

# FAIRBAIRN RESIDENCE

AT  
ROSE LANE  
LAFAYETTE, CA



PHASE II SUBMITTAL: JULY 02, 2014

FAIRBAIRN RESIDENCE

NEW RESIDENCE

ROSE LANE

LAFAYETTE, CA



Architecture | Planning | Interiors

444 Spear Street, Suite 105  
San Francisco, CA 94105  
www.hunthalejones.com

t. 415-512-1300  
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COVER SHEET

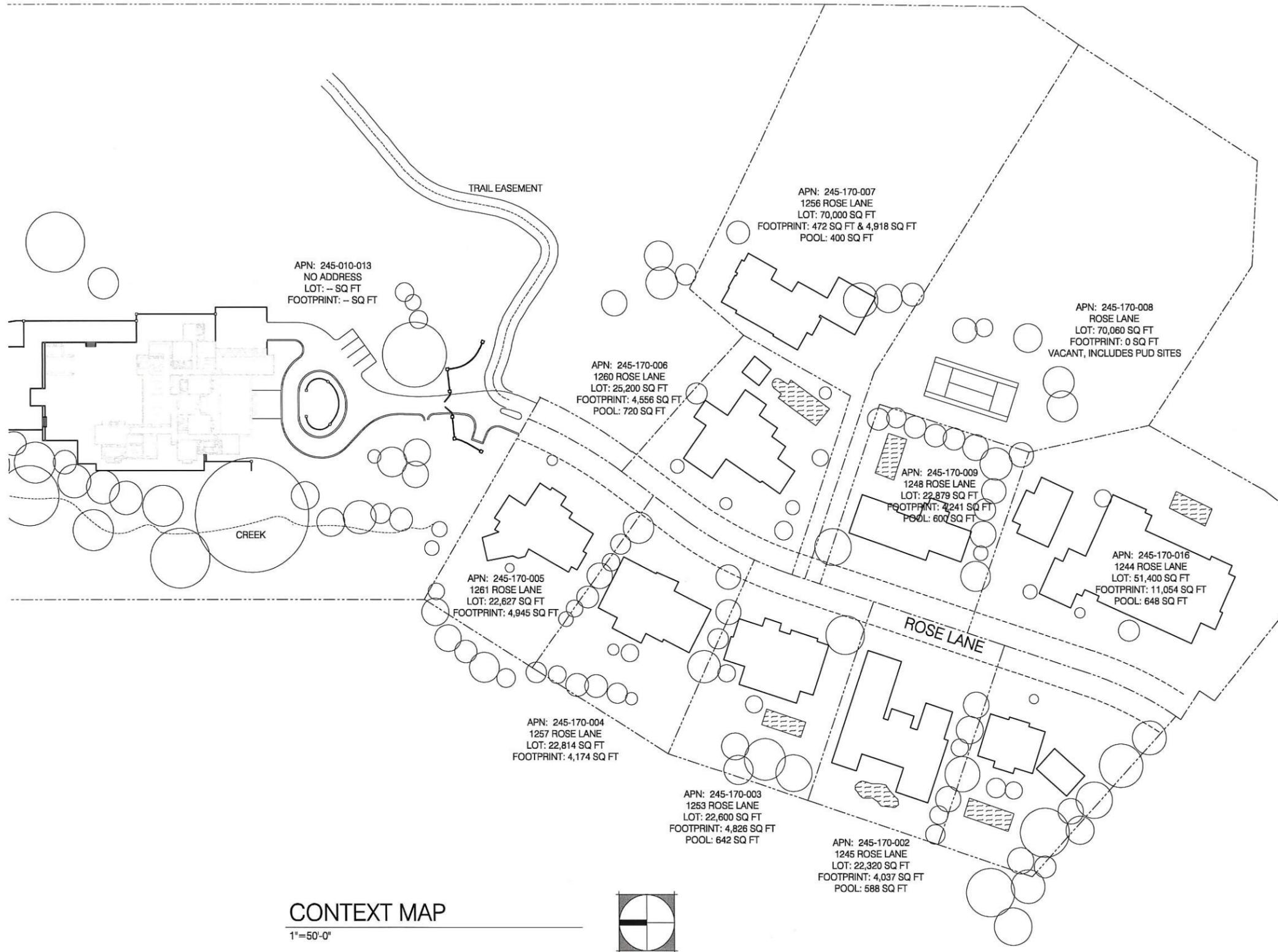
CS

RECEIVED

JUL 03 2014

CITY OF LAFAYETTE  
PLANNING DEPT.

SCALE: NO SCALE  
DATE: 07.02.14  
PROJECT: 138003.00



**PROJECT DATA**

SITE ADDRESS:  
--- ROSE LANE  
LAFAYETTE, CA

APN: 245-010-013

LOT SIZE: ±10.8 ACRES = ±407,658 SQ. FT.

FLOOR AREA:  
MAIN FLOOR = 8,222 SQ. FT.  
GARAGE = 1,223 SQ. FT.  
TOTAL FLOOR AREA = 9,445 SQ. FT.

**DRAWING INDEX**

CS COVER SHEET

**ARCHITECTURAL**

- CM CONTEXT MAP
- PH SITE PHOTOS
- SP SITE PLAN
- FP1 FLOOR PLAN
- RP1 ROOF PLAN
- EE1 EXTERIOR ELEVATIONS
- EE2 EXTERIOR ELEVATIONS
- EE3 RENDERED EXTERIOR ELEVATIONS
- EE4 RENDERED EXTERIOR ELEVATIONS
- SEC1 BUILDING SECTIONS
- SEC2 SITE SECTIONS

**LANDSCAPE**

- L1 HARDSCAPE LAYOUT
- L2 PLANTING PLAN
- L3 LIGHTING PLAN
- L4 IRRIGATION LAYOUT

**CIVIL**

- 1 GENERAL NOTES / VICINITY MAP / LEGEND
- 2 AERIAL PHOTO SITE EXHIBIT
- 3 GENERAL PLAN AND ZONING EXHIBIT
- 4 EXISTING CONDITIONS AND TOPOGRAPHY
- 5 EXISTING CREEK PLAN & SECTIONS
- 6 EXISTING TREES EXHIBIT
- 7 SITE PLAN
- 8 PRELIMINARY GRADING & DRAINAGE PLAN
- 9 SITE SECTION
- 10 MISCELLANEOUS DETAILS

**ARCHITECT**

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444 SPEAR STREET, SUITE 200  
SAN FRANCISCO, CA 94105  
PHONE: (415) 512-1300  
FAX: (415) 288-0288

**LANDSCAPE**

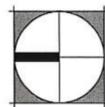
ANNA OZNOWICZ GARDEN DESIGN STUDIO  
PHONE: (510) 566-7123  
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**CIVIL ENGINEER**

P/A DESIGN RESOURCES, INC.  
3021 CITRUS CIRCLE, SUITE 150  
WALNUT CREEK, CA 94598  
PHONE: (925) 210-9300  
FAX: (925) 210-9303

**CONTEXT MAP**

1"=50'-0"



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CONTEXT MAP

**CM**

SCALE: 1"=20'-0"

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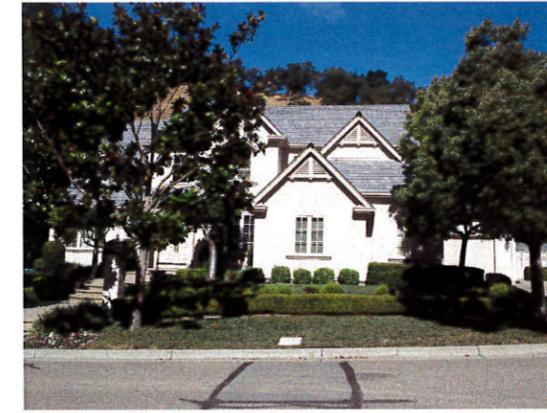
VIEW "B"  
TOWARD NORTHEAST HILLS



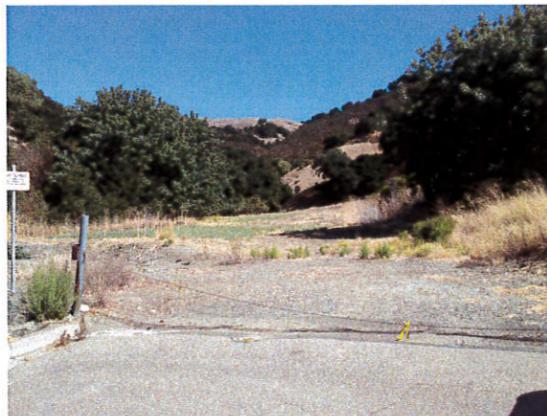
VIEW "C"  
TOWARD EAST HILLS



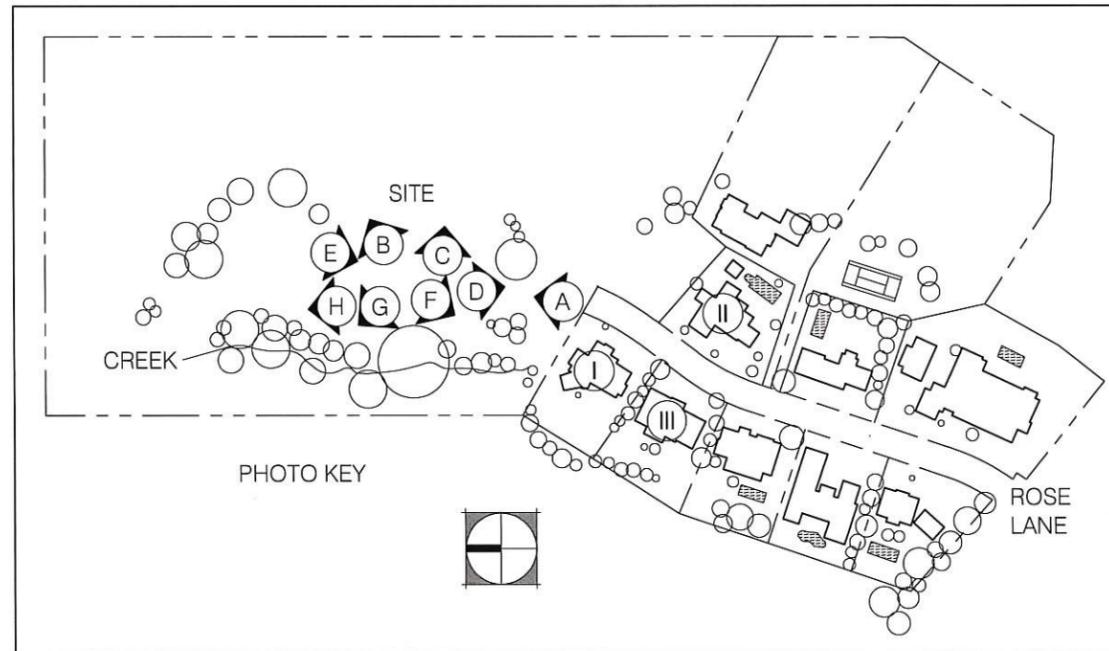
VIEW "D"  
TOWARD SOUTHEAST NEIGHBOR



VIEW "I"  
1261 ROSE LANE



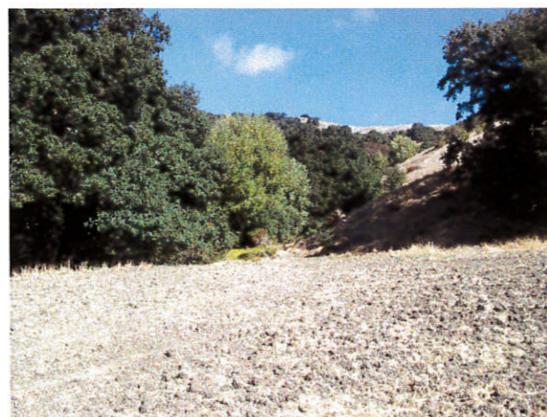
VIEW "A"  
TOWARD CENTER OF LOT



VIEW "E"  
TOWARD FRONT OF LOT



VIEW "II"  
1260 ROSE LANE



VIEW "H"  
TOWARD NORTHWEST HILLS/CREEK



VIEW "G"  
TOWARD WEST HILLS/CREEK



VIEW "F"  
TOWARD SOUTHWEST NEIGHBOR



VIEW "III"  
1257 ROSE LANE

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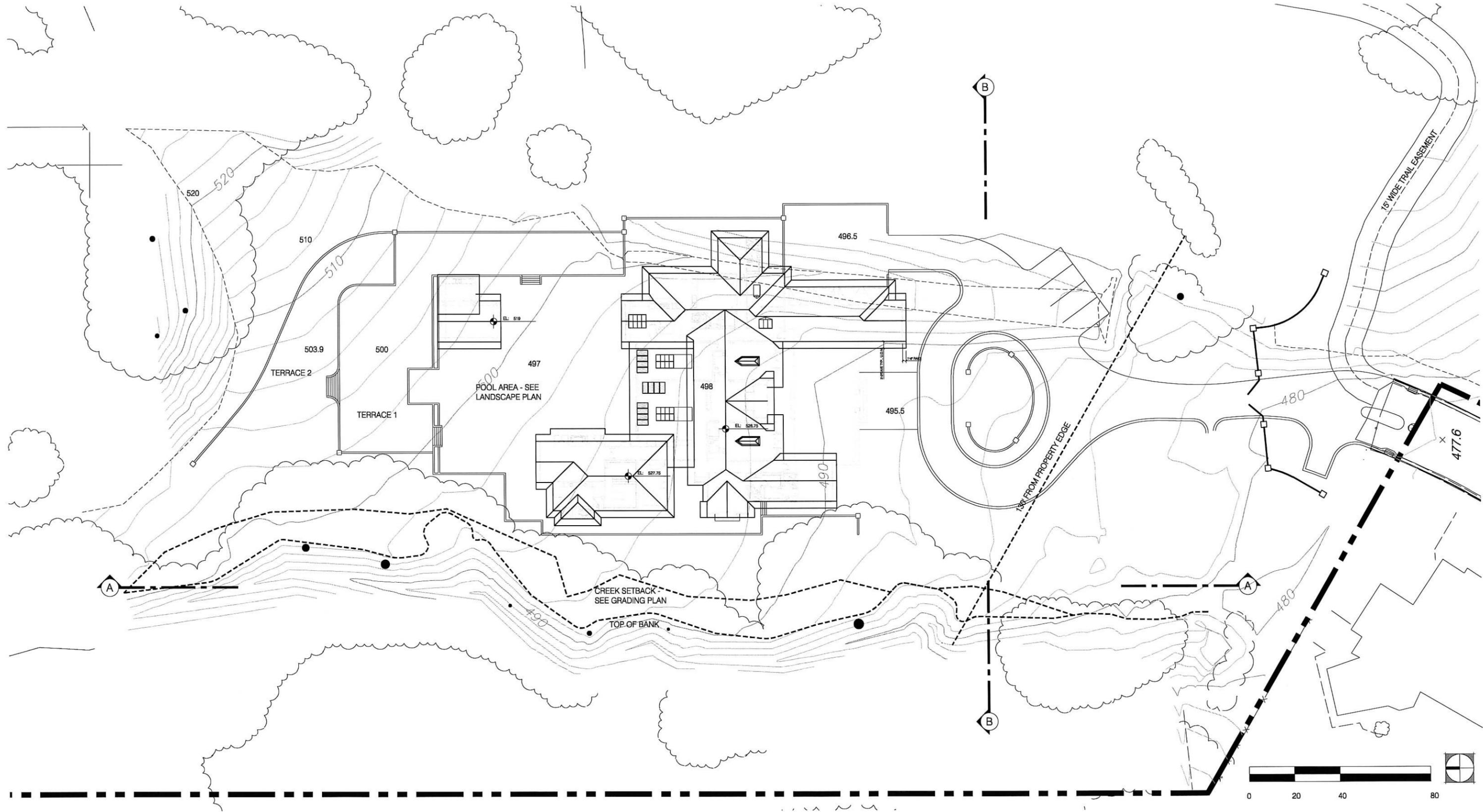
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SITE PHOTOS

PH

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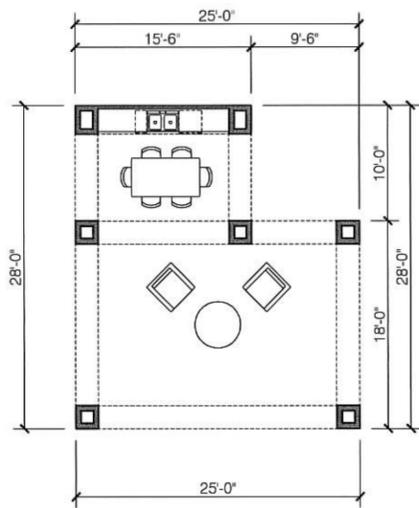
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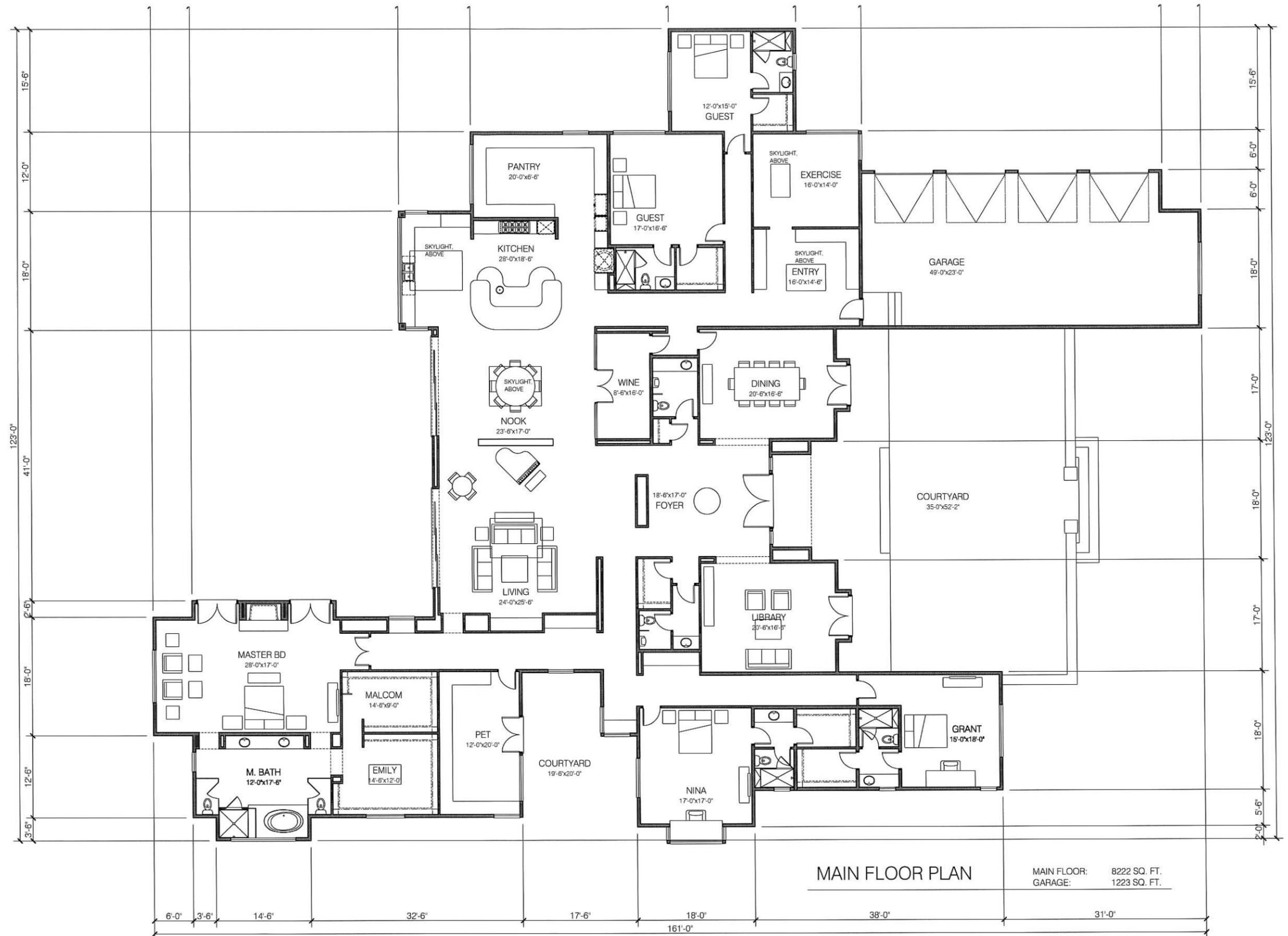
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SITE PLAN  
**SP**

SCALE: 1"=20'-0"  
 DATE: 07.02.14  
 PROJECT: 138003.00



CABANA



MAIN FLOOR PLAN

MAIN FLOOR: 8222 SQ. FT.  
GARAGE: 1223 SQ. FT.

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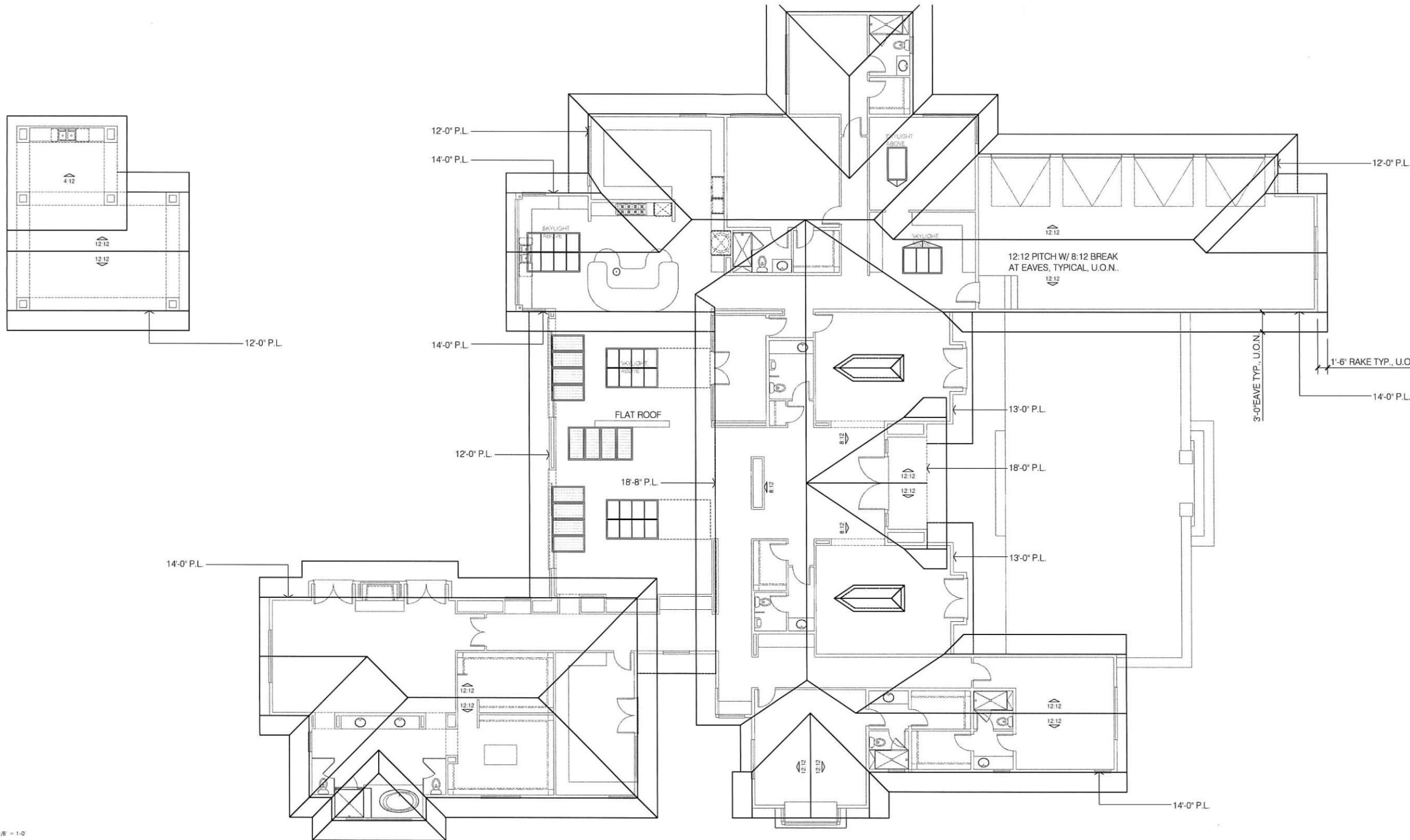
MAIN FLOOR PLAN

FP1

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

DATE: 07.02.14

PROJECT: 138003.00



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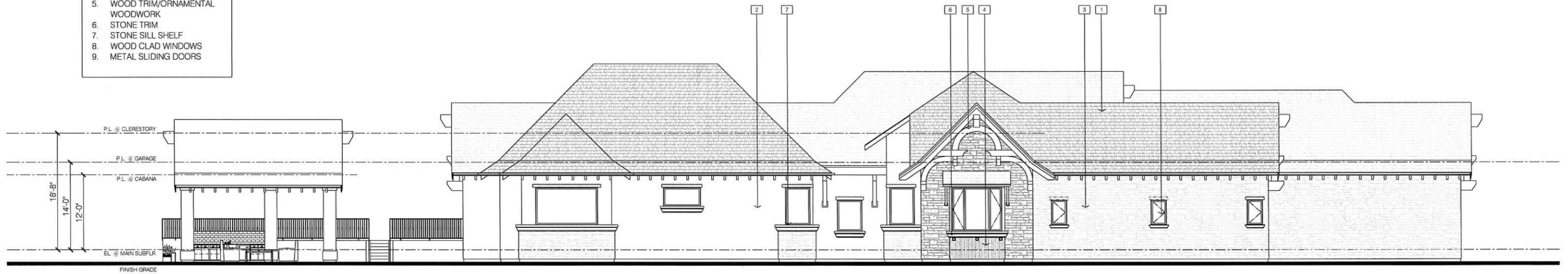
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ROOF PLAN  
 RP  
 SCALE: 1/8" = 1'-0"  
 DATE: 07.02.14  
 PROJECT: 138003.00



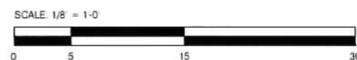
SOUTH ELEVATION  
FRONT

- LEGEND:
1. WOOD SHINGLES
  2. STUCCO
  3. NATURAL STONE
  4. WOOD SIDING
  5. WOOD TRIM/ORNAMENTAL WOODWORK
  6. STONE TRIM
  7. STONE SILL SHELF
  8. WOOD CLAD WINDOWS
  9. METAL SLIDING DOORS



CABANA  
SIDE VIEW (FROM POOL)

WEST ELEVATION  
LEFT



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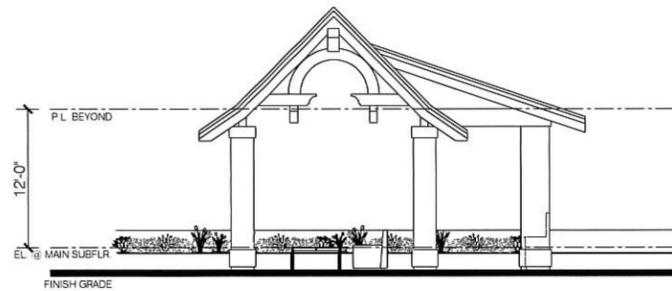
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EXTERIOR ELEVATIONS

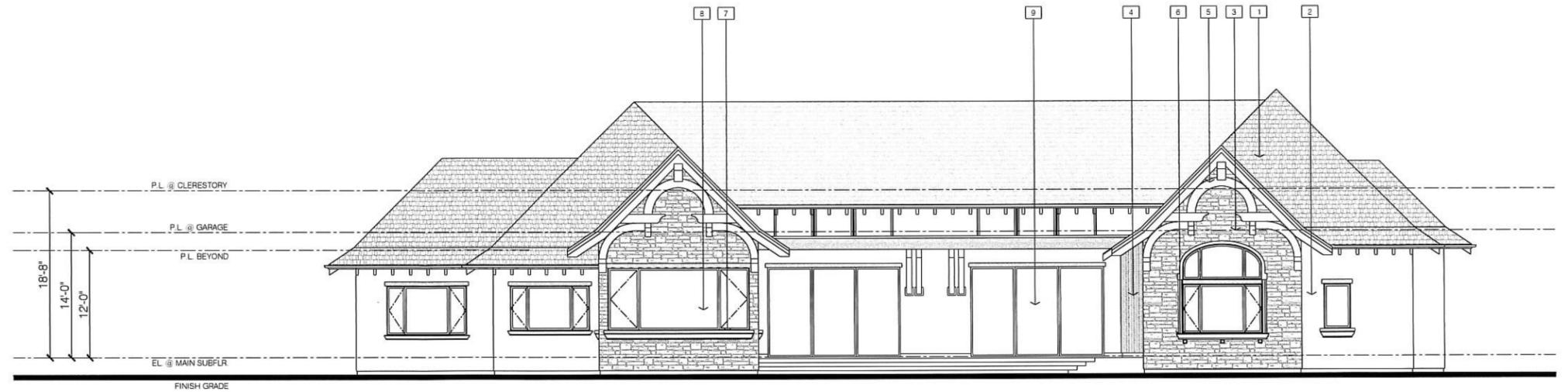
EE1

SCALE: 1/8" = 1'-0"  
DATE: 07.02.14  
PROJECT: 138003.00



CABANA

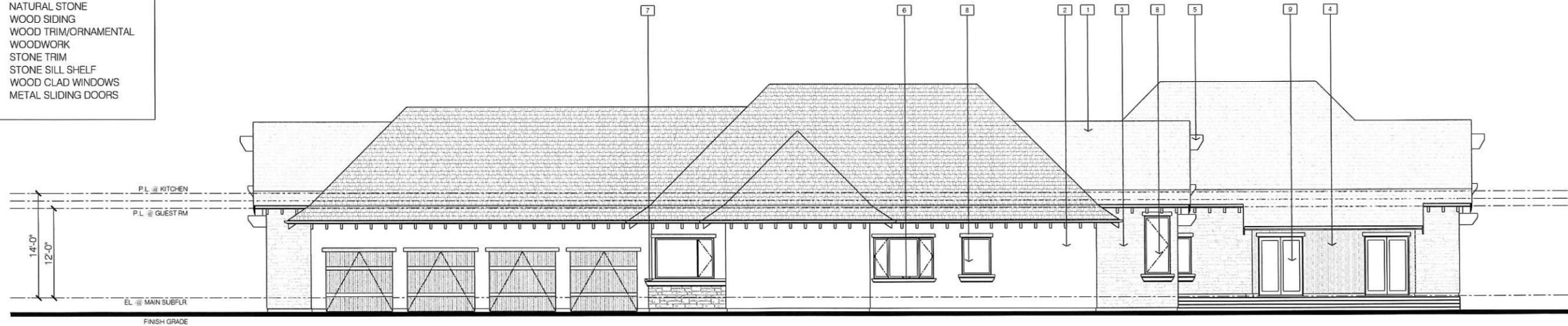
FRONT VIEW (FROM KITCHEN)



NORTH ELEVATION

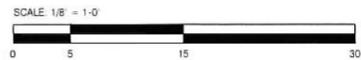
REAR

- LEGEND:**
1. WOOD SHINGLES
  2. STUCCO
  3. NATURAL STONE
  4. WOOD SIDING
  5. WOOD TRIM/ORNAMENTAL WOODWORK
  6. STONE TRIM
  7. STONE SILL SHELF
  8. WOOD CLAD WINDOWS
  9. METAL SLIDING DOORS



EAST ELEVATION

RIGHT



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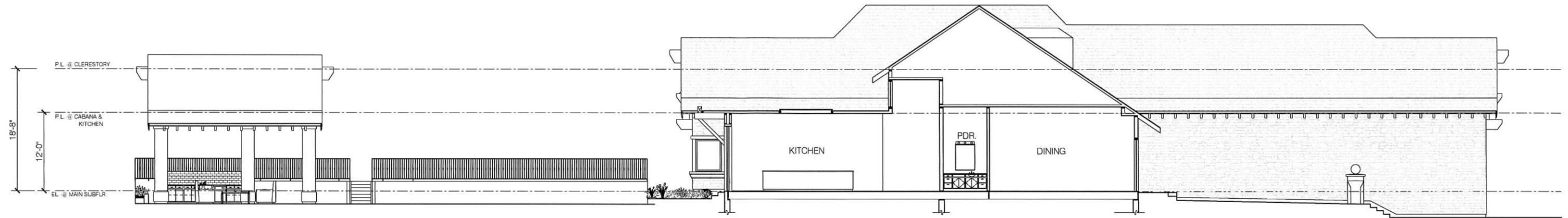
EXTERIOR ELEVATIONS

EE2

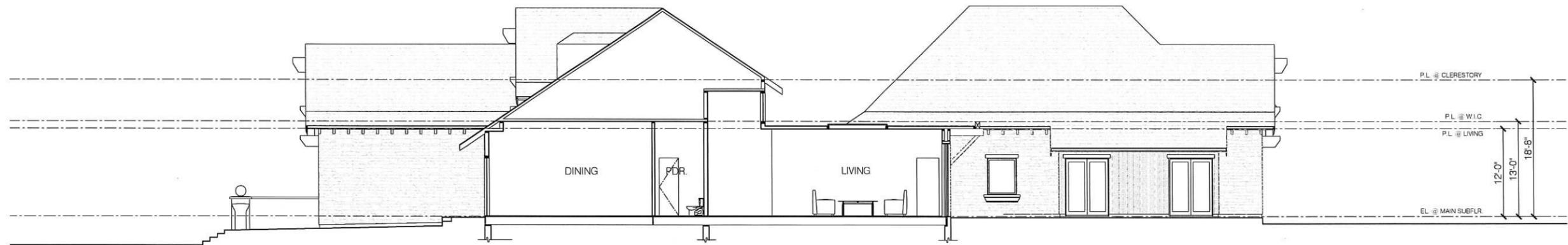
SCALE: 1/8" = 1'-0"

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BUILDING SECTION - AA



BUILDING SECTION - BB



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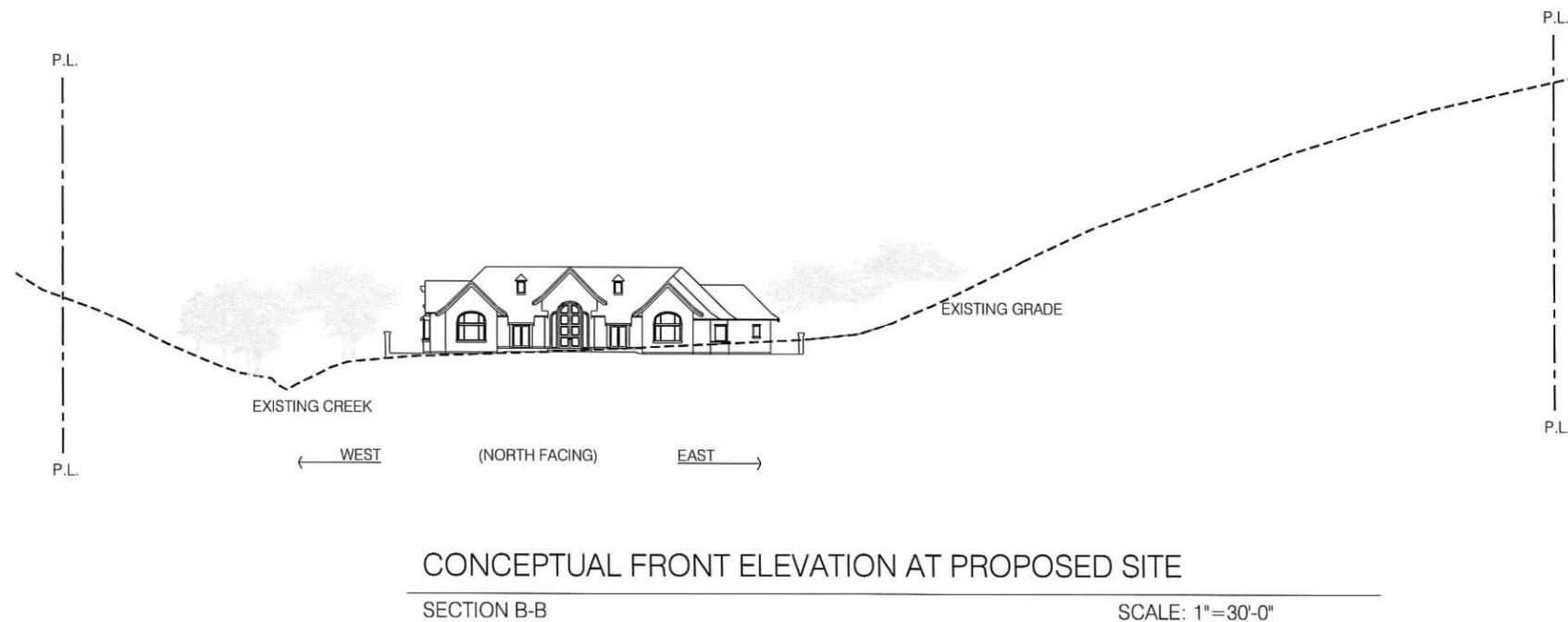
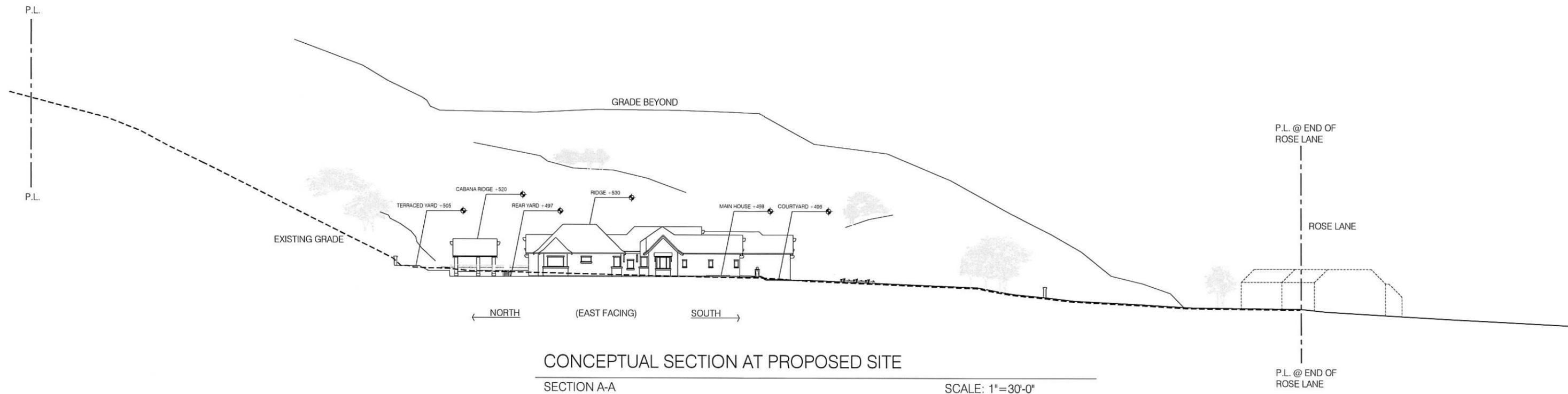
BUILDING SECTIONS

SEC1

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

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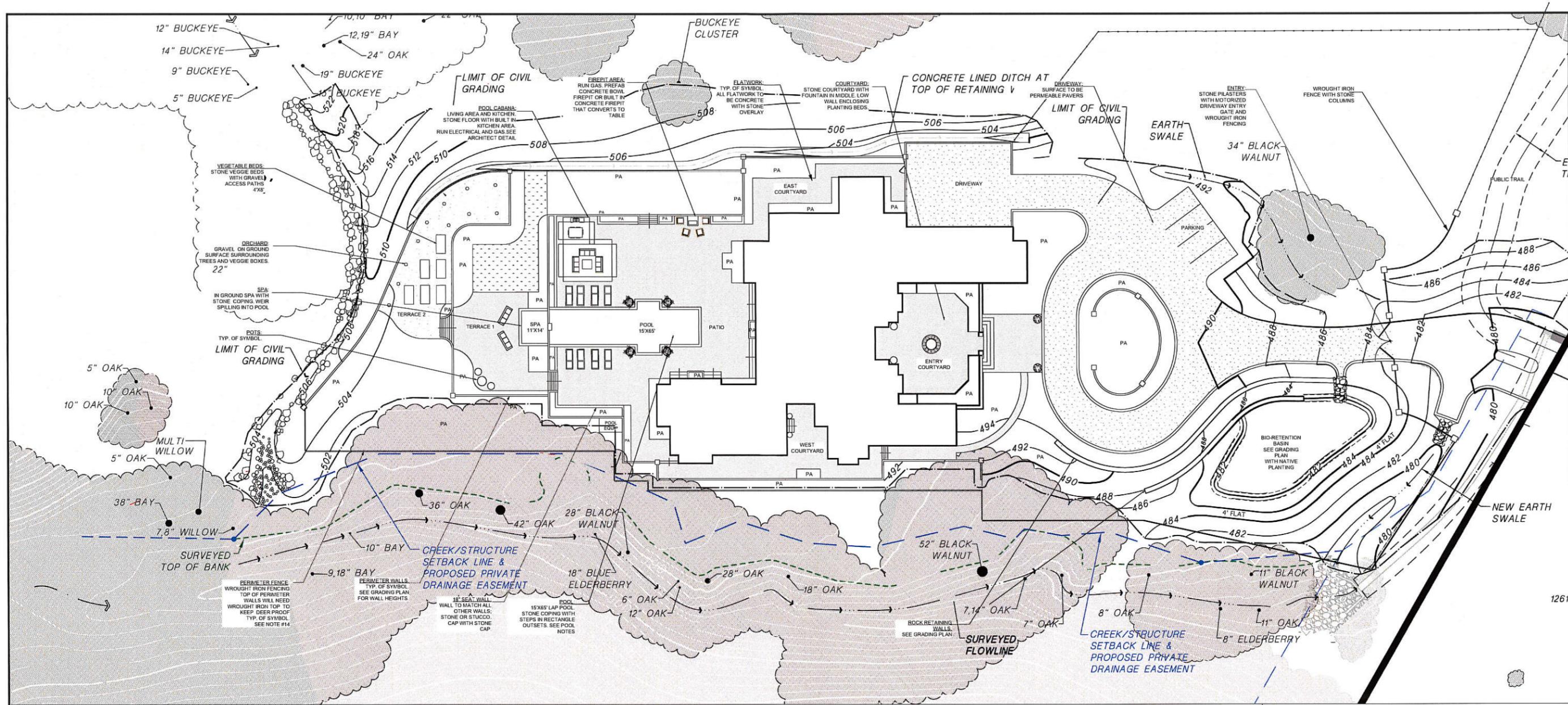
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SITE SECTIONS

SEC2

SCALE: 1/8"=1'-0"  
DATE: 07.02.14  
PROJECT: 138003.00

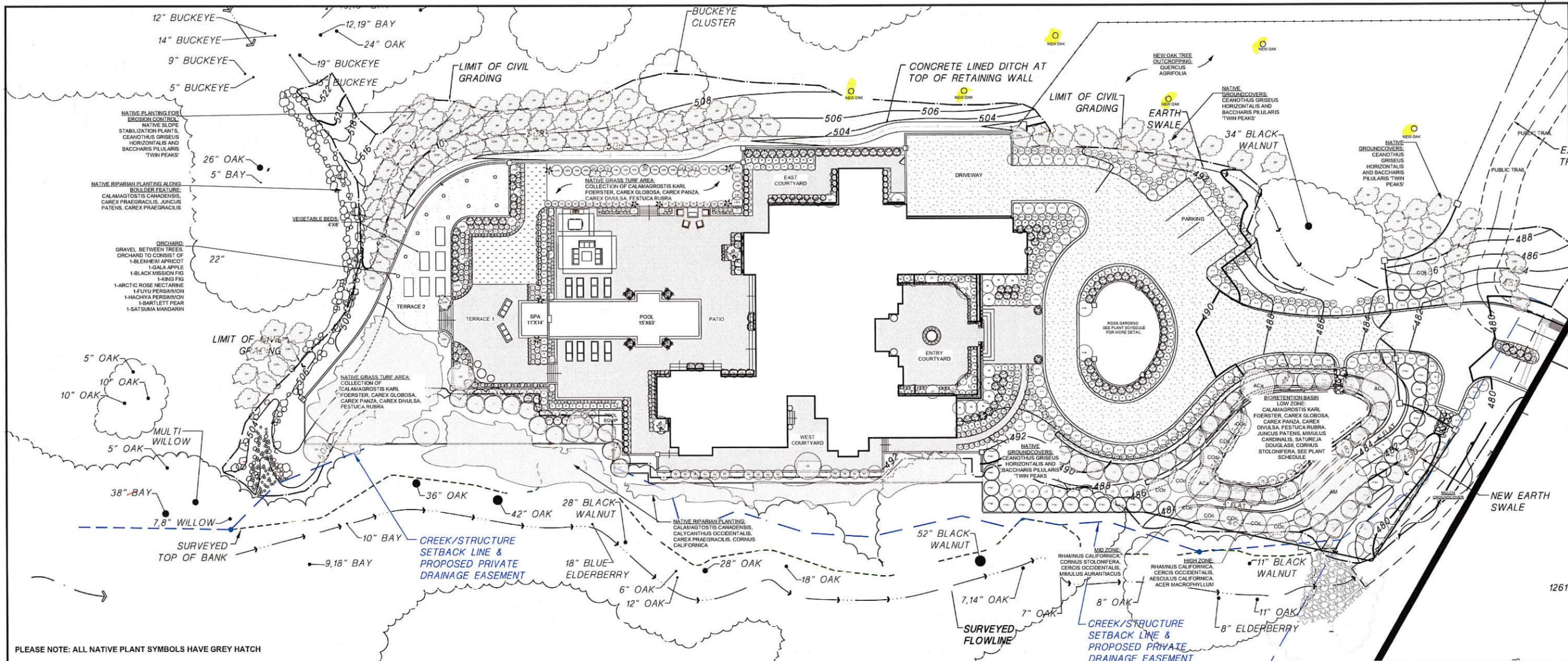


GENERAL NOTES	CONSTRUCTION NOTES	POOL NOTES	SQUARE FOOTAGE CALLOUTS
<p>*THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED.            *LANDSCAPE DESIGNER IS NOT A PROFESSIONAL SURVEYOR AND INTENDS THESE PLANS ONLY AS AN APPROXIMATION OF ACTUAL SITE CONDITIONS AND AS A GUIDE FOR NEW CONSTRUCTION.            *CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS INCLUDING EXISTING UTILITIES, TREES, SHRUBS, SLOPES, ETC.            *CONTRACTOR TO THOROUGHLY REMOVE ALL ROOTS AND GRIND STUMPS OF ANY PLANTS TO BE REMOVED.            *VERIFY ALL MATERIAL SELECTIONS WITH OWNER (ROCK, BOULDERS, PATHWAYS, ETC.)            *VERIFY ALL GARDEN ACCESSORIES WITH OWNER (POTS, ETC.)            *SOIL TO BE AMENDED OR REMOVED AND REPLACED WITH TOPSOIL, AS SEEN NECESSARY            *AT INTERFACE OF NEW LANDSCAPE AND EXISTING, GRADES SHALL BE UNIFORM AND PROVIDE A SMOOTH TRANSITION.            *ALL FINISH GRADES SHALL PITCH AWAY FROM STRUCTURES AND REMAIN 6" BELOW MUDSILLS.            *ALL HARDSCAPE SHALL MAINTAIN A MINIMUM 1% CROSS SLOPE AWAY FROM ALL STRUCTURES            *PLANTING AREAS SHALL BE KEPT CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER OR OTHER IMPURITIES. POLLUTION CAUSED BY GASOLINE, PLASTER, OIL OR OTHER SUCH MATERIALS.            *ADJACENT STREETS, SIDEWALKS AND OTHER AREAS SHALL BE KEPT FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.            *ANY DAMAGED OR DESTROYED LANDSCAPING SHALL BE REPLACED TO THE SATISFACTION OF THE OWNER OR LANDSCAPE DESIGNER.            *ALL NEWLY PLANTED MATERIAL SHALL BE WATERED BY SOAKING WITHIN 3 HOURS OF PLANTING.</p>	<p>1. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR THE LANDSCAPE DESIGNER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.            2. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED IN THE PLANS AND SPECIFICATIONS, SHALL CONFORM TO THE LOCAL STANDARD SPECIFICATIONS. ALL SUBSTITUTES OR ALTERATIONS SHALL BE SUBMITTED TO THE OWNER AND/OR THE LANDSCAPE DESIGNER.            3. CONTRACTOR SHALL OBTAIN ALL AGENCIES' REQUIRED PERMITS AND PAY ALL PERMIT FEES PRIOR TO COMMENCEMENT OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OR WITHIN PUBLIC EASEMENTS.            4. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, GENERAL CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.</p>	<p>5. PA= DENOTES "PLANTING AREA"            6. CONTRACTOR AND SUB-CONTRACTORS SHALL INDEPENDENTLY REVIEW GROUND, TOPOGRAPHY, AND TREE CONDITIONS THROUGHOUT THE SITE, AND ASSUME WHOLLY AND UNCONDITIONALLY THE RISK OF COMPLETING THE WORK SET OUT ON THESE PLANS, REGARDLESS OF ROCK, WATER TABLE, OR OTHER CONDITIONS WHICH CONTRACTOR MAY ENCOUNTER IN THE COURSE OF THE WORK.            7. ANY EXCESS MATERIALS SHALL BE CONSIDERED THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION.            8. THE CONTRACTOR, AND HIS SUBCONTRACTORS, SHALL PREVENT ANY DUST NUISANCE BY WATERING AND/OR TREATING THE SITE WITH AN APPROVED DUST CONTROL PALLIATIVE.            9. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING NOISE, ODORS, DUST AND DEBRIS TO MINIMIZE IMPACTS ON SURROUNDING ROADWAYS AND PROPERTIES.            10. CONTRACTOR SHALL BE RESPONSIBLE THAT ALL CONSTRUCTION EQUIPMENT IS EQUIPPED WITH MANUFACTURER-APPROVED MUFFLERS/Baffles.            11. CONTRACTOR TO LOCATE AND INSTALL SCH. 40 PVC PIPE SLEEVES 2X THE DIAMETER OF THE INTENDED SERVICE LINE UNDER CONCRETE FLATWORK AS NEEDED IN ORDER TO INSTALL IRRIGATION PIPING ACCORDING TO IRRIGATION PLAN.            12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AGENCY AND/OR PUBLIC WORKS DEPARTMENT'S PERMISSIONS TO PERMIT OR INSTALL LANDSCAPE PLANTING, IRRIGATION, AND CONSTRUCTION ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS.            13. ALL PLANTING AREAS SHALL HAVE POSITIVE SURFACE DRAINAGE.            14. CONTRACTOR TO FIELD VERIFY ALL FENCE AND GATE LOCATIONS AND AVOID ALL (E) TREES. IN THE EVENT OF A CONFLICT BETWEEN FENCE &amp; OR GATE LOCATION AS SHOWN ON PLANS AND (E) TREES, CONTRACTOR SHALL SUBMIT PROPOSED FENCE &amp; OR GATE ADJUSTMENTS (W/DIMENSIONS) TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL, PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY FINAL FENCE MATERIAL AND DESIGN WITH OWNER OR LANDSCAPE DESIGNER.</p>	<p>1. DRIVEWAY SOUTH OF ENTRY GATE: 2,450 SF            2. DRIVEWAY NORTH OF ENTRY GATE: 8,500 SF            3. MAIN PATIO LEVEL: 7,500 SF            4. ENTRY WALK: 640 SF            5. ENTRY COURTYARD: 1,450 SF            6. POOL: 1,050 SF            7. SPA: 210 SF            8. TERRACE 1: 1,200 SF            9. BUILDING FOOTPRINT: 9,434 SF            10. CABANA FOOTPRINT: 605 SF</p>

**FAIRBAIRN RESIDENCE**  
 LANDSCAPE DESIGN  
 ROSE LANE  
 LAFAYETTE, CA

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**HARDSCAPE LAYOUT**  
**L-1**  
 SCALE: 1"=20'0"  
 DATE: 07.02.14



PLEASE NOTE: ALL NATIVE PLANT SYMBOLS HAVE GREY HATCH

- PLANTING NOTES**
1. THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS, THE PLAN SHALL GOVERN.
  2. SUBSTITUTIONS OF SPECIFIED PLANT MATERIAL SHALL NOT BE MADE UNLESS OTHERWISE APPROVED BY THE LANDSCAPE DESIGNER. SAME GENUS DIFFERENT SPECIES SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THE VARIETY IS SIMILAR IN GROWTH HABIT TO THE SPECIFIED PLANT AND WATER USE IS THE SAME. EXAMPLE: ESCALLONIA 'TERRY' COULD SUB FOR 'RED ELF', RAPHIOLEPIS CAN NOT SUBSTITUTE FOR ESCALLONIA AS THEY HAVE DIFFERENT WATER USE REQUIREMENTS.
  3. FINISH GRADE IN PLANTER AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT CURBS, WALKS OR PAVED AREAS. FINISH GRADE SHALL BE SMOOTH AND EVEN PRIOR TO INSTALLATION OF 2" BARK MULCH. ALL LANDSCAPE AREAS NOT COVERED WITH LIVE MATERIAL OR ROCKS SHALL BE COVERED (2") BARK (NO SHREDDED BARK), OR 2" MULCH COVERING.
  4. PLANTING AREAS SHALL BE KEPT CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER OR OTHER IMPURITIES. POLLUTION CAUSED BY GASOLINE, PLASTER, OIL OR OTHER SUCH MATERIALS, SHALL BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN NATIVE TOP SOIL.
  5. ALL TURF TO BE ARTIFICIAL TURF
  6. IMPORTED TOP SOIL (IF REQUIRED) SHALL BE FERTILE, FRIABLE SANDY LOAM OF UNIFORM COMPOSITION. CLAY PARTICLES SHALL NOT EXCEED 9% BY VOLUME. THE SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, ROCKS OVER 1" IN DIAMETER OR OTHER DELETERIOUS MATERIAL. THE IMPORTED SOIL SHALL BE CAPABLE OF SUSTAINING HEALTHY PLANT LIFE. NATIVE TOP SOIL SHALL BE USED WHERE AVAILABLE PRIOR TO IMPORTING SOIL.
  7. ADJACENT STREETS, SIDEWALKS AND OTHER AREAS SHALL BE KEPT FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
  8. ANY DAMAGED OR DESTROYED LANDSCAPING SHALL BE REPLACED TO THE SATISFACTION OF THE OWNER OR LANDSCAPE DESIGNER.
  9. POTS: CONFIRM POT SELECTION WITH LANDSCAPE DESIGNER OR OWNER PRIOR TO PURCHASE.
  10. ALL NATIVE PLANTS DENOTED BY SHADED SYMBOL

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	CAN SIZE	QUAN.
<b>TREES</b>					
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	YES	24" BOX	1
ACA	AESCULUS CALIFORNICA	BUCKEYE	YES	24" BOX	3
APCD	ACER PALMATUM 'CRIMSON QUEEN'	JAPANESE MAPLE	YES	15 GAL	11
CC	CERCIS OCCIDENTALIS	WESTERN REDBUD	YES	15 GAL	5
CK	CORNUS KOUSA	NAGAMI KUMQUAT	YES	24" BOX	2
KUM	FORTUNELLA MARGARITA 'NAGAMI'	Meyer Lemon	YES	24" BOX	2
Lem	CITRUS MEYERI				
<b>SHRUBS</b>					
AC	ACACIA COGNATA COUSIN ITT	LITTLE RIVER WATTLE	YES	5 GAL	34
CEA	CEANOTHUS 'POINT SAL'	POINT SAL WILD LILAC	YES	5 GAL	15
CS	CORNUS STOLONIFERA	RED TWIG DOGWOOD	YES	5 GAL	5
GS	GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	YES	1 GAL	22
ST	ROSA GRAHAM THOMAS	ROSE	YES	5 GAL	4
ICE	ROSA ICEBERG	ICEBERG ROSE	YES	5 GAL	15
HO	HYDRANGEA QUERCIFOLIA SNOWFLAKE	OAK LEAF HYDRANGEA	YES	5 GAL	13
LC	LOROPETALUM CHINENSE	WHITE CHINESE FRINGE FLOWER	YES	5 GAL	13
LA	LAURANDULA X INTERMEDIA PROVENCE	LAVENDER	YES	1 GAL	99
LWR	LEUCADENDRON SALIGNUM WINTER RED	SUNSHINE CONEBUSH	YES	5 GAL	5
M	MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	YES	5 GAL	130
OLO	OLEA EUROPEA LITTLE OLIE	DWARF OLIVE	YES	5 GAL	126
PH	PHILOTHECA MYOPOROIDES 'PROFUSION'	LONG LEAF WAXFLOWER	YES	5 GAL	22
PTMC	PITISPORUM 'MARJORIE CHANNON'	VARIEGATED KOHUIHU	YES	5 GAL	26
PT	PITISPORUM TENUIFOLIUM 'SILVER SHEEN'		YES	5 GAL	21
PR	PHYENIX ROSELLI	PYGMY DATE PALM	YES	5 GAL	4
RC	RHAMNUS CALIFORNICA MOUND SAN BRUNO	COFFEEBERRY	YES	5 GAL	15
RC	RHAMNUS CALIFORNICA	COFFEEBERRY	YES	5 GAL	23
RS	RIBES SANGUINEUM	PINK FLOWERING CURRANT	YES	5 GAL	14
RF	ROSA SEA FOAM	GROUNDCOVER ROSE	YES	5 GAL	93
W	WESTRINGIA FRUTICOSA	COAST ROSEMARY	YES	5 GAL	10
WF	WESTRINGIA F. 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	YES	5 GAL	109

**PERENNIALS, GRASSES, SUCCULENTS, VINES AND GROUNDCOVERS**

SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	CAN SIZE	QUAN.
AA	AGAVE ATTENUATA	FOXTAIL AGAVE	YES	1 GAL	5
CD	CALYLOPHIUS DRUMMONDII	YELLOW SUNDRIPS	YES	1 GAL	93
CFS	CORYLYNE FESTIVAL GRASS		YES	5 GAL	2
CKF	CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER	FEATHER REED GRASS	YES	1 GAL	29
CO	COTYLEDON ORBICULATA	PIGS EAR	YES	1 GAL	49
CT	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	YES	5 GAL	13
EE	ECHVEERIA ELEGANS	MEXICAN SNOWBALL	YES	1 GAL	117
EE	EPILOBIUM CANUM	CALIFORNIA FUSCHIA	YES	1 GAL	4
F	FIGUS PUMILA	CREEPING FIG	YES	1 GAL	3
JA	ARENOMNE SYLVESTRIS	JAPANESE ANEMONE	YES	1 GAL	32
PO	PENNISTEMUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	YES	1 GAL	61
RA	ROSA ALTISSIMO	CLIMBING RED ROSE (CABANA)	YES	1 GAL	2
SC	SESLARIA CAERULEA	BLUE MOOR GRASS	YES	1 GAL	75
SH	ROSA SALLY HOLMES	CLIMBING ROSE	YES	5 GAL	4
WS	WISTERIA ALBA	WHITE WISTERIA (CABANA)	YES	1 GAL	2
<b>BIORETENTION SWALE LOW ZONE PLANTS</b>					
	CALAMAGROSTIS KARL FOERSTER		YES	1 GAL	12
	CAREX GLOBULOSA		YES	1 GAL	12
	CAREX PANZA		YES	1 GAL	12
	CAREX DIVULSA		YES	1 GAL	12
	FESTUCA RUBRA	RED FESCUE	YES	1 GAL	12
	JUNCUS PATENS	RUSH	YES	1 GAL	12
	MIMULUS CARDINALIS	STICKY MONKEY FLOWER	YES	1 GAL	16
	SATUREJA DOUGLASSII	YERBA BUENA	YES	1 GAL	10
	CORNUS STOLONIFERA	RED TWIG DOGWOOD	YES	5 GAL	6
<b>ROSE GARDEN</b>					
	ROSA EUREKA	ORANGE YELLOW	YES	5 GAL	2
	ROSA SNOWDRIFT	WHITE	YES	5 GAL	2
	ROSA SCARLET KNIGHT	DARK RED	YES	5 GAL	2
	ROSA LIVING EASY	APRICOT	YES	5 GAL	2
	ROSA CPRESIDA	LIGHT PINK	YES	5 GAL	2
	ROSA TOURNAMENT OF ROSES	PINK	YES	5 GAL	2
	ROSA HOT COCOA	BROWN RED	YES	5 GAL	2

**NATIVE PLANT GROUND COVER AND EROSION CONTROL AREA**

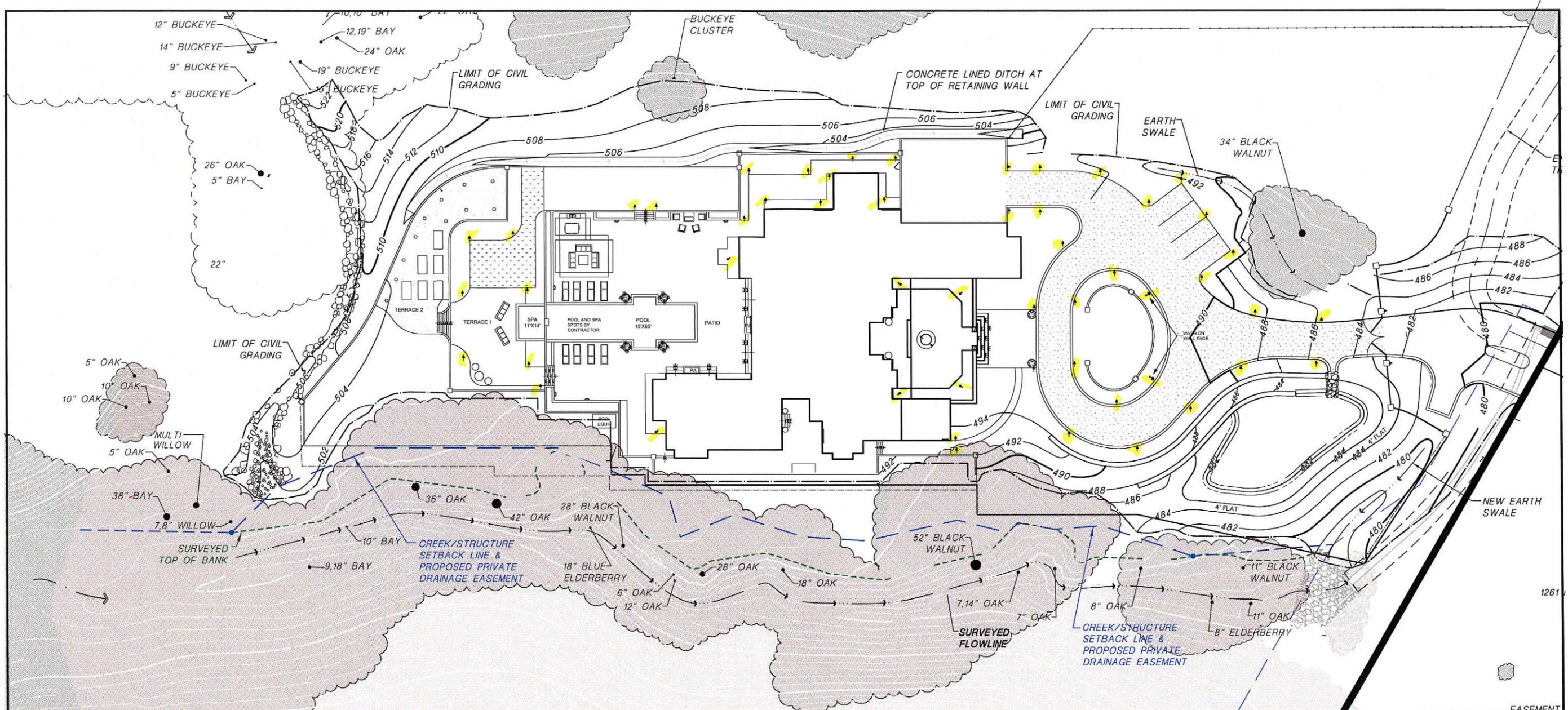
SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE	CAN SIZE	QUAN.
BP	BACCHARIS PILLULARIS TWIN PEAKS	WHITE AND PINK CHERRY RED ROSE	YES	5 GAL	2
CGH	CEANOTHUS GRISEUS HORIZONTALIS	CORAL APRICOT	YES	5 GAL	2
		COPPER PINK	YES	5 GAL	2
<b>ORCHARD</b>					
	BLENNHEIM APRICOT		YES	15 OR 24"	1
	GALA APPLE		YES	15 OR 24"	1
	LAPINS CHERRY		YES	15 OR 24"	1
	BLACK MISSION FIG		YES	15 OR 24"	1
	NING FIG		YES	15 OR 24"	1
	ARCTIC ROSE NECTARINE		YES	15 OR 24"	1
	FUYU PERSIMMON		YES	15 OR 24"	1
	HACHIYA PERSIMMON		YES	15 OR 24"	1
	BARTLETT PEAR		YES	15 OR 24"	1
	SATSUMA MANDARIN		YES	15 OR 24"	1
<b>NATIVE PLANT GROUND COVER AND EROSION CONTROL AREA</b>					
	BACCHARIS PILLULARIS TWIN PEAKS		YES	5 GAL	50
	CEANOTHUS GRISEUS HORIZONTALIS		YES	5 GAL	50
<b>NATIVE RIPARIAN AREA PLANTING</b>					
	CALAMAGROSTIS CANADENSIS		YES	1 GAL	1
	CALYCANTHUS OCCIDENTALIS		YES	1 GAL	1
	CAREX PRAEGRACILIS		YES	1 GAL	1
	CORNUS CALIFORNICA		YES	1 GAL	1
	JUNCUS PATENS		YES	1 GAL	1
<b>NATIVE GRASS TURF AREA</b>					
	CALAMAGROSTIS KARL FOERSTER		YES	1 GAL	1
	CAREX GLOBULOSA		YES	1 GAL	1
	CAREX PANZA		YES	1 GAL	1
	CAREX DIVULSA		YES	1 GAL	1
	FESTUCA RUBRA		YES	1 GAL	1
<b>OAK TREES</b>					
	QUERCUS AGRIFOLIA		YES	24" BOX	6

**FAIRBAIRN RESIDENCE**  
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 ROSE LANE  
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PLANTING PLAN  
 L-2  
 SCALE: 1"=20'0"  
 DATE: 07.02.14



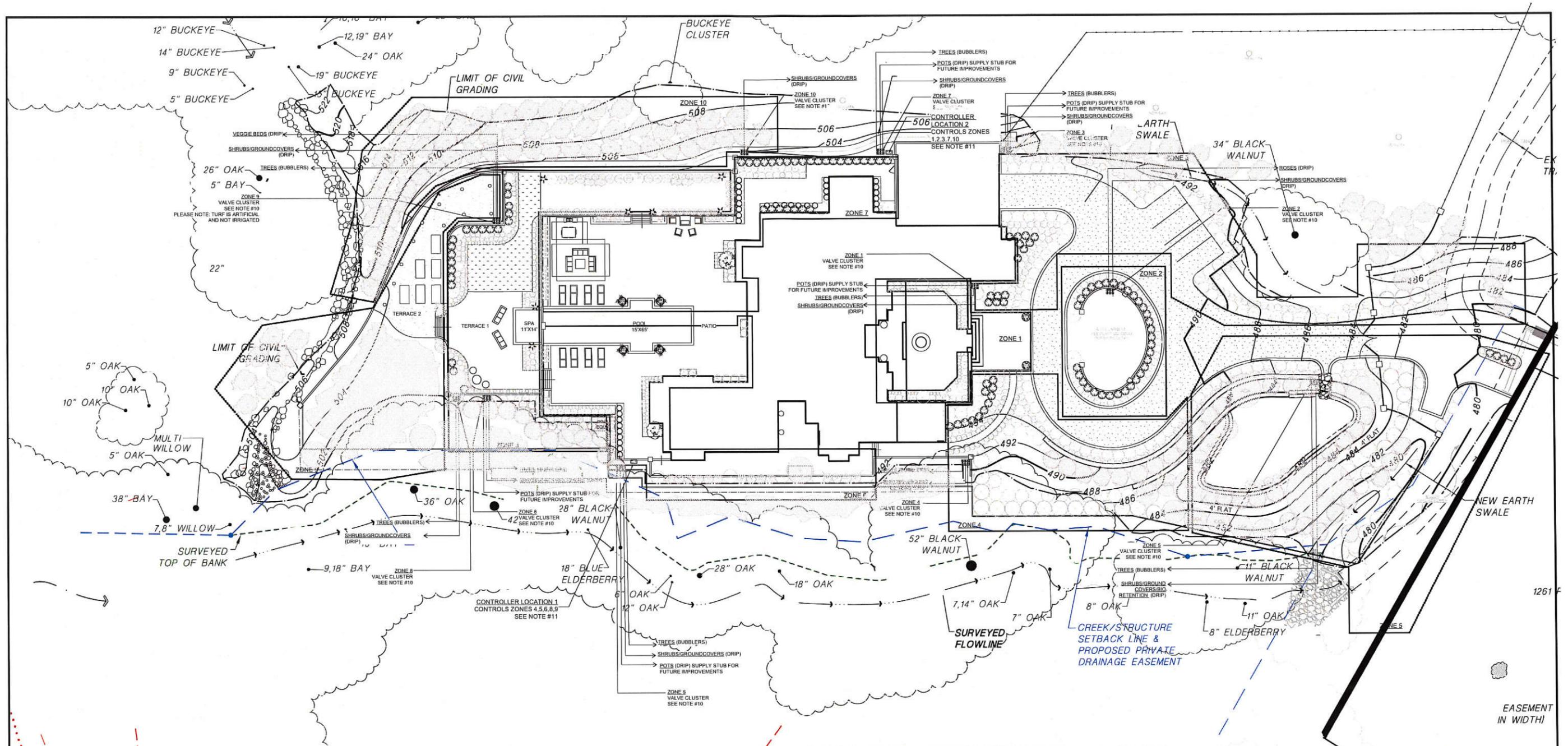
SYM	FIXTURE	LAMP	QUANTITY
▲	WALL MOUNTED FIXTURE	18W	3
△	POST MOUNTED FIXTURE	26W	2
▲	DIRECTIONAL PATH LIGHT	50W MAX	43
☐	WALL MOUNTED STEP LIGHT	38W	5
☐	RECESSED STEP LIGHT	13W	53
●	STAKE MOUNT DIRECTIONAL SPOT	35W	10
☐	600 WATT LOW VOLTAGE TRANSFORMER		

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LIGHTING LAYOUT  
**L-3**  
 SCALE: 1"=20'0"  
 DATE: 07.02.14



**IRRIGATION NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES
3. THE IRRIGATION SYSTEMS ARE DIAGRAMMATIC ONLY. ALL EQUIPMENT SHOWN IN PAVED AREAS SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. ALL PIPING PASSING UNDER PAVING SHALL BE PLACED IN SCH. 40 SLEEVES 18" DEEP AND BACKFILLED WITH SAND A MINIMUM 12" ABOVE TOP OF PIPE.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES INVOLVED: I.E. GRADING, PLUMBING, AND ELECTRICAL CONTRACTORS.
5. WHERE APPLICABLE, GENERAL CONTRACTOR SHALL INSTALL THE GATE VALVE STUB OUT ON THE INLET SIDE OF THE DOMESTIC WATER BFP, OTHERWISE THE ADDITIONAL PRESSURE LOSS MAY SEVERELY AFFECT PERFORMANCE OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL TEST PRESSURE AT POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION BACKFLOW PREVENTION DEVICE. IF PRESSURE IS BELOW 40 PSI OR OVER 70 PSI PRESSURE REGULATION DEVICES MAY BE NEEDED. (I.E. BOOST PUMP OR REGULATING VALVE)
6. ALL VALVES SHALL BE PLACED IN AMATEC 910-12, OR EQUAL, VALVE BOX. ALL VALVE BOXES SHALL BE LOCATED IN GROUND COVER AREAS WHEREVER POSSIBLE.
7. ALL COMPONENTS OF THE SYSTEM SHALL BE INSTALLED AND ADJUSTED TO PROVIDE COMPLETE COVERAGE TO ALL NEW PLANTS.

8. STATION OPERATION TIMES SHALL NOT EXCEED THE SOILS INFILTRATION RATE AS DETERMINED BY SOILS REPORT.
9. ALL END RUNS SHALL BE 3/4" SIZE UNLESS OTHERWISE NOTED
10. "VALVE CLUSTER" DESCRIBES LOCATION OF VALVES AND BACKFLOW PREVENTER IN VALVE BOX. EACH CLUSTER SERVES THE INDICATION ZONE PER PLAN (10 ZONES TOTAL). TREES, SHRUBS/GROUNDCOVERS, TURF, AND POTS SEPARATELY, AS WELL AS ENOUGH VALVES AS TO NOT OVERLOAD A SINGLE CIRCUIT. (FOR EXAMPLE, ONE VALVE CLUSTER MAY CONTAIN TWO TREE VALVES, THREE SHRUB/GROUNDCOVER VALVES, AND ONE POT VALVE)
11. MOUNT CONTROLLER PER MANUFACTURER'S SPECIFICATIONS, ELECTRICAL CONTRACTOR SHALL SUPPLY 100V ELECTRIC SUPPLY. LANDSCAPE CONTRACTOR SHALL COORDINATE PLACEMENT OF CONDUIT AND VERIFY LOCATION WITH GENERAL CONTRACTOR UPON NOTIFICATION OF AWARD OF CONTRACT.  
MANUFACTURER: RAINBIRD  
MODEL: ESP-SMTe SERIES

**POINT OF CONNECTION NOTE**

CONTRACTOR TO CONNECT IRRIGATION SUPPLY TO NEAREST DOMESTIC WATER STUBOUT. CONTRACTOR TO VERIFY THIS POINT OF CONNECTION. ASSESS ITS LOCATION RELATIVE TO THE VALVE CLUSTER, AND LOCATE VALVE CLUSTER NEAR WATER SOURCE, AS NECESSARY. KEEP OUT OF SIGHT AND SCREENED FROM MAIN PEDESTRIAN AREAS

**SLEEVING NOTES**

1. ALL SLEEVING SHALL BE TWICE THE DIAMETER OF PIPE CONTAINED THEREIN. ALL IRRIGATION MAINLINE IS 2" - SLEEVING TO BE 4". IRRIGATION LATERALS SHALL BE 3/4" MINIMUM - NO SLEEVING SHALL BE SMALLER THAN 1-1/2"
2. CONTRACTOR TO SUPPLY EXTRA SLEEVING AS INDICATED AT PRIMARY ENTRIES
3. LANDSCAPE CONTRACTOR SHALL COORDINATE PLACEMENT OF SLEEVES WITH THE GENERAL CONTRACTOR UPON NOTIFICATION OF AWARD OF CONTRACT.

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IRRIGATION LAYOUT  
**L-4**  
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