

NUNES FARM & WINERY AT SARALEE'S VINEYARD

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

PROJECT DIRECTORY

APPLICANT :
Jackson Family Wines
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Santa Rosa, CA 95403
Phone: 707.525.6529
korman@sonic.net

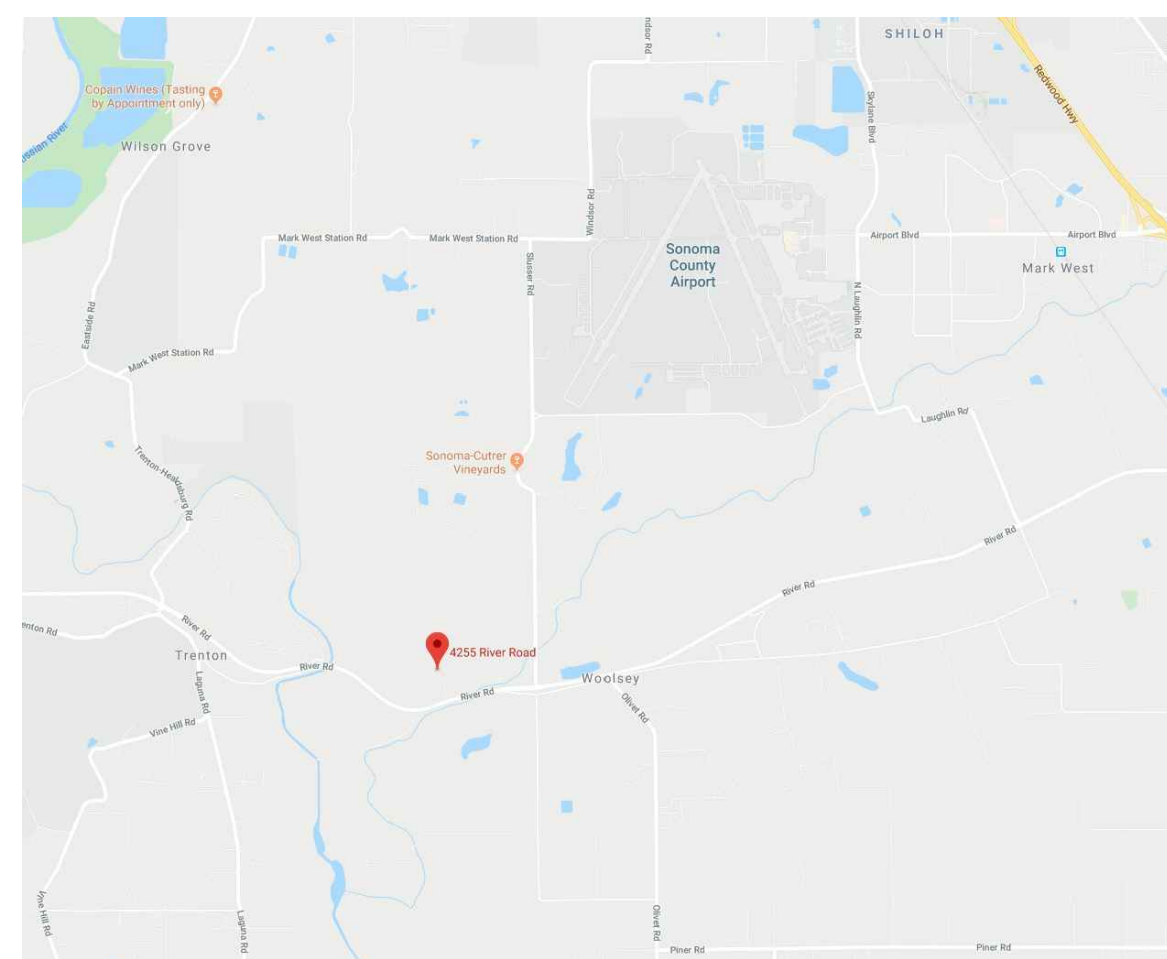
PROJECT ARCHITECT :
VR|a Architects
Contact: Steve vonRaesfeld
108 Petaluma Blvd, Suite 200
Petaluma CA 94952
Phone: (707) 762-6006
steve@vra-arch.com

CIVIL ENGINEER :
Breje & Race Consulting Engineers
Contact: Dyanna Stefina
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Santa Rosa, CA 95403
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stefina@brce.com

ENVIRONMENTAL PLANNING:
Ascent Environmental Inc.
Contact: Patrick Angell
455 Capitol 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	--	--
TOTAL AREA :		±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)
TOTAL AREA :		±65,790sf	±3,717sf	±4,025sf

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G1.2 COMPOSITE DEMOLITION PLAN

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CIVIL

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C1.2 ACCESS AND CIRCULATION PLAN
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LANDSCAPE

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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).

REVISION-3 : Response to Design Committee Record of Action:
Revisions in response Comments/Conditions from the Design Review Committee's Record of Action, 07.20.2022 and virtual meeting on 10.11.2023 w/ project planner Jen Chard.

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

DATE: 11.2023
DATE: 06.29.22
DATE: 05.02.22
DATE: 12.15.21

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Petaluma, California 94952
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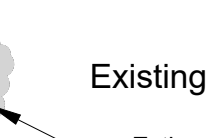

T-1

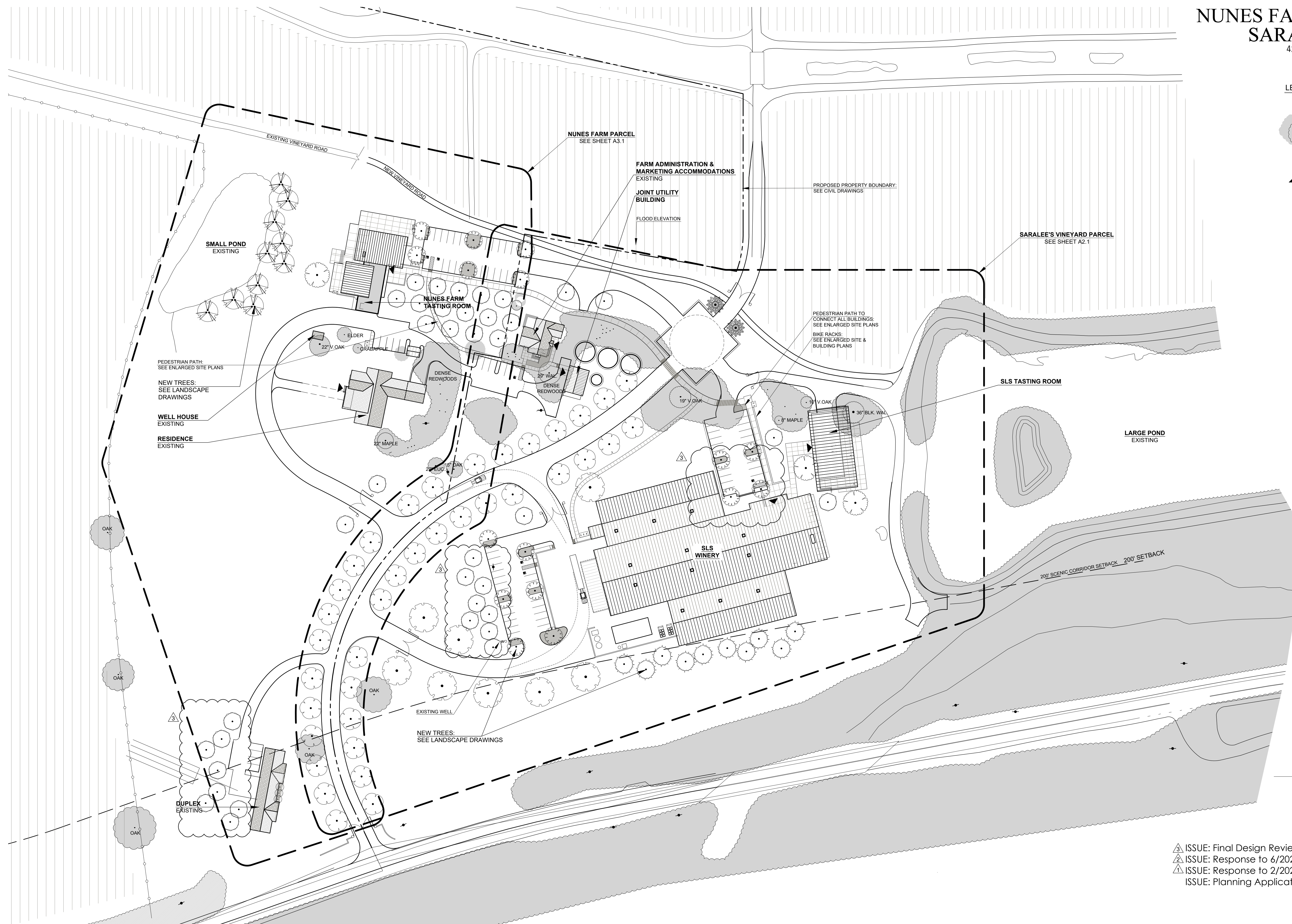
TITLE SHEET

NUNES FARM & WINERY AT SARALEE'S VINEYARD

4255 RIVER ROAD, WINDSOR, CA 95401

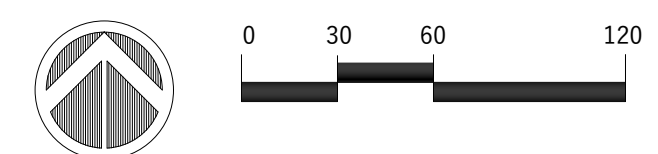
LEGEND

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



G1.1

OVERALL SITE PLAN



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NUNES FARM & WINERY AT SARALEE'S VINEYARD

4255 RIVER ROAD, WINDSOR, CA 95401

LEGEND

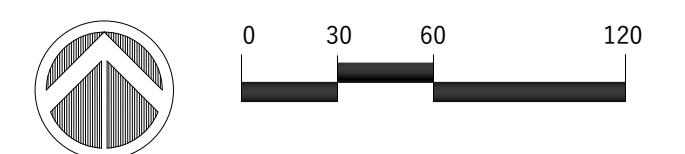
- Existing Building - to Remain
- Existing Building - to be Removed
- Proposed Building (New Structure)
- Existing Tree/Tree Canopy
- Estimated Canopy at noted trees

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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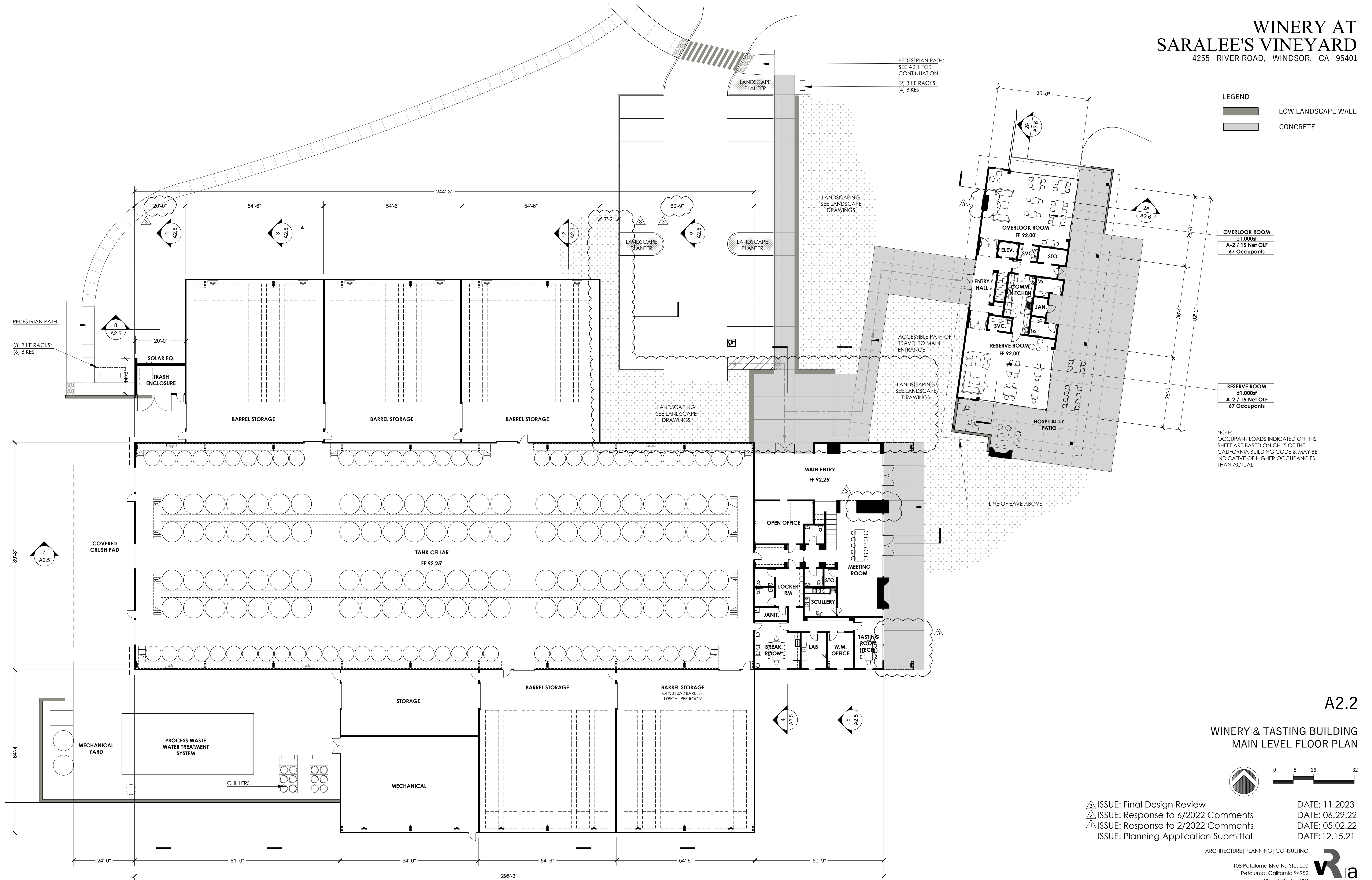
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WINERY AT SARALEE'S VINEYARD

4255 RIVER ROAD, WINDSOR, CA 95401



LEGEND

[Symbol]	LOW LANDSCAPE WALL
[Symbol]	CONCRETE

OVERLOOK ROOM

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

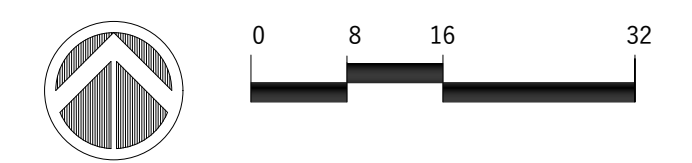
RESERVE ROOM

±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



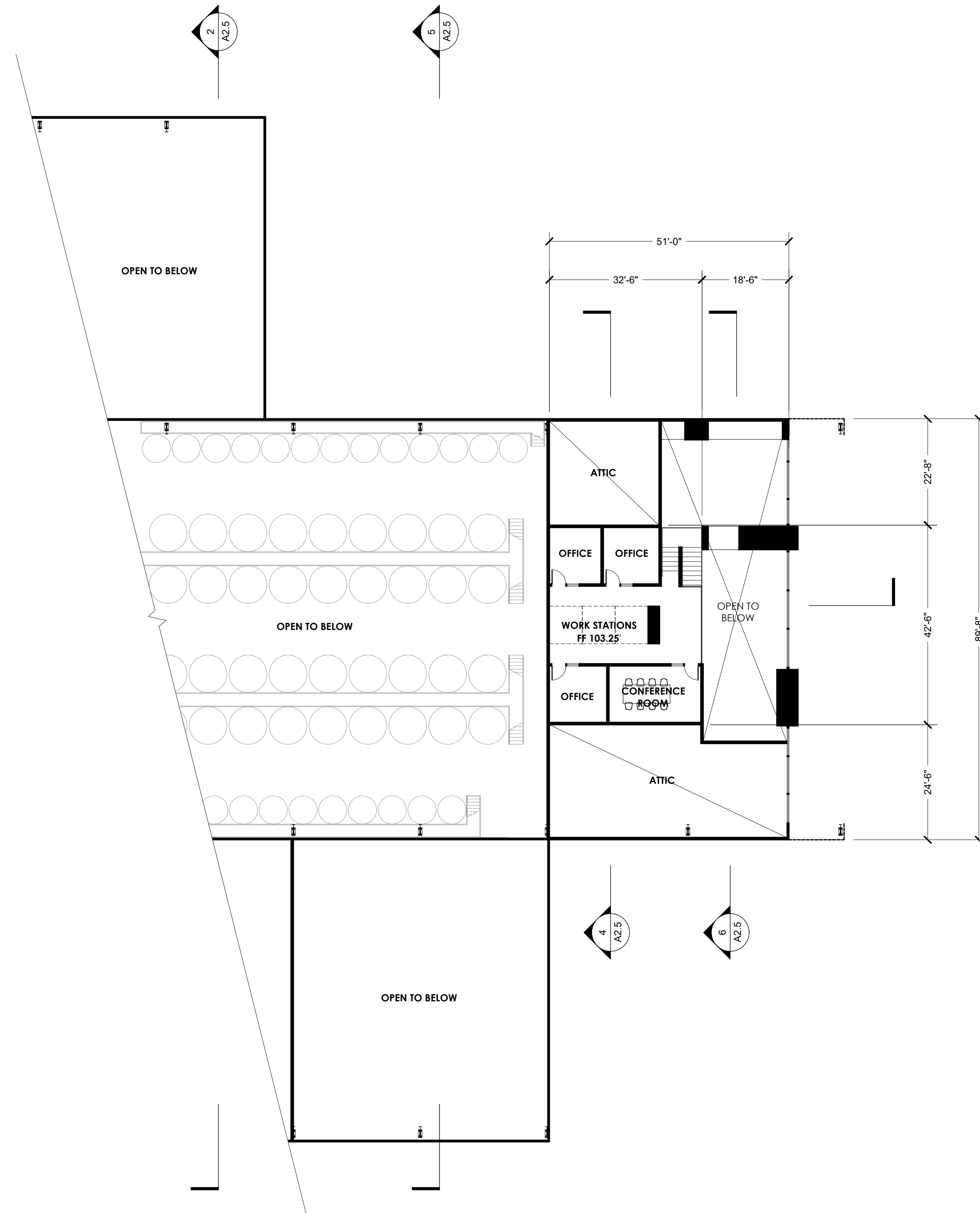
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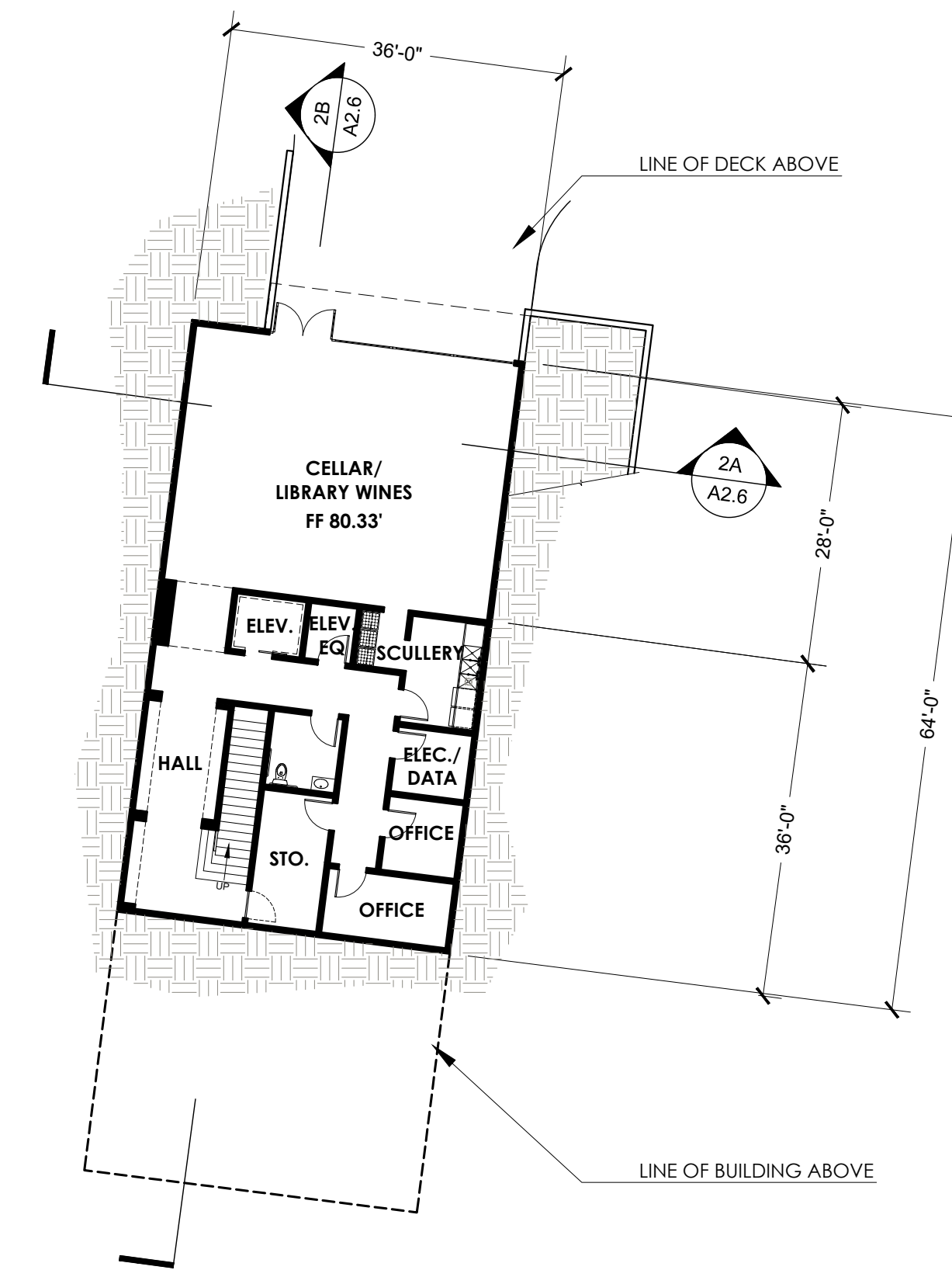
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1

WINERY BUILDING - UPPER LEVEL FLOOR PLAN

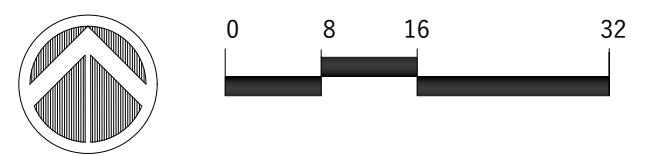


2

TASTING BUILDING - CELLAR LEVEL FLOOR PLAN

A2.3

WINERY BUILDING UPPER LEVEL
 PLAN & TASTING BUILDING CELLAR
 PLAN



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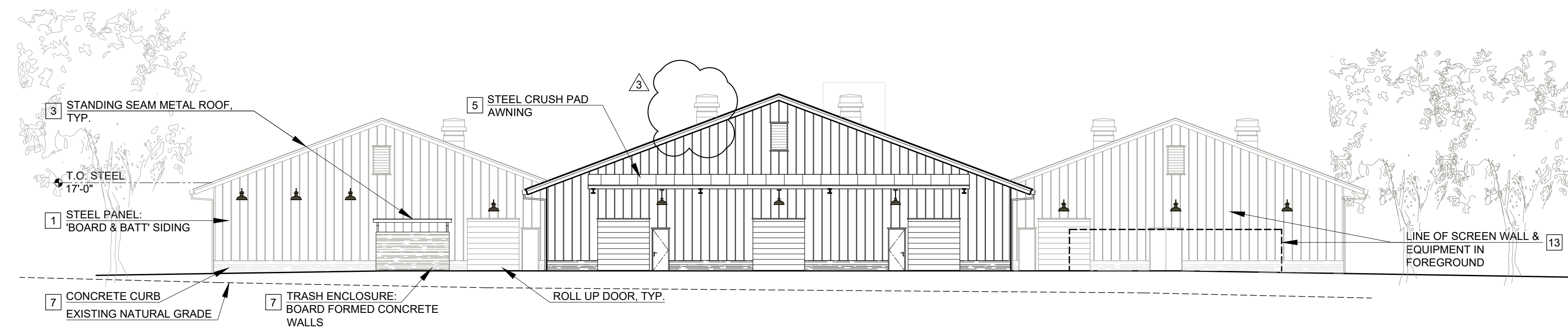
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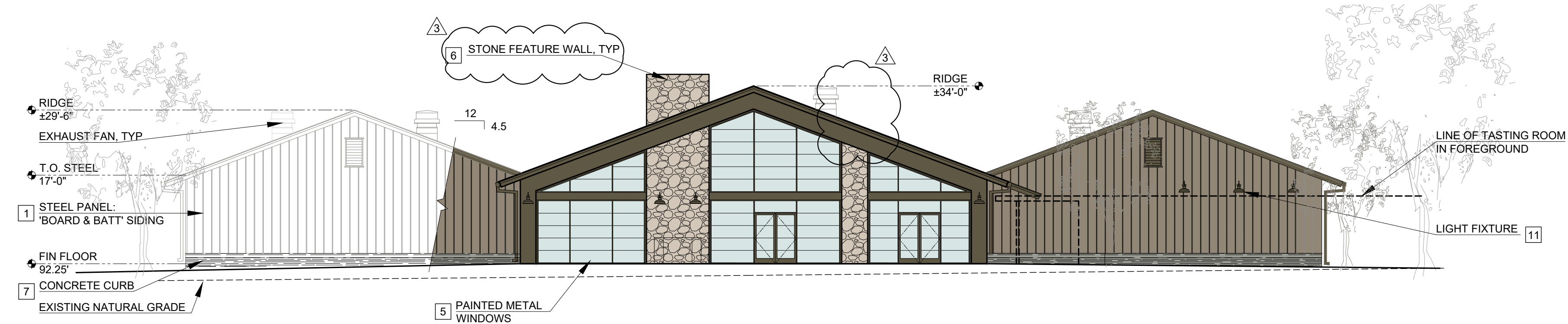


**WINERY AT
SARALEE'S VINEYARD**
4255 RIVER ROAD, WINDSOR, CA 95401

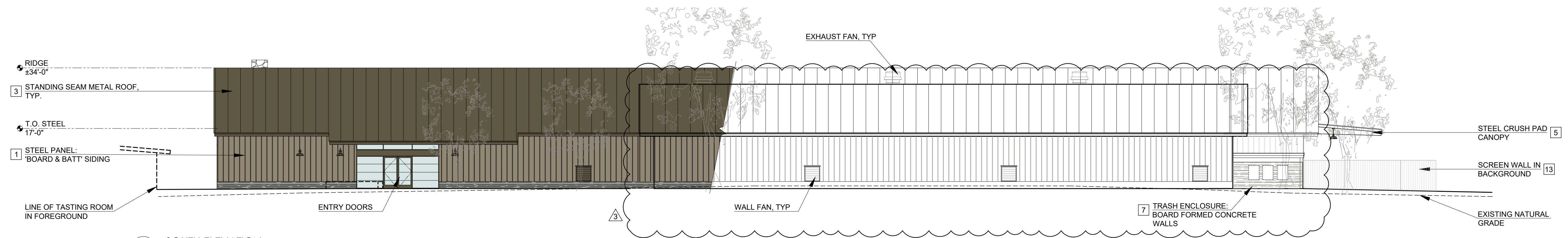
SEE SHEET A2.10 FOR IMAGES OF KEYED MATERIALS



○ WEST ELEVATION - CRUSH PAD

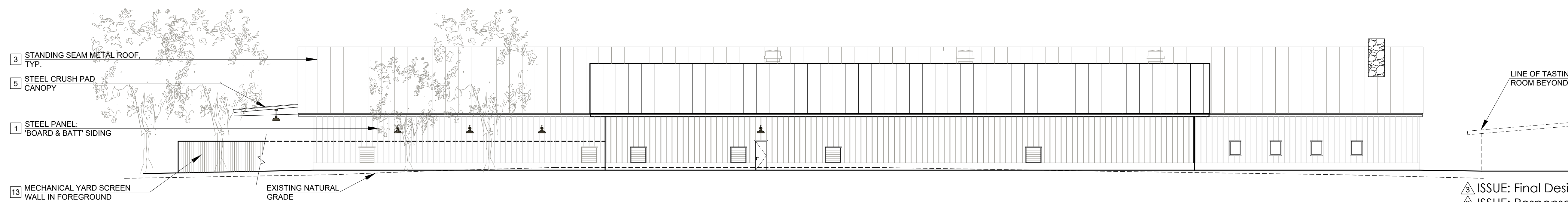


○ EAST ELEVATION



○ SOUTH ELEVATION

#



○ NORTH ELEVATION

A2.4

WINERY BUILDING:
ELEVATIONS



- ▲ ISSUE: Final Design Review
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- ▲ ISSUE: Response to 2/2022 Comments
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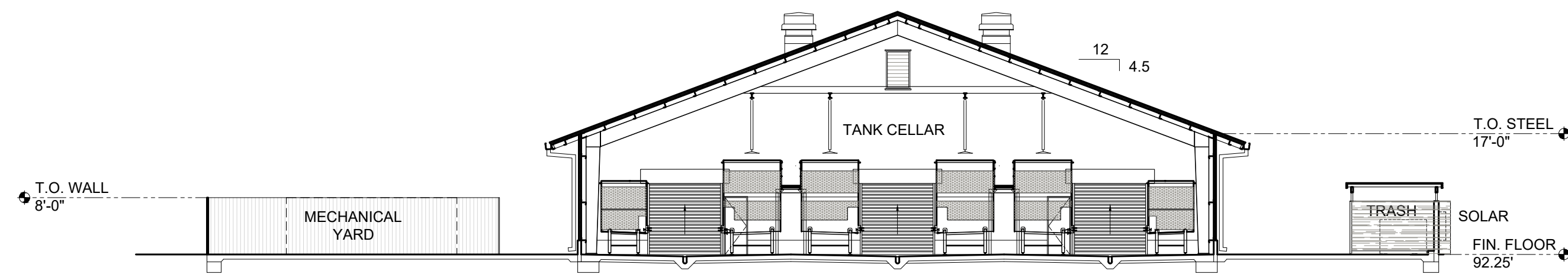
DATE: 11.2023
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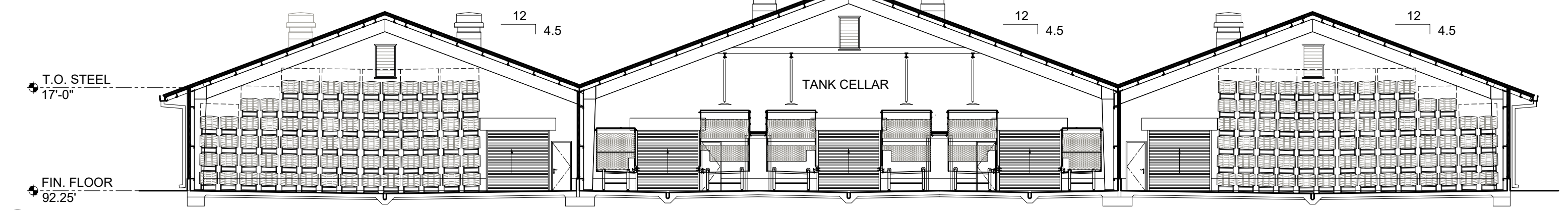
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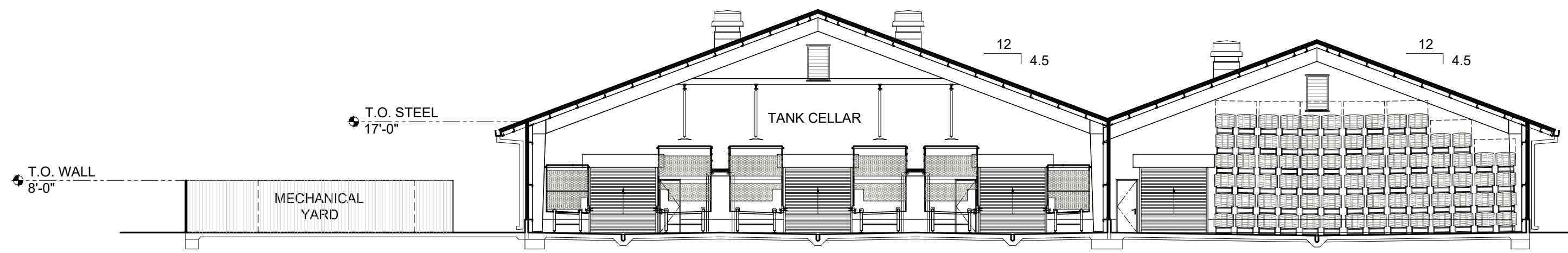
WINERY AT
SARALEE'S VINEYARD
4255 RIVER ROAD, WINDSOR, CA 95401



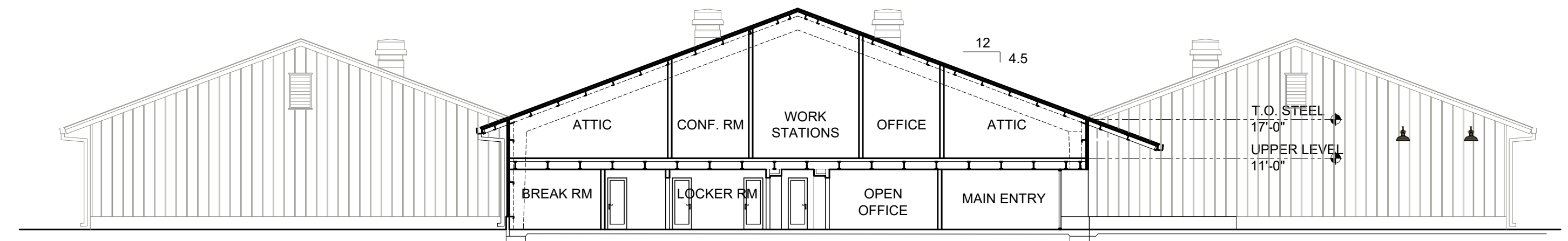
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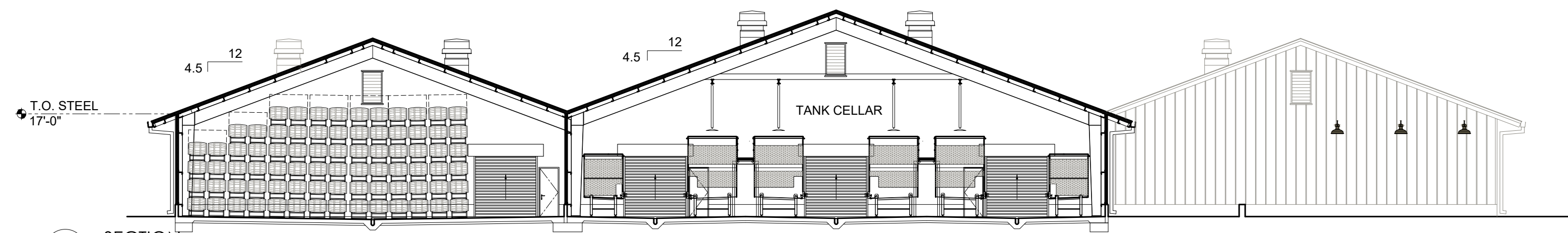
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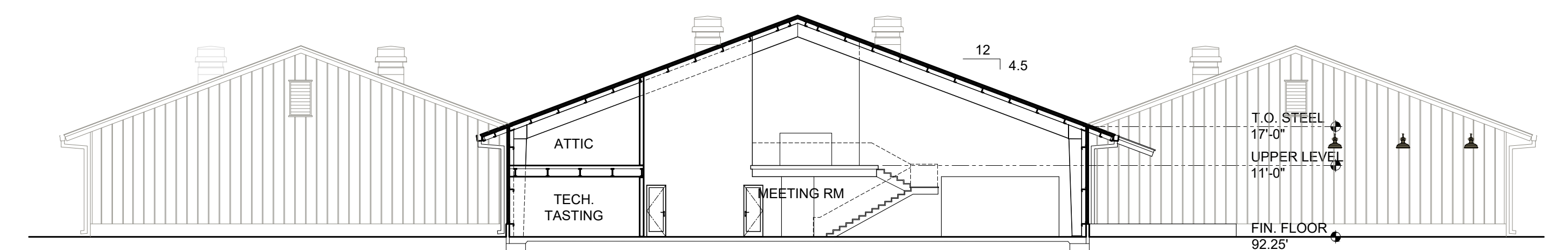
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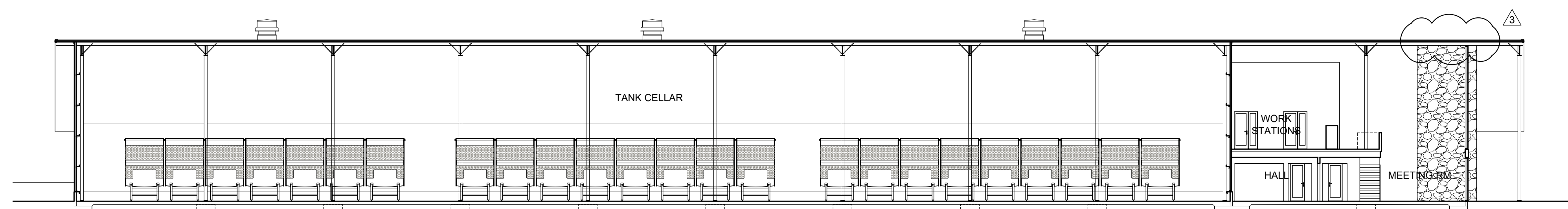
4 SECTION



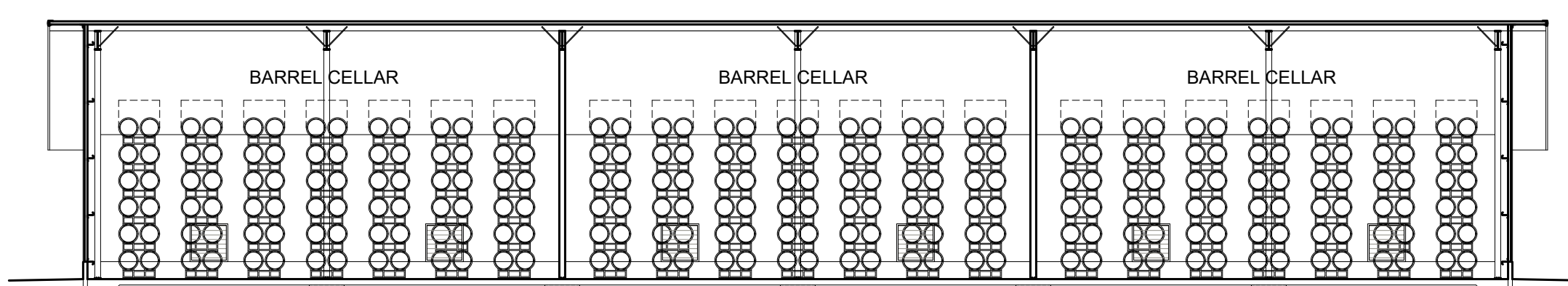
5 SECTION



6 SECTION



7 SECTION



8 SECTION

A2.5

WINERY BUILDING:
SECTIONS



- ▲ ISSUE: Final Design Review
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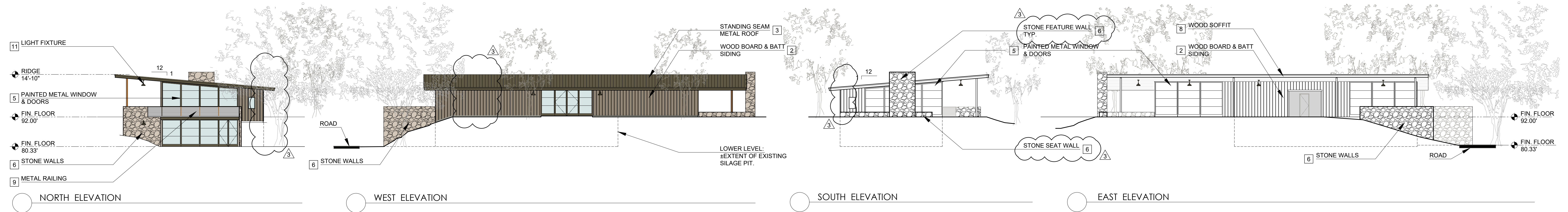
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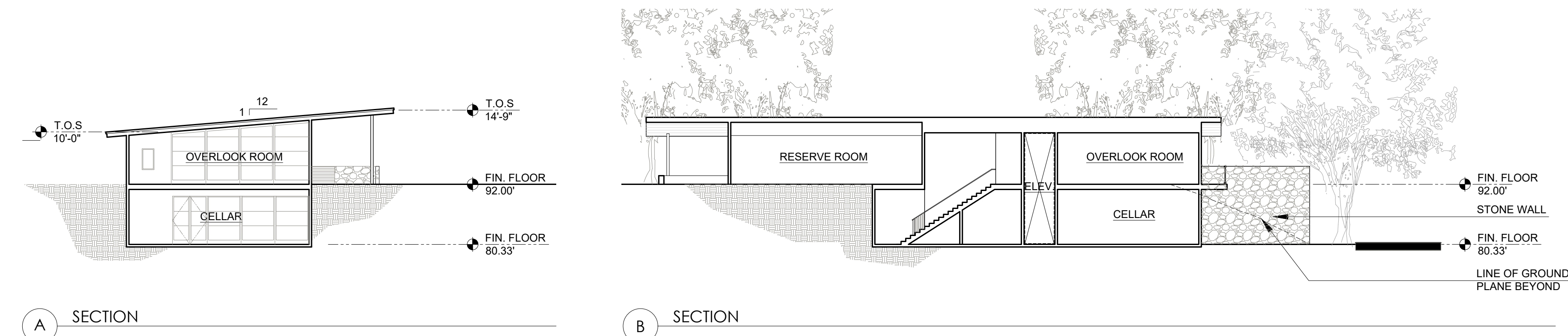
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SEE SHEET A2.10 FOR IMAGES OF KEYED MATERIALS



1 BUILDING ELEVATIONS



2 BUILDING SECTIONS

A2.6

TASTING BUILDING:
ELEVATIONS & SECTIONS



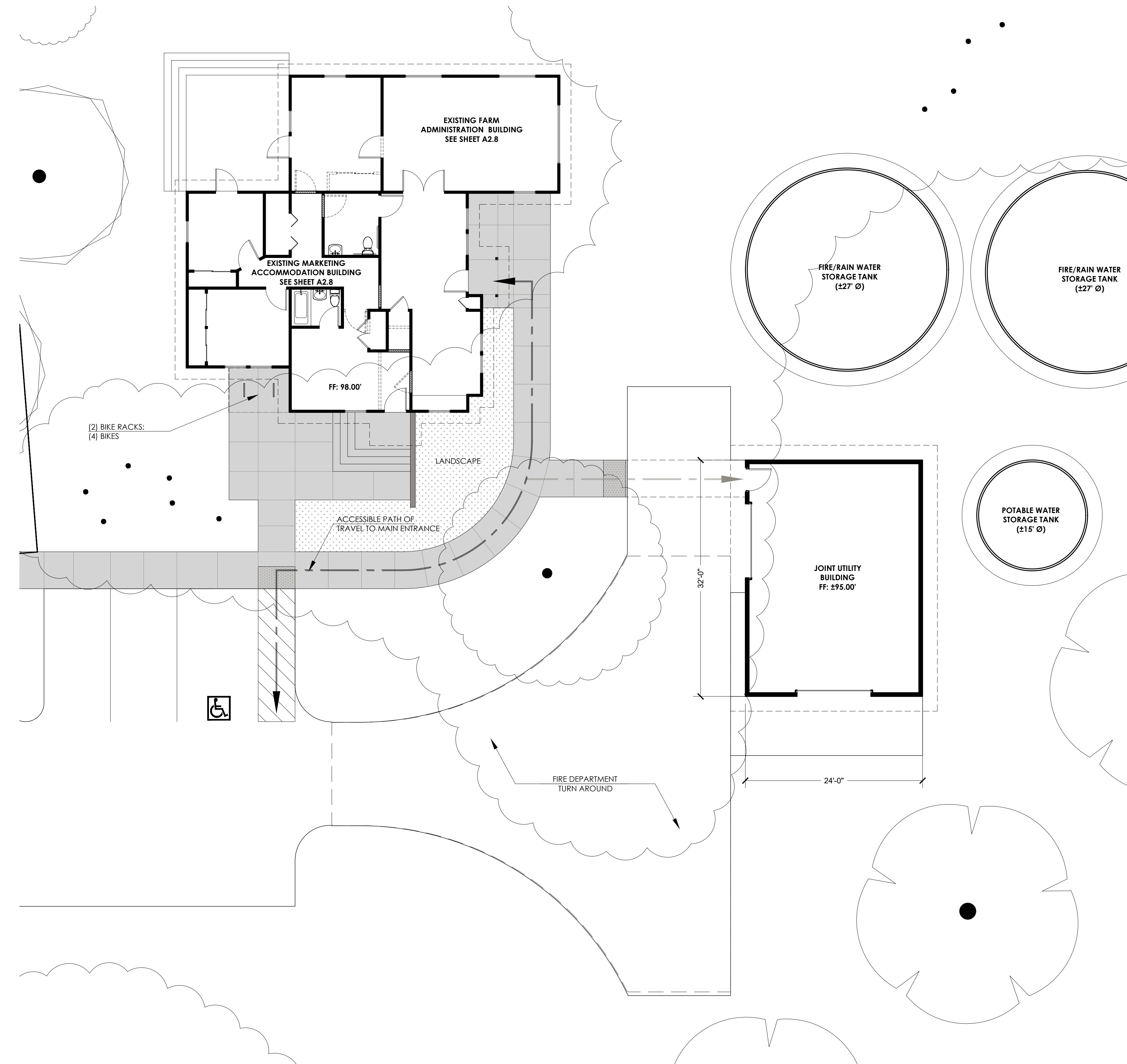
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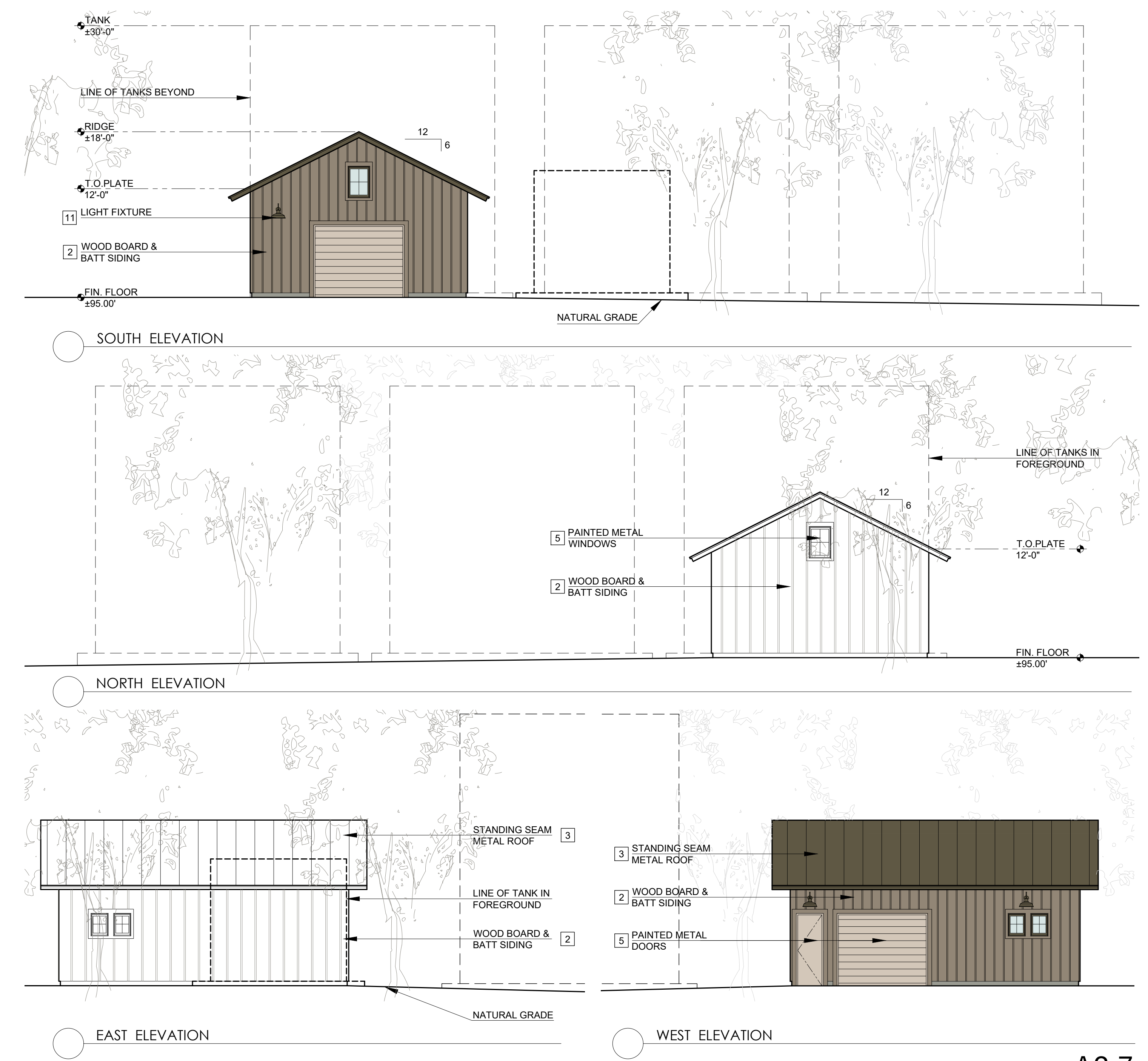
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SEE SHEET A4.1 FOR IMAGES OF KEYED MATERIALS



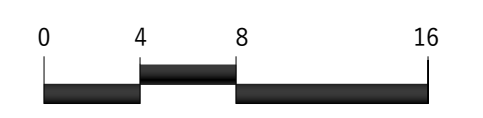
1 JOINT UTILITY BUILDING - PARTIAL SITE / FLOOR PLAN



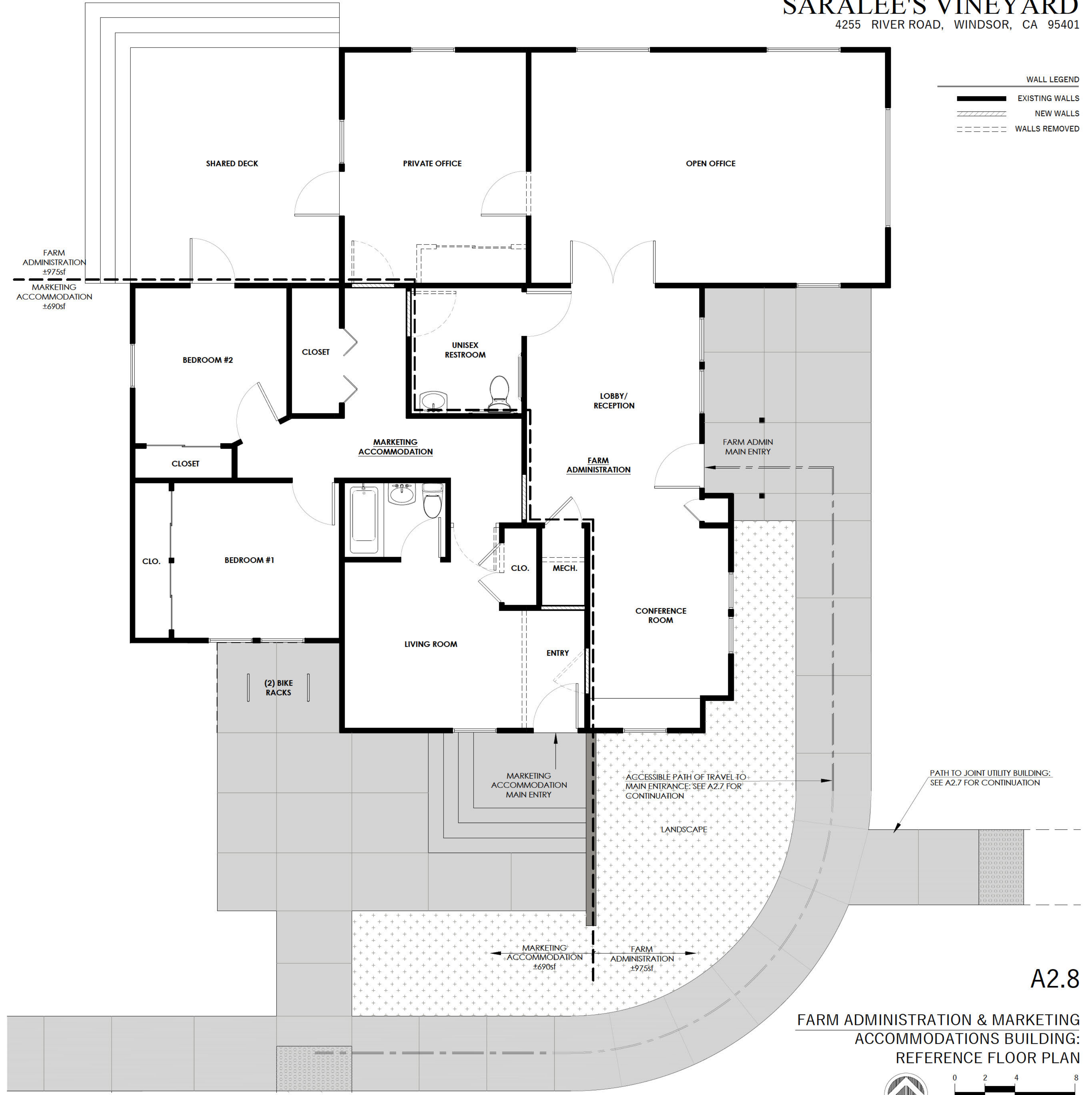
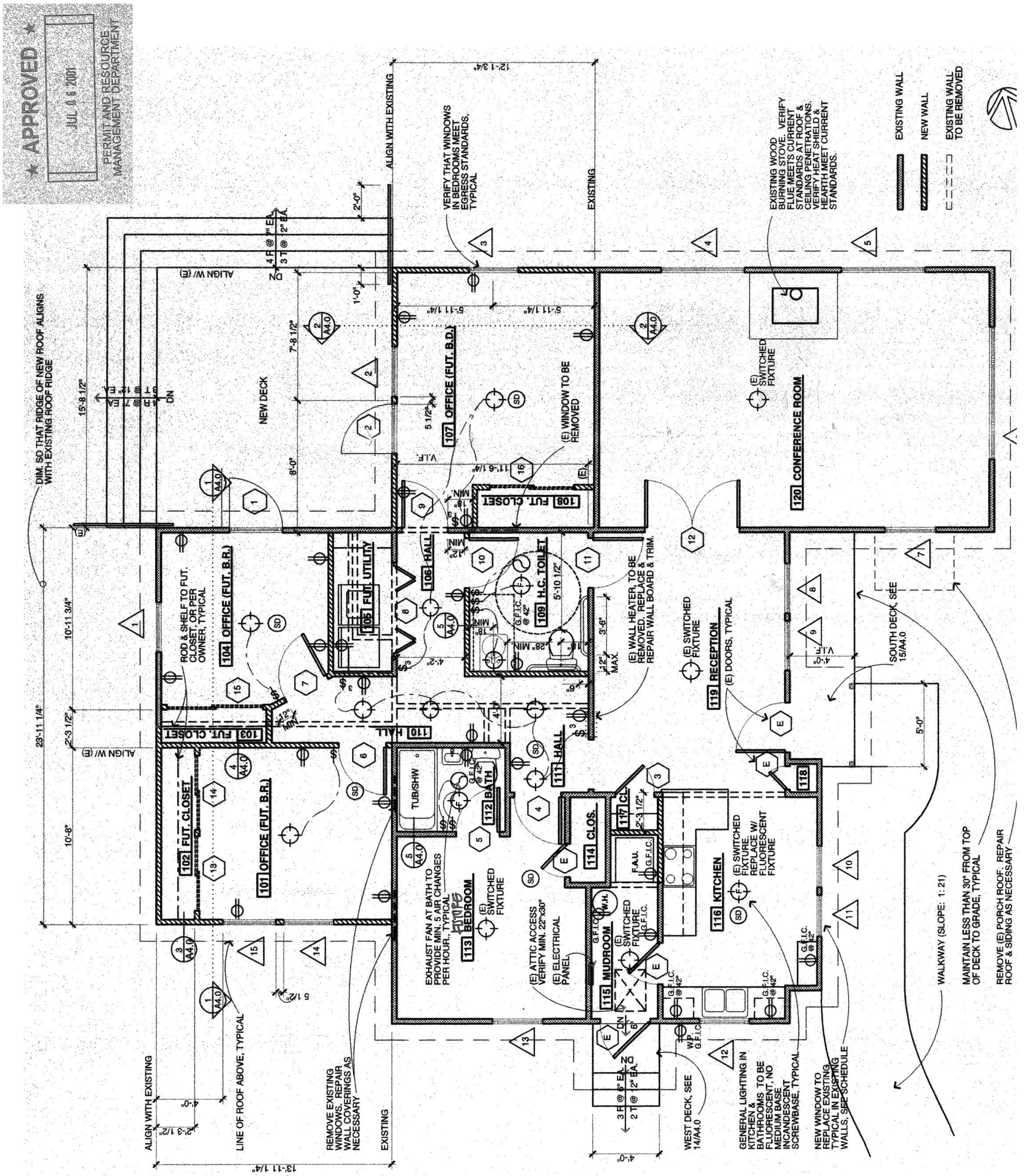
2 JOINT UTILITY BUILDING - ELEVATIONS

A2.7

JOINT UTILITY BUILDING:
PARTIAL SITE/ FLOOR PLAN &
ELEVATIONS



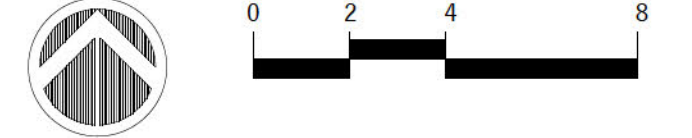
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EXISTING BUILDING (REFERENCE FLOOR PLAN)

PROPOSED FLOOR PLAN MODIFICATION

FARM ADMINISTRATION & MARKETING ACCOMMODATIONS BUILDING: REFERENCE FLOOR PLAN



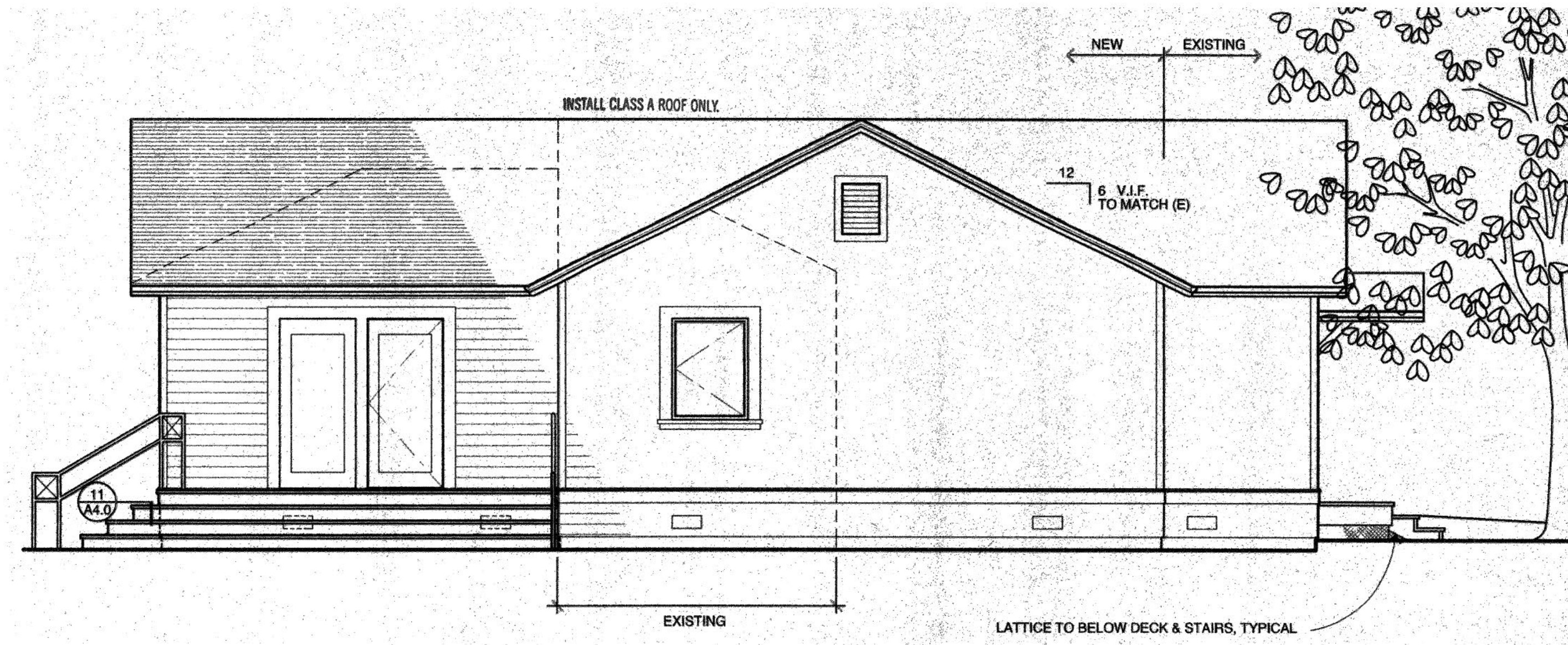
DRAWING SOURCE: HALL & BARTLEY ARCHITECTS
KUMHO WORKERS'S RESIDENCE (PROJECT 9810)
DRAWING SHEET A2.0, DATED 06.20.01

FARM ADMINISTRATION & MARKETING ACCOMMODATIONS BUILDING

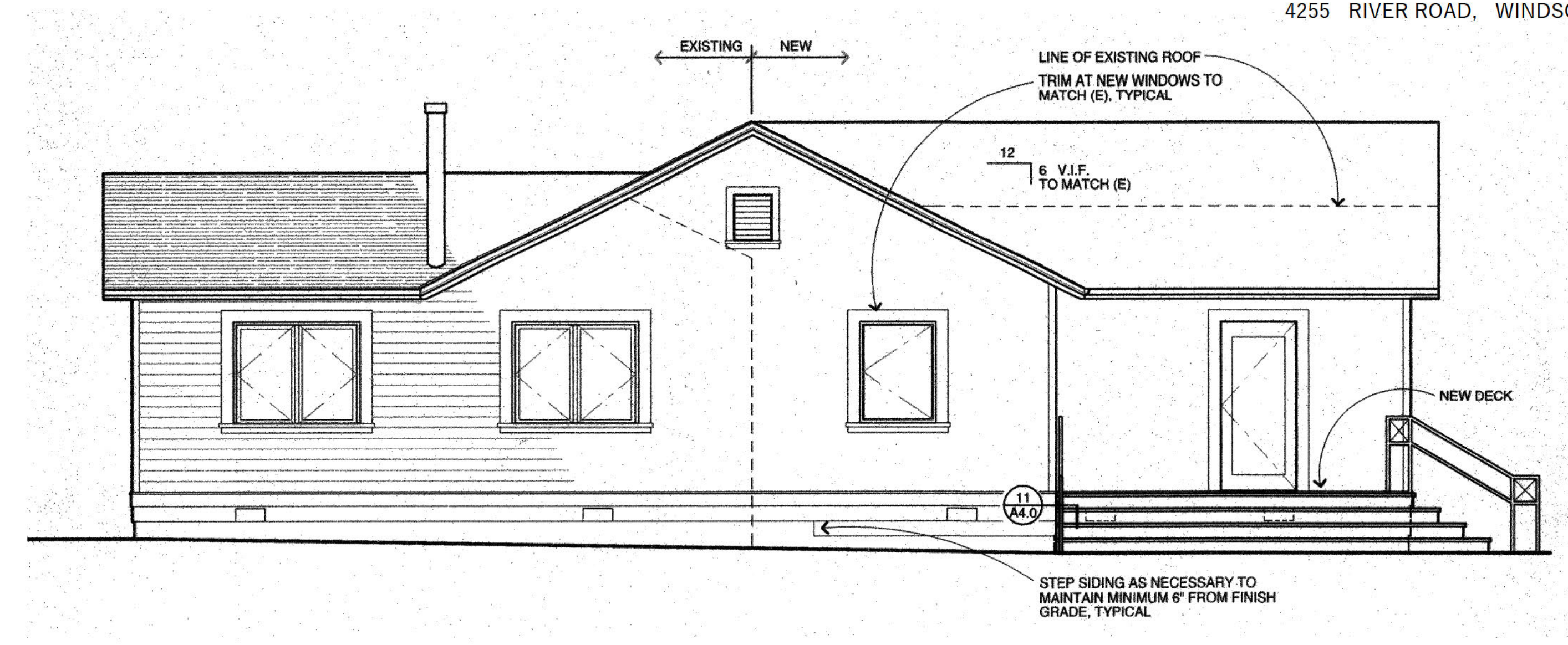
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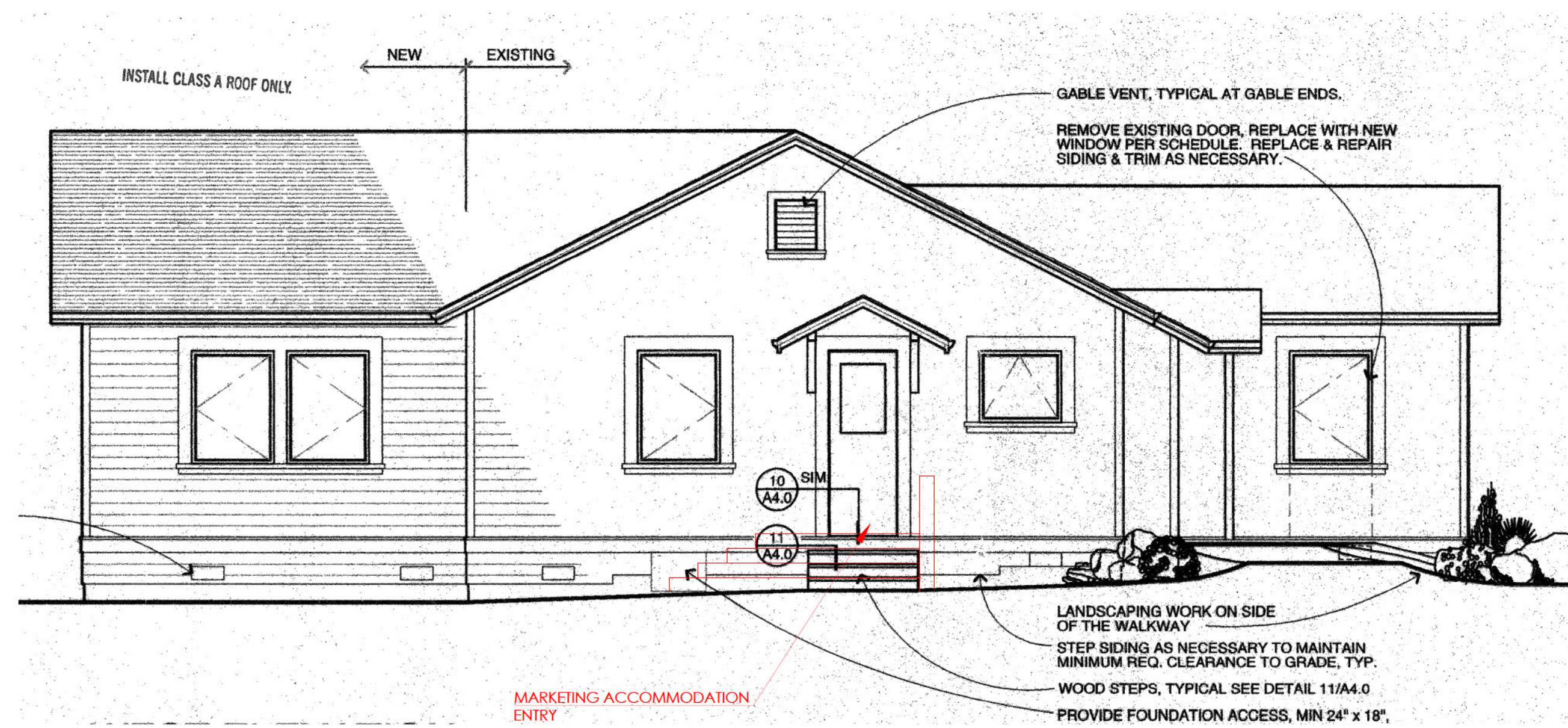
APPROVED
 JUL 16 2001
 PERMITS AND RESOURCE MANAGEMENT DEPARTMENT



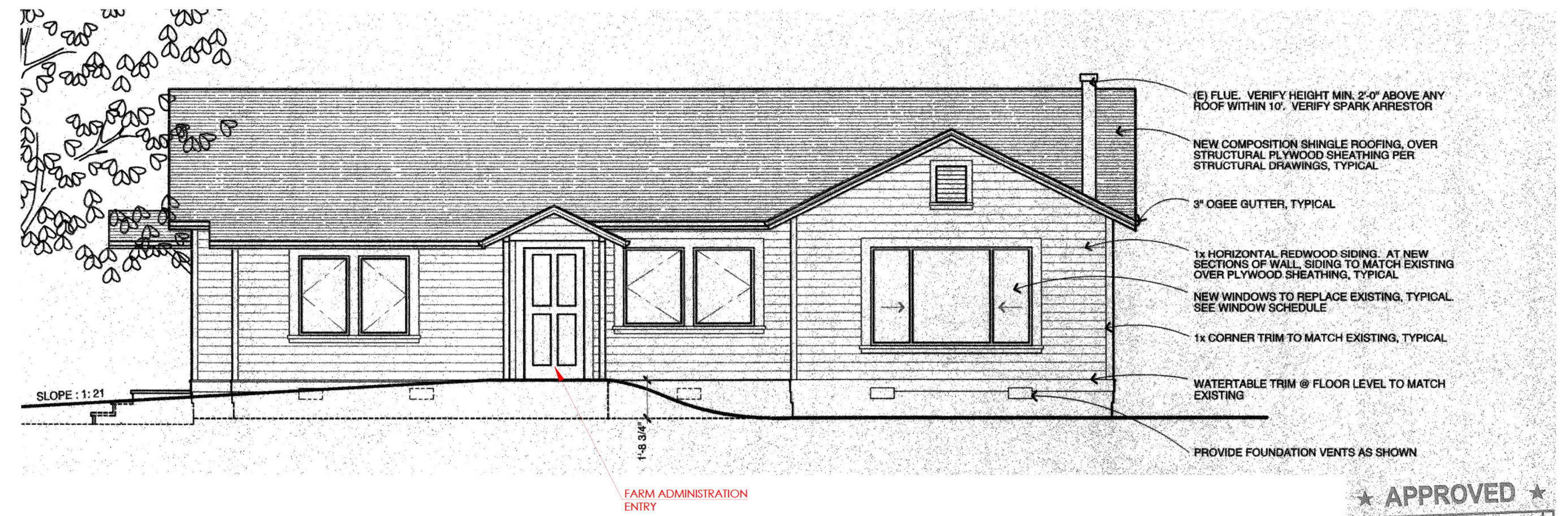
WEST ELEVATION



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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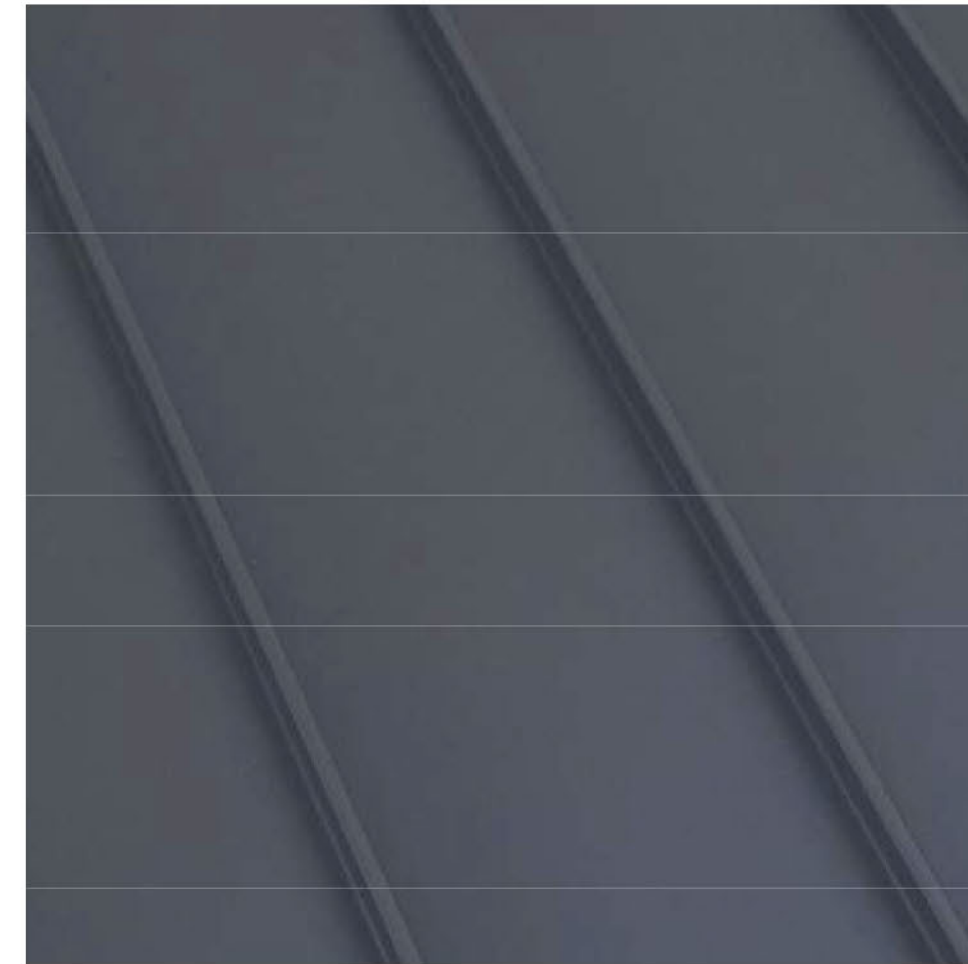




1 METAL WALL PANEL BOARD & BATT SIDING
Color: Spartan Bronze

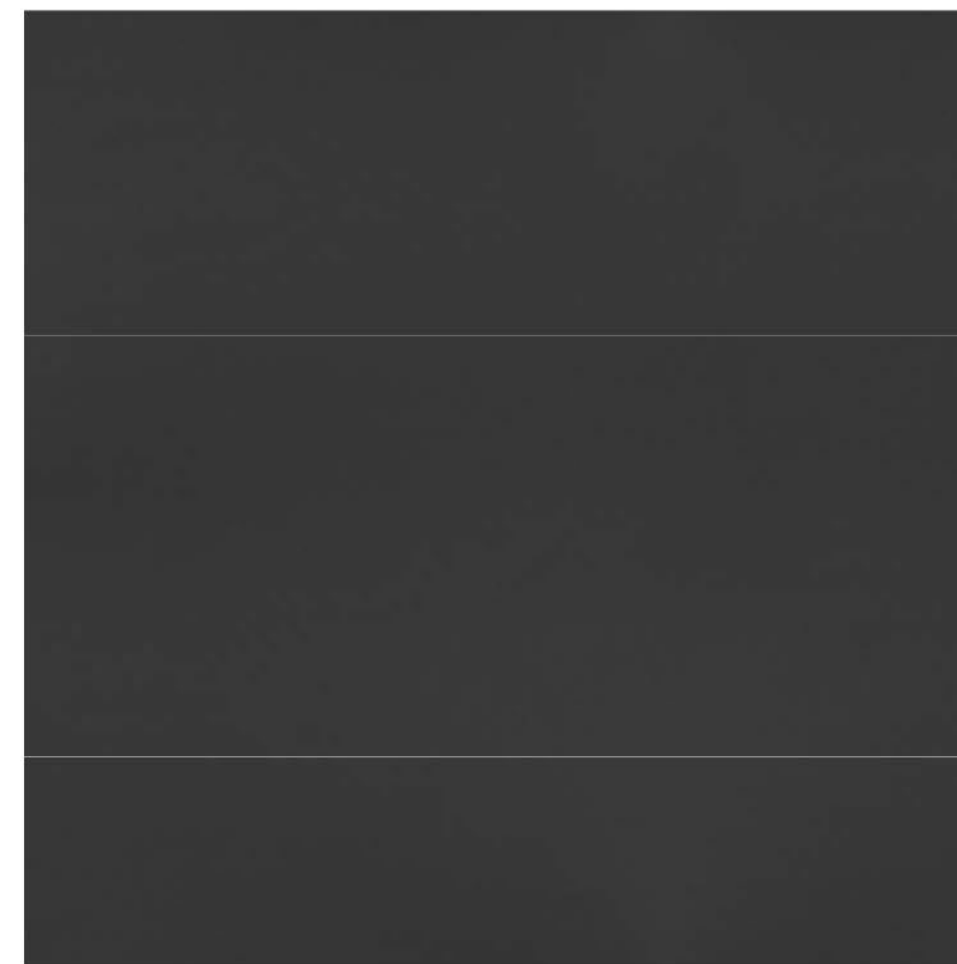


2 WOOD BOARD & BATT SIDING
Color: match Spartan Bronze

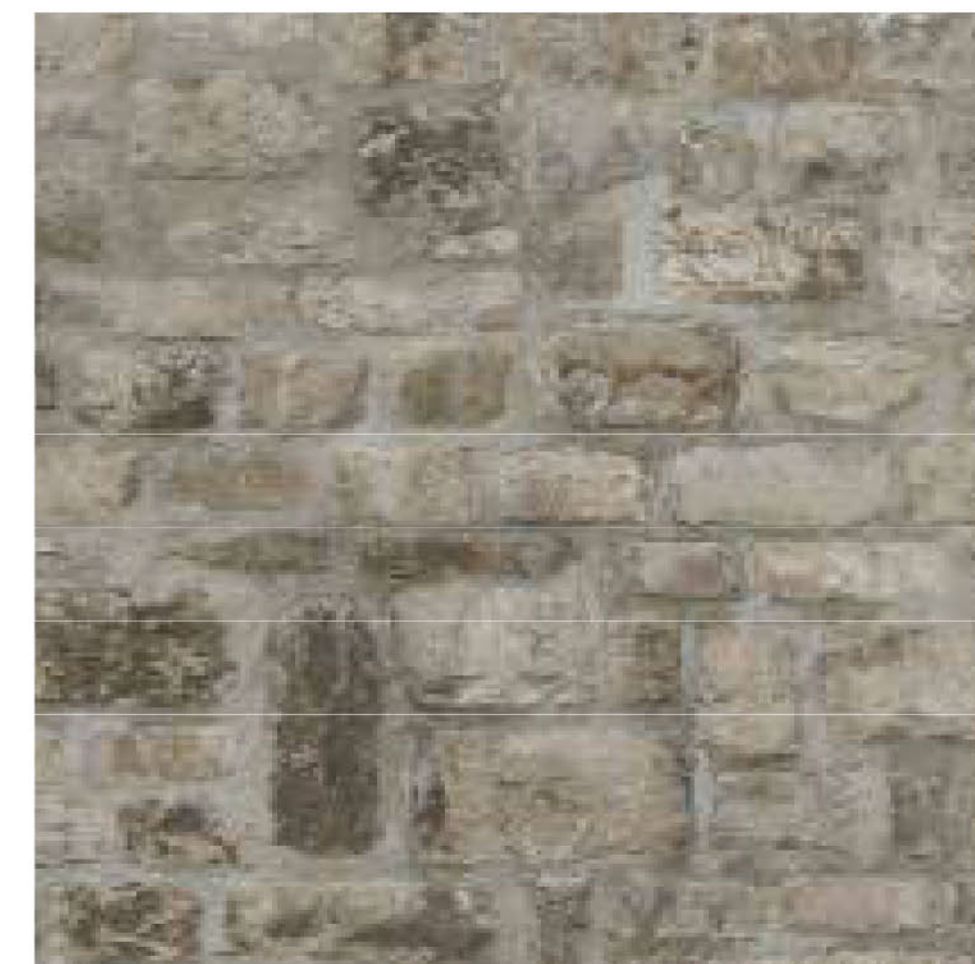


3 STANDING SEAM METAL ROOF & ROOF TRIM
Color: Zinc Gray

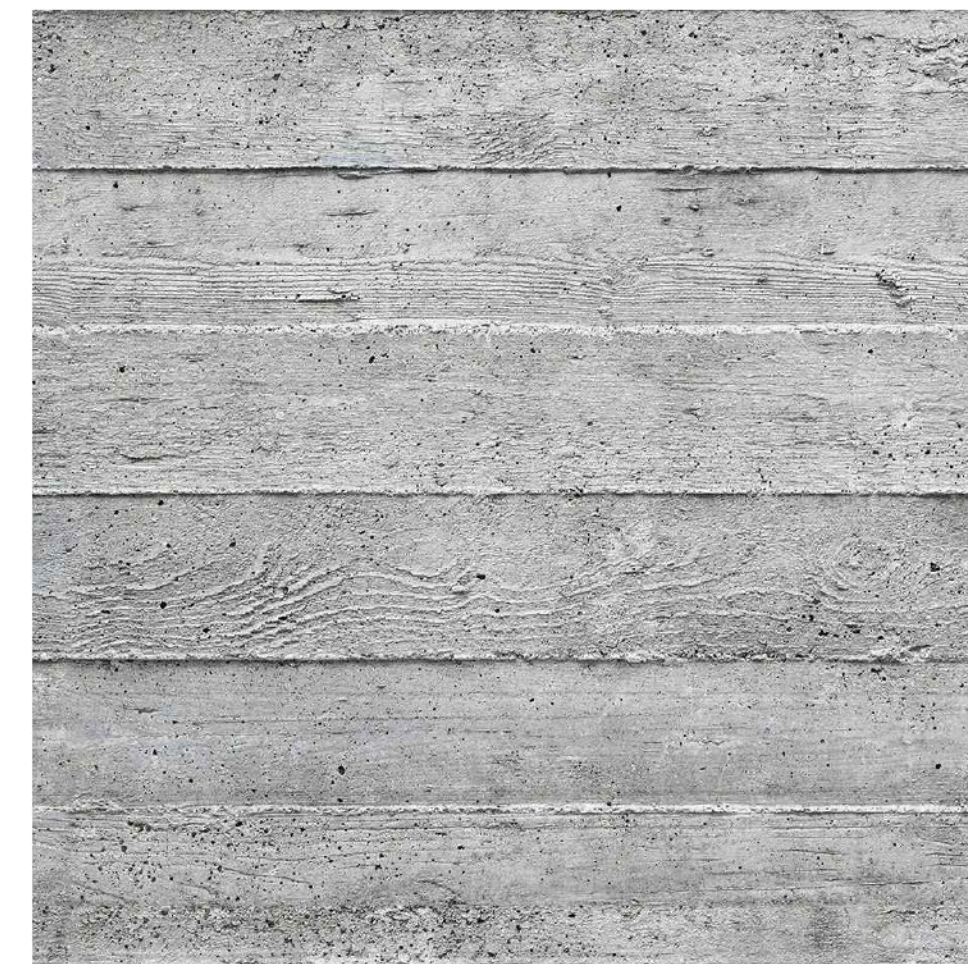
4 NOT USED



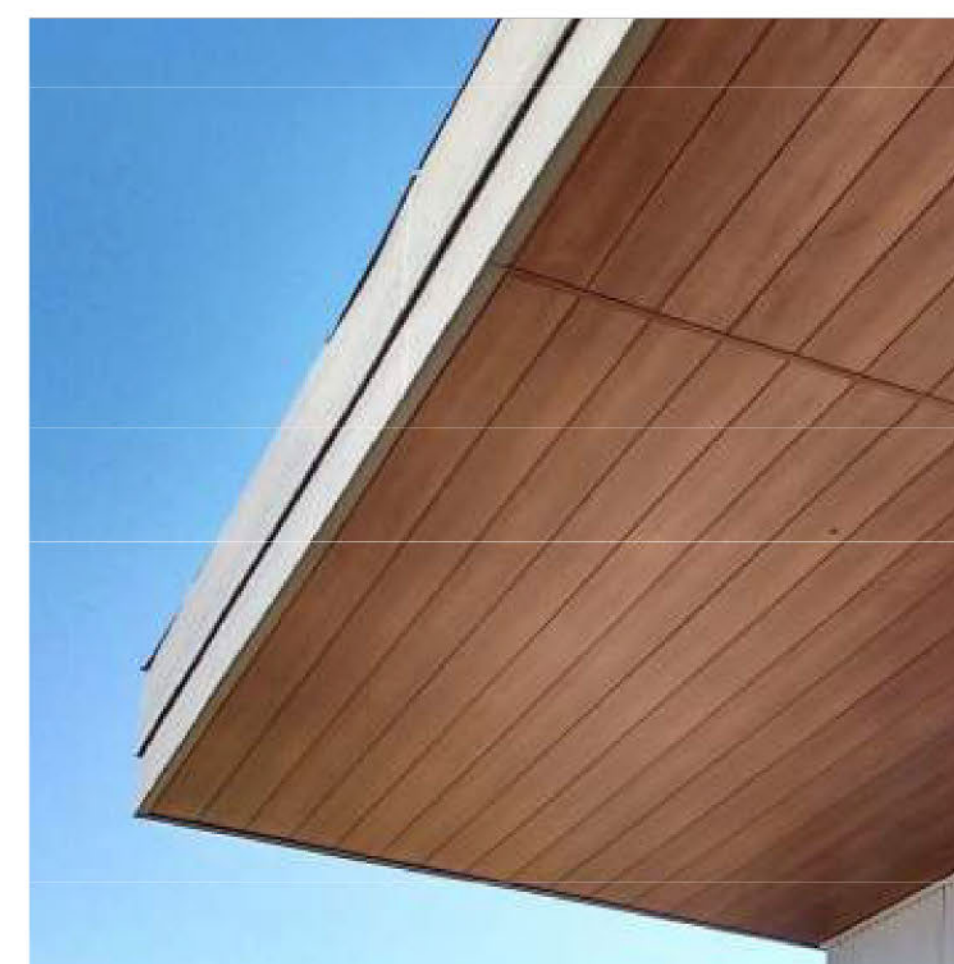
5 DARK PAINTED METAL (Door/Window/Louver):
Color: match Spartan Bronze



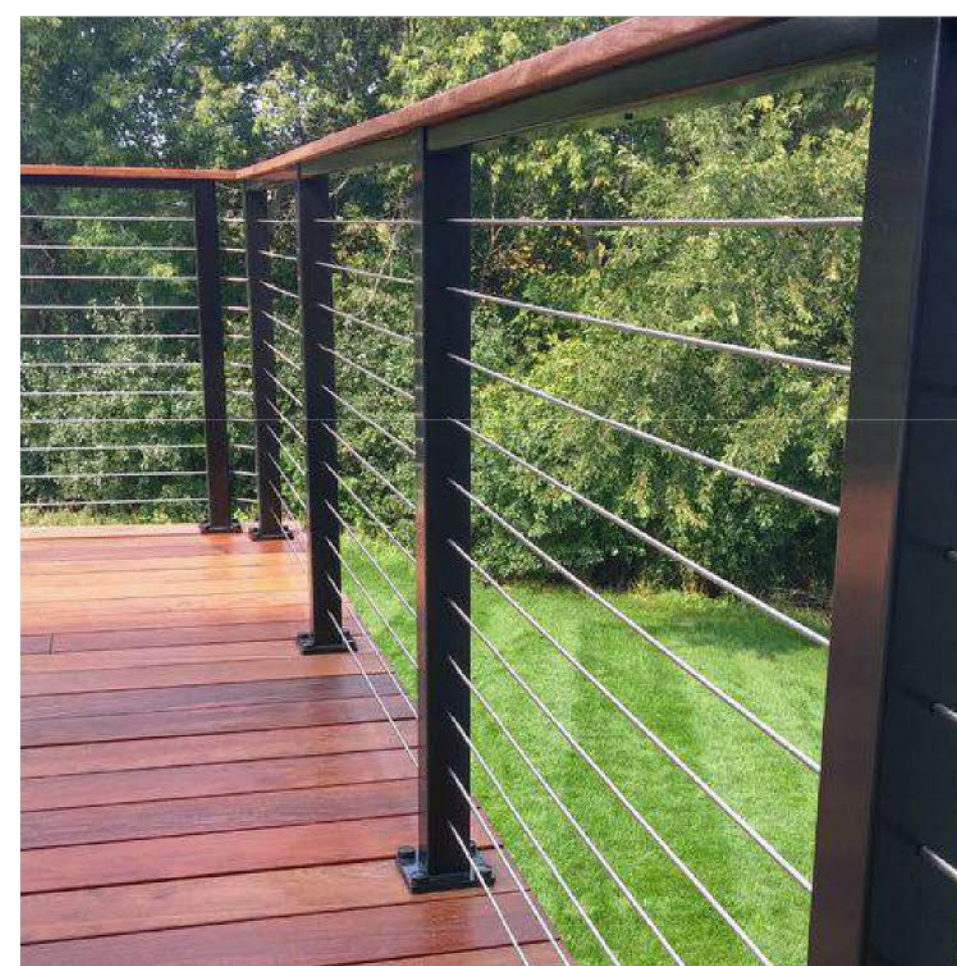
6 STONE WALLS
Color: Natural



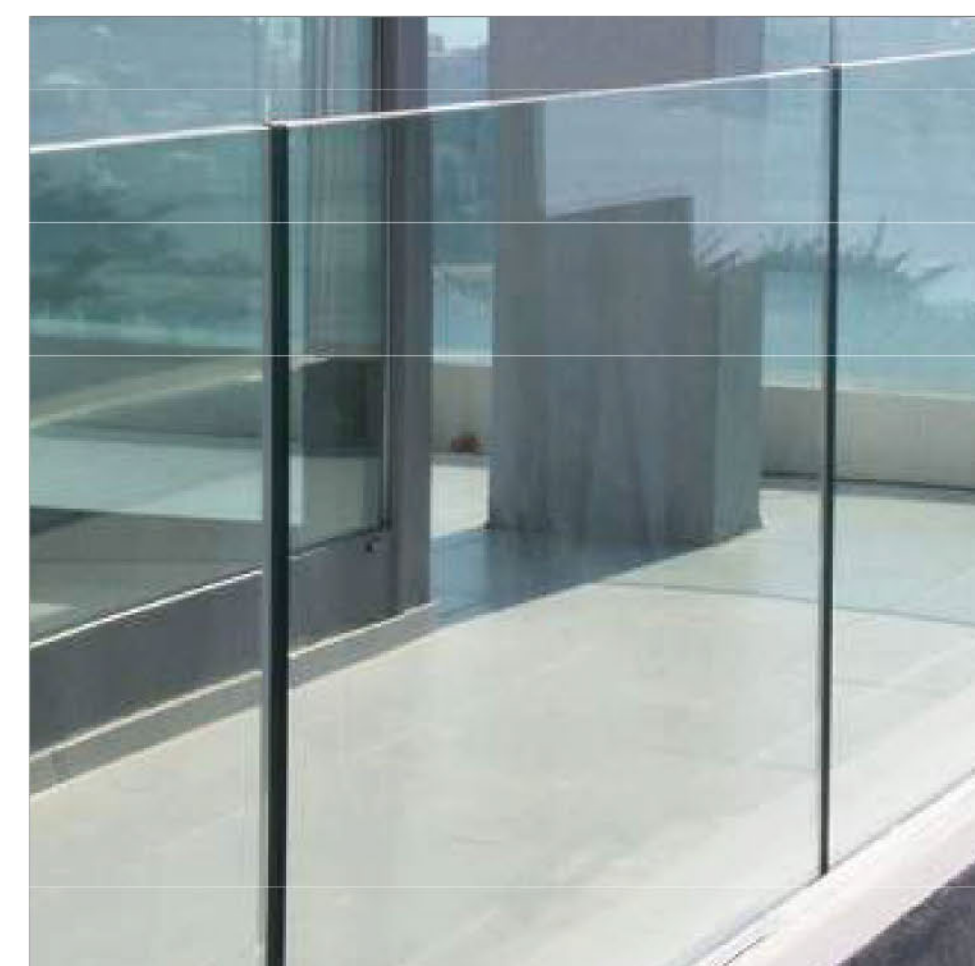
7 BOARD FORMED CONCRETE
Color: Natural



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:0.62 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:0.45 E:0.86 SR:50	Sandstone SR:0.61 E:0.85 SR:72	Surrey Beige SR:0.48 E:0.85 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

Dove Gray SR:0.47 E:0.86 SR:53	Zinc Gray SR:0.31 E:0.86 SR:37	Rawhide SR:0.30 E:0.85 SR:34	Parchment SR:0.33 E:0.85 SR:31	Rock Tan SR:0.33 E:0.86 SR:74	Taupestone SR:0.37 E:0.86 SR:26
-----------------------------------	-----------------------------------	---------------------------------	-----------------------------------	----------------------------------	------------------------------------

Category 2

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:0.33 E:0.86 SR:33	Evergreen SR:0.34 E:0.85 SR:24	Regal Blue SR:0.29 E:0.85 SR:24	Tahoe Blue SR:0.31 E:0.85 SR:24
--------------------------------------	-----------------------------------	------------------------------------	------------------------------------

SR (Solar Reflectance Index) 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



ROOF TRIM:
 PAINT COLOR TO REMAIN

HORIZONTAL WOOD SIDING:
 SIDING & PAINT COLOR TO
 REMAIN



ASPHALT SHINGLE ROOF:
 TO REMAIN

WINDOWS/DOORS/TRIM:
 PAINT COLOR TO REMAIN

○ EAST ELEVATION

○ WEST ELEVATION

○ EXISTING FARM ADMINISTRATION & MARKETING ACCOMMODATIONS BUILDING



○ WOOD FENCE

○ EXISTING SITE STRUCTURES

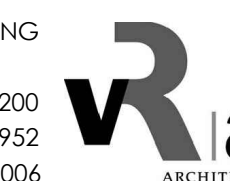
A2.11

COLORS & MATERIALS
 EXISTING STRUCTURES

▲ ISSUE: Final Design Review	DATE: 11.2023
▲ 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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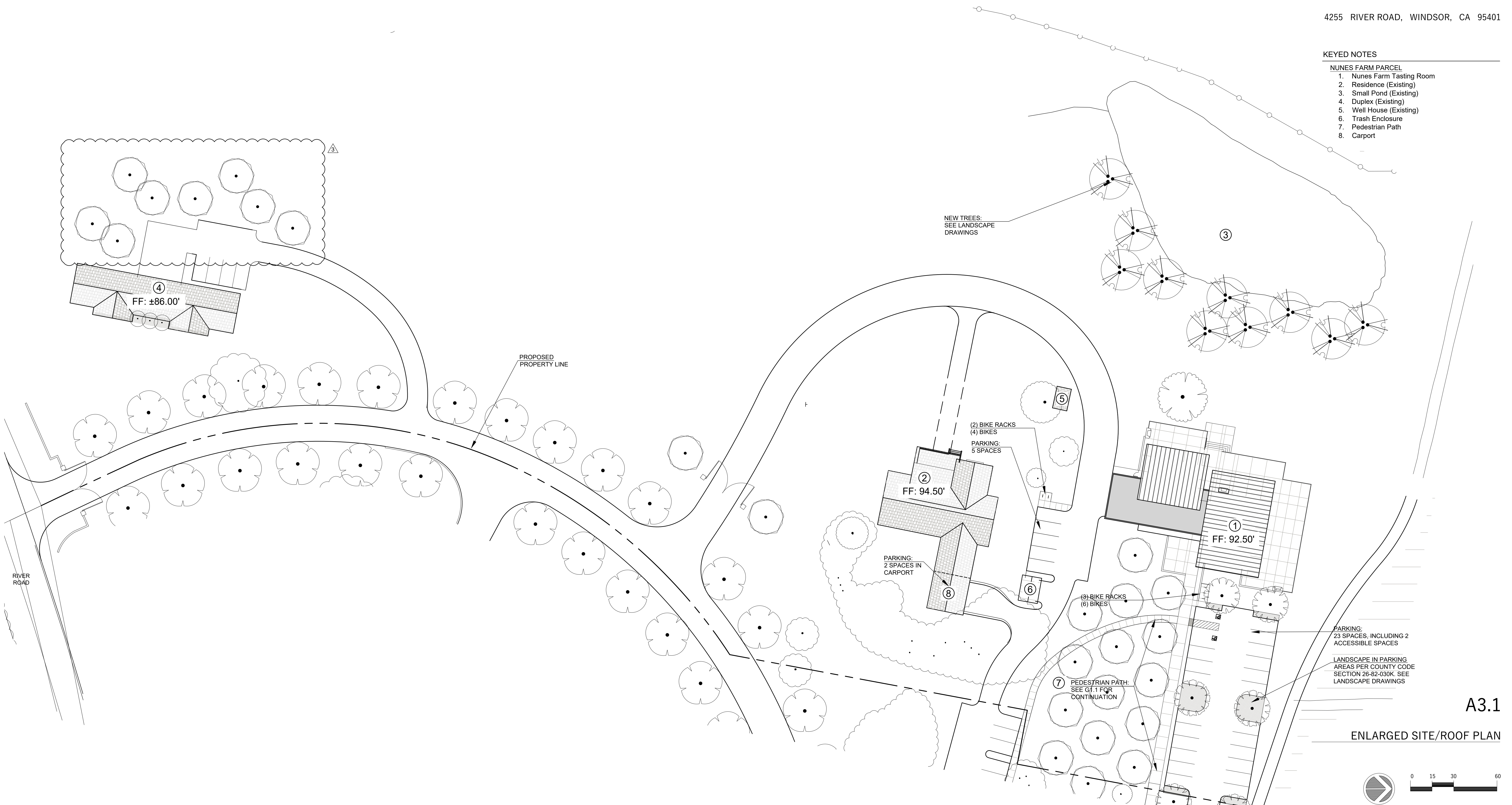
NUNES FARM (WEST PARCEL)

NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

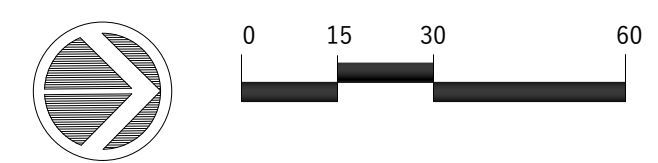
KEYED NOTES

- 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: Final Design Review DATE: 11.2023
- ▲ 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


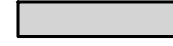
ARCHITECTURE | PLANNING | CONSULTING

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

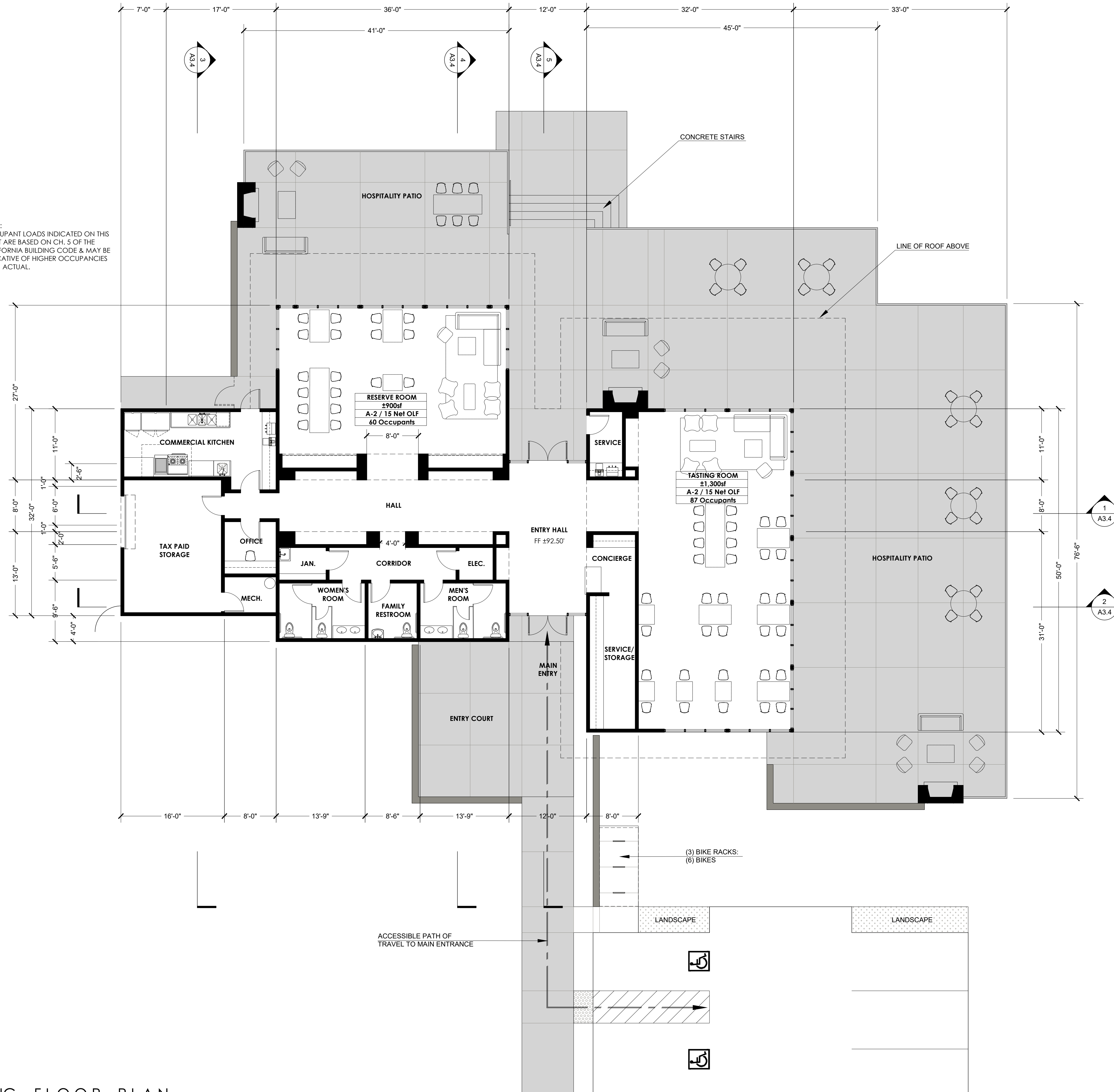


NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

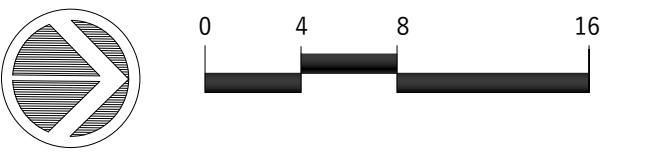
LEGEND	
	LOW LANDSCAPE WALL
	CONCRETE

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: Final Design Review | DATE: 11.2023 |
| ▲ 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 |

ARCHITECTURE | PLANNING | CONSULTING

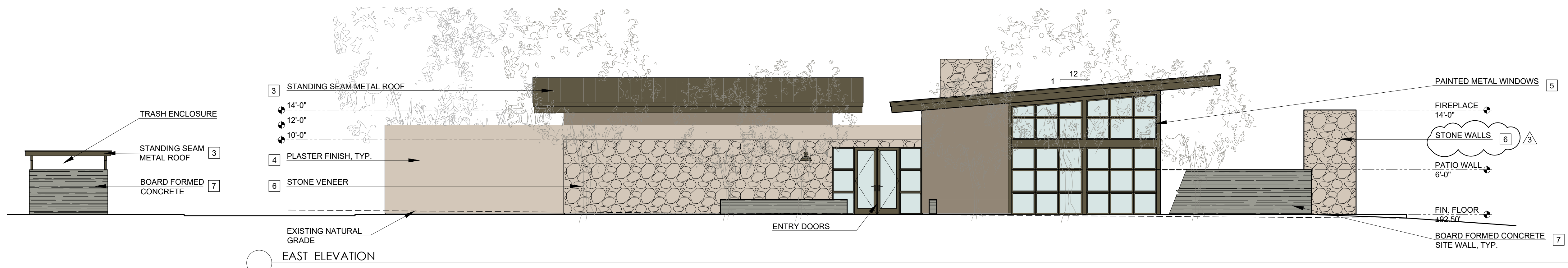
108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006



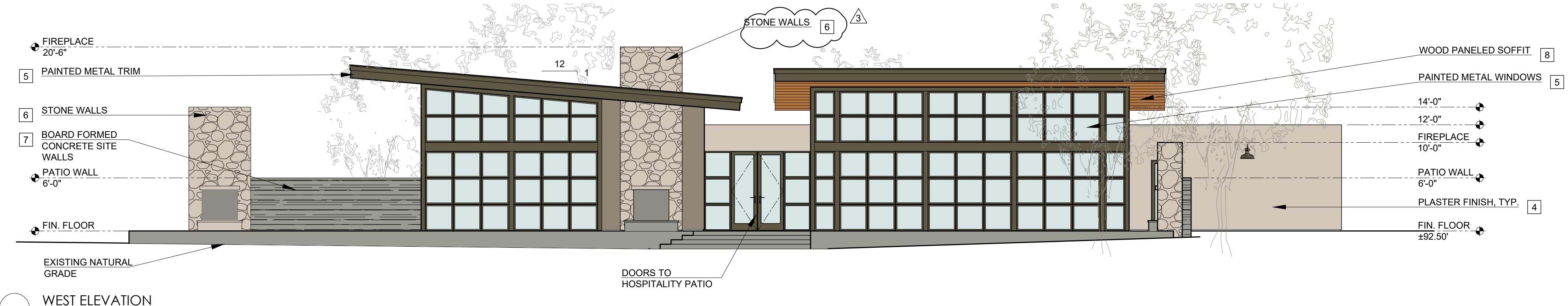
NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

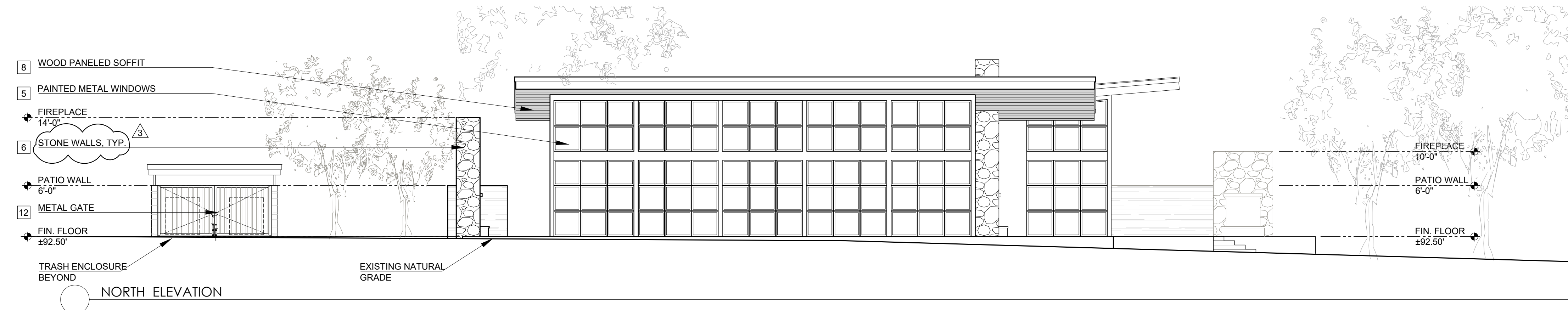
SEE SHEET A3.7 FOR IMAGES OF KEYED MATERIALS



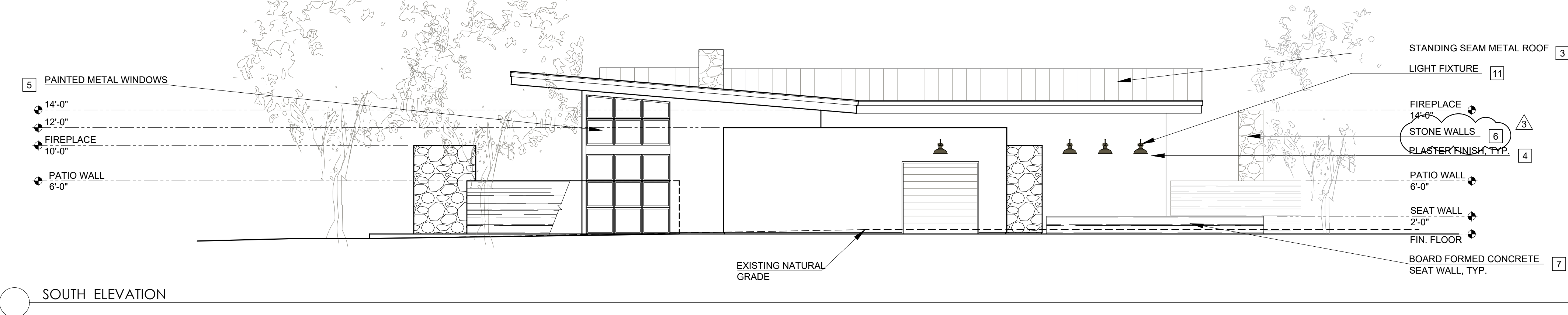
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

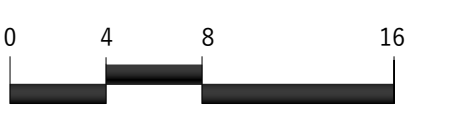


SOUTH ELEVATION

TASTING ROOM BUILDING - ELEVATIONS

A3.3

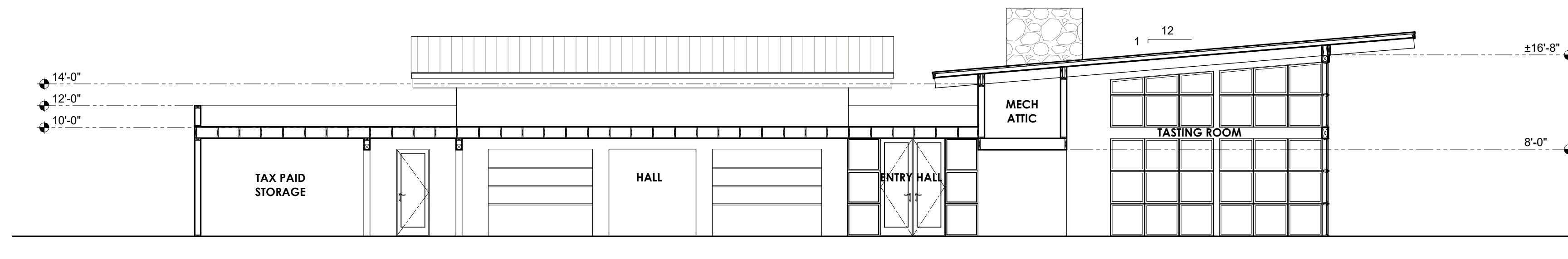
TASTING ROOM BUILDING:
ELEVATIONS



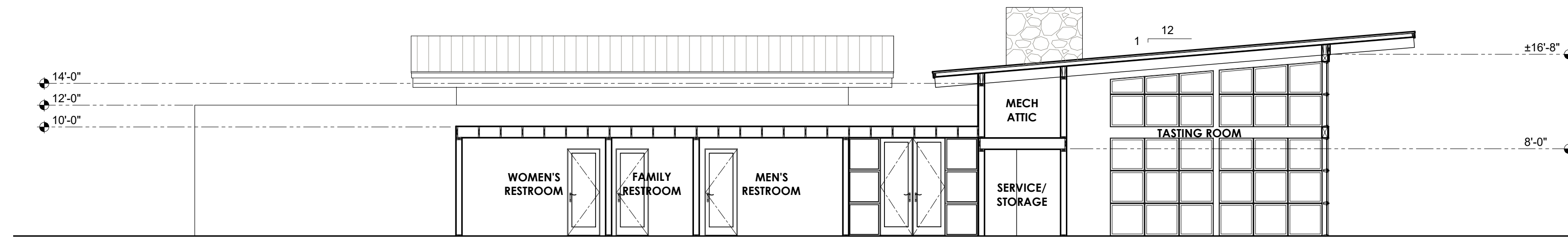
ISSUE: Final Design Review DATE: 11.2023
 # ISSUE: Response to 6/2022 Comments DATE: 06.29.22
 # ISSUE: Response to 2/2022 Comments DATE: 05.02.22
 # ISSUE: Planning Application Submittal DATE: 12.15.21

NUNES FARM

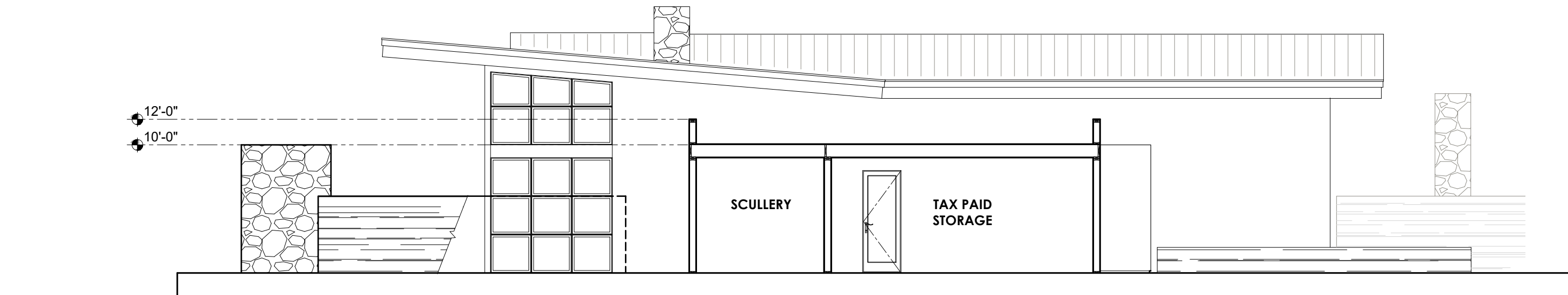
4255 RIVER ROAD, WINDSOR, CA 95401



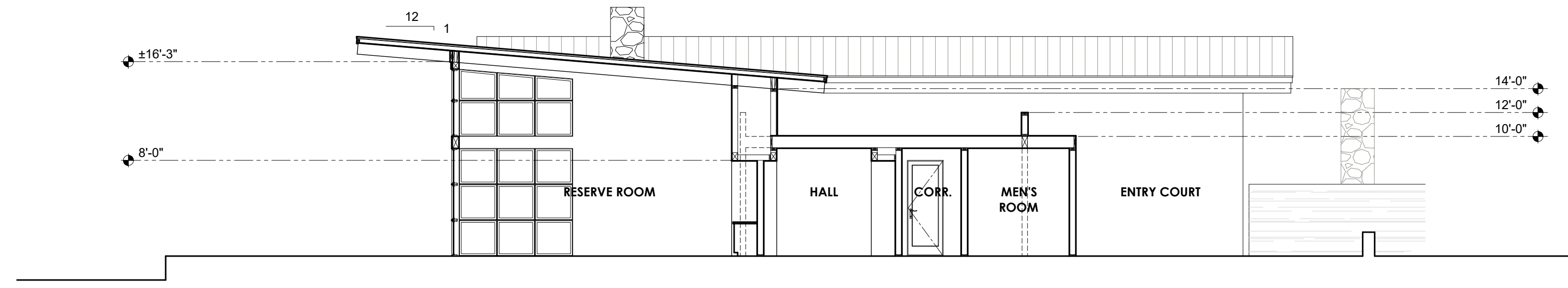
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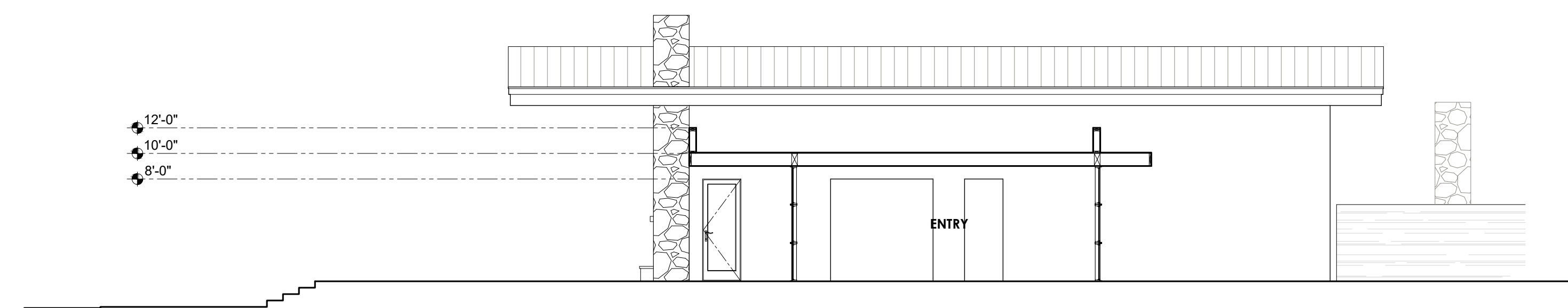
2 SECTION



3 SECTION



4 SECTION

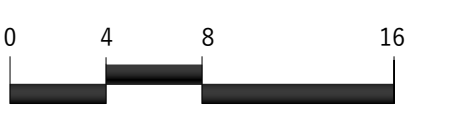


5 SECTION

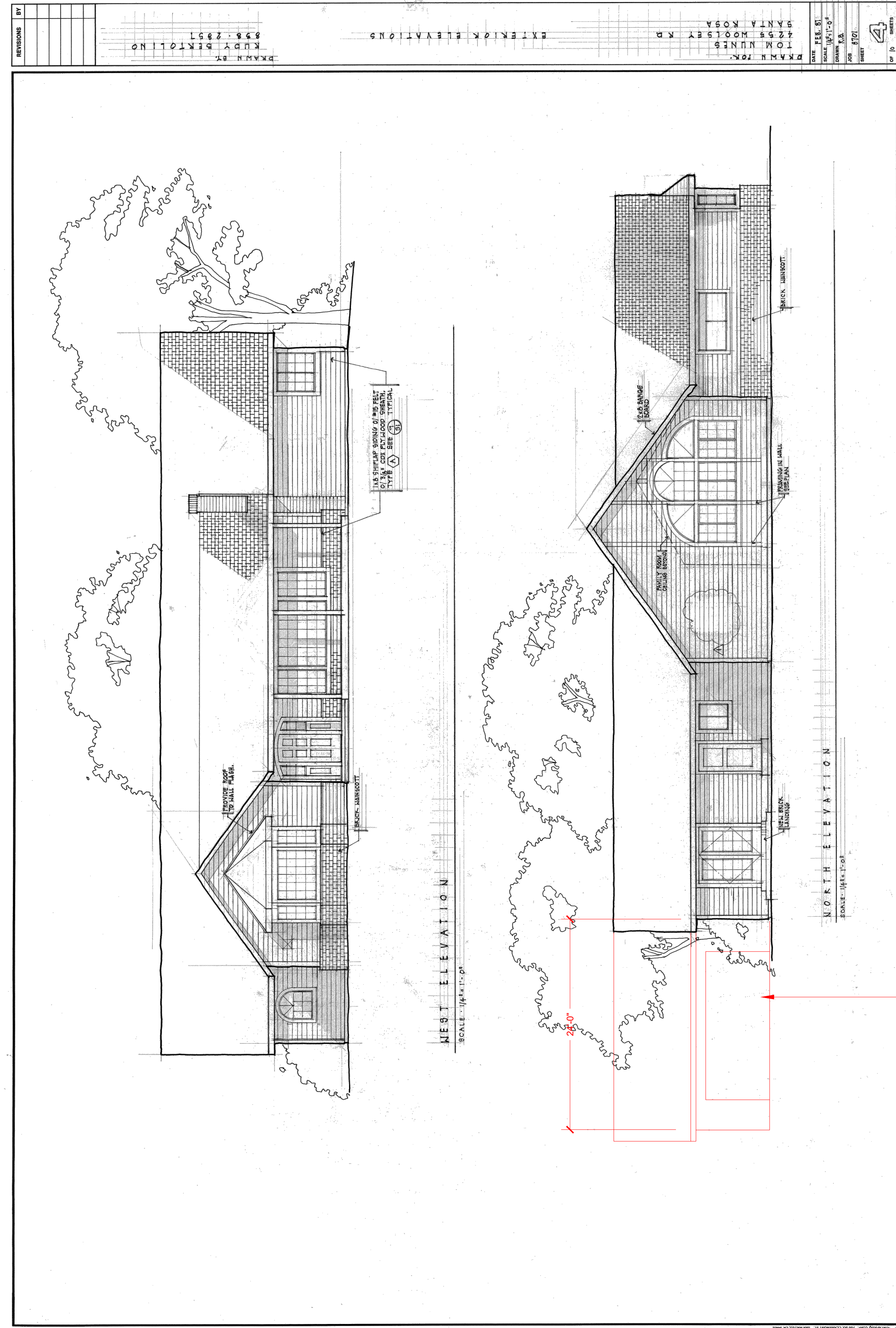
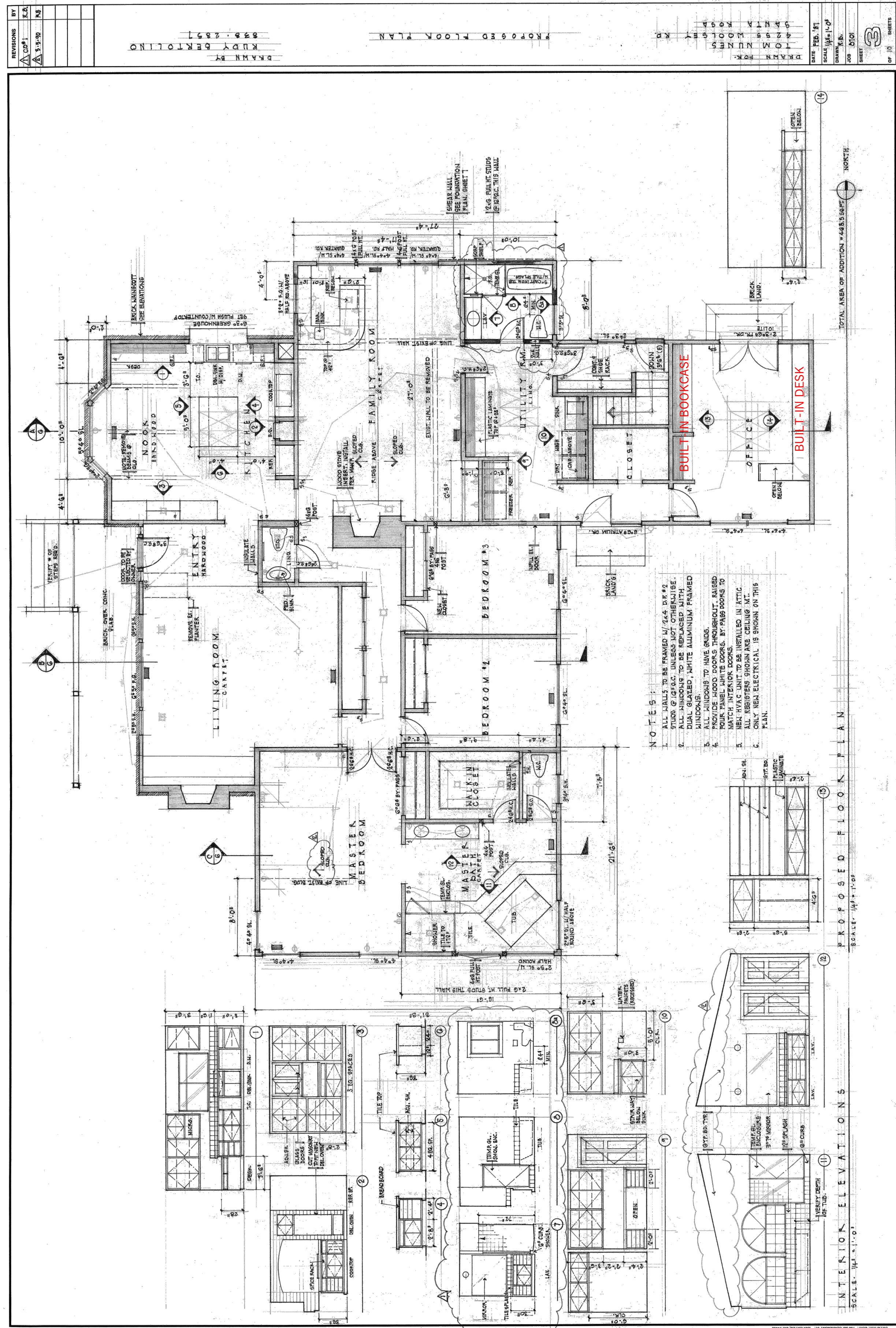
TASTING ROOM BUILDING - SECTIONS

A3.4

TASTING ROOM BUILDING:
SECTIONS



- ▲ ISSUE: Final Design Review DATE: 11.2023
- ▲ 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



RESIDENCE - REFERENCE DRAWINGS | EXISTING BUILDING

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

A3.5-2

RESIDENCE:
REFERENCE DRAWINGS



- ISSUE: Final Design Review
- ISSUE: Response to 6/2022 Comments
- ISSUE: Response to 2/2022 Comments
- ISSUE: Planning Application Submittal

DATE: 11.2023
DATE: 06.29.22
DATE: 05.02.22
DATE: 12.15.21

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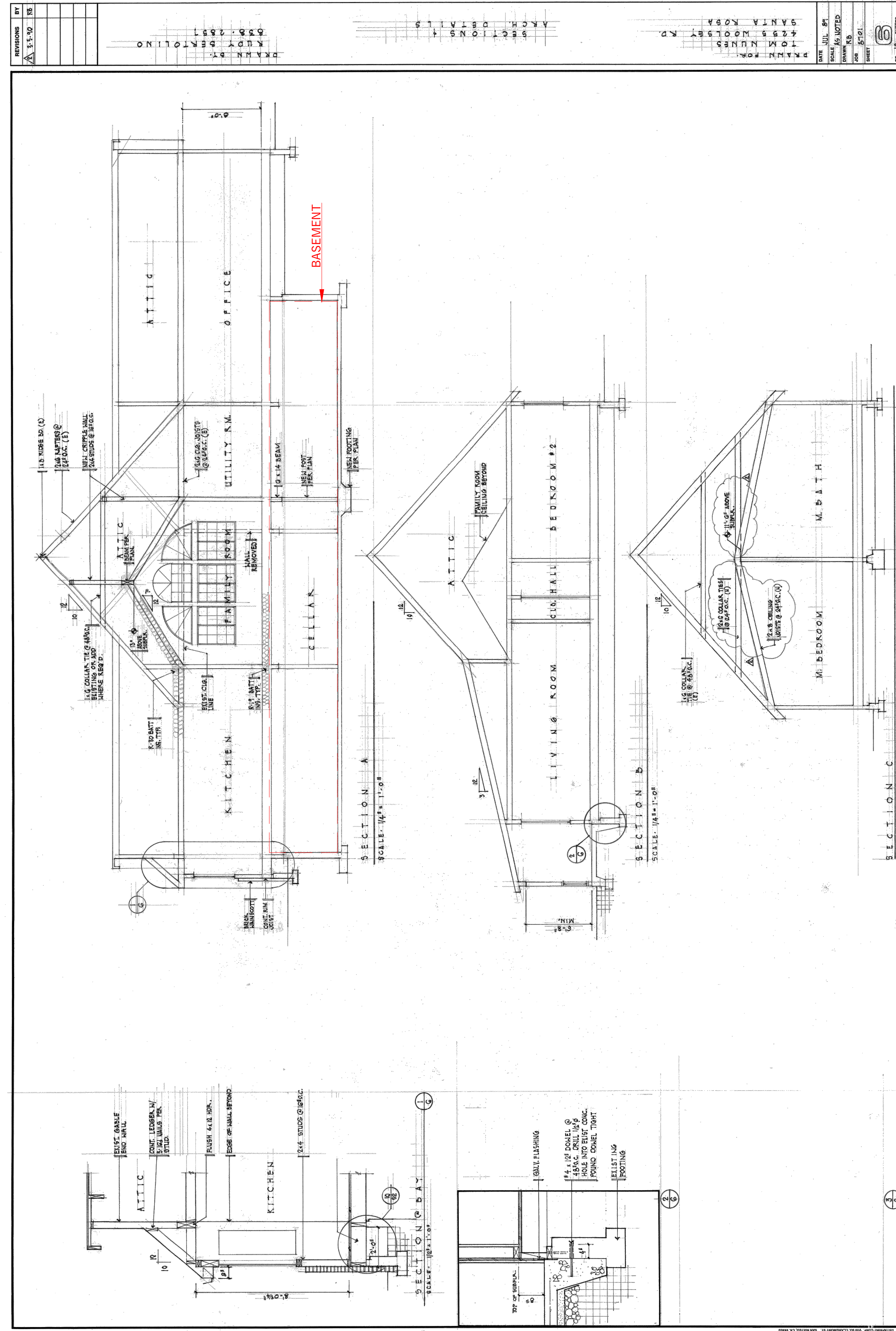
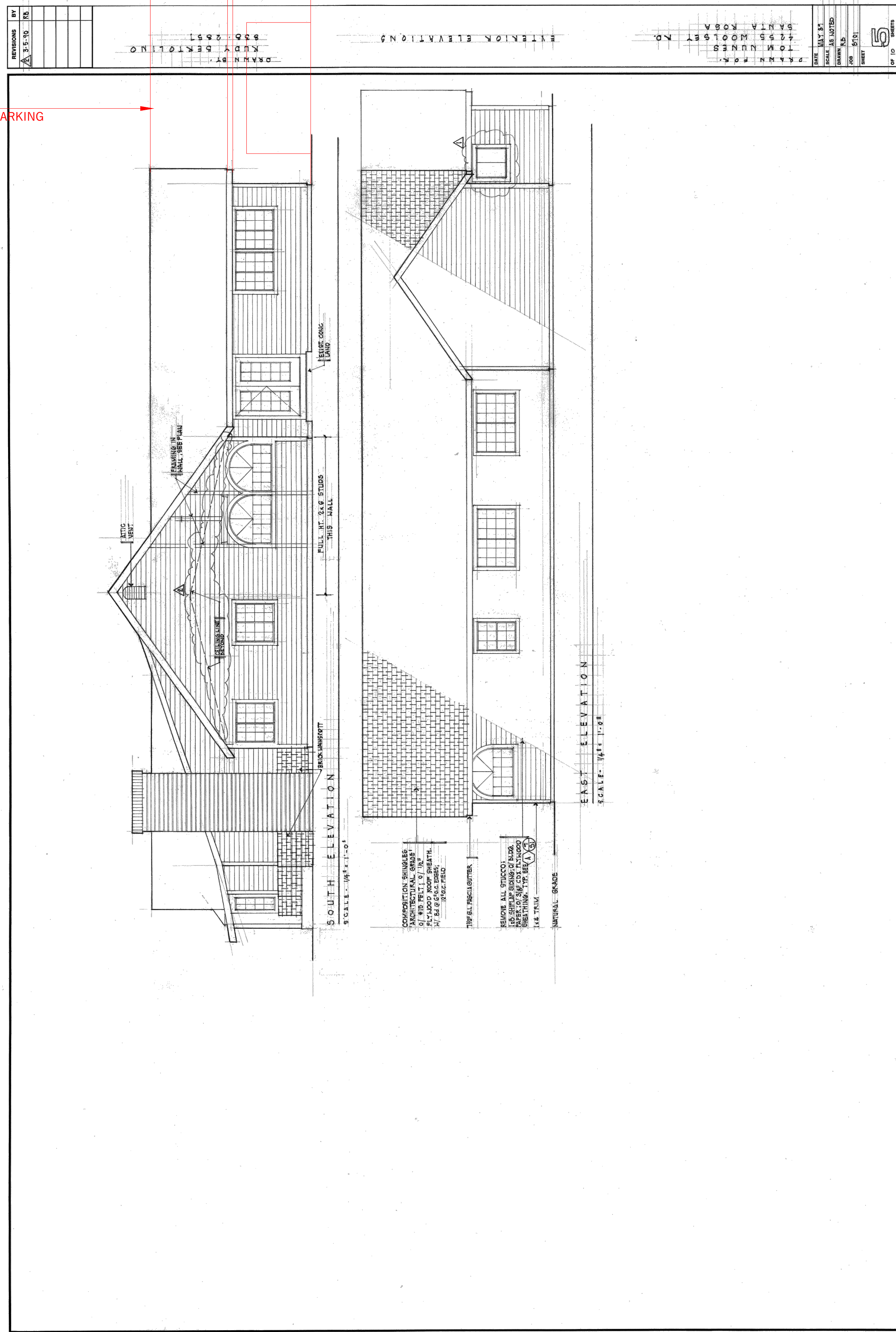
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Ph: (707) 762-6006



NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

PROPOSED
COVERED PARKING

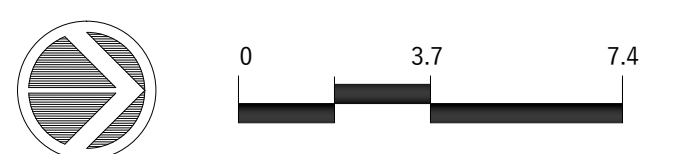


RESIDENCE - REFERENCE DRAWINGS | EXISTING BUILDING

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

A3.5-3

RESIDENCE:
REFERENCE DRAWINGS



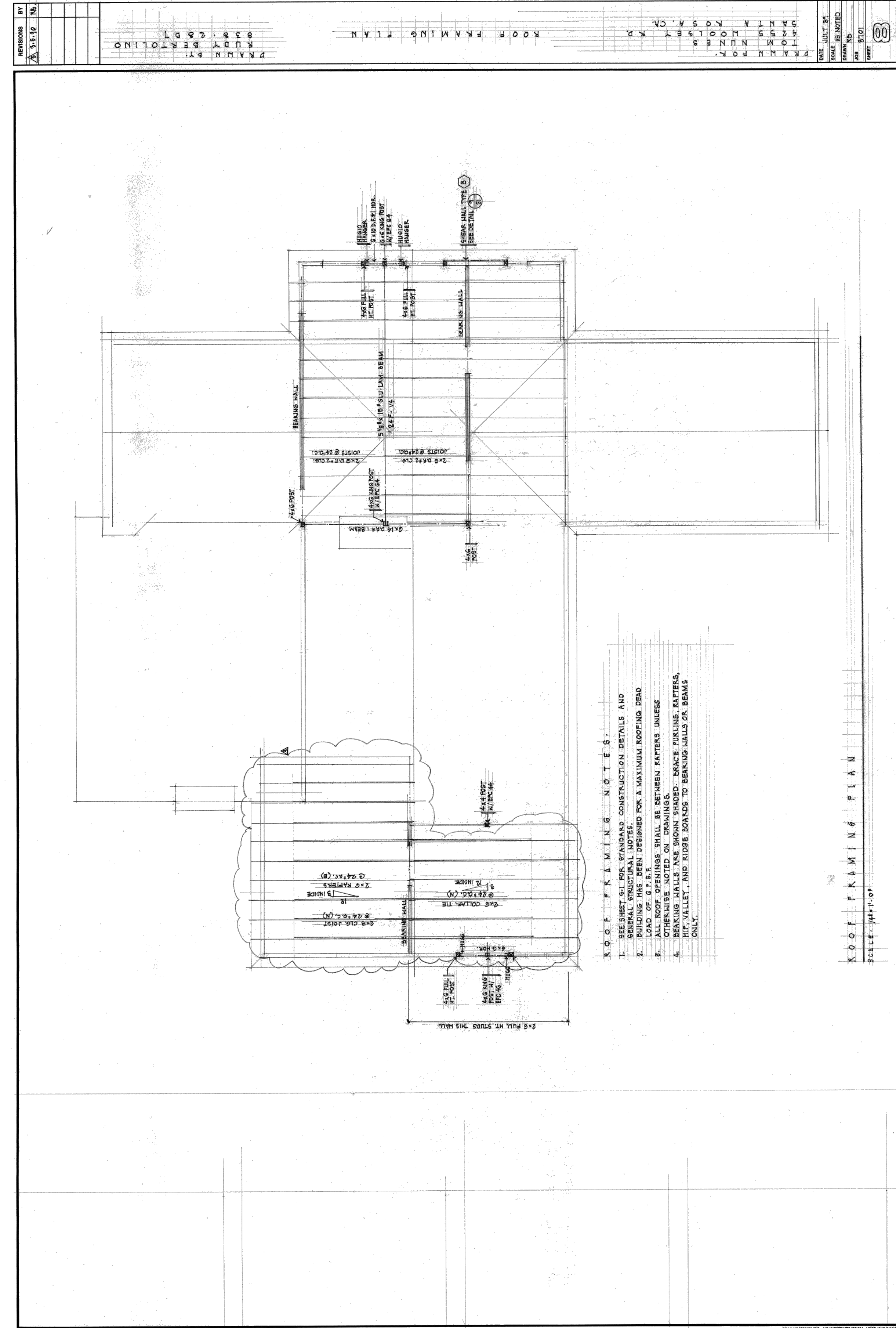
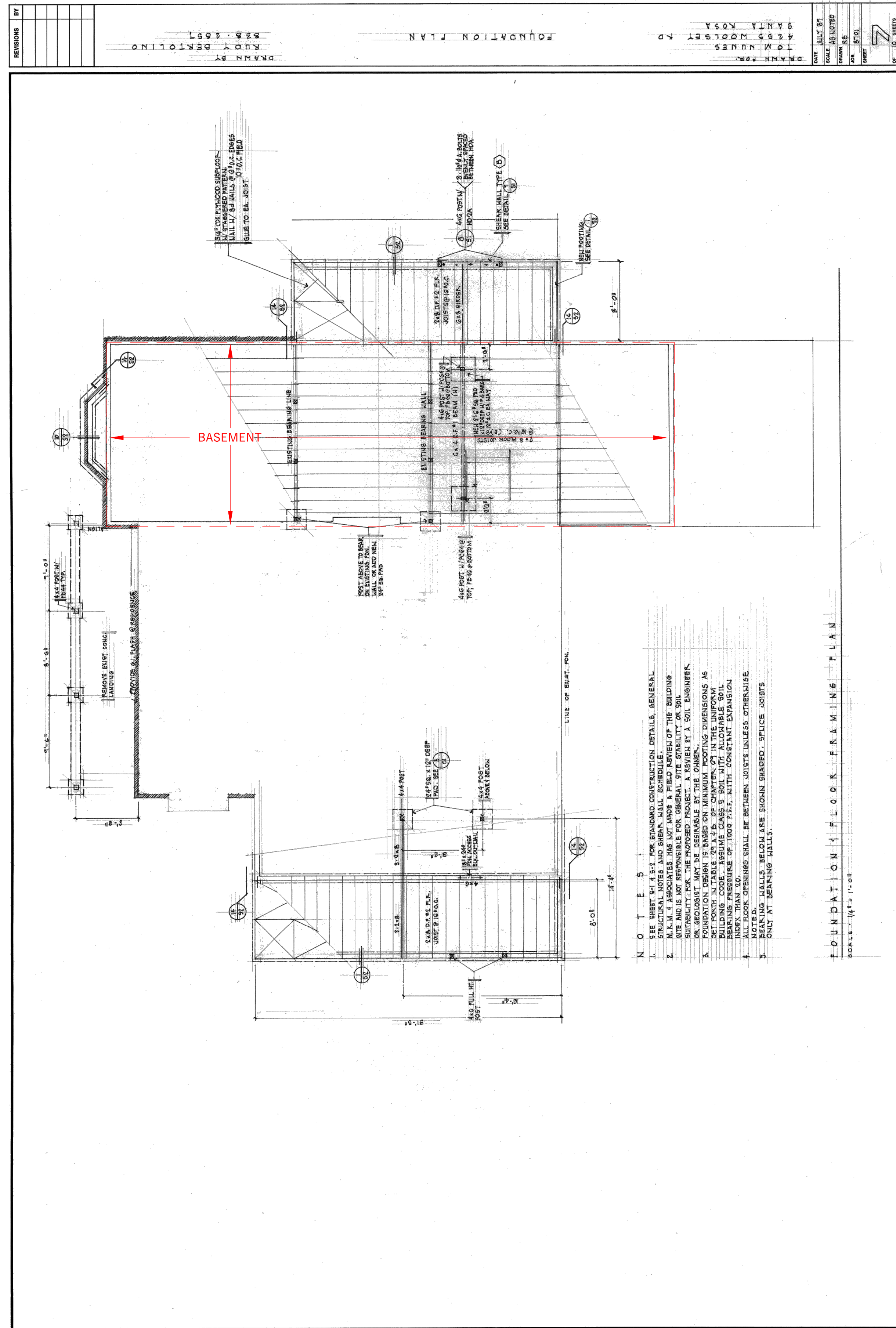
ISSUE: Final Design Review
ISSUE: Response to 6/2022 Comments
ISSUE: Response to 2/2022 Comments
ISSUE: Planning Application Submittal

DATE: 11.2023
DATE: 06.29.22
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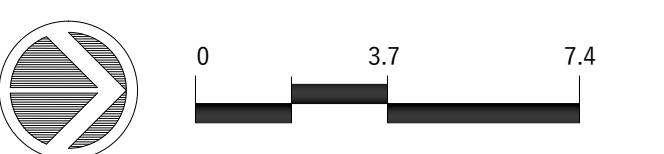


RESIDENCE - REFERENCE DRAWINGS | EXISTING BUILDING

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

A3.5-4

RESIDENCE:
 REFERENCE DRAWINGS



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

DATE: 11.2023
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ARCHITECTURE | PLANNING | CONSULTING

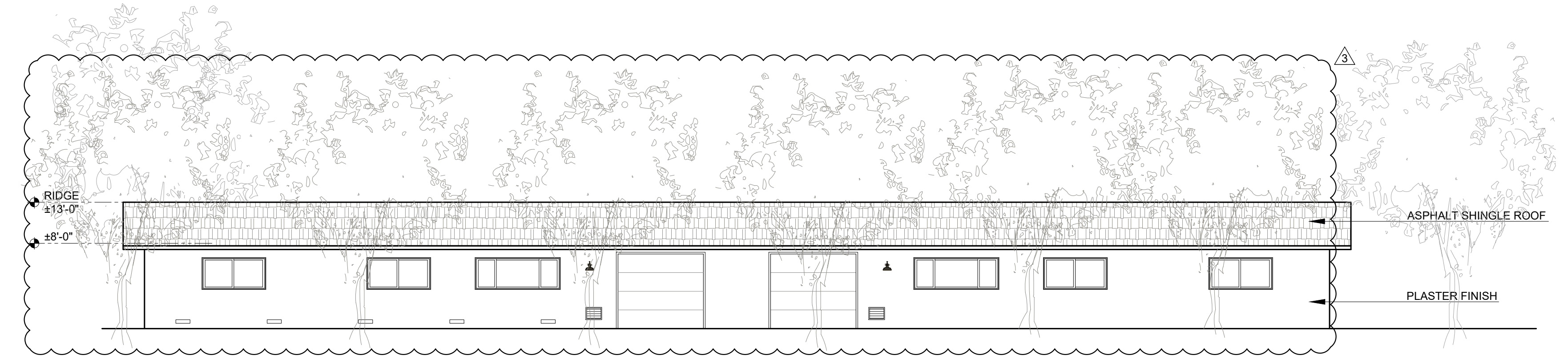
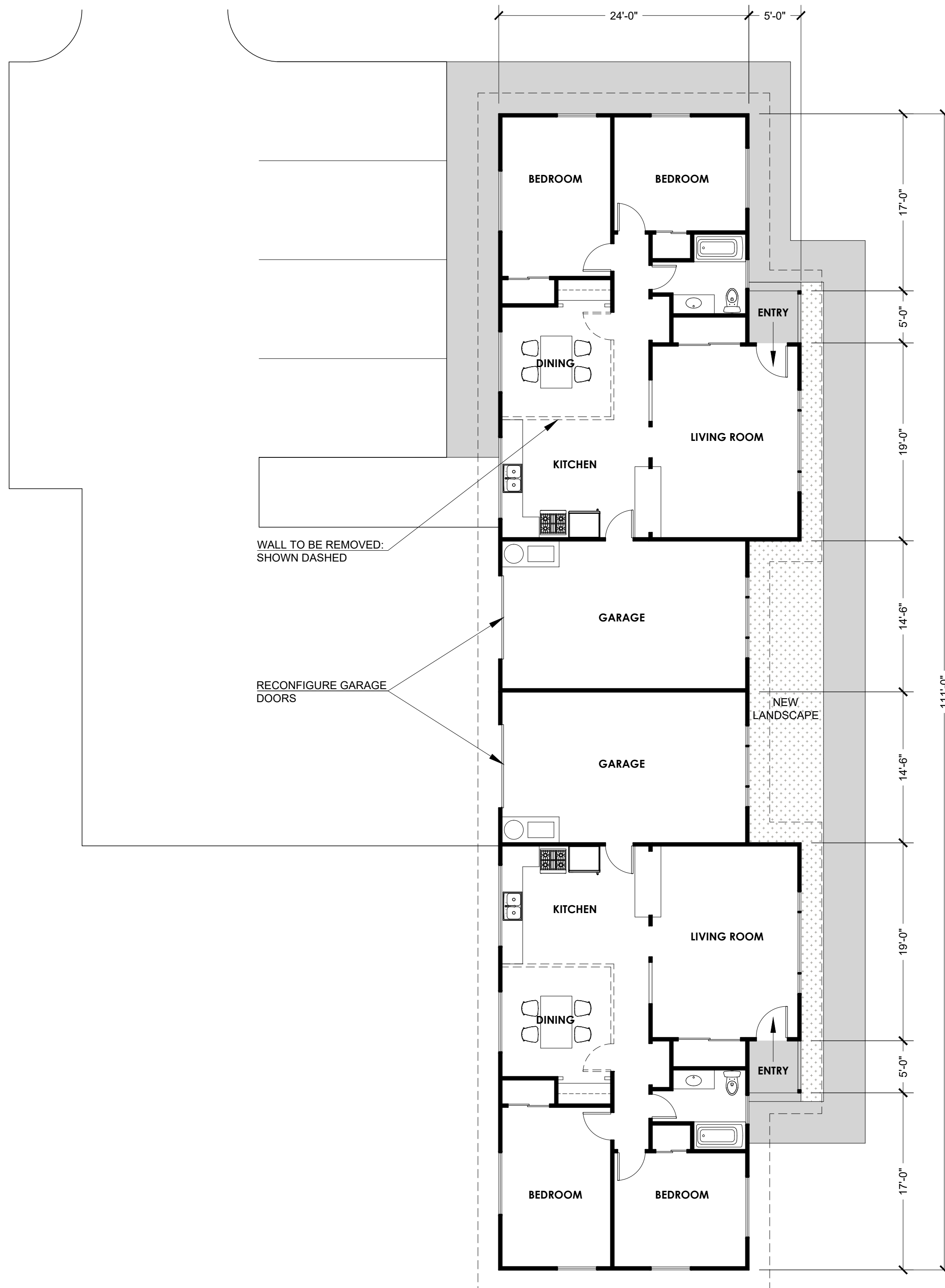
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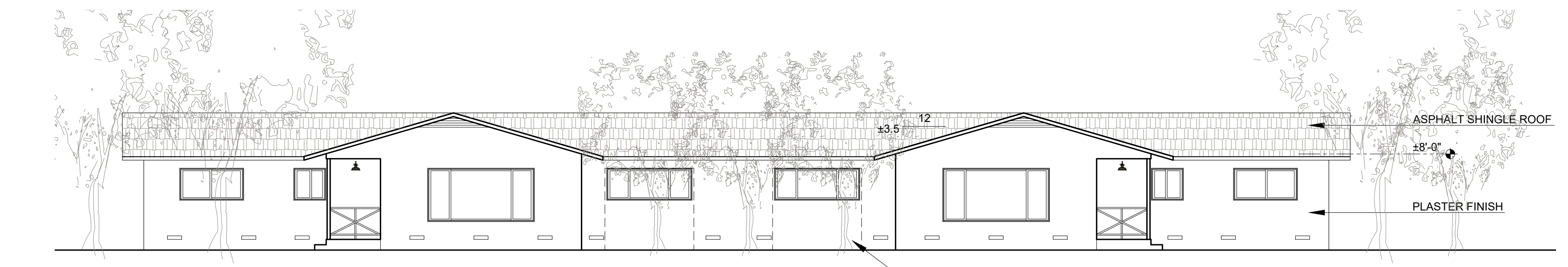
NUNES FARM

4255 RIVER ROAD, WINDSOR, CA 95401

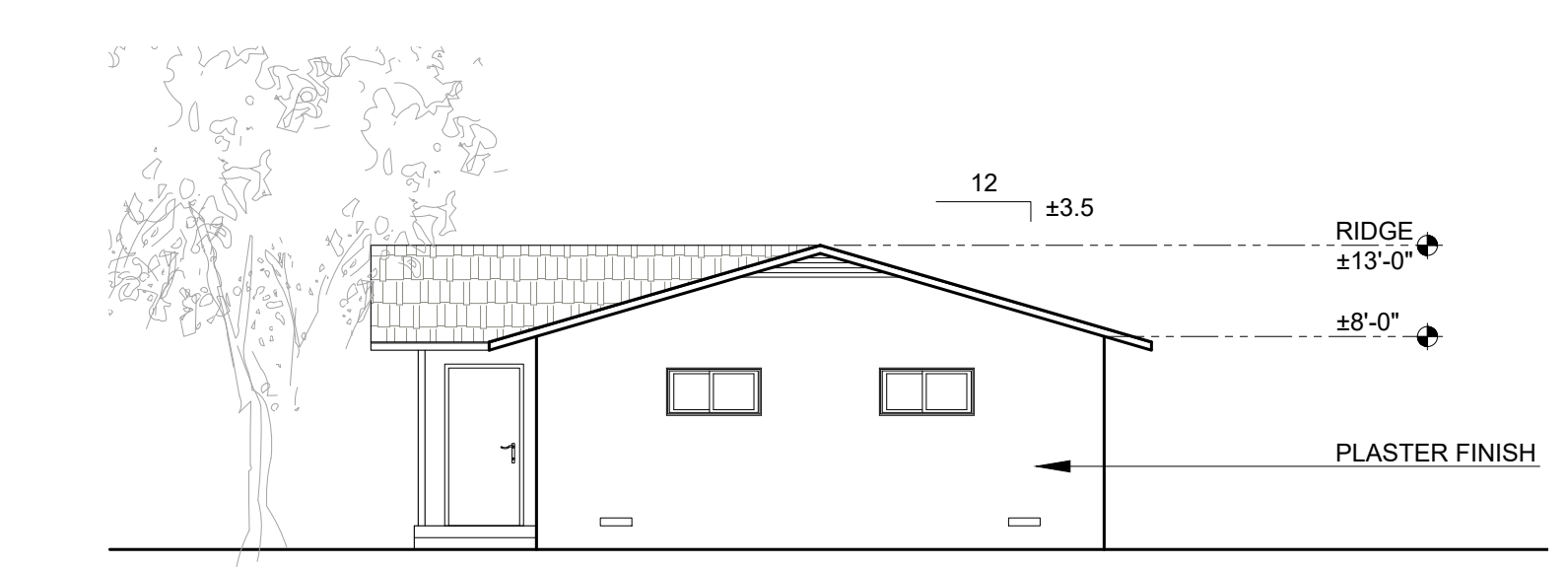
WALL LEGEND
 ——— EXISTING WALLS
 - - - - - WALLS REMOVED



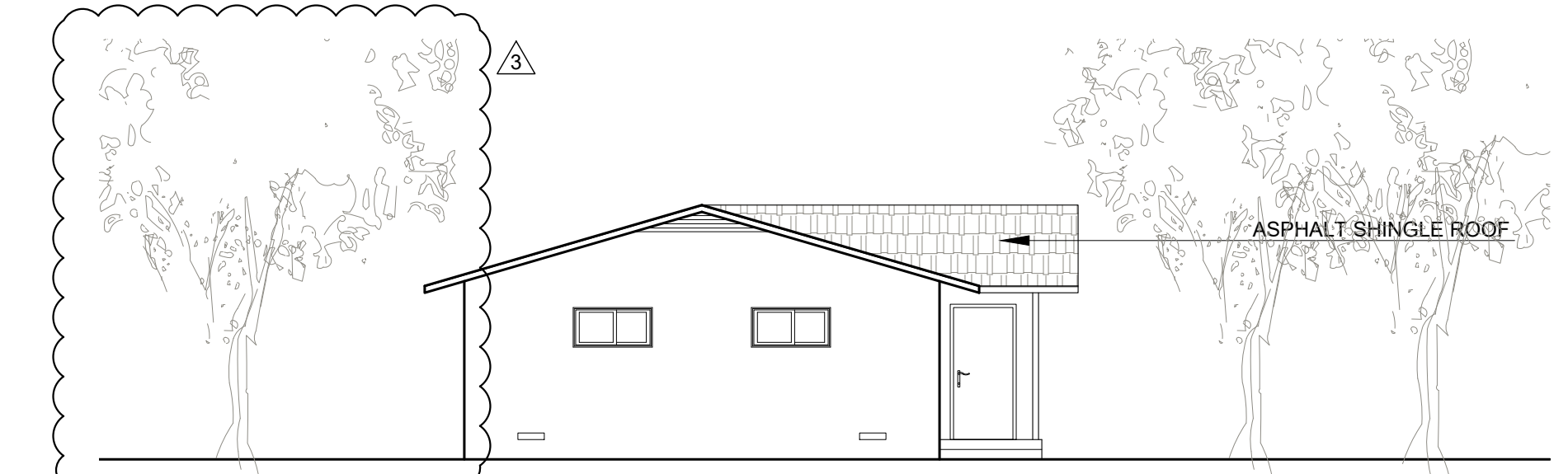
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



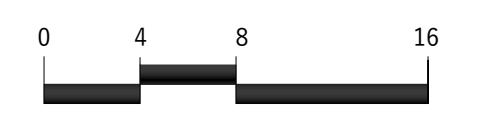
SOUTH ELEVATION

DUPLEX - REFERENCE ELEVATIONS | EXISTING BUILDING

DUPLEX - FLOOR PLAN

A3.6

DUPLEX:
 REFERENCE FLOOR PLAN &
 ELEVATIONS

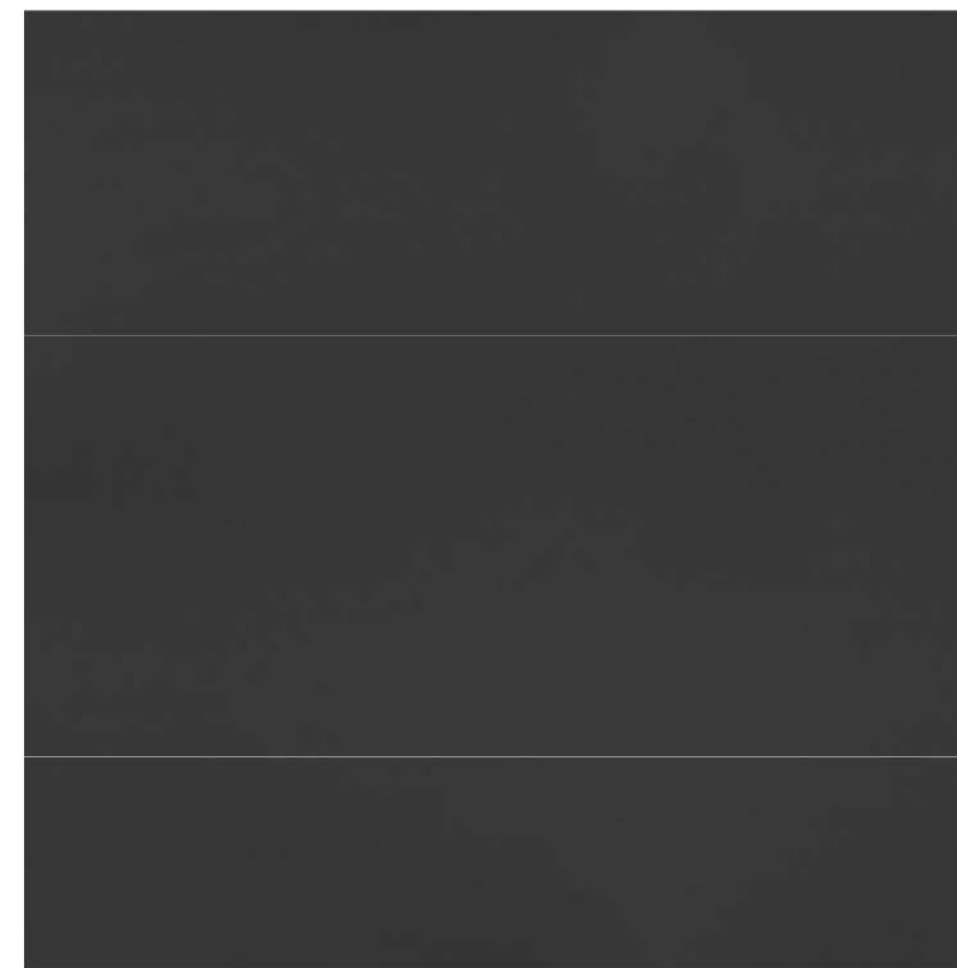


▲ ISSUE: Final Design Review DATE: 11.2023
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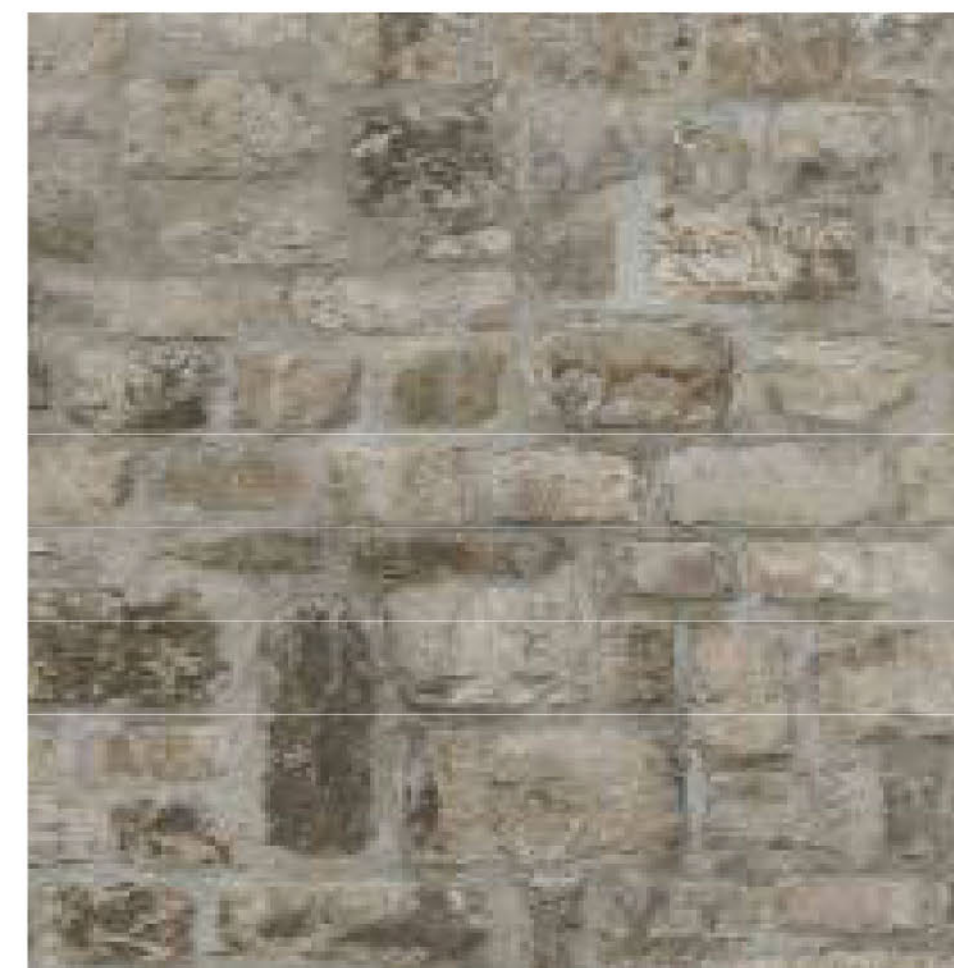


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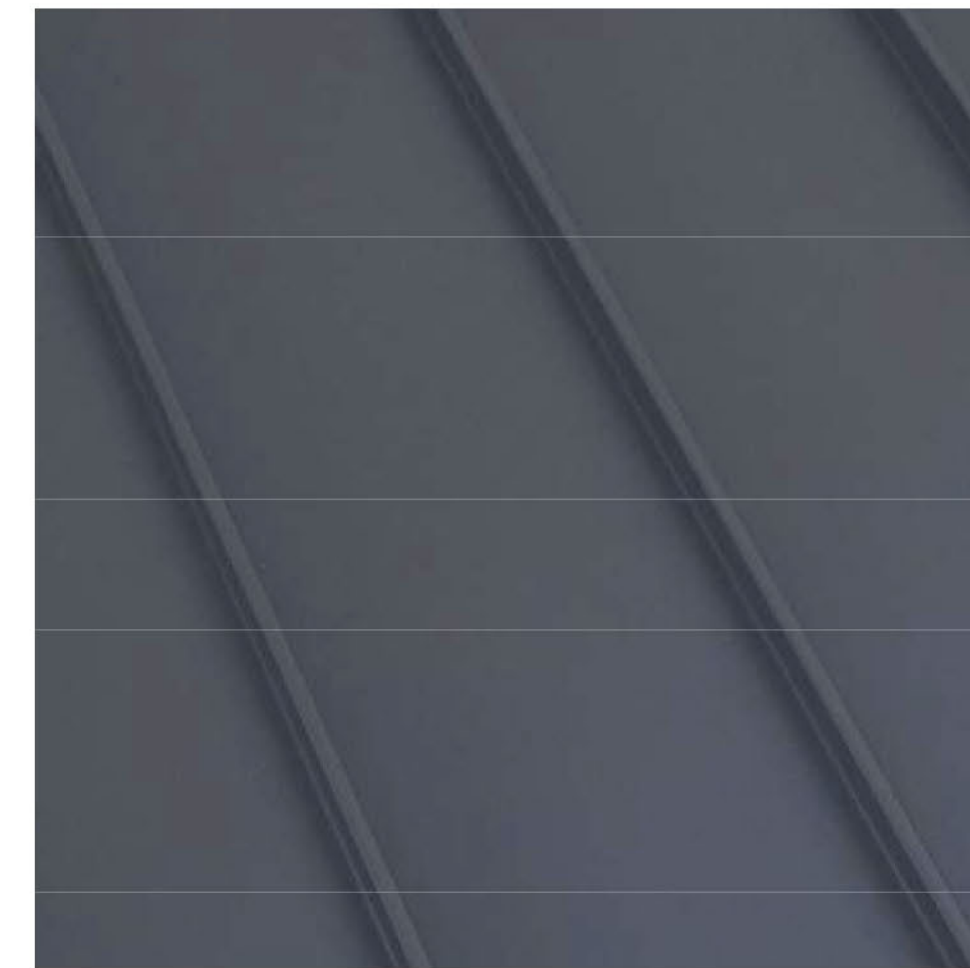


5 DARK PAINTED METAL (Door/Window/Louver):
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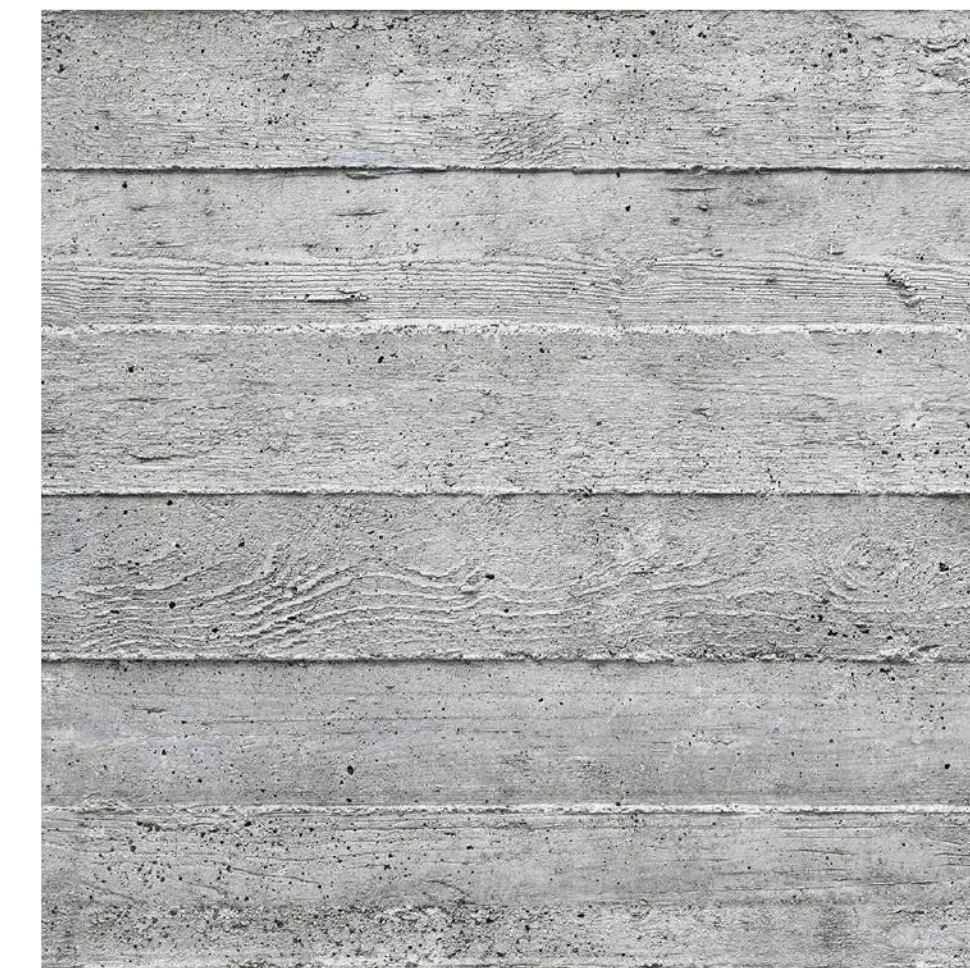
2 NOT USED



6 STONE WALLS
Color: Natural



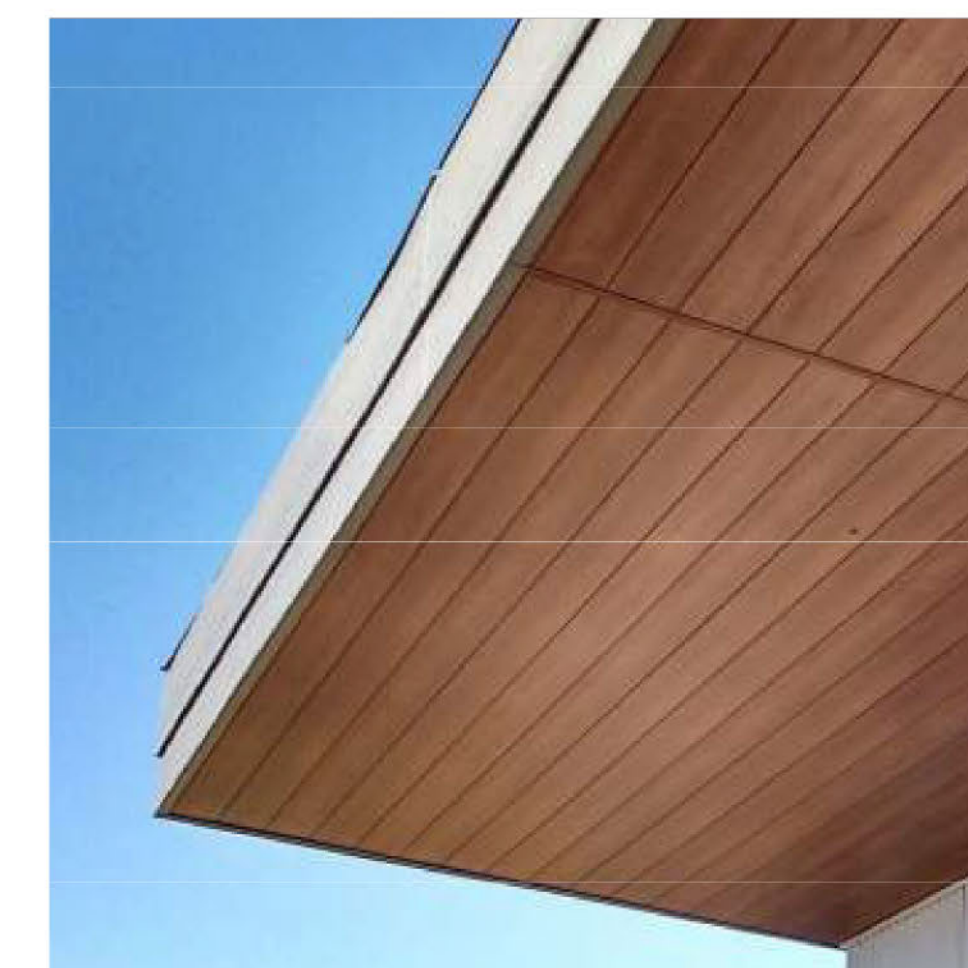
3 STANDING SEAM METAL ROOF & ROOF TRIM
Color: Zinc Gray



7 BOARD FORMED CONCRETE
Color: Natural



4 PLASTER



8 WOOD SOFFIT
Color: Natural



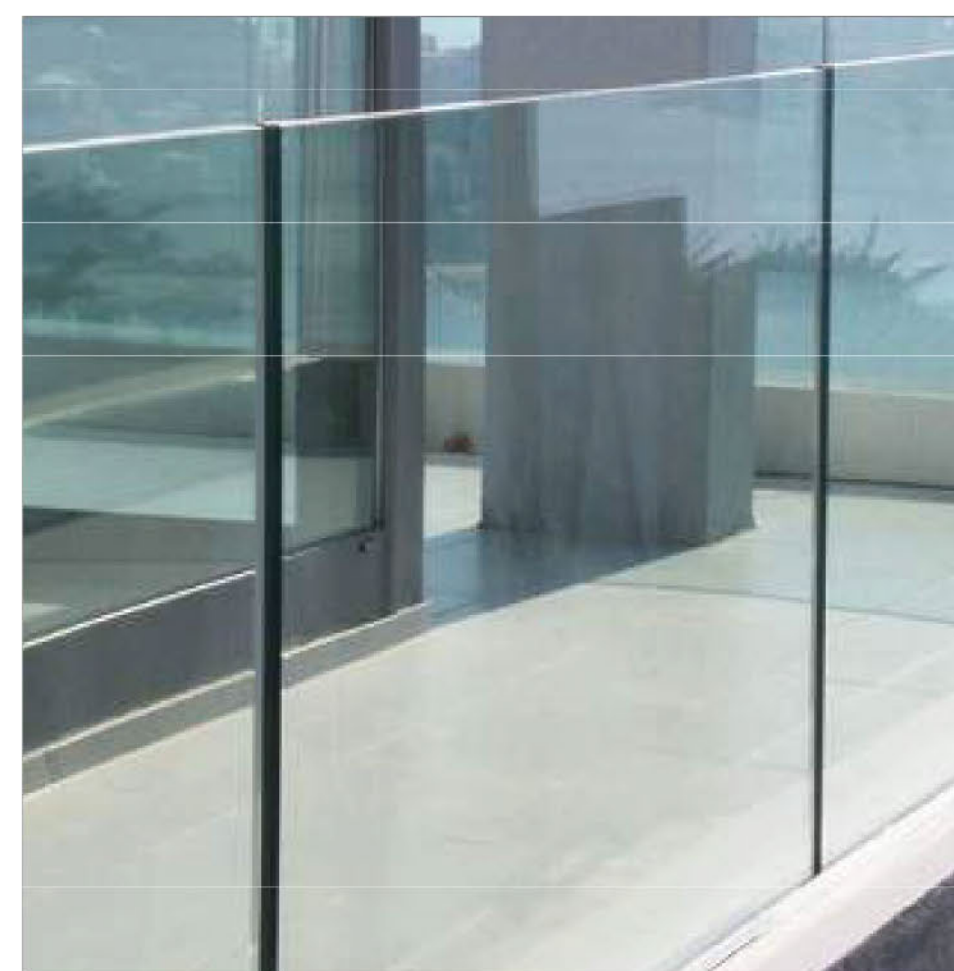
11 LIGHT FIXTURE
Color: Matte Black



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)	
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Spartan Bronze SR:0.31 E:0.85 SR:31	Redwood SR:0.38 E:0.85 SR:41	Slate Blue SR:0.28 E:0.85 SR:27			
Category 3					
Colonial Red SR:0.32 E:0.85 SR:33	Evergreen SR:0.34 E:0.85 SR:34	Regal Blue SR:0.26 E:0.85 SR:24	Tahoe Blue SR:0.24 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.
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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

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

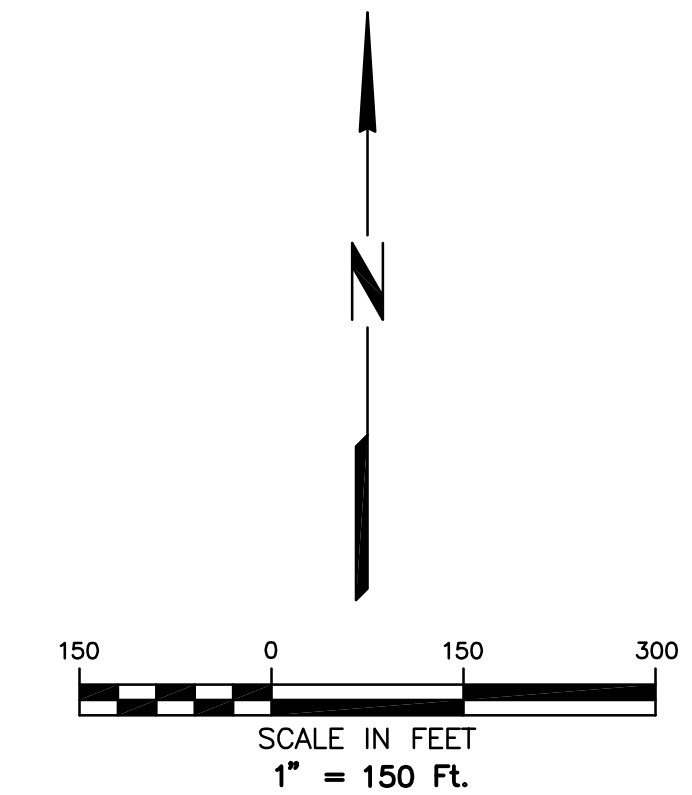
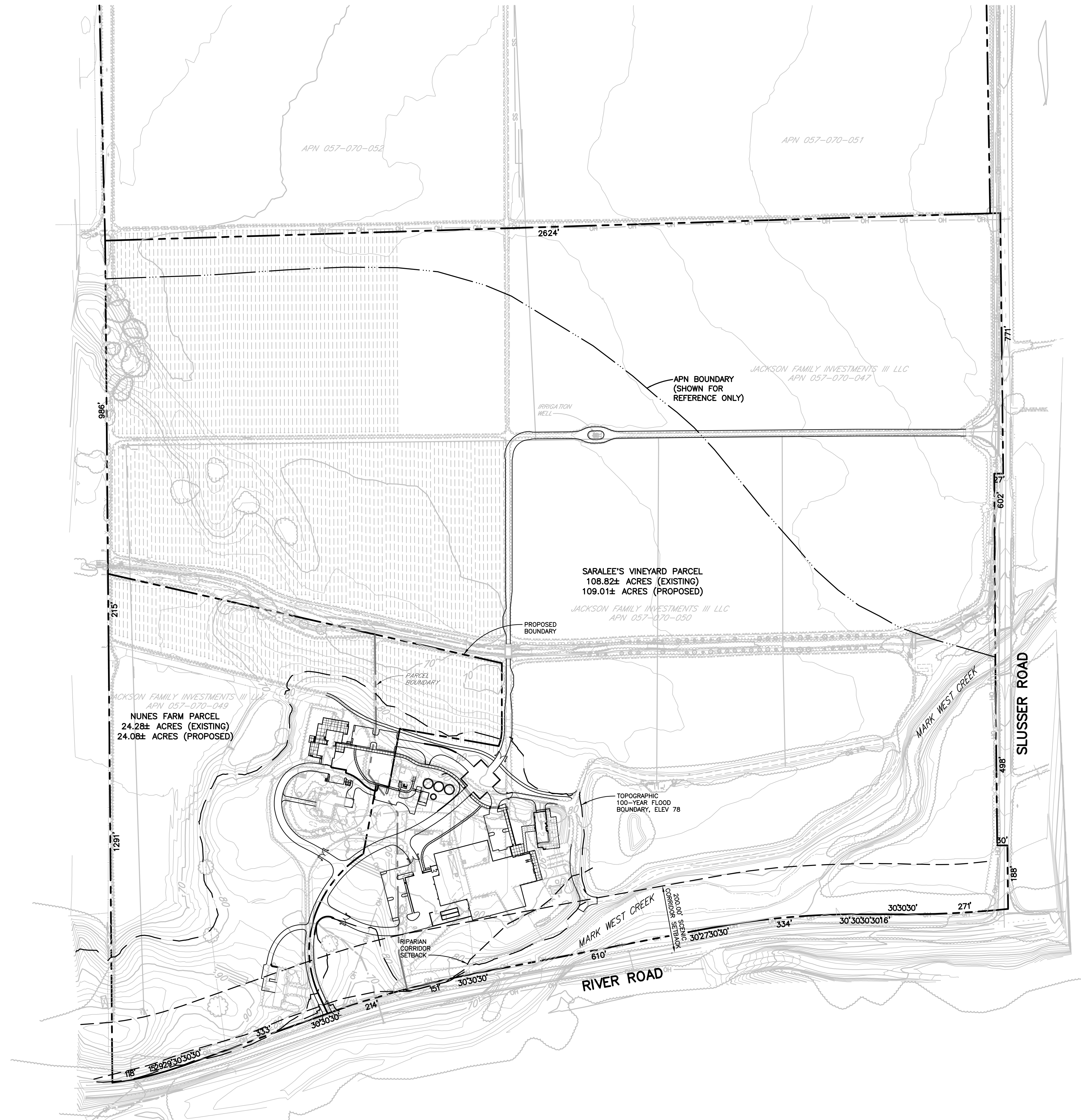
COLORS & MATERIALS:
EXISTING STRUCTURES

▲ ISSUE: Final Design Review	DATE: 11.2023
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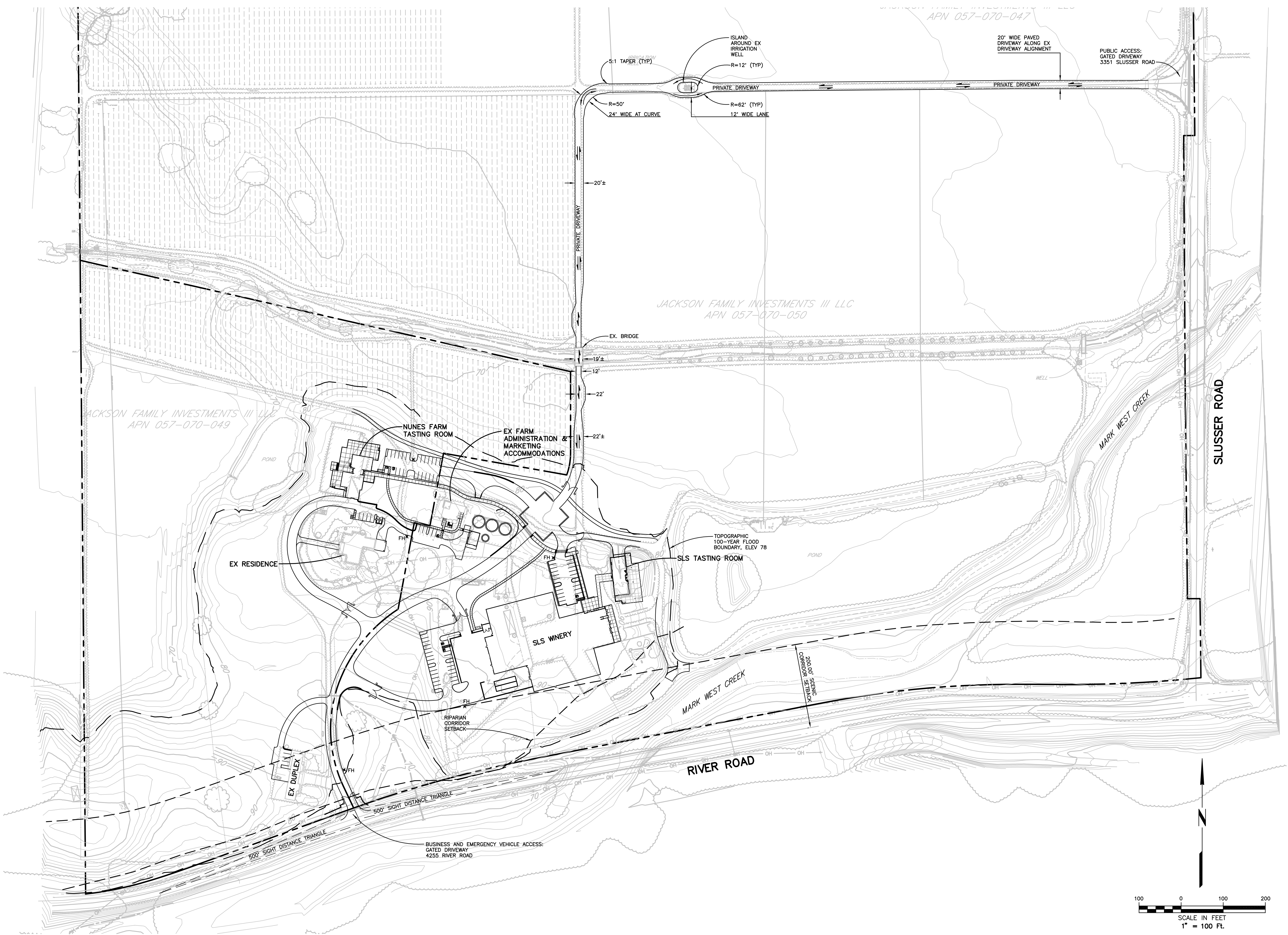


Project #	3719.10
Permit #	PLP20-0007
ISSUE:	DATE:
PLANNING APPLICATION SUBMITTAL	12.15.21
RESPONSE TO 2/2022 COMMENTS	05.02.22
RESPONSE TO 6/2022 COMMENTS	06.29.22
FINAL DESIGN REVIEW	11.08.23

PLOT DATE:

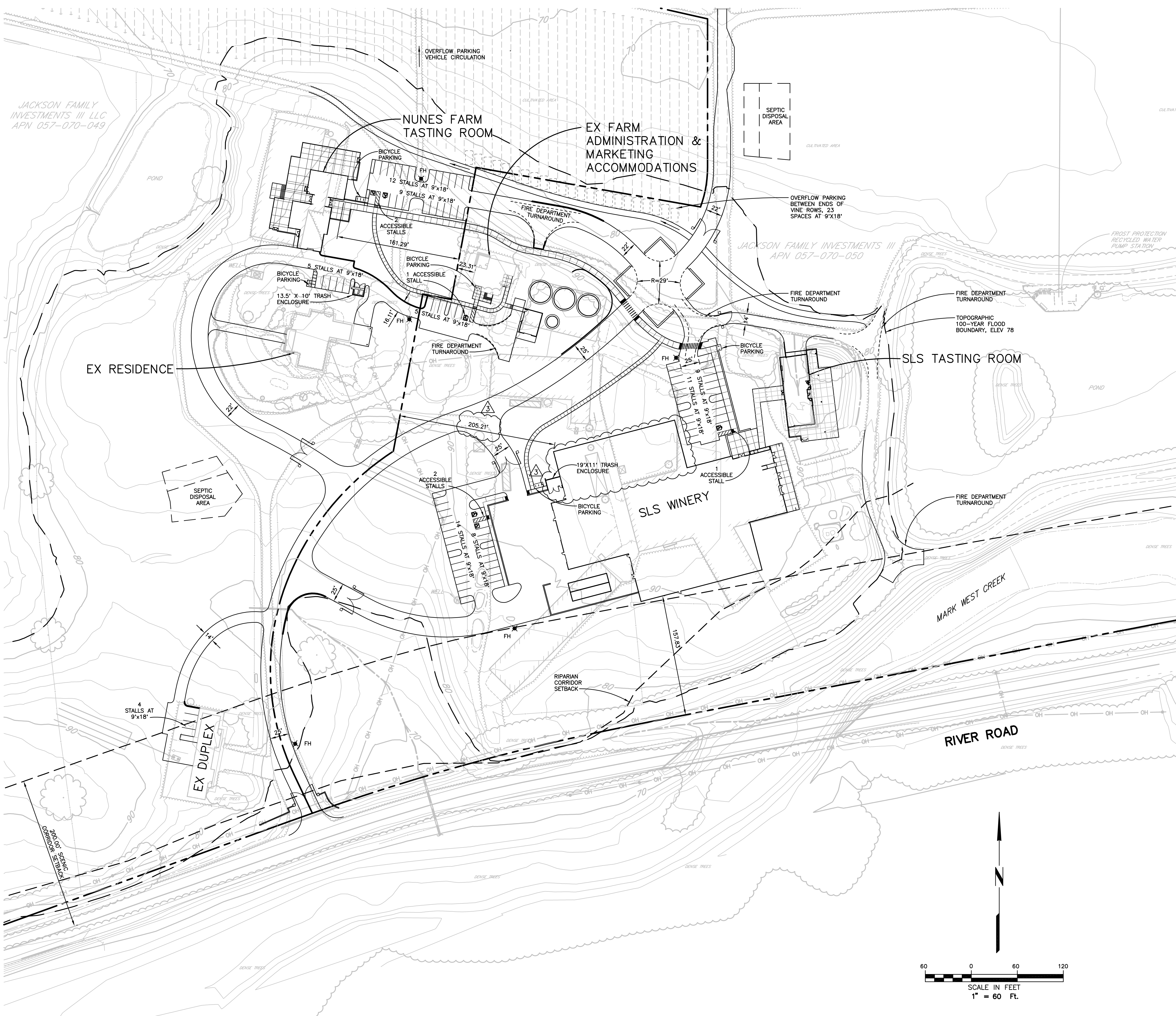
11.08.23

OVERALL SITE PLAN



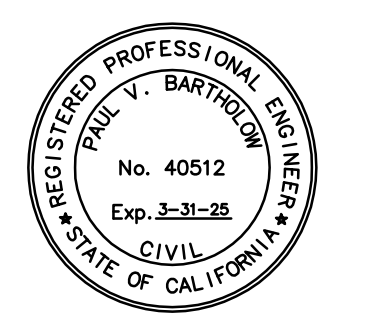
TAB: C1.2 ACCESS & CIRCULATION

04-28-22 ferral \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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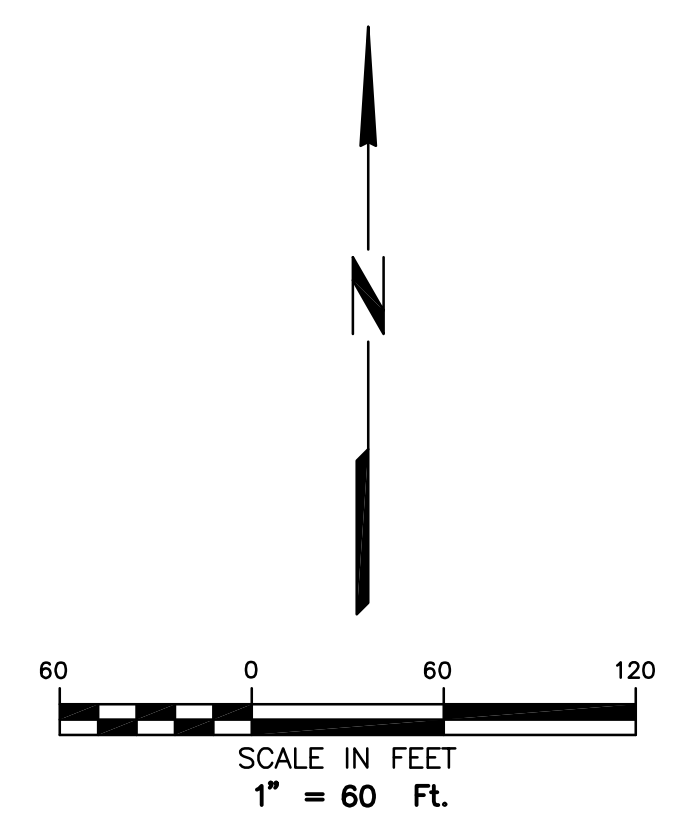
**NUNES FARM & WINERY
AT SARALEE'S VINEYARD**
APN 057-070-049
4255 RIVER ROAD, SANTA ROSA, CA 95401
APN 057-070-050
3400 SLUSSER ROAD, WINDSOR, CA 95492

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 11-08-23

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Permit #	PLP20-0007
ISSUE:	DATE:
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RESPONSE TO 2/2022 COMMENTS	05.02.22
RESPONSE TO 6/2022 COMMENTS	06.29.22
FINAL DESIGN REVIEW	11.08.23

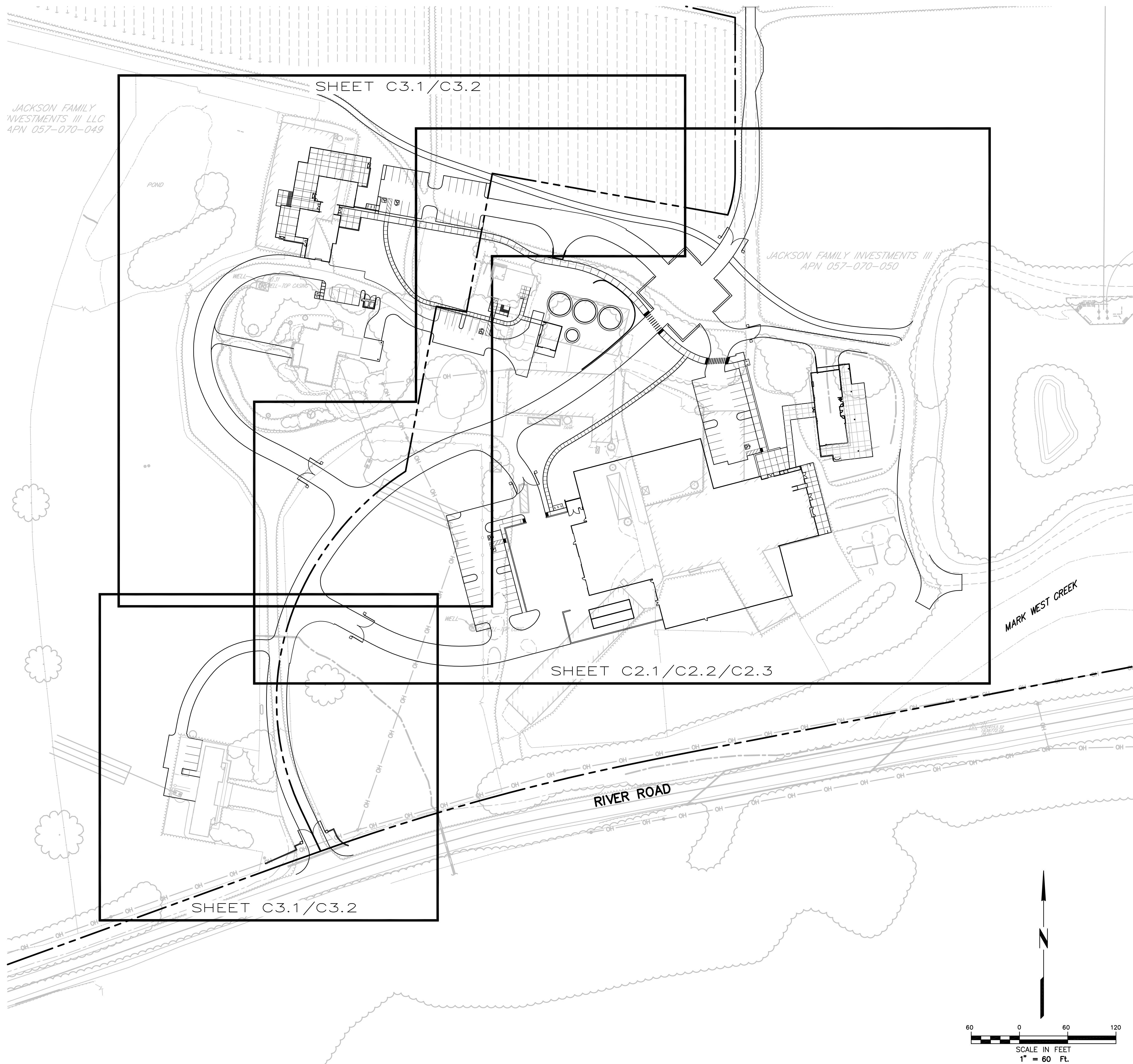
PLOT DATE:
11.08.23

SITE PLAN



TAB: C1.3 SITE PLAN

10-25-23 ferral \3719.dwg\3719 10\3719.10 PLAN.dwg



JACKSON FAMILY INVESTMENTS III LLC
APN 057-070-049

JACKSON FAMILY INVESTMENTS III
APN 057-070-050

SHEET C2.1/C2.2/C2.3

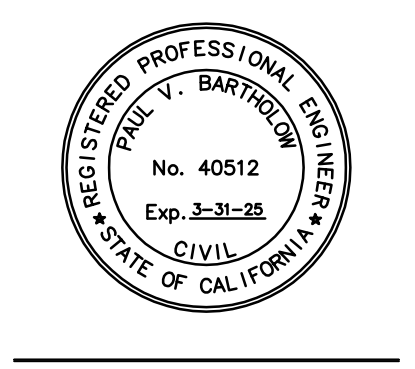
SHEET C3.1/C3.2

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	%	PERCENT
N	NORTH		
OH	OVERHEAD		

LEGEND

LINES		
BOUNDARY	.....	-----
PARCEL	.....	-----
CENTER	.....	-----
EASEMENT	.....	-----
UTILITY LINES		
STORM DRAIN	.....	.....
WATER	.....	.....
SEWER	.....	.....
GAS	.....	.....
ELECTRICAL	.....	.....
TELEPHONE	.....	.....
TELEVISION	.....	.....
JOINT TRENCH	.....	.....
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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COMMENTS	
FINAL DESIGN REVIEW	11.08.23
11/2023	

PLOT DATE:
11.08.23

KEY MAP,
ABBREVIATIONS &
LEGEND

SEE BELOW LEFT



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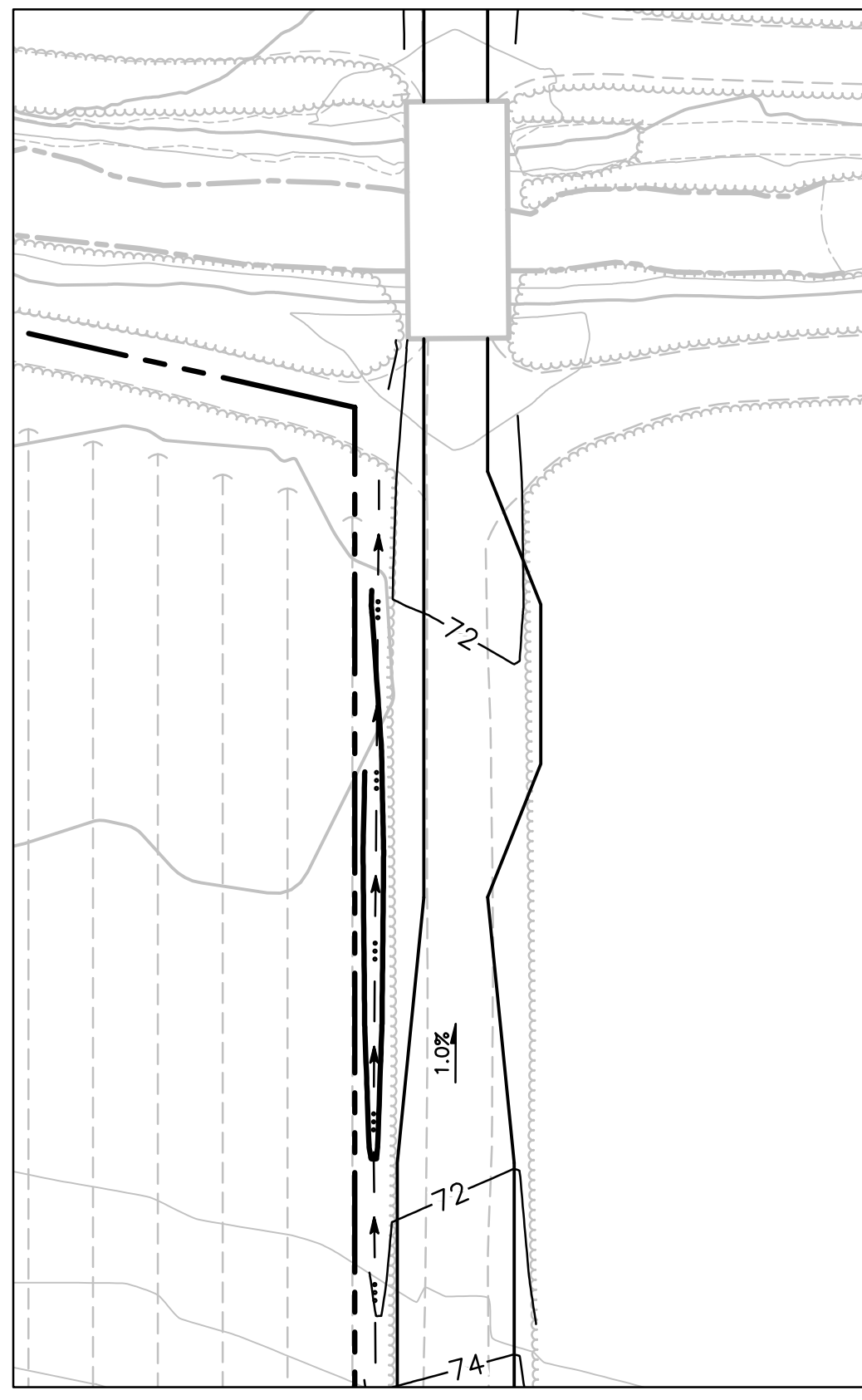
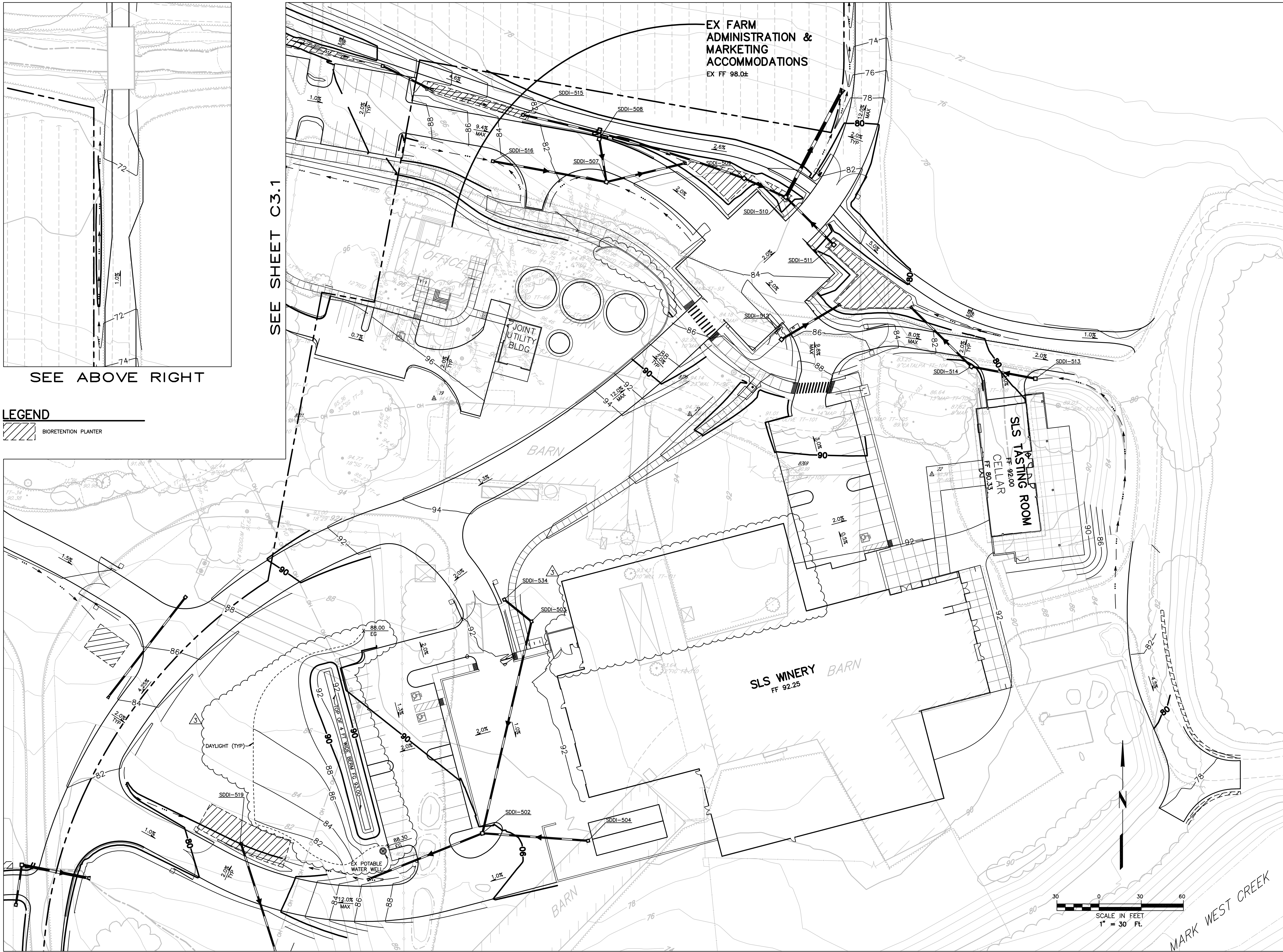
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		11.08.23

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SARALEE'S
VINEYARD
GRADING AND
DRAINAGE
PLAN

C2.1

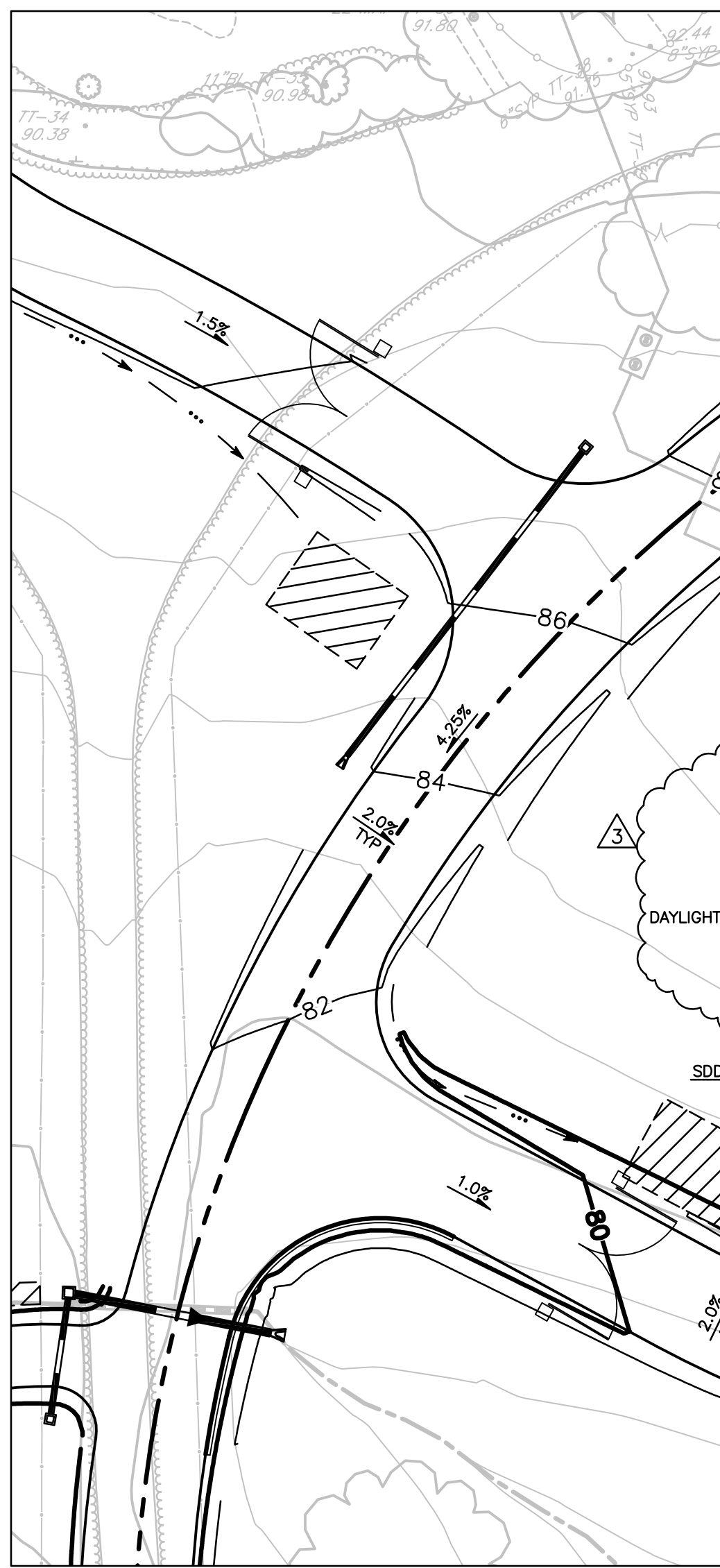


SEE ABOVE RIGHT

SEE SHEET C3.1

LEGEND

- BIORETENTION PLANTER

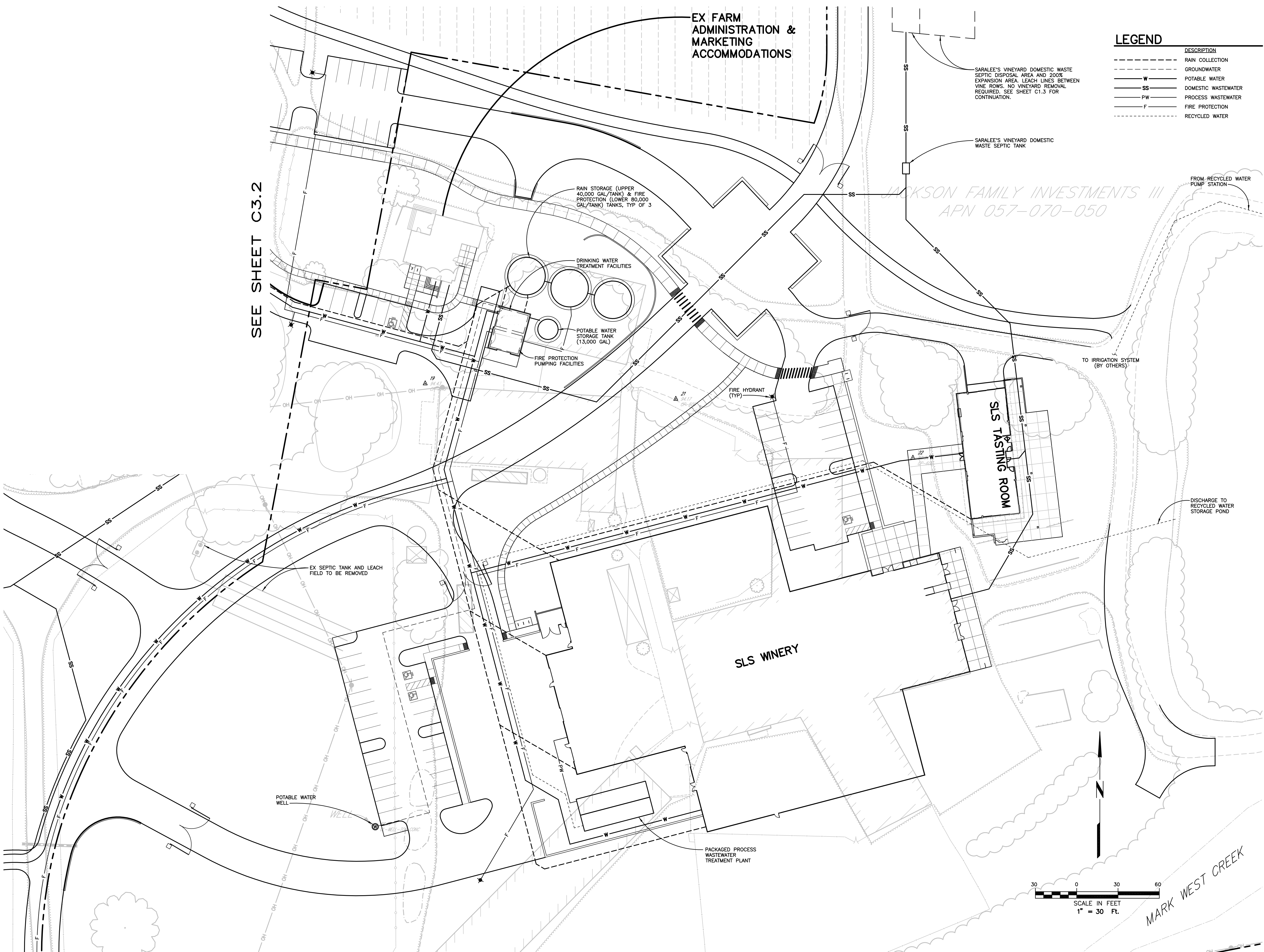


SEE SHEET C3.1

10-25-23 ferral \\3719.dwg\3719.10\3719.10 PRELIM GRADING AND DRAINAGE.dwg TAB: C2.1 SARALEE GRAD DRAIN

SEE SHEET C3.2

SEE SHEET C3.2



LEGEND

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



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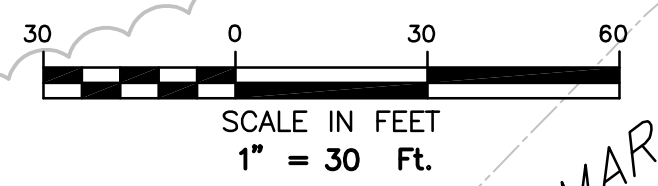
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SARALEE'S VINEYARD SITE UTILITIES PLAN

C2.2

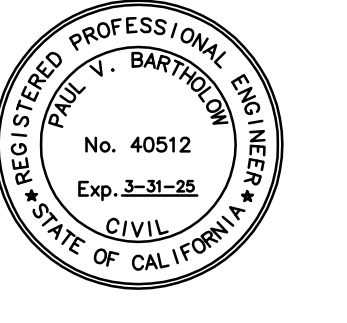
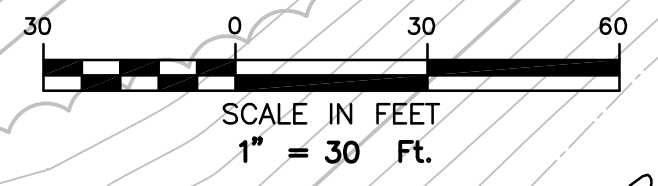
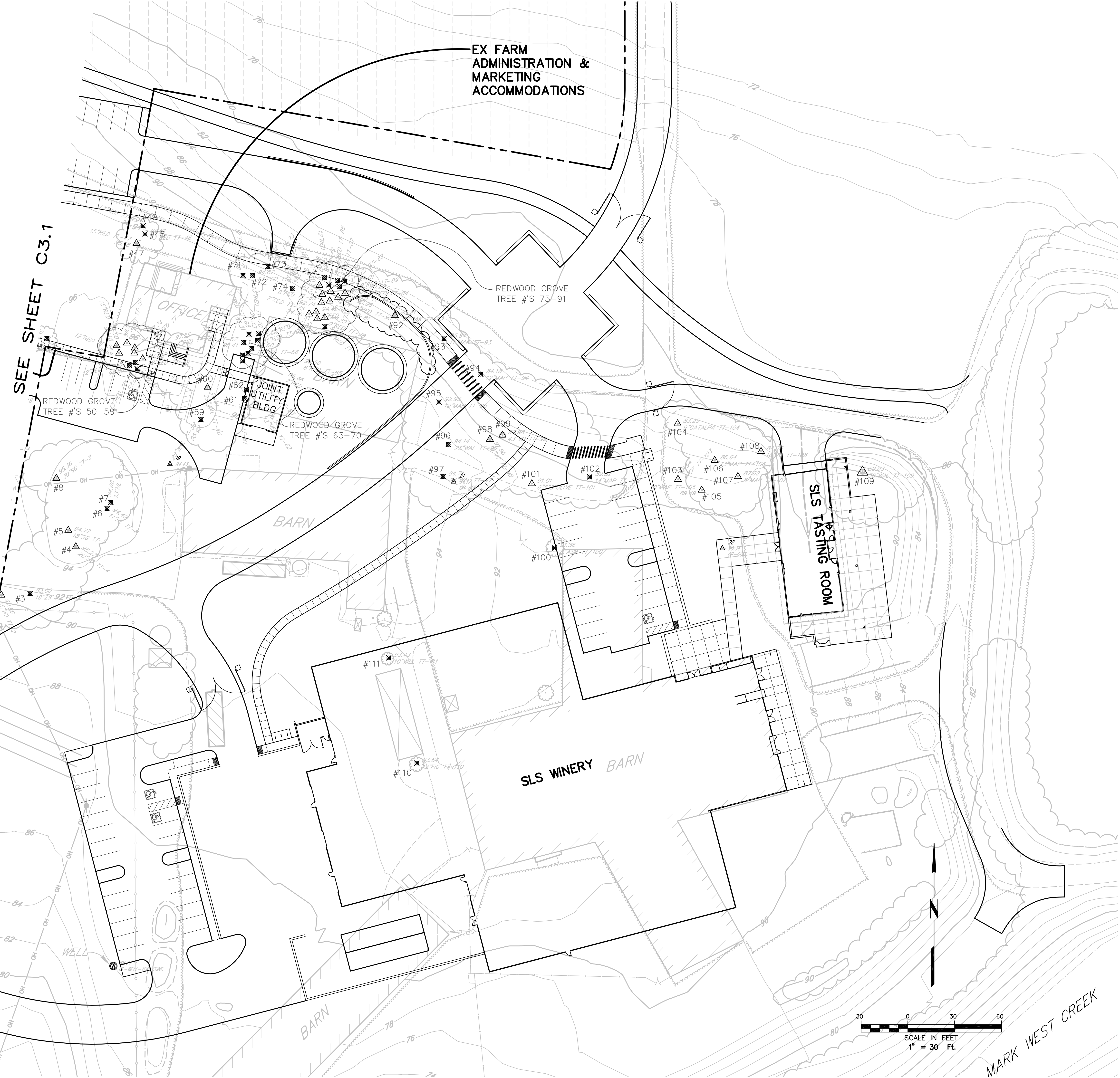


TREE REMOVAL INVENTORY

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



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SARALEE'S VINEYARD
 TREE PROTECTION
 PLAN

10-25-23 ferrol \\3719.dwg\3719 10\3719.10 PRELIM GRADING AND DRAINAGE.dwg TAB: C2.3 SARALEE TREE PROT

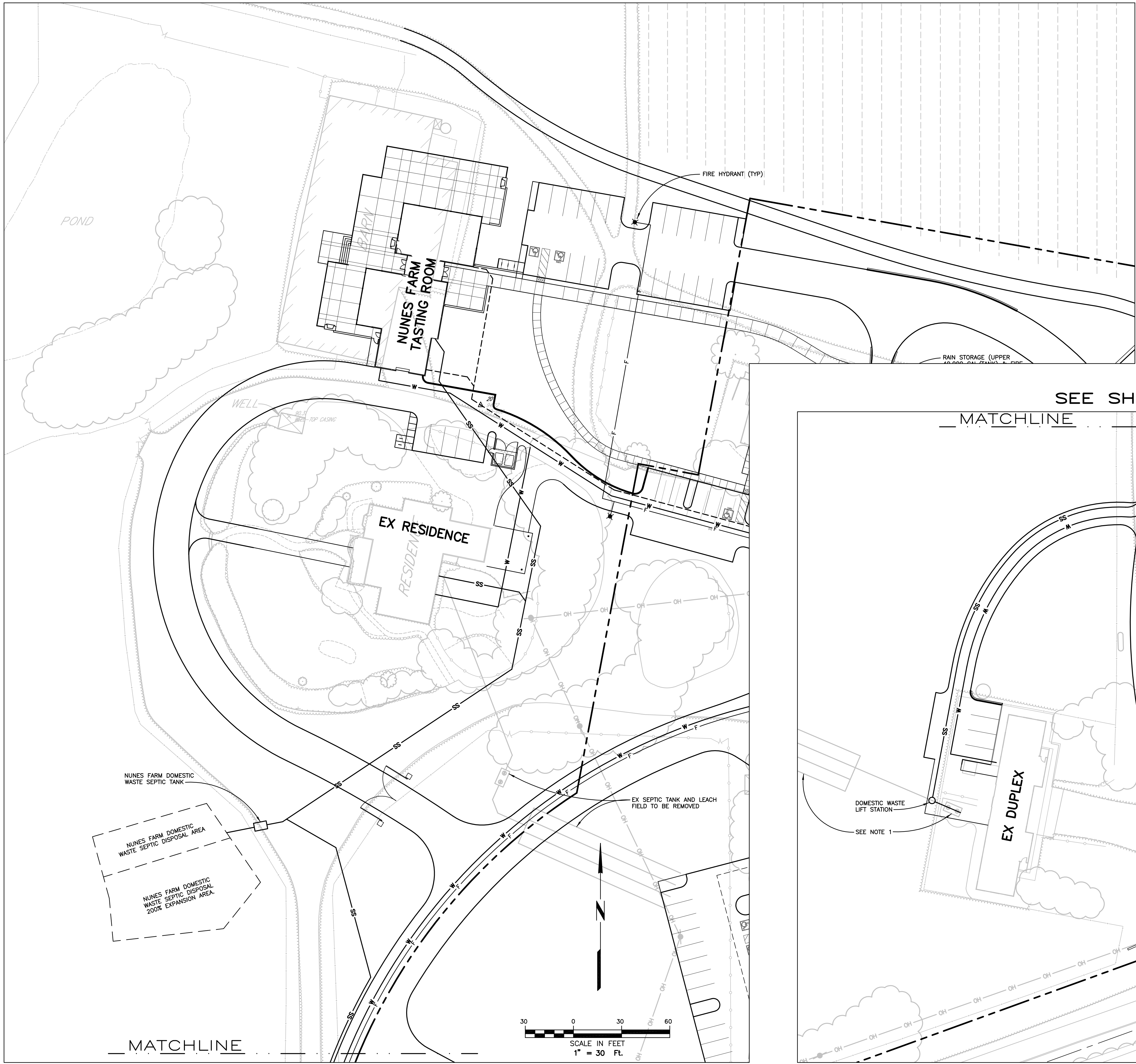
SEE SHEET C3.1

LEGEND

DESCRIPTION
RAIN COLLECTION
GROUNDWATER
POTABLE WATER
DOMESTIC WASTEWATER
PROCESS WASTEWATER
FIRE PROTECTION
IRRIGATION RECYCLED WATER

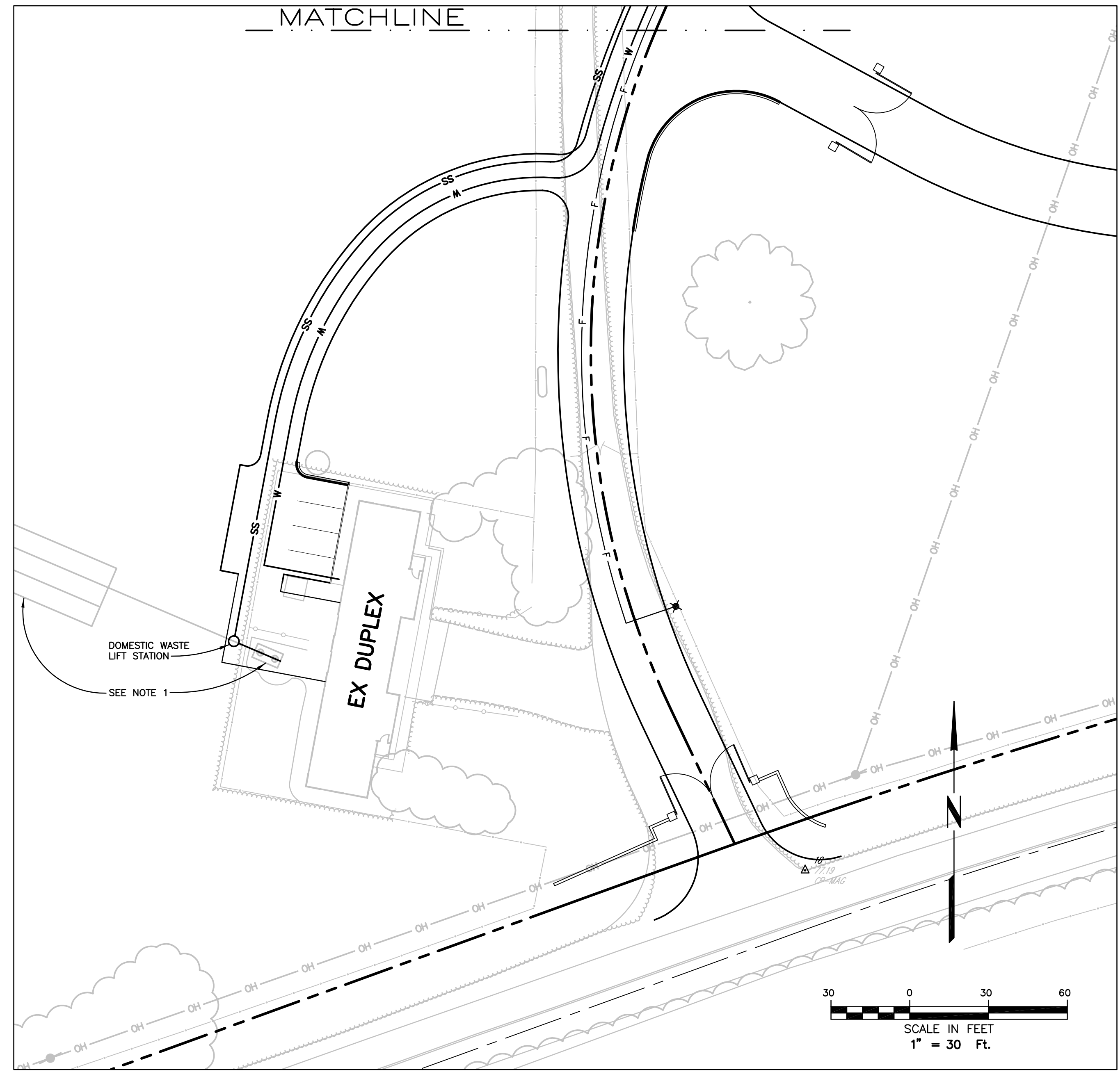
NOTE

- 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

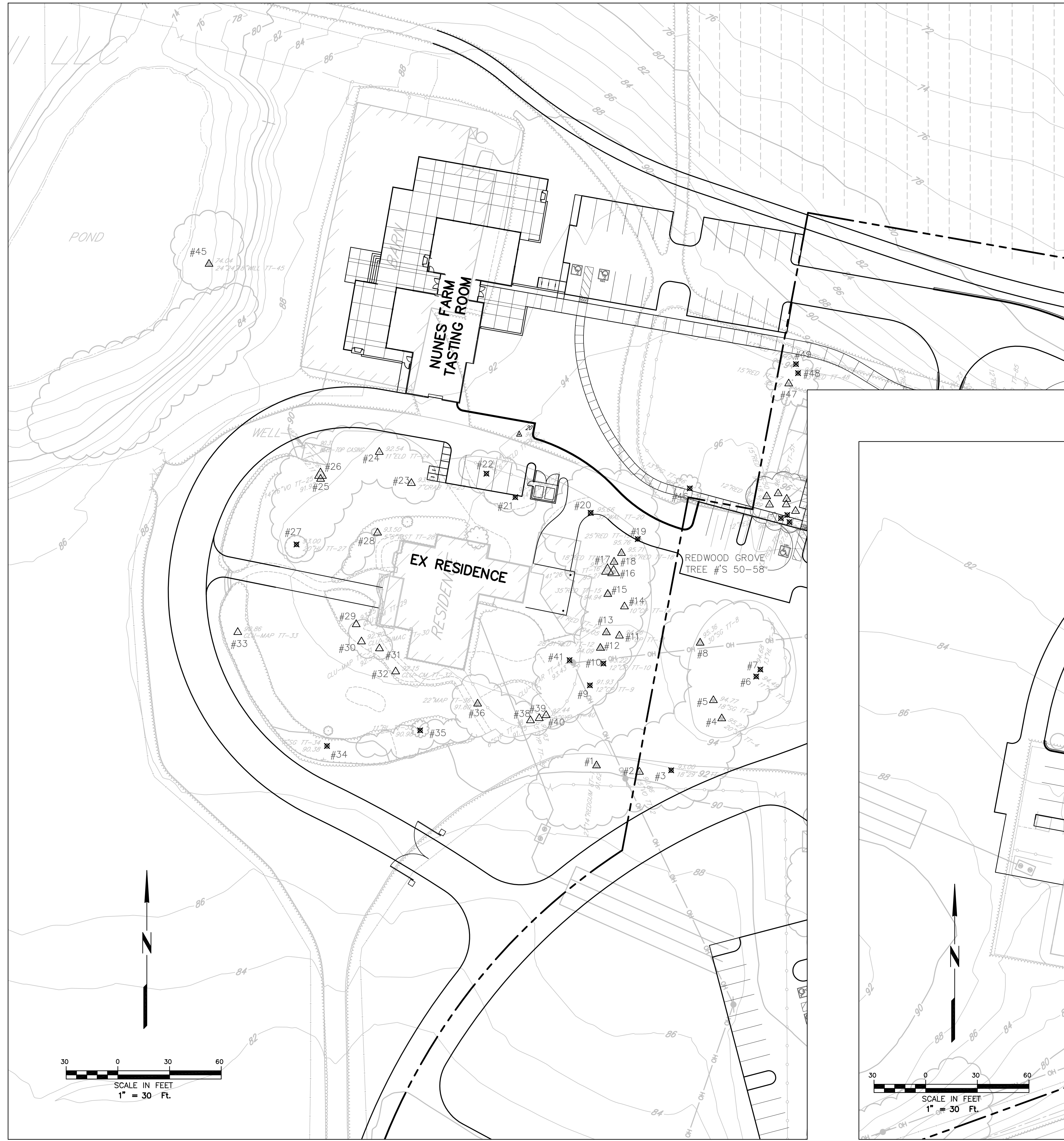


SEE SHEET C2.2

TAB: C3.2 NUNES SITE UTIL

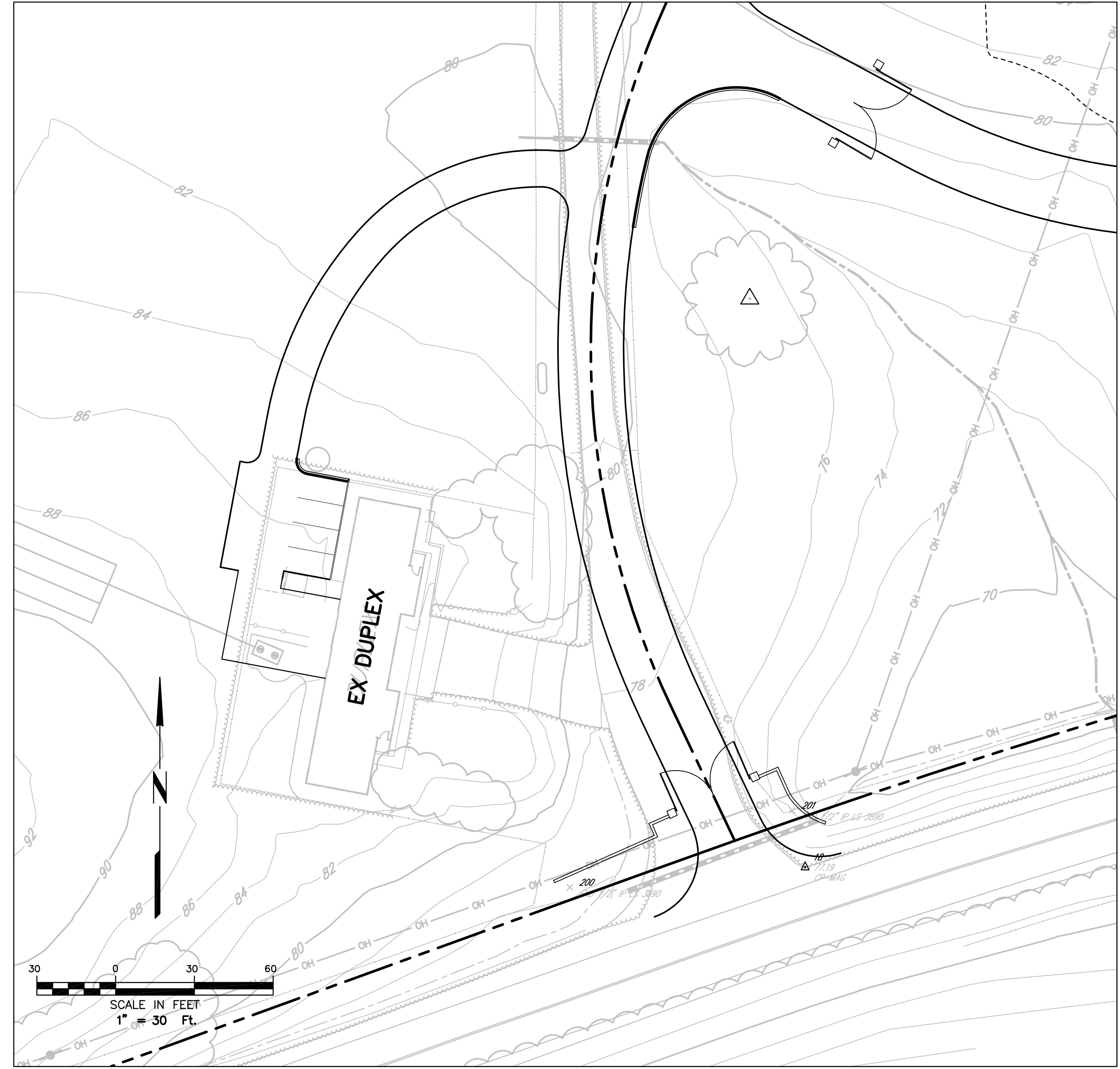
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10-25-23 ferial \\3719.dwg\3719 10\3719.10 PRELIM GRADING AND DRAINAGE.dwg TAB: C3.3 NUNES TREE PROT



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)



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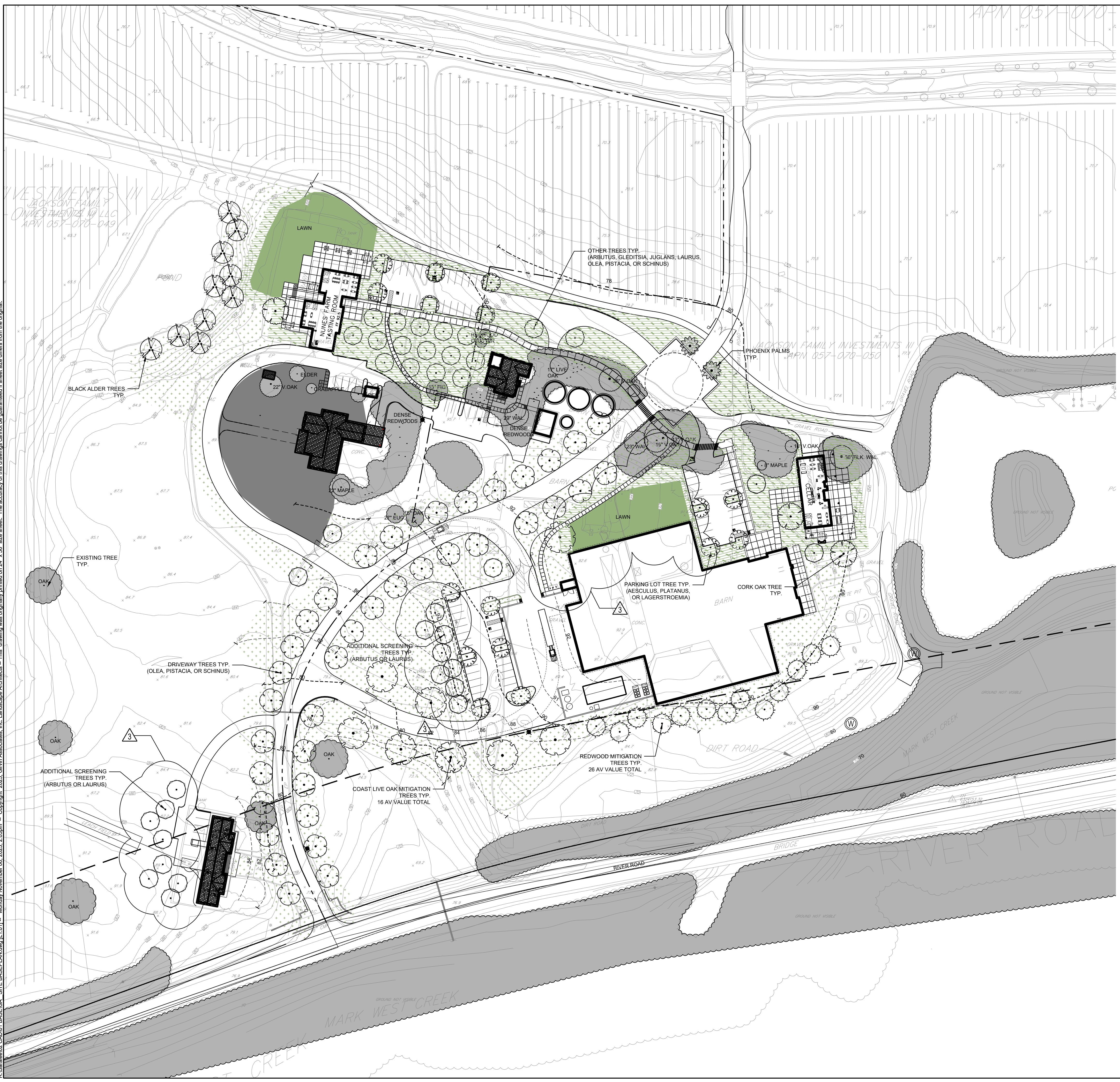
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 11.08.23

NUNES FARM
 TREE PROTECTION
 PLAN

SEE SHEET ABOVE RIGHT

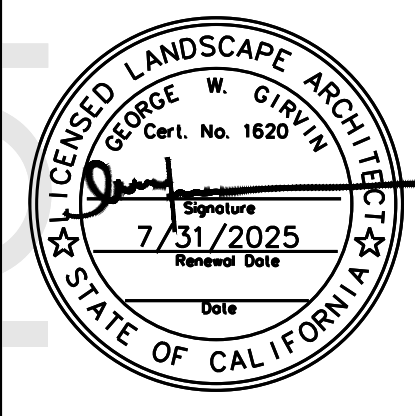
R:\Small\02 CAD\01 BASE\GA SITE BASE PLAN.dwg [L1.01] - Monday November 05, 2023, 2:03pm - Copyright 2023, Givrin Associates, Inc. Landscape Architects - This drawing was originally printed on 24" x 36" size sheet. The accuracy of this drawing cannot be guaranteed if sheet size differs from the original.



TREES	BOTANICAL NAME	SIZE	QTY.
	All Other Trees	24" box	38
	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. 60,200 S.F.
	LOW WATER - POINT SOURCE IRRIGATION		APPROX. 159,000 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 88-610), 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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REVISIONS
2 06/20/2022 - COMPLETENESS REVIEW COMMENT RESPONSE
3 11/08/2023 - RESPONSE TO 5/2023 COMMENTS

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HYDROZONE AND TREE PLAN
NUNES FARM & WINERY
AT SARALEE'S VINEYARD
4255 RIVER ROAD, SANTA ROSA, CA 95401

DATE: 11/08/2023
JOB NUMBER: #
DRAWN: BRG CHECKED: ##
SCALE: 1" = 60'

SHEET NUMBER
L1.01

R:\SketchUp\CAD\01 BASE\SAR GA LIGHTING.dwg [L2.00] - Tuesday, November 07, 2023, 4:35pm - Copyright 2023, Girvin Associates, Inc., Landscape Architects - This drawing was originally printed on 24" x 36" size sheet. The accuracy of this drawings cannot be guaranteed if sheet size differs from the original.



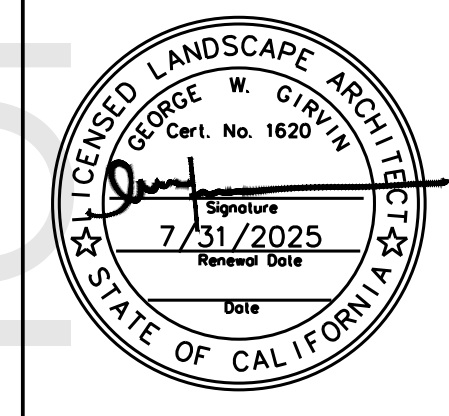
NOTE: PLAN IS IN PROGRESS. LANDSCAPE AND SITE LIGHTING DESIGN. LAYOUT, FIXTURE AND LUMINAIRE SELECTIONS, AND ENGINEERING TO BE DETERMINED AND COORDINATED WITH ELECTRICAL ENGINEER AND LIGHTING DESIGN CONSULTANT DURING DESIGN DEVELOPMENT PHASE. CONTRACTOR TO SUPPLY ALLOWANCES AND UNIT COSTS FOR LISTED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

SYMBOL	TYPE	DESCRIPTION	QTY	FIXTURE	LAMP	INPUT POWER	FIXTURE COLOR	NOTES
	A	BOLLARD LIGHT	24	MP, ZD-1LED-BZ OR SIMILAR	3LED ZONE/DM	EA 4.2 W TOTAL: 100.8 W	BRONZE METALLIC	
	B	PATHWAY LIGHTING	33	CA (TOP CALESTA)-BZ (RISE) G-ZD-1LED-18RA-BZ OR SIMILAR	1LED ZONE/DM	EA 2.0 W TOTAL: 66 W	BRONZE METALLIC	
	C	FOCUSED, SHROUDED TREE UPLIGHT	54	NP (NP-ZD-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	0	LE (E-ZD-1LED-BZ) OR SIMILAR	INTEGRATED CO7 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 ONTO 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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REVISIONS	
	06/29/2022 - COMPLETENESS REVIEW COMMENT RESPONSE
	11/08/2023 - RESPONSE TO 5/2023 COMMENTS

GIRVIN ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

107 West Con Street, Santa Barbara, California 93101 • (805) 653-7400
444 Mariposa Avenue, Suite 200, Lancaster, California 93959 • (915) 450-3443
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: 11/08/2023
JOB NUMBER: #
DRAWN: BRG CHECKED: ##
SCALE: 1" = 30'

SHEET NUMBER

L2.00