

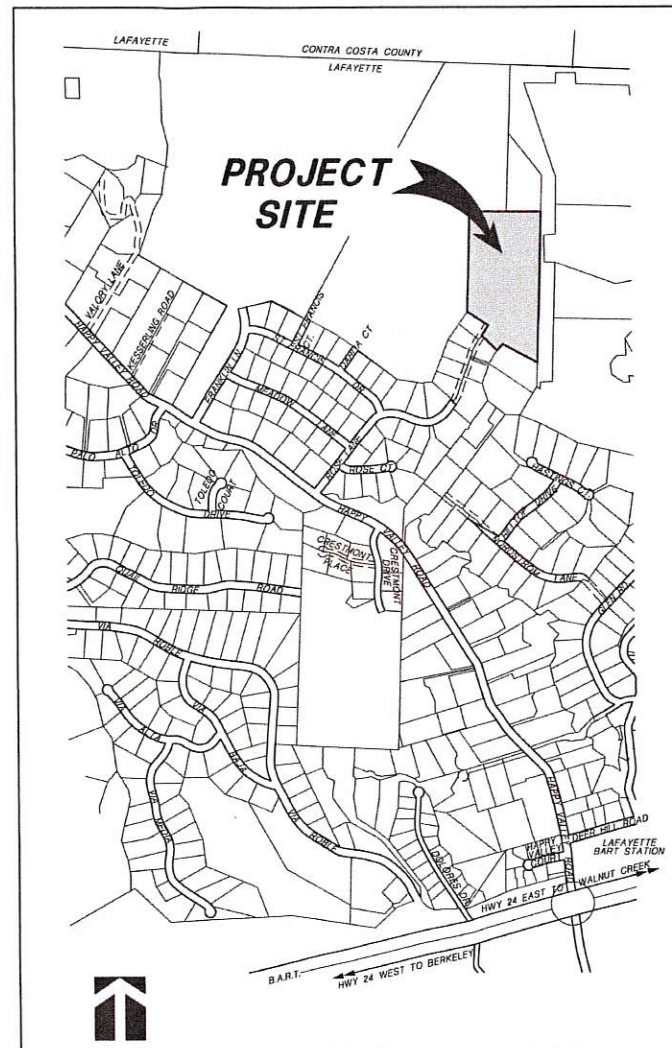
FAIRBAIRN RESIDENCE • PHASE II

A CUSTOM SINGLE FAMILY HOME @ ROSE LANE
HAPPY VALLEY, LAFAYETTE, CALIFORNIA

DATE: JULY 2, 2014

GENERAL NOTES

1. **LEGAL OWNERS/ APPLICANT**
MALCOLM AND EMILY FAIRBAIRN
10 ORINDA VIEW ROAD
ORINDA, CA. 94563-1233
CONTACT: EMILY FAIRBAIRN
TEL: (925) 264-7777
2. **ARCHITECT**
HUNT HALE JONES
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: RICHARD HUNT
TEL: (415) 512-1300
3. **PLANNERS, ENGINEERS & SURVEYORS**
P/A DESIGN RESOURCES, INC.
3021 CITRUS CIRCLE, SUITE 150
WALNUT CREEK, CA 94598-3452
TEL: (925) 210-9300
4. **GEOTECHNICAL ENGINEER**
ENGEQ INCORPORATED
2401 CROW CANYON ROAD, SUITE 200
SAN RAMON, CA 94583-1545
TEL: (925) 838-1600
5. **ARBORIST**
TRAVERSO TREE SERVICE
3354 FREEMAN ROAD
WALNUT CREEK, CA 94595-1310
TEL: (925) 930-7901
6. **BIOLOGICAL CONSULTANT**
MARYLEE GUINON LLC
354 BOHEMIAN HIGHWAY
FREESTONE, CA 95472
TEL: (707) 874-9663
7. **TOTAL SITE ACREAGE**
10.89± ACRES
8. **ASSESSOR'S PARCEL NUMBER**
APN: 245-010-015, (1 AC PER COUNTY ASSESSOR)
9. **LAFAYETTE GENERAL PLAN DESIGNATION (AS AMENDED 10-26-91)**
LOW DENSITY SINGLE FAMILY RESIDENTIAL (up to 2 dwelling unit/acre)
10. **EXISTING ZONING**
R-20 AND R-40, with H.O.D. OVERLAY
11. **PROPOSED ZONING**
NO CHANGE
12. **EXISTING LAND USE**
VACANT
13. **PROPOSED LAND USE**
SINGLE FAMILY DETACHED HOME
14. **PROPOSED SUBDIVISION**
1 SINGLE FAMILY RESIDENCE
15. **PUBLIC UTILITIES**
SOURCE OF WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT
WATER PRESSURE ZONE: BRYANT ZONE (SERVES ELEV. 450-650)
SEWAGE DISPOSAL: CENTRAL CONTRA COSTA SANITARY DISTRICT
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE SERVICE: PACIFIC BELL
CABLE TELEVISION: AT & T CABLE SERVICES
16. **PUBLIC SERVICES**
FIRE PROTECTION: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
POLICE SERVICE: LAFAYETTE POLICE DEPARTMENT
SCHOOL DISTRICTS: LAFAYETTE SCHOOL DISTRICT
• HAPPY VALLEY ELEMENTARY SCHOOL (K-5)
• STANLEY INTERMEDIATE SCHOOL (6-8)
ACALANES UNION HIGH SCHOOL DISTRICT
• ACALANES UNION HIGH SCHOOL (9-12)
PARK SERVICE: LAFAYETTE PARKS AND RECREATION DISTRICT
EAST BAY REGIONAL PARK DISTRICT
17. **AERIAL TOPOGRAPHY**
TOPOGRAPHY OF THIS MAP WAS PHOTOGRAMMETRICALLY PREPARED BY GEOMAPS OF RANCHO CORDOVA, CALIFORNIA, USING AERIAL PHOTOGRAPHY DATED, MARCH 28, 2001. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY P/A DESIGN RESOURCES, INC.
18. **CONTOUR INTERVALS:**
EXISTING: 2 FOOT INTERVALS
PROPOSED: 2 FOOT INTERVALS
20. **SUBDIVISION BOUNDARY**
THE BOUNDARY LINE SHOWN UPON THIS MAP IS NOT BASED UPON A FIELD SURVEY, BUT IS AN APPROXIMATE BOUNDARY COMPILED FROM AVAILABLE PUBLIC RECORD DATA.
22. **ANTICIPATED GRADING QUANTITIES**
1,580± C.Y. - IMPORT FILL ON SITE. QUANTITIES REFLECT THE DESIGN GRADING AS SHOWN ON THIS PLAN AND DOES NOT INCLUDE REMEDIAL GEOTECHNICAL EARTHWORK. FOR MORE INFORMATION SEE PRELIMINARY GRADING & DRAINAGE PLAN SHEET B.



VICINITY MAP
NTS

NOTE:

THESE PLANS IDENTIFIED AS "FAIRBAIRN RESIDENCE • PHASE II A CUSTOM SINGLE FAMILY HOME @ ROSE LANE - HAPPY VALLEY, LAFAYETTE, CALIFORNIA" SHEET 1 THROUGH 10 INCLUSIVE, HAVE BEEN PREPARED UNDER THE DIRECTION OF AND APPROVED BY:



RAZMIK AVEDIAN
R.C.E. 53063 EXPIRES 6/03/15
P/A DESIGN RESOURCES, INC.

DATE 7/1/2014

LEGEND

PROPOSED	ITEM	EXISTING
—	SUBDIVISION BOUNDARY	
—	LOT LINE	
—	CENTER LINE	
—	ACCESS EASEMENT LINE	
—	EASEMENT LINE	
—	STRUCTURE SETBACK LINE	
—	LIMITS OF CIVIL GRADING	
—	GRADE BREAK	
—	CONCRETE LINED DITCH	
—	DOMESTIC WATER LINE	
—	SANITARY SEWER LINE	
—	STORM DRAIN LINE (PUBLIC)	
—	GAS LINE	
—	EXISTING DRAINAGE	—
○	FIRE HYDRANT	
○	SANITARY SEWER MANHOLE	
◇ OR □	STORM DRAIN CATCH BASIN	◇
—	WATER VALVE	
—	JOINT POLE W/GUY ANCHOR	
AB	AGGREGATE BASE	
AC	ASPHALT CONCRETE	
CB	CATCH BASIN	
CONC	CONCRETE	
ESMT or ESM'T	EASEMENT	
EX. or EXIST.	EXISTING	
F/C or FC	FACE OF CURB	
FF	FINISH FLOOR	
FH	FIRE HYDRANT	
FL	FLOW LINE	
GAR	GARAGE FINISH FLOOR	
JP	JOINT POLE	
MIN.	MINIMUM	
OHW	OVERHEAD WIRE	
P/L or PL	PROPERTY LINE	
PAV	PAVEMENT	
R/W or RW	RIGHT-OF-WAY	
TC	TOP OF CURB	
SDMH	STORM DRAIN MANHOLE	
SS	SANITARY SEWER	
W	WATER	
WV	WATER VALVE	

SHEET INDEX:

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Walnut Creek, California 94598-2635 TEL (925) 210-9300

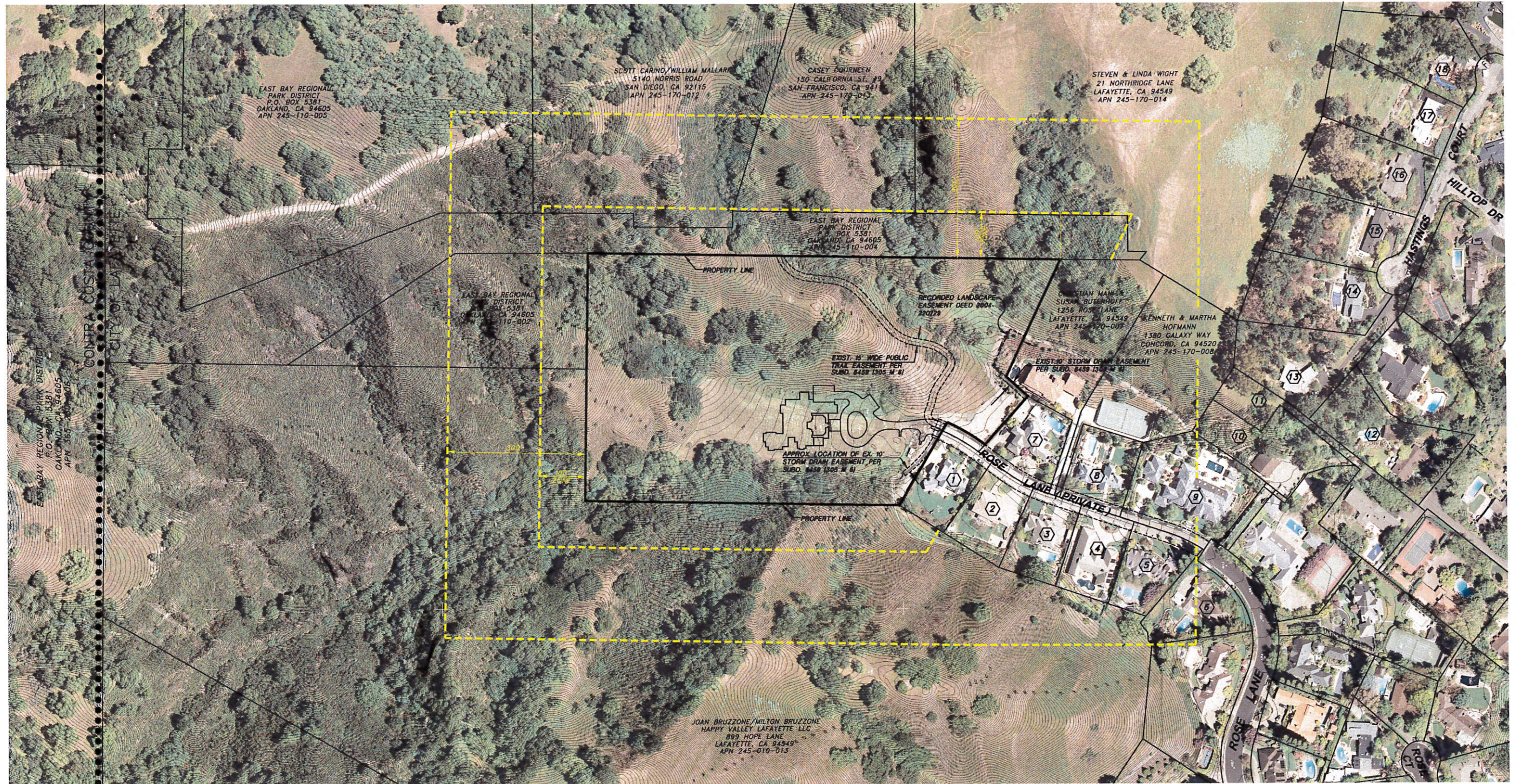
1
OF 10

FAIRBAIRN PROPERTY

HAPPY VALLEY, LAFAYETTE, CALIFORNIA

AERIAL PHOTO SITE EXHIBIT

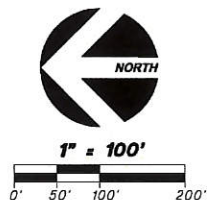
JULY 2, 2014



ADJACENT PROPERTY OWNERS WITHIN 500'

- | | | | | | |
|--|---|--|--|---|--|
| 1 MARTHA HOFMAN
P.O. BOX 907
CONCORD, CA 94522
APN 245-170-005 | 4 JOHN AND LUCILLE HALLISEY
1245 ROSE LANE
LAFAYETTE, CA 94549
APN 245-170-002 | 7 BUDD AND RANDY MACKENZIE
1290 ROSE LANE
LAFAYETTE, CA 94549
APN 245-170-006 | 10 KENNETH & MARTHA HOFMANN
1380 GALAXY WAY
CONCORD, CA 94520
APN 245-050-027 | 13 CHARLES & DOROTHY GARBER
3690 HASTINGS COURT
LAFAYETTE, CA 94549
APN 245-050-024 | 16 ROBERT & CAROL MARCUS
3684 HASTINGS COURT
LAFAYETTE, CA 94549
APN 245-130-011 |
| 2 ANTHONY AND LINDA REVELLI
1257 ROSE LANE
LAFAYETTE, CA 94549
APN 245-170-004 | 5 VINCENT AND AMELIA FORTE
1237 ROSE LANE
LAFAYETTE, CA 94549
APN 245-170-001 | 8 WILLIAM WALLACE TRUST
1248 ROSE LANE
LAFAYETTE, CA 94549
APN 245-170-009 | 11 ERWIN & MICHELE CARSON
3692 NORDSTROM LANE
LAFAYETTE, CA 94549
APN 245-050-021 | 14 LINDA BOCHTE LIVING TRUST
3688 HASTINGS COURT
LAFAYETTE, CA 94549
APN 245-050-016 | 17 PHILIP & CHARLOTTE CRANMER
3682 HASTINGS COURT
LAFAYETTE, CA 94549
APN 245-130-010 |
| 3 RICHARD AND MAYADA INNENBERG
1253 ROSE LANE
LAFAYETTE, CA 94549
APN 245-170-003 | 6 GEOFF AND KAREN HEYMAN
1231 ROSE LANE
LAFAYETTE, CA 94549
APN 245-162-005 | 9 KENNETH & MARTHA HOFMANN
P.O. BOX 907
CONCORD, CA 94522
APN 245-170-016 | 12 SHELBY TRUST
3686 NORDSTROM LANE
LAFAYETTE, CA 94549
APN 245-050-012 | 15 J & S G LOVITT 2003 TRUST
3686 HASTINGS COURT
LAFAYETTE, CA 94549
APN 245-130-012 | 18 TIMOTHY & SAMANTHA CARTER
3680 HASTINGS COURT
LAFAYETTE, CA 94549
APN 245-130-009 |

AERIAL PHOTOGRAPHY
AERIAL PHOTOGRAPHY SHOWN HEREON WAS ACQUIRED FROM
CONTRA COSTA COUNTY G.I.S. INFORMATION DATED MARCH 2008.



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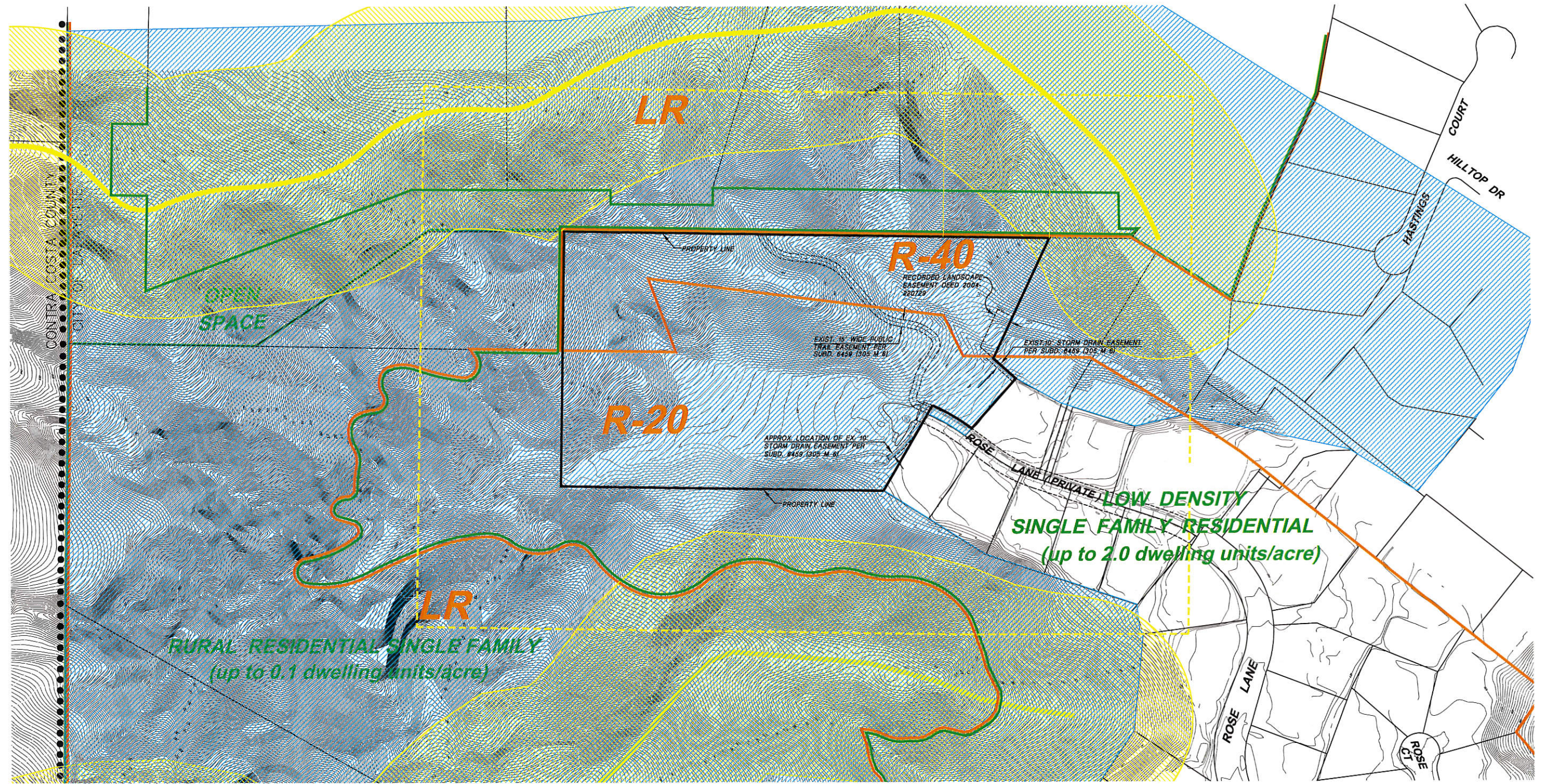
OF 10

FAIRBAIRN PROPERTY

HAPPY VALLEY, LAFAYETTE, CALIFORNIA

GENERAL PLAN & ZONING EXHIBIT

JULY 2, 2014

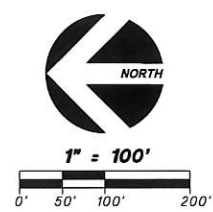


LEGEND

- PROJECT BOUNDARY
- • • CITY LIMIT LINE
- GENERAL PLAN LINE ⁽¹⁾
- ZONING LINE ⁽²⁾
- CLASS II RIDGE ⁽³⁾
- ▨ CLASS II SETBACK (250 ft.) ⁽³⁾
- ▨ HILLSIDE OVERLAY DISTRICT ⁽³⁾

NOTES

- 1) THE GENERAL PLAN LINES SHOWN ARE DIGITIZED PER THE CITY OF LAFAYETTE GENERAL PLAN LAND USE MAP J-1 DATED 2002 AND ARE APPROXIMATE ONLY.
- 2) THE ZONING LINES SHOWN HEREON ARE PER THE CITY OF LAFAYETTE ZONING MAP DATED OCTOBER 10, 1979 AND AMENDED OCTOBER 26, 1981.
- 3) THE HILLSIDE OVERLAY DISTRICT LOCATION AND THE RIDGELINES AND RIDGELINE SETBACKS SHOWN HEREON ARE PER THE CITY OF LAFAYETTE "LAFAYETTE AREA RIDGE MAP AND HILLSIDE OVERLAY DISTRICT MAP" DATED JULY 8, 2002. WHERE HILLSIDE OVERLAY DISTRICT LINES ARE NOT COTERMINOUS WITH PARCEL LINES, THE HILLSIDE OVERLAY DISTRICT LINE SHOWN HAS BEEN DIGITIZED. RIDGELINE LOCATIONS WERE DIGITIZED AND ADJUSTED BASED ON THE DETAILED AERIAL TOPOGRAPHY GENERATED FOR THIS PROJECT.



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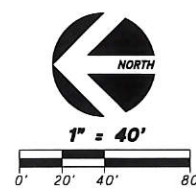
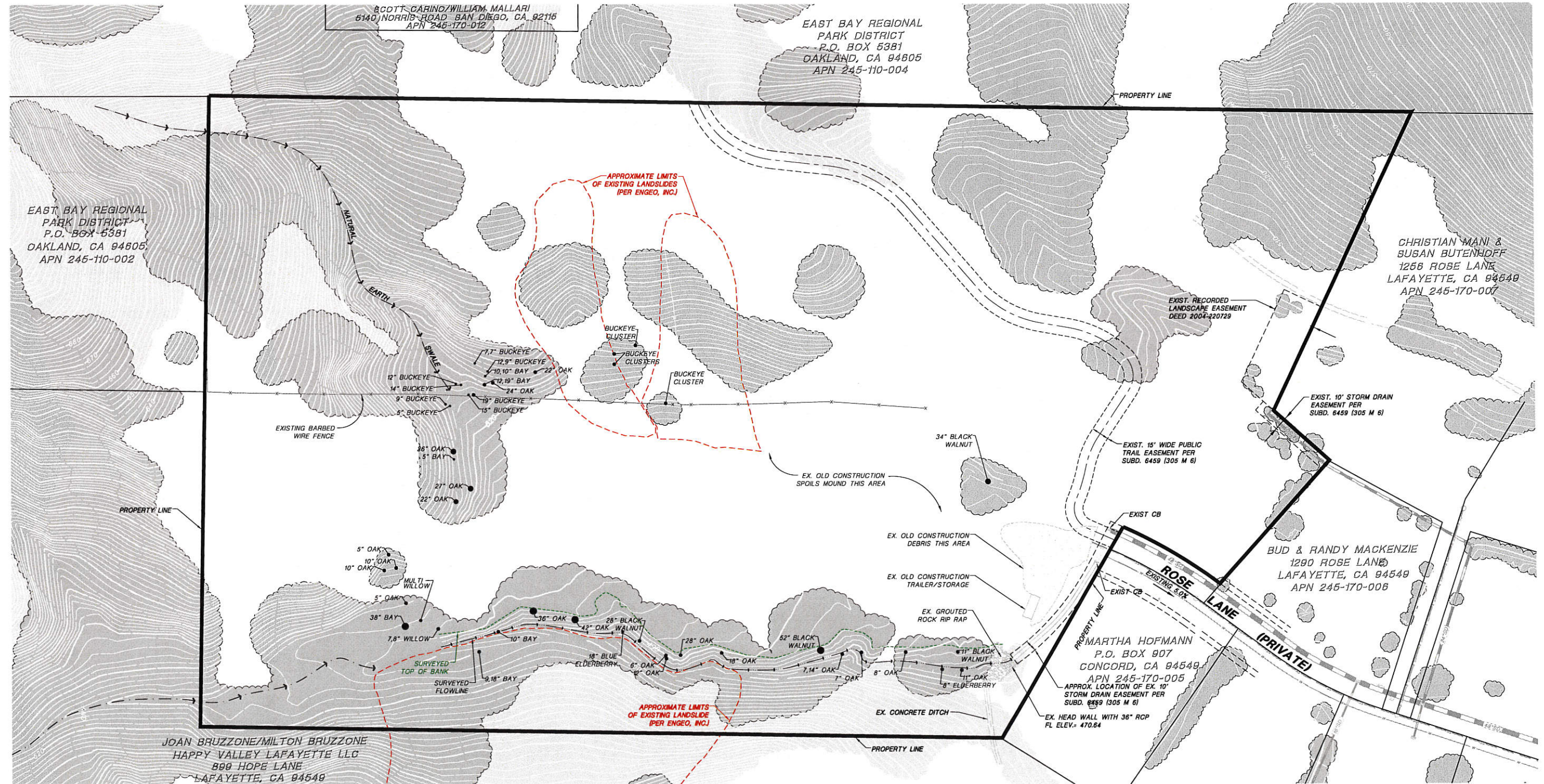
OF 10

FAIRBAIRN PROPERTY

HAPPY VALLEY, LAFAYETTE, CALIFORNIA

EXISTING CONDITIONS AND TOPOGRAPHY

JULY 2, 2014



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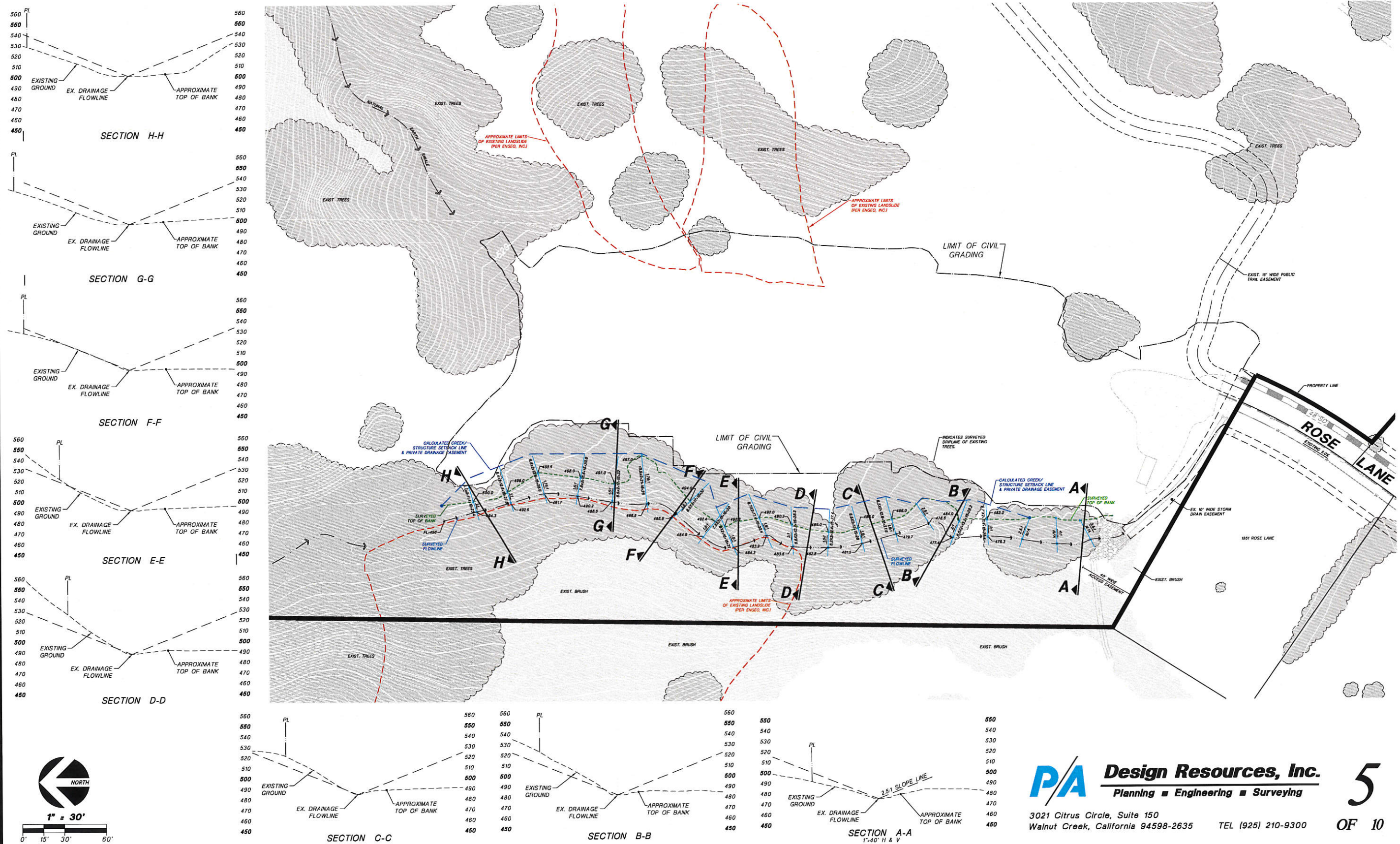
OF 10

FAIRBAIRN PROPERTY

HAPPY VALLEY, LAFAYETTE, CALIFORNIA

EXISTING CREEK PLAN & SECTIONS

JULY 2, 2014



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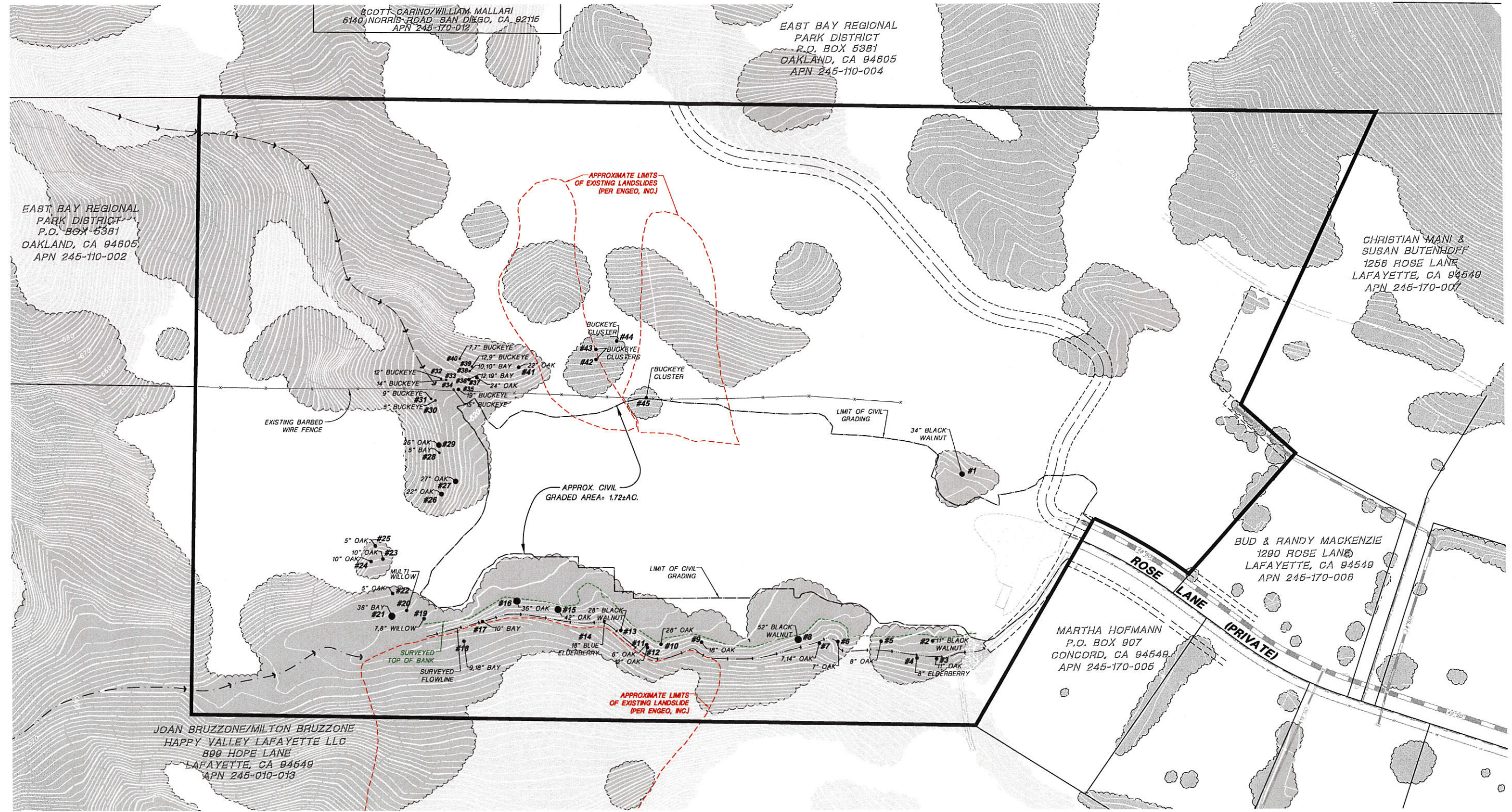
5
 OF 10

FAIRBAIRN PROPERTY

HAPPY VALLEY, LAFAYETTE, CALIFORNIA

EXISTING TREES EXHIBIT

JULY 2, 2014



SCOTT GARINO/WILLIAM MALLARI
6140 NORRIS ROAD SAN DIEGO, CA 92116
APN 245-170-012

EAST BAY REGIONAL
PARK DISTRICT
P.O. BOX 5381
OAKLAND, CA 94605
APN 245-110-004

EAST BAY REGIONAL
PARK DISTRICT
P.O. BOX 5381
OAKLAND, CA 94605
APN 245-110-002

CHRISTIAN MANI &
SUSAN BUTENHOFF
1256 ROSE LANE
LAFAYETTE, CA 94549
APN 245-170-007

BUD & RANDY MACKENZIE
1290 ROSE LANE
LAFAYETTE, CA 94549
APN 245-170-008

MARTHA HOFMANN
P.O. BOX 907
CONCORD, CA 94549
APN 245-170-005

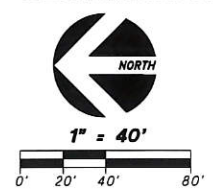
JOAN BRUZZONE/MILTON BRUZZONE
HAPPY VALLEY LAFAYETTE LLC
899 HOPE LANE
LAFAYETTE, CA 94549
APN 245-010-013

LEGEND

- - - APPROXIMATE LIMIT OF CIVIL AND REMEDIAL GRADING
- TREE TRUNK
- #25 TREE TO BE SAVED

NOTES

1. TREE LOCATIONS, TREE NUMBERS, SPECIES AND SIZES WERE FIELD IDENTIFIED BY THE ARBORIST AND ARE DISCUSSED IN THE TREE PRESERVATION REPORT FOR THE FAIRBAIRN PROPERTY, ROSE LANE, LAFAYETTE, CA, PREPARED BY JOHN TRAVERSO, BMCA ARBORIST #0206-B DATED OCTOBER 18, 2013.



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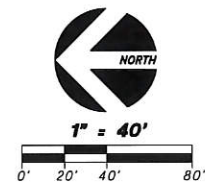
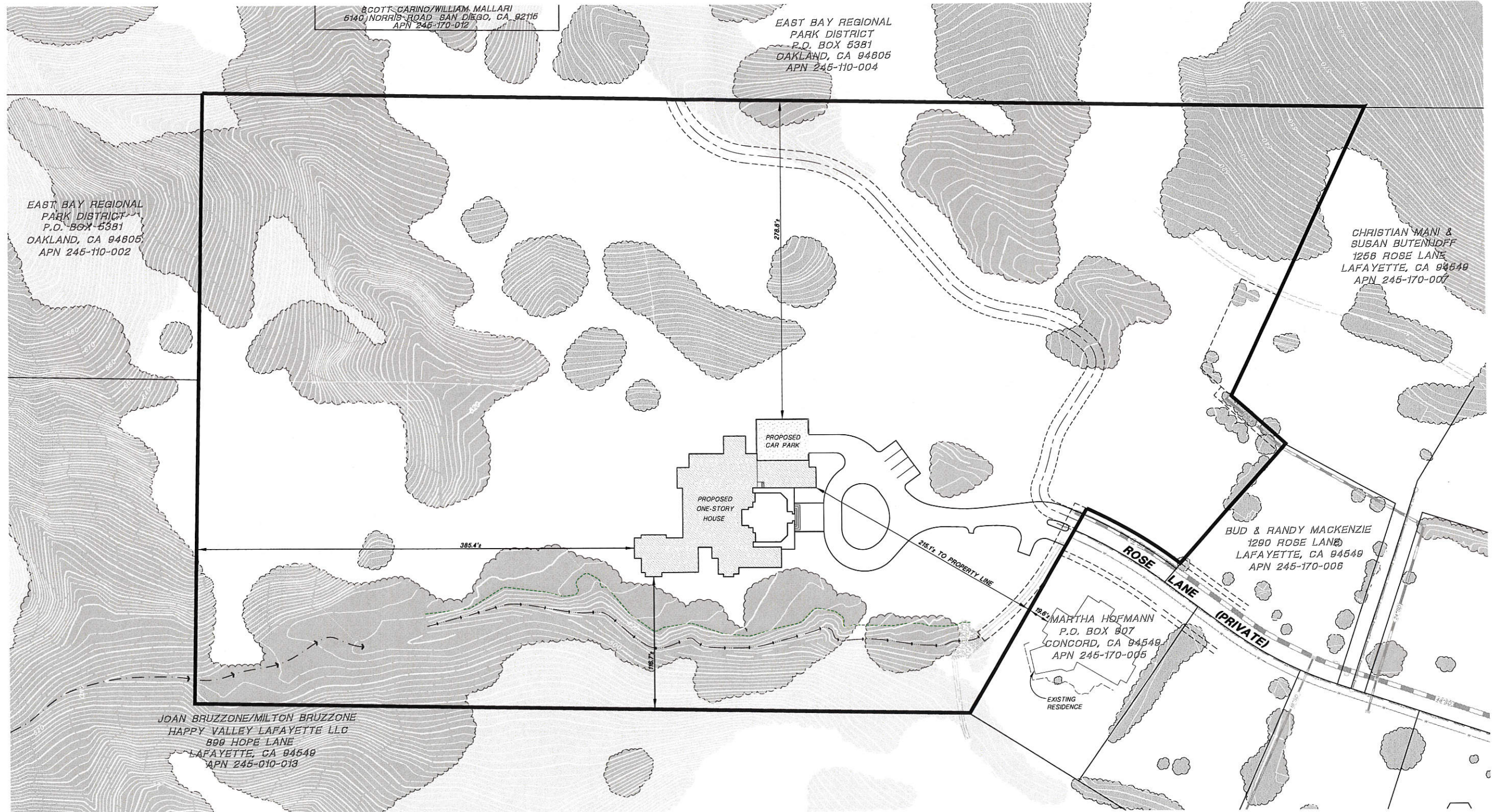
OF 10

FAIRBAIRN PROPERTY

HAPPY VALLEY, LAFAYETTE, CALIFORNIA

SITE PLAN

JULY 2, 2014



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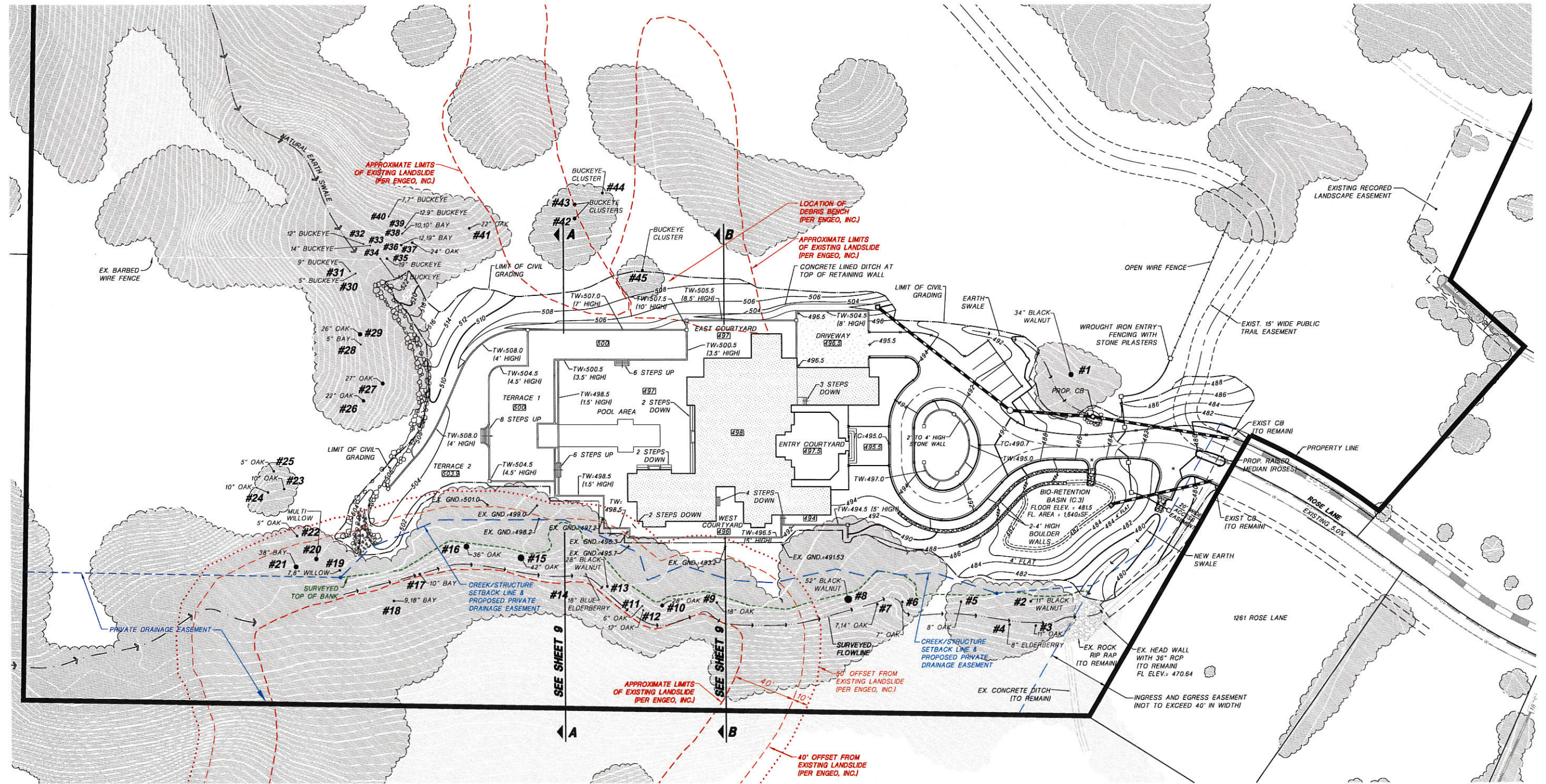
OF 10

FAIRBAIRN PROPERTY

HAPPY VALLEY, LAFAYETTE, CALIFORNIA

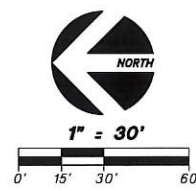
PRELIMINARY GRADING & DRAINAGE PLAN

JULY 2, 2014



PRELIMINARY GRADING QUANTITIES

CUT = 2903± CUBIC YARDS
 FILL = 4483± CUBIC YARDS
 NET = 1580± CUBIC YARDS
 OFF-HAUL = 1851± CUBIC YARDS
 IMPORT = 3431± CUBIC YARDS
 NET = 1580± CUBIC YARDS



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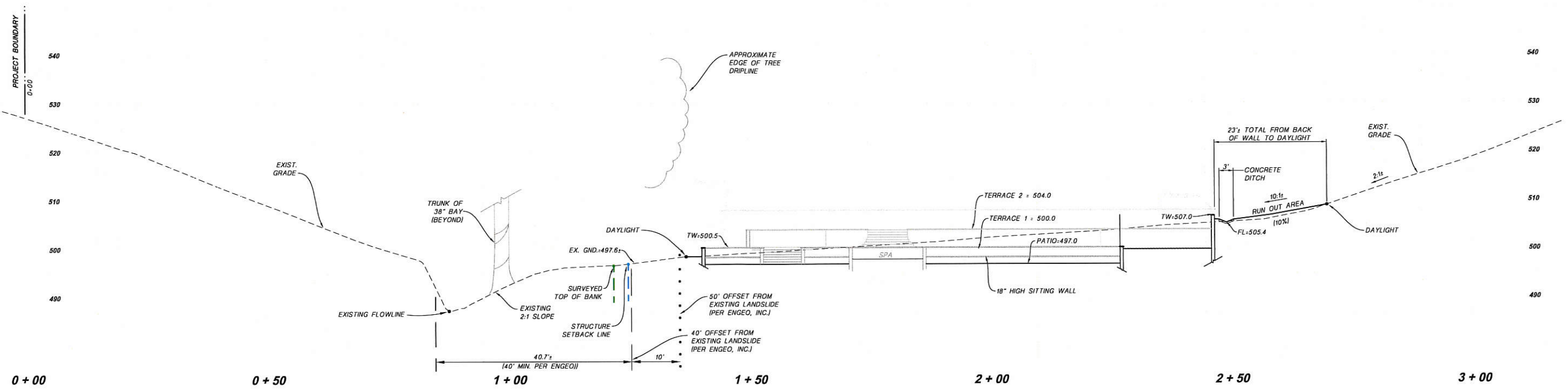
OF 10

FAIRBAIRN PROPERTY

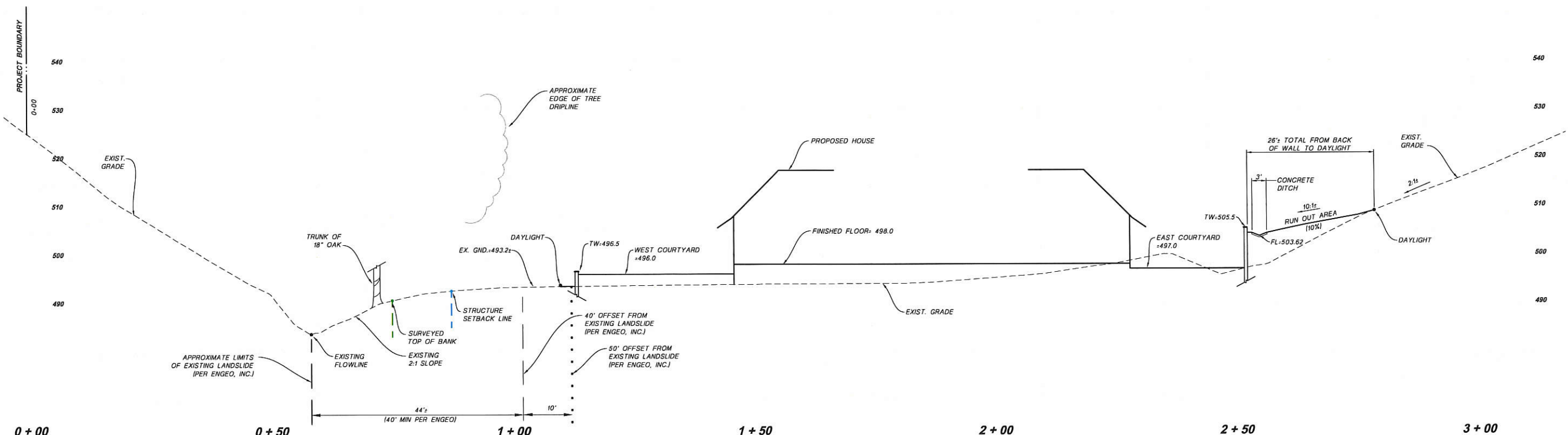
HAPPY VALLEY, LAFAYETTE, CALIFORNIA

SITE SECTIONS

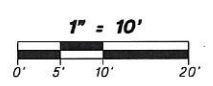
JULY 2, 2014



SECTION / ELEVATION A - A THRU REAR YARD LOOKING NORTH
SCALE: H=V: 1" = 10'



SECTION B - B THRU PROPOSED HOUSE LOOKING NORTH
SCALE: H=V: 1" = 10'



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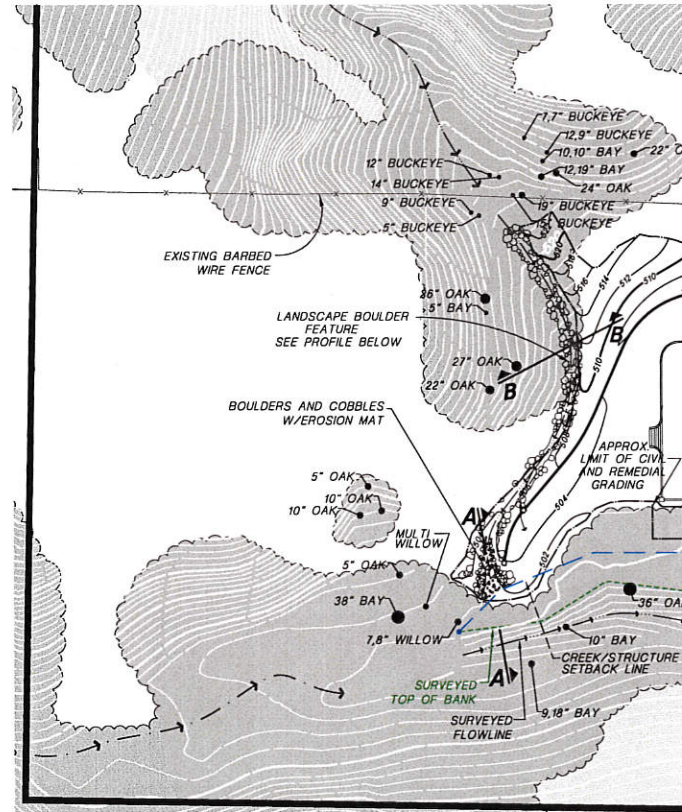
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FAIRBAIRN PROPERTY

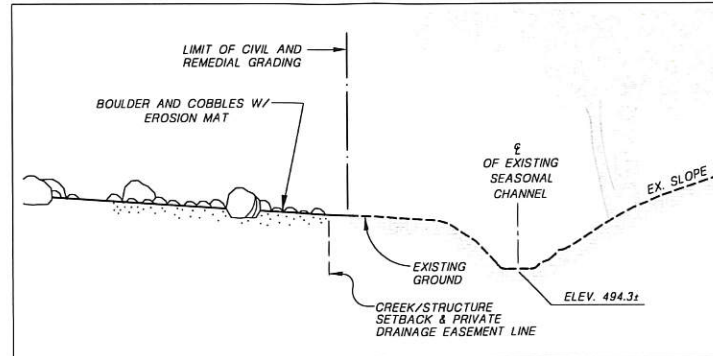
HAPPY VALLEY, LAFAYETTE, CALIFORNIA

MISCELLANEOUS DETAILS

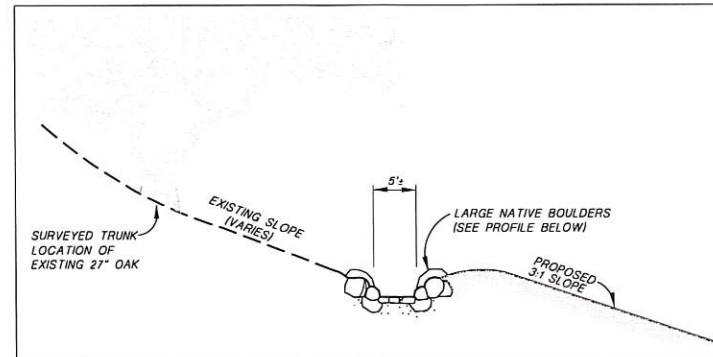
JULY 2, 2014



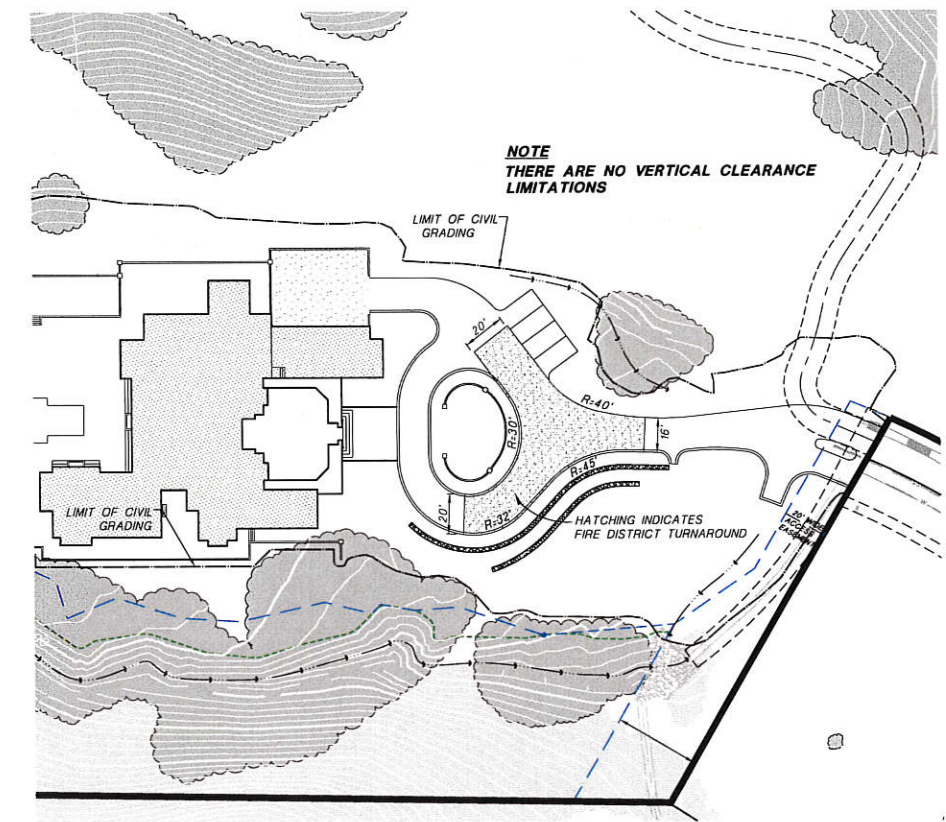
BRUZZONE/MILTON BRUZZONE
PLAN VIEW - LANDSCAPE BOULDER FEATURE
 1" = 40'



SECTION A-A
BOULDER & COBBLES W/ EROSION MAT
 1" = 10'

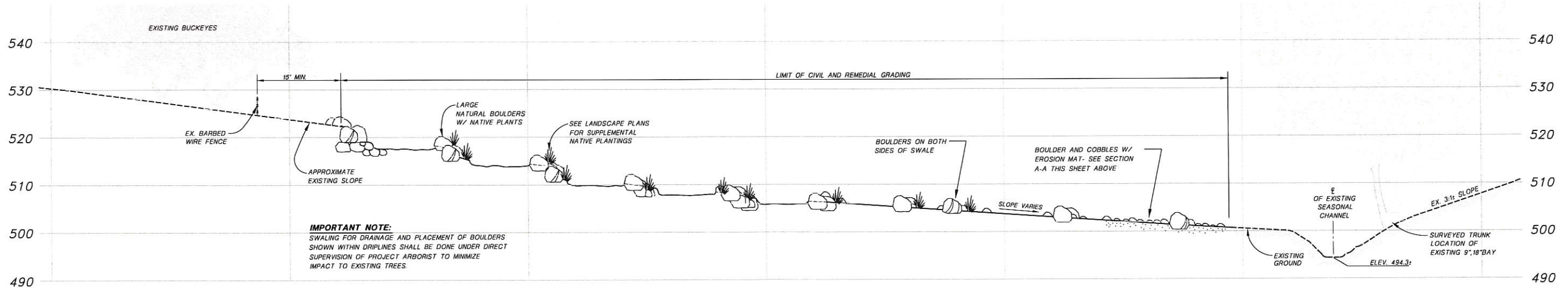


SECTION B-B
CROSS SECTION OF BOULDER & COBBLE FEATURE
 1" = 10'



FIRE DISTRICT TURNAROUND
 (EMBEDDED IN DESIGN OF DRIVEWAY LOOP)
 1" = 40'

NOTE
 THERE ARE NO VERTICAL CLEARANCE LIMITATIONS



PROFILE OF LANDSCAPE BOULDER FEATURE
 1" = 10'

IMPORTANT NOTE:
 SWALING FOR DRAINAGE AND PLACEMENT OF BOULDERS SHOWN WITHIN DRILINES SHALL BE DONE UNDER DIRECT SUPERVISION OF PROJECT ARBORIST TO MINIMIZE IMPACT TO EXISTING TREES.

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