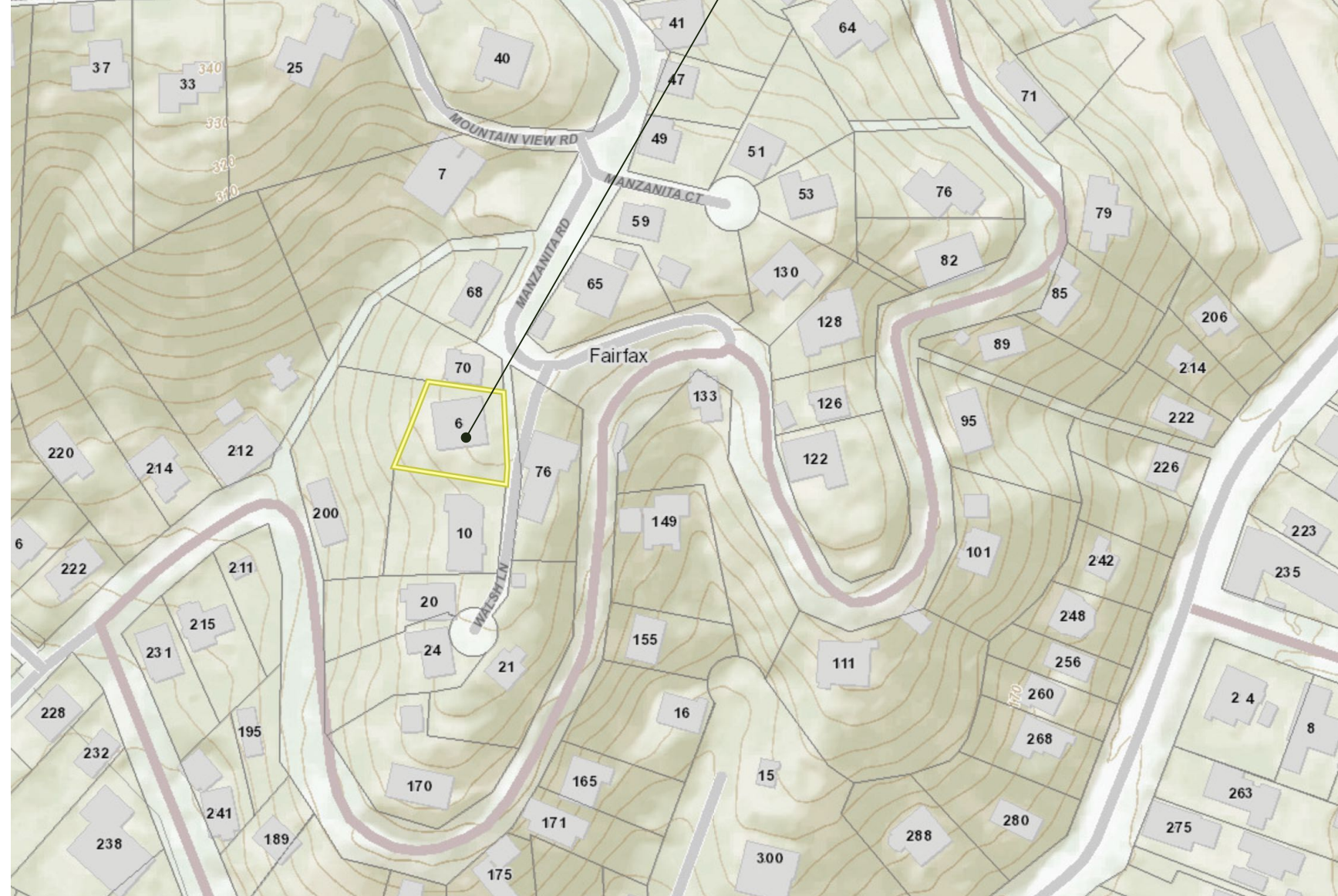


VICINITY MAP



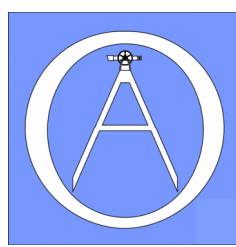
APPLICABLE CODES:

- 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-4/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		0	704 SF
	2650 SF			2650
		EXCLUDED AREAS		
EXERCISE SPA	0 SF		84 SF	84 SF
WOOD DECKS	325 SF		442 SF	767 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		



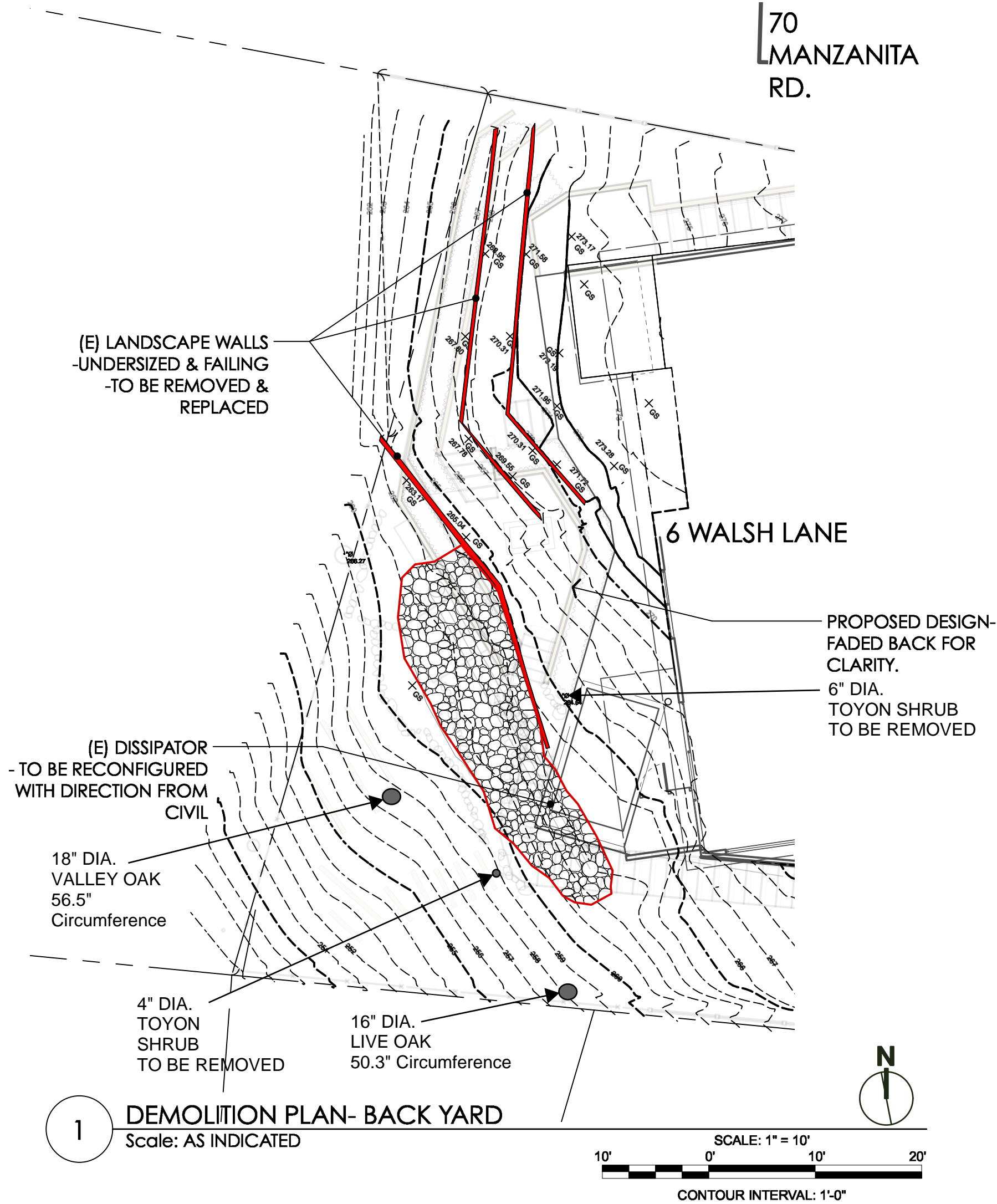
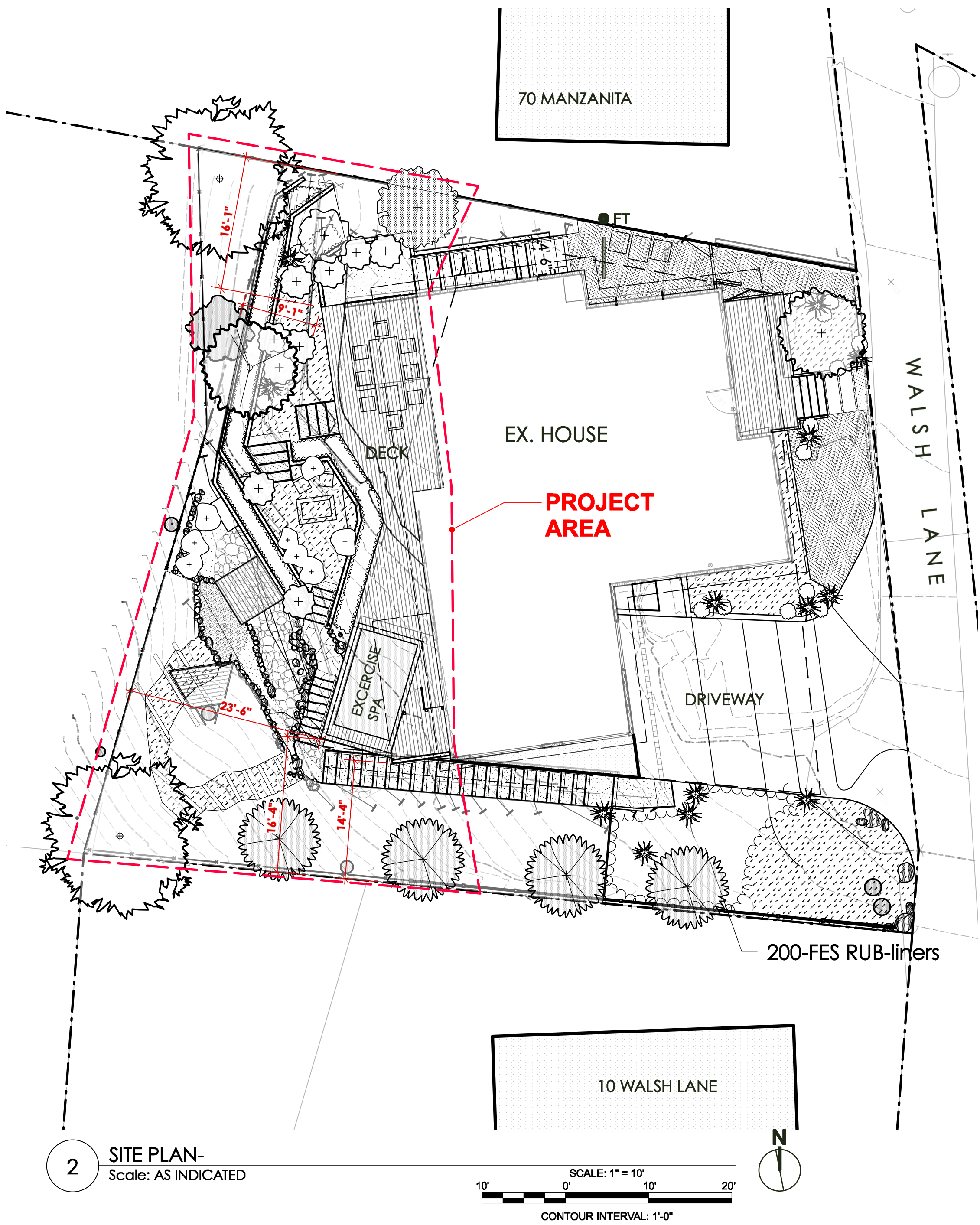
Oberkamper & Associates
Civil Engineers, Inc.
7200 Redwood Blvd., Suite 308
Novato, CA 94945
415-897-2800

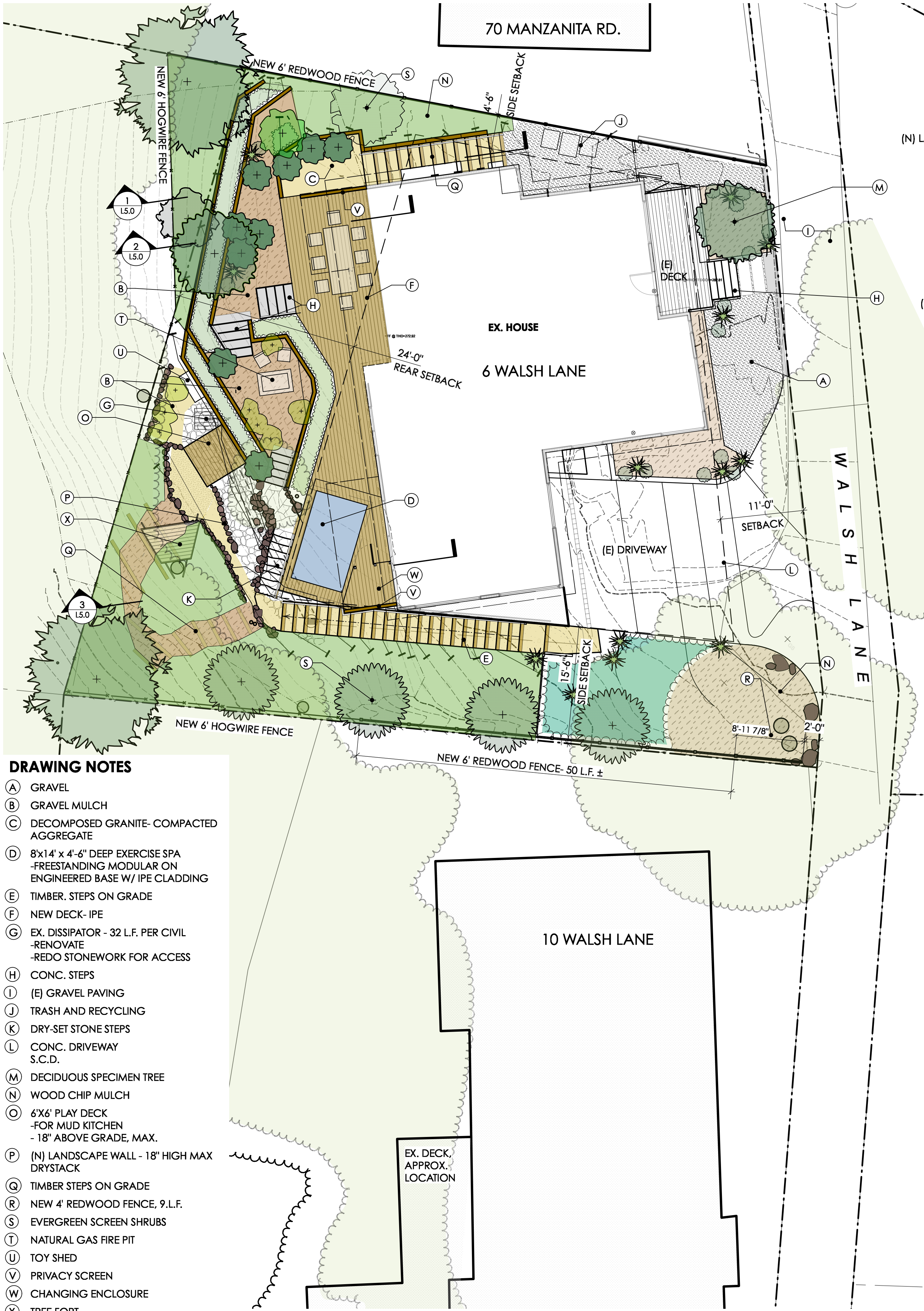
DATE: 09/11/2025
ADDRESS: 6 Walsh Lane, Fairfax
PROJECT#: 19-175

PERFORMED BY: Matthew Schuett

EARTHWORK ANALYSIS

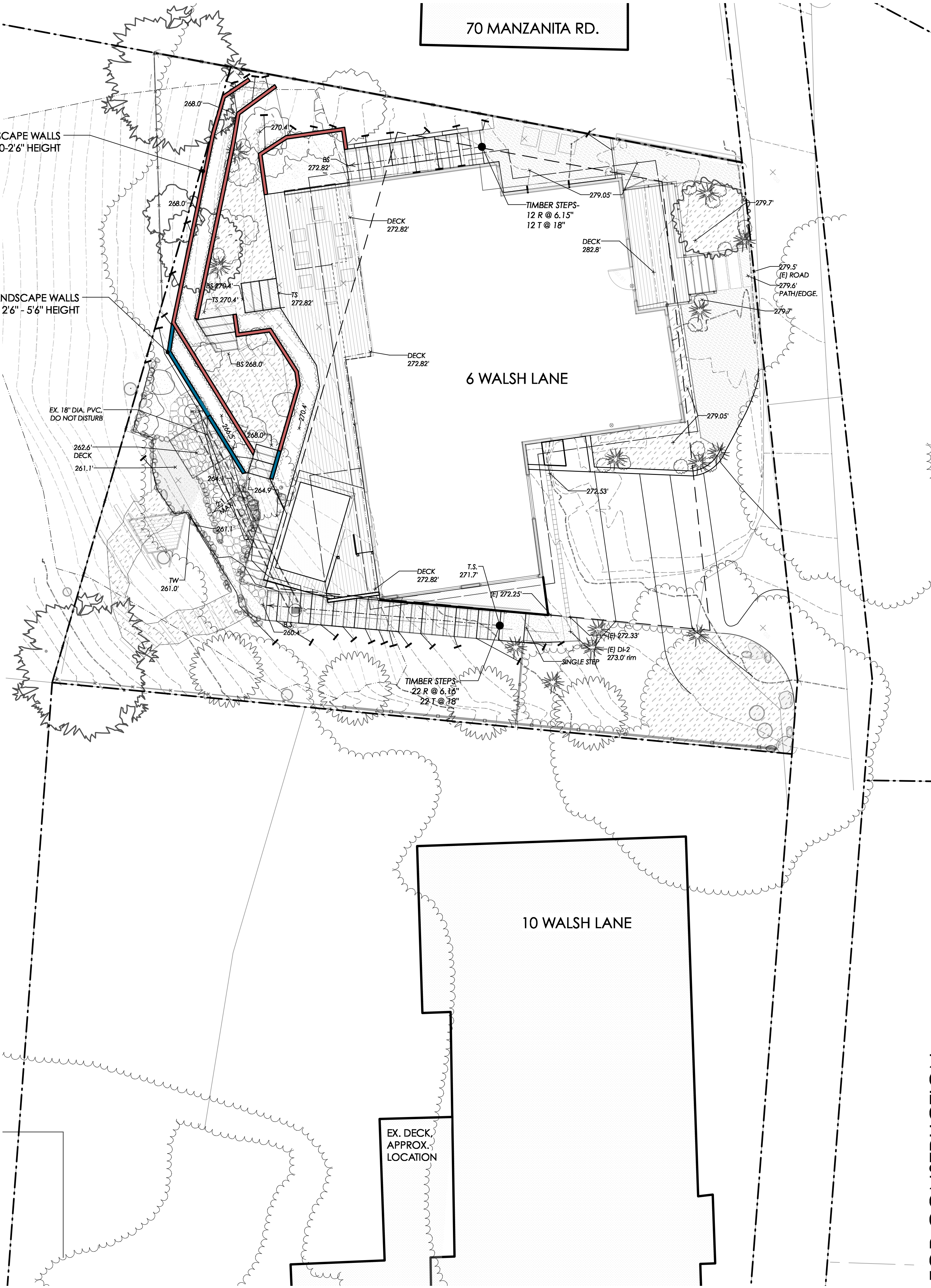
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)	CUMULATIVE TOTAL (CY)
GRADING	-8.8	58.6		
POOL PIERS	-15.0	0.0		
WALL PIERS	-13.0	0.0		
TOTALS	-36.8	58.6	21.8	95.4





DRAWING NOTES

- (A) GRAVEL
- (B) GRAVEL MULCH
- (C) DECOMPOSED GRANITE- COMPACTED AGGREGATE
- (D) 8'x14' x 4'-6" DEEP EXERCISE SPA -FREESTANDING MODULAR ON ENGINEERED BASE W/ IPE CLADDING
- (E) TIMBER. STEPS ON GRADE
- (F) NEW DECK- IPE
- (G) EX. DISSIPATOR - 32 L.F. PER CIVIL -RENOVATE -REDO STONEWORK FOR ACCESS
- (H) CONC. STEPS
- (I) (E) GRAVEL PAVING
- (J) TRASH AND RECYCLING
- (K) DRY-SET STONE STEPS
- (L) CONC. DRIVEWAY S.C.D.
- (M) DECIDUOUS SPECIMEN TREE
- (N) WOOD CHIP MULCH
- (O) 6'x6' PLAY DECK -FOR MUD KITCHEN - 18" ABOVE GRADE, MAX.
- (P) (N) LANDSCAPE WALL - 18" HIGH MAX DRYSTACK
- (Q) TIMBER STEPS ON GRADE
- (R) NEW 4' REDWOOD FENCE, 9.L.F.
- (S) EVERGREEN SCREEN SHRUBS
- (T) NATURAL GAS FIRE PIT
- (U) TOY SHED
- (V) PRIVACY SCREEN
- (W) CHANGING ENCLOSURE
- (X) TREE FORT



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Roth LaMotte
Landscape Architecture
CONSULTANT

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

LAYOUT & FINE GRADING PLAN

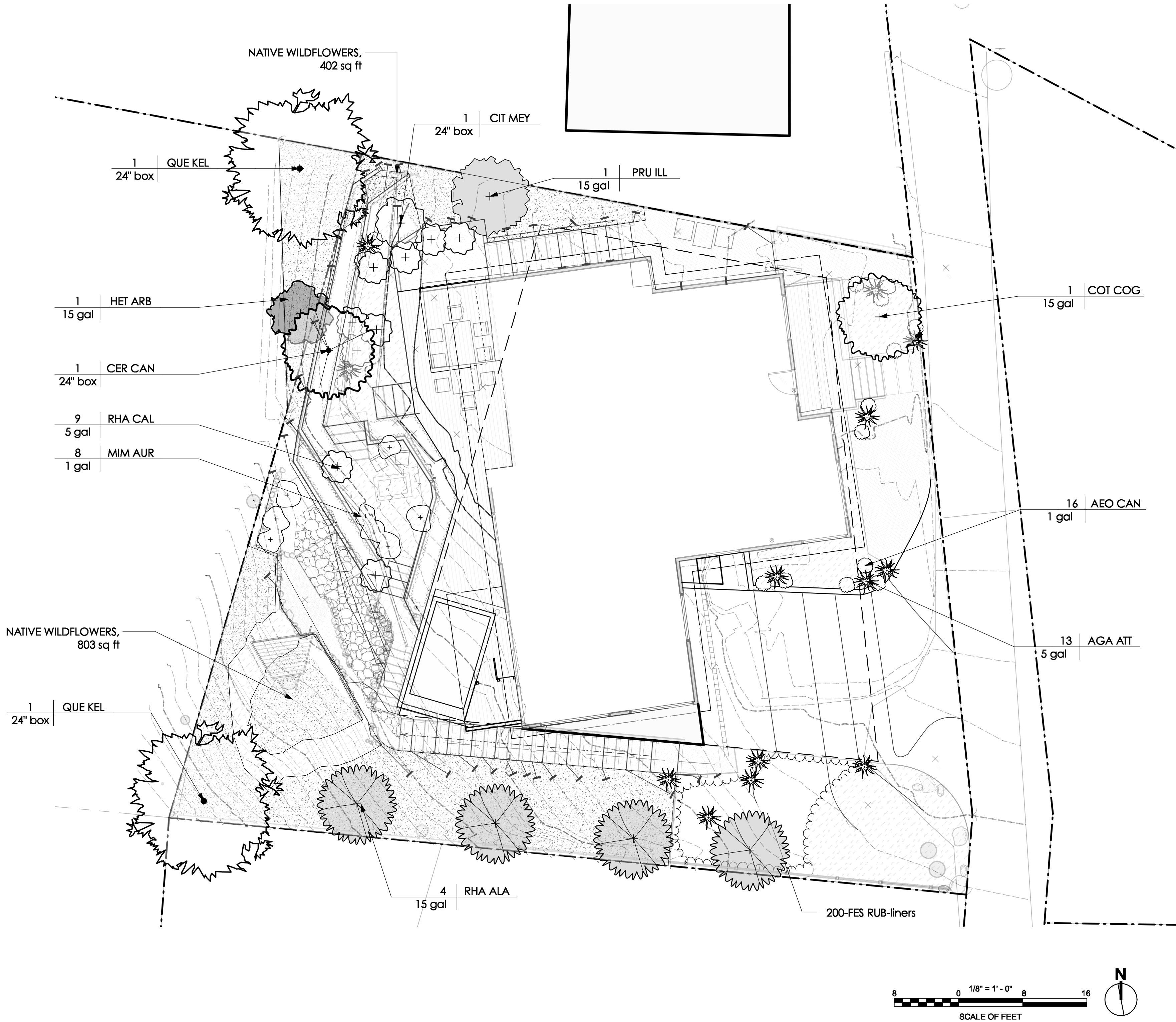
NO.	DATE	ISSUE NOTES
1	10/09/24	PLANNING

NO.	DATE	REV. NOTES
B	9/22/25	PLNG RESUBMIT

DATE:
10/09/2024
SCALE:
AS SHOWN
DESIGNED BY
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NOT FOR CONSTRUCTION

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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 ilicifolia	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

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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

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IRRIGATION NOTES

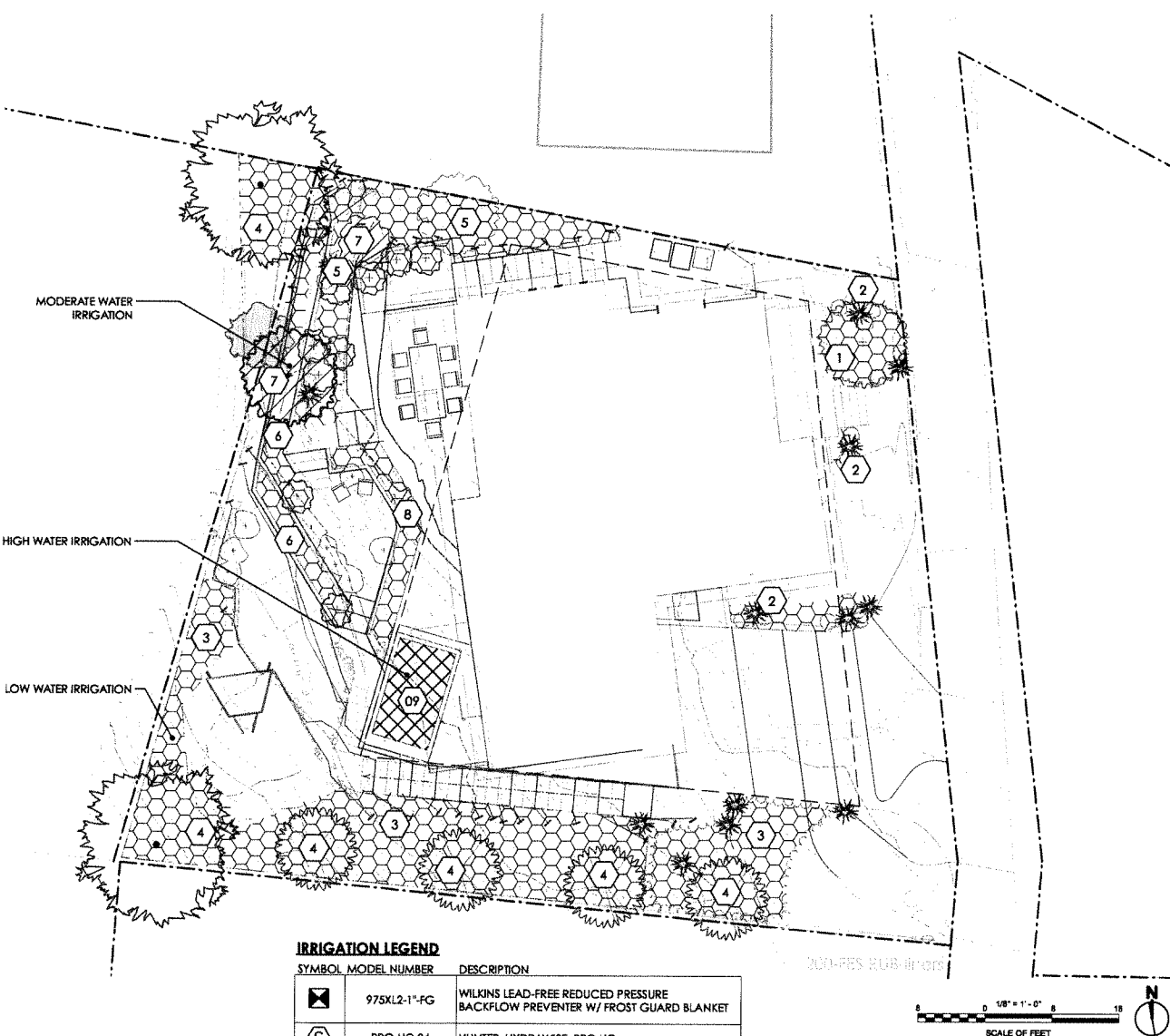
1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR 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 TRENCHES. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. 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 EXISTING UNDERGROUND UTILITIES AND 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 IS 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, PLANTING, AND ARCHITECTURAL FEATURES.
7. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL SUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
8. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
9. REMOTE CONTROL VALVES 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-VOLTS WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 3/4" COB. OF EXCESS WIRE AT EACH SPACE 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-DBR/7-4 DIRECT BURY UNLESS OTHERWISE NOTED.
12. INSTALL ONE (1) SPARE CONTROL WIRE FOR EVERY 4 (80') STATIONS ON THE CONTROLLER ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
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 TO WALK, CURB, LAWN, ETC.
15. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
16. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE 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 BROOKS CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
19. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FRIED ARC (OR AN ADJUSTABLE ARC IF FRIED ARC 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 PARTICLES FROM THE LINES.
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. NOTIFY ARCHITECT OF 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 ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE 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 DRAWING, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT 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 WARRANT 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 TREES SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
27. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED 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 UNDERGROUND 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 MAWD 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 IRRIGATION SCHEDULE NEEDED TO ESTABLISH PLANTS AND A REGULAR IRRIGATION SCHEDULE ONCE PLANTS ARE ESTABLISHED. REGULAR IRRIGATION SCHEDULE BY MONTH SHOULD INCLUDE: PLANT TYPE, 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 ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS OR WITH COMPONENTS WITH GREATER EFFICIENCY.
37. AT SUBSTANTIAL COMPLETION OR SHORLY THEREAFTER, THE SUPPLY OWNER & DESIGN TEAM W/ AS-BUILT DRAWING OF IRRIGATION SYSTEM SHOWING FINAL LAYOUT OF ALL IRRIGATION MAINLINES, VALVES, & HYDROZONES.

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURER'S INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN BORENTENTION/TURF AREAS) WITH EMITTERS TRIANGULARLY 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 HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 1.5 GPM.
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 VALVES SHALL BE PLACED EVERY 4-6 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):
0-8 GPM 3/4"
8.1-15 GPM 1"
15.1-25 GPM 1 1/4"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
11. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOO IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOO CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
12. 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.

DRIP IRRIGATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS, AND GROUND COVER AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.
2. EMITTERS ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRRIGATION DETAILS AS A GUIDE, WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.
3. EACH 24" BOX TREE SHALL RECEIVE THREE 2 GPH EMITTERS, 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 EMITTERS 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 EMITTERS 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 EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
7. INSTALL THE EMITTERS 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 3/4" TUBING TO EMITTER. 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-CLK	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 (8" LINE SIZE)
	HC 1" FLOW METER	HC 1" FLOW METER
	-	WATER METER
	-	MAIN LINE: 1120-SCHEDULE 40 PVC, SOLVENT WELD PIPE WITH SCHEDULE 40 PVC, SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS (unless other wise noted); 20' MIN. COVER 24" MAX., DIAM. 1"
	-	HOSE BIB LINE TO T" BEFORE IRRIGATION POC: 1120-SCHEDULE 40 PVC, SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS (unless other wise noted); 20' MIN. COVER 24" MAX., DIAM. 1"
	-	LATERAL LINE: 1120-CLASS 200 PSI PVC, SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS; 12" COVER.
	-	DRIPLINE: HUNTER HDL-09-18-CV DRIPLINE. USE ONLY PLD DRIPLINE FITTINGS, 3" COVER, (18" EMITTER SPACING, 18" ROW SPACING, 9 GPH PER EMITTER)
	-	SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE, 24" COVER, DIAM. AS INDICATED.
	HOSE BIB	HOSE BIB

PROPOSED IRRIGATION ZONES

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

HYDROZONES SUMMARY

HYDROZONE	SQ. FT.	IRR TYPE	% OF TOTAL
LOW	1467 SF	DRIP	65%
MODERATE	171 SF	DRIP	10%
HIGH	84 SF	-	5%
SLA	0 SF	-	-
TOTAL:	1722 SF		

301 NEWPORT ROAD
FAIRFAX, CA 94030
OFF: (415) 651-1000
FAX: (415) 651-1011
CELL: (415) 651-7000

Roth | LaMotte
Landscape Architecture
CONSULTANT

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

IRRIGATION PLAN

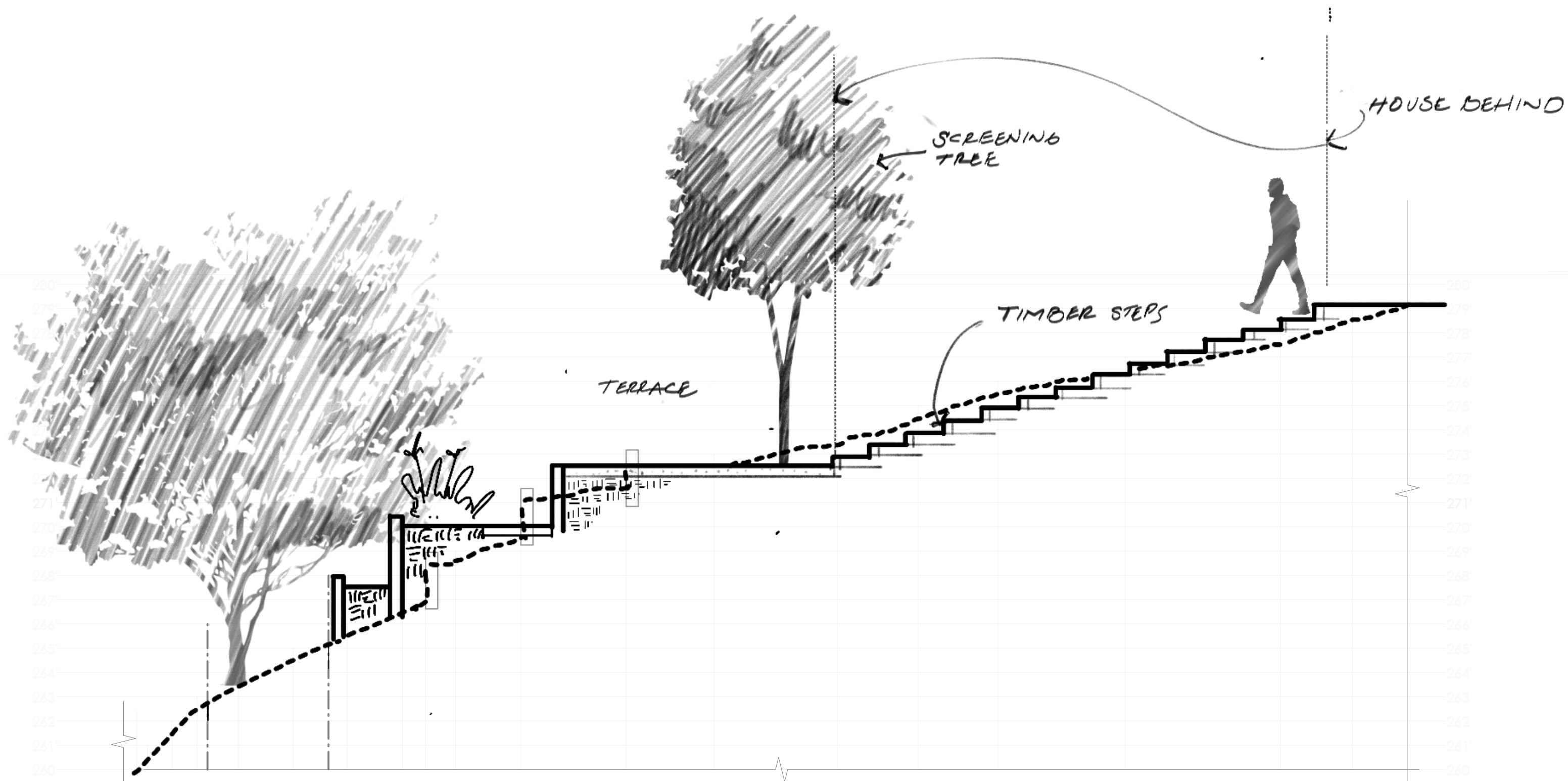
Date: 12/11/25
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NOT FOR CONSTRUCTION

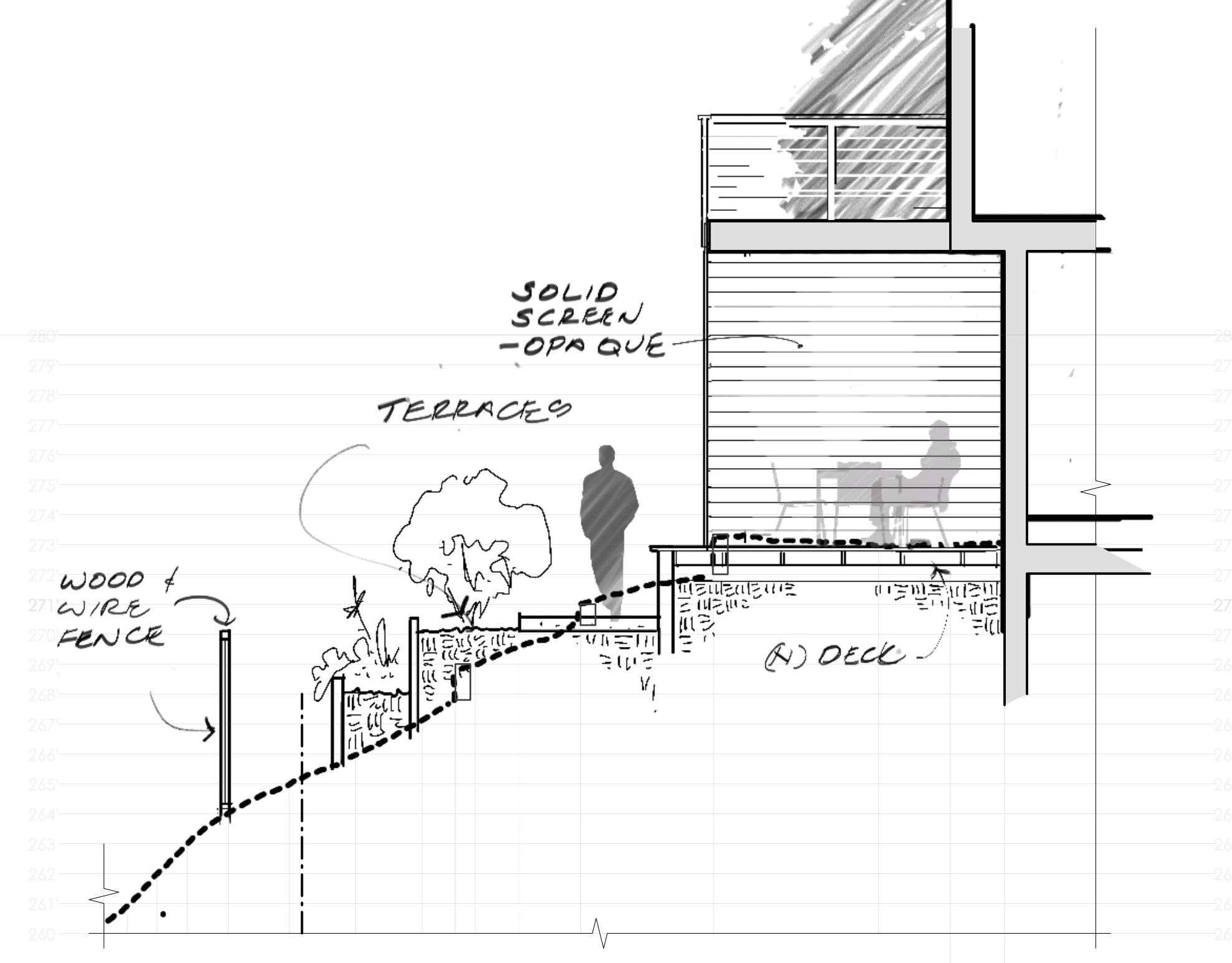
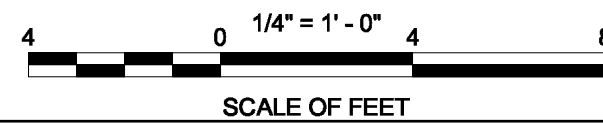
DATE:
10/09/2024
SCALE:
AS SHOWN
DESIGNED BY
GAR
DRAWN BY
GAR
CHECKED BY
GAR

L4.0

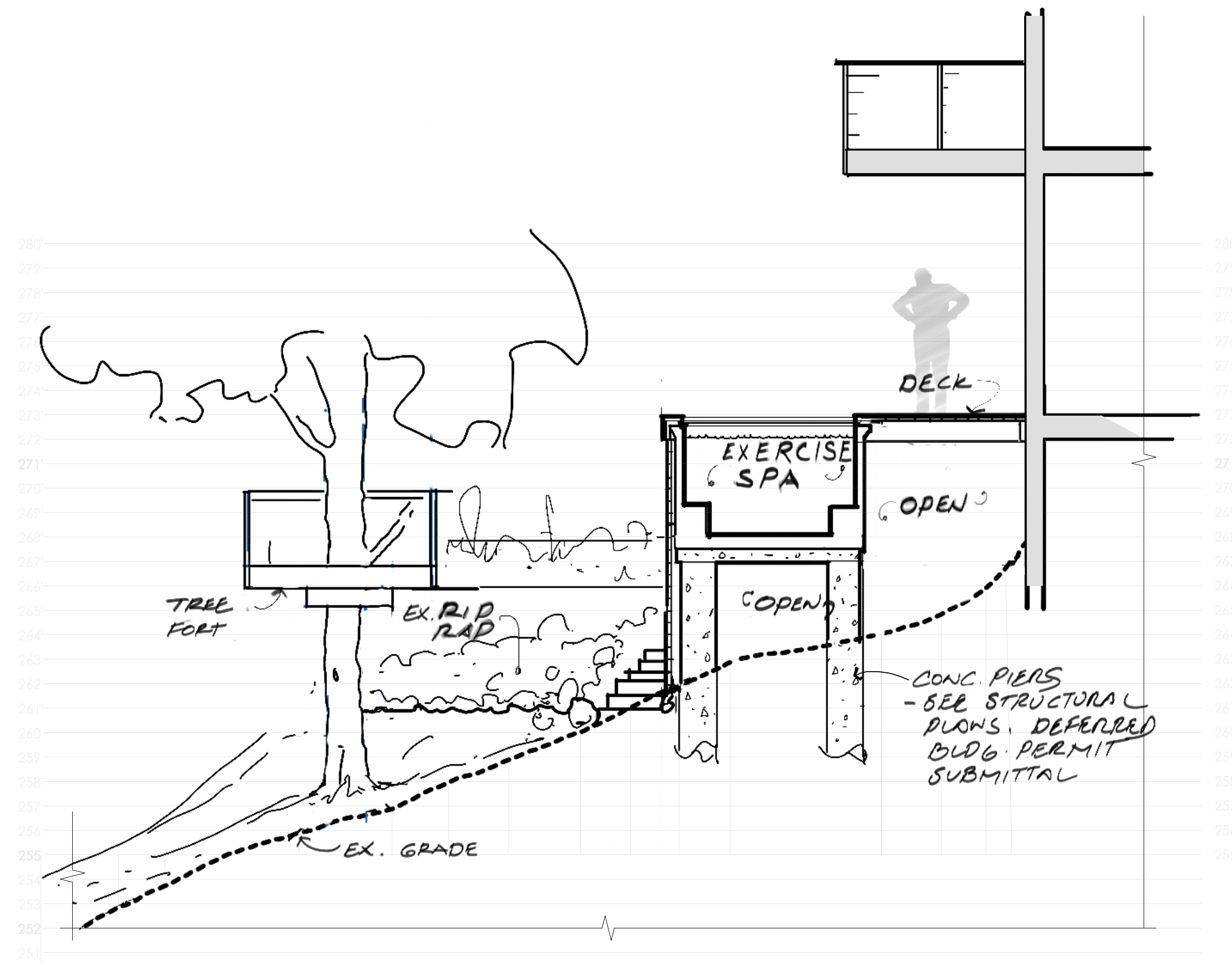
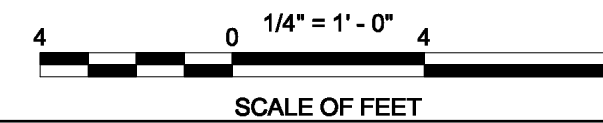
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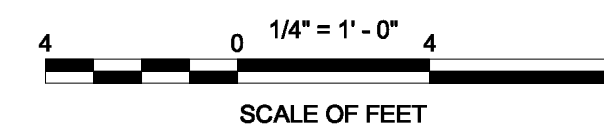
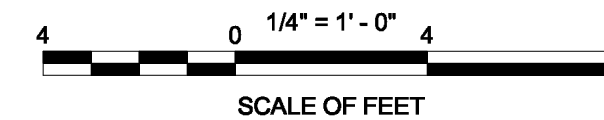
1 SITE SECTION @ WEST END STEPS
Scale: 1/4" = 1'-0"



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



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



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

SITE SECTIONS

Date: 10/10/25
File name: RLLA SECTIONS_A.Engel.vwx

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

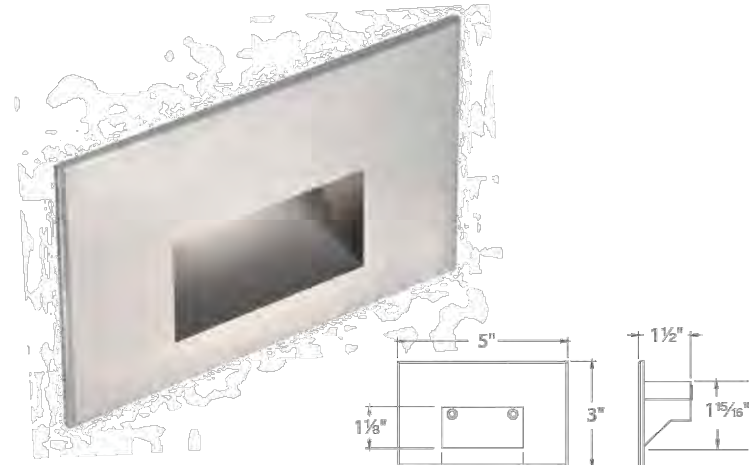
NO.	DATE	REV. NOTES
A	9/22/25	planning resubmit

DATE:
10/09/2024
SCALE
AS SHOWN
DESIGNED BY
GAR
DRAWN BY
GAR
CHECKED BY
GAR

L5.0

NOT FOR CONSTRUCTION

RECTANGLE STEP LIGHTS 12V
4011



E4A - 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: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H Includes bracket for J-Box mount.
Rated Life: 60,000 hours

ORDERING NUMBER

Color Temp	CRI	Finish	Lumens
27	2700K	90	BBR Bronze on Brass 17
			BK Black on Aluminum 17
			BZ Bronze on Aluminum 17
			WT White on Aluminum 38
			SS Cast Stainless Steel 23
			SS Cast Stainless Steel 23
30	3000K	90	BBR Bronze on Brass 17
			BK Black on Aluminum 17
			BZ Bronze on Aluminum 17
			WT White on Aluminum 38
			SS Cast Stainless Steel 23
			SS Cast Stainless Steel 23
AM	Amber	-	BBR Bronze on Brass 11
			BK Black on Aluminum 11
			BZ Bronze on Aluminum 11
			WT White on Aluminum 23
			SS Cast Stainless Steel 14
			SS Cast Stainless Steel 14

4011-

Example: 4011-30BK

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



PRODUCT DESCRIPTION

Deck and patio light with superb forward-throw light distribution

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	Finish
27 2700K	BBR Bronze on Brass
30 3000K	BK Black on Aluminum
	BZ Bronze on Aluminum
	WT White on Aluminum

3031- -27-BK

Example: 3031-30BZ

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

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2024

FXLuminaire.

Path Lights

M-PZ Path Light DESIGNER PLUS

E7

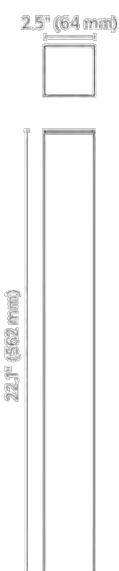


PROJECT
CATALOG #
TYPE
NOTES

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

Quick Facts

- Tamper-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: 10-15 V



M-PZ Path Light SPECIFICATIONS

Lamp	1LED	3LED	ZDC
Total Lumens*	43	113	60
Input Voltage	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	6.0
VA Total	2.4	4.5	7.2
Lumens per Watt (Efficacy)	22	27	10
CRI (Ra)	80+	80+	80+
Max Candela	41	121	48
Dimming	PWM, Phase	PWM, Phase	—
RGBW Available	No	No	Yes
Luxor® Compatibility			
Default	Zoning	Zoning	—
ZD Option	Zoning/Dimming	Zoning/Dimming	—
ZDC Option	—	—	Zoning/Dimming/Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs

*Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

M-PZ Path Light ORDERING INFORMATION

Fixture	Luxor Option	Lamp	Compliance	Finish
M-PZ	[default] Zone	1 LED 2.0W/2.4VA	CE	BZ Bronze Metallic
ZD Zone/Dim		3 LED 4.2W/4.5VA	Dark Sky	DC Desert Granite
ZDC Zone/Dim/Color		[default ZDC option] 6.0W/7.2VA	ULNorth America (UL-listed)	WI Weathered Iron
				SB Sedona Brown
				FB Black
				FW Flat White
				SV Silver

EXAMPLE FIXTURE CONFIGURATION: M-PZ-ZD-3LED-SV

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

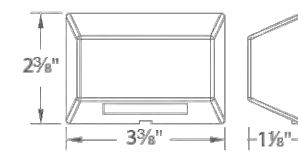
WAC
LANDSCAPE LIGHTING

Fixture Type: E6

Catalog Number:

Project:

Location:

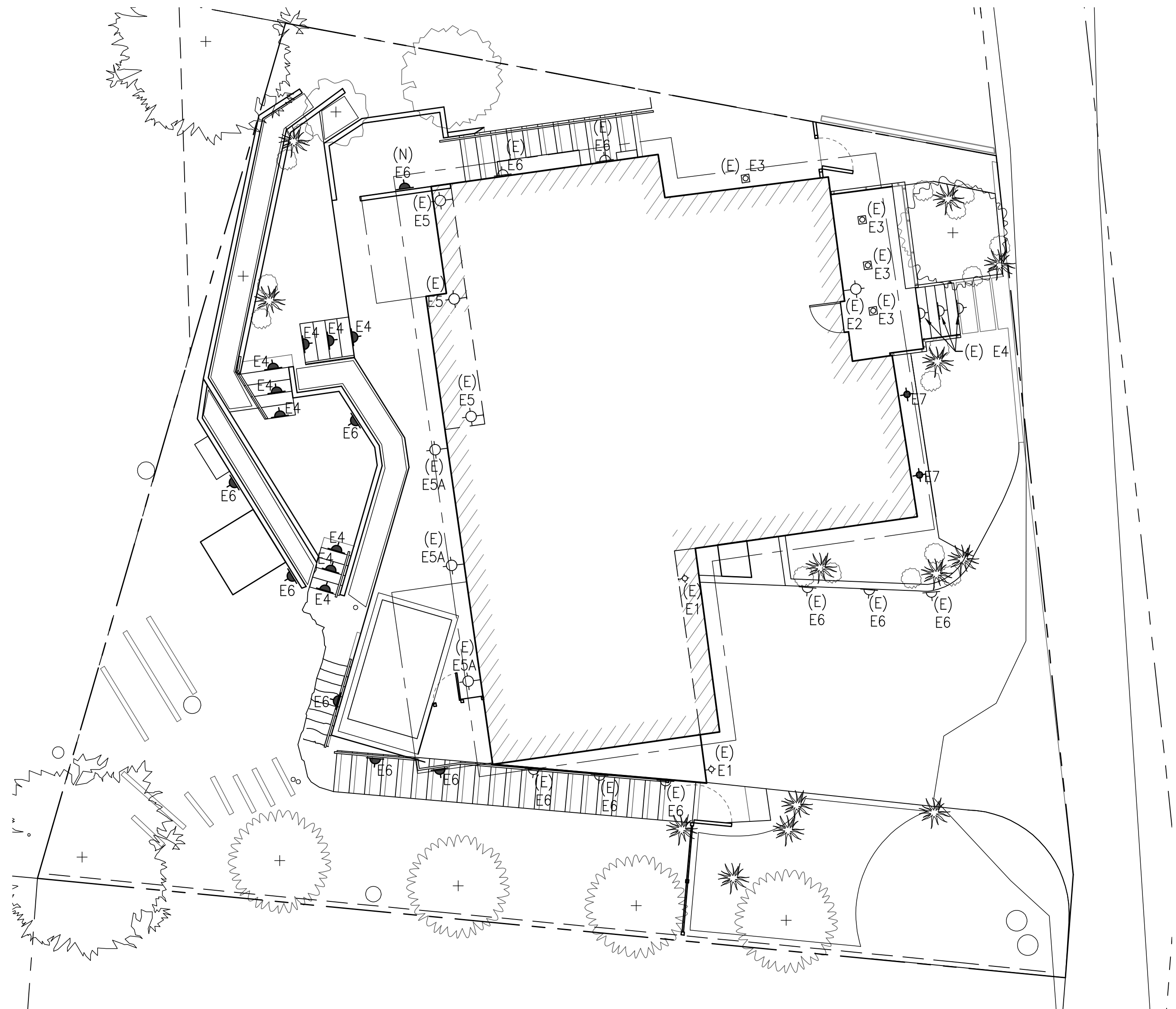


SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2.9W / 4.0VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: 75 lm
CRI: 90+
Rated Life: 50,000 hours

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	VARIES	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



1
E-1

SITE LIGHTING PLAN

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

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



ARCHITECTS

FREDRIC 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: 003-187-220
FOR: ANNE & THOMAS ENGEL

SITE LIGHTING PLAN
EXTERIOR LIGHT SCHEDULE

Revisions
10-09-2024

PLANNING APPLICATION
PLANNING RESPONSE

Date:

07-10-2025

Scale:

As Noted

Drawn:

LSK

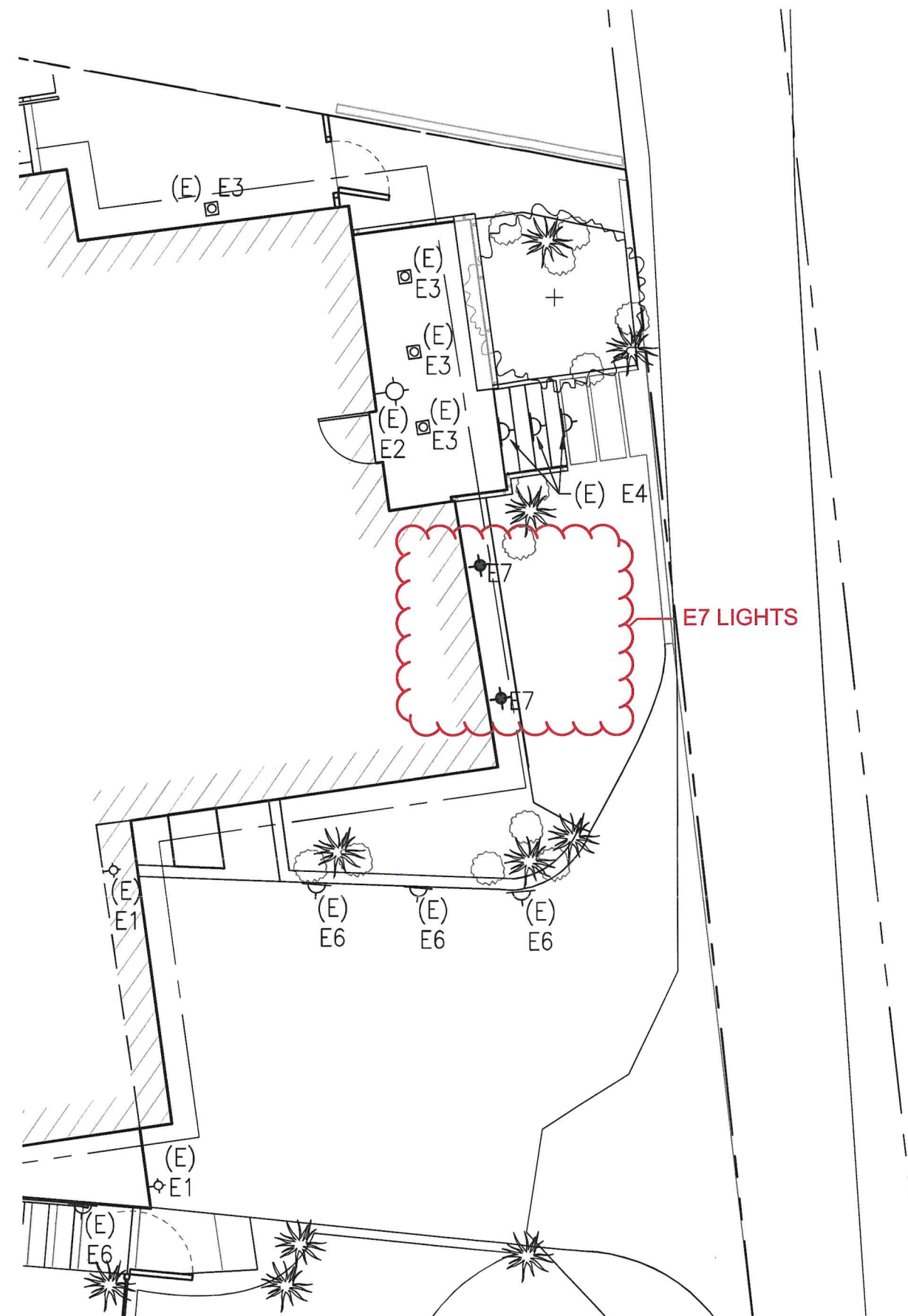
Job #

24033.00

Prototype

DIVINE

E-1



1
E-1

SITE LIGHTING PLAN

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