ATTACHMENT 5

hybridCore™ HOMES

RESIDENCE FOR:

DAVID and LYNN MOUSER

1801 MICHAEL WAY
CALISTOGA, CALIFORNIA

DATE 5/17

DRAWN BY:
CHECKED BY:
REVISIONS: DATE:

NOTES

FARRELL-FABER & ASSOCIATES INC.
ARCHITECTURE • PLANNING
1022 Mendocino Avenue
Santa Rosa, CA 95401
TEL: 707.579.3811
www.farrellfaber.com

DESIGN FOR
DAVID and LYNN MOUSER
1801 MICHAEL WAY
CALISTOGA, CALIFORNIA

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SHEET JOB NO 17021-HCH

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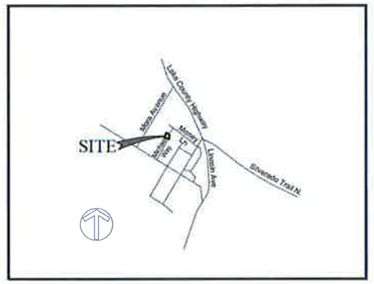
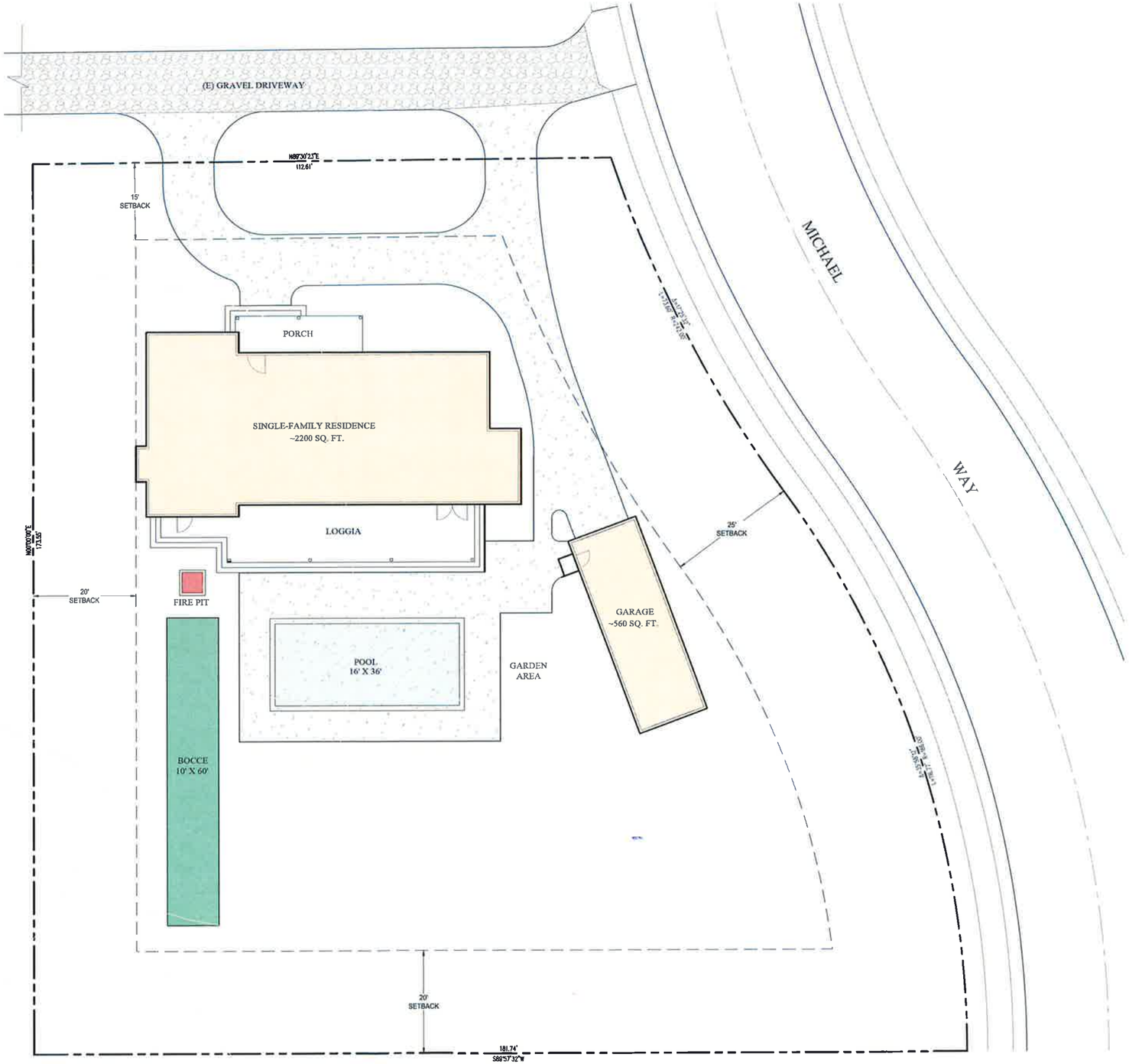


LOCATION MAP
Scale: 1"=2000'

NOTES:

1. CONTOUR INTERVAL= 1.0'
2. TOPOGRAPHY IS PER THE TOPOGRAPHIC MAP BY ADOBE ASSOCIATES, INC.
3. BOUNDARY INFORMATION WAS DERIVED FROM RECORD DATA AND SHOULD NOT BE CONSIDERED FINAL OR ALL INCLUSIVE.
4. ENCROACHMENT, AMBIGUITIES AND INCONSISTENCIES, IF ANY, BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.
5. BASIS OF BEARING, EASEMENTS AND SETBACK INFORMATION PER CITY OF CALISTOGA PARCEL MAP 25PM14-16.
6. EXISTING IMPROVEMENT INFORMATION IS DERIVED FROM THE IMPROVEMENT PLANS FOR "BROGAN MINOR SUBDIVISION" AND HAS NOT BEEN FIELD VERIFIED.



PROJECT INFORMATION

OWNER/APPLICANT:
DAVID & LYNN MOUSER
78059 LAGO DRIVE
LA QUINTA, CA 92253
775-843-3566

PLANNING / ENGINEERING
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
Contact: Rob Wood

PLANNING / ARCHITECTURE
FARRELL-FABER & ASSOCIATES, INC.
1022 Mendocino Avenue
Santa Rosa, CA 95401
707.579.3811
Contact.: Jeff Farrell

APN / LAND AREA
011-010-058 / 26,864 SQ. FT.

ZONING / GP DESIGNATION
R-1-10-PD / LOW DENSITY RESIDENTIAL

NO.	REVISIONS	DATE

DESIGNED: REW
DRAWN: REW
PROJ. NO: 2017XX
DWG: SEE DAY STAMP
DATE: JUNE, 2017

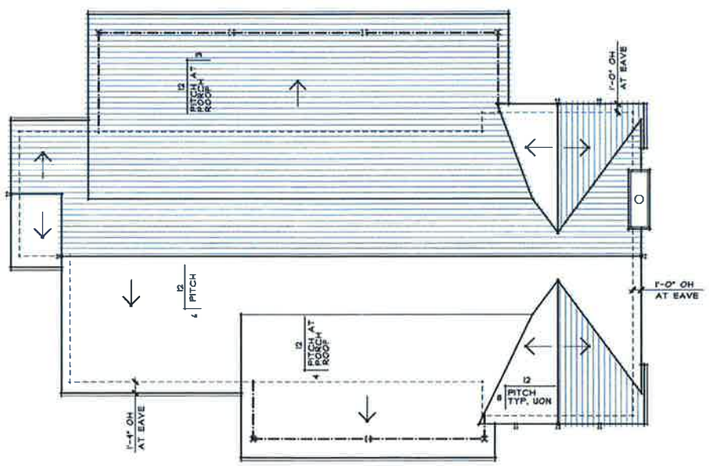
DAVID & LYNN MOUSER
1801 MICHAEL WAY
OVERALL SITE PLAN

CALISTOGA CALIFORNIA

SCO PLANNING & ENGINEERING & SURVEYING
GRASS VALLEY (530) 272-5841
TRUCKEE (530) 582-4043
FAX (530) 272-5880

FRONT ELEVATION

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



ROOF PLAN

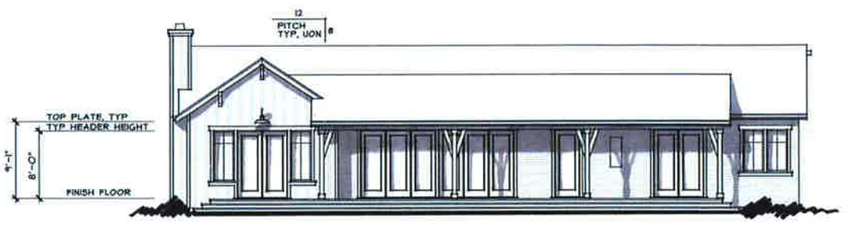
SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION

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

RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

DATE 5/17

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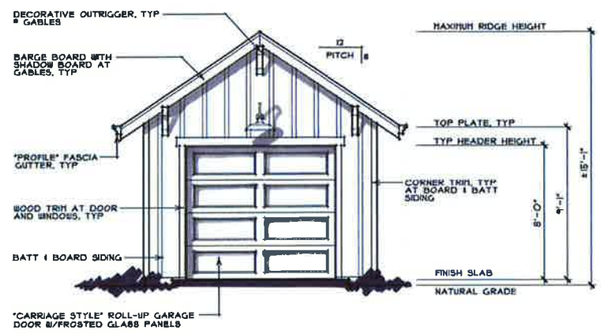
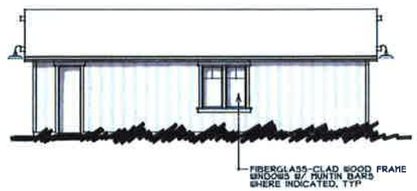
SHEET 1



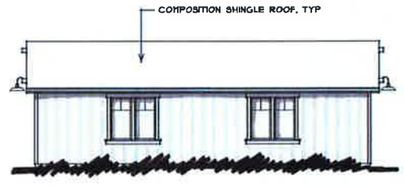
FRONT ELEVATION

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



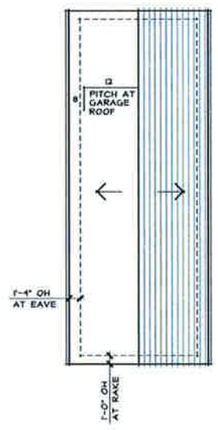
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



ROOF PLAN

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

REAR ELEVATION

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

DATE 5/17

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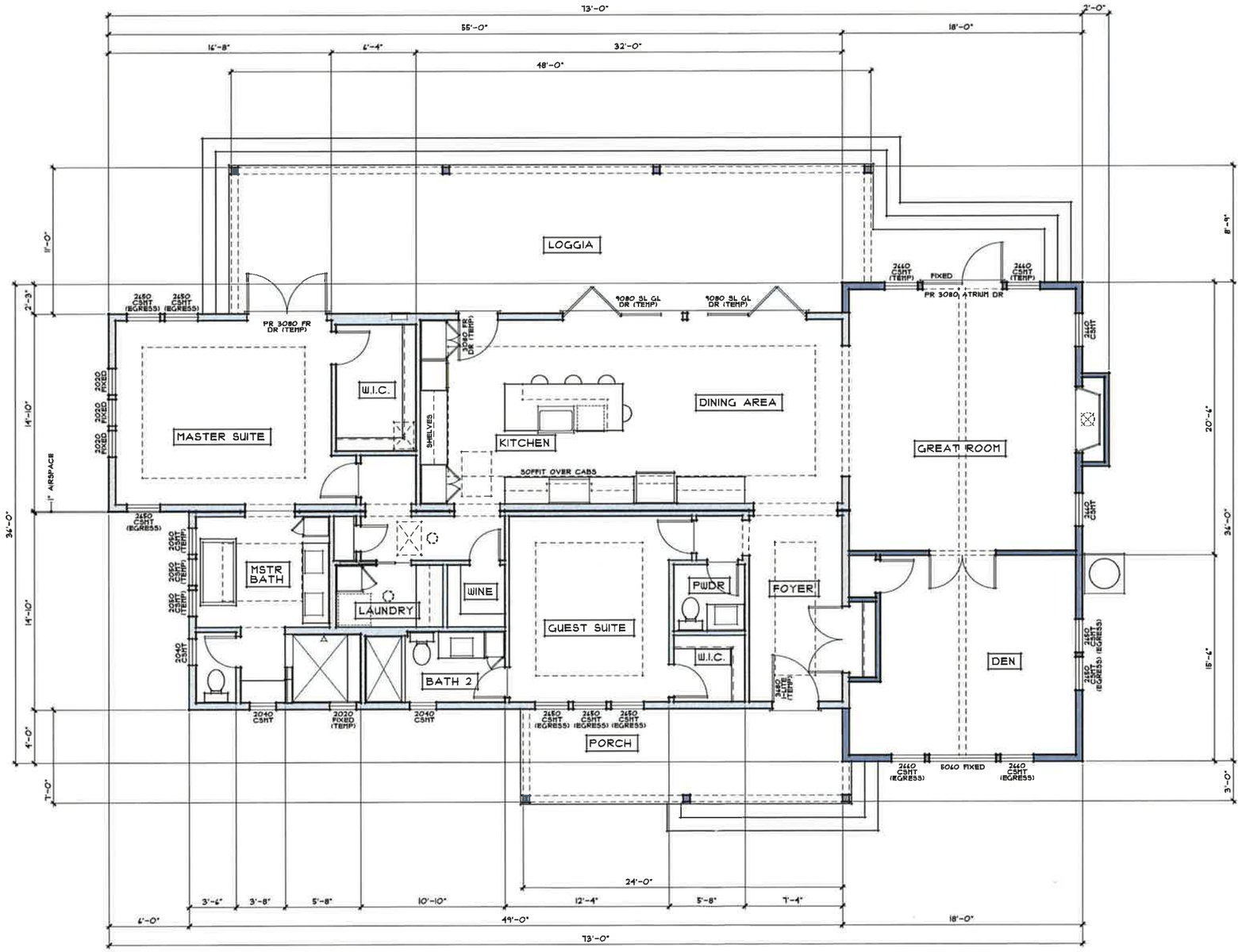
SHEET 2



FLOOR PLAN

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

LIVING AREA = APPROX 2195 SQ FT

OUTDOOR LIVING AREA = APPROX 693 SQ FT

DATE 5/17

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JOB NO 17021-HCH

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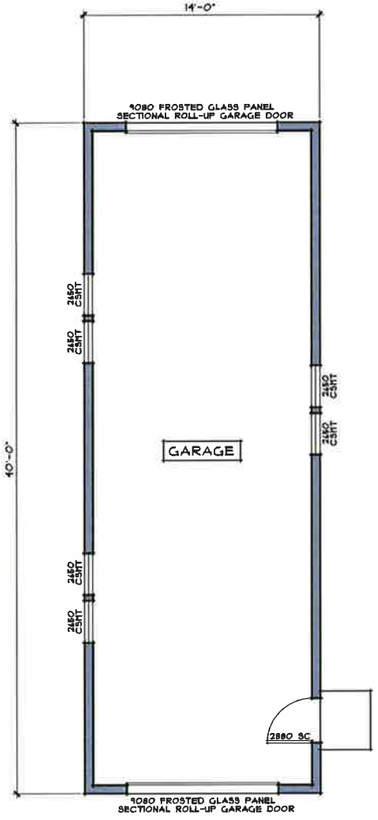

GARAGE PLAN

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

LIVING AREA = APPROX 560 SQ FT

DATE 5/17

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SHEET JOB NO 17021-HCH

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PRELIMINARY LANDSCAPE PLAN

PLANTING NOTES

1. PLANTING SHALL CONFORM TO CITY REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. PROVIDE MINIMUM SLOPE OF 1 ½% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
3. THE PLANT QUANTITES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DESCREPANCY, THE PLAN SHALL GOVERN.
4. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
5. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
6. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
7. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
8. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
9. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 10' OF ANY CURB AND/OR HARDSCAPE PAVEMENT.
10. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
11. THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
    A. INFILTRATION RATE.
    B. SOIL TEXTURE.
    C. CATION EXCHANGE CAPACITY.
    D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
12. PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS.

TREES		
SYMBOL	NAME	QTY
(15 GALLON)		
	ACER 'OCTOBER GLORY'-RED MAPLE	3
	LAGERSTROEMIA 'MUSKOGEE'-CRAPE MYRTLE	4
	OLEA EUROPAEA FRUITLESS-FRUITLESS OLIVE	9

SHRUBS

ACHILLEA PAPRIKA-YARROW
CISTUS LADANIFER-CRIMSON SPOT ROCKROSE
COLEONEMA 'SUNSET'-GOLDEN BREATH OF HEAVEN
LAVANDULA ANGUSTIFOLIA-ENGLISH LAVENDER
LANTANA MONTEVIDENSIS-TRAILING LANTANA
LOROPETALUM 'SIZZLING PINK'-FRINGE FLOWER
HEMEROCALLIS-ORANGE, RED AND PURPLE DAYLILY
SALVIA LEUCANTHA-MEXICAN SAGE

WATER BUDGET CALCULATIONS

REFERENCE EVAPOTRANSIRATION = 44.1 INCHES PER YEAR (ST HELENA STATION)
MAWA = (ETo) (.62) [(.55 x SF)+(3 x SLA)]
= (44.1*) (.62) [(.55 x 4,704)+(.3 x 0)]
= 79,401 GALLONS PER YEAR

$$ETWU = (ETo)\ (.62)\left(\frac{PF \times HA}{IE}\right) + SLA$$

$$LOW\ PLANTS = (44.1)\ (.62)\left(\frac{.3 \times 4,036}{.01}\right) + 0 = 40,891\ GALLONS\ PER\ YEAR$$

$$HIGH\ PLANTS = (44.1)\ (.62)\left(\frac{.7 \times 999}{.75}\right) + 0 = 22,502\ GALLONS\ PER\ YEAR$$

$$POOL - (44.1)\ (.62)\left(\frac{.7 \times 578}{.81}\right) + 0 = 13,610\ GALLONS\ PER\ YEAR$$

ETWU < MAWA

TOTAL ETWU = 77,003 GALLONS PER YEAR MAWA = 79,401 GALLONS PER YEAR

MSLA
LANDSCAPE ARCHITECTURE
306 Canyon Falls Dr. Folsom, CA 95630
ph/fax 916.989.3372 www.msladesign.com

DAVID AND LYNN MOUSER

1801 MICHAEL WAY, CALISTOGA, CA 94515
JULY 11, 2017

SHEET OF TOTAL 1

C:\MSLA\Projects\2017\7217_Mouser_Residence_Calistoga\Exhibits\Mouser_Prelim_JUNE_27_2017.dwg Jul 11, 2017 - 07:50 am