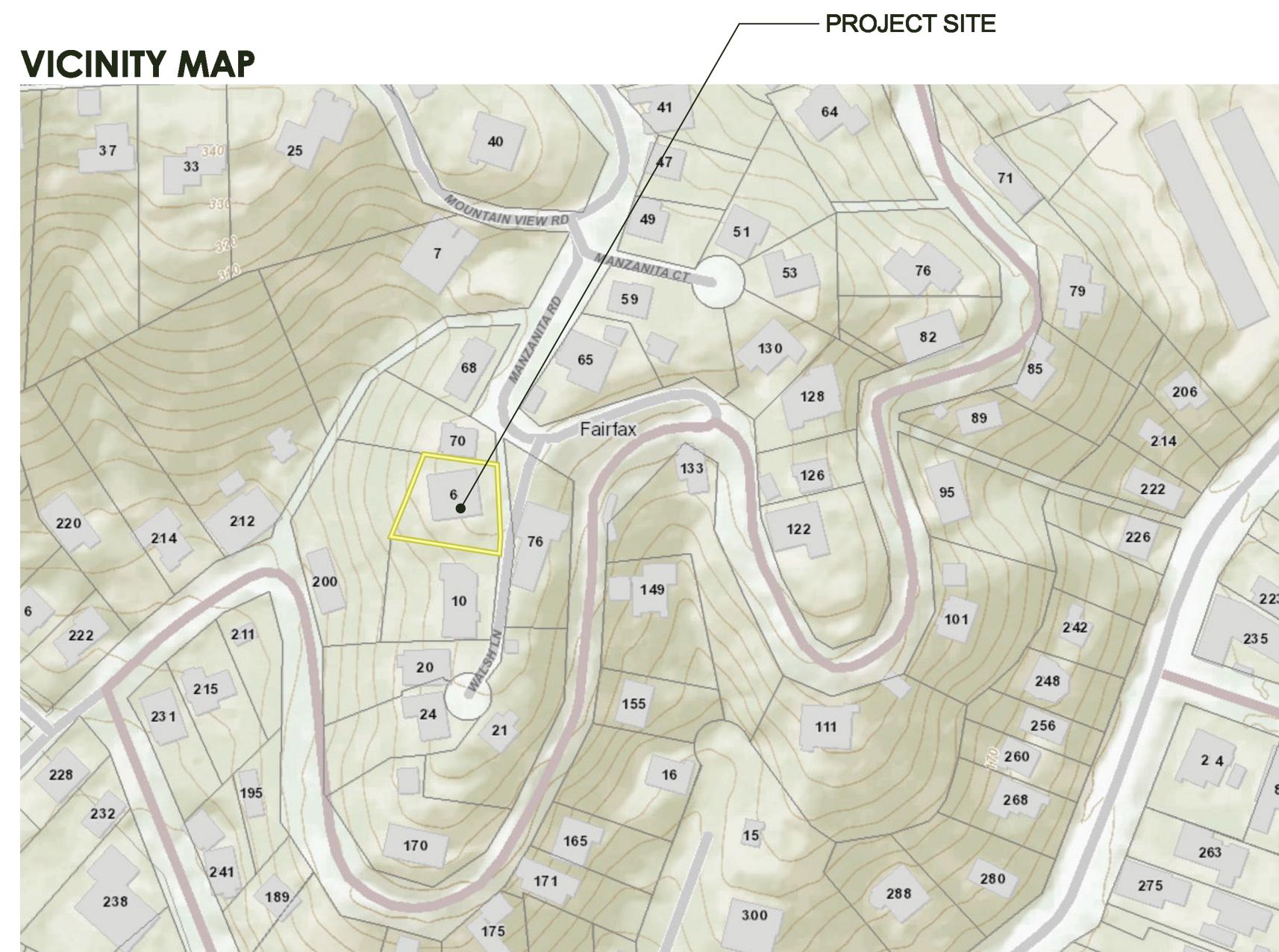


SHEET INDEX

SHEET	TITLE OF SHEET
L0.0	COVER SHEET
L1.0	LAYOUT & FINE GRADING
L3.0	PLANTING PLAN
L5.0	SITE SECTIONS
E-1	SITE LIGHTING PLAN



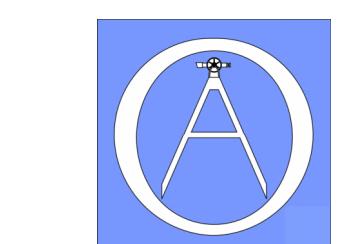
APPLICABLE CODES:

- CALIFORNIA RESIDENTIAL CODE 2022
- CALIFORNIA ENERGY CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA FIRE CODE 2022

PROJECT DATA

ASSESSORS PARCEL NUMBER	003-192-20
ZONING OCCUPANCY	RS-6/R-3
CONSTRUCTION TYPE	TYPE VB-SPRINKLERED
SITE AREA- PER ASSESSOR'S RECORDS	7,200 S.F.
AVG. SLOPE (PER MARIN MAP)	32.10%

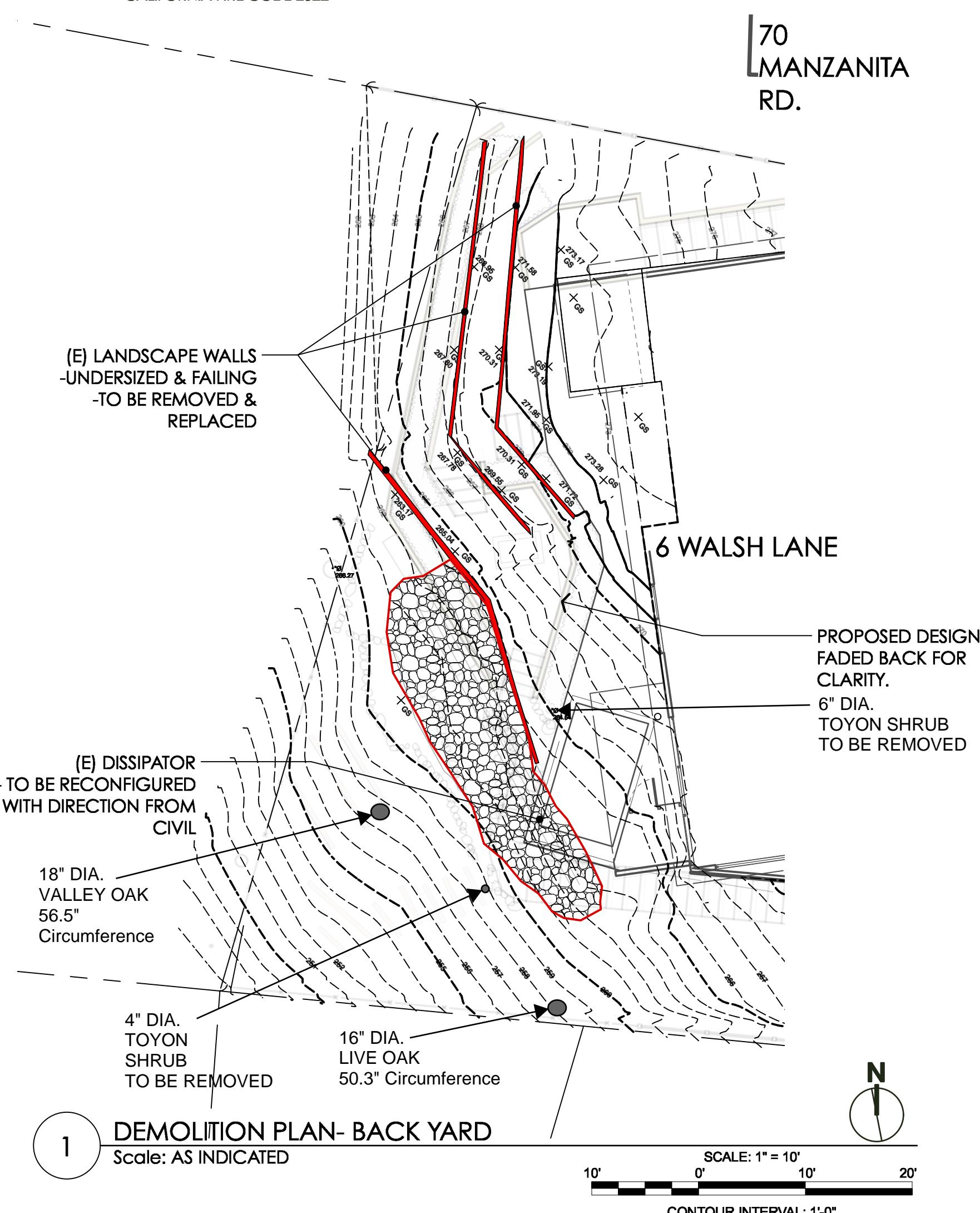
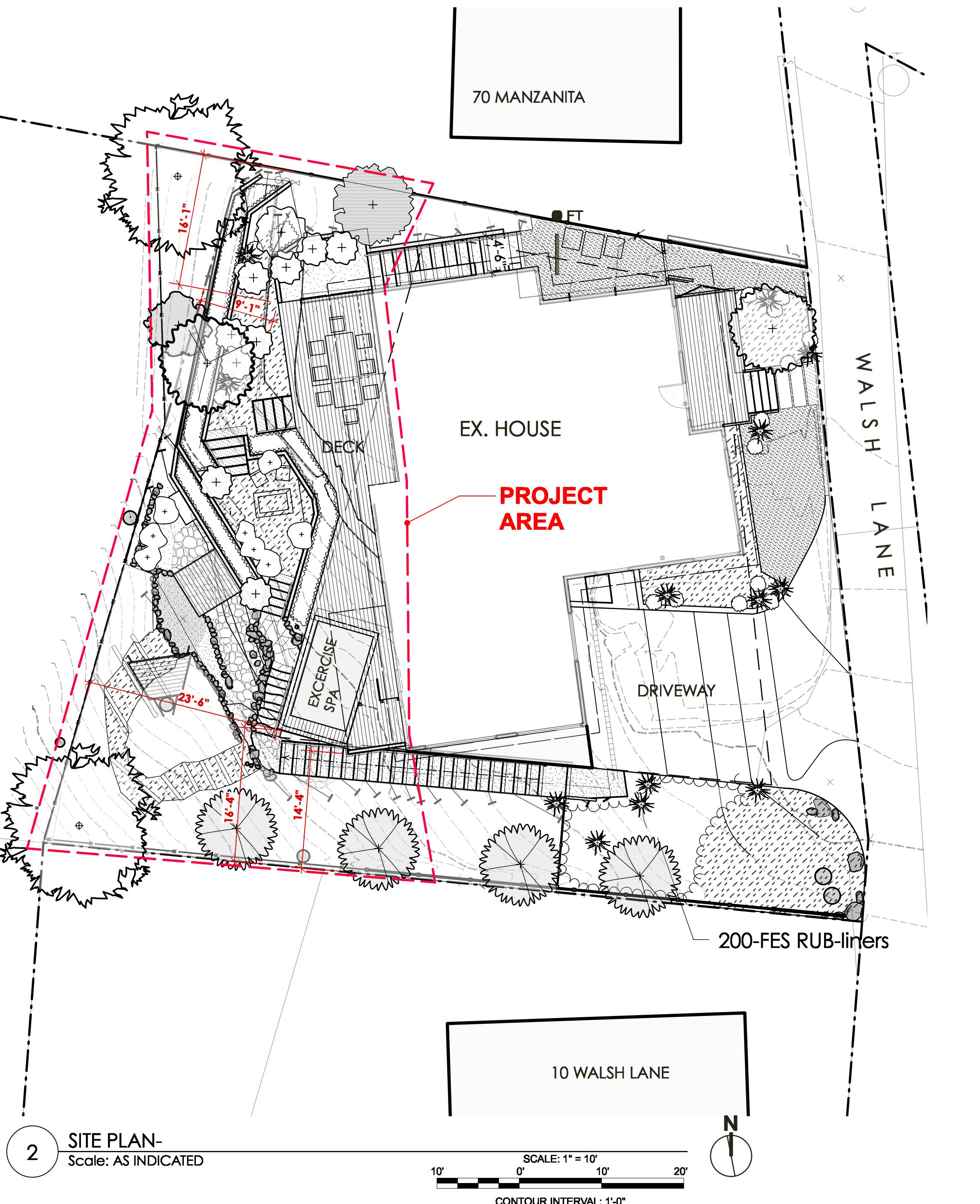
LOT COVERAGE	EX	COMMENTS	NEW	TOTAL
STRUCTURES	1924 SF	HOUSE- EX. FOOTPRINT	0	1924 SF
WALKWAYS	0 SF		0	0 SF
PATIOS	0 SF		0	0 SF
CONC. STAIRS @ ENTRY DECK	22 SF		0	22 SF
CONC. DRIVEWAY	704 SF			704 SF
	2650 SF			2650 SF
EXCLUDED AREAS				
EXERCISE SPA	0 SF		84 SF	84 SF
WOOD DECKS	325 SF		462 SF	787 SF
PERMEABLE WALKWAYS, PATIOS	22 SF		475 SF	497 SF
LOT COVERAGE ALLOWED		.35 ALLOWED		
7200 SF X .35	2520 SF			
2650 SF / 7200 SF		.37 EXISTING & PROPOSED		



Oberkamper & Associates
Civil Engineers, Inc.
7200 Redwood Blvd., Suite 308
Novato, CA 94945
PROJECT #: 19-175
415-897-2800

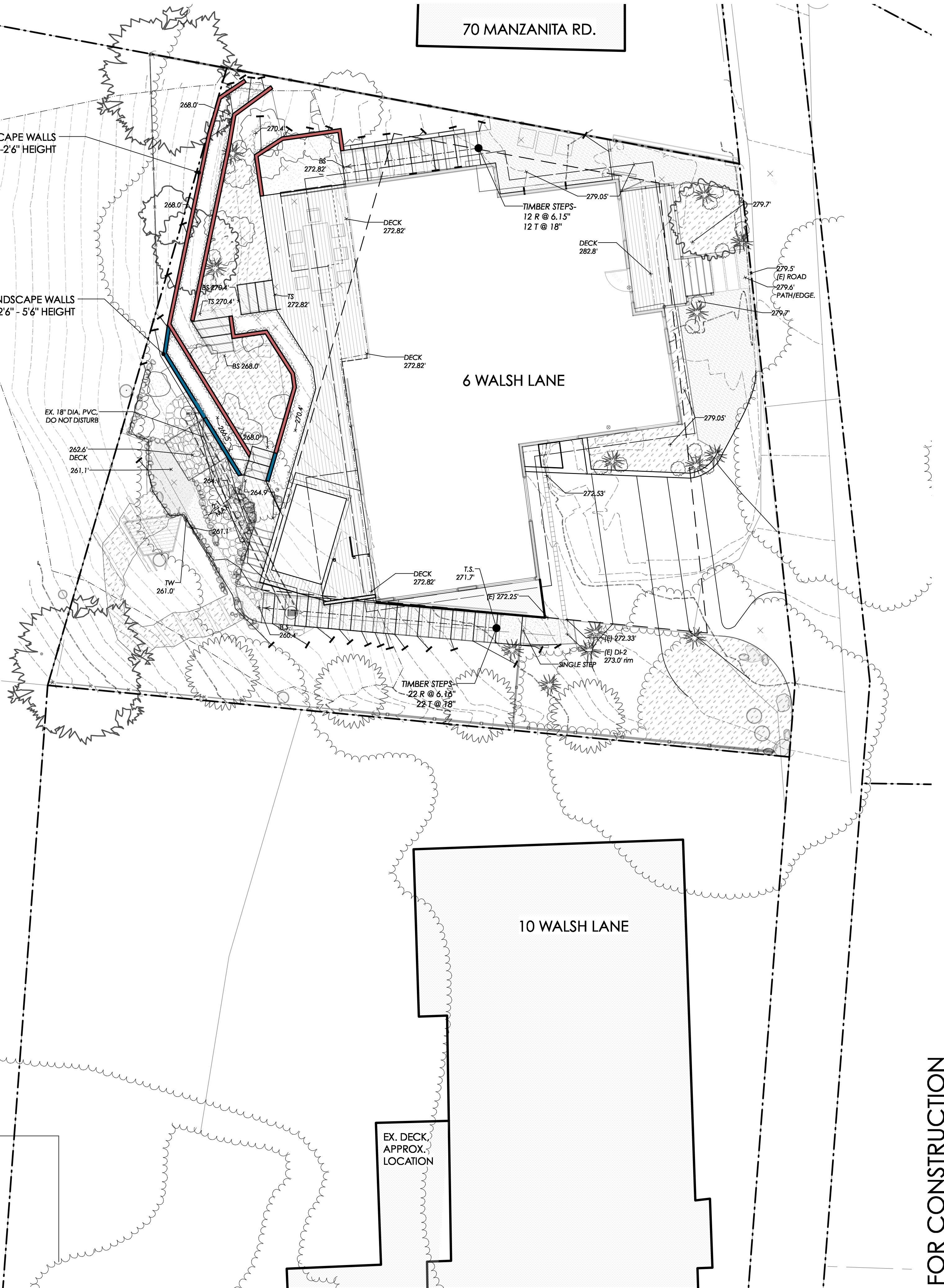
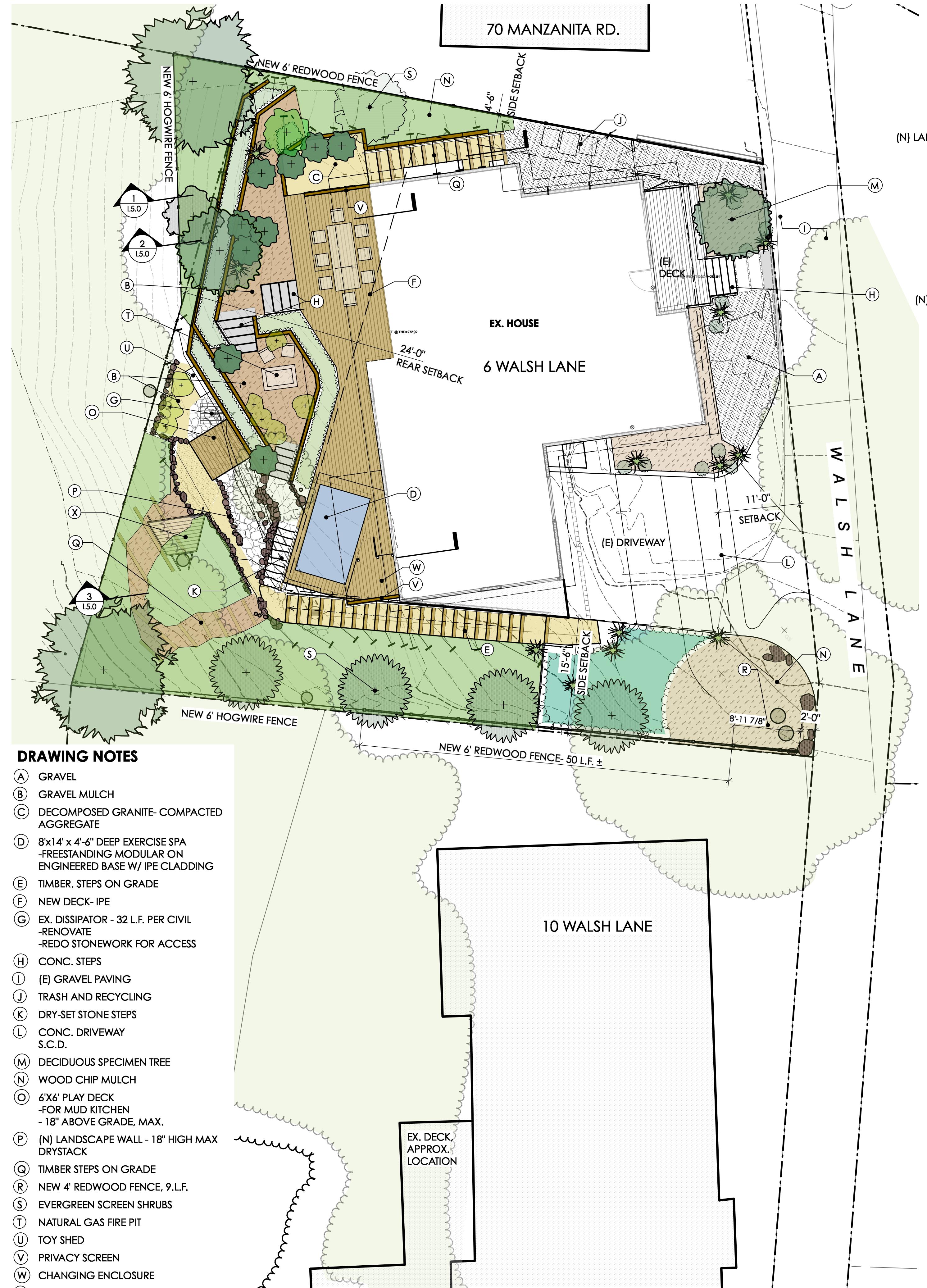
DATE: 09/11/2025
ADDRESS: 6 Walsh Lane, Fairfax
PERFORMED BY: Matthew Schuett

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)	CUMULATIVE TOTAL (CY)
GRADING	-8.8	58.6		
POOL PIERS	-15.0	0.0		
WALL PIERS	-13.0	0.0		
TOTALS	-36.8	58.6	21.8	95.4



1
10' 0' 10' 20'
CONTOUR INTERVAL: 1'-0"

NOT FOR CONSTRUCTION



NO. B
DATE: 10/09
SCALE AS SH
DESIGN GAR
DRAWN GAR
CHECKED GAR

CHAPTER 10 LAYOUT & FINE GRANULARITY

Roth Lamotte Landscape Architecture CONSULTANT

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fairfax, ca 94930
gary@rothlamotte.com
tel 415.451.8211
fax 415.482.7609

ANGEL RESIDENCE
6 WALSH LN.
FAIRFAX, CA
APN: 003-192-20

L1.0

1 SITE LAYOUT PLAN
Scale: AS INDICATED

Scale: AS INDICATED

A scale bar and north arrow are positioned at the top of the drawing. The scale bar is marked with 0, 1/8" = 1' - 0", 8, and 16. A north arrow is located to the right of the scale bar.

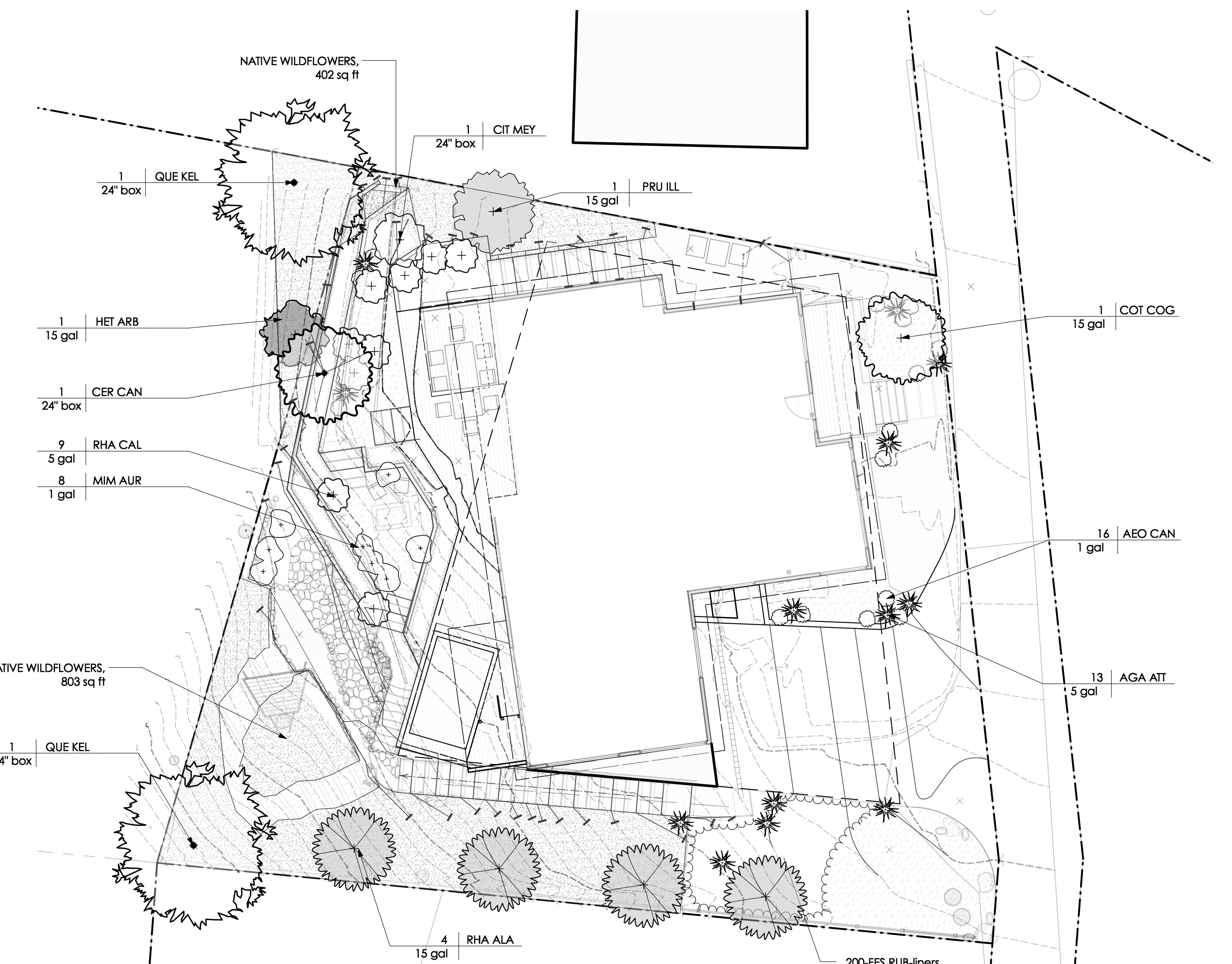
FINE GRADING PLAN

✓ Scale: AS INDICATED

PLANTING PLAN

Date: 10/10/25

File name: RLIA Design Base-A-Engel.vwx



NOT FOR CONSTRUCTION

PLANTING SCHEDULE

TREES

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Type	WUCOL	Notes
CER CAN	1	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	24" box	12'0"	Trees	Moderate	(F) Small flowering tree
CIT MEY	1	Citrus limon 'Meyer Improved'	Improved Meyer Lemon	24" box	7'0"	Trees	Moderate	(F), Edible shrub, fruit, fragrant
QUE KEL	2	Quercus kelloggii	California Black Oak	24" box	20'0"	Trees	Low	(N), Native Deciduous Oak

SHRUBS / PERENNIALS / SUCCULENTS

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Type	WUCOL	Notes
AEO CAN	16	Aeonium canariense	Giant Velvet Rose	1 gal	2'0"	Succulents	Low	red-tipped foliage
AGA ATT	13	Agave attenuata	Fox Tail Agave	5 gal	3'0"	Succulents	Low	wide pale green pliable leaves
COT COG	1	Cotinus coggygria	Smoke Tree	15 gal	11'0"	Shrubs	Low	Multi-Stem shrub- small tree
HET ARB	1	Heteromeles arbutifolia	Toyon	15 gal	8'0"	Shrubs	Low	Multi-Stem shrub
MIM AUR	8	Mimulus aurantiacus	Sticky monkey flower	1 gal	3'0"	Perennials	Low	Native shrub/woody perennial
PRU ILL	1	Prunus illicifolia	Holly Leaf Cherry	15 gal	10'0"	Shrubs	Low	Multi-stem
RHA ALA	4	Rhamnus alaternus 'John Edwards'	Italian Buckthorn	15 gal	10'0"	Shrubs	Low	Evergreen Shrub
RHA CAL	9	Rhamnus californica var. 'Mound San Bruno'	Coffeeberry	5 gal	4'0"	Shrubs	Low	Evergreen Shrub, fragrant foliage, lavender

VINES/GROUNDCOVERS

NO. DATE ISSUE NOTES

1 10/09/24 PLANNING

NO. DATE REV. NOTES

C 9/22/25 PLNG RESUBMIT

DATE:
10/09/2024

SCALE:
AS SHOWN

DESIGNED BY:
GAR

DRAWN BY:
GAR

CHECKED BY:
GAR

L3.0

IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.

4. DUE TO THE NATURE OF THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN PLANTING ARE PRESENT, THE CONTRACTOR IS TO CONSULT THE ENGINEER. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF BURIED UTILITIES AND OTHER STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

6. DUE TO THE SCALE OF THE DRAWINGS, IT'S NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PIPING, AND OTHER SYSTEMS.

7. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14 UL APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 UL APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

8. EACH CONTRACTOR SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

9. ALL CONTRACTOR WIRE SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.

10. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COF OF EXCESS WIRE AT EACH SPICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

11. WIRE CONNECTORS SHALL BE 3M-DRBY-4 DIRECT BURY UNLESS OTHERWISE NOTED.

12. INSTALL ONE (1) SPARE CONTROL WIRE FOR EVERY 6 (BX) STATIONS ON THE CONTROLLER ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR AS THE CONTROL WIRE AND OF THE SAME COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP.

13. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)

14. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL WALK, CURB, LAWN, ETC.

15. THERE ARE NO VALVE BOXES REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPRINKLER IRRIGATION DEVICE.

16. LOCATE QUICK COUPLING VALVE 12" FROM HARDCAPE AREA.

17. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

18. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BIRD OR SERIES CHECK VALVE IN LINES FOR EVERY 10' OF ELEVATION CHANGE.

19. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND NO SPRAY OVERHANG ON WALKS, ROADS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (FOR AN ADJUSTABLE ARC IF FIXED AND DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT RESIDUE FROM THE PIPING.

20. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

21. NOTH ARCHITECT SO AS ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.

22. LOCATE BUBBLERS AND DRIP TUBING IN PLANTING AREAS FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.

23. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUITABLE SIZE UNDER ALL PAVED AREAS.

24. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

25. CONTRACTOR SHALL CERTIFY THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

26. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

27. THE CONTRACTOR SHALL CHECK THE OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

28. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

29. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM, OR AS REQUIRED BY LOCAL USE RESTRICTIONS.

30. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

31. NOTIFY LOCAL JURISDICTION FOR SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

32. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

33. AN OFFICIAL MMWD CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY THE LICENSED LANDSCAPE CONTRACTOR.

34. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY THE CONTRACTOR AT THE TIME OF FINAL INSPECTION.

35. CONTRACTOR TO INSTALL THE SELF-ADJUSTING WEATHER SENSING CONTROLLER PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE CONTROLLER. A REGULAR MAINTENANCE SCHEDULE ONCE PLANTS ARE ESTABLISHED. REGULAR IRRIGATION SCHEDULE BY MONTH SHOULD INCLUDE: NUMBER OF IRRIGATION CYCLES, IRRIGATION INTERVAL (DAYS PER WEEK), IRRIGATION RUNTIMES, NUMBER OF START TIMES PER IRRIGATION DAY, GALLONS PER MINUTE FOR EACH VALVE.

36. REGULAR IRRIGATION MAINTENANCE REQUIRED. IRRIGATION SYSTEM SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO: ROUTINE INSPECTION, AUDITING, ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, BY A LICENSED PROFESSIONAL. REPAIR OF ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE CONTRACTOR'S APPROVAL. CONTRACTOR SHALL SUPPLY OWNER'S DESIGN TEAM W/ AS-BUILT DRAWING OF IRRIGATION SYSTEM SHOWING FINAL LAYOUT OF ALL IRRIGATION MANIFOLD, VALVE, & HYDROZONES.

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURER'S INSTRUCTIONS AND INSTALLATION DETAILS.

2. INSTALL DRIPLINE A MAXIMUM OF 12" APART (12" IN DIRECTION/TURE AREAS) WITH EMISSIONS TRANSLUCIDLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.

3. PLACE AIR/VACUUM RELIEF VALVE AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 390' OF TOTAL DRIPLINE PER ZONE.

4. PLACE FLUSH VALVE AT THE HYDRAULIC CENTER OF THE EXHAUST TEE OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 390' OF TOTAL DRIPLINE.

5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVE SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.

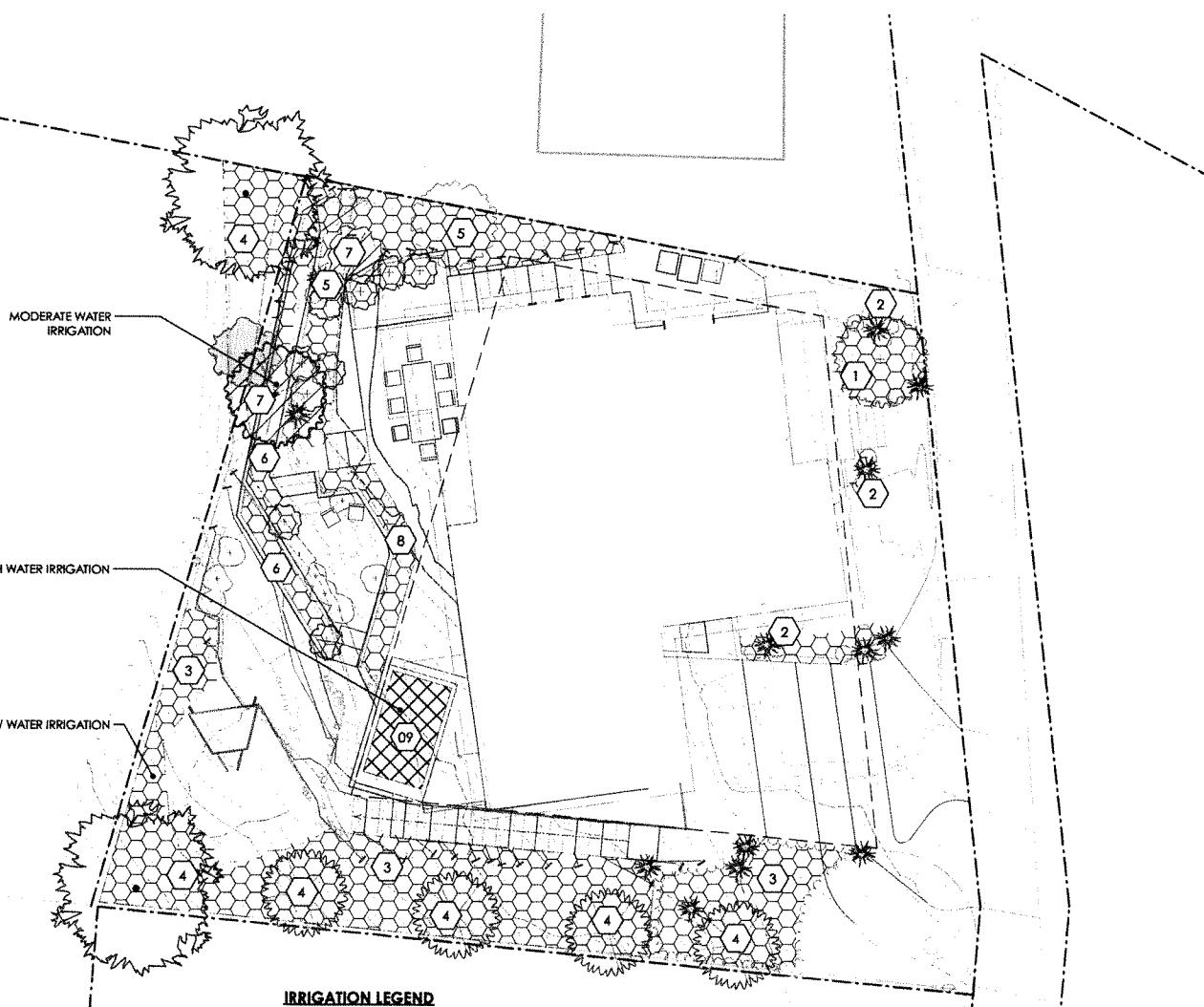
6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):

- 8. 8.1-15 GPM, 1" I.D.
- 9. 15.1-25 GPM, 1 1/4" I.D.
- 10. DRIFITNG SHALL BE THE SAME MANUFACTURER AS DRIPLINE.
- 11. DRIPLINE TO GROUND EVERY 3 FEET; USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
- 12. DRIPLINE TO TEE, ELBOW OR CROSS EACH INSTALLATION SEPARATE TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
- 13. IN TURF OR NON-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
- 14. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

8. DRIP IRIGATION NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE A DRIP Emitter SYSTEM FOR ALL TREES, SHRUBS, AND GROUNDCOVER AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.
- 2. EMMITERS ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LAYOUT OF EMMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRIGATION DETAILS AS A GUIDE, WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMMITTERS.
- 3. EACH 24" BOX TREE SHALL RECEIVE THREE 2 GPH EMMITTERS, DISTRIBUTED EVENLY AROUND TREE, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF TREES.
- 4. EACH 15 GALLON SHRUB SHALL RECEIVE THREE 1 GPH EMMITTERS DISTRIBUTED EVENLY AROUND SHRUB TWO SHALL BE ON UPHILL SIDE OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- 5. EACH 5 GALLON SHRUB SHALL RECEIVE TWO 1 GPH EMMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- 6. EACH 1 GALLON SHRUB SHALL RECEIVE TWO 1/2 GPH EMMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
- 7. PLANT THE EMMITTERS ON TOP OF THE ROOT BALL AND AS FAR FROM THE TRUNK OF THE PLANT AS POSSIBLE.
- 8. DISTRIBUTION TUBING SHALL BE A MAXIMUM OF 5' IN LENGTH FROM 1/4" TUBING TO EMMITTER. EACH LENGTH OF 1/2" DRIP TUBING SHALL BE A MAXIMUM OF 25'.
- 9. INSTALL FLUSH VALVES AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.
- 10. ALL PVC LATERAL PIPE TO DRIP TUBING SHALL BE 3/4" UNLESS OTHERWISE NOTED.
- 11. THE DRIP Emitter SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED.



IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
■	975XL2-1"-FG	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER W/ FROST GUARD BLANKET
○	PRO-HC-24	HUNTER HYDRAMISE PRO HC
●	WRF-CLIK	HUNTER WIRELESS RAIN SENSOR
○	3200100 / PRF-100-RBY	SUPERIOR BRASS REMOTE CONTROL VALVE W/ RAIN BIRD PRESSURE REGULATING FILTER
○	3200100	SUPERIOR BRASS REMOTE CONTROL VALVE
○	950-100	SUPERIOR 1" MASTER CONTROL VALVE
◀	T-113-LF	NIBCO BALL VALVE (BY LINE SIZE)
HC	HC 1" FLOW METER	HC 1" FLOW METER
WATER METER		

PROPOSED IRRIGATION ZONES

ID	AREA	TYPE	NOTES
1	ENTRY - SPECIMEN TREE	BUBBLER	2 PER TREE
2	ENTRY - SUCULENTS	DRIP	INLINE
3	SIDE - PERENNIALS	DRIP	INLINE
4	BACK - NATIVE TREES, LARGE SHRUBS	BUBBLER	2 PER PLANT
5	BACK - PLANTERS- TREES & LARGE SHRUBS	DRIP	2 PER PLANT
6	LOWER TERRACE PLANTER	DRIP	INLINE
7	BACK TERRACE- TREES- MOD. WATER	BUBBLER	2 PER TREE
8	DECK- SHRUBS/SUCULENTS	DRIP	INLINE
9	SWIM SPA		

NO. DATE ISSUE NOTES
C 09/22/25 PLANNING RESUBMIT

NO. DATE REV. NOTES

IRRIGATION PLAN

Date: 12/11/25 File name: RLA Design Base-A_Engel v2026.vwx

HYDROZONES SUMMARY

HYDROZONE	SQ. FT.	IRR TYPE	% OF TOTAL
LOW	1467 SF	DRIP	85%
MODERATE	171 SF	DRIP	10%
HIGH	84 SF	-	5%
SLA	0 SF	-	-
TOTAL:	1722 SF		

DATE: 10/09/24
SCALE: AS SHOWN
DESIGNED BY: GAR
DRAWN BY: GAR
CHECKED BY: GAR

NOT FOR CONSTRUCTION
FILE

L4.0

ENGEL RESIDENCE
6 WALSH LN.
FAIRFAX, CA
APN: 003-192-20

NOT FOR CONSTRUCTION

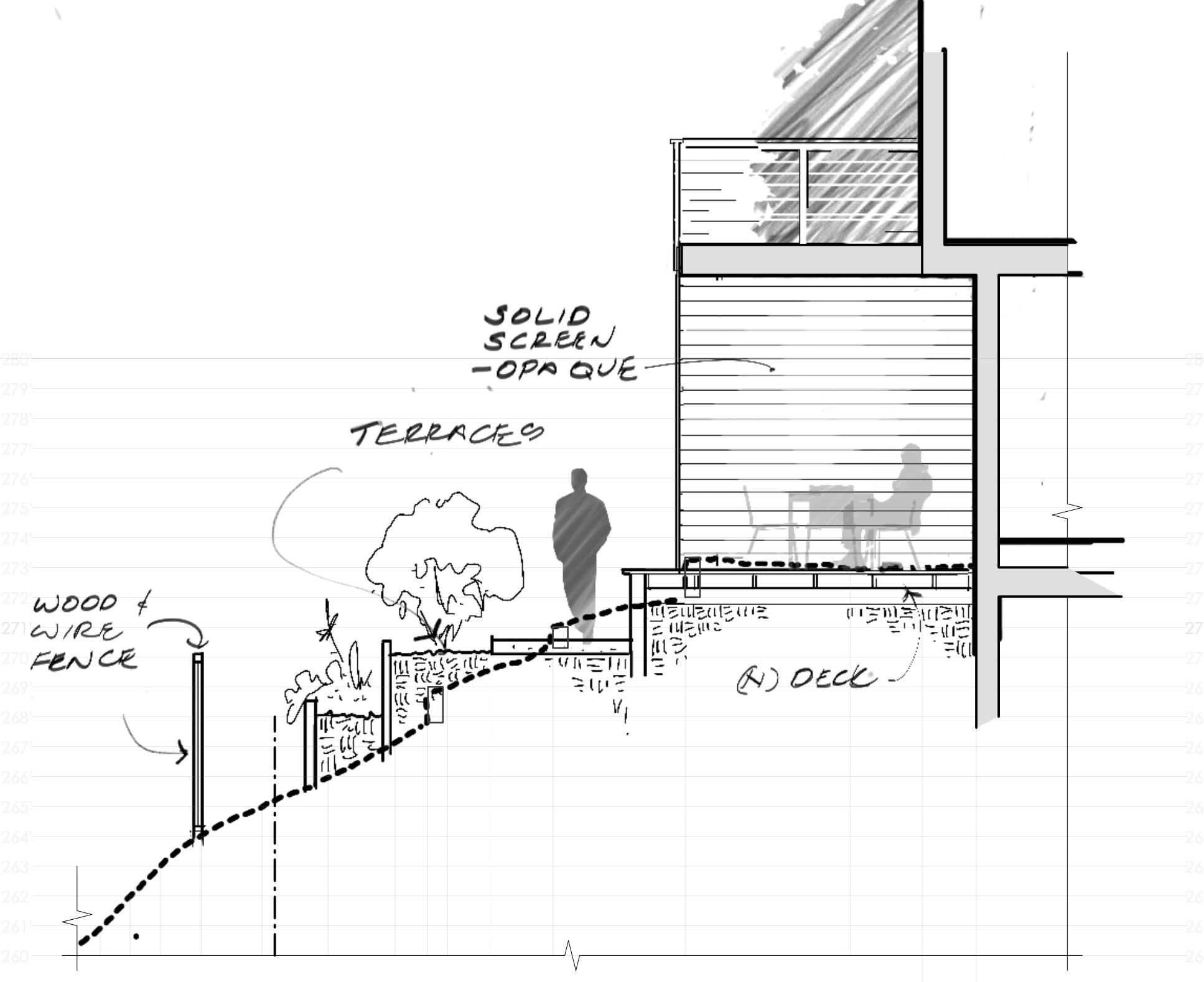
SITE SECTIONS

Date: 10/10/25

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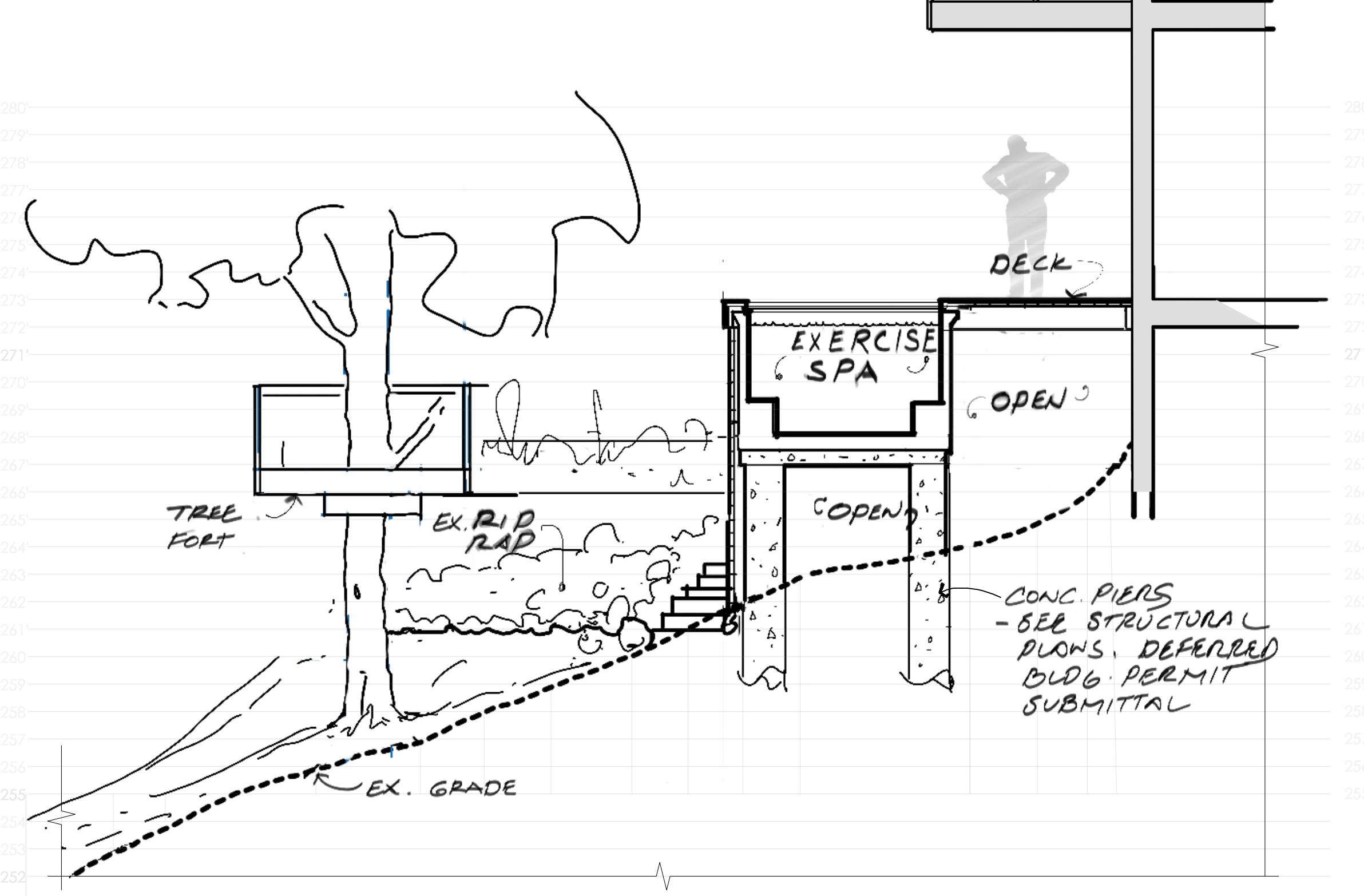
NOT FOR CONSTRUCTION

L5.0



2 SITE SECTION @ BACK PATIO
Scale: 1/4" = 1'-0"

4 0 1/4" = 1'-0" 4 8
SCALE OF FEET



3 SITE SECTION @ DECK
Scale: 1/4" = 1'-0"

4 0 1/4" = 1'-0" 4 8
SCALE OF FEET

NO. DATE ISSUE NOTES
2 10/09/24 PLANNING

NO. DATE REV. NOTES
A 9/22/25 planning resubmit

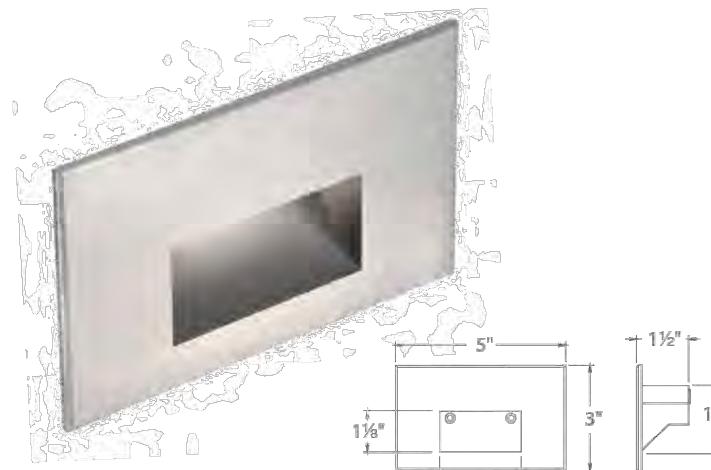
DESIGNED BY GAR
DRAWN BY GAR
CHECKED BY GAR

DATE: 10/09/24
SCALE AS SHOWN

E4

RECTANGLE STEP LIGHTS 12V

4011

WAC
LANDSCAPE LIGHTINGE4A - VERIFY MOUNT FOR
CONCRETE POUR

PRODUCT DESCRIPTION
Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated. Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS
Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA
CRI: 90
Mounting: 2" into 2" x 4" x 3 1/8" box
Rated Life: 60,000 hours

ORDERING NUMBER		Color Temp	CRI	Finish	Lumens
4011	12V	27	90	BBR Bronze on Brass	17
		27	90	BK Black on Aluminum	17
		BZ Bronze on Aluminum	17		
		WT White on Aluminum	38		
		BBR Bronze on Brass	17		
		BK Black on Aluminum	17		
		WT White on Aluminum	38		
		SS Cast Stainless Steel	23		
4011	12V	30	90	BBR Bronze on Brass	11
		30	90	BK Black on Aluminum	11
		BZ Bronze on Aluminum	11		
		WT White on Aluminum	23		
		SS Cast Stainless Steel	14		
4011	AM Amber	-	-		

Example: 4011-30BK

wadlighting.com Headquarters/Eastern Distribution Center Central Distribution Center Western Distribution Center
Phone (800) 526.2588 44 Harbor Park Drive 1600 Distribution Ct 1750 Archibald Avenue
Fax (800) 526.2585 Port Washington, NY 11050 Lithia Springs, GA 30122 Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUL 2016

DECK & PATIO - RECTANGLE

3031

WAC

LANDSCAPE LIGHTING

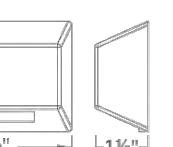
E6



Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION
Deck and patio light with superb forward-throw light distribution

SPECIFICATIONS
Input: 2-15VAC (Transformer is required)
Power: 2.0W / 4.0VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: 75 lm
CRI: 90+
Rated Life: 50,000 hours

FEATURES
• IP66 rated. Protected against powerful water jets
• 6' lead wire included
• Translucent lens provides for uniform diffused light output
• Solid diecast brass or corrosion resistant aluminum alloy
• ADA compliant
• Maintains constant lumen output against voltage drop
• UL 1838 Listed

ORDERING NUMBER

Color Temp	Color Temp	Finish
3031 Rectangle 27 2700K	BBR Bronze on Brass	17
	BK Black on Aluminum	17

3031-27-BK

Example: 3031-30BZ

wadlighting.com Headquarters, East Manufacturing Facility South East Manufacturing Facility Central Manufacturing Facility West Manufacturing Facility
Phone (800) 526.2588 44 Harbor Park Drive 1600 Distribution Ct 1700 South J Elmer Freeway, Ste 100 1750 S Archibald Ave
Fax (800) 526.2585 Port Washington, NY 11050 Lithia Springs, GA 30122 Cedar Hill, TX 75104 Ontario, CA 91761

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EXTERIOR LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	LOCATION	MANUFACTURER	CATALOG NUMBER	QTY.	WATT	LM/W	LUMENS	LAMPS
E1	EXTERIOR SCONCE - SMALL (EXISTING)	GARAGE							LED 2700K 120V
E2	EXTERIOR SCONCE - LARGE (EXISTING)	FRONT ENTRY							LED 3000K 120V
E3	EXTERIOR RECESSED DOWNLIGHT (EXISTING)	UNDER EAVES							LED 1800-3000K 120V
E4	EXTERIOR RECESSED STEP LIGHT (TO MATCH EXISTING)	STEPS	WAC	4011-27-BK	9 (N)	2	24	17	2700K 12V
E5	EXTERIOR SCONCE (EXISTING)	PATIO							LED 2700K 120V
E5A	EXTERIOR SCONCE (EXISTING)	PATIO							LED 2700K 120V
E6	EXTERIOR SURFACE-MOUNT DECK LIGHT	VARIABLE	WAC	3031-27-BK	7 (N)	2.8	26.8	75	2700K 12V
E7	EXTERIOR PATH WAY	BLDG FRONT	FX LUMINAIRE	M-PZ-ZD-3LED-FB	2 (N)	4.2	27	113	2700K 12V

S

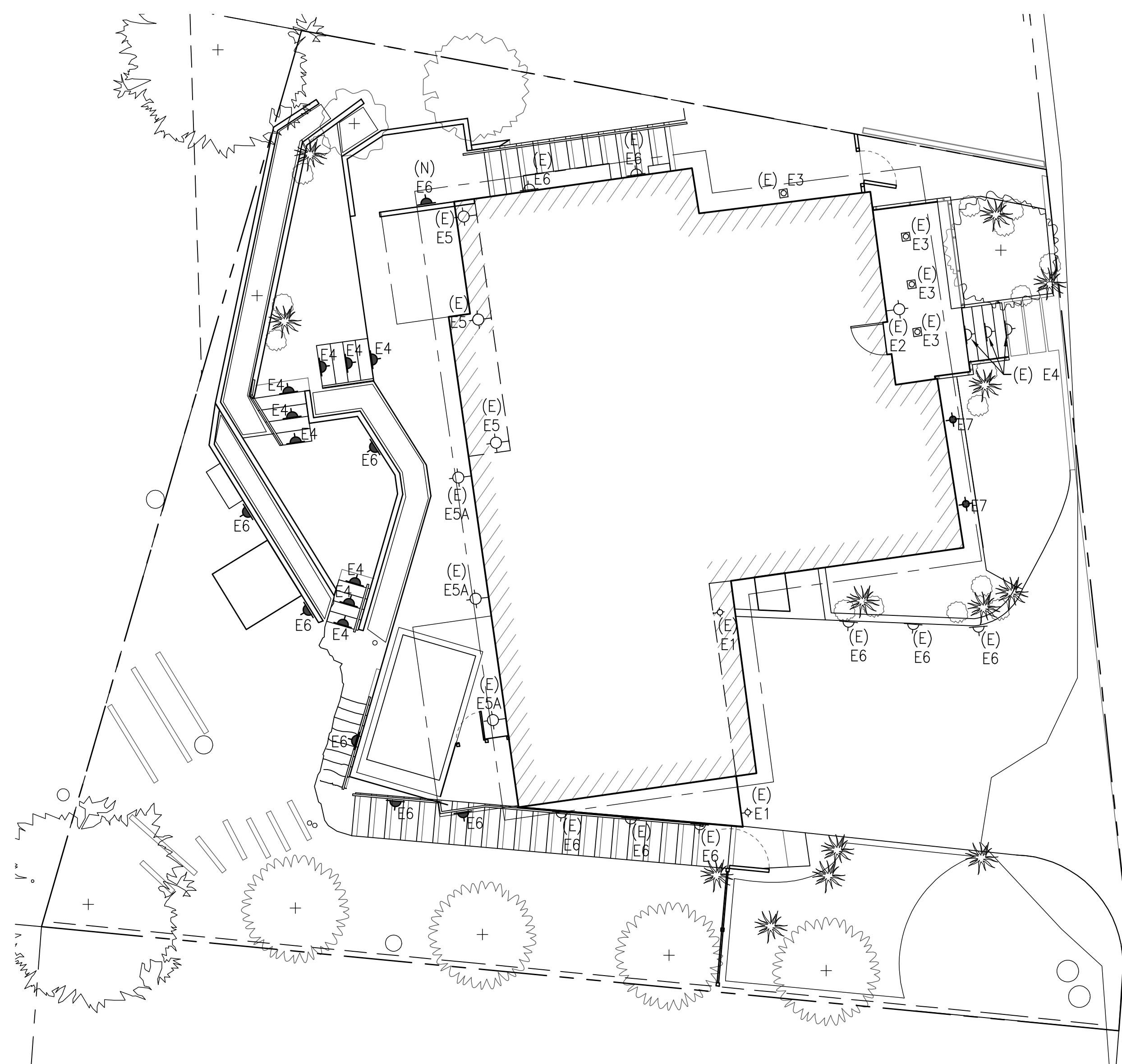
ARRA
CHIT
ECTFREDRIC C. DIVINE ASSOCIATES
1924 FOURTH ST, SAN RAFAEL, CA 94901
Phone: (415) 457-0220 Fax: (415) 454-9581

LANDSCAPE DESIGN

6 WALSH LANE
FAIRFAX, CA 94930
APN: 003-92-20SITE LIGHTING PLAN
EXTERIOR LIGHT SCHEDULE

10-09-2024

NORTH

PLANNING APPLICATION
RESPONSE
Date: 07-10-2025
Scale: As Noted
Drawn: LSK
Job #: 24033.00
Prototype: DIVINE1
E-1

SITE LIGHTING PLAN

NOTE: EXISTING LIGHT FIXTURES NOTED AS '(E)'. NEW LIGHT FIXTURES SHOWN SHADED, TYP.

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

E-1

FXLuminaire

Path Lights

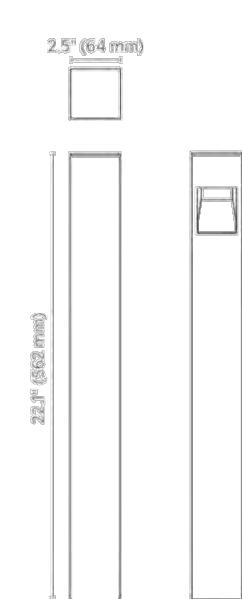
M-PZ Path Light

DESIGNER PLUS

E7



PROJECT
CATALOG #
TYPE
NOTES



Engineered with highly durable die-cast aluminum, the versatile M-PZ path light is a perfect addition to modern lighting designs.

Quick Facts

- Temper-resistant features
- Die-cast aluminum
- Two-layer marine-grade anodization and Cree® integrated LEDs powder coat finish
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

LANDSCAPE LIGHTING

1 of 6

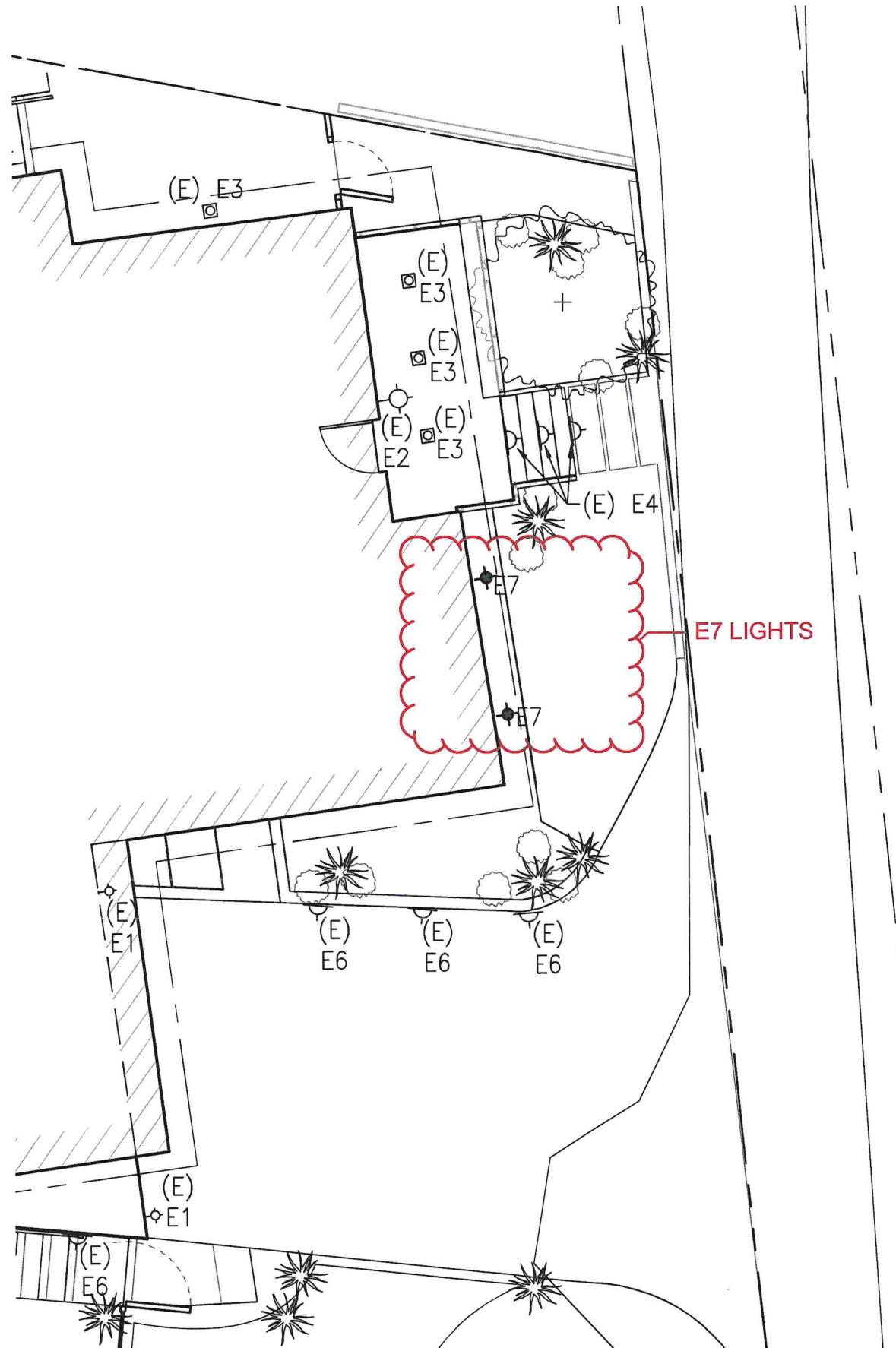
Learn more, visit: fxl.com | +1.760.744.5240

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EXAMPLE FIXTURE CONFIGURATION: M-PZ-ZD-1LED-SV

* Ships with 30" (762 mm) length of 1" (25 mm) conduit



1
E-1

SITE LIGHTING PLAN

NOTE: EXISTING LIGHT FIXTURES NOTED AS '(E)'. NEW LIGHT FIXTURES SHOWN SHADED, TYP.