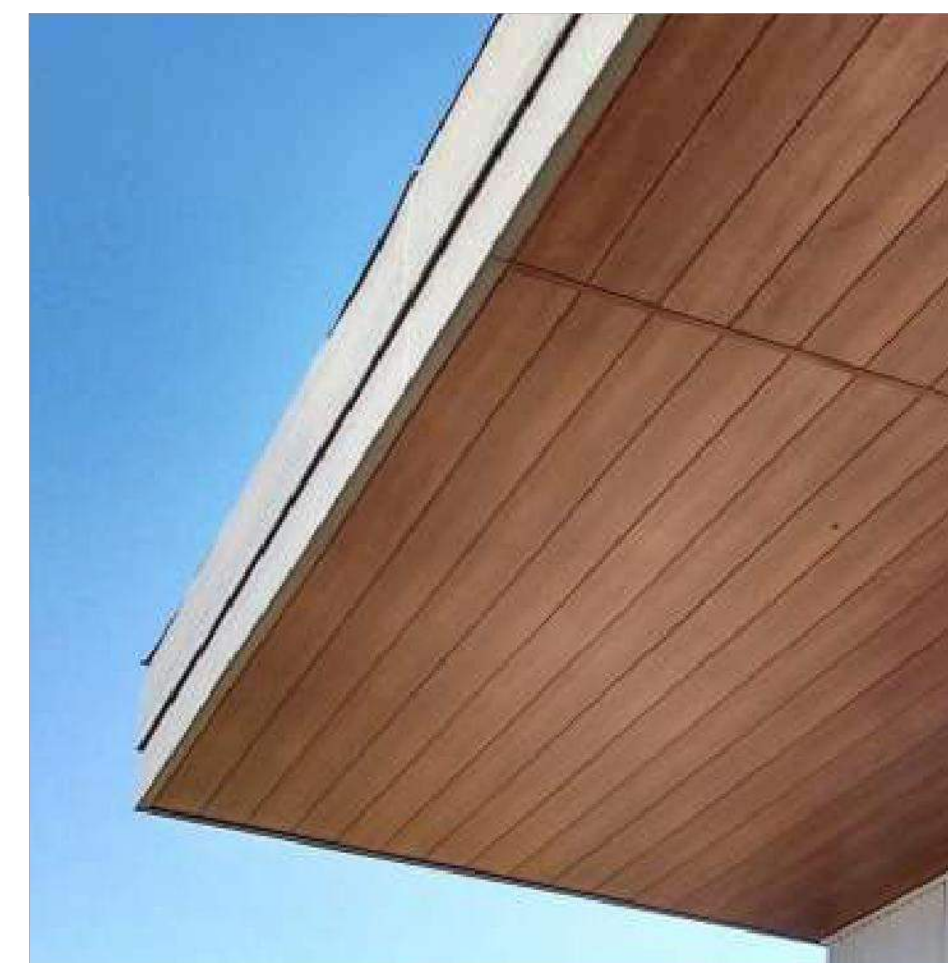
5 DARK PAINTED METAL (Door/Window/Louver):  
 Color: match Spartan Bronze



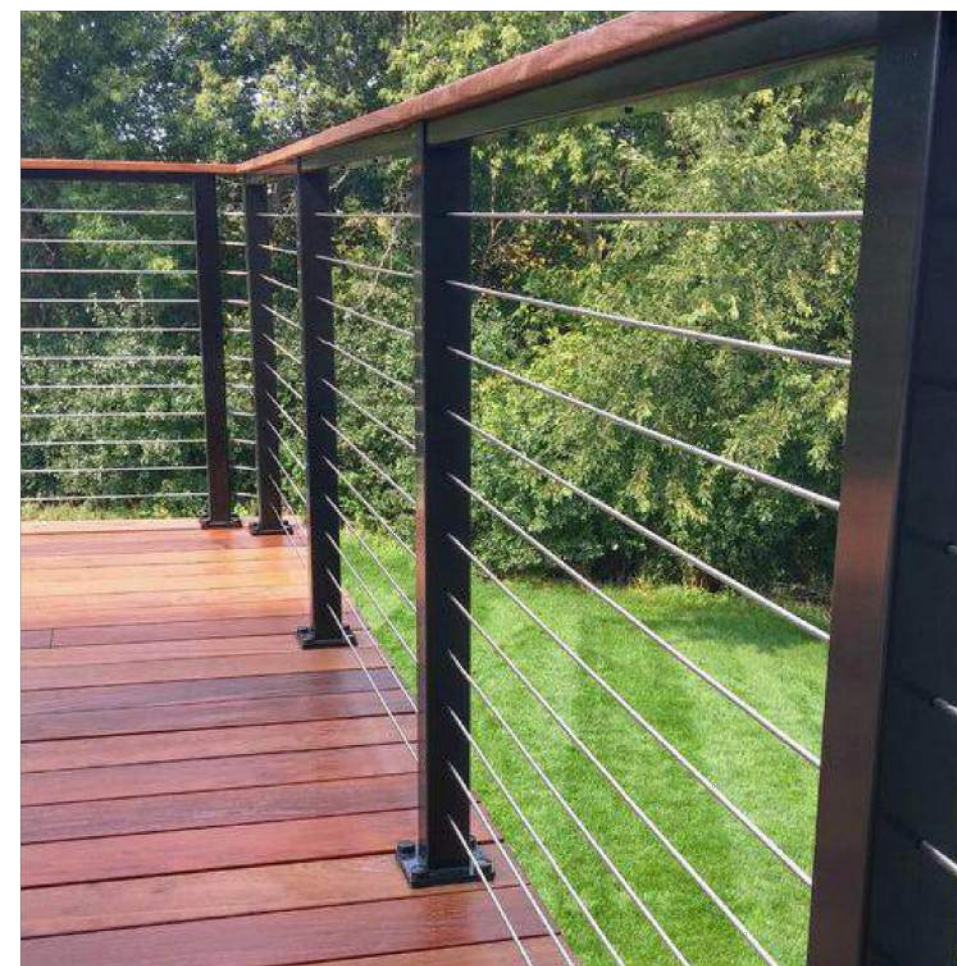
6 STONE WALLS & FIREPLACES  
 Color: Natural



7 BOARD FORMED CONCRETE  
 Color: Natural



8 WOOD SOFFIT  
 Color: Natural



9 METAL RAILING:  
 Color: Matte Black



10 GLASS



11 LIGHT FIXTURE  
 Color: Matte Black



12 TRASH ENCLOSURE METAL GATE  
 Color: match Spartan Bronze



13 WOOD SCREEN WALL  
 Color: Natural

**Standard Colors**

valspar

**Weather XL: Siliconized Modified Polyester (SMP)**  
 WEATHER XL coating systems utilize only ceramic and inorganic pigments offering superior color stability, chalk and fade resistance as well as gloss retention.

**SMP**

Driftwood SR:0.55 E:0.86 SR:64	Sandstone SR:0.49 E:0.86 SR:56	Surrey Beige SR:0.41 E:0.86 SR:45	Imperial White SR:0.42 E:0.86 SR:74

**MP (Modified Polyester)**

Regal White SR:0.70 E:0.86 SR:85	Ascot White SR:0.69 E:0.85 SR:83	Bone White SR:0.69 E:0.84 SR:83	Driftwood SR:0.41 E:0.86 SR:50	Sandstone SR:0.61 E:0.85 SR:72	Surrey Beige SR:0.48 E:0.86 SR:54

**Solid Fluoropon® PVDF Colors: Kynar 500® / Hylar 5000**  
 Fluoropon coatings are durable polyvinylidene coating system containing 70% Kynar or Hylar resins, ceramic and other inorganic pigments. This system provides a powerful chemical bond, superior resistance to ultraviolet radiation resulting in exceptional color retention, resistance to chalking and chemical degradation.

**Category 1**

Regal White SR:0.70 E:0.86 SR:85	Ascot White SR:0.69 E:0.85 SR:83	Bone White SR:0.69 E:0.84 SR:83	Driftwood SR:0.41 E:0.86 SR:50	Sandstone SR:0.61 E:0.85 SR:72	Surrey Beige SR:0.48 E:0.86 SR:54

**Category 2**

Dove Gray SR:0.47 E:0.86 SR:53	Zinc Gray SR:0.35 E:0.86 SR:37	Rawhide SR:0.50 E:0.85 SR:64	Parchment SR:0.33 E:0.85 SR:41	Rock Tan SR:0.43 E:0.86 SR:74	Taupestone SR:0.37 E:0.86 SR:25

**Category 3**

Spartan Bronze SR:0.31 E:0.85 SR:31	Redwood SR:0.38 E:0.86 SR:41	Slate Blue SR:0.28 E:0.85 SR:27	Colonial Red SR:0.32 E:0.86 SR:33	Evergreen SR:0.25 E:0.85 SR:24	Regal Blue SR:0.26 E:0.85 SR:24	Tahoe Blue SR:0.26 E:0.85 SR:24

**SR (Solar Reflectivity)** This is the ability of a material to reflect solar energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most reflective.  
**E (Emissivity)** Emissivity is the ability of the material to release absorbed energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most emissive.  
**SRI (Solar Reflectance Index)** This is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and the material's ability to release absorbed energy (emissivity) in medium wind speed conditions. Rated on a scale from 0 to 1, where 1 is the most reflective.

METAL FINISH CUT SHEET:  
 METAL WALL PANEL & STANDING SEAM METAL ROOF

A2.10  
 COLORS & MATERIALS

ISSUE: Response to 6/2022 Comments DATE: 06.29.22  
 ISSUE: Response to 2/2022 Comments DATE: 05.02.22  
 ISSUE: Planning Application Submittal DATE: 12.15.21



ROOF TRIM:  
 PAINT COLOR TO REMAIN

HORIZONTAL WOOD SIDING:  
 SIDING & PAINT COLOR TO  
 REMAIN

○ EAST ELEVATION



ASPHALT SHINGLE ROOF:  
 TO REMAIN

WINDOWS/DOORS/TRIM:  
 PAINT COLOR TO REMAIN

○ WEST ELEVATION

○ EXISTING FARM ADMINISTRATION & MARKETING ACCOMMODATIONS BUILDING



○ WOOD FENCE

○ EXISTING SITE STRUCTURES

△ A2.11

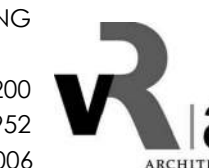
COLORS & MATERIALS  
 EXISTING STRUCTURES

△ ISSUE: Response to 6/2022 Comments  
 △ ISSUE: Response to 2/2022 Comments  
 ISSUE: Planning Application Submittal

DATE: 06.29.22  
 DATE: 05.02.22  
 DATE: 12.15.21

ARCHITECTURE | PLANNING | CONSULTING

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 Petaluma, California 94952  
 Ph: (707) 762-6006



NUNES FARM (WEST PARCEL)



# NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

## KEYED NOTES

- NUNES FARM PARCEL**
1. Nunes Farm Tasting Room
  2. Residence (Existing)
  3. Small Pond (Existing)
  4. Duplex (Existing)
  5. Well House (Existing)
  6. Trash Enclosure
  7. Pedestrian Path
  8. Carport



A3.1

ENLARGED SITE/ROOF PLAN

- △ ISSUE: Response to 6/2022 Comments
- △ ISSUE: Response to 2/2022 Comments
- ISSUE: Planning Application Submittal

DATE: 06.29.22  
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DATE: 12.15.21



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Petaluma, California 94952  
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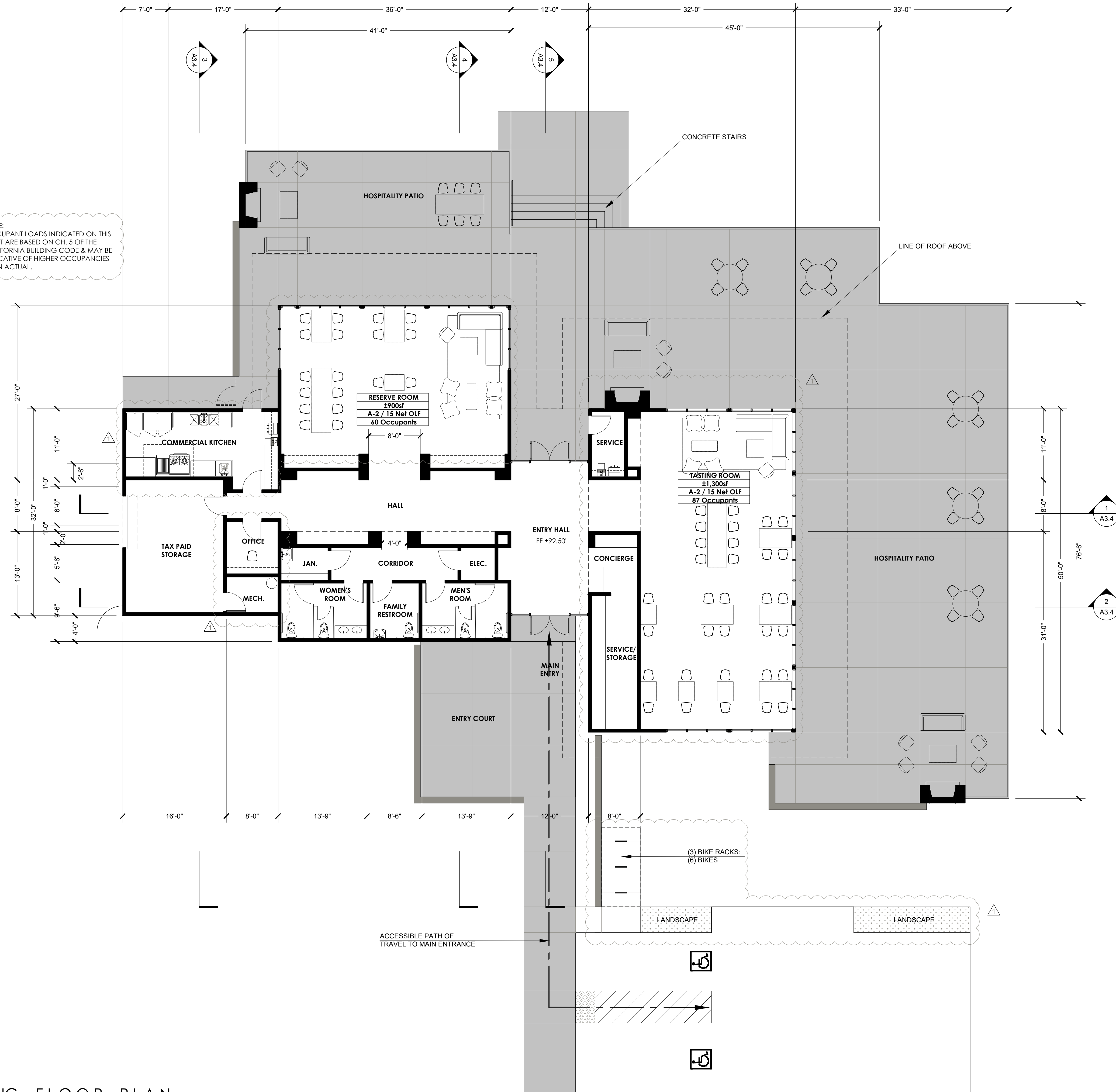


# NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

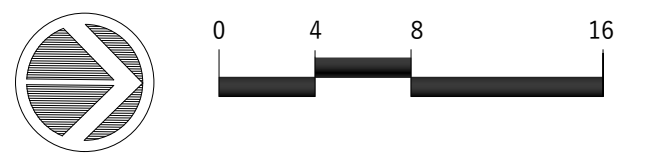
LEGEND	
	LOW LANDSCAPE WALL
	CONCRETE

NOTE:  
OCCUPANT LOADS INDICATED ON THIS SHEET ARE BASED ON CH. 5 OF THE CALIFORNIA BUILDING CODE & MAY BE INDICATIVE OF HIGHER OCCUPANCIES THAN ACTUAL.



A3.2

TASTING ROOM BUILDING:  
FLOOR PLAN



- ▲ ISSUE: Response to 6/2022 Comments
- ▲ ISSUE: Response to 2/2022 Comments
- ▲ ISSUE: Planning Application Submittal

DATE: 06.29.22  
DATE: 05.02.22  
DATE: 12.15.21

ARCHITECTURE | PLANNING | CONSULTING

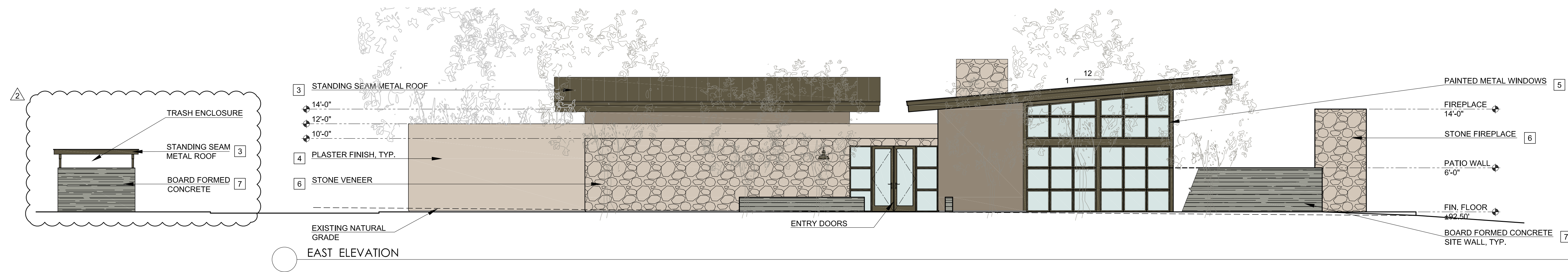
108 Petaluma Blvd N., Ste. 200  
Petaluma, California 94952  
Ph: (707) 762-6006



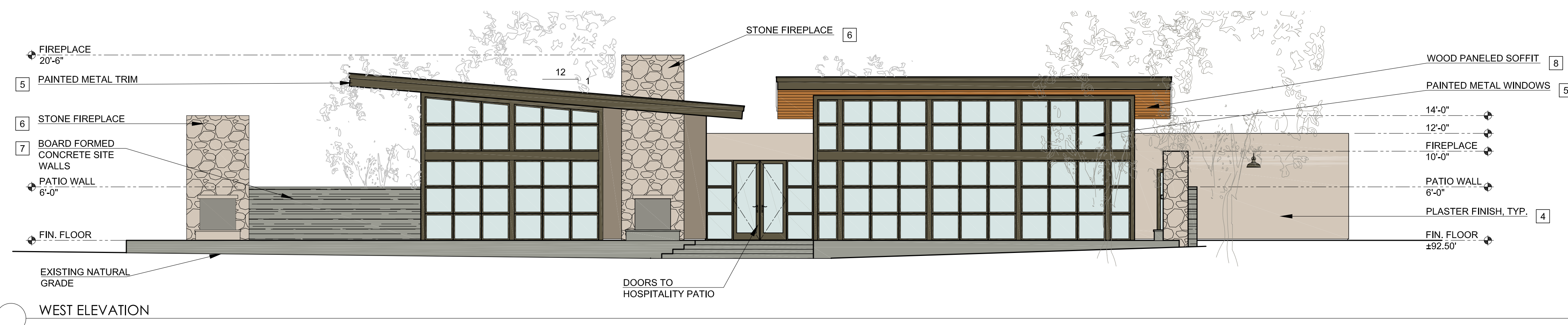
# NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

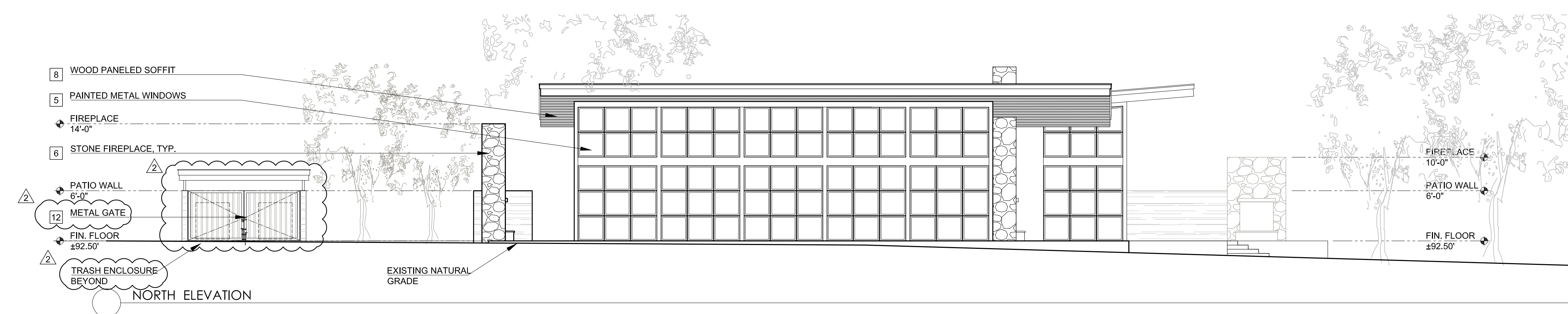
SEE SHEET A3.7 FOR IMAGES OF KEYED MATERIALS



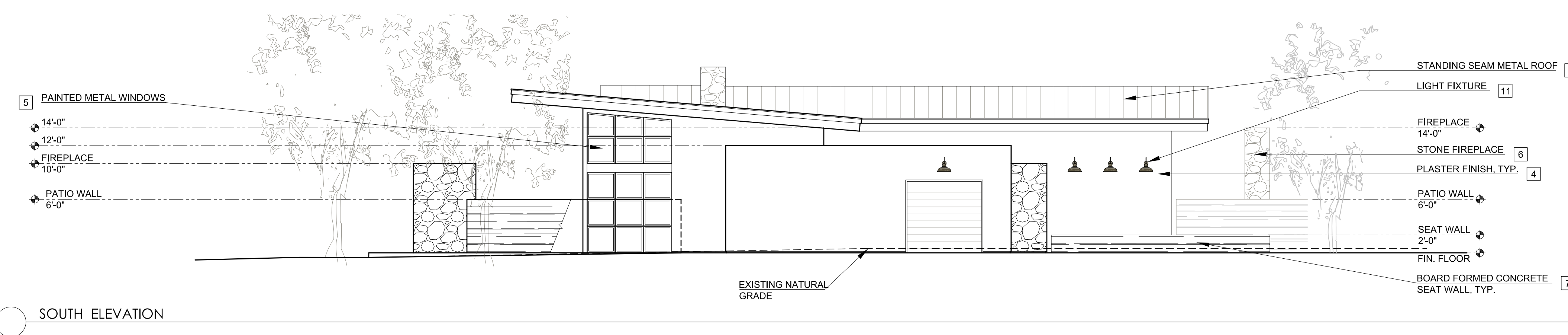
EAST ELEVATION



WEST ELEVATION



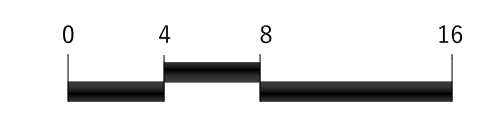
NORTH ELEVATION



SOUTH ELEVATION

A3.3

TASTING ROOM BUILDING: ELEVATIONS



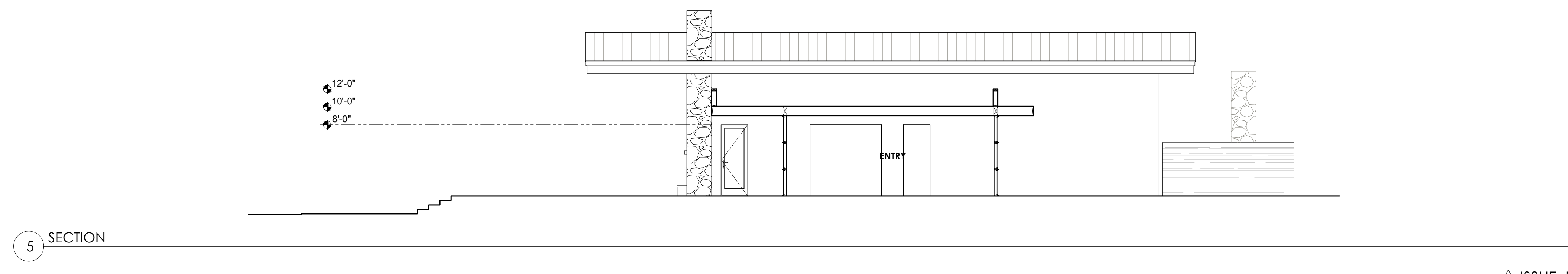
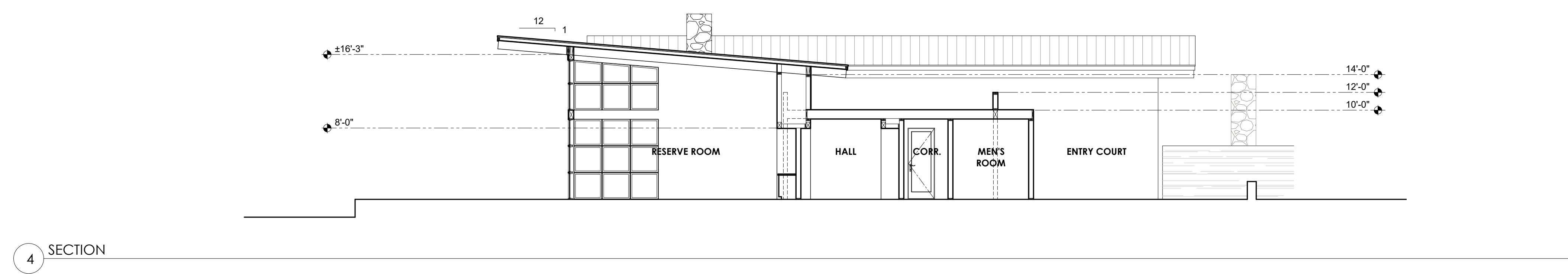
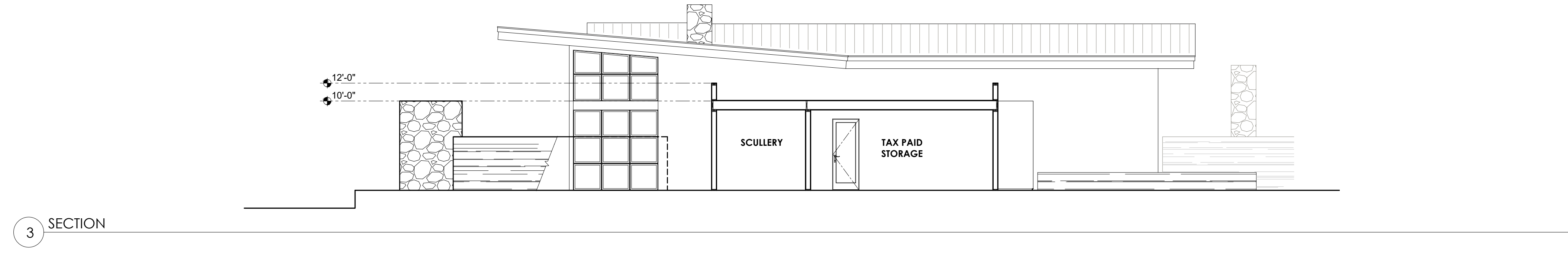
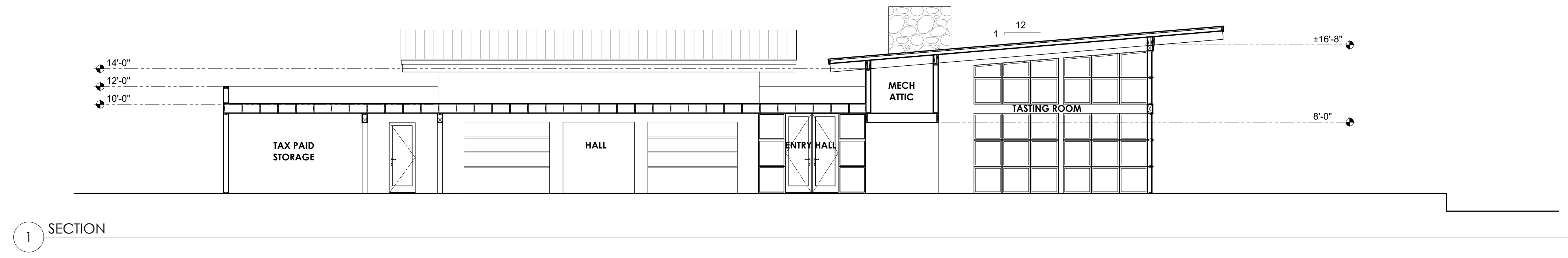
## TASTING ROOM BUILDING - ELEVATIONS

ISSUE: Response to 6/2022 Comments  
 ISSUE: Response to 2/2022 Comments  
 ISSUE: Planning Application Submittal

DATE: 06.29.22  
 DATE: 05.02.22  
 DATE: 12.15.21

# NUNES FARM

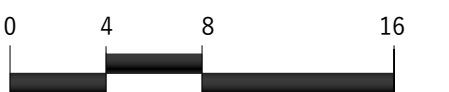
4255 RIVER ROAD, WINDSOR, CA 95401



## TASTING ROOM BUILDING - SECTIONS

A3.4

TASTING ROOM BUILDING:  
SECTIONS



ISSUE: Response to 6/2022 Comments  
 ISSUE: Response to 2/2022 Comments  
 ISSUE: Planning Application Submittal

DATE: 06.29.22  
 DATE: 05.02.22  
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 Petaluma, California 94952  
 Ph: (707) 762-6006



# NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

**GENERAL NOTES**

- ALL WORK/THIS PROJECT SHALL CONFORM TO THE ADOPTED COUNTY CODES OF ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS.
- PERMISSIBLE FOR UNKNOWN CONDITIONS AND/OR DISCREPANCIES, THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND RELATIONSHIP OF THE BUILDINGS TO THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, HIDDEN DIMENSIONS ARE TO BE USED; DO NOT SCALE THESE PLANS.
- CONTRACTOR SHALL CONFORM TO ALL COUNTY CODES AND ORDINANCES AND MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- ALL WORK SHALL BE EXECUTED AND INSTALLED WITH THE BEST PRACTICES OF THE TRADES INVOLVED.
- ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN OR WORKMANSHIP FOR AT LEAST ONE YEAR FROM FINAL COMPLETION.
- DIMENSIONS NOTED "CLERK" OR "CL" TAKE MINIMUM REQUIRED DIMENSIONS AND MUST BE ACCURATELY MAINTAINED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF SERVICE ARE NOT INTENDED TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK, WHICH ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SUBCONTRACTORS SHALL DO AND FORGO THEIR WORK SHOWN ON COMPLETE PLANS SETS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK AND TO BE RESPONSIBLE FOR THE CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE WORK AND TO BE RESPONSIBLE FOR THE CONSTRUCTION.
- PERMANENTLY MARK ALL DIMENSIONS AND CONDITIONS OF THE WORK AND TO BE RESPONSIBLE FOR THE CONSTRUCTION.
- PROVIDE MITIC VENTILATION OF 1/160 OF THE SPACE VENTED ON 1/800 IF 50% OF VENTS IS ABOVE EAVE AND THE BALANCE AT EAVE.
- INCLUDE DOUBLE TOP PLATE WITH MINIMUM OF 48" BETWEEN STUDS AND DOUBLE TOP PLATE WITH MINIMUM OF 48" BETWEEN STUDS.
- PROVIDE 2" CLEARANCE AT CEILING, FLOORS, FINISHED CEILING, FLOOR, AND AT CONCRETE CHASE OPENINGS, PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- ALL GATELING ADJACENT TO A DOOR, AND HOBSE NEAREST VERTICAL WINDOW, SHALL BE TEMPERED (PER UBC SECTION 104.03).

**PROJ. DATA**

OWNER: TOM & CONNIE NUNES  
4255 RIVER ROAD  
WINDSOR, CA 95401  
518.0181

PROJECT: A.P. 01-01-33  
LOT SIZE: 144.04 AC.

DATE: 02/20/2022

SCALE: 1/8" = 1'-0"

**SYMBOLS**

	DATUM, IF AVAILABLE
	SECTION IDENTITY
	SHEET NUMBER
	DETAIL NUMBER
	REVISION NUMBER
	REVISION CLOUD
	EARTH
	GRAVEL
	CONCRETE
	FILL
	INSULATION
	DRYWALL
	GYPSUM BOARD
	PLYWOOD

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/20/2022	ISSUE: Response to 6/2022 Comments
2	05/02/2022	ISSUE: Response to 2/2022 Comments
3	12/15/2021	ISSUE: Planning Application Submittal

**EXISTING FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**EXISTING FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**PROPOSED COVERED PARKING**

24'-0"

4'-10" MATCH EXISTING

**REVISIONS**

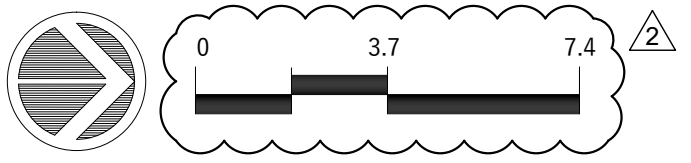
NO.	DATE	DESCRIPTION
1	02/20/2022	ISSUE: Response to 6/2022 Comments
2	05/02/2022	ISSUE: Response to 2/2022 Comments
3	12/15/2021	ISSUE: Planning Application Submittal

## RESIDENCE - REFERENCE DRAWINGS | EXISTING BUILDING

DRAWING SOURCE:  
RUDY BERTOLINO  
PROJECT 8701  
DATED FEB. 87

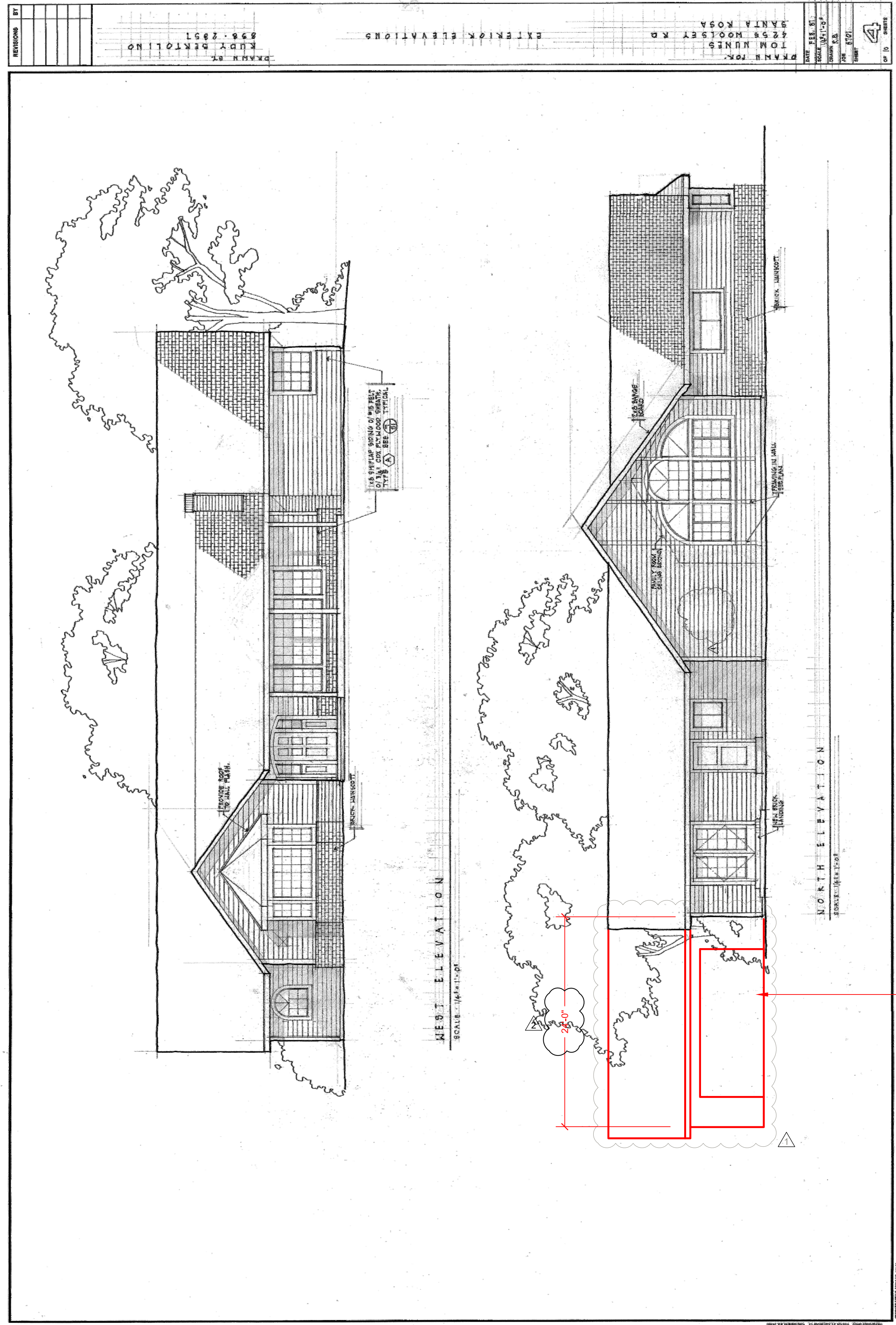
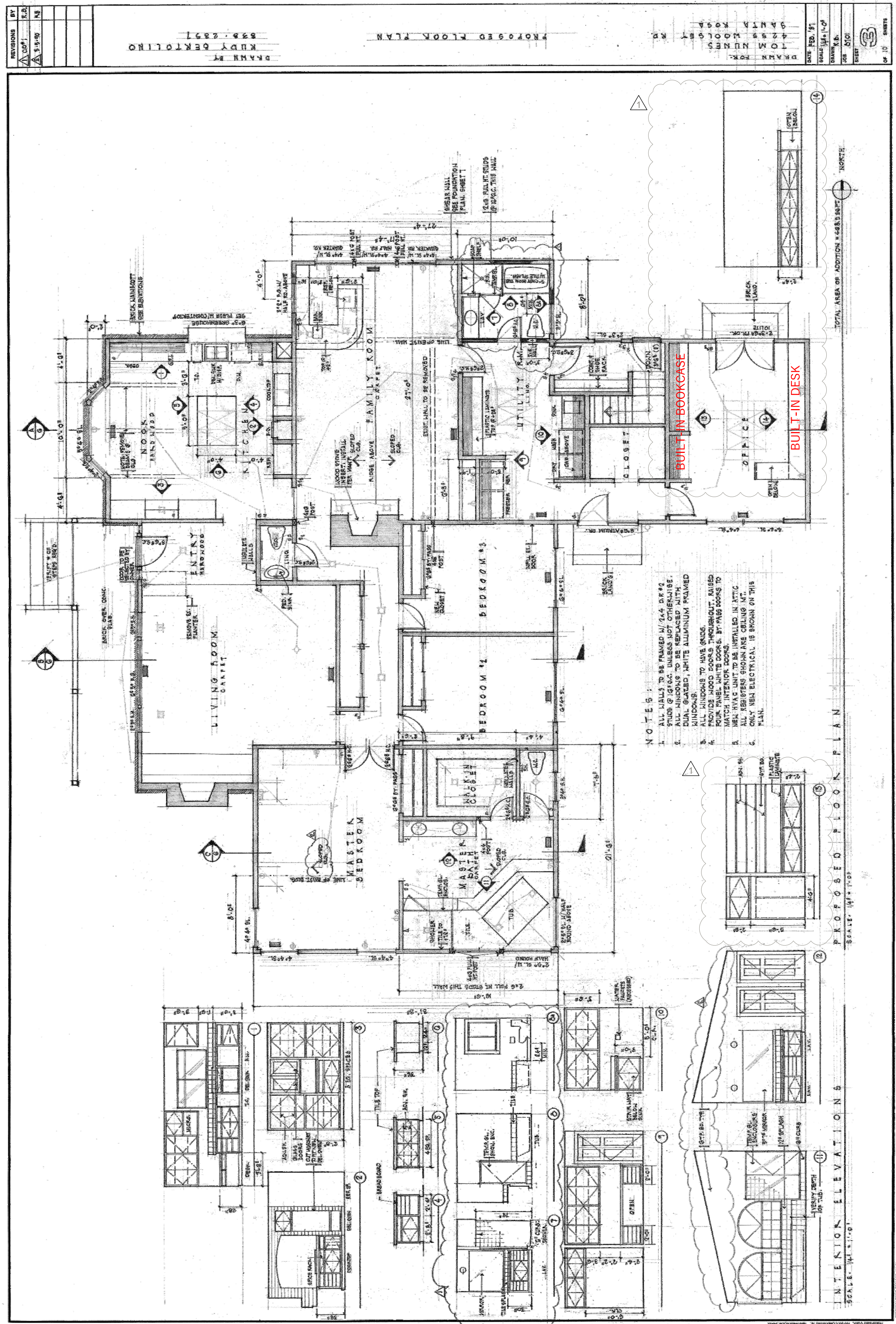
**A3.5-1**

RESIDENCE:  
REFERENCE DRAWINGS



ISSUE: Response to 6/2022 Comments  
ISSUE: Response to 2/2022 Comments  
ISSUE: Planning Application Submittal

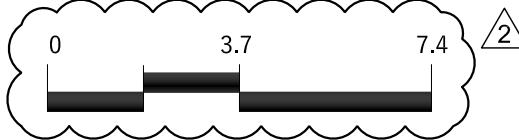
DATE: 06.29.22  
DATE: 05.02.22  
DATE: 12.15.21



RESIDENCE - REFERENCE DRAWINGS | EXISTING BUILDING

DRAWING SOURCE:  
RUDY BERTOLINO  
PROJECT 8701  
DATED FEB. '87

A3.5-2  
RESIDENCE:  
REFERENCE DRAWINGS



▲ ISSUE: Response to 6/2022 Comments  
▲ ISSUE: Response to 2/2022 Comments  
▲ ISSUE: Planning Application Submittal

DATE: 06.29.22  
DATE: 05.02.22  
DATE: 12.15.21

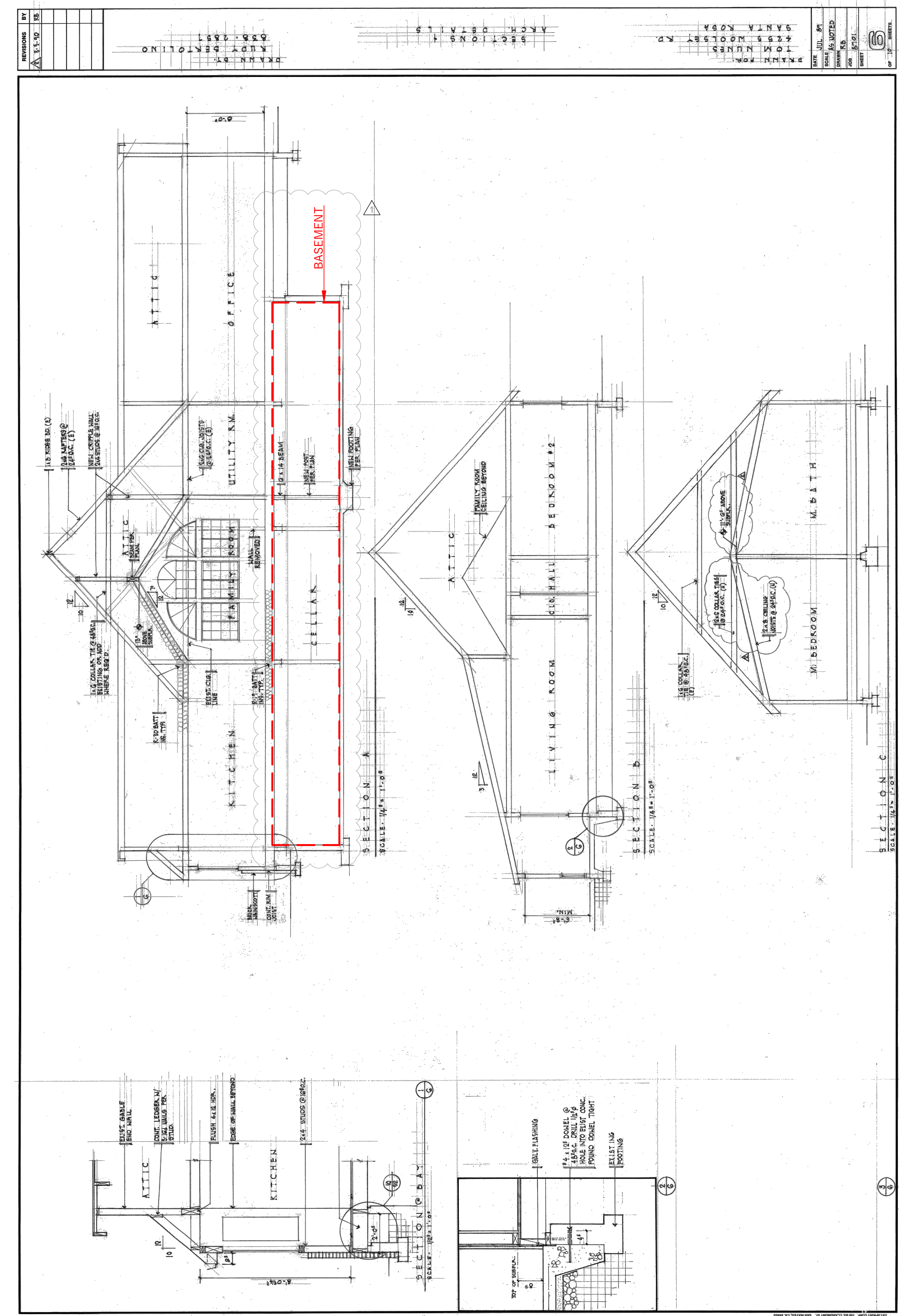
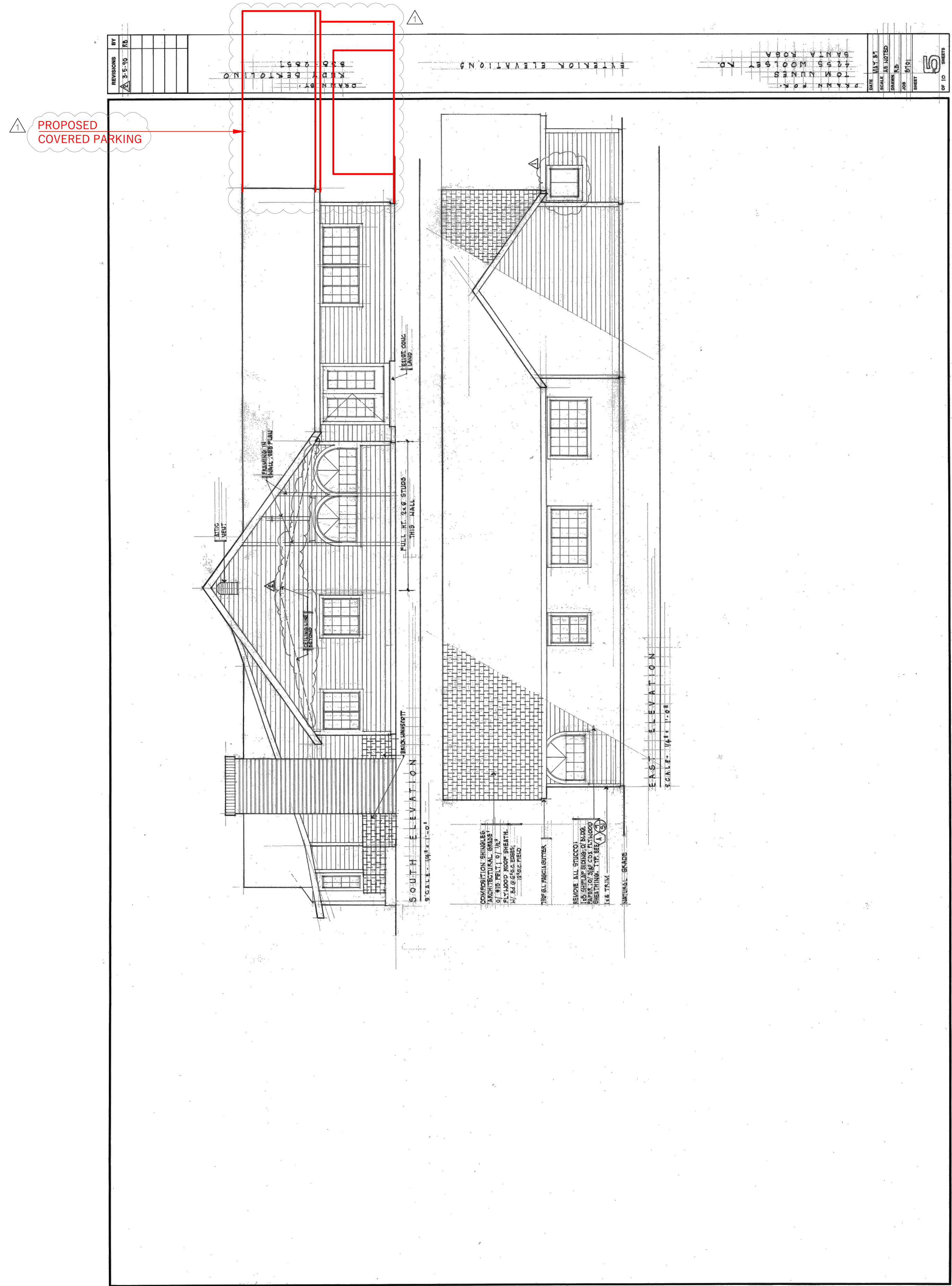
ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200  
Petaluma, California 94952  
Ph: (707) 762-6006



# NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

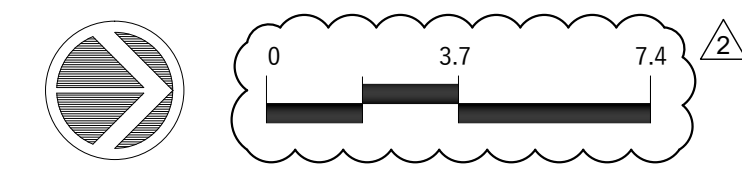


## RESIDENCE - REFERENCE DRAWINGS | EXISTING BUILDING

DRAWING SOURCE:  
RUDY BERTOLINO  
PROJECT 8701  
DATED FEB. '87

A3.5-3

RESIDENCE:  
REFERENCE DRAWINGS



ISSUE: Response to 6/2022 Comments  
ISSUE: Response to 2/2022 Comments  
ISSUE: Planning Application Submittal

DATE: 06.29.22  
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DATE: 12.15.21

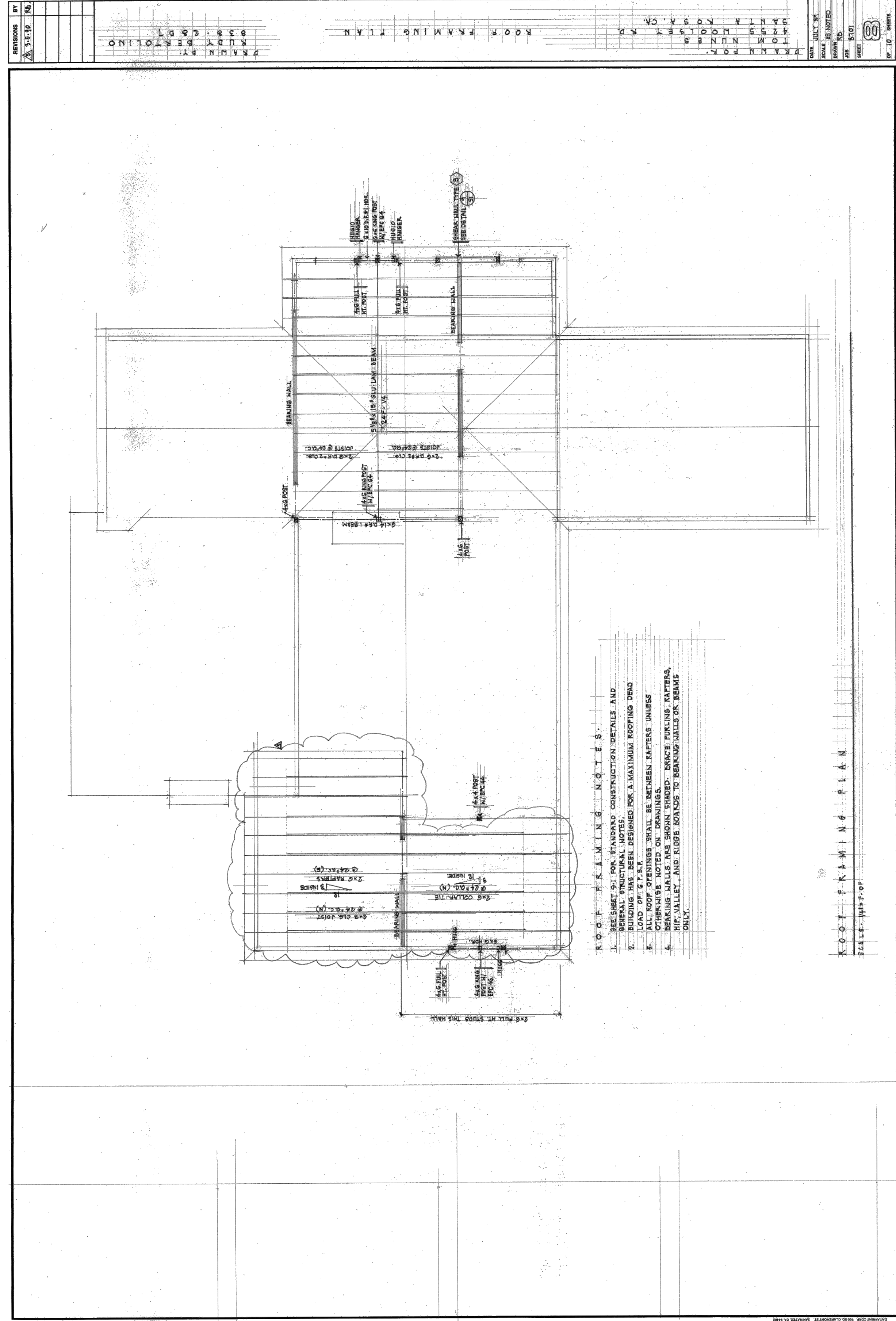
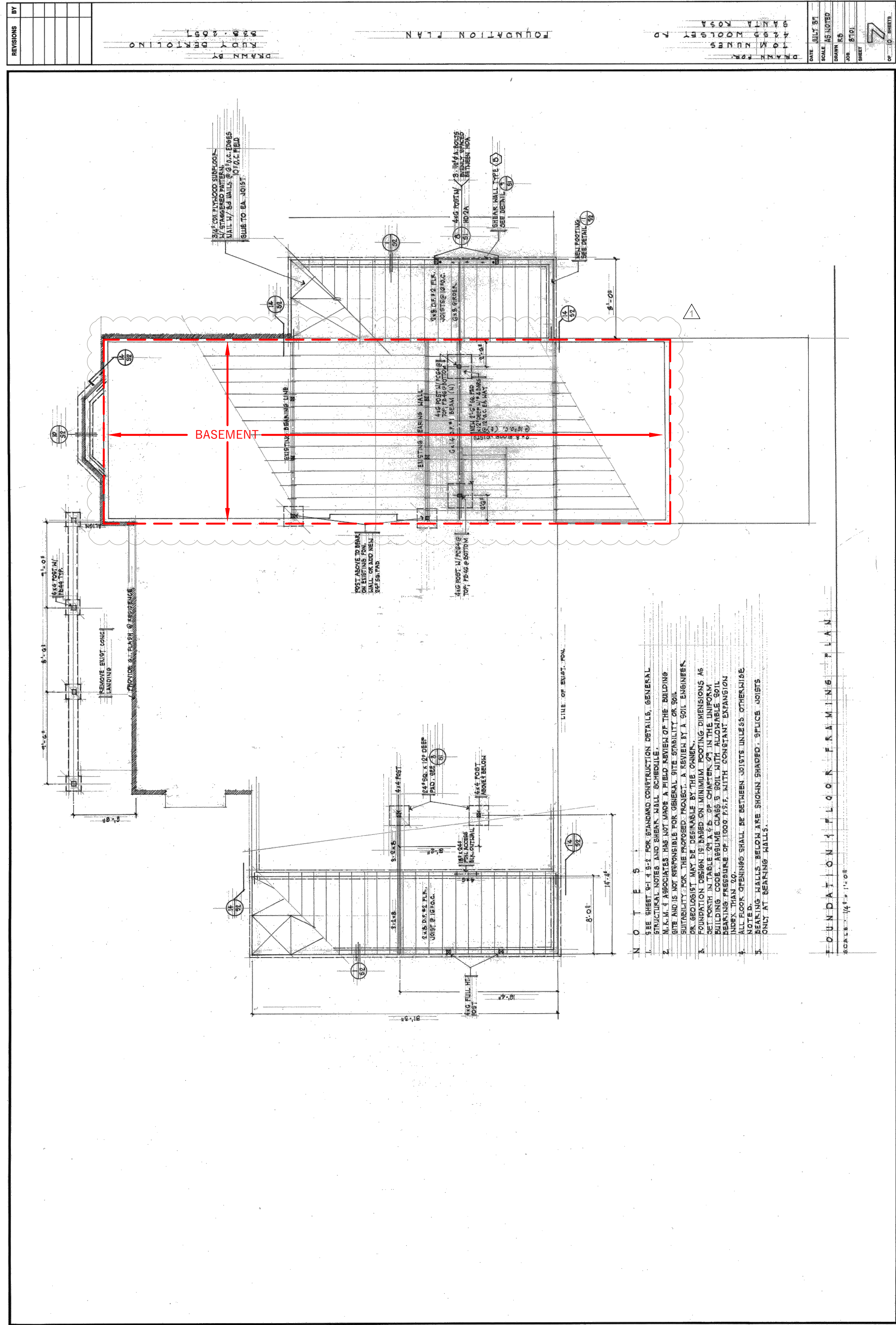
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Petaluma, California 94952  
Ph: (707) 762-6006



# NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

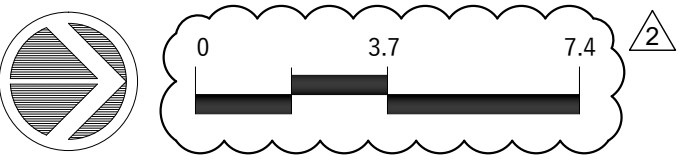


## RESIDENCE - REFERENCE DRAWINGS | EXISTING BUILDING

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PROJECT 8701  
DATED FEB. '87

A3.5-4

RESIDENCE:  
REFERENCE DRAWINGS



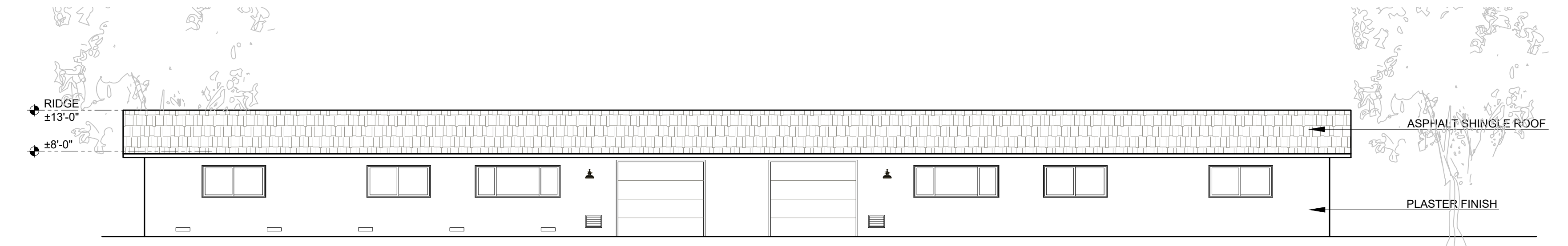
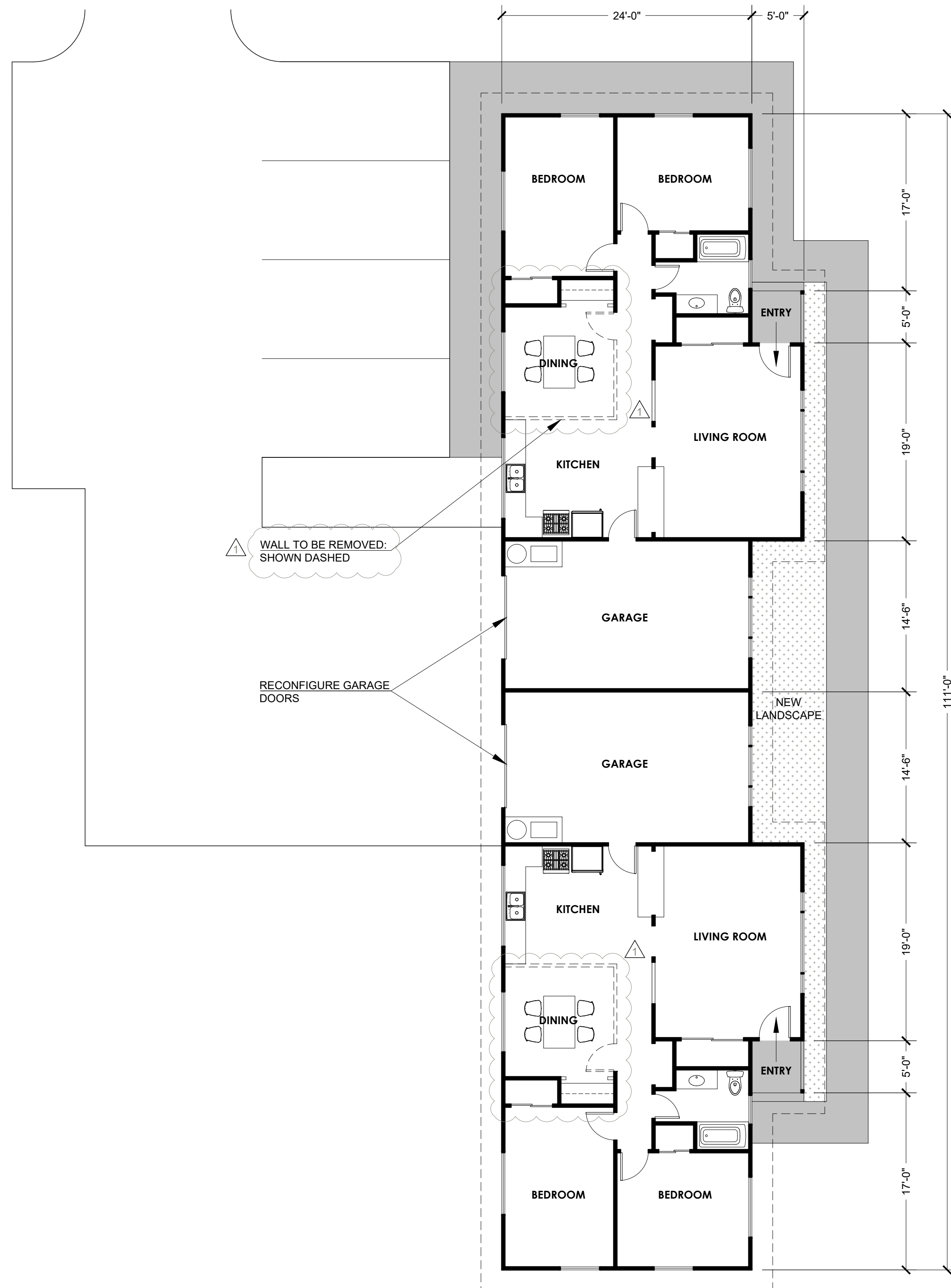
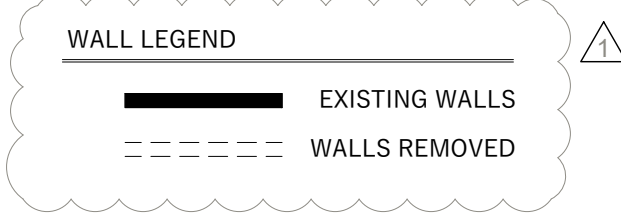
ISSUE: Response to 6/2022 Comments  
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DATE: 06.29.22  
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DATE: 12.15.21

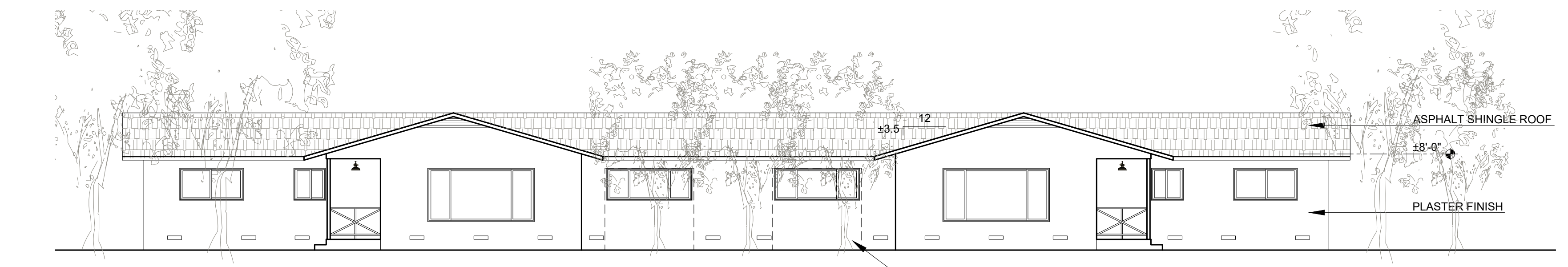


# NUNES FARM

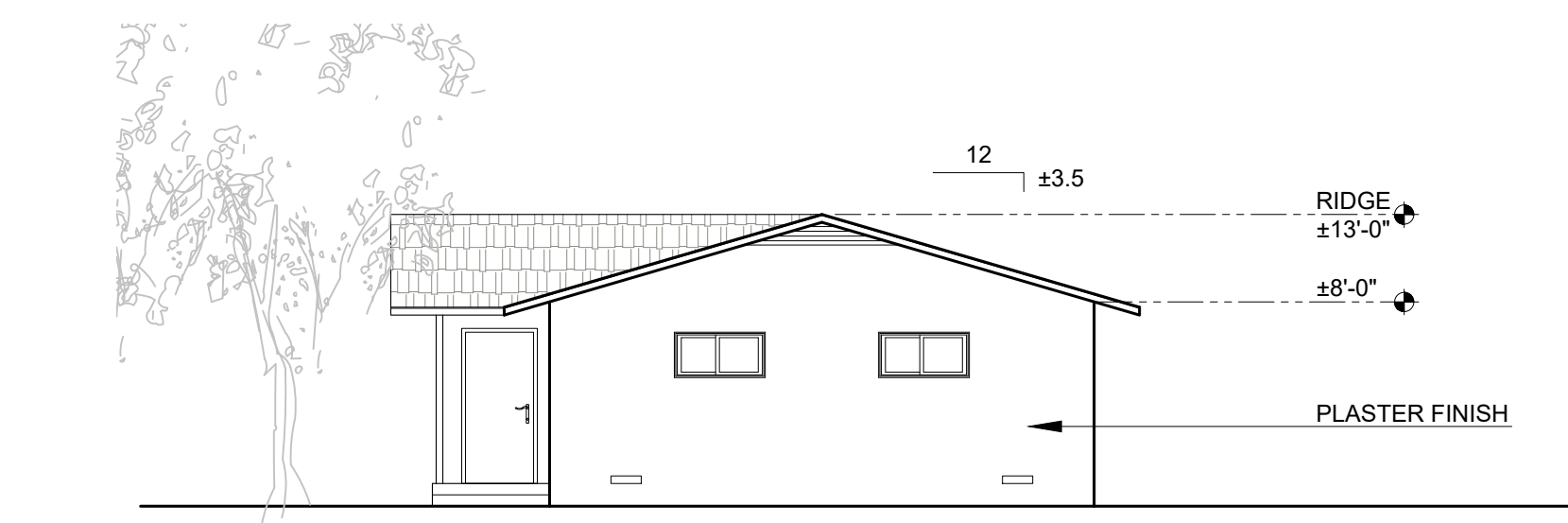
4255 RIVER ROAD, WINDSOR, CA 95401



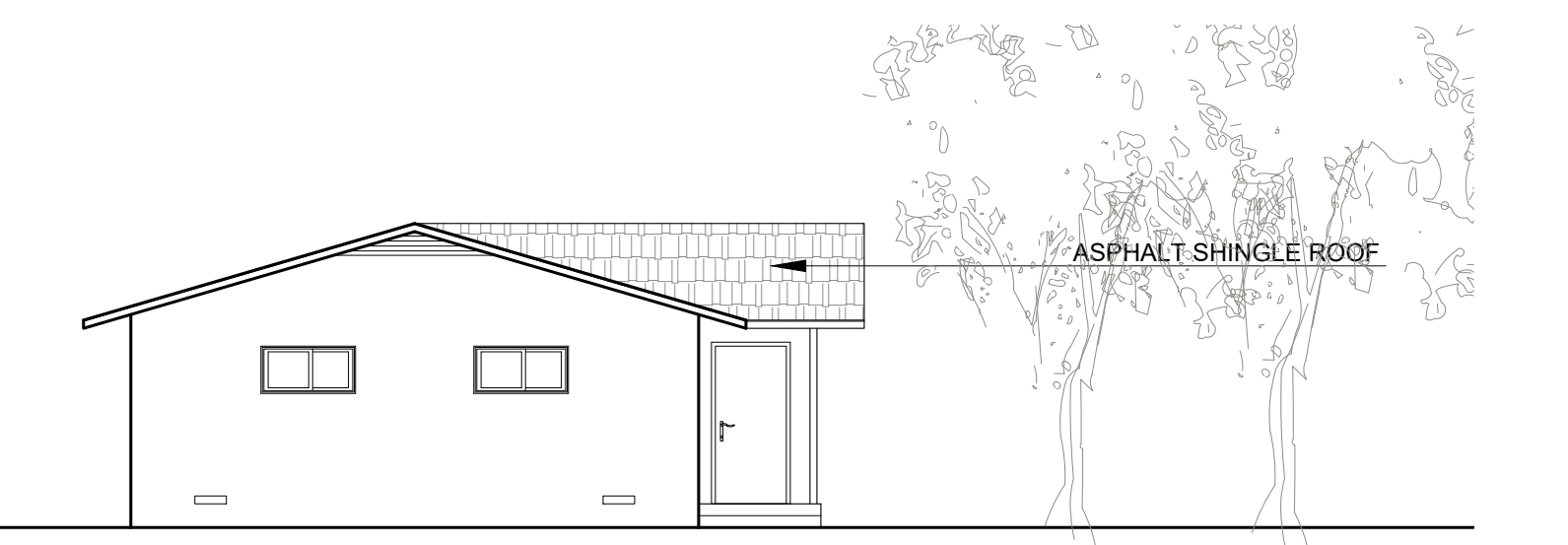
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



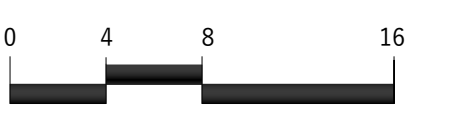
SOUTH ELEVATION

DUPLEX - FLOOR PLAN

DUPLEX - REFERENCE ELEVATIONS | EXISTING BUILDING

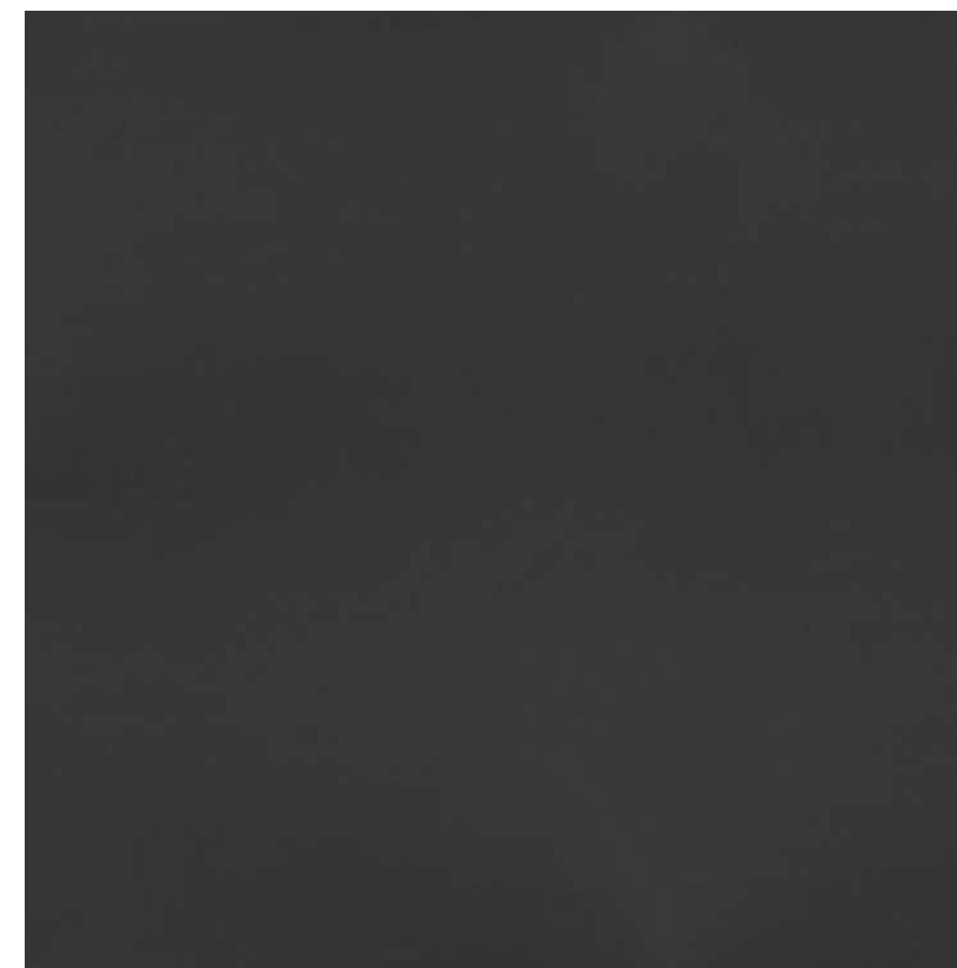
A3.6

DUPLEX:  
REFERENCE FLOOR PLAN &  
ELEVATIONS



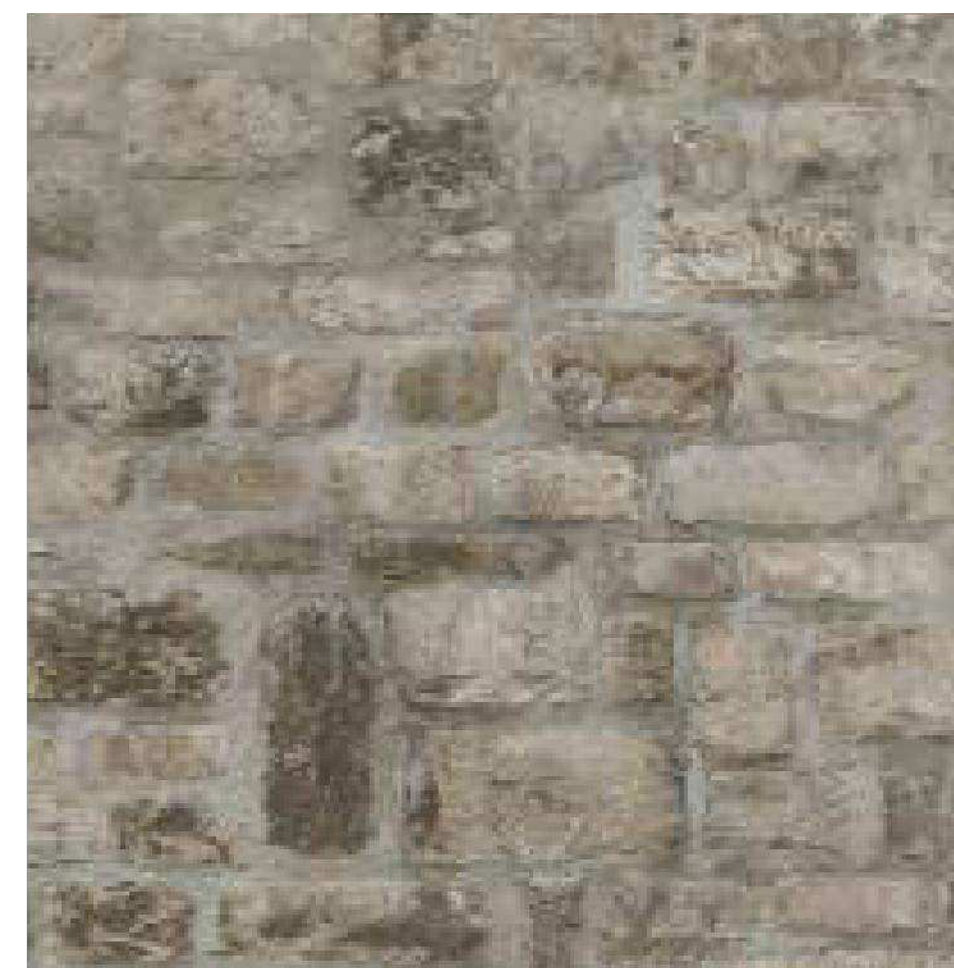
ISSUE: Response to 6/2022 Comments DATE: 06.29.22  
 ISSUE: Response to 2/2022 Comments DATE: 05.02.22  
 ISSUE: Planning Application Submittal DATE: 12.15.21

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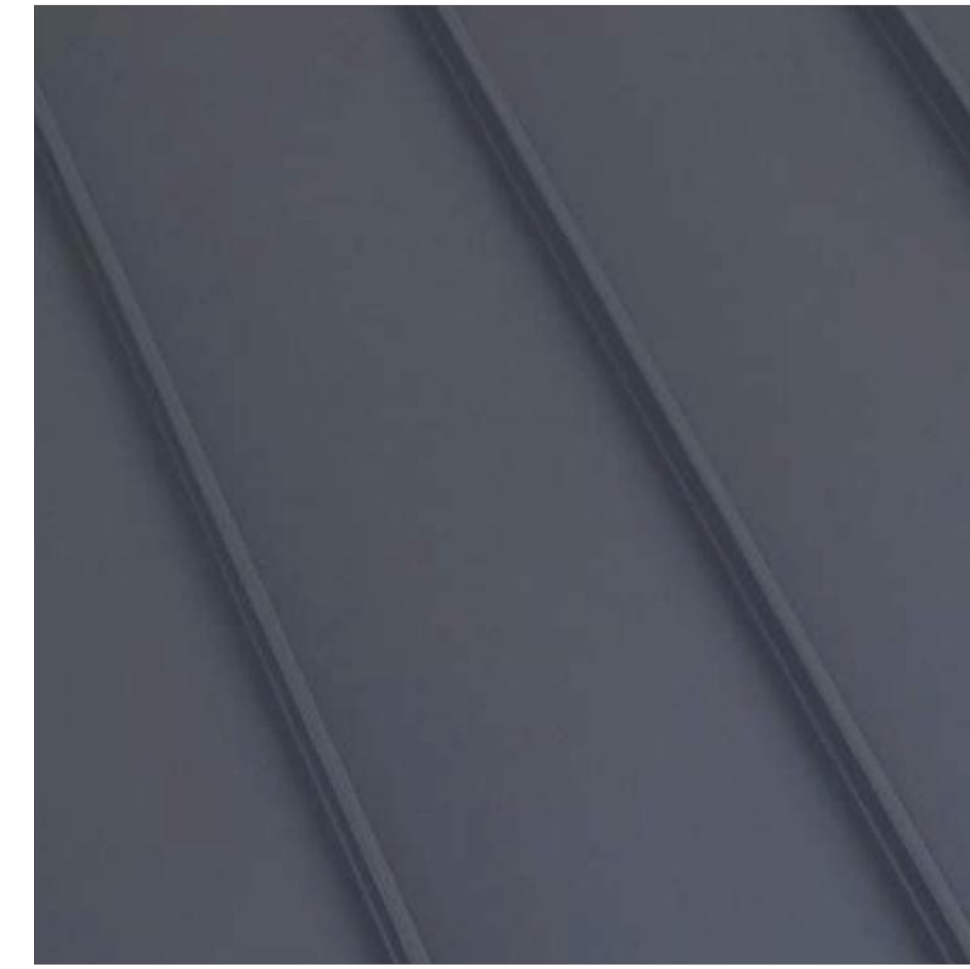


5 DARK PAINTED METAL (Door/Window/Louver):  
Color: match Spartan Bronze

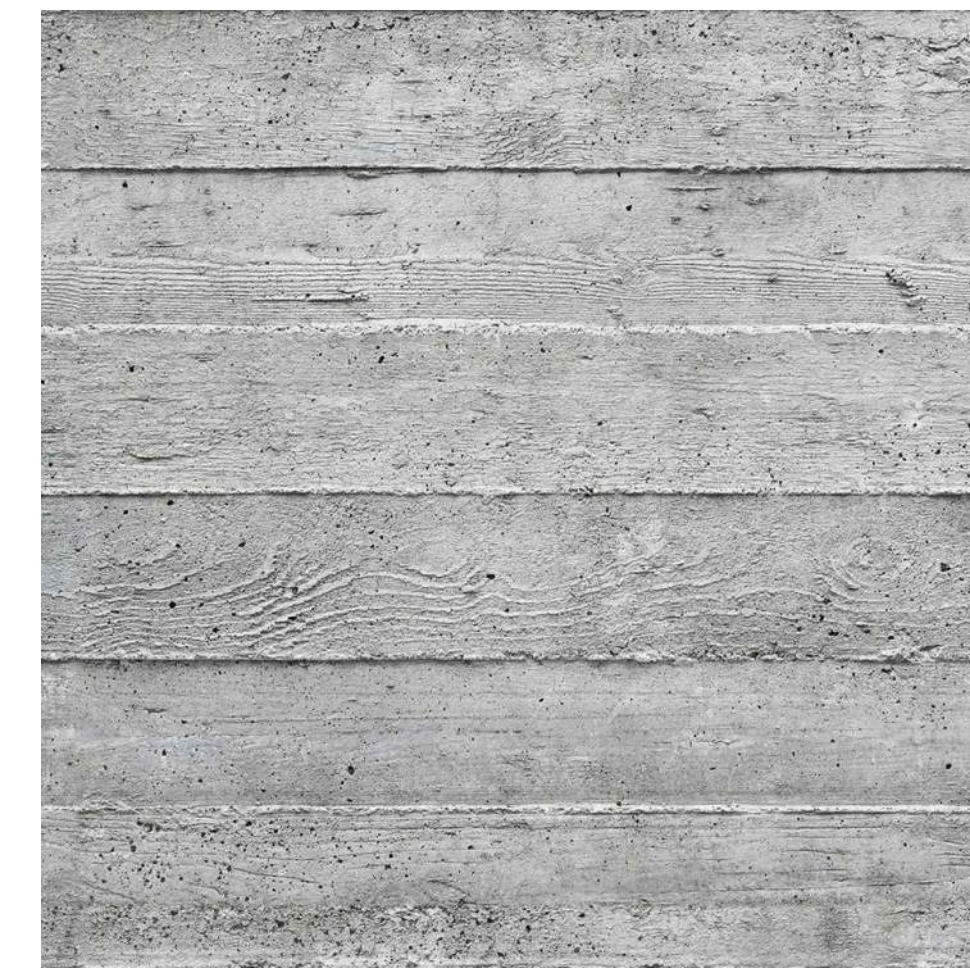
2 NOT USED



6 STONE WALLS & FIREPLACES  
Color: Natural



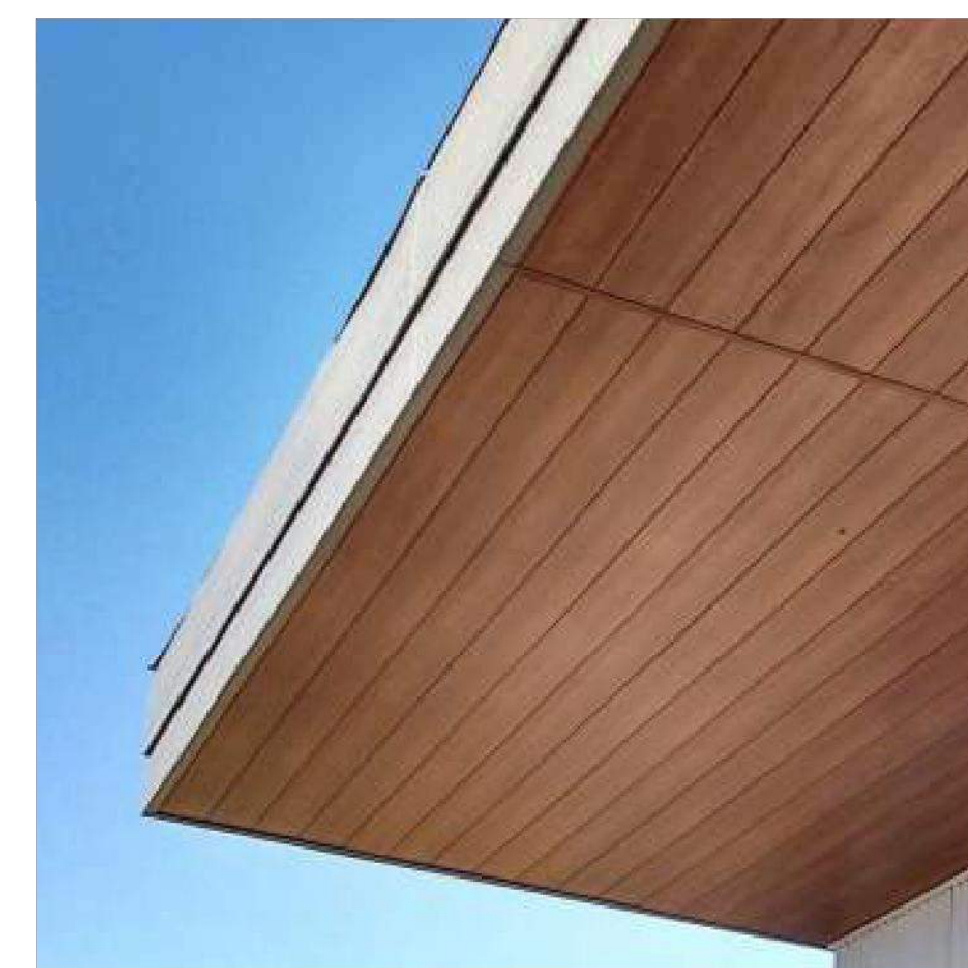
3 STANDING SEAM METAL ROOF & ROOF TRIM  
Color: Zinc Gray



7 BOARD FORMED CONCRETE  
Color: Natural



4 PLASTER



8 WOOD SOFFIT  
Color: Natural



11 LIGHT FIXTURE  
Color: Matte Black



12 TRASH ENCLOSURE METAL GATE  
Color: match Spartan Bronze

9 NOT USED

10 GLASS

Standard Colors

valspar

Weather XL: Siliconized Modified Polyester (SMP)

WEATHER XL coating systems utilize only ceramic and inorganic pigments offering superior color stability, chalk and fade resistance as well as gloss retention.

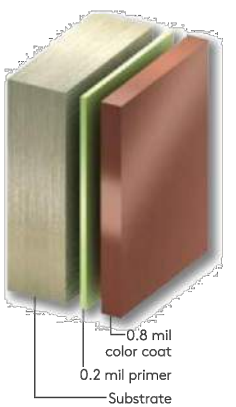
SMP		MP (Modified Polyester)	
Driftwood SR:0.55 E:0.86 SR:64	Sandstone SR:0.49 E:0.86 SR:55	Surrey Beige SR:0.41 E:0.86 SR:45	Imperial White SR:0.42 E:0.86 SR:74



Solid Fluoropon® PVDF Colors: Kynar 500® / Hylar 5000

Fluoropon coatings are durable polyvinylidene coating system containing 70% Kynar or Hylar resins, ceramic and other inorganic pigments. This system provides a powerful chemical bond, superior resistance to ultraviolet radiation resulting in exceptional color retention, resistance to chalking and chemical degradation.

Category 1					
Regal White SR:0.70 E:0.86 SR:85	Ascot White SR:0.69 E:0.85 SR:85	Bone White SR:0.69 E:0.84 SR:85	Driftwood SR:0.41 E:0.86 SR:50	Sandstone SR:0.41 E:0.85 SR:72	Surrey Beige SR:0.48 E:0.86 SR:54
Category 2					
Dove Gray SR:0.47 E:0.86 SR:53	Zinc Gray SR:0.35 E:0.86 SR:37	Rawhide SR:0.50 E:0.85 SR:64	Parchment SR:0.35 E:0.85 SR:61	Rock Tan SR:0.42 E:0.86 SR:74	Taupestone SR:0.37 E:0.86 SR:25
Spartan Bronze SR:0.31 E:0.85 SR:31	Redwood SR:0.38 E:0.86 SR:41	Slate Blue SR:0.28 E:0.85 SR:27			
Category 3					
Colonial Red SR:0.32 E:0.86 SR:33	Evergreen SR:0.35 E:0.85 SR:24	Regal Blue SR:0.26 E:0.85 SR:24	Tahoe Blue SR:0.26 E:0.85 SR:24		



SR (Solar Reflectivity) This is the ability of a material to reflect solar energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most reflective.  
E (Emissivity) Emissivity is the ability of the material to release absorbed energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most emissive.  
SRI (Solar Reflectance Index) This is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and the material's ability to release absorbed energy (emissivity) in medium wind speed conditions. Rated on a scale from 0 to 1, where 1 is the most reflective.

METAL FINISH CUT SHEET:  
METAL WALL PANEL & STANDING SEAM METAL ROOF

A3.7

COLORS & MATERIALS

ISSUE: Response to 6/2022 Comments  
ISSUE: Response to 2/2022 Comments  
ISSUE: Planning Application Submittal

DATE: 06.29.22  
DATE: 05.02.22  
DATE: 12.15.21

# NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401



○ WEST ELEVATION

○ NORTH ELEVATION



○ SOUTH ELEVATION (PARTIAL)

○ EAST/SOUTH ELEVATION (PARTIAL)

## ○ EXISTING RESIDENCE



○ WOOD FENCE

## ○ EXISTING SITE STRUCTURES

△ A3.8

COLORS & MATERIALS:  
EXISTING STRUCTURES

△ ISSUE: Response to 6/2022 Comments  
△ ISSUE: Response to 2/2022 Comments  
ISSUE: Planning Application Submittal

DATE: 06.29.22  
DATE: 05.02.22  
DATE: 12.15.21

ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200  
Petaluma, California 94952  
Ph: (707) 762-6006





JACKSON FAMILY INVESTMENTS III LLC  
APN 057-070-049

JACKSON FAMILY INVESTMENTS III  
APN 057-070-050

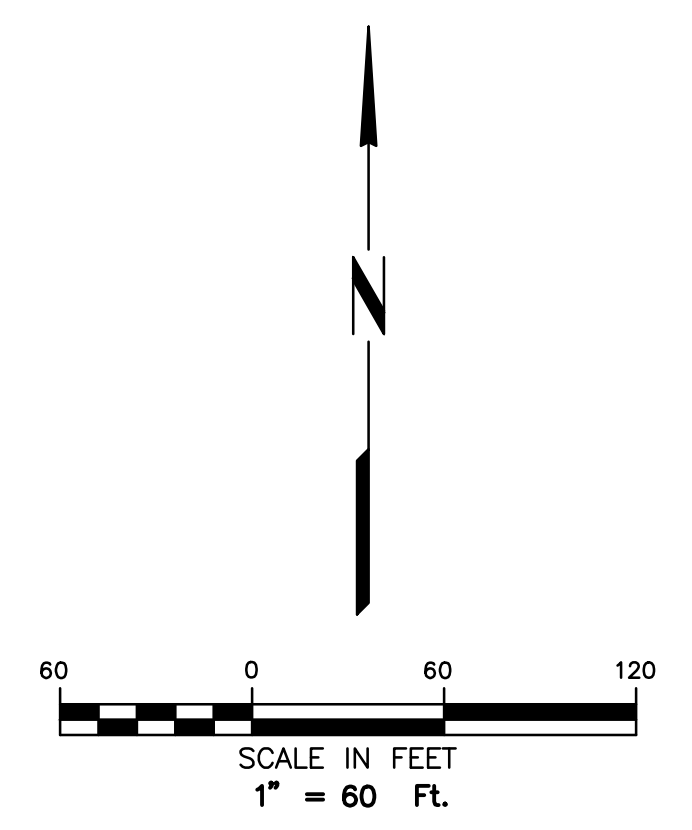
**NUNES FARM & WINERY  
AT SARALEE'S VINEYARD**  
APN 057-070-049  
4255 RIVER ROAD, SANTA ROSA, CA 95401  
APN 057-070-050  
3400 SLUSSER ROAD, WINDSOR, CA 95492

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE 06-29-22

Project #	3719.10
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RESPONSE TO 6/2022 COMMENTS	06.29.22

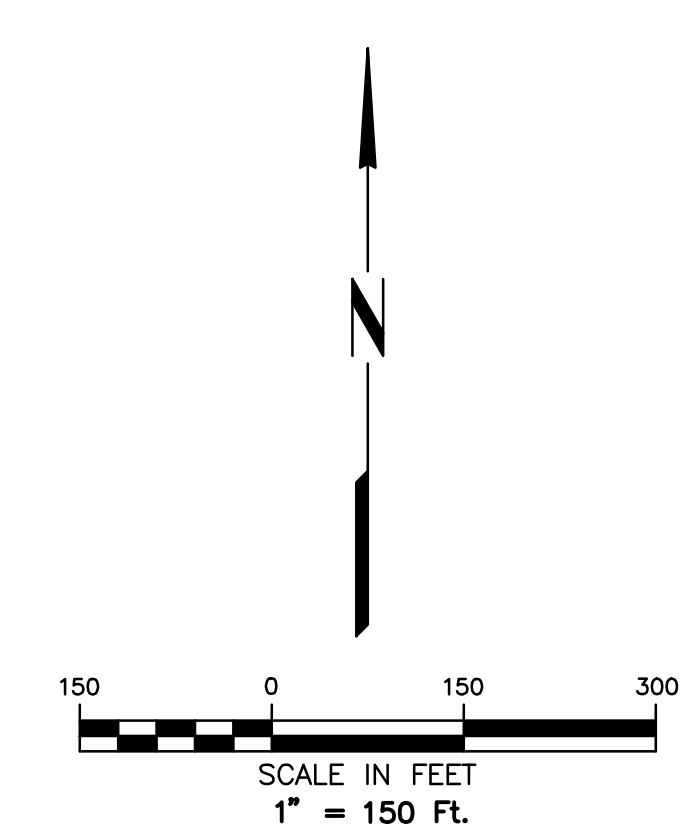
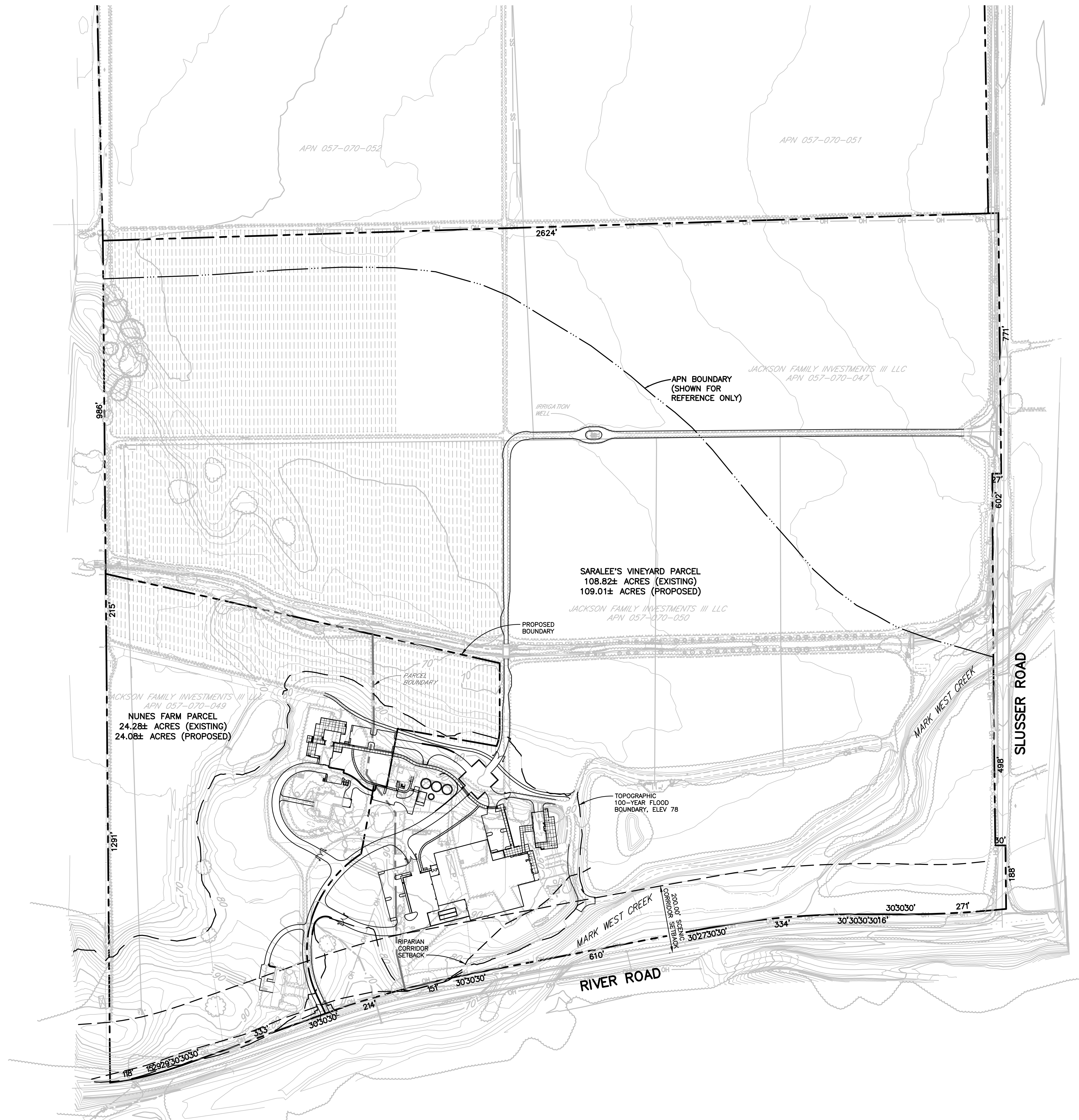
PLOT DATE:  
06.29.22

EXISTING SITE PLAN



TAB: C1.0 EXISTING SITE PLAN

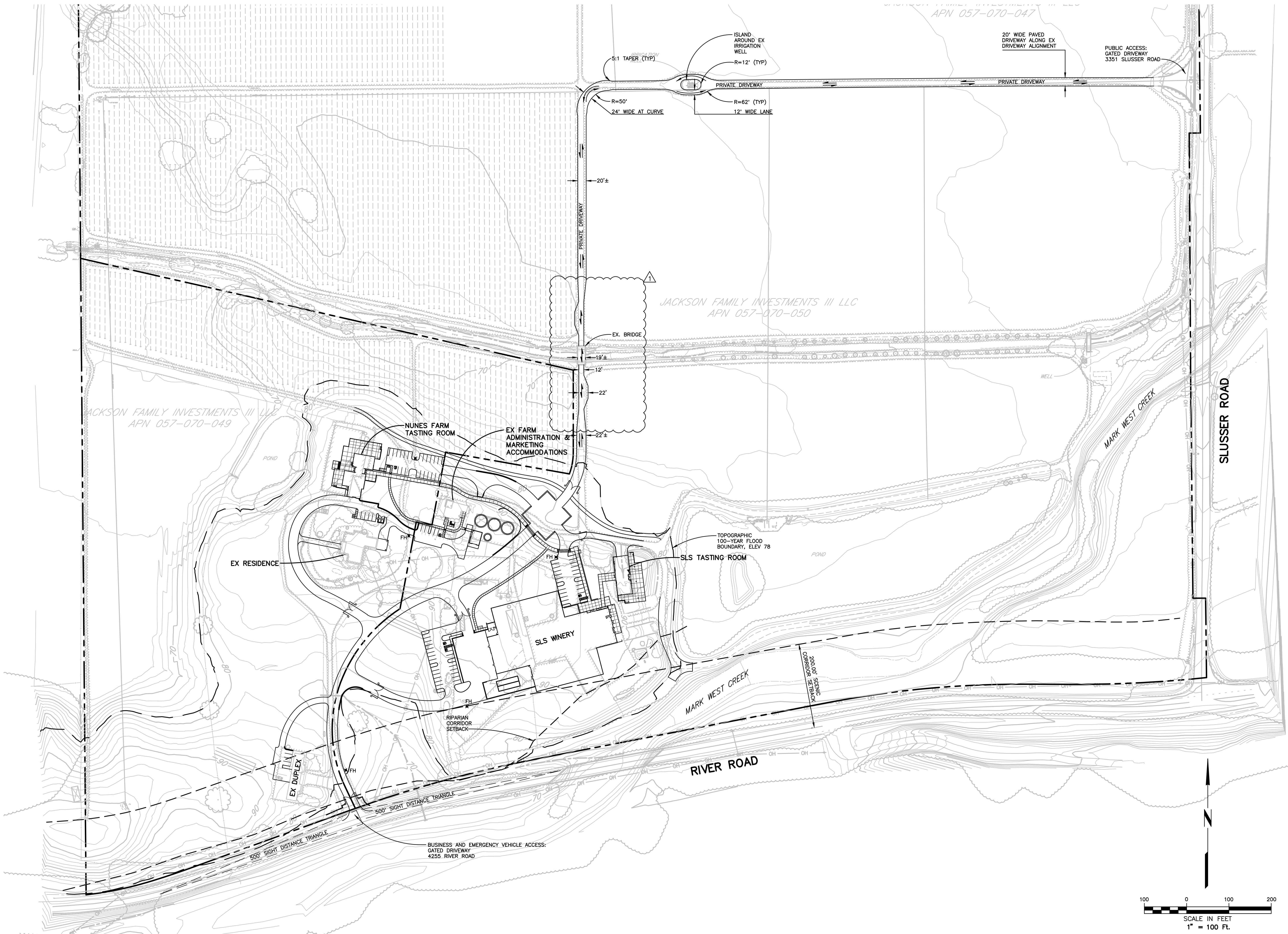
04-28-22 kiffignit 3719.dwg 3719 10\3719.10 PLAN.dwg



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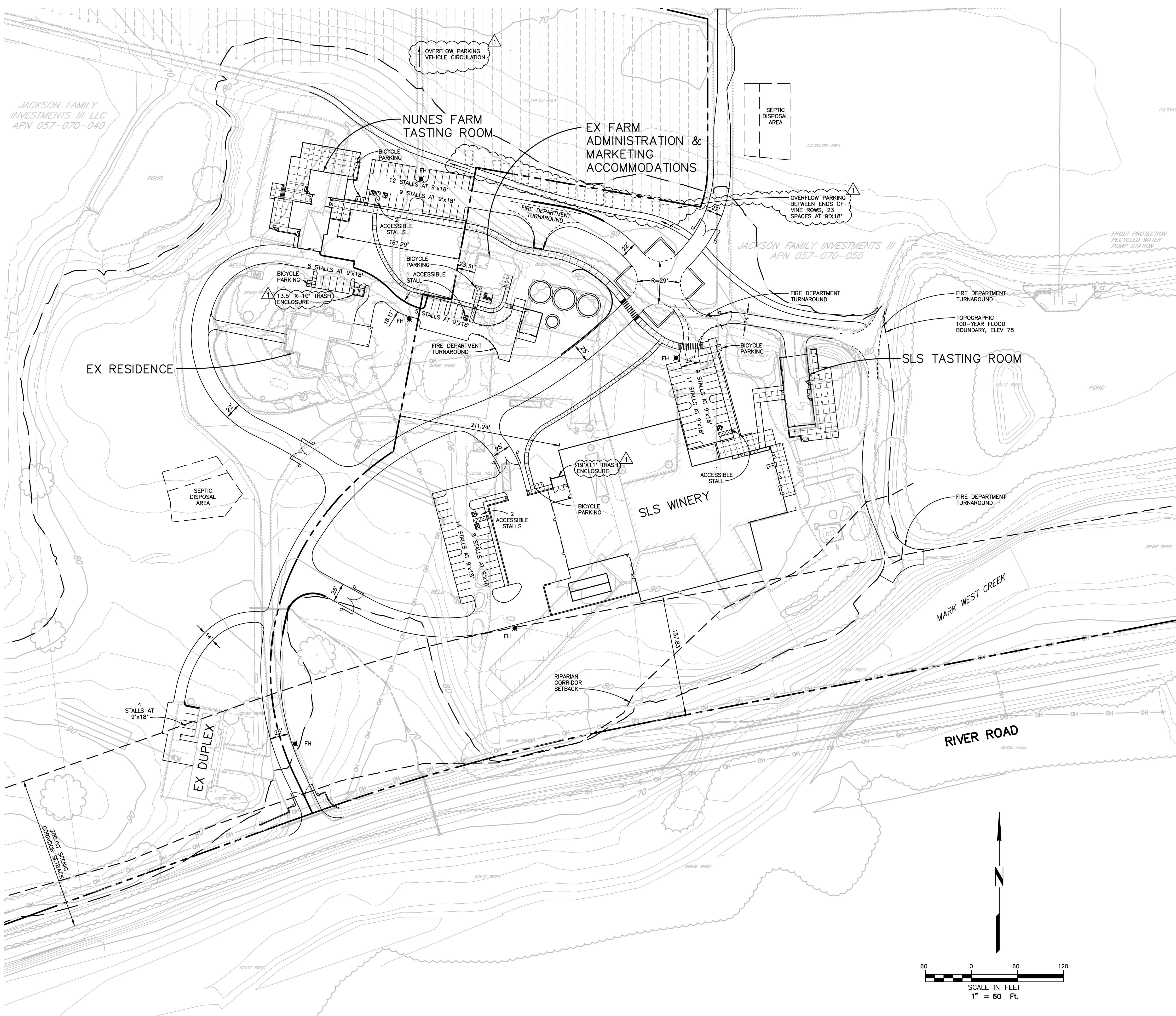
PLOT DATE:  
06.29.22

OVERALL SITE PLAN



TAB: C1.2 ACCESS & CIRCULATION

04-28-22 kiffighi 3719.dwg 3719 10\3719.10 PLAN.dwg



**NOTES**  
 1. TRASH ENCLOSURES SHALL BE ENCLOSED ON ALL SIDES, BE 6 FEET IN HEIGHT AND HAVE ADEQUATE ACCESS FOR REFUSE VEHICLES.



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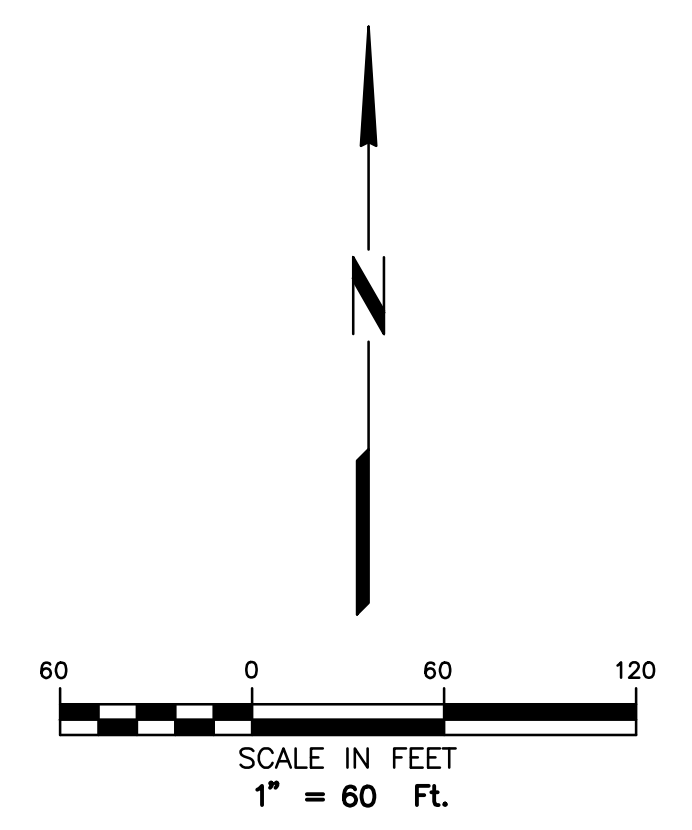
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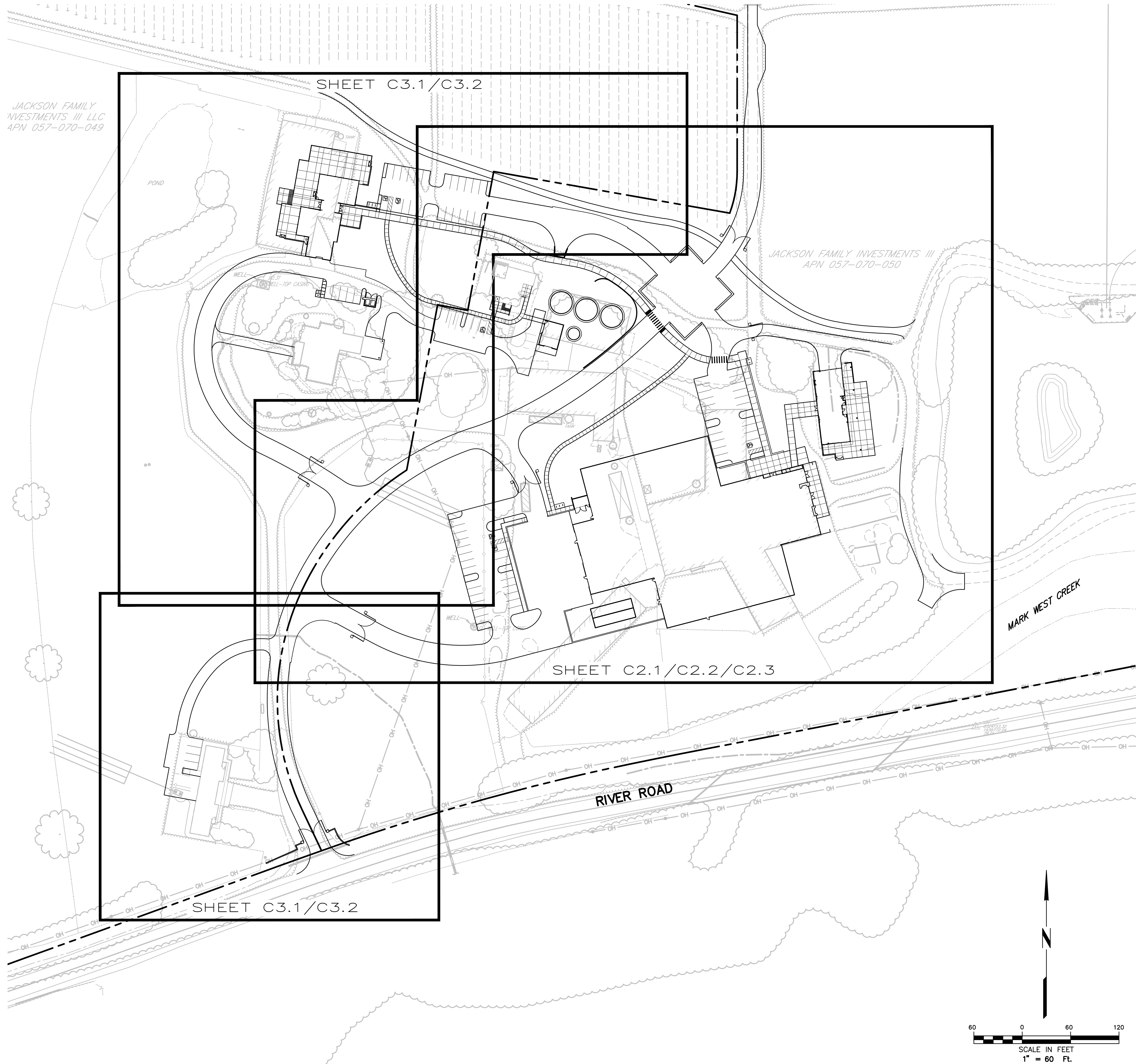
PLOT DATE:  
 06.29.22

SITE PLAN



TAB: C1.3 SITE PLAN

04-28-22 kiffighti 3719.dwg 3719 10\3719.10 PLAN.dwg



**ABBREVIATIONS**

AC	ASPHALT CONCRETE	PW	PROCESS WASTEWATER
APN	ASSESSORS' PARCEL NUMBER	R	RADIUS
APPROX	APPROXIMATE	RW	RECYCLED WATER
BDY	BOUNDARY	S	SOUTH
B&R	BRELJE & RACE	SD	STORM DRAIN
CY	CUBIC YARD	SDI	STORM DRAIN DROP INLET
DI	DROP INLET	SF	SQUARE FEET
DIA	DIAMETER	SS	SANITARY SEWER
E	EAST	SSCO	SANITARY SEWER CLEANOUT
ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	TT	TREE TIE
ESMT	EASEMENT	TYP	TYPICAL
EX	EXISTING	W	WEST
F	FIRE	W	WATER
FF	FINISHED FLOOR	.	DEGREES
FG	FINISHED GRADE	.	MINUTES
FH	FIRE HYDRANT	.	SECONDS
FT	FEET	Δ	DELTA
GAL	GALLON	&	AND
INV	INVERT	@	AT
MAX	MAXIMUM	#	NUMBER
MIN	MINIMUM	#	POUNDS
N	NORTH	%	PERCENT
OH	OVERHEAD		

**LEGEND**

**LINES**

BOUNDARY	.....
PARCEL	.....
CENTER	.....
EASEMENT	.....

**UTILITY LINES**

	EXISTING	PROPOSED
STORM DRAIN	24" SD	24" SD
WATER	8" W	8" W
SEWER	12" SS	12" SS
GAS	3" G	
ELECTRICAL	E	12kV E
TELEPHONE	T	
TELEVISION	TV	
JOINT TRENCH	JT	

**TOPOGRAPHY**

DROP INLET		
DROP INLET WITH SIDE OPENINGS		
WATER METER		
WATER VALVE		
BLOWOFF		
FIRE HYDRANT		
THRUST BLOCK		
GAS METER		
STORM DRAIN MANHOLE		
STORM DRAIN CATCH BASIN		
SEWER MANHOLE		
SEWER CLEANOUT		
JOINT POLE		
LIGHT STANDARD		
GUY/ANCHOR		
CURB & GUTTER		
AC DIKE		
FENCE		
CHAIN LINK FENCE		
DITCH/SWALE		
MONUMENT		
TREE PROTECTION		
TREE TO BE SAVED		
TREE TO BE REMOVED		



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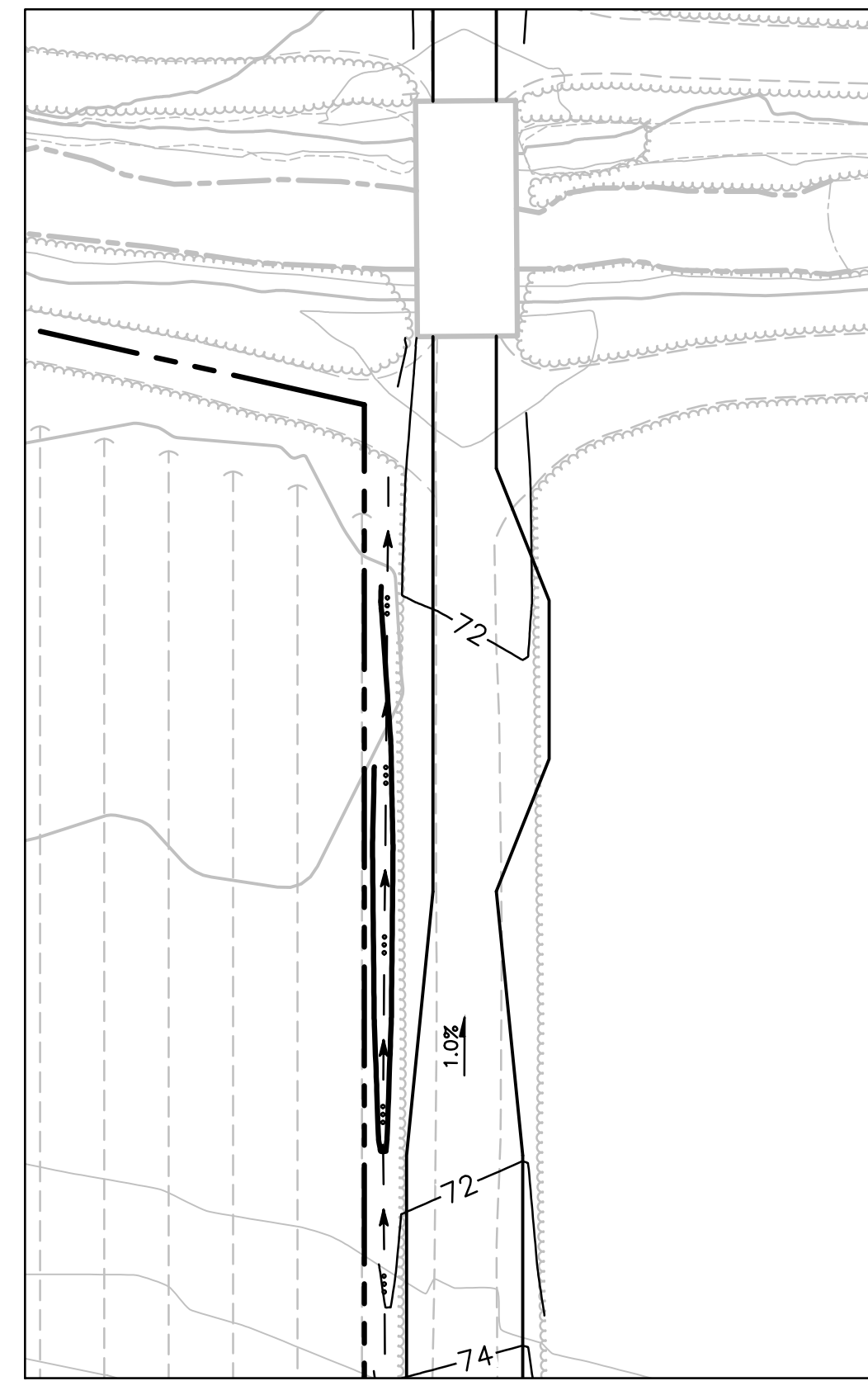
KEY MAP,  
ABBREVIATIONS &  
LEGEND

04-28-22 kiffaghi \3719.dwg\3719 10\3719.10 KEY.dwg TAB: C1.4-KEY MAP

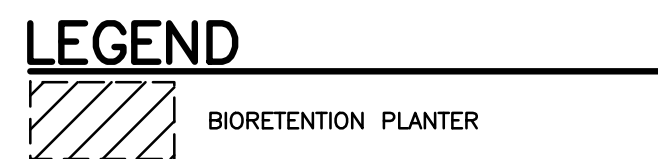


06-07-22 stetina \3719.dwg\3719 10\3719.10 PRELIM GRADING AND DRAINAGE.dwg TAB: C2.1 SARALEE GRAD DRAIN

SEE SHEET C3.1

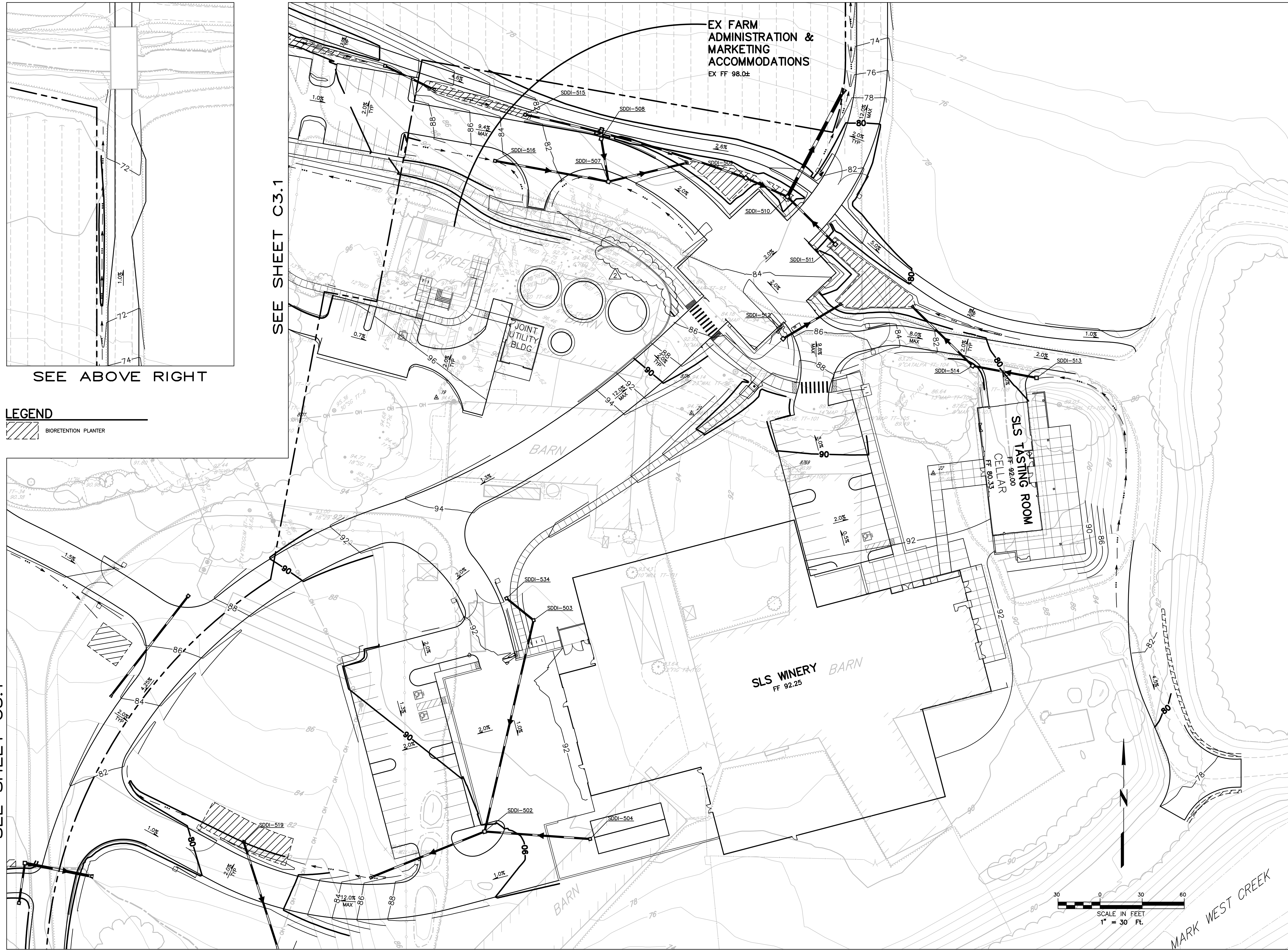


SEE ABOVE RIGHT



SEE SHEET C3.1

SEE BELOW LEFT



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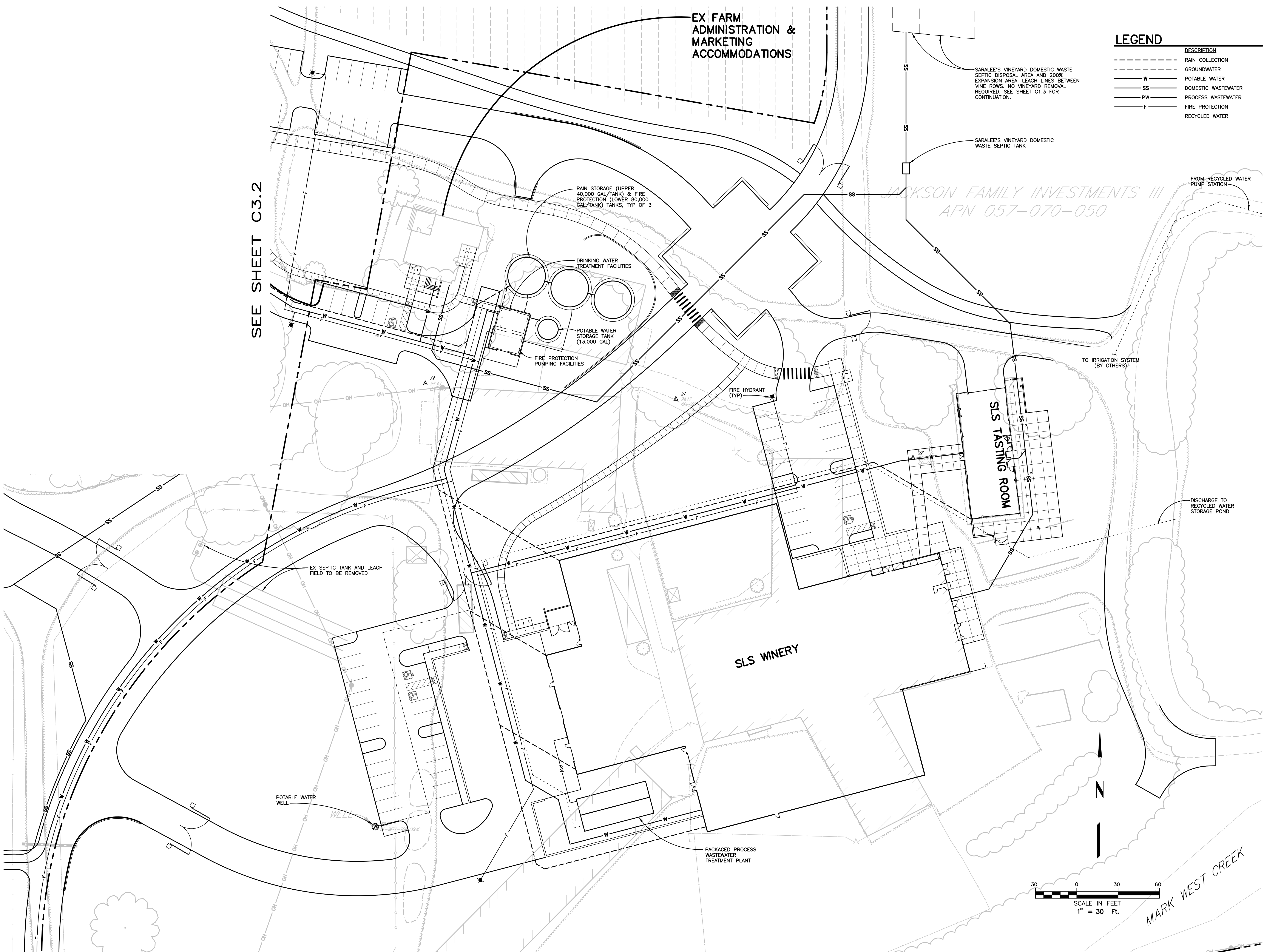
PLOT DATE:  
06.29.22

SARALEE'S  
VINEYARD  
GRADING AND  
DRAINAGE  
PLAN

04-28-22 stetina \3719\dwg\3719 10\3719.10 PRELIM SITE UTILITIES.dwg TAB: C2.2 SARALEE SITE UTIL

SEE SHEET C3.2

SEE SHEET C3.2



**LEGEND**

DESCRIPTION	SYMBOL
RAIN COLLECTION	--- (dashed line)
GROUNDWATER	--- (dashed line)
POTABLE WATER	W (solid line)
DOMESTIC WASTEWATER	SS (solid line)
PROCESS WASTEWATER	PW (solid line)
FIRE PROTECTION	F (solid line)
RECYCLED WATER	--- (dashed line)



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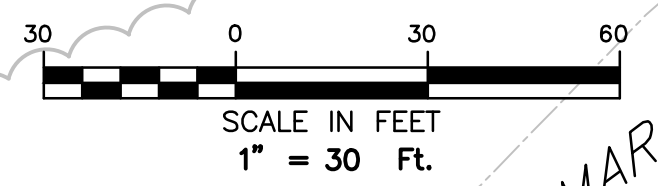
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SARALEE'S VINEYARD SITE UTILITIES PLAN

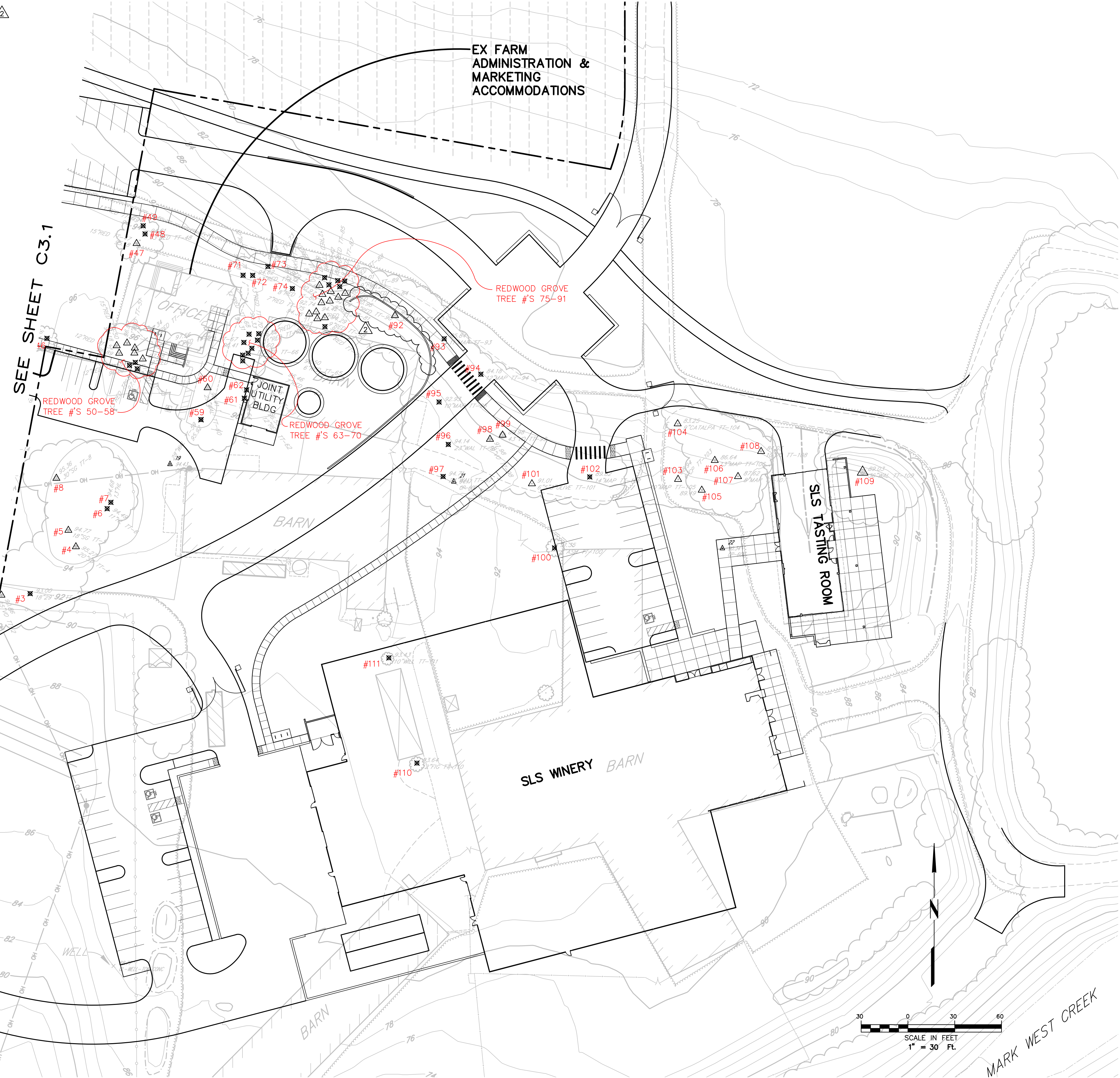


# TREE REMOVAL INVENTORY

TREE ID	SPECIES	COMMON NAME	PROTECTED TREE SIZE (DBH, IN)	ARBOREAL VALUE
#3	EUCALYPTUS CAMALDULENSIS	RED GUM		
#6	GLEDITSIA TRIACANTHOS	HONEY LOCUST		
#7	GLEDITSIA TRIACANTHOS	HONEY LOCUST		
#48	SEQUOIA SEMPERVIRENS	COAST REDWOOD	13	1
#49	SEQUOIA SEMPERVIRENS	COAST REDWOOD	13	1
#55	SEQUOIA SEMPERVIRENS	COAST REDWOOD	12	1
#56	SEQUOIA SEMPERVIRENS	COAST REDWOOD	8	0
#57	SEQUOIA SEMPERVIRENS	COAST REDWOOD	13	1
#59	JUGLANS REGIA	ENGLISH WALNUT		
#61	SEQUOIA SEMPERVIRENS	COAST REDWOOD	12	1
#62	SEQUOIA SEMPERVIRENS	COAST REDWOOD	12	1
#63	SEQUOIA SEMPERVIRENS	COAST REDWOOD	7	0
#64	SEQUOIA SEMPERVIRENS	COAST REDWOOD	7	0
#65	SEQUOIA SEMPERVIRENS	COAST REDWOOD	6	0
#66	SEQUOIA SEMPERVIRENS	COAST REDWOOD	12	1
#67	SEQUOIA SEMPERVIRENS	COAST REDWOOD	11	1
#68	SEQUOIA SEMPERVIRENS	COAST REDWOOD	12	1
#69	SEQUOIA SEMPERVIRENS	COAST REDWOOD	11	1
#70	SEQUOIA SEMPERVIRENS	COAST REDWOOD	13	1
#71	SEQUOIA SEMPERVIRENS	COAST REDWOOD	12	1
#72	SEQUOIA SEMPERVIRENS	COAST REDWOOD	13	1
#73	CRATAEGUS LAEVIGATA	ENGLISH HAWTHORN		
#74	QUERCUS AGRIFOLIA	COAST LIVE OAK	17	2
#79	SEQUOIA SEMPERVIRENS	COAST REDWOOD	10	1
#85	SEQUOIA SEMPERVIRENS	COAST REDWOOD	9	1
#86	SEQUOIA SEMPERVIRENS	COAST REDWOOD	12	1
#87	SEQUOIA SEMPERVIRENS	COAST REDWOOD	9	1
#88	SEQUOIA SEMPERVIRENS	COAST REDWOOD	11	1
#89	SEQUOIA SEMPERVIRENS	COAST REDWOOD	9	1
#93	ACE RUBRUM	RED MAPLE		
#94	ACE RUBRUM	RED MAPLE		
#95	ACE RUBRUM	RED MAPLE		
#96	JUGLANS REGIA	ENGLISH WALNUT		
#97	JUGLANS REGIA	ENGLISH WALNUT		
#100	FRAXINUS OXY. 'RAYWOODII'	RAYWOOD ASH		
#102	ACE RUBRUM	RED MAPLE		
#110	FICUS CARICA	FIG		
#111	SALIX SPECIES	NATIVE WILLOW		

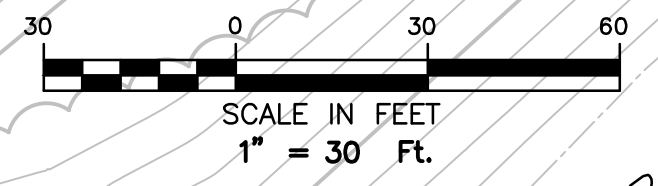
\* INDICATES TREE TO BE REMOVED DUE TO POOR CONDITION.

TOTAL ARBOREAL VALUE: 21 (19 COAST REDWOOD, 2 COAST LIVE OAK)



SEE SHEET C3.1

SEE SHEET C3.1



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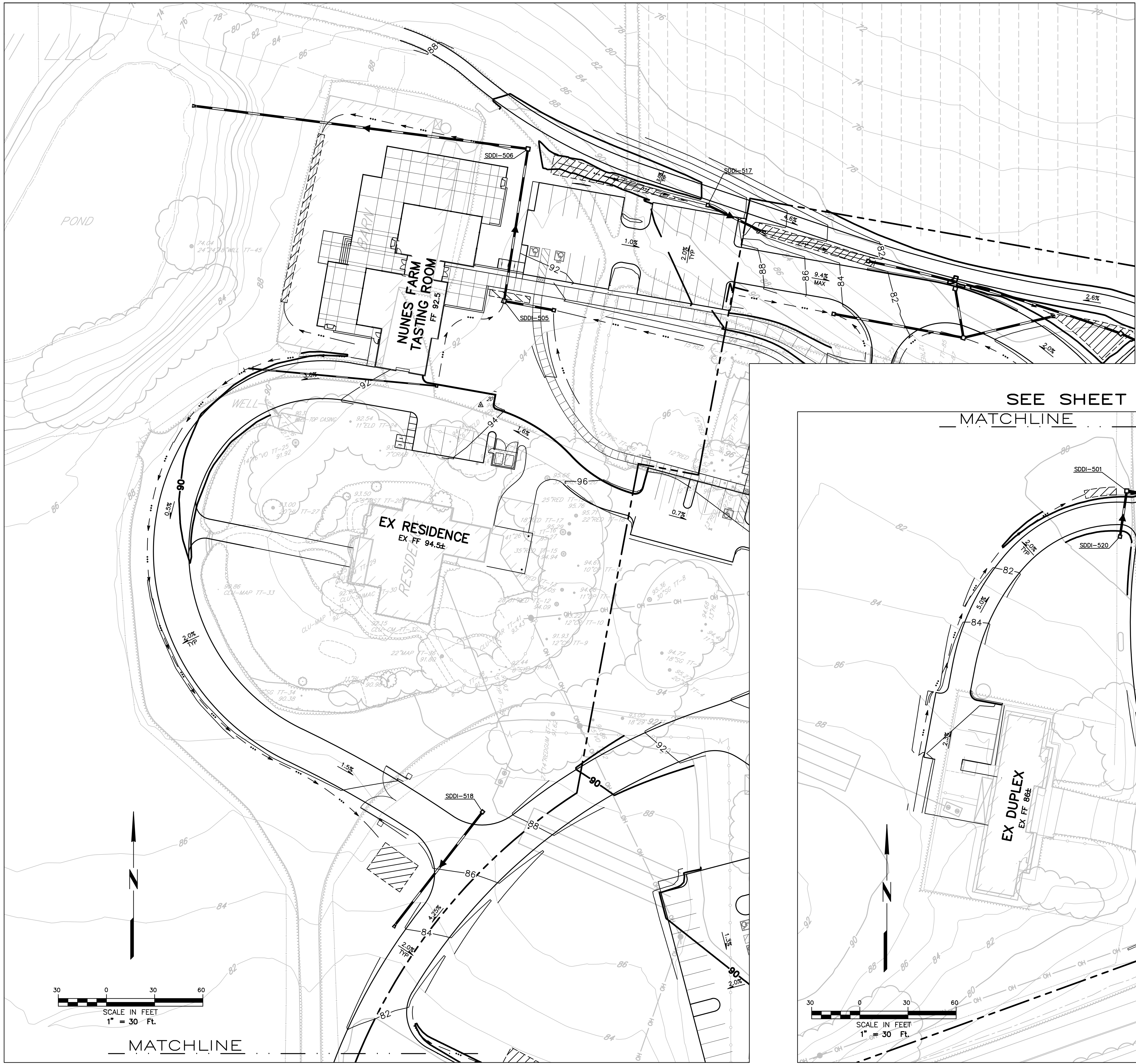
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PLOT DATE:

06.29.22

SARALEE'S VINEYARD TREE PROTECTION PLAN

04-21-22 stetina \\3719\dwg\3719 10\3719.10 PRELIM GRADING AND DRAINAGE.dwg TAB: C3.1 NUNES GRAD DRAIN



SEE SHEET C2.1

**LEGEND**  
 BIORETENTION PLANTER

**Ria**  
 ARCHITECTS  
 VON RAISFELD & ASSOCIATES  
 ARCHITECTURE/INTERIOR CONSULTING  
 PUEBLA, CALIFORNIA T. 707.742.4000

REGISTERED PROFESSIONAL ENGINEER  
 PAUL V. BARTLETT  
 No. 40512  
 Exp. 2-28-23  
 CIVIL  
 STATE OF CALIFORNIA

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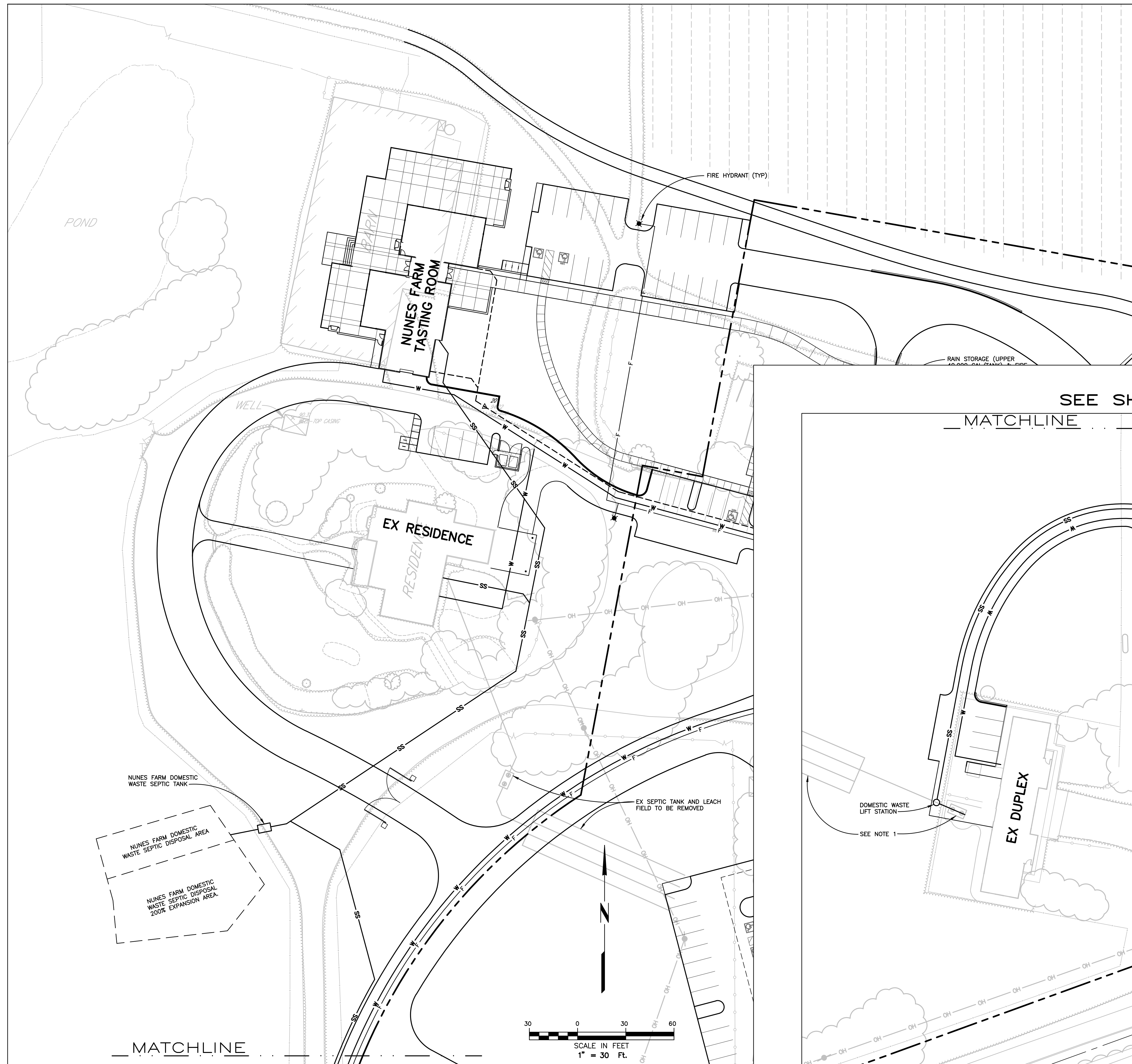
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NUNES FARM  
 GRADING AND  
 DRAINAGE  
 PLAN



**LEGEND**

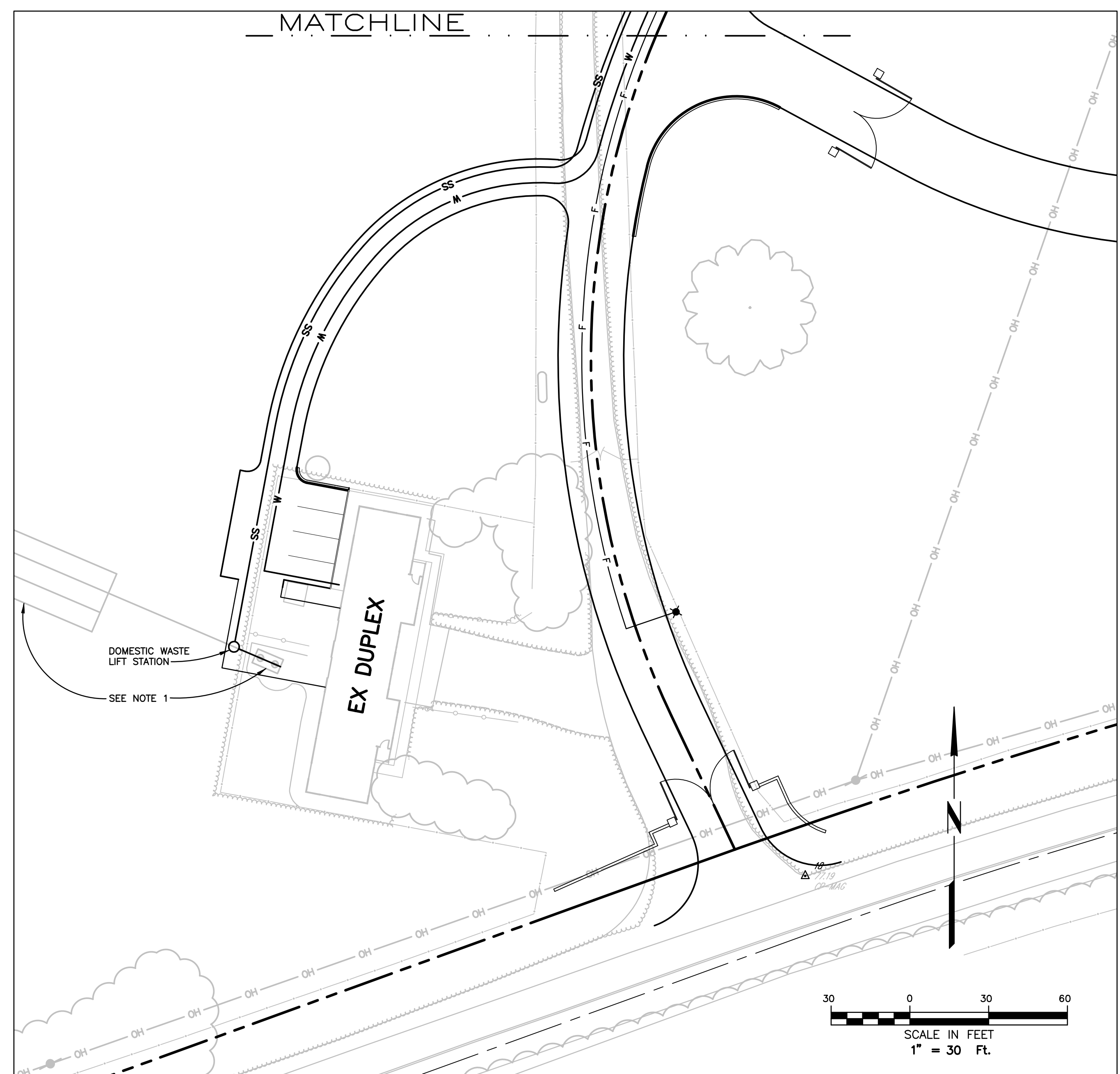
DESCRIPTION	SYMBOL
RAIN COLLECTION	---
GROUNDWATER	---
POTABLE WATER	W
DOMESTIC WASTEWATER	SS
PROCESS WASTEWATER	PW
FIRE PROTECTION	F
IRRIGATION RECYCLED WATER	---

**NOTE**

1. CONDITION OF EXISTING SEPTIC SYSTEM SERVING EXISTING DUPLEX HAS NOT BEEN EVALUATED. USE PERMIT MATERIALS. ASSUME SYSTEM IS IN POOR CONDITION AND THAT WASTE FROM THE DUPLEX WILL BE TREATED IN THE PROPOSED NUNES FARM SYSTEM. IF THE EXISTING SYSTEM IS FOUND TO BE IN GOOD CONDITION, IT MAY CONTINUE TO SERVE THE DUPLEX.

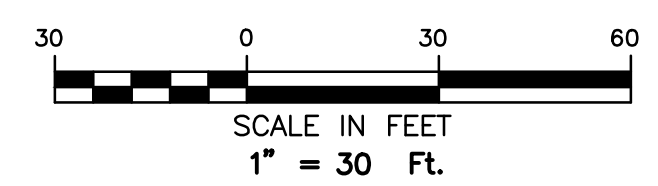
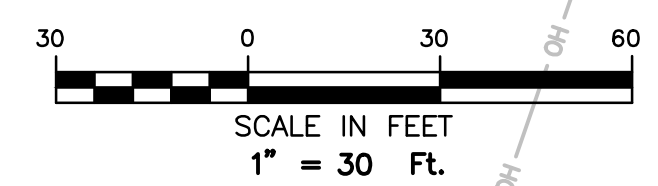
SEE SHEET C2.2

SEE SHEET BELOW LEFT



SEE SHEET C2.2

MATCHLINE  
SEE SHEET ABOVE RIGHT



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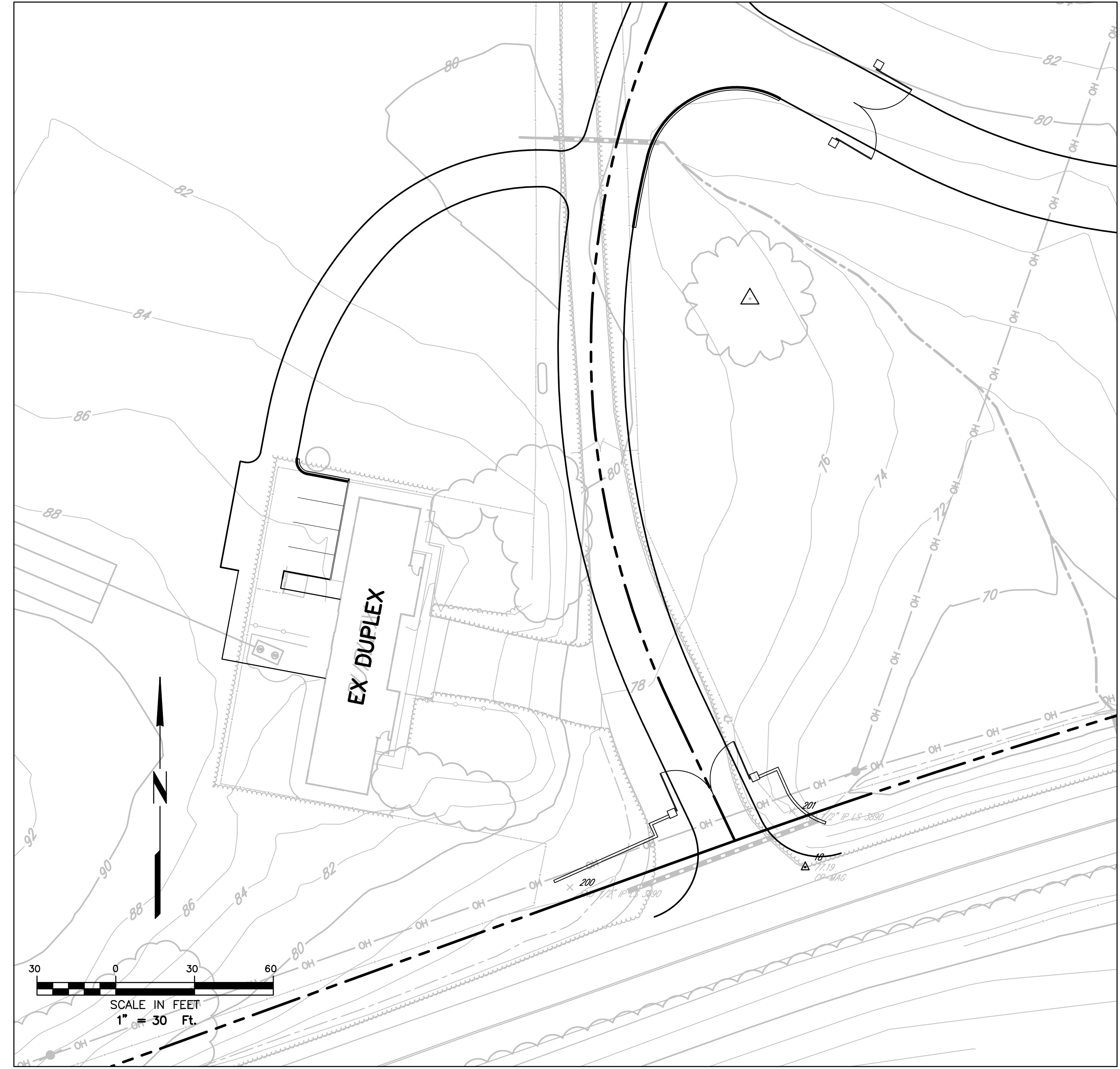
NUNES FARM  
SITE UTILITIES  
PLAN

06-07-22 stetina \3719\dwg\3719 10\3719.10 PRELIM GRADING AND DRAINAGE.dwg TAB: C3.3 NUNES TREE PROT



SEE SHEET C2.1

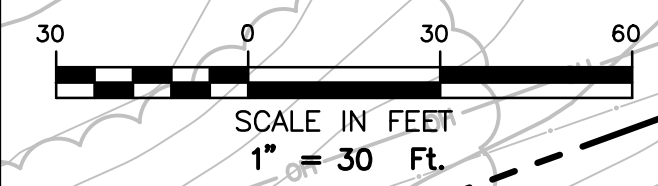
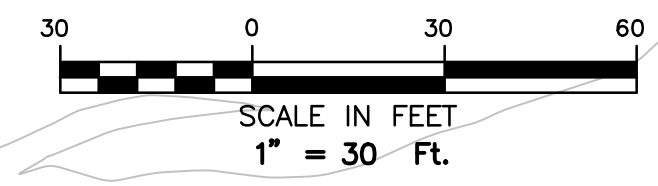
SEE SHEET BELOW LEFT



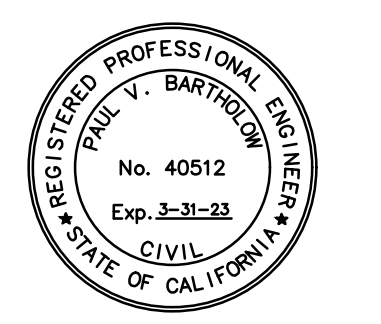
**TREE REMOVAL INVENTORY**

TREE ID	SPECIES	COMMON NAME	PROTECTED TREE SIZE (DBH, IN)	ARBOREAL VALUE
#9	PISTACHIA CHINENSIS	CHINESE PISTACHE		
#10	PISTACHIA CHINENSIS	CHINESE PISTACHE		
#19	SEQUOIA SEMPERVIRENS	COAST REDWOOD	25	3
#20	JUGLANS REGIA	ENGLISH WALNUT		
#21	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR		
#22	ACER NEGUNDO	BOX ELDER		
#27	GLEDITSIA TRIACANTHOS	HONEY LOCUST		
#34	LIQUIDAMBAR STYRACIFLUA	SWEETGUM		
#35	ROBINIA PSEUDOACACIA	BLACK LOCUST		
#41	PYRUS CALLERYANA	FLOWERING PEAR		
#46	FICUS CARICA	FIG		

\* INDICATES TREE TO BE REMOVED DUE TO POOR CONDITION.  
TOTAL ARBOREAL VALUE: 3 (3 COAST REDWOOD)



SEE SHEET ABOVE RIGHT



**Brelje & Race**  
CONSULTING ENGINEERS  
475 Aviation Boulevard, Suite 120  
Santa Rosa, CA 95403  
t: 707-576-1322  
f: 707-576-0469  
www.brce.com

**NUNES FARM & WINERY  
AT SARALEE'S VINEYARD**  
APN 057-070-049  
4255 RIVER ROAD, SANTA ROSA, CA 95401  
APN 057-070-050  
3400 SLUSSER ROAD, WINDSOR, CA 95492

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 06-29-22

Project # 3719.10  
Permit # PLP20-0007  
ISSUE: DATE:  
PLANNING APPLICATION SUBMITTAL 12.15.21  
RESPONSE TO 2/2022 COMMENTS 05.02.22  
RESPONSE TO 6/2022 COMMENTS 06.29.22

PLOT DATE:  
06.29.22

NUNES FARM  
TREE PROTECTION  
PLAN

# NUNES FARM & WINERY AT SARALEE'S VINEYARD

WINDSOR, CA

## PROJECT DATA

PROJECT ADDRESS: 4255 RIVER ROAD, WINDSOR, CA  
A: APN#-057-070-047, 057-070-047 & 050

## PROJECT DESCRIPTION:

PROJECT INCLUDES LANDSCAPE AND HARDSCAPE IMPROVEMENTS

## GENERAL NOTES

- THESE DRAWINGS ARE FOR INFORMATION ONLY IN ACCORDANCE WITH SONOMA COUNTY PERMITTING PROCESSES.
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS OR REGULATIONS, AND WITH CURRENT ACCEPTED INDUSTRY CODES, STANDARDS AND PRACTICES. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO ANY LAWS, REGULATIONS, CODES, STANDARDS OR PRACTICES.

## PERMIT NOTES

- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

## GRADING NOTES

- THE GRADING PLAN(S) ON THESE DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT AND TO GUIDE FINISH GRADING.
- ALL GRADING SHALL CONFORM TO THE CALIFORNIA BUILDING CODE.
- THE CONTRACTOR SHALL NOTIFY DIG ALERT (811) AT LEAST TWO WORKING DAYS IN ADVANCE (NOT INCLUDING DAY OF NOTIFICATION) OF BREAKING GROUND.
- ALL GRADING SHALL BE OBSERVED AND TESTED BY A GEOTECHNICAL ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST THREE (3) DAYS IN ADVANCE OF COMMENCING WORK.
- SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING, AND GRADING WORK TO BE DONE.
- ALL EARTHWORK, INCLUDING STRIPPING, GRADING, SCARIFICATION, BACKFILL, AND COMPACTION, SHALL BE PERFORMED PERFORMED PER THE GEOTECHNICAL REPORT AND GEOTECHNICAL ENGINEER'S REQUIREMENTS.

## PROJECT TEAM

OWNER  
JACKSON FAMILY WINES  
425 AVIATION BLVD.  
SANTA ROSA, CA 95403  
TEL: 707.525.6529

LANDSCAPE ARCHITECT  
GIRVIN ASSOCIATES  
444 MAGNOLIA AVENUE, SUITE 200  
LARKSPUR, CA 94939  
TEL: 415.459.3443

ARCHITECT  
vR/a ARCHITECTS  
108 PETALUMA BLVD, SUITE 200  
PETALUMA CA 94952  
TEL: 707.762.6006

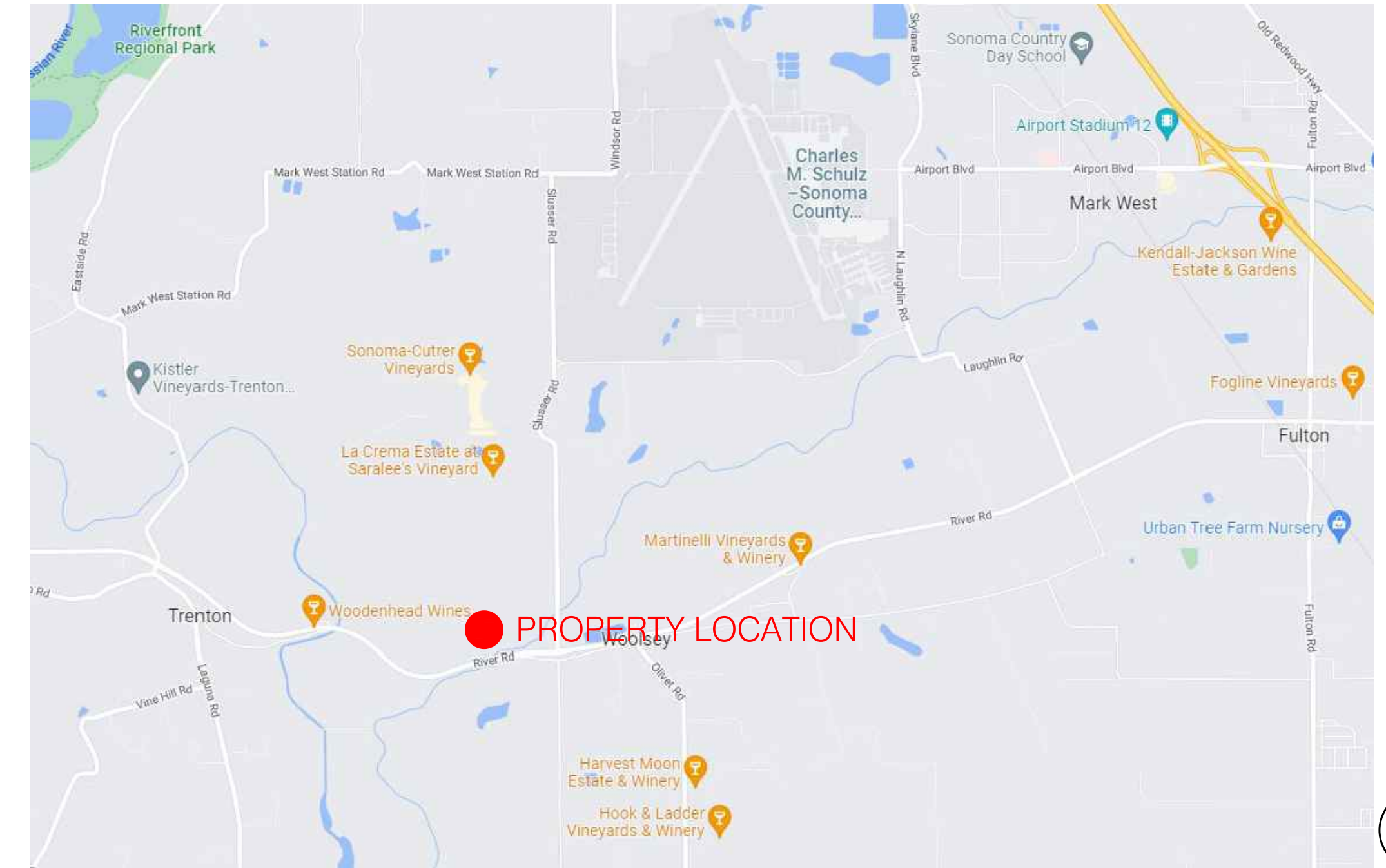
CIVIL ENGINEER  
BREJJE & RACE CONSULTING ENGINEERS  
475 AVIATION BLVD SUITE 120  
SANTA ROSA, CA 95403  
TEL: 707.576.1322

ENVIRONMENTAL PLANNING  
ASCENT ENVIRONMENTAL INC.  
455 CAPITOL MALL, SUITE 300  
SACRAMENTO, CA 95814  
TEL: 916.732.3324

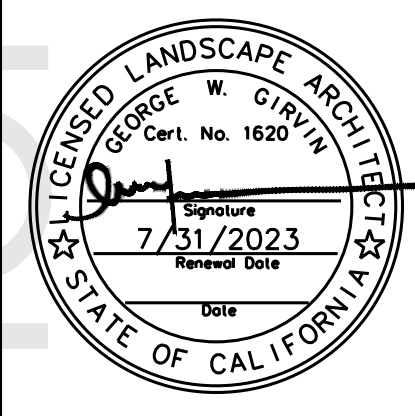
## SHEET INDEX

Sheet Number	Sheet Title
L0.00	COVER SHEET
L1.00	WELO CALCS & PLANTING LIST
L1.01	HYDROZONE & TREE PLAN
L2.00	LIGHTING SCHEDULE & PLAN

## SITE MAP



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06/29/2022 - COMPLETENESS REVIEW COMMENT RESPONSE

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COVER SHEET

**NUNES FARM & WINERY  
AT SARALEE'S VINEYARD**

4255 RIVER ROAD, SANTA ROSA, CA 95401

DATE: 05/02/2022
JOB NUMBER: #
DRAWN: BRG CHECKED: GG
SCALE: NTS

SHEET NUMBER

**L0.00**

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PLANTING & TREE LIST

CATEGORIES OF WATER NEEDS, SIZING, AND SPACING

TREES				
BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	SPACING
AESCULUS X CARNEA	RED HORSECHESTNUT	M	24" BOX	PER PLAN
ALNUS GLUTINOSA	BLACK ALDER	M	24" BOX	PER PLAN
ARBUTUS 'MARINA'	MARINA ARBUTUS	L	36" BOX	PER PLAN
GLEDITSIA TRIACANTHOS	HONEY LOCUST	L	24" BOX	PER PLAN
JUGLANS CALIFORNICA	BLACK WALNUT	M	24" BOX	PER PLAN
LAGERSTROEMIA INDICA X FAURIEI	CREPE MYRTLE	L	24" BOX	PER PLAN
LAURUS NOBILIS	SWEET BAY	L	24" BOX	PER PLAN
OLEA EUROPAEA	OLIVE	VL	24" BOX	PER PLAN
PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	L	36" BOX	PER PLAN
PISTACIA CHINENSIS	CHINESE PISTACHE	L	36" BOX	PER PLAN
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M	36" BOX	PER PLAN
QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	36" BOX	PER PLAN
QUERCUS SUBER	CORK OAK	L	36" BOX	PER PLAN
SCHINUS MOLLE	CALIFORNIA PEPPER TREE	VL	36" BOX	PER PLAN
SEQUOI SEMPERVIRENS	COAST REDWOOD	H	36" BOX	PER PLAN
GRASSES, SHRUBS, GROUNDCOVERS, VINES, & PERENNIALS				
BOTANICAL NAME	COMMON NAME	WUCOLS		
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	L	15 GAL	42" O.C.
AGAVE ATTENUATA	AGAVE	L	5 GAL	30" O.C.
ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	L	1 GAL	18" O.C.
BUDDLEJA ALTERNIFOLIA	FOUNTAIN BUTTERFLY BUSH	L	5 GAL	30" O.C.
CAREX DIVULSA	EUROPEAN GRAY SEDGE	L	6" POT	12" O.C.
CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN CEANOTHUS	L	15 GAL	48" O.C.
DAPHNE ODORA AND CVS.	WINTER DAPHNE	L	5 GAL	24" O.C.
DESCHAMPSIA CESPITOSA AND CVS.	TUFTED HAIRGRASS	L	1 GAL	24" O.C.
FESTUCA CALIFORNICA AND CVS.	CALIFORNIA FESCUE	L	6" POT	12" O.C.
FESTUCA RUBRA	CREEPING RED FESCUE	L	6" POT	12" O.C.
IRIS DOUGLASIANA	DOUGLAS IRIS	L	1 GAL	24" O.C.
JASMINUM OFFICINALE F. GRANDIFLORUM (JASMINUM GRANDIFLORUM)	COMMON JASMINE	L	1 GAL	24" O.C.
LAVANDULA SPP. & CVS.	LAVENDER	L	1 GAL	24" O.C.
LUPINUS LATIFOLIUS	BROADLEAF LUPINE	L	1 GAL	24" O.C.
MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL	24" O.C.
PHORMIUM TENAX	NEW ZEALAND FLAX	L	5 GAL	36" O.C.
PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTIOSPORUM	L	5 GAL	36" O.C.
PLUMBAGO AURICULATA (CAPENSIS)	CAPE PLUMBAGO	L	1 GAL	24" O.C.
RIBES SANQUINEUM VARIETIES & CULTIVARS	RED FLOWERING CURRANT	L	15 GAL	48" O.C.
ROSMARINUS OFFICINALIS	ROSEMARY	L	1 GAL	24" O.C.
SALVIA 'AROMAS'	AROMAS SALVIA	L	1 GAL	24" O.C.
SALVIA CHAMAEDRYOIDES	BLUE SAGE	L	1 GAL	24" O.C.
TEUCRIUM CHAMAEDRYOS	GERMANDER	L	1 GAL	24" O.C.
BIORETENTION SPECIES				
ARTEMISIA DOUGLASIANA	CALIFORNIA MUGWORT	L	1 GAL	24" O.C.
CAREX DIVULSA	EUROPEAN GRAY SEDGE	L	6" POT	12" O.C.
FESTUCA IDAHOENSIS	IDAHO	VL	6" POT	12" O.C.
IRIS DOUGLASIANA	DOUGLAS IRIS	L	1 GAL	24" O.C.
RIBES SANGUINEUM	RED FLOWERING CURRANT	L	15 GAL	48" O.C.

Maximum Applied Water Allowance (MAWA)

Project: NUNES FARM & WINERY  
 City: Santa Rosa  
 Annual Et<sub>c</sub>: 29.53 in./year  
 Total Landscaped Area (LA): 234,000 sq. ft.  
 Special LS Area (SLA): 234,000 sq. ft.

The project's Maximum Applied Water Allowance shall be calculated using this equation:

**MAWA = (Et<sub>c</sub>) (0.62) [(0.7 x LA) + (0.3 x SLA)]**

MAWA = Maximum Applied Water Allowance (gallons per year)  
 Et<sub>c</sub> = Reference Evapotranspiration from Appendix A (inches per year)  
 0.7 = ET Adjustment Factor (ETAF)  
 LA = Landscaped Area includes Special Landscape Area (square feet)  
 0.62 = Conversion factor (to gallons per square foot)  
 SLA = Portion of the landscape area identified as Special Landscape Area (square feet) [such as a reclaimed water system, active play-turf areas]  
 0.3 = the additional ET Adjustment Factor for Special Landscape Area [Allows SLA to equal 1.0]

Show Calculations:

MAWA = 29.53 x 0.62 x [ ( 0.7 x 234,000 ) + ( 0.3 x 234,000 ) ]  
 MAWA = ( 18.31 ) x [ ( 163,800 ) + ( 70,200 ) ]  
 MAWA = ( 18.31 ) x ( 234,000 )

Maximum Applied Water Allowance = **4,284,212** gallons per year

Estimated Total Water Use (ETWU)

Project: NUNES FARM & WINERY  
 City: Santa Rosa  
 Annual Et<sub>c</sub>: 47.03 in./year  
 Annual Effective Rainfall: 17.50 in./year  
 Net Annual Et<sub>c</sub>: 29.53 in./year  
 Landscaped Areas (HA): - sq. ft.  
 Special LS Areas (SLA): 234,000.00 sq. ft.  
 Controllers: X  
 Irrigation Efficiency: 85%

The project's Estimated Total Water Use is calculated using the following formula:

**ETWU = (Et<sub>c</sub>) (0.62) [ (PF x HA / IE) + SLA ]**

ETWU = Estimated Total Water Use (gallons per year)  
 Et<sub>c</sub> = Reference Evapotranspiration from Appendix A (inches per year)  
 PF = Plant Factor from WUCOLS (see Definitions)  
 HA = Total Hydrozone Areas (square feet)  
 0.62 = Conversion factor (to gallons per square foot)  
 SLA = Portion of the landscape area identified as Special Landscape Area (square feet) [such as a reclaimed water system, active play-turf areas]  
 IE = Irrigation Efficiency

Show Calculations:

ETWU = [ ( 29.53 ) x ( 0.62 ) x ( - / 0.85 ) ] + -  
 ETWU = ( 18.31 ) x ( - )

Estimated Total Potable Water Use = **0.0** gallons per year

Hydrozone	Hydrozone Plant Water Use Type	Plant Factor (PF)	Landscaped Area (Ft <sup>2</sup> ) (HA)	Calculated Landscaped Area (PFxHA)
A	LOW	0.30	-	-
B	LOW	0.30	-	-
C	HIGH	0.85	-	-
	SLA	1.00	234,000	234,000
			Sum	-
				234,000

Hydrozone Information Tables

Project: NUNES FARM & WINERY  
 City: Santa Rosa  
 Total Landscape Area: 234,000.00 sq. ft.  
 Special Landscape Area: 234,000.00 sq. ft.  
 Controllers: X

Hydrozone	Zone or Valve Circuit Numbers	Method of Irrigation	Area (Sq.Ft <sup>2</sup> )	% of Total Landscape Area	SLA
SLA	N/A	N/A	234000	100.00%	
A	0	Drip	0.00	0.00%	Y
B	0	Drip	0.00	0.00%	Y
C	0	Overhead	0.00	0.00%	N
TOTAL			-	0.00%	

Hydrozone Summary Table

Hydrozone	Area (Sq.Ft.)	% of Total Landscape Area
High Water Use (HW)	14000	5.98%
Moderate Water Use (MW)	0	0.00%
Low Water Use (LW)	220000	94.02%
<b>Total</b>	<b>234000</b>	<b>100.00%</b>

- IRRIGATION WATER TO BE SOURCED FROM RECYCLED WATER PROCESSES; REFER TO CIVIL PLANS FOR DETAILED INFORMATION.

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06/20/2022 - COMPLETENESS REVIEW COMMENT RESPONSE

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WELO CALCS AND PLANTING LIST  
**NUNES FARM & WINERY  
 AT SARALEE'S VINEYARD**  
 4255 RIVER ROAD, SANTA ROSA, CA 95401

DATE: 05/02/2022  
 JOB NUMBER: #  
 DRAWN: BRG CHECKED: GG  
 SCALE: NTS

SHEET NUMBER  
**L1.00**



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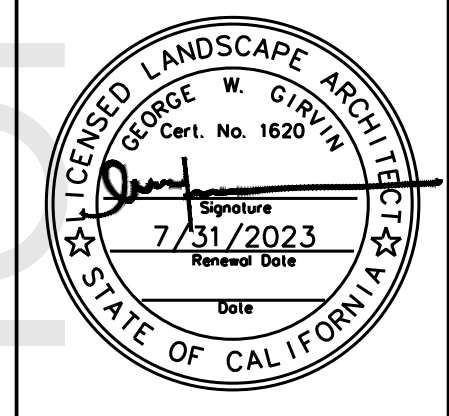
**PLANT SCHEDULE**

TREES	BOTANICAL NAME	SIZE	QTY
	All Other Trees	24" box	24
	Alnus glutinosa	24" box	10
	Driveway Trees	24" box	37
	Parking Lot Trees	24" box	16
	Phoenix canariensis	36" box	2
	Quercus agrifolia	36" box	8
	Quercus suber	36" box	3
	Sequoia sempervirens	36" box	13
	LOW WATER - DRIP IRRIGATION		APPROX. 60,000 S.F.
	LOW WATER - POINT SOURCE IRRIGATION		APPROX. 160,000 S.F.
	LAWN TURF		APPROX. 14,000 S.F.
	EXISTING TREE CANOPY		
	EXISTING LANDSCAPE		

- NOTES:
- ALL IRRIGATED LOW WATER HYDROZONES USE 100% RECYCLED WATER FROM WINERY WASTEWATER PROCESSES, INCLUDING TURF AREAS
  - LAWN TURF SPECIES SHALL BE 'BOLERO SOD PLUS' 90% DWARF FESCUE W/10% BLUEGRASS

- TREE MITIGATION NOTES:
- PER COUNTY TREE PROTECTION ORDINANCE (SECTION 26-88-010), THE COUNTY ASSIGNS 2 ARBOREAL VALUE (AV) POINTS TO EACH 24-INCH BOX TREE. PROPOSED SEQUOIA SEMPERVIRENS AND QUERCUS AGRIFOLIA TREES SHALL BE 36" BOX TREES.
  - 13 SEQUOIA SEMPERVIRENS (36" BOX) = 26 AV POINTS
  - 8 QUERCUS AGRIFOLIA (36" BOX) = 16 AV POINTS
  - PROPOSED MITIGATION TREES AND THEIR AV VALUES ARE EQUAL TO OR GREATER THAN THE REMOVED TREE AV VALUES DETERMINED.
  - REFER TO CIVIL SHEETS C2.3 AND C3.3 FOR 'TREE REMOVAL INVENTORY' TABLES FOR CALCULATED AV VALUES OF REMOVED TREES.

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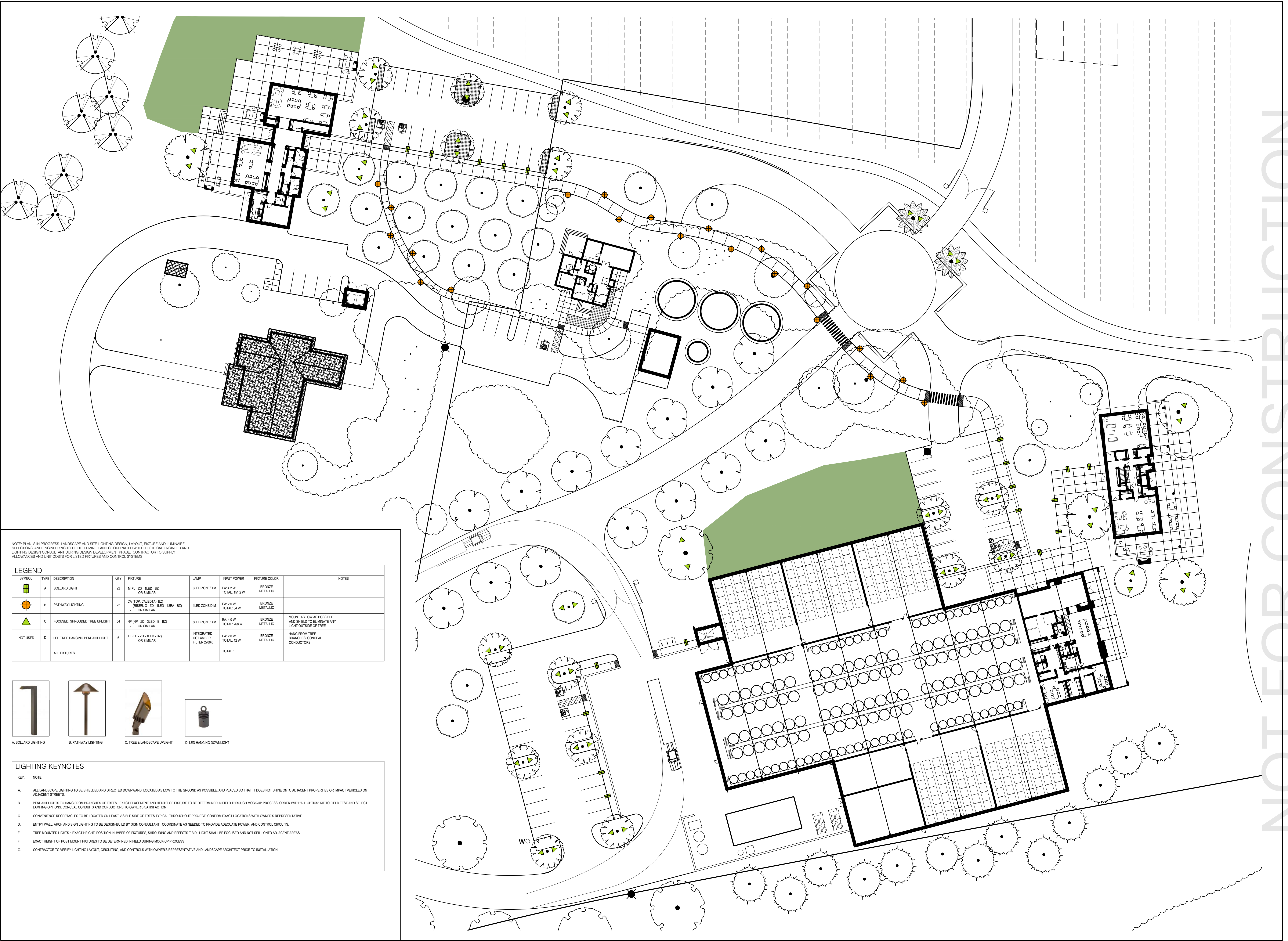
**HYDROZONE AND TREE PLAN**  
**NUNES FARM & WINERY**  
**AT SARALEE'S VINEYARD**

4255 RIVER ROAD, SANTA ROSA, CA 95401

DATE: 05/02/2022  
JOB NUMBER: #  
DRAWN: BRG CHECKED: ##  
SCALE: 1" = 60'

SHEET NUMBER  
**L1.01**

R:\SketchUp\CAD\01 BASE\01 SAR GA LIGHTING.dwg [L2.00] - Wednesday, June 29, 2022, 3:08pm - Copyright © 2022, Girvin Associates, Inc. Landscape Architects - This drawing was originally printed on 24" x 36" size sheet. The accuracy of this drawing cannot be guaranteed if these size differs from the original.



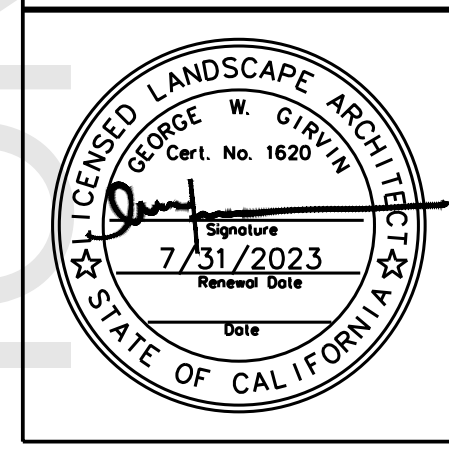
NOTE: PLAN IS IN PROGRESS. LANDSCAPE AND SITE LIGHTING DESIGN LAYOUT. FIXTURE AND LUMINAIRE SELECTIONS AND ENGINEERING TO BE DETERMINED AND COORDINATED WITH ELECTRICAL ENGINEER AND LIGHTING DESIGN CONSULTANT DURING DESIGN DEVELOPMENT PHASE. CONTRACTOR TO SUPPLY ALLOWANCES AND UNIT COSTS FOR LISTED FIXTURES AND CONTROL SYSTEMS.

SYMBOL	TYPE	DESCRIPTION	QTY	FIXTURE	LAMP	INPUT POWER	FIXTURE COLOR	NOTES
	A	BOLLARD LIGHT	22	MP-L 2D-1LED-BZ OR SIMILAR	3LED ZONE/DM	EA 4.2 W TOTAL: 92.4 W	BRONZE METALLIC	
	B	PATHWAY LIGHTING	22	CA (TOP CALESTA-BZ) (RSES-G-2D-1LED-18RA-BZ) OR SIMILAR	1LED ZONE/DM	EA 2.0 W TOTAL: 44 W	BRONZE METALLIC	
	C	FOCUSED, SHROUDED TREE UPLIGHT	54	NP (NP-2D-3LED-E-BZ) OR SIMILAR	3LED ZONE/DM	EA 4.0 W TOTAL: 216 W	BRONZE METALLIC	MOUNT AS LOW AS POSSIBLE AND SHIELD TO ELIMINATE ANY LIGHT OUTSIDE OF TREE
	D	LED TREE HANGING PENDANT LIGHT	6	LE-E-E-2D-1LED-BZ) OR SIMILAR	INTEGRATED COB AMBER FILTER 2700K	EA 2.0 W TOTAL: 12 W	BRONZE METALLIC	HANG FROM TREE BRANCHES CONCEAL CONDUCTORS
ALL FIXTURES						TOTAL:		



KEY:	NOTE:
A.	ALL LANDSCAPE LIGHTING TO BE SHIELDED AND DIRECTED DOWNWARD, LOCATED AS LOW TO THE GROUND AS POSSIBLE, AND PLACED SO THAT IT DOES NOT SHINE ON ADJACENT PROPERTIES OR IMPACT VEHICLES OR ADJACENT STREETS.
B.	PENDANT LIGHTS TO HANG FROM BRANCHES OF TREES. EXACT PLACEMENT AND HEIGHT OF FIXTURE TO BE DETERMINED IN FIELD THROUGH MOCK-UP PROCESS. ORDER WITH "ALL OPTICS" KIT TO FIELD TEST AND SELECT LAMPING OPTIONS. CONCEAL CONDUITS AND CONDUCTORS TO OWNERS SATISFACTION.
C.	CONVENIENCE RECEPTACLES TO BE LOCATED ON LEAST VISIBLE SIDE OF TREES TYPICAL THROUGHOUT PROJECT. CONFIRM EXACT LOCATIONS WITH OWNERS REPRESENTATIVE.
D.	ENTRY WALL, ARCH AND SIGN LIGHTING TO BE DESIGN-BUILD BY SIGN CONSULTANT. COORDINATE AS NEEDED TO PROVIDE ADEQUATE POWER, AND CONTROL CIRCUITS.
E.	TREE MOUNTED LIGHTS: EXACT HEIGHT, POSITION, NUMBER OF FIXTURES, SHROUDED AND EFFECTS T.B.D. LIGHT SHALL BE FOCUSED AND NOT SPILL ONTO ADJACENT AREAS.
F.	EXACT HEIGHT OF POST MOUNT FIXTURES TO BE DETERMINED IN FIELD DURING MOCK-UP PROCESS.
G.	CONTRACTOR TO VERIFY LIGHTING LAYOUT, CIRCUITING, AND CONTROLS WITH OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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107 West Con Street, Santa Barbara, California 93101 • (805) 653-7400

**LIGHTING SCHEDULE & PLAN**

**NUNES FARM & WINERY AT SARALEE'S VINEYARD**

4255 RIVER ROAD, SANTA ROSA, CA 95401

DATE:	05/02/2022
JOB NUMBER:	#
DRAWN:	BRG
CHECKED:	##
SCALE:	1" = 30'

SHEET NUMBER

**L2.00**