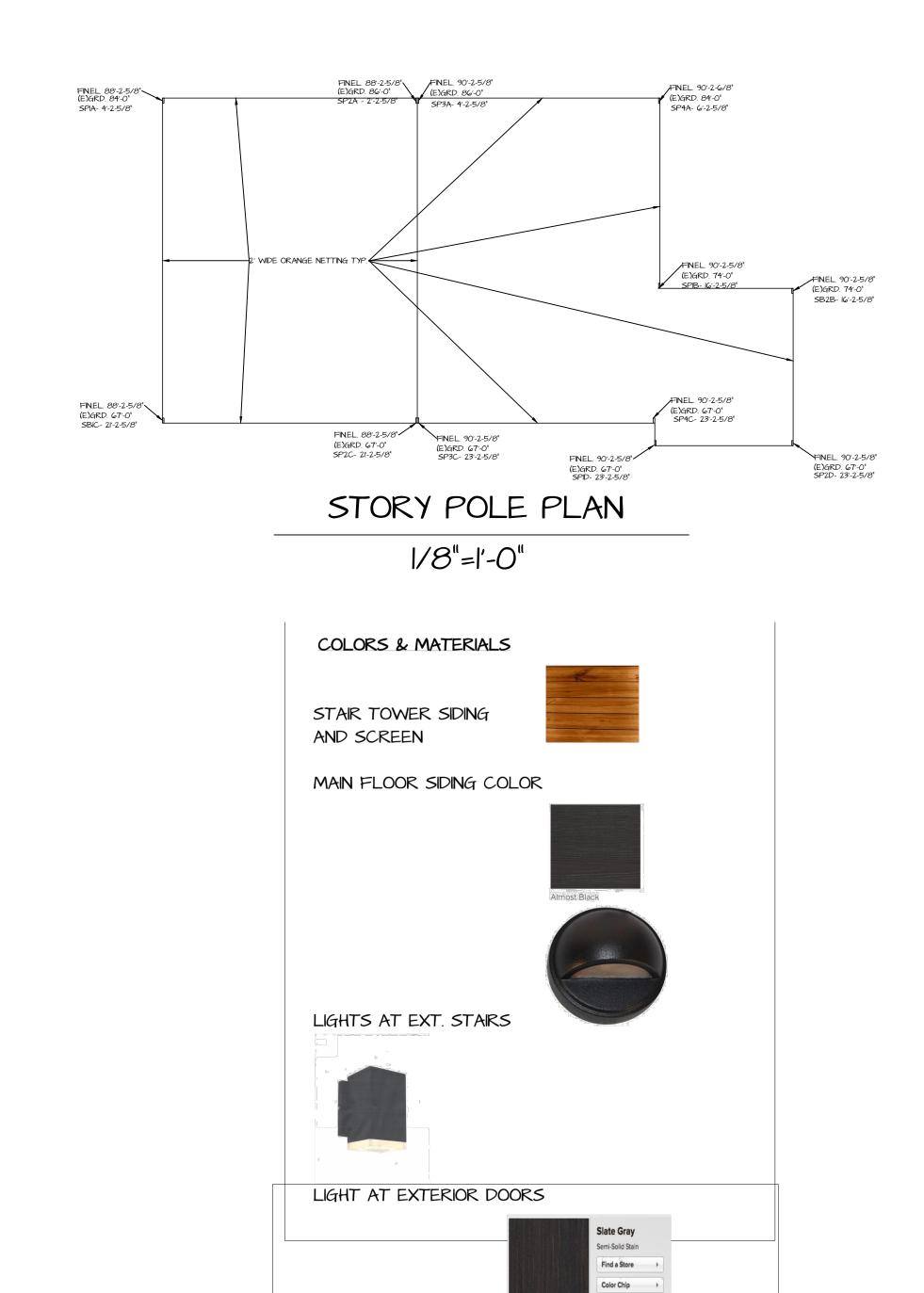
GENERAL NOTES

- ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND BEST TRADE 1 PRACTICES. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICALE NATIONAL, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES, RULES AND REGULATION. REFERENCE TO "CODE" OR TO "BUILDING CODE" NOT OTHERWISE IDENTIFIED SHALL MEAN THE CALIFORNIA BUILDING CODE, LATEST ADOPTED EDITION, TOGETHER WITH ADDITIONS, AND IN EFFECT ON THE DATE OF PERMIT ISSUANCE. NOTHING IN THE DRAWINGS IS TO BE CONSTRUED AS OR PERMITTING WORK THAT IS
- CONTRARY TO THESE RULES, REGULATIONS AND CODES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWING WITH THOSE AT THE SITE. WRITTEN DIMENSIONS ARE TO BE USED, DO NOT SCALE PLANS. ANY VARIATIONS WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING. NOTIFY DESIGNER BEFORE PROCEEDING WITH THE WORK IF DISCREPANCIES,
- INCONSISTENCIES OR UNANTISIPATED CONDITIONS ARE ENCOUNTERED. PROVIDE REINFORCED BACKING AT WALLS & CEILINGS AS REQUIRED TO SUPPORT ALL EQUIPMENT, 3.
- FIXTURES, FURNISHINGS, ETC. TO BE ATTACHED TO FRAMING. SEAL ALL PENESTRATIONS AT FIRE AND SOUND RATED PARTITIONS W/APPROVED SYSTEMS TO MAINTAIN 4.
- REQUIRED RATINGS. PROVIDE FIRE RATED GYP. BD. ENCLOSURES AT ALL RECESSED FIXTURES TO MAINTAIN REQUIRED 5.
- RATINGS. ALL DRAIN LINES WITHIN WALLS ARE TO BE WRAPPED IN SOUND INSULATION OR BE CAST IRON. 6. 7
- CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED BY THE PLUMBING, AIR CONDITIONING AND OTHER INSTALLERS, AS REQUIRED BY CODE. ANY ACCES PANEL IN A FIRE RATED WALL OR CEILING SHALL HAVE THE SAME FIRE RATING AS THE WALL OR CEILING IN WHICH THEY OCCUR.
- STRUCTURAL AND FIRE RESISTIVE INTEGRITY SHALL BE MAINTAINED AT PENESTRATIONS FOR 8. MECHANICAL, PLUMBING, ELECTRICAL AND COMMUNICATIONS PIPE, DUCT OR CEILING IN WHIH THEY OCCUR. PROVIDE FIRE BLOCKING AT FLOOR, CEILING AND MID-HEIGHT OF WALLS OVER 10'-1". 9.
- IO. STUCCO, PLASTER AND GYPSUM BOARD SHALL TERMINATE WITH A "J MOLDING" WHERE EDGE IS EXPOSED UNLESS OTHERWISE NOTED.
- GYPSUM BOARD TO BE 5/8" WRAP AT WINDOWS TWO SIDES AND HEAD, SQUARE EDGE. FINISH TO BE 11. KNOCK DOWN. PROVIDE WATERPROOF DRYWALL AT ALL BATHROMS AND LOWER WALL AT KITCHEN.



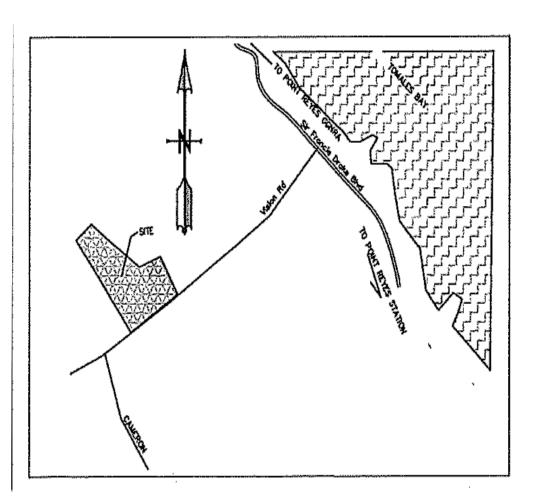
TIMBER FRAME COLOR

🛎 🛉 💆 ዎ ዊ፥

SHEET INDEX

GENERAL NOTES, INFORMATION AND SHEET INDEX
SITE PLAN
LOWER STAIR TOWER FLOOR PLAN
MAIN FLOOR PLAN
NORTH. SOUTH EXTERIOR ELEVATIONS
EATH. WEST EXTERIOR ELEVATIONS
BUILDING SECTIONS
SITE SURVEY
CIVIL COVER SHEET
GRADING, WALL HT. AND DRIVEWAY PLAN
DRAINAGE PLAN
STORM WATER RUNOFF TREATEMNT PLAN
EROSION CONTROL PLAN
LANDSCAPE PLAN
VEGETATION MANAGEMENT PLAN

AO	AP#
AO.I	LOT AREA SQUARE FOOTAGE
Al	ZONING
A2	# of STORIES
A3	MAIN FLOOR(CONDITIONED SPACE)
A4	LOWER STAIR TOWER(UNCONDITIO
	BUILDING FOOTPRINT TOTAL SF
A5	PROPOSED FAR
CI	PERVIOUS AREA AT PARKING
C2	IMPERVIOUS AREA AT CONCRETE DE
C3	DECKS AT MAIN FLOOR (PERVIOUS)
C4	IMPERVIOUS EXT. STAIRS AND LAND
C5	HOUSE CUT/FILL
	DRILLED PIERS CUT/FILL
C6	DRIVEWAY CUT/FILL
C7	MAX. HT.
C8	PARKING





APPLICABLE CODES

2016 CALIFORNIA RESIDENTIAL CODE (CRC) 2016 CALIFORNIA BUILDINGCODE (CBC) (WHEN REFERENCED BY THE 2010CRC) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA ELECTRICALCODE (CEC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 CALIFORNIA ENERGY CODE (2010 ENERGY EFFICIENCY STANDARDS)

SEPTIC ENGINEER:

GEOLOGIST:

OWNER:

STRUCTURAL/CIVIL

ENGINEER:

BIOLOGICAL REPORT:

ARBORIST

DESIGNER:

SITE DATA

DNED SPACE)

DRIEWAY DINGS

112-141-03-04 38,862 SF CRSP-0.5 ONE plus UNCONDITIONED STAIR TOWER 1232 SF 170 SF 1402 SF 3.7% 758 SF 1478 SF 264 SF 173 SF **89 CY EXPORT 16 CY EXPORT** 146 CY EXPORT 22'-0" **3 CAR OFF STREET**

SCOPE OF WORK

BUILD NEW 1402 SF SINGLE FAMILY RESIDENCE, 170 SF UNCONDITIONED STAIR TOWER ON UNIMPROVED PARCELS, WITH A NEW SEPTIC SYSTEM, DRIVEWAY WITH RETAINING WALLS AND THREE ONSITE PARKING PLACES.

PROJECT DIRECTORY

NICOLE BARTOLINI AND JOSH GARCIA 5 W. BOOKE DR. NOVATO, CA 94947

NICOLEJBARTOLINI@GMAIL.COM 415-516-7628

RUSTY AREND/MILLER PACIFIC 504 REDWOOD BLVD. STE.220 NOVATO, CA 94947 415-383-3444 RUSTYAREND@MILLERPAC.COM

SEE COASTAL PERMIT P-2358 FOR PLAN NO CHANGES TO APPROVED PLAN

HARLEQUIN DESIGN & ENGINEERING CHRISTIAN BRATT 530-412-3742 CHRISTIAN@HARLEQUIN-DESIGN.COM

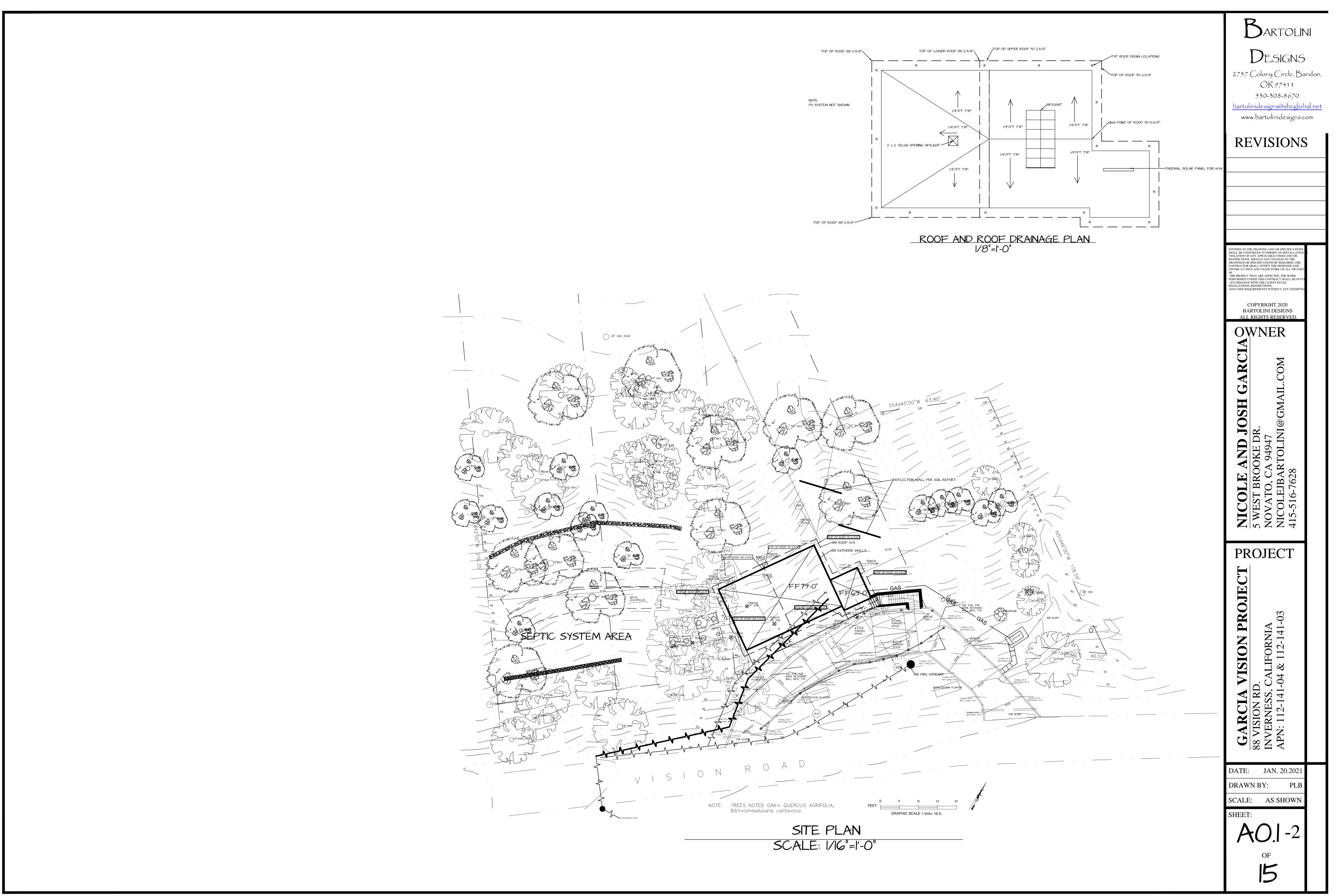
STOTT PLANNING ASSOCIATES OAKLAND, CA 510-459-0399 TINASTOTT@GMAIL.COM

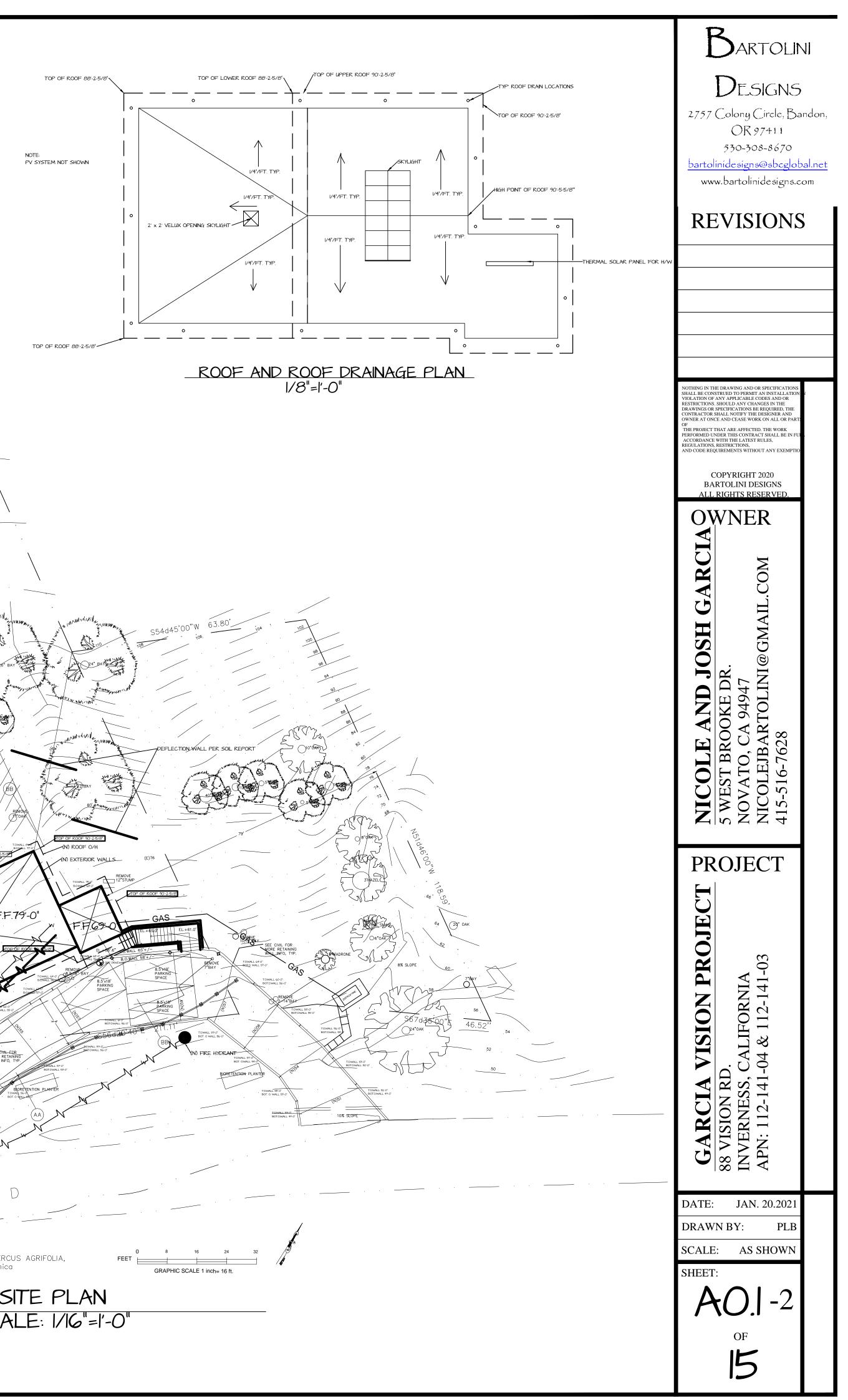
NICK WHITNEY P.O. BOX 400 PT. REYES, CA 94956 415-640-3046 NICKWHITNEY24@GMAIL.COM

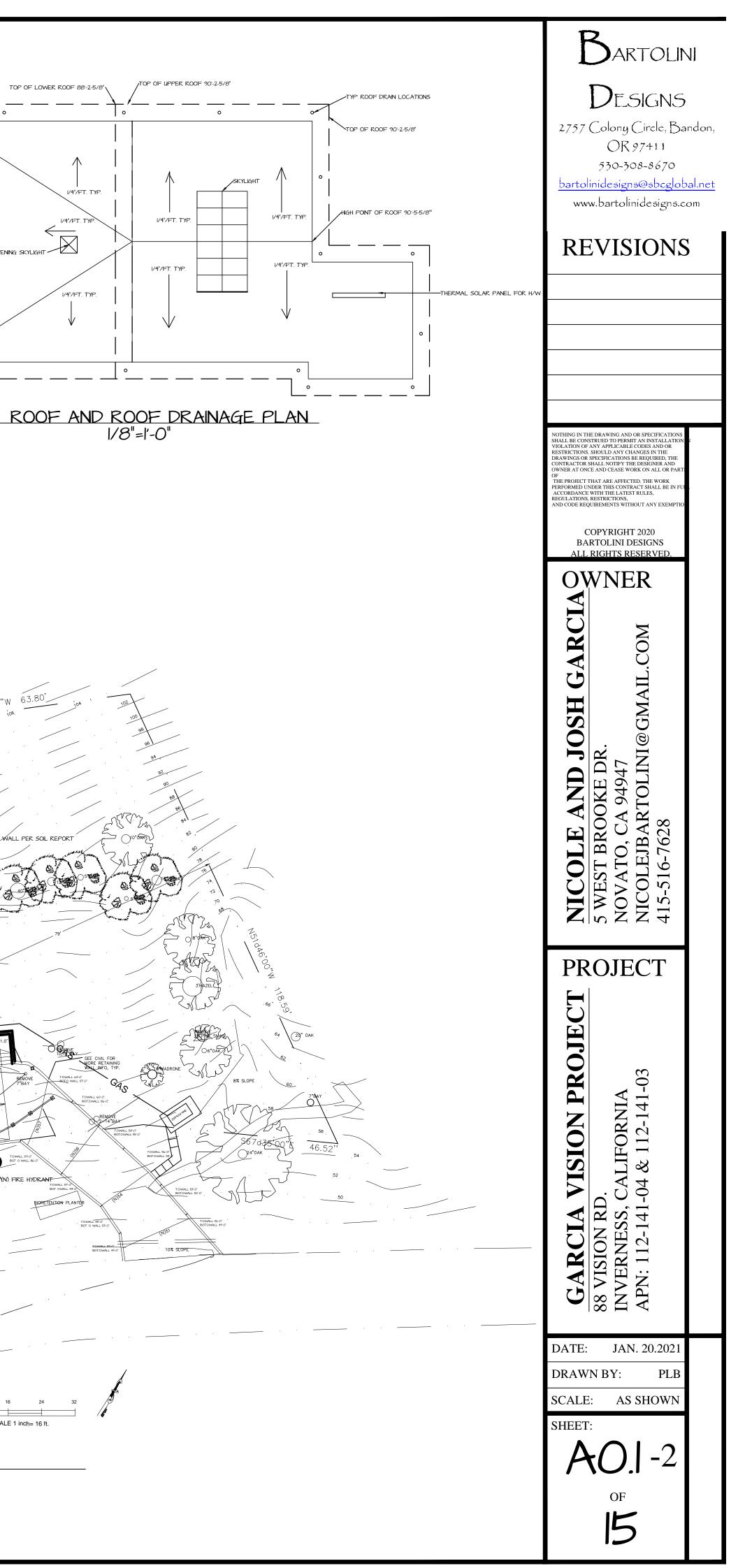
BARTOLINI DESIGNS PAUL BARTOLINI 2758 COLONY CIRCLE BANDON, OR 9741 530-308-8670 BARTOLINIDESIGNS@SBCGLOBAL.NET

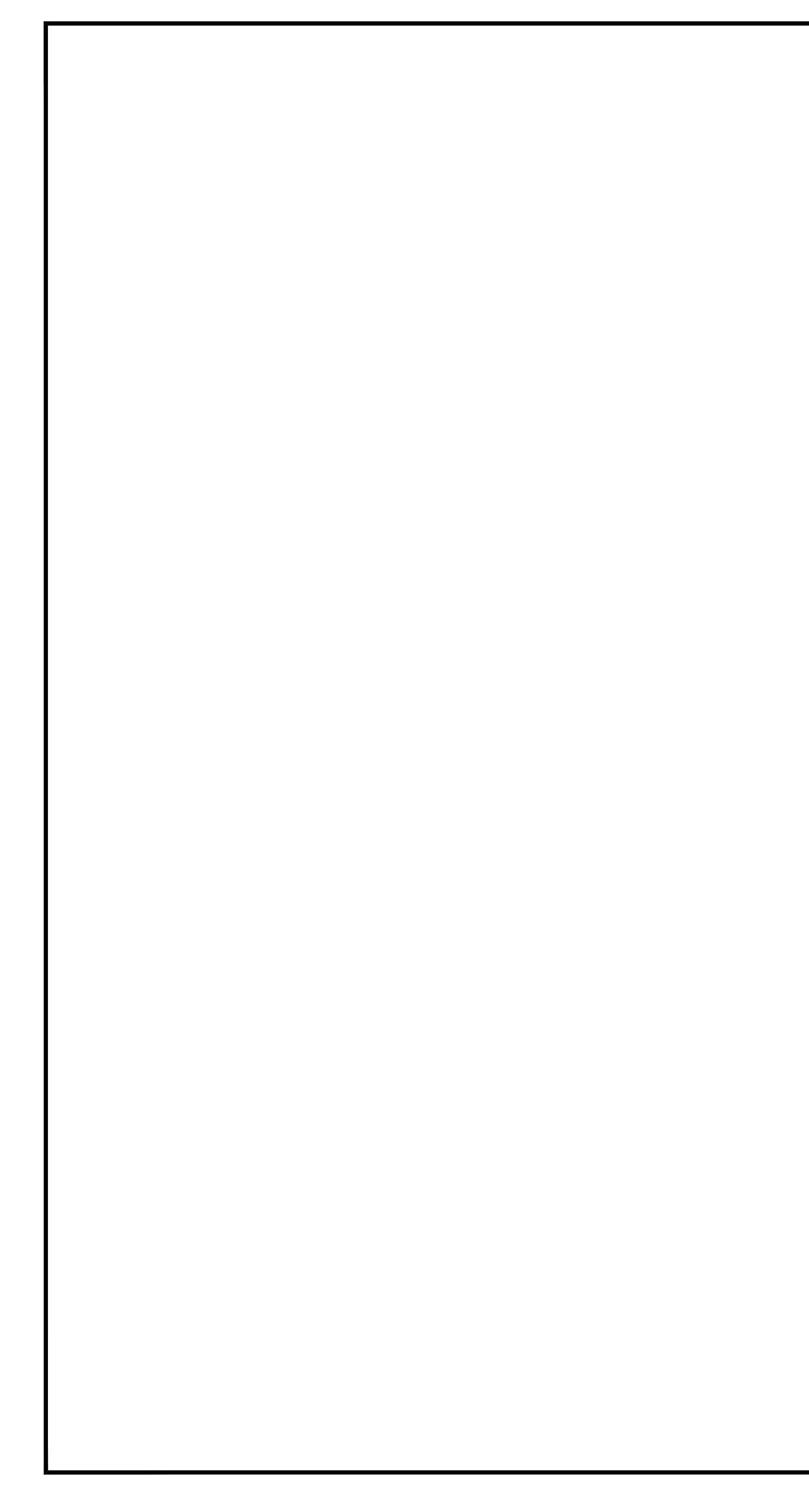
Bartolini DESIGNS 2757 Colony Circle, Bandon, OR 97411 530-308-8670 bartolinidesigns@sbcglobal.net www.bartolinidesigns.com		
NOTHING IN THE DRAWING AND OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION & VIOLATION OF ANY APPLICABLE CODES AND OR RESTRICTONS. SHOULD ANY CHANGES IN THE DRAWINGS OR SPECIFICATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND OWNER AT ONCE AND CEASE WORK ON ALL OR PART OF THE PROJECT THAT ARE AFFECTED. THE WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FUL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, AND CODE REQUIREMENTS WITHOUT ANY EXEMPTIO COPYRIGHT 2020 D A D TOU INIL DESIGNIS		
BARTOLINI DESIGNS ALL RIGHTS RESERVED.		
NICOLE AND JOSH GARCIA 5 WEST BROOKE DR. 5 WOVATO, CA 94947 NOVATO, CA 94947 NICOLEJBARTOLINI@GMAIL.COM 415-516-7628		
PROJECT		
GARCIA VISION PROJECT 88 VISION RD. INVERNESS, CALIFORNIA APN: 112-141-04 & 112-141-03		
DATE: JAN. 20.2021 DRAWN BY: PLB		
SCALE: AS SHOWN SHEET: ACO-I OF		

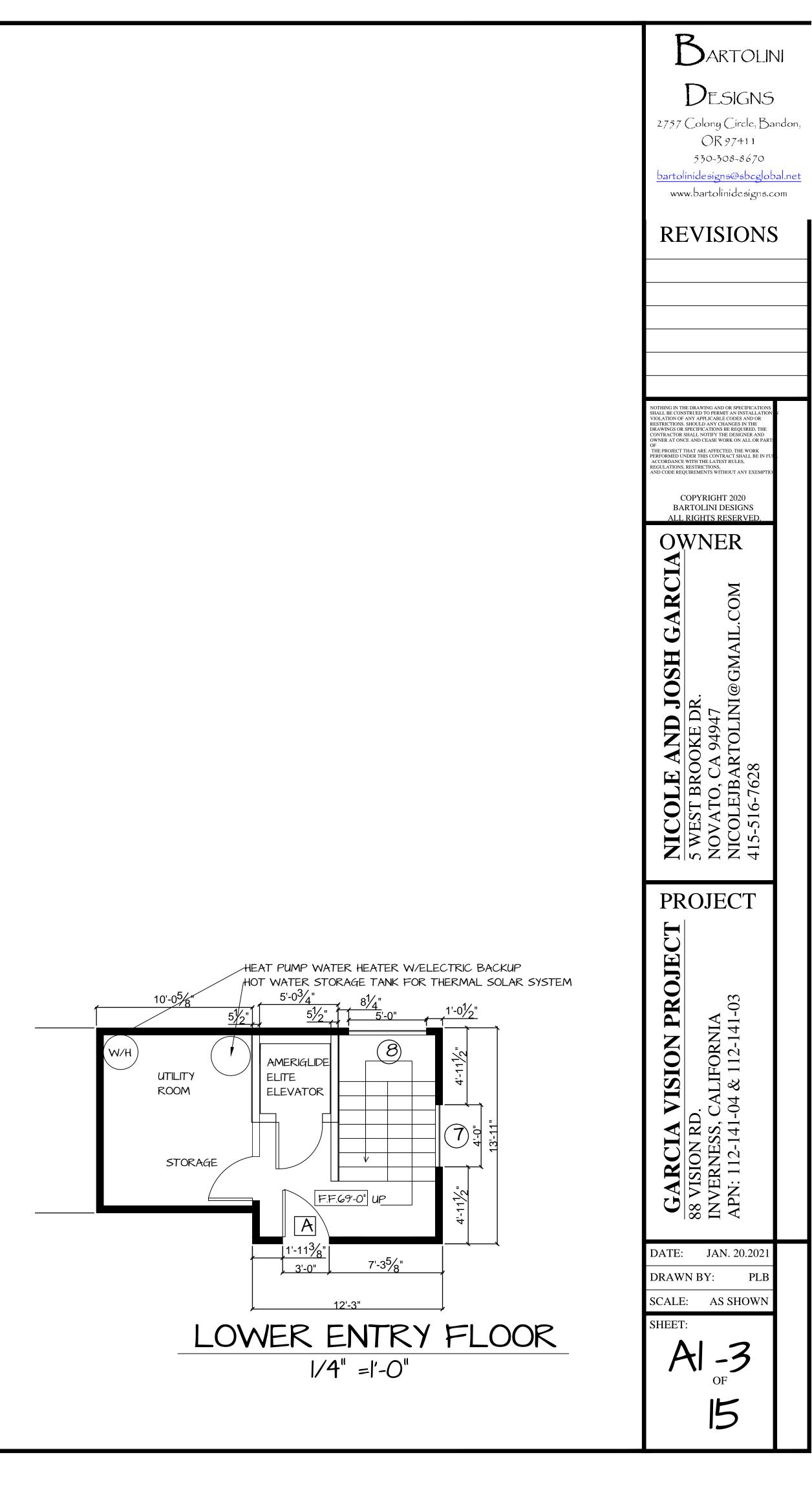
15

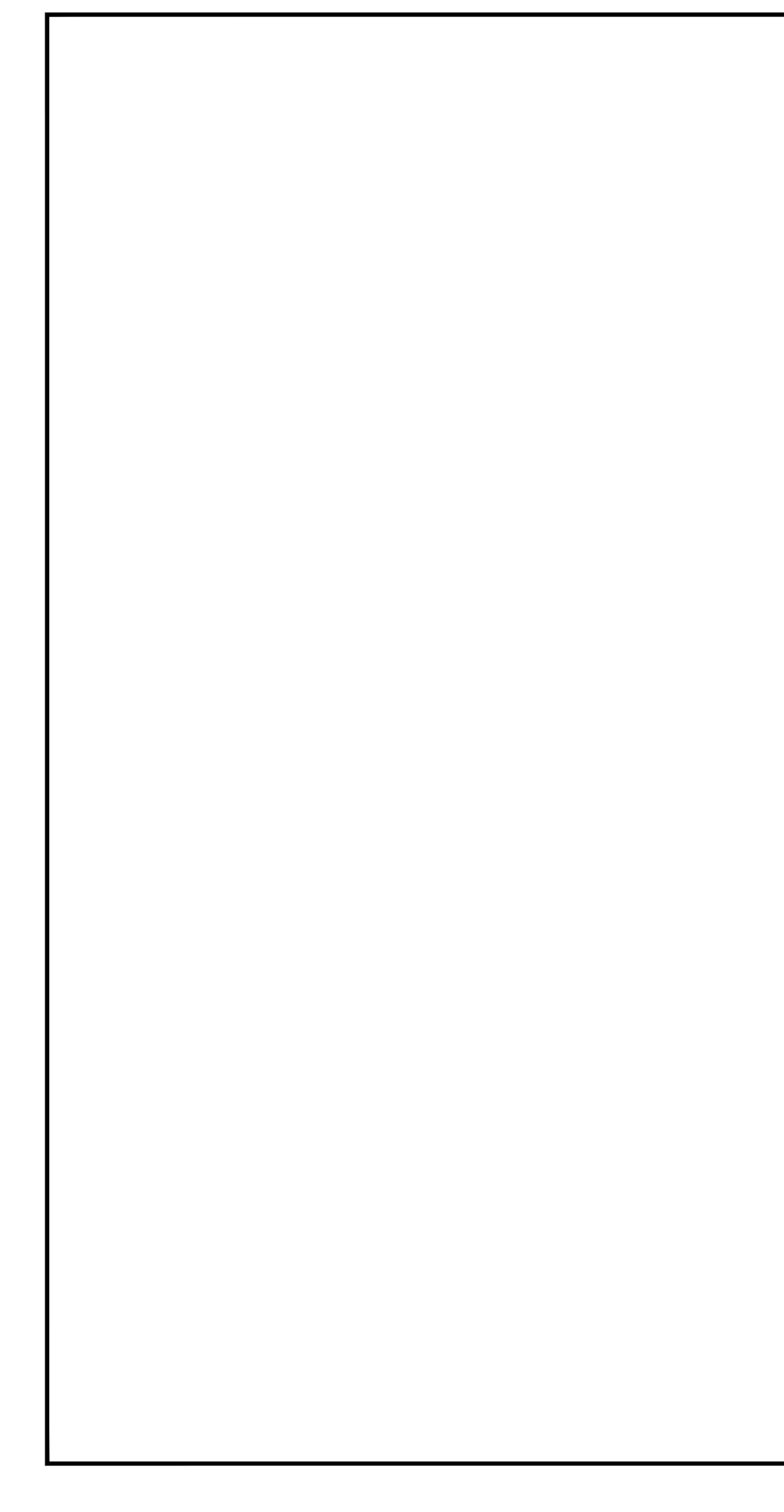


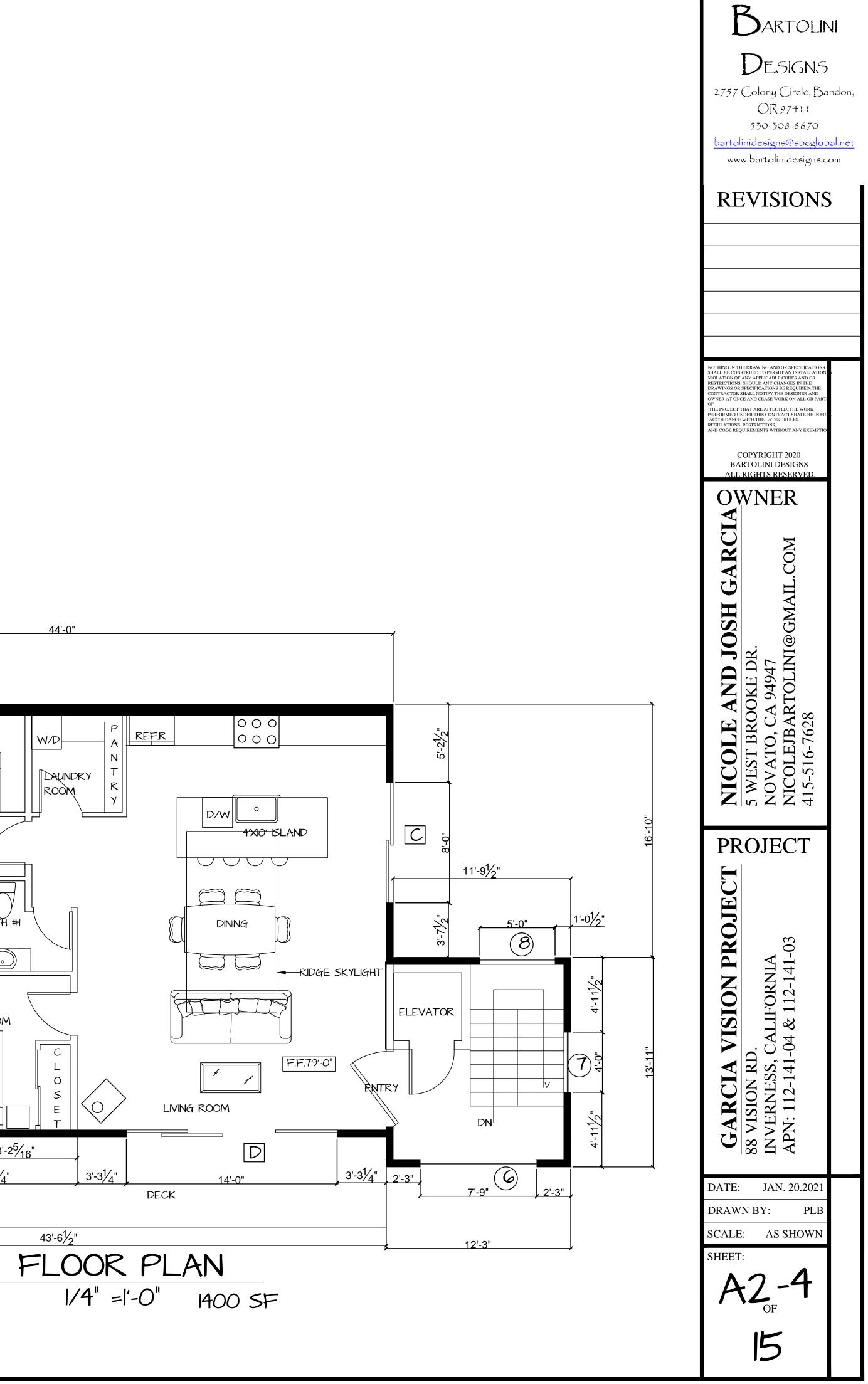


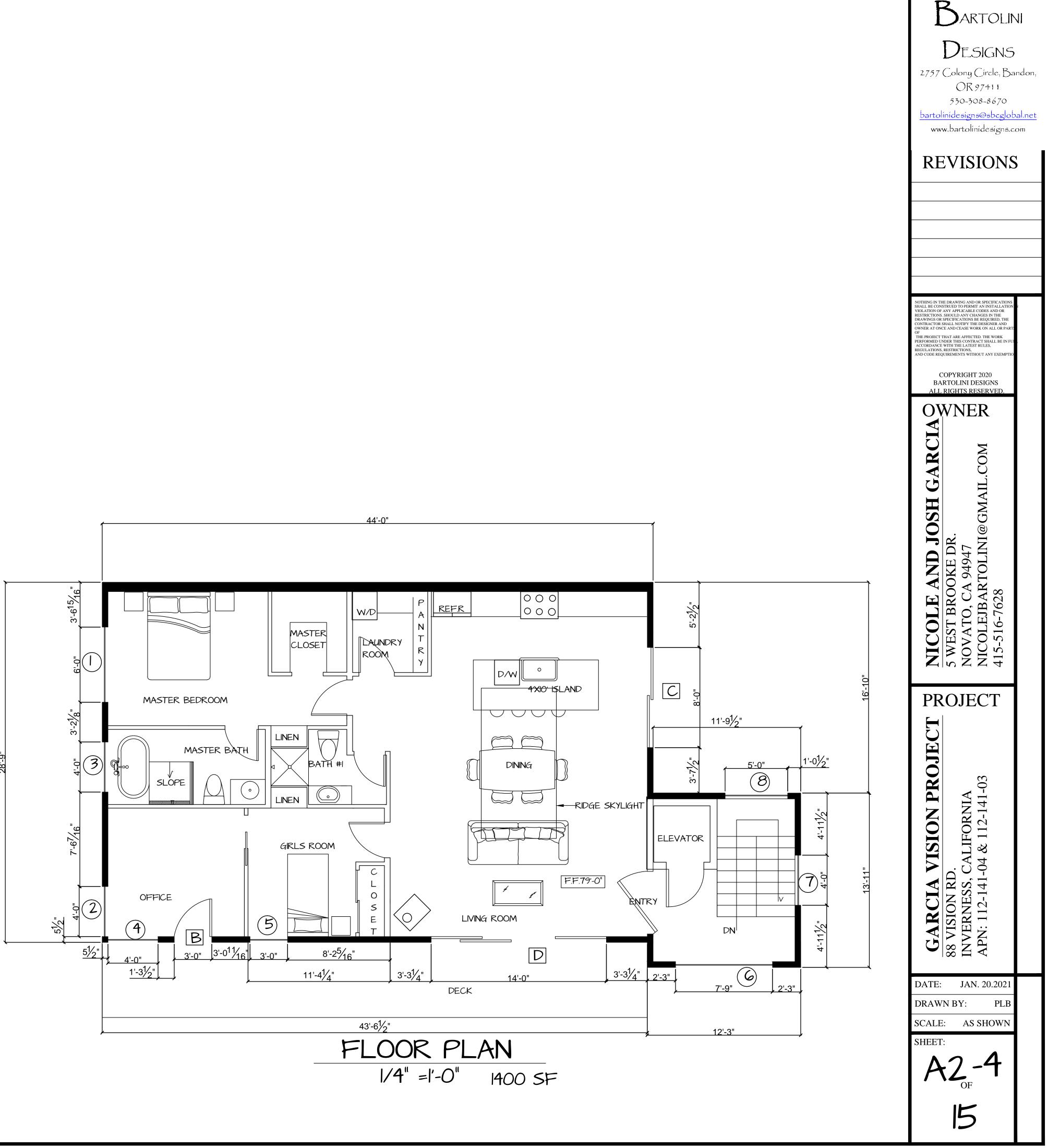


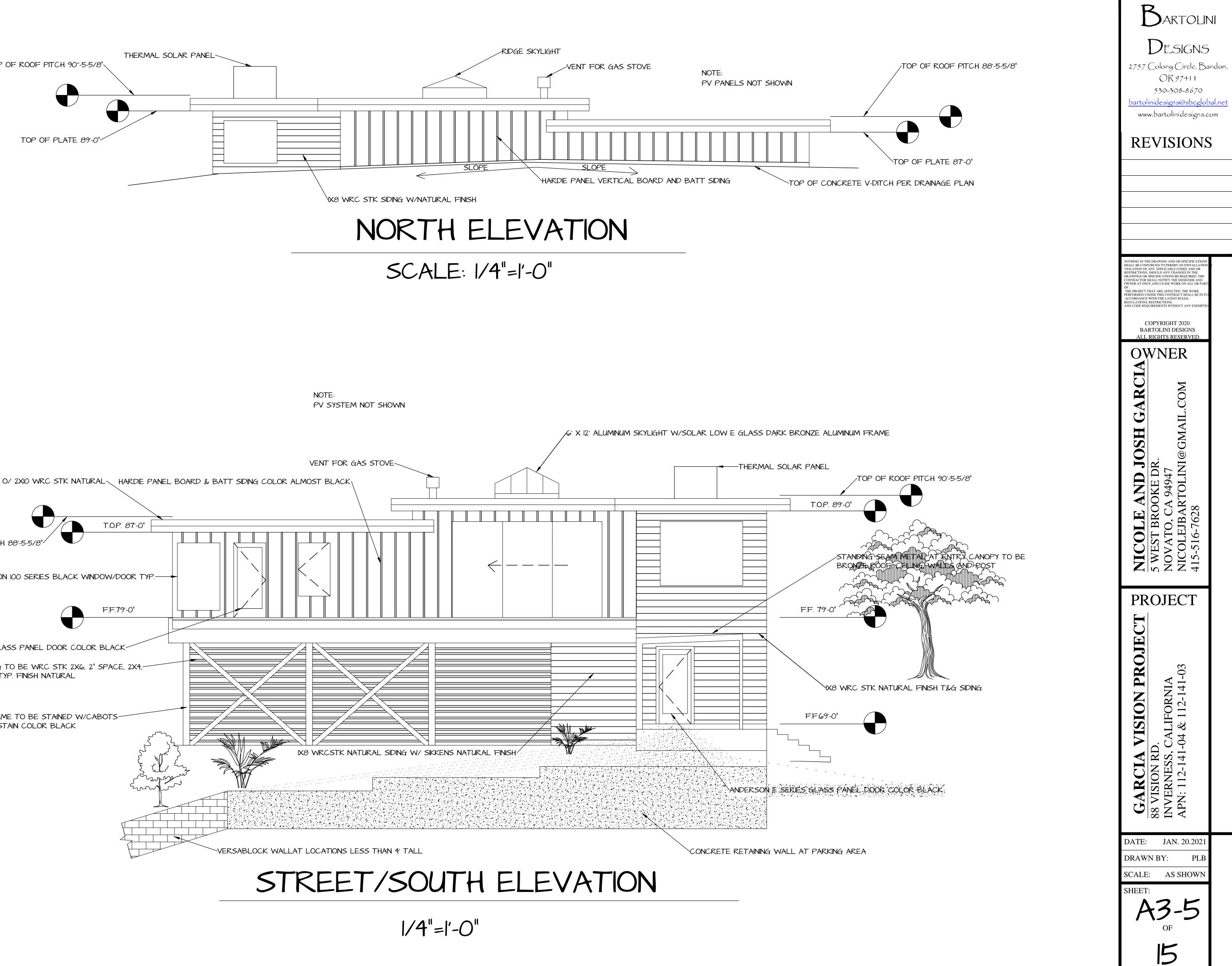


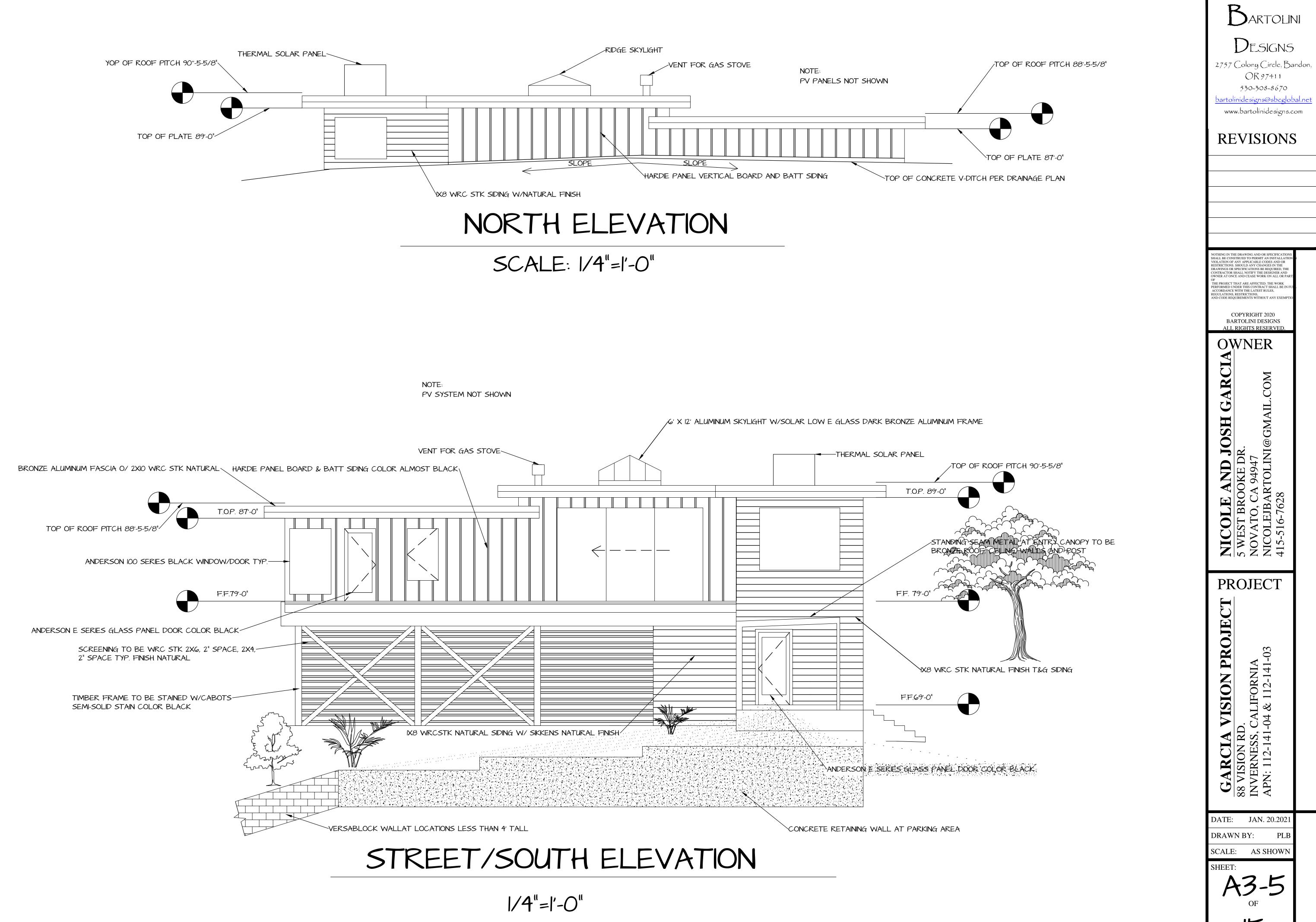


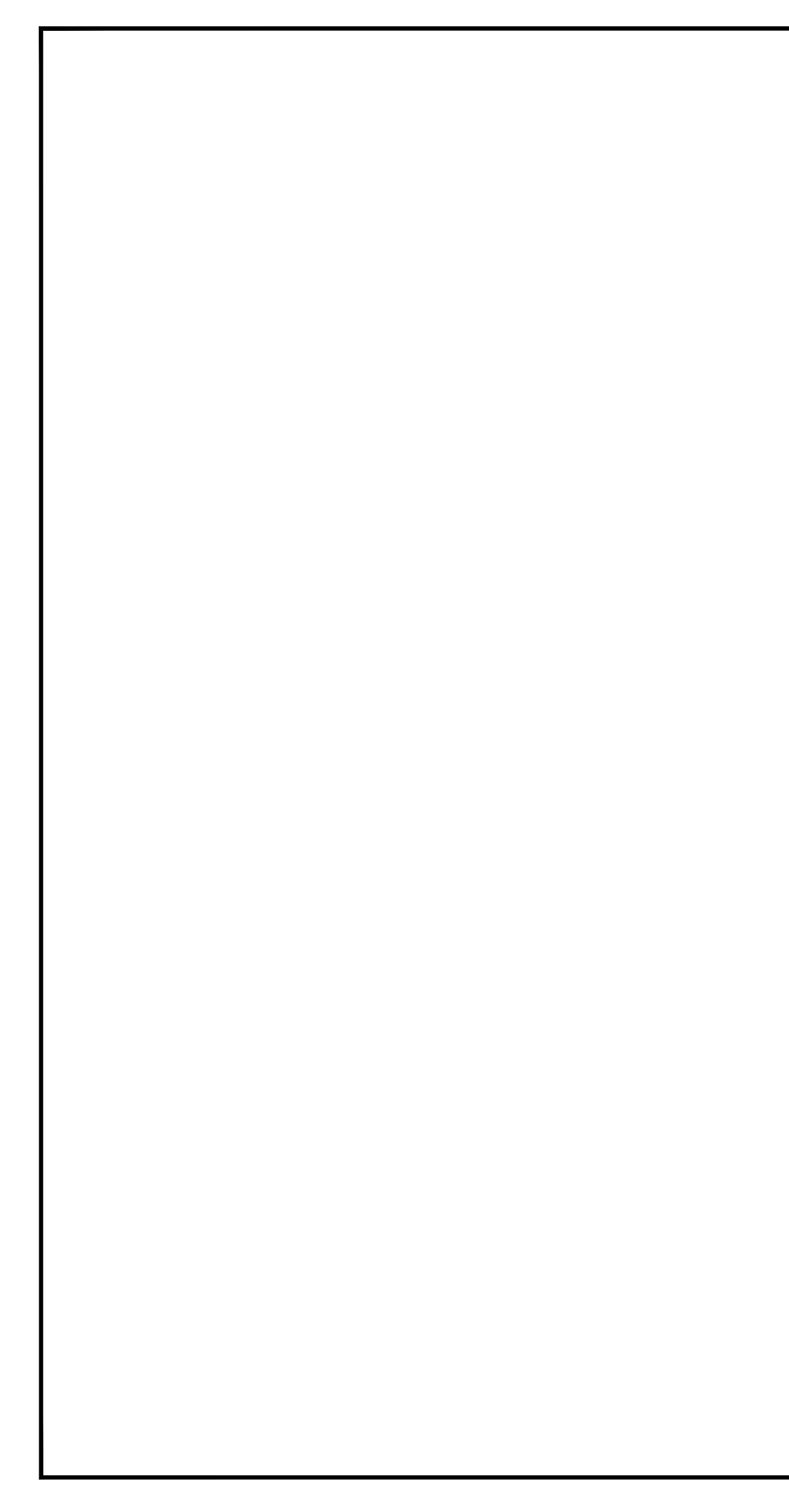


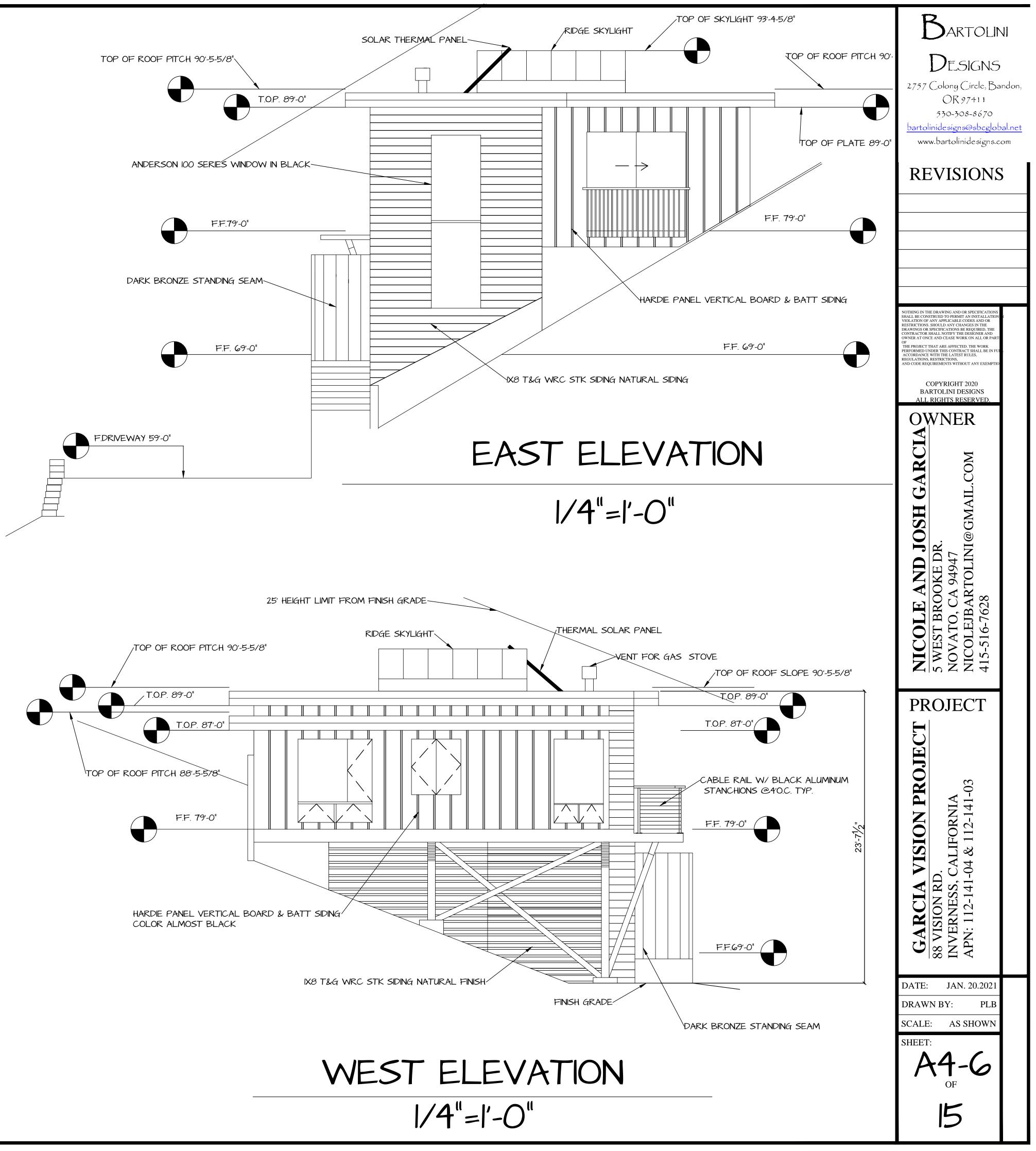


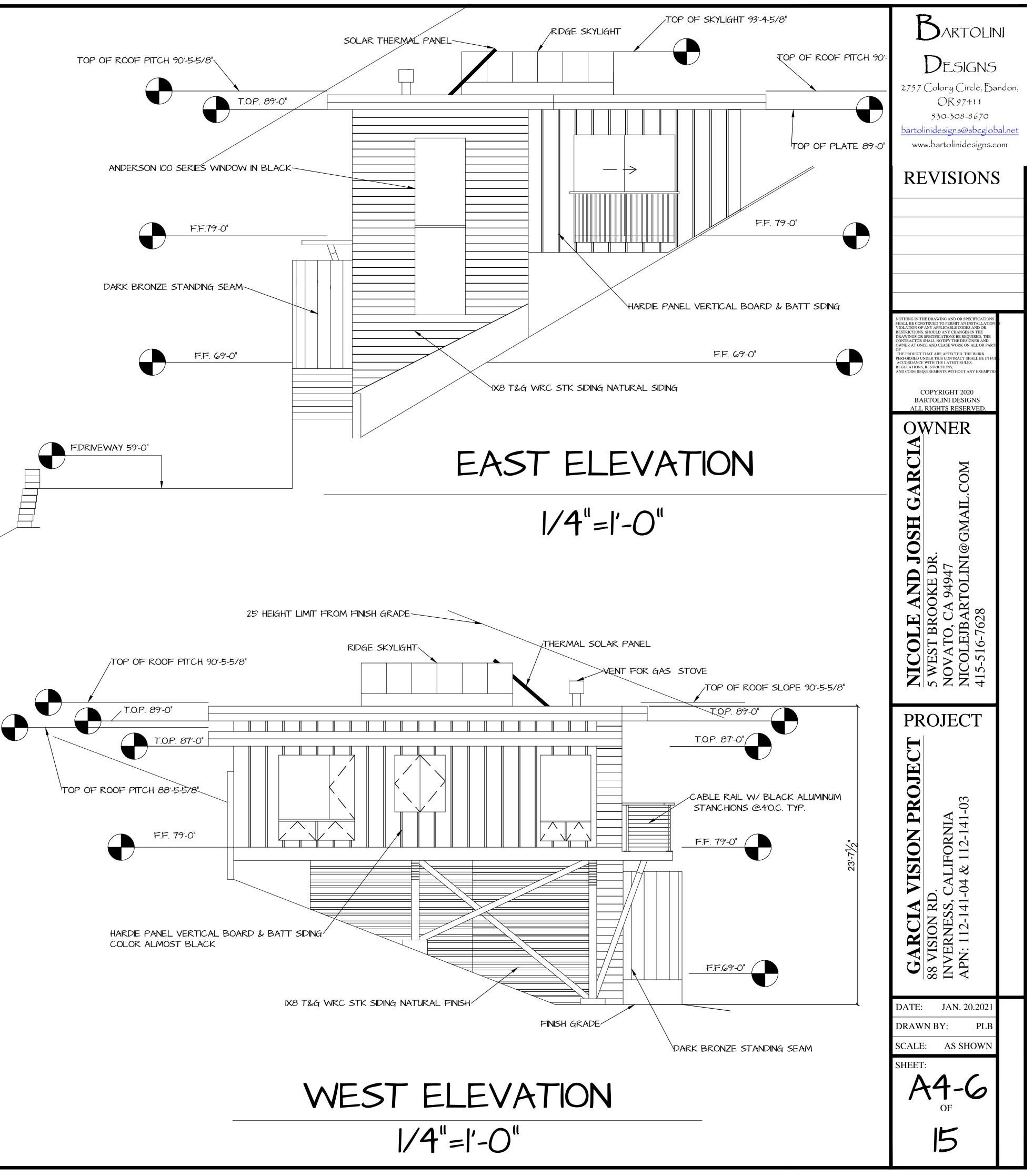


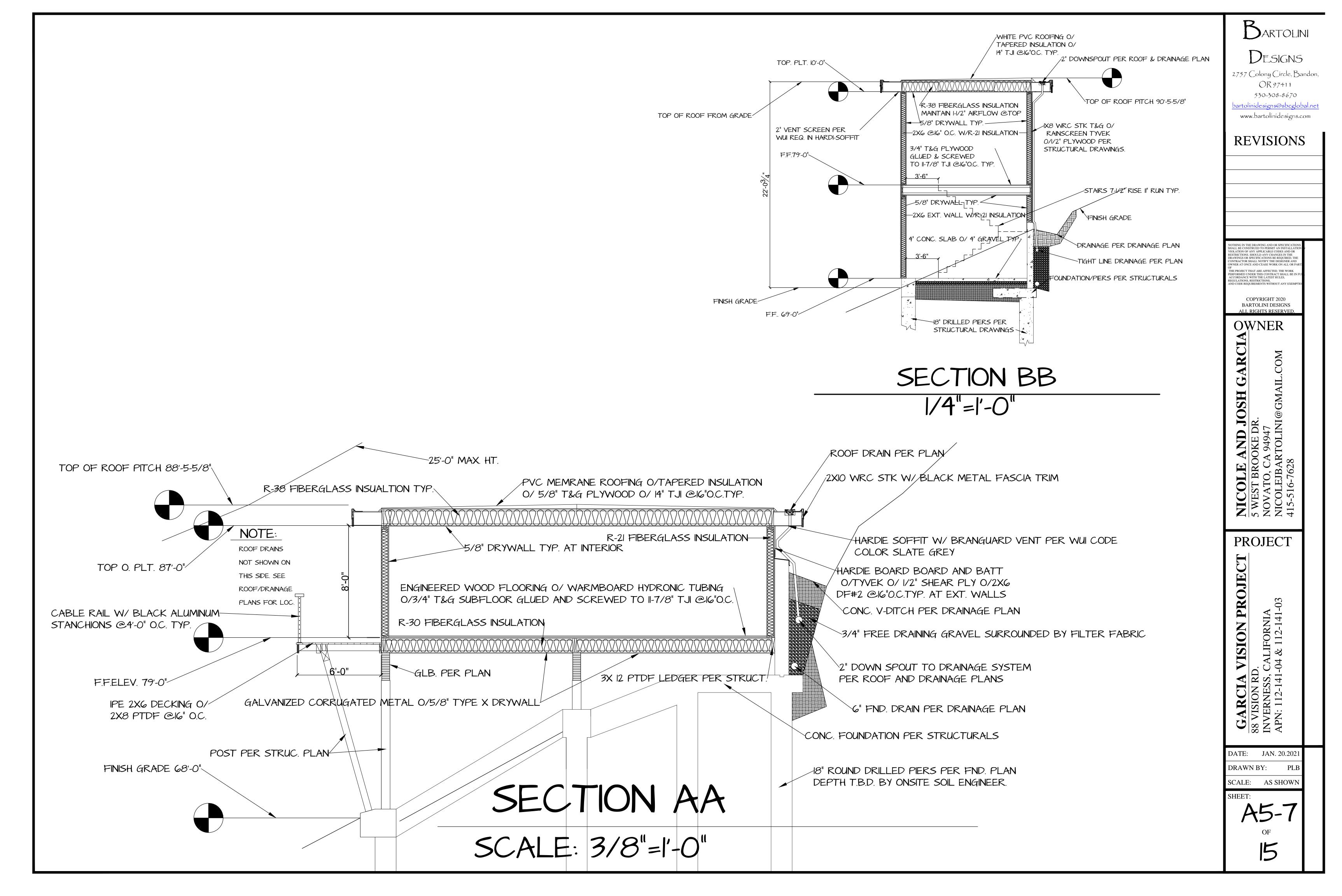


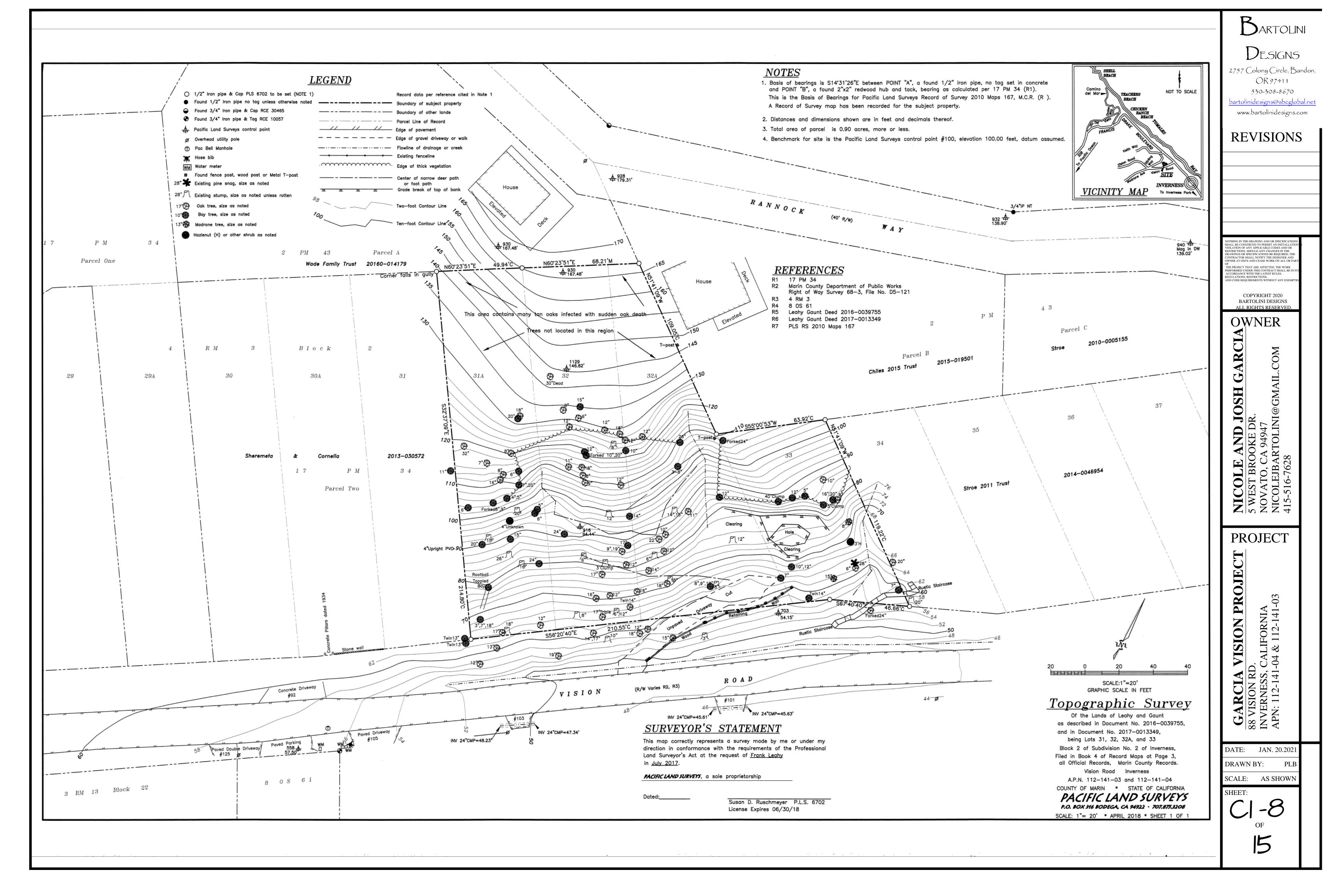












GENERAL NOTES

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND. INDEMNIFY AND HOLD THE OWNERS AND DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND DESIGN ENGINEER.

ALL MATERIAL, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS (DATED JULY 1992) AND THE CURRENT MARIN COUNTY UNIFORM CONSTRUCTION STANDARDS AND SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.) CALL TOLL FREE (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION. CONTRACTOR TO UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATION AND ELEVATION. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, GAS, ELECTRICAL AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH GREATER THAN FIVE FEET IN DEPTH.

ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.

NOT TO BE USED AS BOUNDARY SURVEY. TOPOGRAPHIC SURVEY PROVIDED BY I.L. SCHWARTZ AND ASSOCIATES, NOVATO CA 415-883-9200

ALL TREES TO REMAIN SHALL BE FENCED AS DIRECTED BY ARBORIST OR COUNTY PRIOR TO BEGINNING OF CONSTRUCTION. NO TREES OF PERMIT SIZE TO BE REMOVED WITHOUT OBTAINING A TREE REMOVAL PERMIT.

TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CALTRANS MANUAL OF TRAFFIC CONTROL DEVICES AND AS DIRECTED BY ENGINEER.

PROPERTY LINES , RIGHT OF WAY AND EASEMENTS TO BE FLAGGED PRIOR TO CONSTRUCTION.

GRADING NOTES

CONTRACTOR SHALL ENLIST THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO MONITOR THE PLACEMENT OF EMBANKMENTS. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SOILS REPORT THAT CERTIFIES THAT THE EMBANKMENTS WERE PLACED IN ACCORDANCE WITH THE PROJECT PLANS (AND AMENDMENTS THERETO, IF ANY), SPECIFICATIONS, AND SOUND GEOTECHNICAL PRACTICE. THE REPORT SHALL ADDRESS IN PARTICULAR THE SUSTAINABILITY OF THE NATIVE SOIL ENCOUNTERED AT THE TOE AND BASE OF ALL FILLS. FURTHER, THE REPORT SHALL CONTAIN ANALYSIS OF THE SOILS ENCOUNTERED AND A COMPILATION OF COMPACTION TESTS PERFORMED.

CUT SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1. WITH A GEOTECHNICAL ENGINEER'S WRITTEN PERMISSION, WEATHERED ROCK CUTS MAY BE STEEPENED. FILL SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1 OR REINFORCED WITH GEOGRID PER THE GEOTECHNICAL ENGINEER'S RECOMENDATIONS IF STEEPER THAN 2:1 AND SHALLOWER THAN 1:1.

ALL EXCESS SOIL MATERIAL, STUMPS, AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND THE PERMITING AGENCY'S GRADING ORDINANCE AS THEY MAY APPLY.

IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1ST OR LATER THAN OCTOBER 1ST IN ANY GIVEN YEAR. AN APPROVED SILTATION CONTROL PLAN. DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.

STRUCTURAL SECTION NOTES

ACTUAL DIMENSION OF THE DRIVEWAY PAVEMENT SECTION SHALL BE DESIGNED BY THE SOILS ENGINEER.

THE ROAD SUBGRADE WITHIN THE ROADWAY SECTION SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND COMPACTED TO A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT TO AT LEAST 95% OF RELATIVE COMPACTION AND SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL.

THE CLASS II AGGREGATE BASE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%. SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL AND BE A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT.

THE ASPHALT CONCRETE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%.

A SOILS ENGINEER SHALL TEST, AND APPROVE THE CONSTRUCTION OF ROADS, AND, IF REQUIRED, PARKING AREAS. THE SOILS ENGINEER SHALL PROVIDE COPIES OF THE TEST RESULTS AND WRITTEN APPROVALS TO THE COUNTYS INSPECTOR WITHIN THREE WORKING DAYS OF TESTING OR APPROVAL. THE APPROVAL SHALL INCLUDE THE STABILITY AND RELATIVE DENSITY OF SUBGRADES AND BASE COURSES PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE. A FINAL SOILS REPORT SHALL BE SUBMITTED BY THE PROJECT SOILS ENGINEER TO THE CONSTRUCTION INSPECTION SUPERVISOR OF THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WHICH CONTAINS AN ANALYSIS OF THE SOILS ENCOUNTERED AND COMPILATION OF COMPACTION TESTS PERFORMED.

STORM DRAIN NOTES

TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS' STANDARD PLAN A62-D FOR CONCRETE CULVERTS AND A62-F FOR METAL AND PLASTIC CULVERTS, EXCEPT THAT THE TRENCH WIDTH NEED ONLY BE ONE FOOT ON EACH SIDE OF THE PIPE.

ALL DRAINAGE PIPE IN DRIVEWAY SHALL HDPE TYPE N AASHTO RATED OR SDR35. GRATES IN DRIVEWAY AREA SHALL BE TRAFFIC RATED. DRAINAGE INLETS SHALL BE OF THE SIZE OR TYPE CALLED OUT AND CAN BE PRECAST OR POURED IN PLANCE. CLEANOUTS REQUIRED EVERY 100 FEET AND AT ANY PIPE DIRECTION CHANGE 45 DEGREES OR GREATER.

ALL ROOF DRAINS SHALL BE TIED INTO STORM DRAINAGE SYSTEM AND SEPERATED FROM FOUNDATION DRAINS .. RAINWATER LEADERS SHALL HAVE AND FOUNDATION DRAINS SHALL HAVE CLEANOUTS AT ALL CHANGES IN DIRECTION GREATER THAN 44DEGREES .. FOUNDATION SUBDRAINS SHALL BE SEPERATE PIPING SYSTEMS TO OUTFALL FROM SURFACE DRAINS/ROOF DRAINS

MISCELLANEOUS NOTES

TESTING FOR RELATIVE DENSITIES SHALL BE IN ACCORDANCE WITH CALTRANS' TEST METHOD NO. 216 PART II OR ASTM 1557. THE USE OF SAND CONE METHODS - SUCH AS ASTM 1556 OR CALTRANS 216 PART I -SHALL NOT BE ALLOWED.

PLACEMENT OF MAIL BOXES IS TO BE COORDINATED WITH AND APPROVED BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.

DESIGN ENGINEER SHALL CERTIFY TO THE COUNTY IN WRITING THAT ALL GRADING, DRAINAGE, AND RETAINING WALL CONSTRUCTION WAS DONE IN ACCORDANCE WITH THE PLANS AND FIELD DIRECTIONS. ALSO NOTE THAT DRIVEWAY, PARKING AND OTHER SITE IMPROVEMENTS SHALL BE INSPECTED BY A DEPARTMENT OF PUBLIC WORKS ENGINEER.

ADDITIONAL GENERAL NOTES

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENTNT DEPARTMENT AND THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED. IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES AND THAT THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.

THE CONTRACTOR MUST EXPOSE ALL EXISTING UTILITIES AS A FIRST ORDER OF WORK. INCLUDING SEWER AND STORM DRAINS. TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION.

EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.

THE CONTRACTOR IS CAUTIONED NOT TO ORDER PRECAST ITEMS OR INSTALL ANY IMPROVEMENTS UNTIL ALL CONFLICTS ARE RESOLVED. ALL IMPROVEMENTS INSTALLED OR ORDERED PRIOR TO CONFLICT RESOLUTION SHALL BE DONE SOLELY AT THE CONTRACTOR'S RISK AND AT NO EXPENSE TO THE OWNER.

THE CONTRACTOR SHALL RECOGNIZE THAT UNDERGROUND FACILITIES NOT SHOWN AS CIVIL IMPROVEMENTS (PG&E, TELEPHONE, TELEVISION, IRRIGATION, ETC.) SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.

ALL EARTHWORK AND SITE GRADING SHALL COMPLY WITH CHAPTER 33 AND APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE.

PRIOR TO BEGINING CONSTRUCTION, THE OWNER SHALL OBTAIN ALL NECESSARY AGREMENTS & EASEMENTS AS REQUIRED TO COMPLETE THE WORK.

EARTHWORK QUANTITIES

EARTHWORK QUANTITIES ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. VOLUMES ARE APPROXIMATED FROM EXISTING AND FINISHED GRADE AND DO NOT INCLUDE TRENCH SPOILS, SITE STRIPPING, FOUNDATIONS OR KEYWAY EXCAVATIONS. ACTUAL VOLUMES WILL VARY DEPENDING ON CONTRACTORS METHODS.

ESTIMATED QUANTITIES:

CUT 295 CY

FILL 148 CY

NET 147 CY CUT (EXPORT)

ABBREVIATIONS

	AB	AGGREGATE BASE
	AC	ASPHALT CONCRETE
	BC	BEGIN HORIZONTAL CURVE
	BOW	BASE OF WALL
	BVC	BEGIN VERTICAL CURVE
	CL	CENTERLINE
	C,G;C&G	CURB AND GUTTER
	CB	CATCH BASIN
	CO	CLEANOUT
	CONC	CONCRETE
	DI	DRAINAGE INLET
	EC	END HORIZONTAL CURVE
	EG	EXISTING GROUND
	EVC	END VERTICAL CURVE
	EX	EXISTING
	EXIST	EXISTING
	FL	FLOWLINE
	FF	FINISHED FLOOR
	FG	FINISHED GRADE
	FH	FIRE HYDRANT
	GB	GRADE BREAK
	HP	HIGH POINT
	Ht.	EXPOSED FACE HEIGHT OF WALL
	INV	INVERT
	JT	JOINT TRENCH
	MAX	MAXIMUM
	мн	MAN HOLE
	N/A	NOT APPLICABLE
	NTS	NOT TO SCALE
	0/H	OVERHEAD
	PCC	PORTLAND CEMENT CONCRETE
	POC	POINT ON CURVE
	PRC	POINT OF REVERSE CURVATURE
	PUE	PUBLIC UTILITY EASEMENT
	PVC	POLYVINAL CHLORIDE
	PVI	POINT OF VERTICAL INTERSECTION
	R/W	RIGHT OF WAY
	RCP	REINFORCED CONCRETE PIPE
	S	SEWER
	s/W	SIDEWALK
	57 II	
	SD	STORM DRAIN
	SOG	SLAB ON GRADE
	SS	SANITARY SEWER
	SSCO	SANITARY SEWER CLEAN OUT
		SANITARY SEWER MAN HOLE
	STA	STATION
	STD	STANDARD
	TC	TOP OF CURB
	TEMP	TEMPORARY
	TOE	TOE OF WALL/SLOPE
	TOW	TOP OF WALL
	TW	TOP OF WALL
	TYP	TYPICAL
	W	WATER
	WM	WATER METER
-		

SHEET INDEX

C1 - TITLE SHEET

C2 - OVERALL PROPERTY

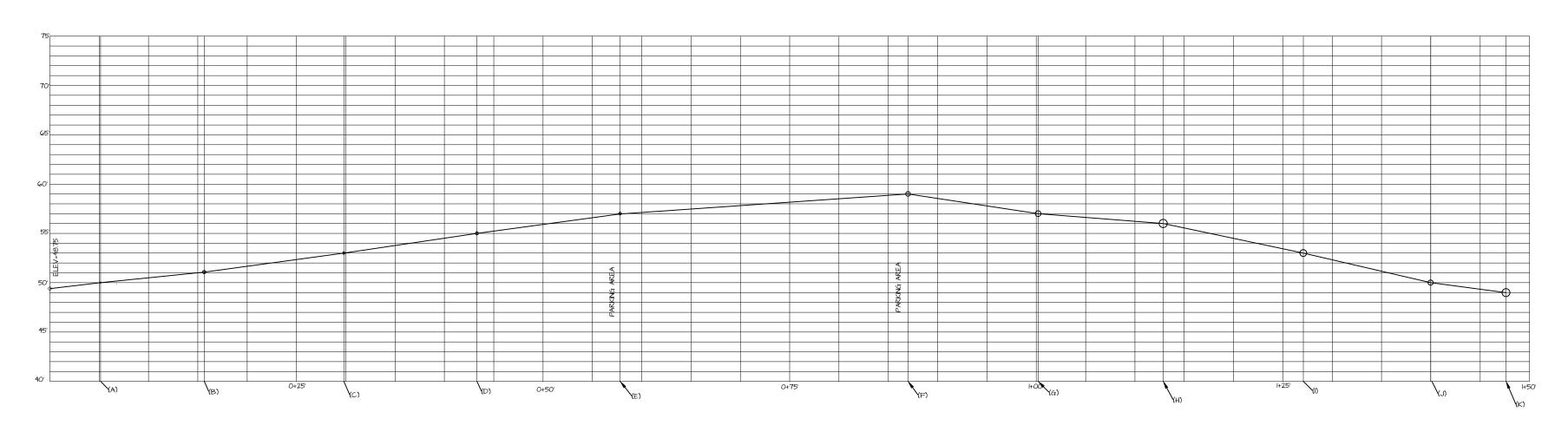
C3 – GRADING PLAN

C4 – DRAINAGE PLAN

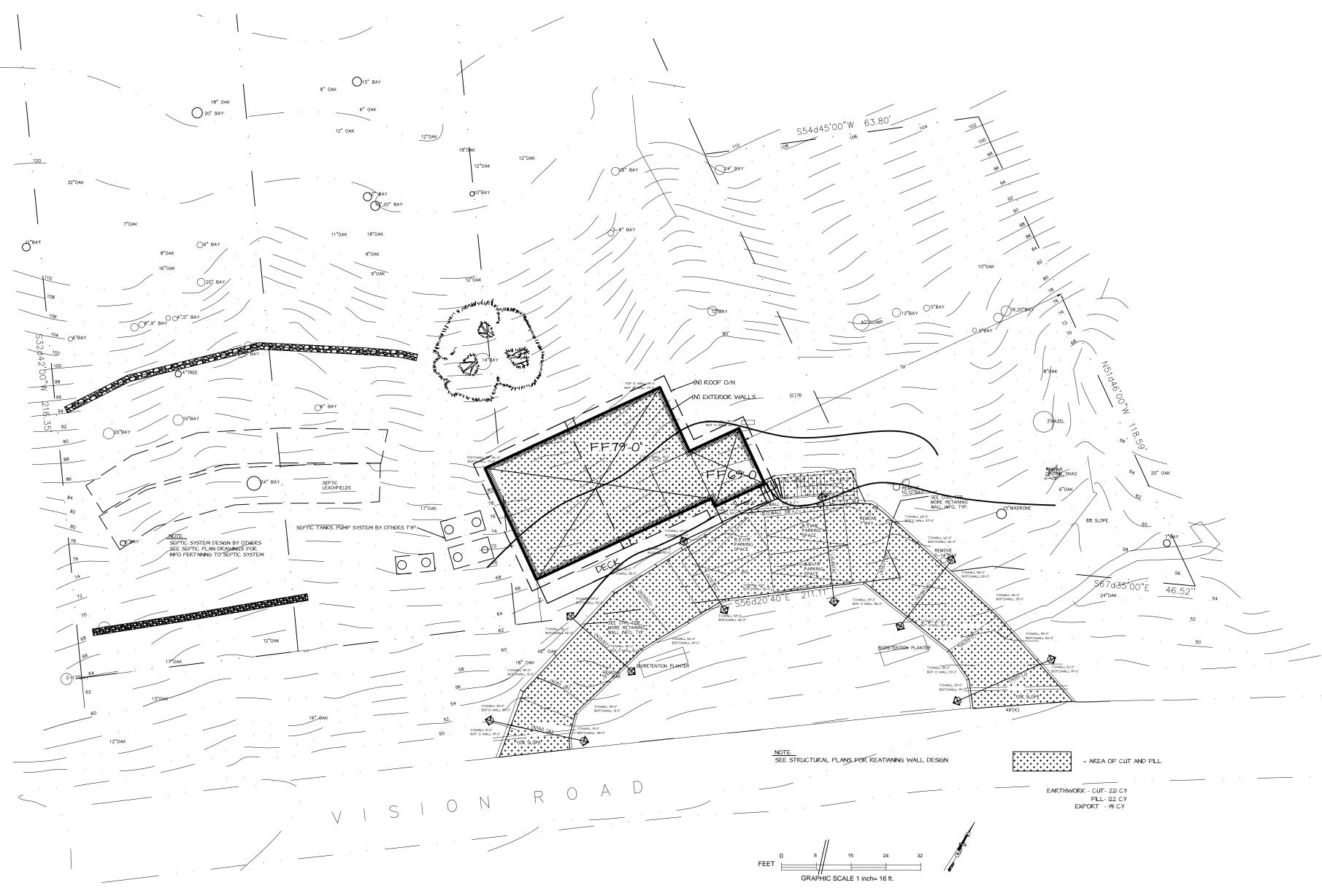
C5 - EROSION CONTROL PLAN C6 - PROFILES AND DETAILS

C7 - STORM RUNOFF TREATMENT

	SITE V	Do D	Bartolini DESIGNS 2757 Colony Circle, Bandon, 0R 97411 530-308-8670 bartolinidesigns@sbcglobal.net www.bartolinidesigns.com
LEGEND LINES: CONTOUR-MJR CONTOUR-MJR CONTOUR-MNR APPROXIMATE BOUNDARY RETAINING WALL DAYLIGHT STORM DRAIN/RAIN WATER FOUNDATION/RET WALL DR RWL COLLECTION SYSTEM WATER SWALE CLEANOUT RAINWATER LEADER BACKFLOW PREVENTER SEWER CABLE ELECTRIC SERVICE GAS SERVICE TELECOM SERVICE	AIN		DJTER AND CASE OF THE DRAWING AND OR SPECIFICATIONS SHALL BE CONSTRUCT TO PERMIT AN INSTALLATION A VESTRICTION SHAD APPLICABLE CODES AND OR RESTRICTIONS SHOULD ANY CHANGES IN THE DRAWINGS OF SPECIFICATIONS BE REQUERED. THE CONTRACTOR SHALL NOTTY THE DESIGNER AND OWNER AT TOR SHECK THIS CONTRACT SHALL BE IN FUR ACCORDANCE WITH THESE WORK OPAL ACCORDANCE WITH THE CONTRACT SHALL BE IN FUR ACCORDANCE AND CASE OF THE YOR ACCORDANCE AND ACCORDANCE AND ACCORDANCE AND ACCORDANCE AND ACCORDAN
			Garcia Vision Project Micol Seves Seves Sevision RD. Seves Sevision RD. Seves Inverness, California Seves APN: 112-141-04 & 112-141-03 A15-51 APN: 112-141-04 & 112-141-03 A15-51
			DRAWN BY: PLB SCALE: AS SHOWN SHEET: C22-9 OF I5

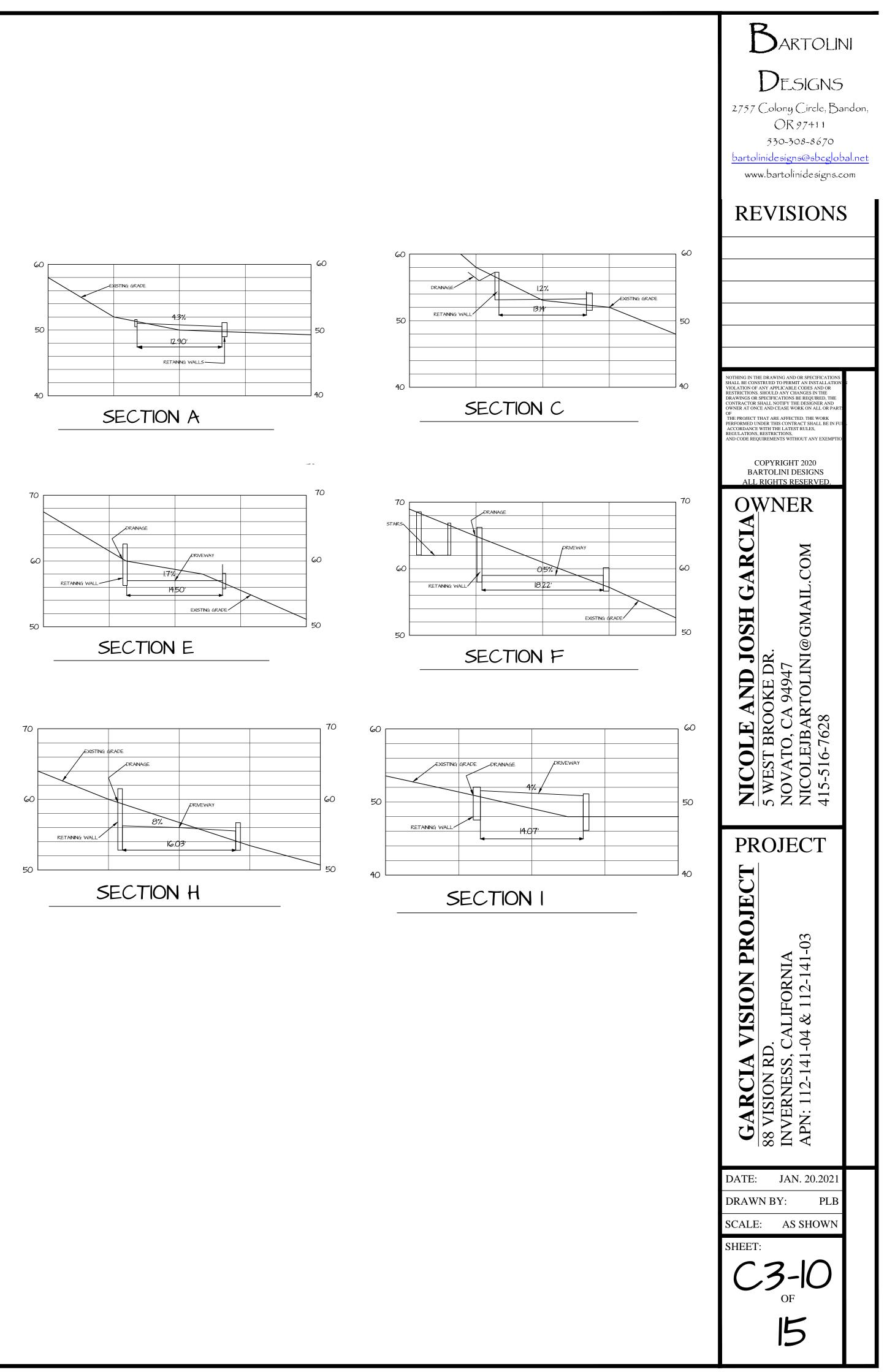


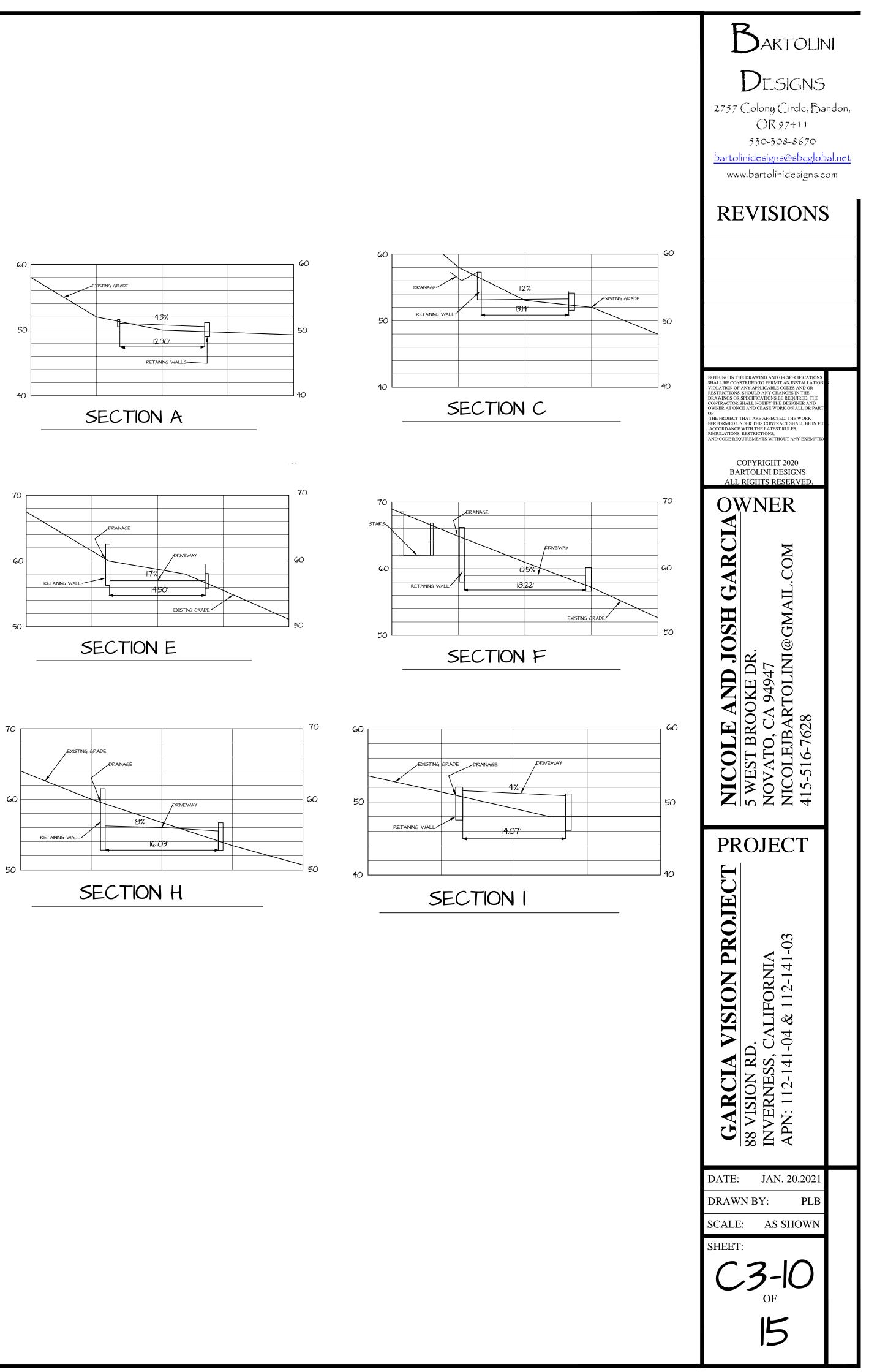
DRIVEWAY CENTERLINE PROFILE N.T.S.

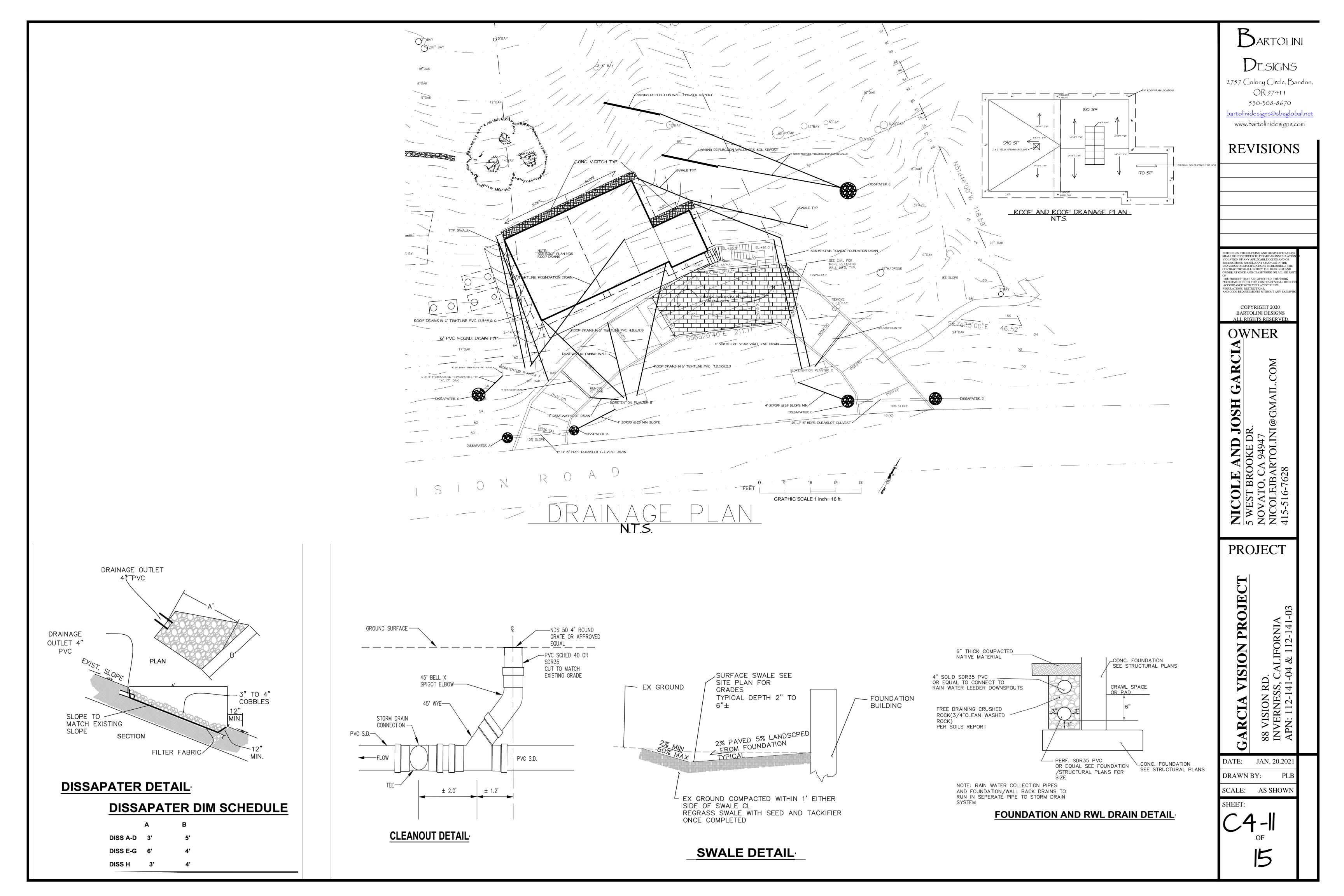


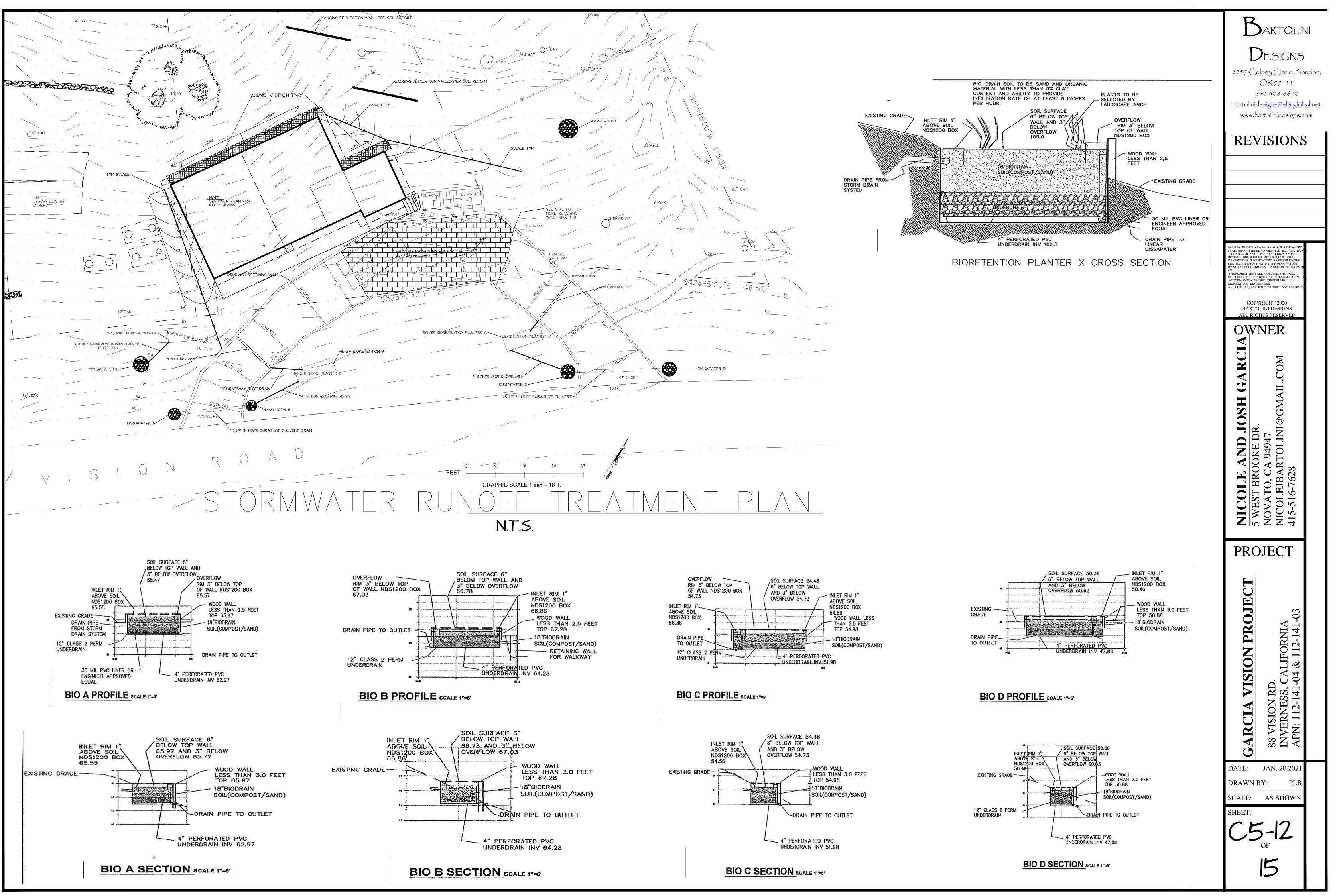
SCALE=1/16"=1'-0"

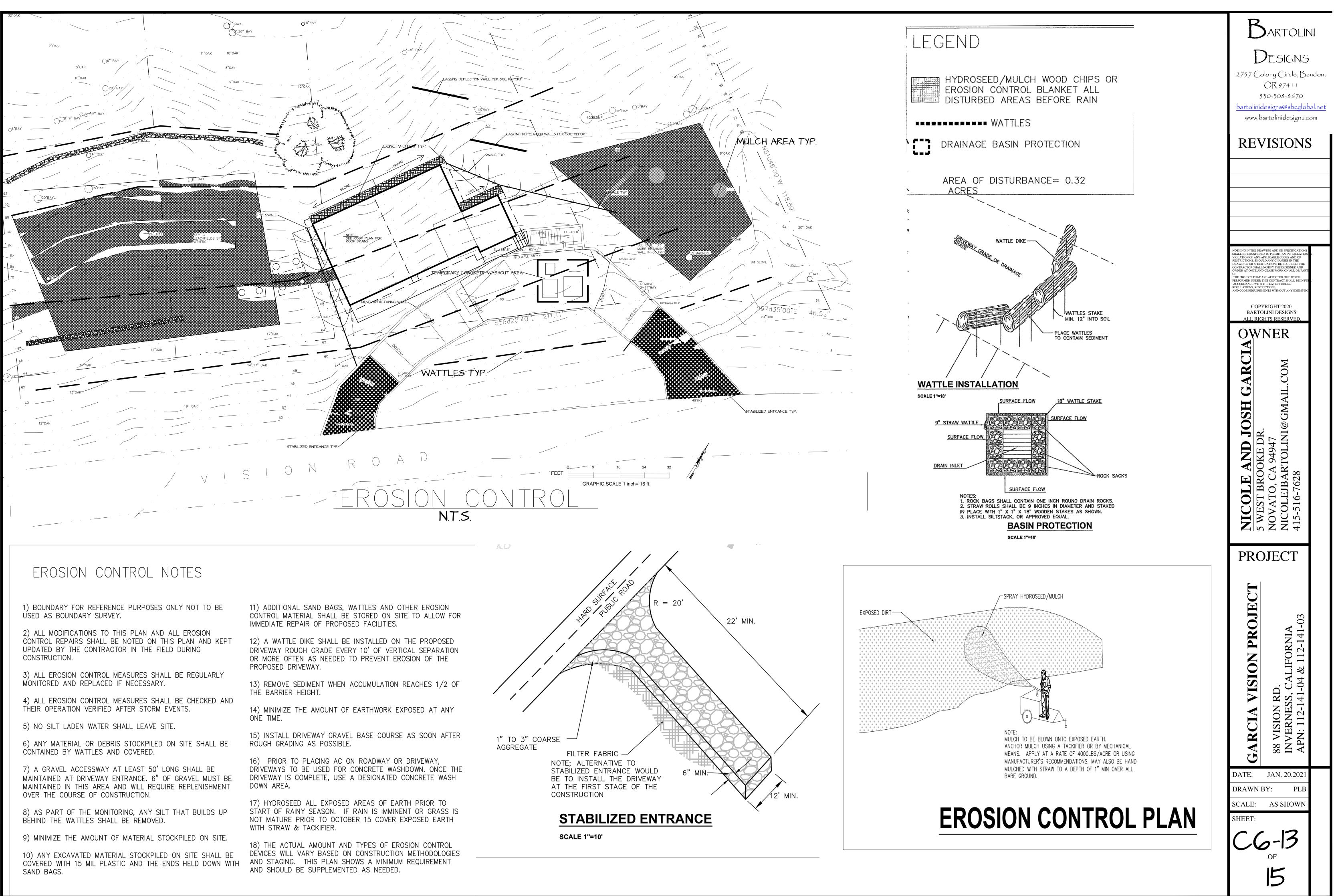


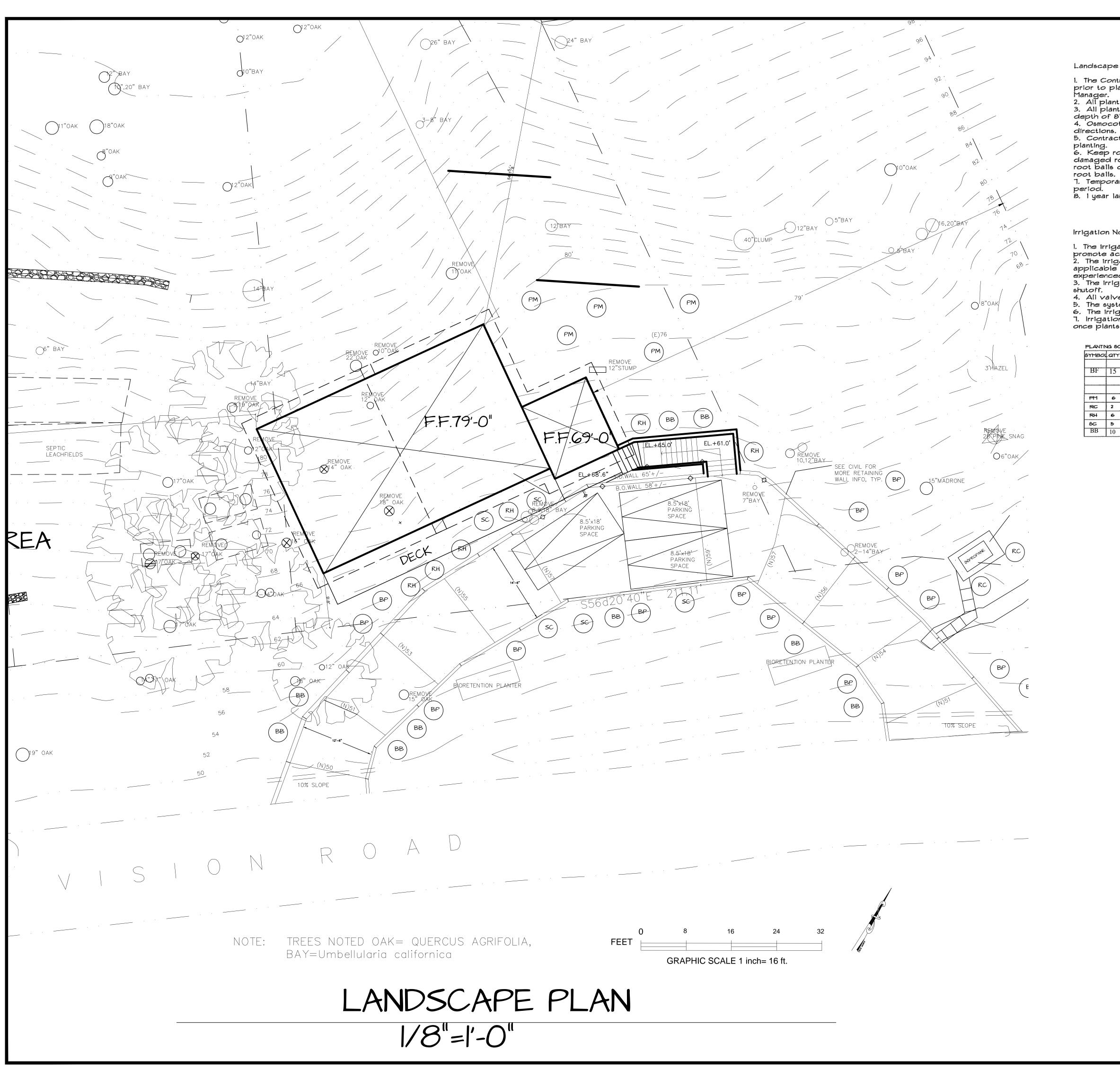












Landscape Architectural Planting Notes

The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any utility line conflicts to the Construction

All planting areas shall be cleared of all weeds and debris.
All planting areas shall be amended with a weed free topsoil and cultivated to a depth of 8".
Osmocote fertilizer (or Eq.) shall be used at each planting per manufacturer

5. Contractor shall receive approval from Architect of plant layout prior to

6. Keep root balls intact to and during planting operations. Plants with broken or damaged root balls shall be rejected and immediately removed from the site. Keep root balls damp and protected from damage due to sun and wind. Do not shave

7. Temporary irrigation shall be provided for plant establishment and maintenance

8. I year landscape maintenance and warranty period.

Irrigation Notes

 The irrigation system will be designed to distribute a minimum amount of water to promote active and healthy growth of all proposed plantings.
The irrigation system shall be designed and installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workmen. 3. The irrigation controller shall have an automatic timer with battery backup and rain

4. All valves shall have a pressure regulator filters and shut off as necessary. 5. The system shall have a shut-off and reduced pressure backflow assembly. 6. The irrigation system shall be composed of all drip or bubblers. 7. Irrigation shall be installed to allow plants to establish and grow, and modified once plants are established.

PLANTING SCHEDULE

symaol

BF

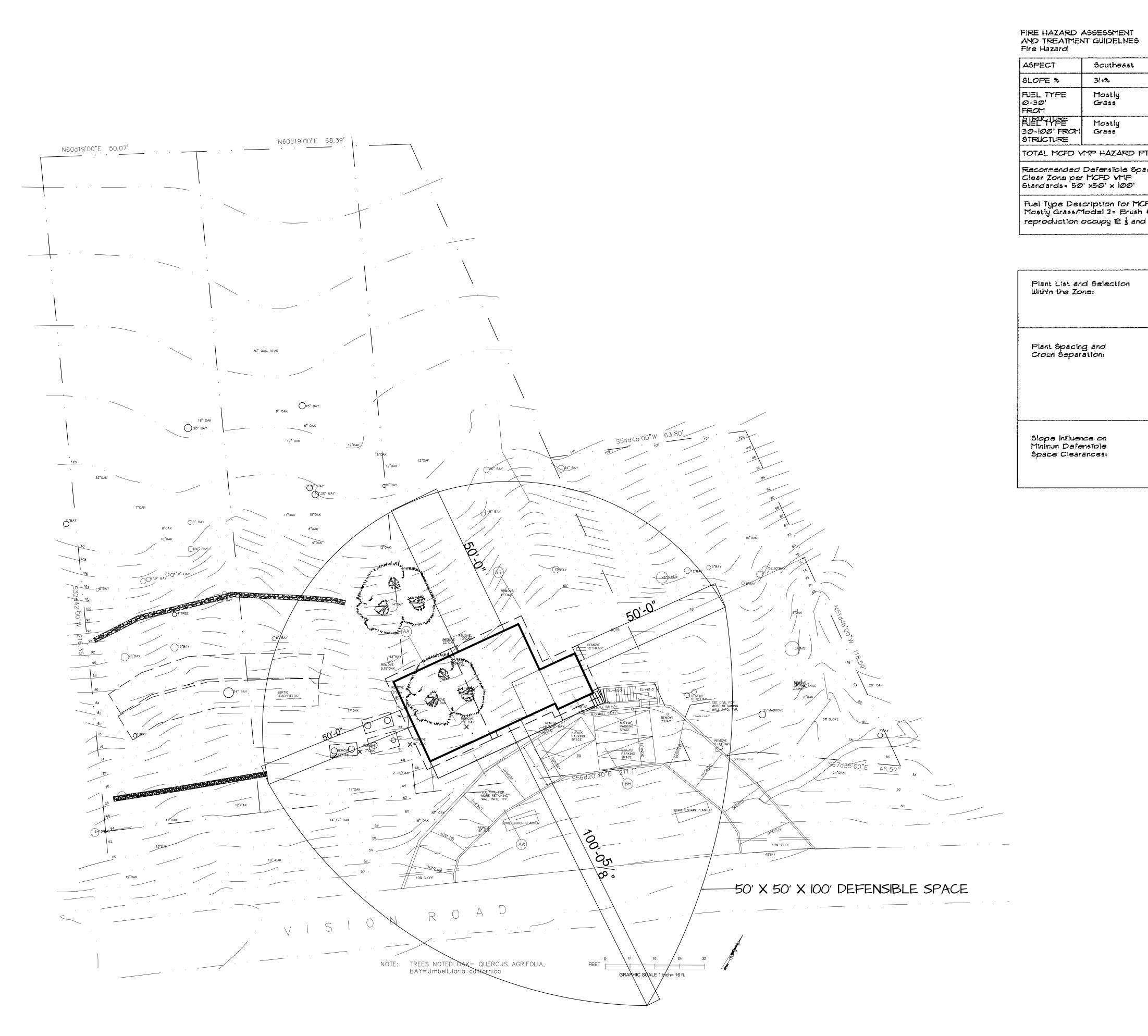
FT1 FC F24

- 6C

BB

ł	ATY.	SIZE	BOTANICAL NAME	COMMON NAME	WATER	нт. х Ш	CA NATIVE
			GROUNDCOVER				
	15	1 GAL	PTERIDIUM aquilinum	BRACKEN FERN	LOW	12*x 15'	YES
1			SHRUBS				
1	6	I GAL	POLYSTICHUM munitum	WESTERN SULORD FERN	MOD	2-5'x 2-3'	YES
1	2	5 GAL	ROMNETA coulter!	MALITIJA POPPY	LOW	5-6'x 5-6'	TES
1	6	I GAL	RHAMNUS californica	BUCKTHORN, COTTEEBERRY	LOW	4-6'x 4-6'	YES
1	Б	I GAL	SALVIA leucophylla	SALVIA CELESTIAL BLUE	rom	3-5'x 3-5'	YES
1	10	1 GAL	CEANOTHUS thyrsiflous	BLUE BLOSSOM	LOW	2-5'X3-5'	YES

Bartolin DESIGNS 2757 Colony Circle, Ba OR 97411 530-308-8670 bartolinidesigns@sbcglob www.bartolinidesigns.co REVISIONS	andon, pal.net com		
NOTHING IN THE DRAWING AND OR SPECIFICATIONS IS ALL BE CONTRUCTO TO PERMIT AN INSTALLATION RESTRICTIONS AND OF ANY APPLICABLE CORRECTION BE RESTRICTIONS SINCE AND CEASE WORK OR AND OR PARTS OF THE PROJECT THAT ARE AFFECTED. THE DESIGNER AND CONTRACTOR SHALL NOTITY THE DESIGNER AND OR PREFORMED UNDER THAT ARE AFFECTED. THE WORK PREFORMED UNDER THAT ARE AFFECTED. THE WORK COPYRIGHT 2020 BARTOLINI DESIGNS ALL RIGHTS RESERVED.			
CIA VISION PROJECT ISION RD. ERNESS, CALIFORNIA : 112-141-04 & 112-141-03			
BATE: JAN. 20.2021 DRAWN BY: PLB SCALE: AS SHOWN SHEET: C7-I4 OF			



|/|6"=|'-0"

	Bartolini
Hazard Points DEFENSIBLE SPACE NOTES: 3 Per MCFD VRTP Defensible Space on neighboring property. The minimum required defensible space is determined without reference to property lines, Additional fire protection be be required by Inversess Fire Marshall. 4 0 4 0 1 0<	BARTOLINI DESIGNS 2757 Colony Circle, Bandon, 0R 97411 330-308-8670 bartolinidesigns@sbcglobal.net www.bartolinidesigns.com
done by June 1st or at direction of Fire Dept. B. Plant selections to be fire-resistant, non-pyrophitic native, donestic or combination thereof that best suits the project site. Slope, soli type, drought resistance have been considered.	NOTHING IN THE DRAWING AND OR SPECIFICATIONS WOLATION OF ANY APPLICABLE CODES AND OR RESTRICTIONS SHOULD ANY CHANGES IN THE DRAWINGS OF ANY APPLICABLE CODES AND OR RESTRICTIONS SHOULD ANY CHANGES IN THE DRAWINGS OF SPECIFICATIONS BE REQUIRED. THE CONTRACT OR SHELL NOTIFY THE DESIGNER AND DWNREAT OTNOE AND CEASE WORK ON ALL OR PART. ACCORDANCE WITH THE LATEST RULES. REQUIREMENTS WITHOUT ANY EXEMPTION ACCORDANCE WITH THE LATEST RULES. REQUIREMENTS WITHOUT ANY EXEMPTION COPYRIGHT 2020 DATO OF REQUIREMENTS WITHOUT ANY EXEMPTION OPPORTON OF ADD CEASE WORK ON ALL RULE DATO OF ADD CASE OF ADD OF ALL RIGHTS RESERVED. 010000000000000000000000000000000000
1	PROJECT DIATE BUILD-141-03 BUILD-141-03 BUILD-141-04 & 112-141-03 BUILD-141-04 & 112-141-04 BUILD-141-04 & 112-141-04 BUIL