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CITY OF CALISTOGA



1022 Mendocino Avenue  
 Santa Rosa, CA 95401  
 TEL: 707.576-3811  
 www.farrellfaber.com

**FARRELL-FABER**  
 & ASSOCIATES INC.  
 ARCHITECTURE • PLANNING

NEW VINE HOMES  
 MICHAEL WAY, LOT 1  
 CALISTOGA, CALIFORNIA

DESIGN FOR

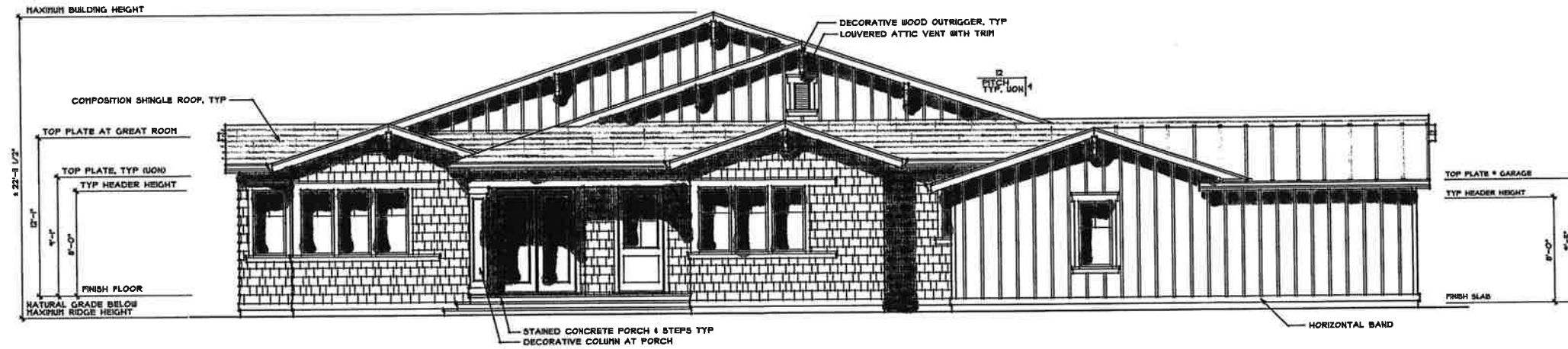
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FARRELL-FABER ASSOCIATES INC.  
 1022 MENDOCINO AVENUE  
 SANTA ROSA, CALIFORNIA 95401  
 TEL: 707.576.3811  
 WWW.FARRELL-FABER.COM

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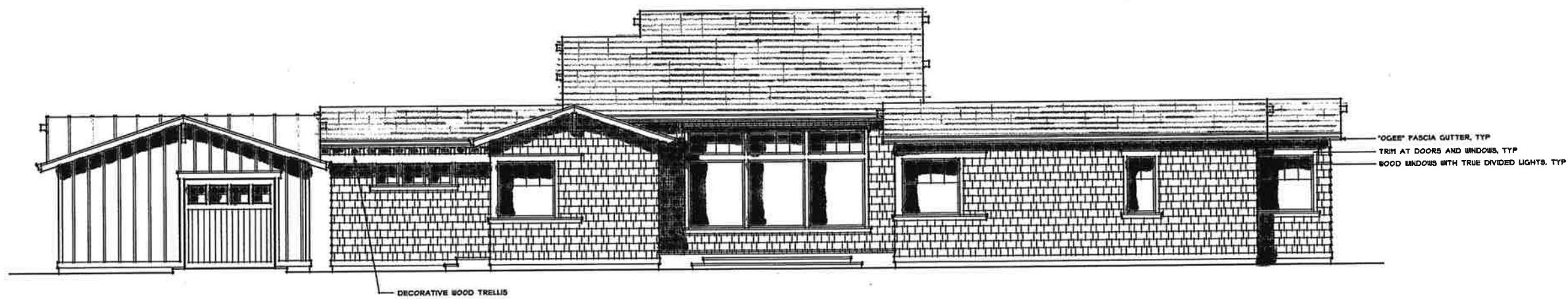
SHEET NO. 1

JOB NO. 14001-HCH



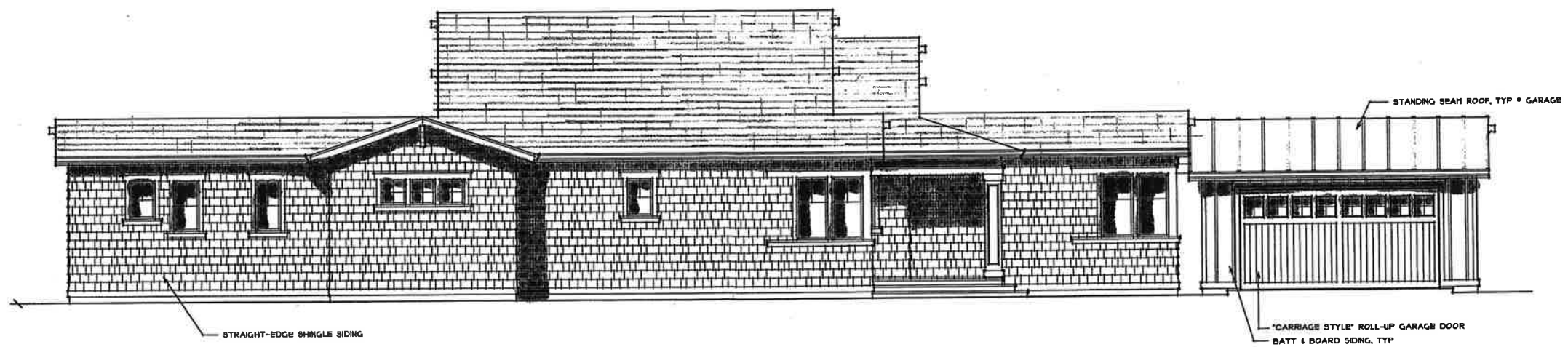
FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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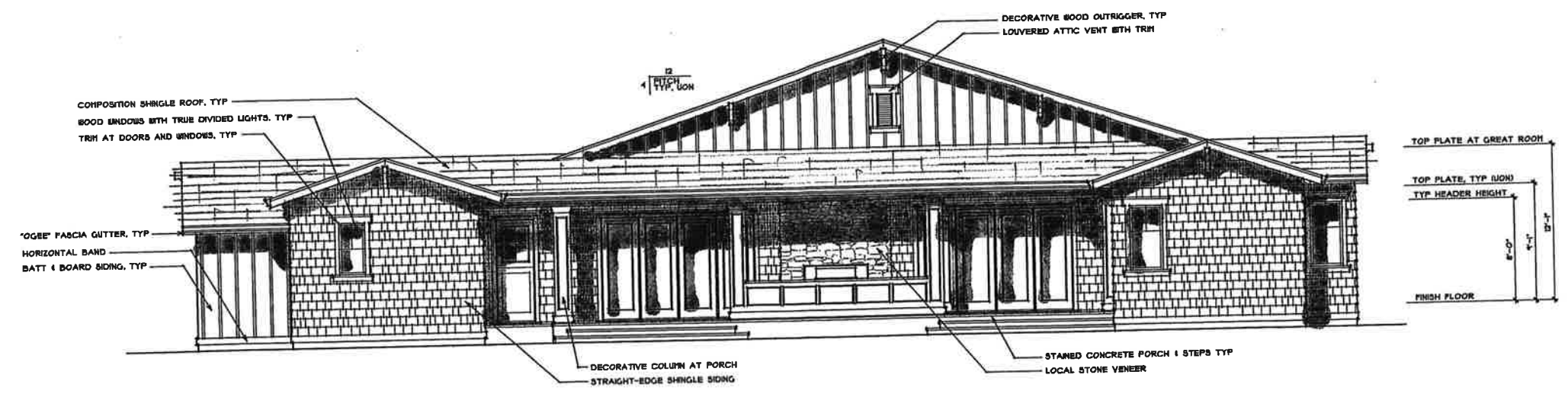
**NEW VINE HOMES**  
 MICHAEL WAY, LOT 1  
 CALISTOGA, CALIFORNIA

DESIGN FOR

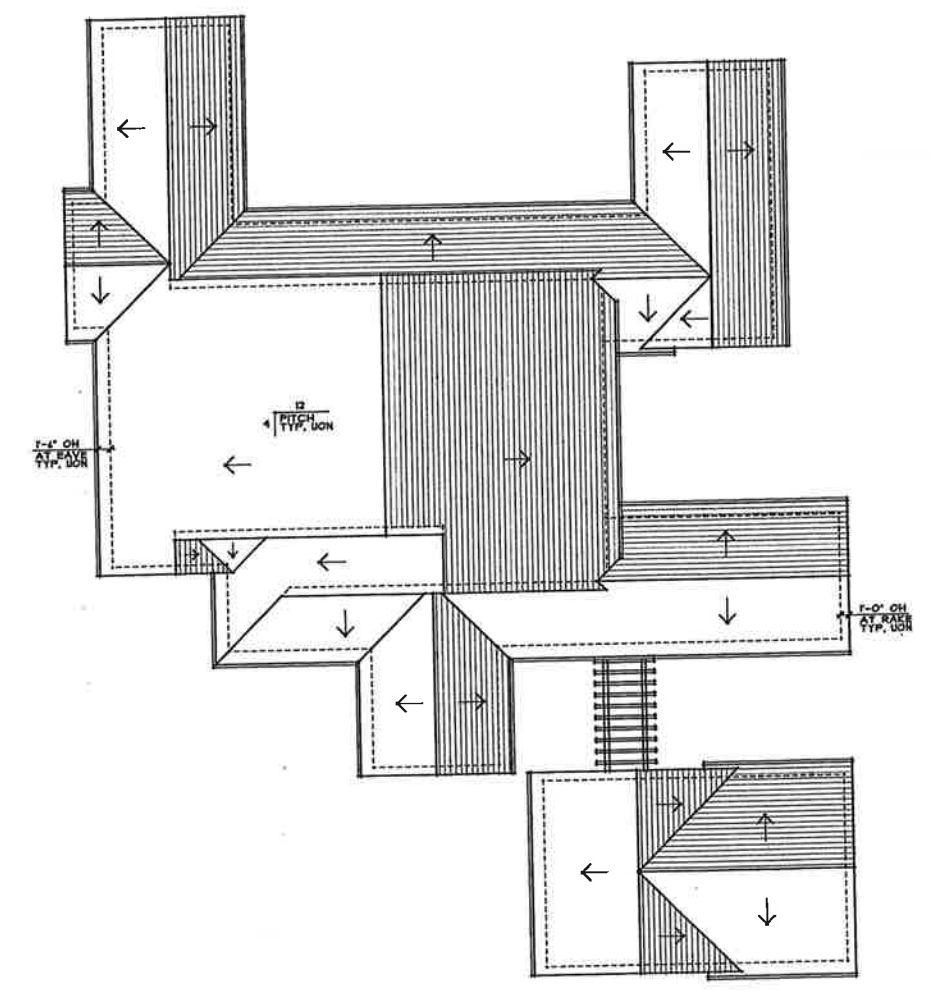
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DATE 11/14  
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REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



ROOF PLAN  
 SCALE: 1/4" = 1'-0"

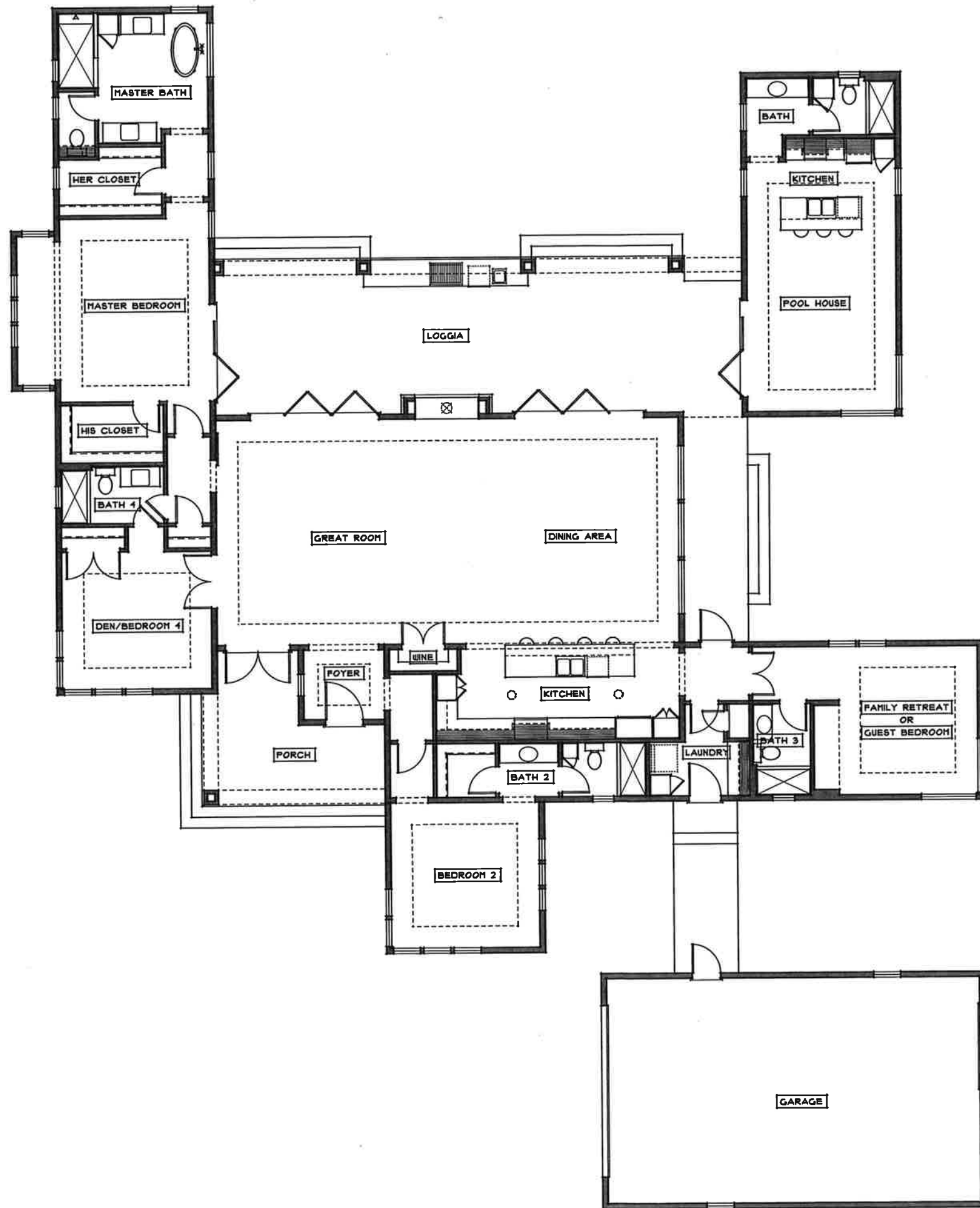
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SHEET 003 OF 03  
 14001-HCH  
 3



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 LIVING AREA = APPROX 3075 SQ FT  
 POOL HOUSE AREA = APPROX 475 SQ FT  
 GARAGE AREA = APPROX 836 SQ FT

DATE: 11/14

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

NOTES: \_\_\_\_\_

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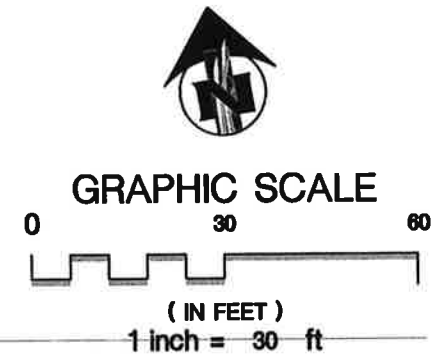
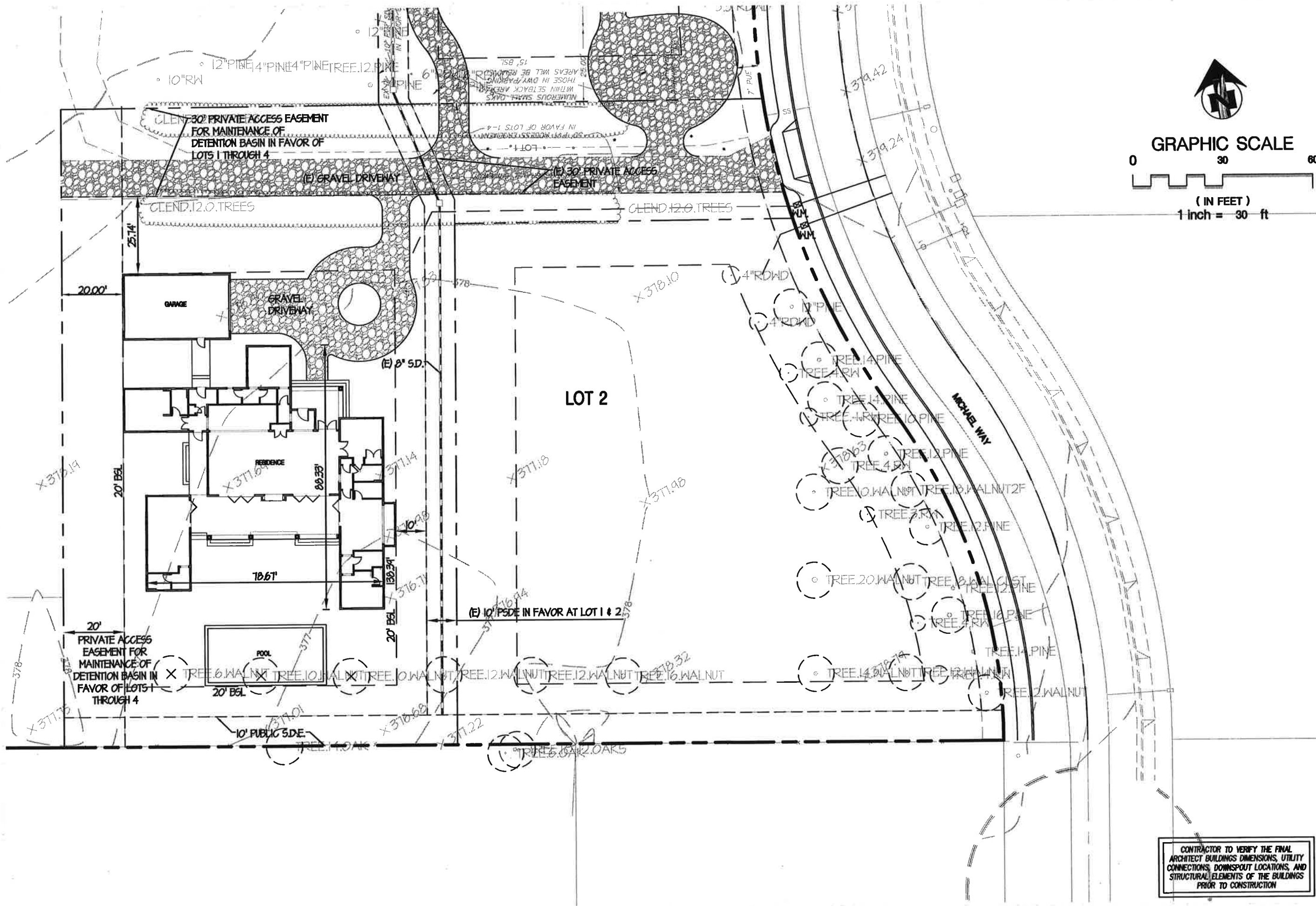
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SHEET 101 OF 101

14001-HCH

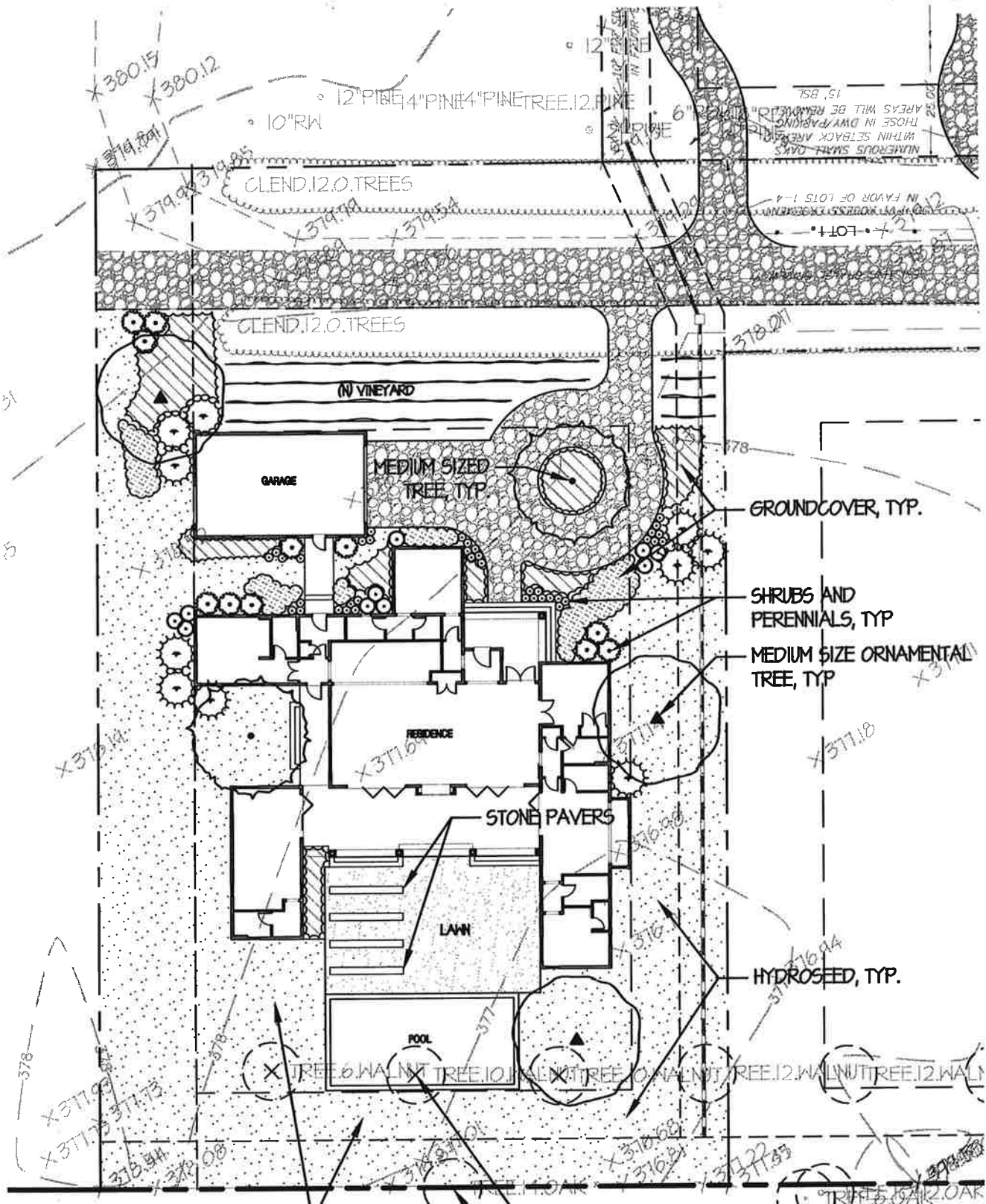
4



NEW VINE HOMES LOT 1  
1805 MICHAEL WAY, CALISTOGA, CALIFORNIA  
**DESIGN REVIEW**  
SITE PLAN

**FIRMA**  
DESIGN GROUP  
planners • civil engineers • landscape architects  
www.firmadesigngroup.com  
1425 N. McDowell Blvd, Suite 130  
Petaluma, California 94954  
telephone • 707.792.1800  
fax • 707.792.1852

CONTRACTOR TO VERIFY THE FINAL ARCHITECT BUILDINGS DIMENSIONS, UTILITY CONNECTIONS, DOWNSPOUT LOCATIONS, AND STRUCTURAL ELEMENTS OF THE BUILDINGS PRIOR TO CONSTRUCTION



(E) GRAPE VINES TO BE RETAINED IN ALL HYDROSEEDED AREAS ON PROPERTY

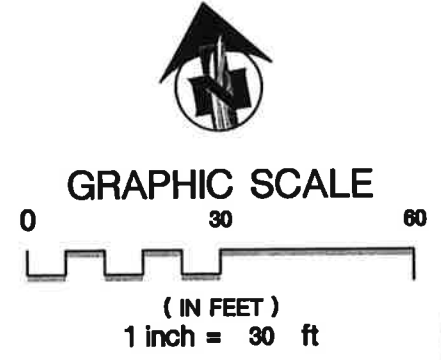
(E) TREE TO BE REMOVED, TYP.  
(E) TREE TO REMAIN, TYP.

### PLANTING NOTES

- Contractor shall bid and install planting materials per these plans and specifications, unless given further written instructions, or written instruction by Landscape Architect. Work includes, but is not limited to all labor, general liability insurance, workman's compensation, equipment, and materials necessary to furnish, install and guarantee planting, as shown on the drawings and specified herein.
- Coordinate field observations with Landscape Architect (minimum 2 visits), call to provide 48 hour notice.
  - Review finished grade w/ Landscape Architect prior to plant placement. All plants shall be inspected by arborist/ Landscape Architect for health, pests and size prior to layout.
  - Layout plantings for approval in full quantities, prior to digging holes. Adjust layout as directed by Landscape Architect.
- Contractor shall provide submittals/samples to Landscape Architect of all specimen trees (photographs with human scale), soil, mulch, compost, stakes, ties, organic fertilizer tablets, steel edging, and other materials.
- All work shall conform to the latest applicable City of Calistoga ordinances relating to planting and irrigation. All plant materials to be installed per City of Calistoga standards and planting details. The plant materials shall conform to the plant legend specification for size & latest edition of the American nurseryman standards.
- Prior to removing any plants, contractor shall obtain approval of owner and Landscape Architect to determine specimens to remain or be transplanted. All planting areas are to be free of deleterious materials and weeds prior to planting.
- A soil fertility test shall be required for review by the Landscape Architect after grading is complete and before any plant work. A soil test shall be performed to determine the final amendment and fertilizer formula. The soils report conducted by Soils & Plant Laboratory, (408) 727-0330, unless otherwise approved) must contain the following information:
  - Soil permeability rate in inches per hour
  - Soil texture test
  - Cation exchange capacity
  - Soil fertility including tests for nitrogen, potassium, phosphorous, ph, organic matter
  - Contractor to request a "Bay-Friendly" Recommendation for amendments to the planting area soil
- Within the limits of new planting areas, the top 12" of existing soil or to the extent of existing topsoil, which ever is less, shall be stripped and stockpiled on the site for re-use. All planting areas to be tilled so that soil is loose and not compacted. All planting beds to receive a minimum of 12" of approved topsoil. To prepare planting beds and lawn areas, cultivate into top 12" of soil: 6 cubic yards of organic compost per 1,000 square feet. Compost is to have the US Composting Council's Seal of Testing Assurance (STA) and the Organic Materials Review Institute (OMRI) listing. Any additional amendments shall be certified organic by OMRI, and incorporated into the planting beds at the rate determined by the soils fertility report.
- All plant locations to be confirmed in the field by the Landscape Architect. Contractor is to coordinate all planting with utility locations not shown on this plan. Any conflicts between locations of proposed planting and site utilities or lighting to be called to the attention of the Landscape Architect.
- Layout of plantings is diagrammatic and may need field adjustment for existing site conditions not shown on plans, or as directed by the Landscape Architect. Adjustments will be made for views, access, etc. All plantings shall be field adjusted to meet the minimum state regulations for planting and maintaining a fire defensible space, Dept. of Forestry. Plant quantities are for informational use only. Any discrepancies shall be brought to the attention of the Landscape Architect. The contractor shall be responsible for all plants as shown on the drawings.
- Plants shall be sufficiently rooted to the edge of the container and to an extent sufficient to hold the rootball intact when removed from the container. No plants shall be acceptable that show signs of circling or girdling of roots, or any other root-bound condition. Plants shall be free from all pests and diseases.
- All plants shall be placed in a triangular spaced pattern, unless otherwise specified.
- Excavate planting pits 1" less than the depth of the plant container and two times the width of the plant container. Prepare hole backfill material by using 1 part existing soil to 1 part organic compost. Thoroughly mix this combination before backfilling. Set plant plumb in planting pit and brace rigidly in position, tamping backfill mix solidly around the ball and roots. Place top of rootball 1" above surrounding grade. (see planting details for trees, shrubs and groundcovers on this sheet). Do not over compact soil.
- All trees are to be staked and trees and shrubs are to have watering basins. All trees closer than 8'-0" to buildings, walks, paving, curbs or footings shall be installed with a deep root barrier. Use Deep Root barrier, type UB 24-2 per manufacturer's recommendations.
- After planting, water new plantings deeply and thoroughly.
- All planting areas to receive groundcover and shrubs shall have 3" minimum depth of arbor mulch, natural color.
- The Contractor shall maintain the planting and irrigation installations for 60 days from the date of final acceptance. All plant materials shall be guaranteed for a minimum period of 6 months from date of final acceptance.

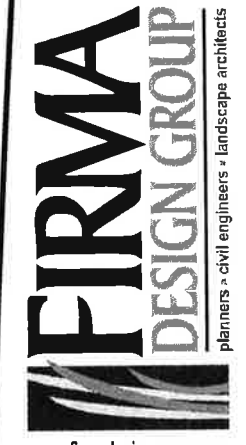
### NOTES

SEE SHEET L-2 FOR PLANT LEGEND & DETAILS



NEW VINE HOMES LOT 1  
1805 MICHAEL WAY, CALISTOGA, CALIFORNIA

## DESIGN REVIEW PRELIMINARY LANDSCAPE PLAN



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Sheet

L-1

1 of 2 Sheets

Job No. 0509-010  
Date 1/16/15

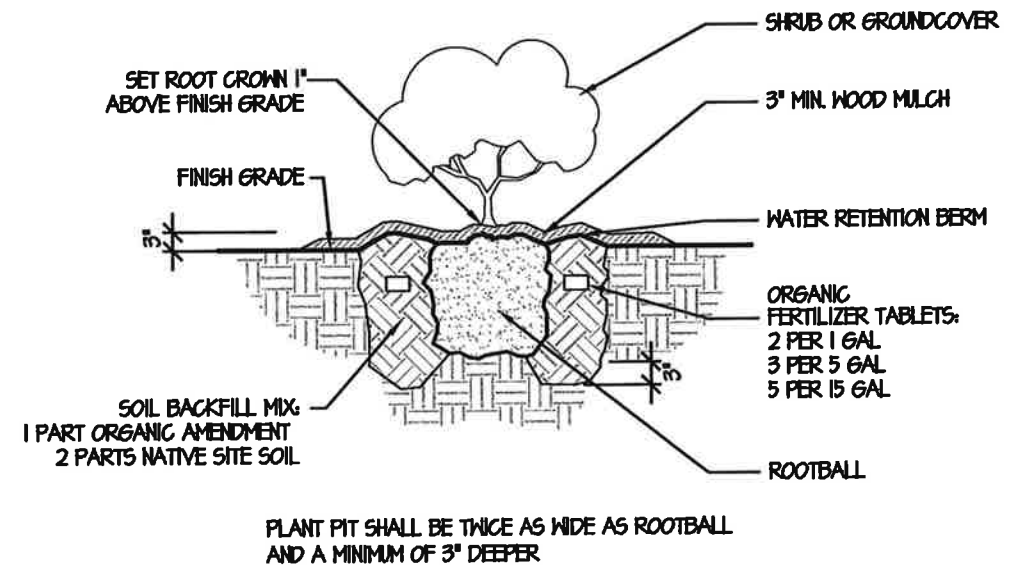
# PLANTING LEGEND

KEY	BOTANICAL NAME	WUCOLS	COMMON NAME	SIZE	QTY	REMARKS
<b>TREES</b>						
CO	CERCIS OCCIDENTALIS	VL	WESTERN REDBUD	24" BOX	-	MULTI-TRUNKED FORM
PK	PRUNUS 'KWANZAN'	M	KWANZAN CHERRY	15 G.C.	-	STANDARD TREE FORM
OE	OLEA EUROPAEA	L	OLIVE	24" BOX	-	MULTI-TRUNKED FORM
<b>SHRUBS</b>						
AO	ARBUTUS UNEDO 'OKTOBERFEST'	L	STRAWBERRY TREE	15 G.C.	-	8' O.C. Δ SPACING
CE	CARPENTERIA C. 'ELIZABETH'	L	BUSH ANEMONE	5 G.C.	-	4' O.C. Δ SPACING
CJ	CEANOTHUS 'DARK STAR'	L	CALIFORNIA LILAC	5 G.C.	-	4' O.C. Δ SPACING
LA	LAVANDULA 'OTTO QUAST'	L	LAVENDER	1 G.C.	-	3' O.C. Δ SPACING
PF	PHORMIUM 'FLAMINGO'	L	FLAZ	5 G.C.	-	3' O.C. Δ SPACING
RO	ROSMARINUS 'BLUE SPIRES'	L	BLUE SPIRES ROSEMARY	5 G.C.	-	3' O.C. Δ SPACING
SA	SALVIA APIANA	VL	WHITE SAGE	5 G.C.	-	4' O.C. Δ SPACING
SG	SALVIA GREGGII	L	AUTUMN SAGE	1 G.C.	-	3' O.C. Δ SPACING
<b>GROUNDCOVERS/PERENNIALS</b>						
AT	ACHILLEA 'MOONSHINE'	L	YARROW	1 G.C.	-	18" O.C. Δ SPACING
AE	ARCTOSTAPHYLOS 'EMERALD CARPET'	L	PROSTRATE MANZANITA	1 G.C.	-	3' O.C. Δ SPACING
GG	GAILLARDIA 'GOBIN'	L	BLANKET FLOWER	1 G.C.	-	18" O.C. Δ SPACING
PM	PENSTEMON 'MARGARITA BOP'	L	BEARD TONGUE	1 G.C.	-	2.5' O.C. Δ SPACING
RC	ROMNEYA COULTERI	L	MATILJA POPPY	5 G.C.	-	4' O.C. Δ SPACING
SL	SALVIA 'SANTA BARBARA'	L	SANTA BARBARA SAGE	1 G.C.	-	3' O.C. Δ SPACING
ZC	ZAUSCHNERIA 'CALISTOGA'	L	CALIFORNIA FUCHSIA	1 G.C.	-	2' O.C. Δ SPACING
<b>GRASSES</b>						
CO	CALAMAGROSTIS 'OVERDAM'	M	FEATHER REED GRASS	1 G.C.	-	3' O.C. Δ SPACING
FI	FESTUCA G. 'ELIJAH'S BLUE'	L	BLUE FESCUE	1 G.C.	-	12" O.C. Δ SPACING
MM	MUHLENBERGIA 'REGAL MIST'	L	PINK MUHLY GRASS	1 G.C.	-	4' O.C. Δ SPACING

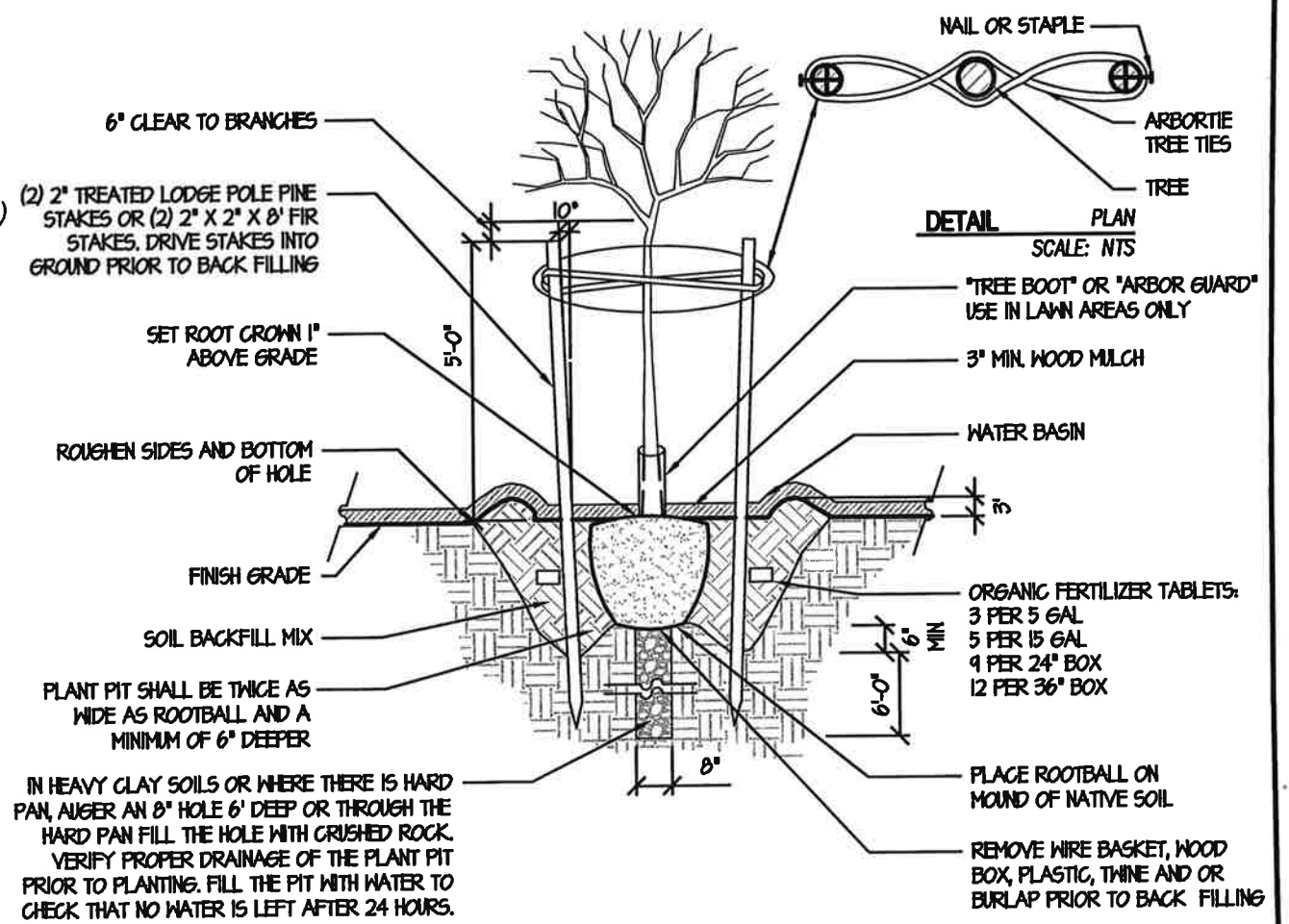
## HYDROSEED

WINE COUNTRY NATIVE WILDFLOWER MIX @ 20 LBS/ACRE WILDFLOWERS HYDROSEED -

FROM: Le Ballister's  
(1250 Sebastopol Road,  
Santa Rosa, (707) 526-6733)



**1 SHRUB PLANTING DETAIL** SECTION SCALE: NTS



**2 TREE PLANTING AND STAKING** SECTION SCALE: NTS

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