

GENERAL NOTES

- ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND BEST TRADE PRACTICES. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE 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 UNANTICIPATED CONDITIONS ARE ENCOUNTERED.
- PROVIDE REINFORCED BACKING AT WALLS & CEILINGS AS REQUIRED TO SUPPORT ALL EQUIPMENT, FIXTURES, FURNISHINGS, ETC. TO BE ATTACHED TO FRAMING.
- SEAL ALL PENETRATIONS AT FIRE AND SOUND RATED PARTITIONS W/APPROVED SYSTEMS TO MAINTAIN REQUIRED RATINGS.
- PROVIDE FIRE RATED GYP. BD. ENCLOSURES AT ALL RECESSED FIXTURES TO MAINTAIN REQUIRED RATINGS.
- ALL DRAIN LINES WITHIN WALLS ARE TO BE WRAPPED IN SOUND INSULATION OR BE CAST IRON. CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED BY THE PLUMBING, AC, CONDITIONING AND OTHER INSTALLERS, AS REQUIRED BY CODE. ANY ACCESS 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 PENETRATIONS FOR MECHANICAL, PLUMBING, ELECTRICAL, AND COMMUNICATIONS PIPE, DUCT OR CEILING IN WHICH THEY OCCUR. PROVIDE FIRE BLOCKING AT FLOOR, CEILING AND MID-HEIGHT OF WALLS OVER 10'-1".
- STUCCO, PLASTER AND GYPSUM BOARD SHALL TERMINATE WITH A 'J MOLDING' WHERE EDGIE IS EXPOSED UNLESS OTHERWISE NOTED.
- GYPSUM BOARD TO BE 5/8" WRAP AT WINDOWS TWO SIDES AND HEAD, SQUARE EDGE. FINISH TO BE KNOCK DOWN PROVIDE WATERPROOF DRYWALL AT ALL BATHROOMS AND LOWER WALL AT KITCHEN

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 TREATMENT PLAN
 EROSION CONTROL PLAN
 LANDSCAPE PLAN
 VEGETATION MANAGEMENT PLAN

A0	AP#	112-141-03-04
A0.1	LOT AREA SQUARE FOOTAGE	38,862 SF
A1	ZONING	CRSP-0.5
A2	# of STORIES	ONE plus UNCONDITIONED STAIR TOWER
A3	MAIN FLOOR(CONDITIONED SPACE)	1232 SF
A4	LOWER STAIR TOWER(UNCONDITIONED SPACE)	170 SF
A5	BUILDING FOOTPRINT TOTAL SF	1402 SF
C1	PROPOSED FAR	3.7%
C2	PERVIOUS AREA AT PARKING	758 SF
C3	IMPERVIOUS AREA AT CONCRETE DRIEWAY	1478 SF
C4	DECKS AT MAIN FLOOR (PERVIOUS)	264 SF
C5	IMPERVIOUS EXT. STAIRS AND LANDINGS	173 SF
C6	HOUSE CUT/FILL	89 CY EXPORT
C7	DRILLED PIERS CUT/FILL	16 CY EXPORT
C8	DRIVEWAY CUT/FILL	146 CY EXPORT
	MAX. HT.	22'-0"
	PARKING	3 CAR OFF STREET

SITE DATA

BARTOLINI

DESIGNS

2737 Colony Circle, Bandon,
 OR 97411
 530-308-8670
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www.bartolinidesigns.com

REVISIONS

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OWNER

NICOLE AND JOSH GARCIA
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 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:

AO-1
 OF
 15

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

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 5 W. BOOKE DR.
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GEOLOGIST: RUSTY AREND/MILLER PACIFIC
 504 REDWOOD BLVD. STE.220
 NOVATO, CA 94947
 415-383-3444
RUSTYAREND@MILLERPAC.COM

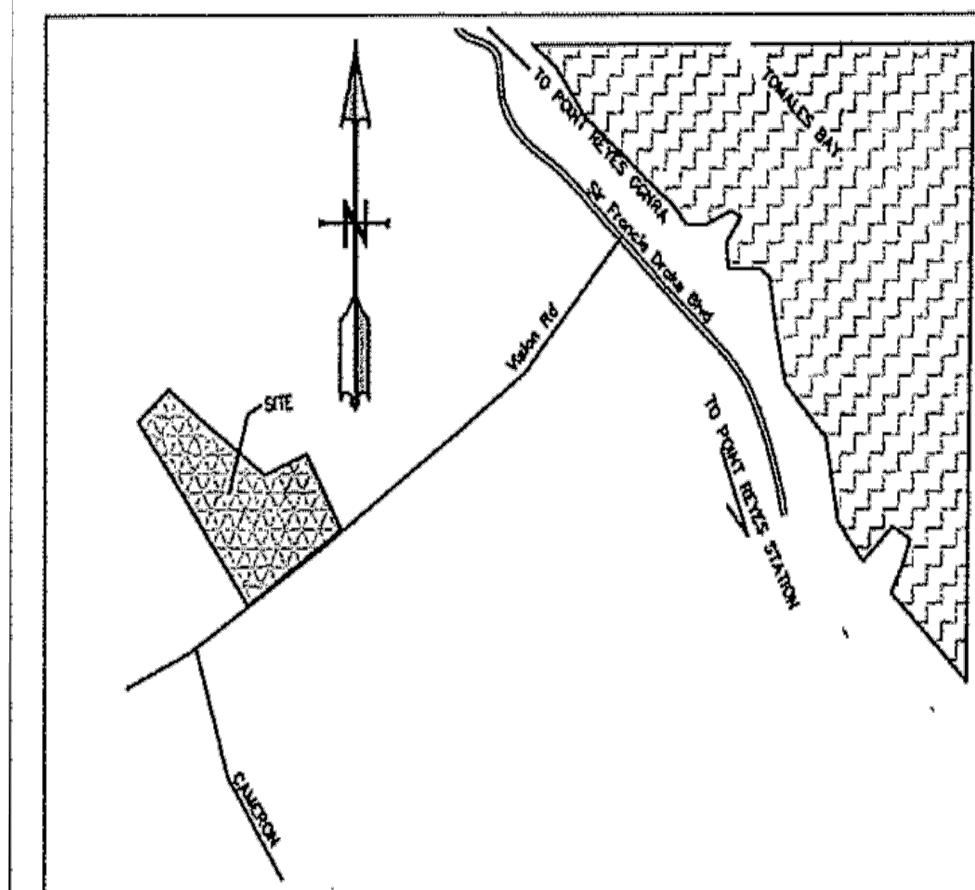
SEPTIC ENGINEER: SEE COASTAL PERMIT P-2358 FOR PLAN
 NO CHANGES TO APPROVED PLAN

STRUCTURAL/CIVIL ENGINEER: HARLEQUIN DESIGN & ENGINEERING
 CHRISTIAN BRATT
 530-412-3742
CHRISTIAN@HARLEQUIN-DESIGN.COM

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

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

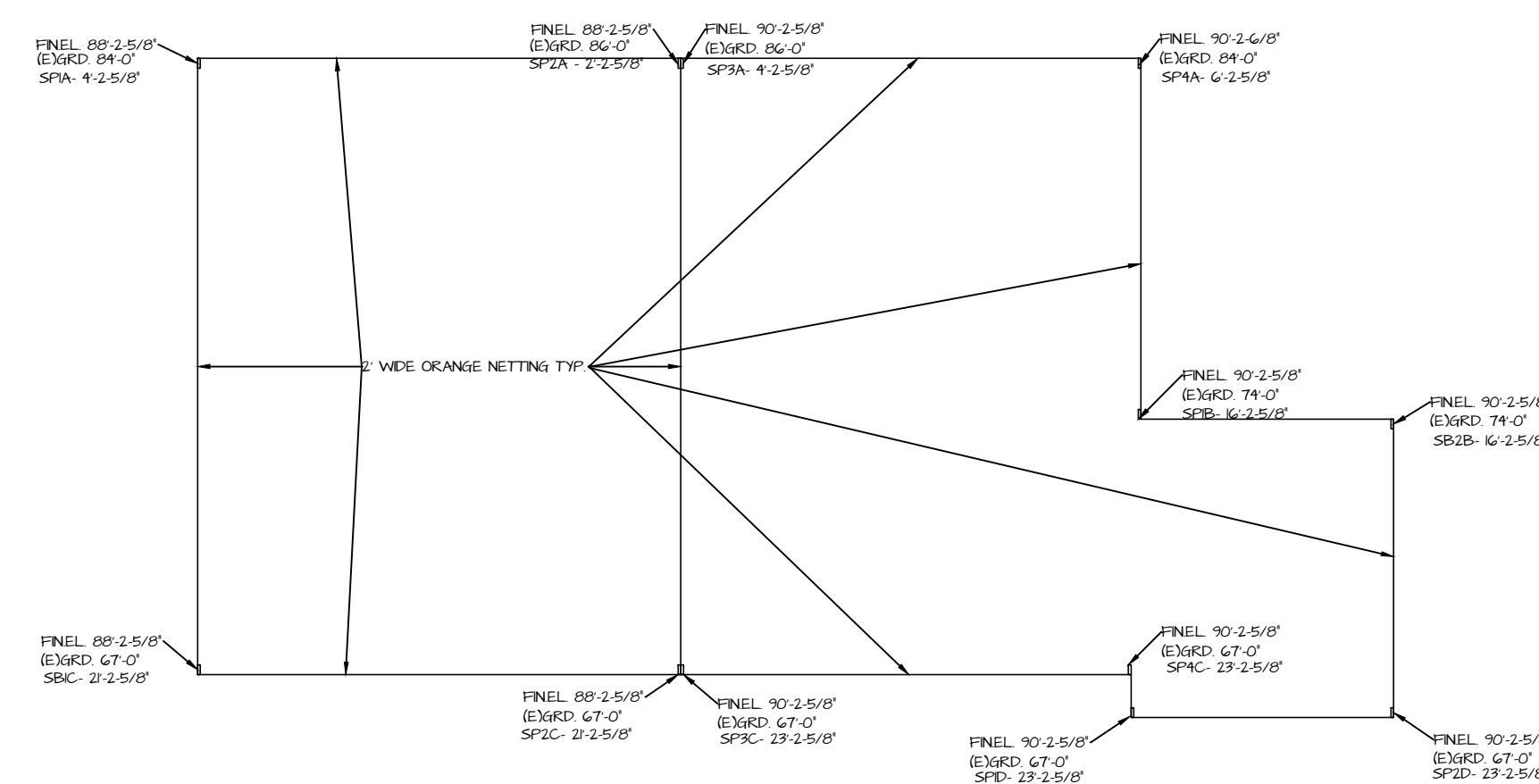
DESIGNER: BARTOLINI DESIGNS
 PAUL BARTOLINI
 2758 COLONY CIRCLE
 BANDON, OR 97411
 530-308-8670
BARTOLINIDESIGNS@SBCGLOBAL.NET



SITE MAP

APPLICABLE CODES

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



STORY POLE PLAN

1/8" = 1'-0"

COLORS & MATERIALS

STAIR TOWER SIDING AND SCREEN



MAIN FLOOR SIDING COLOR



LIGHTS AT EXT. STAIRS



LIGHT AT EXTERIOR DOORS



TIMBER FRAME COLOR

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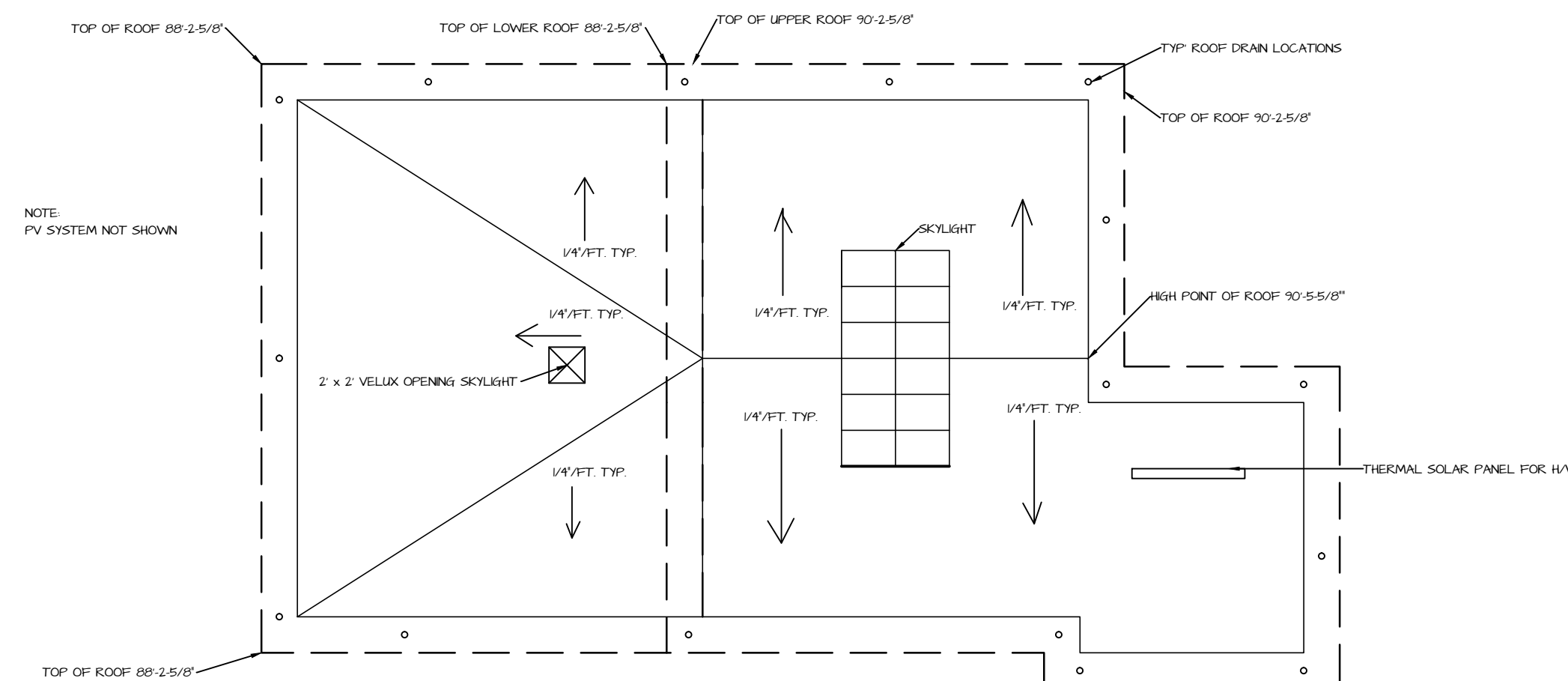
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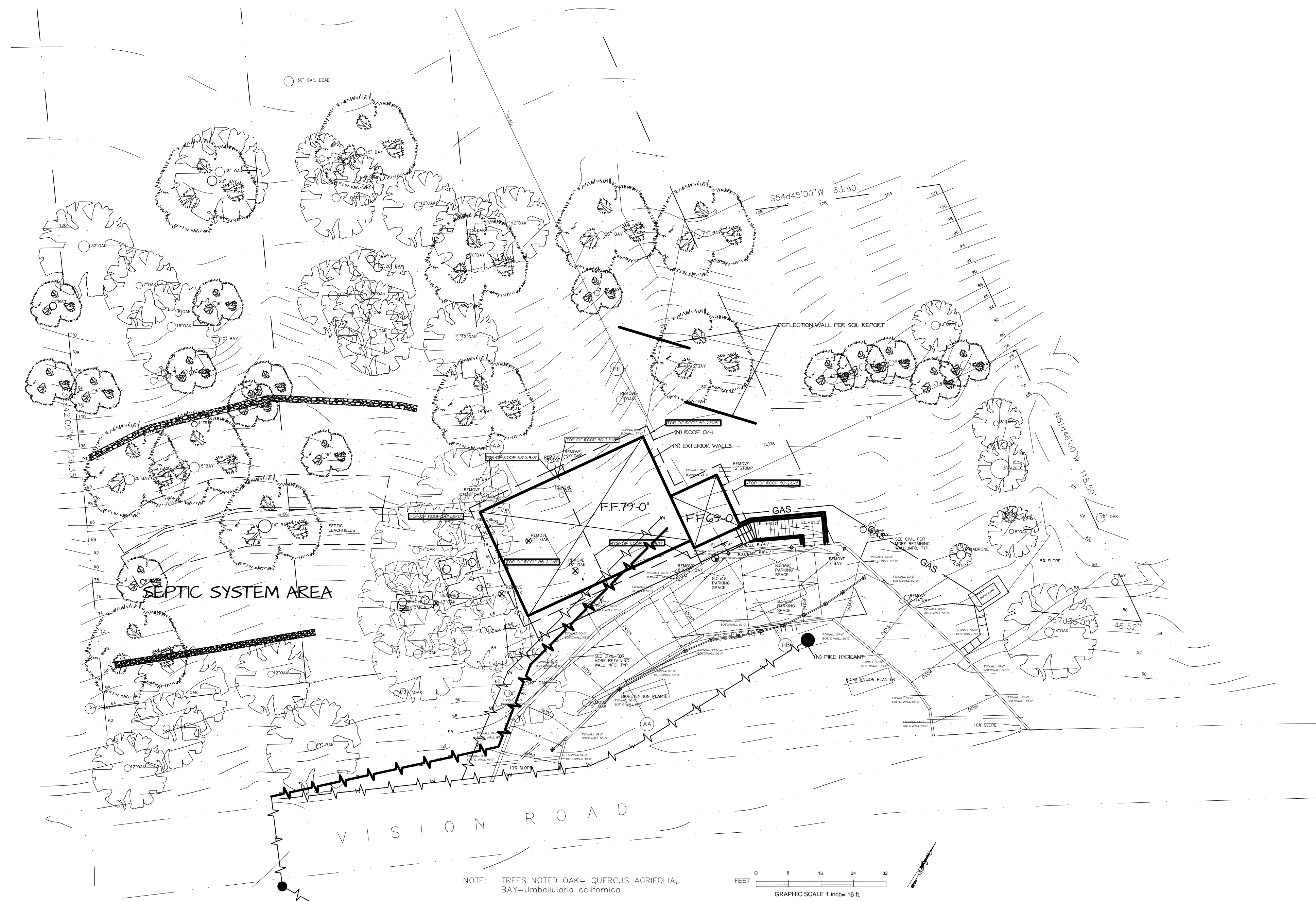
SCALE: AS SHOWN

SHEET:

A01-2
OF
15



ROOF AND ROOF DRAINAGE PLAN
1/8"=1'-0"



SITE PLAN
SCALE: 1/16"=1'-0"

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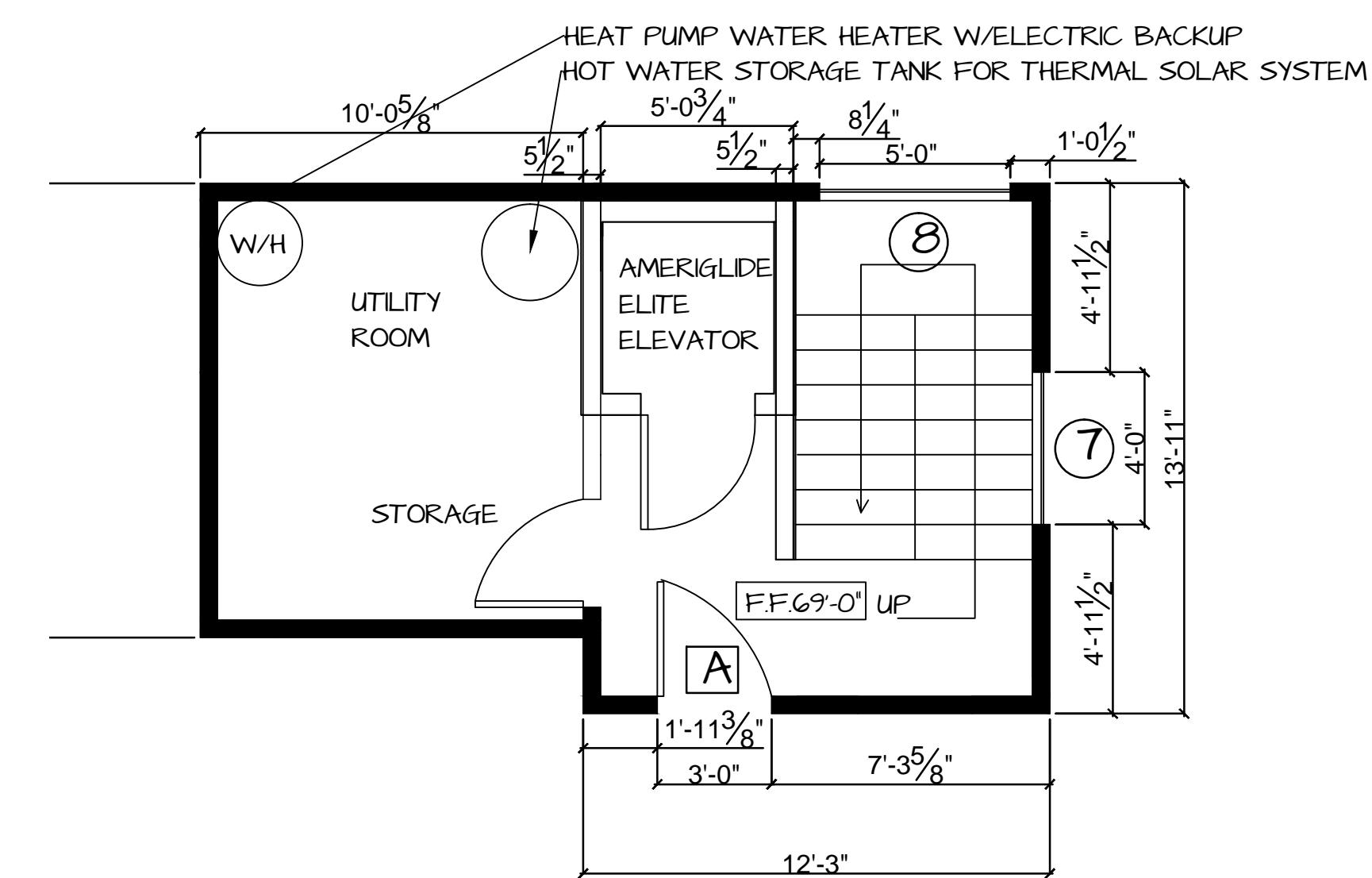
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SHEET:

A1-3
OF
15



LOWER ENTRY FLOOR

1/4" = 1'-0"

REVISIONS

NO.	DESCRIPTION

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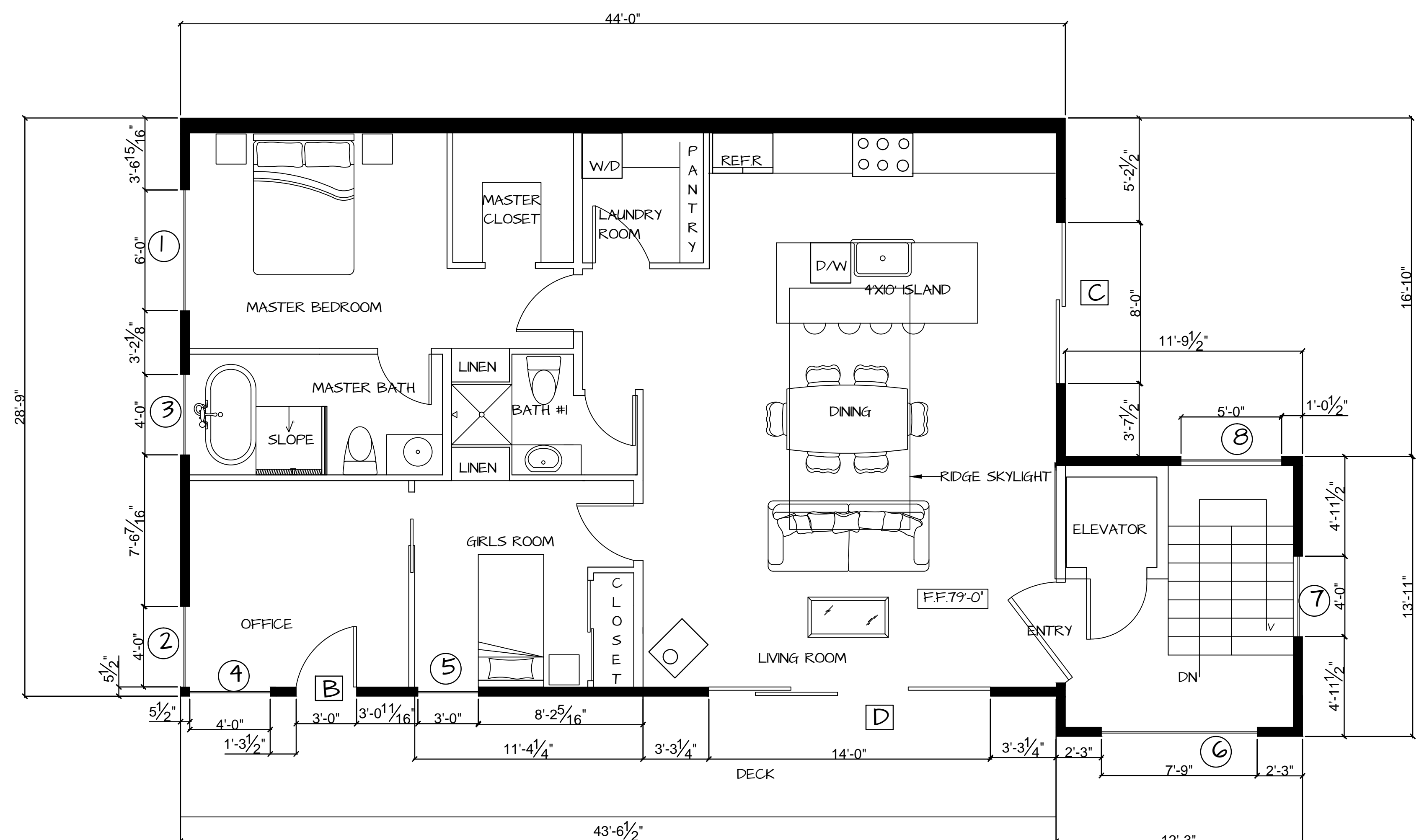
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SHEET:
A2-4
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15



FLOOR PLAN
 1/4" = 1'-0" 1400 SF

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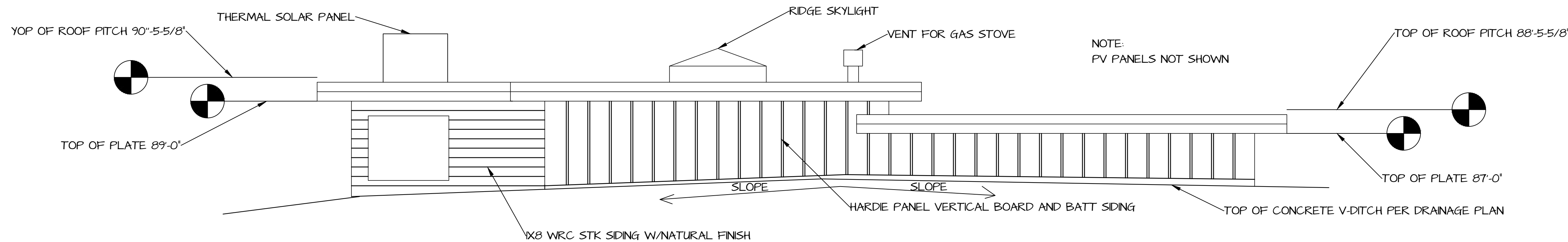
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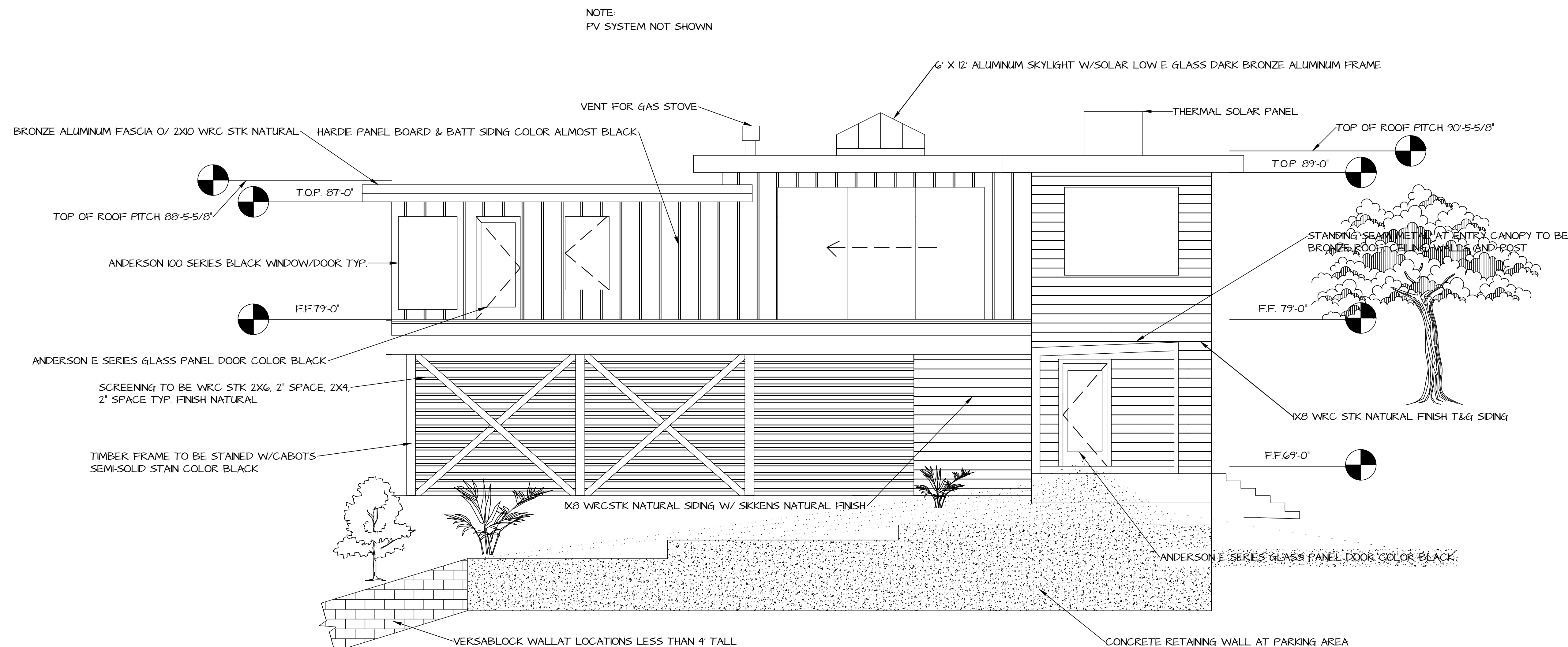
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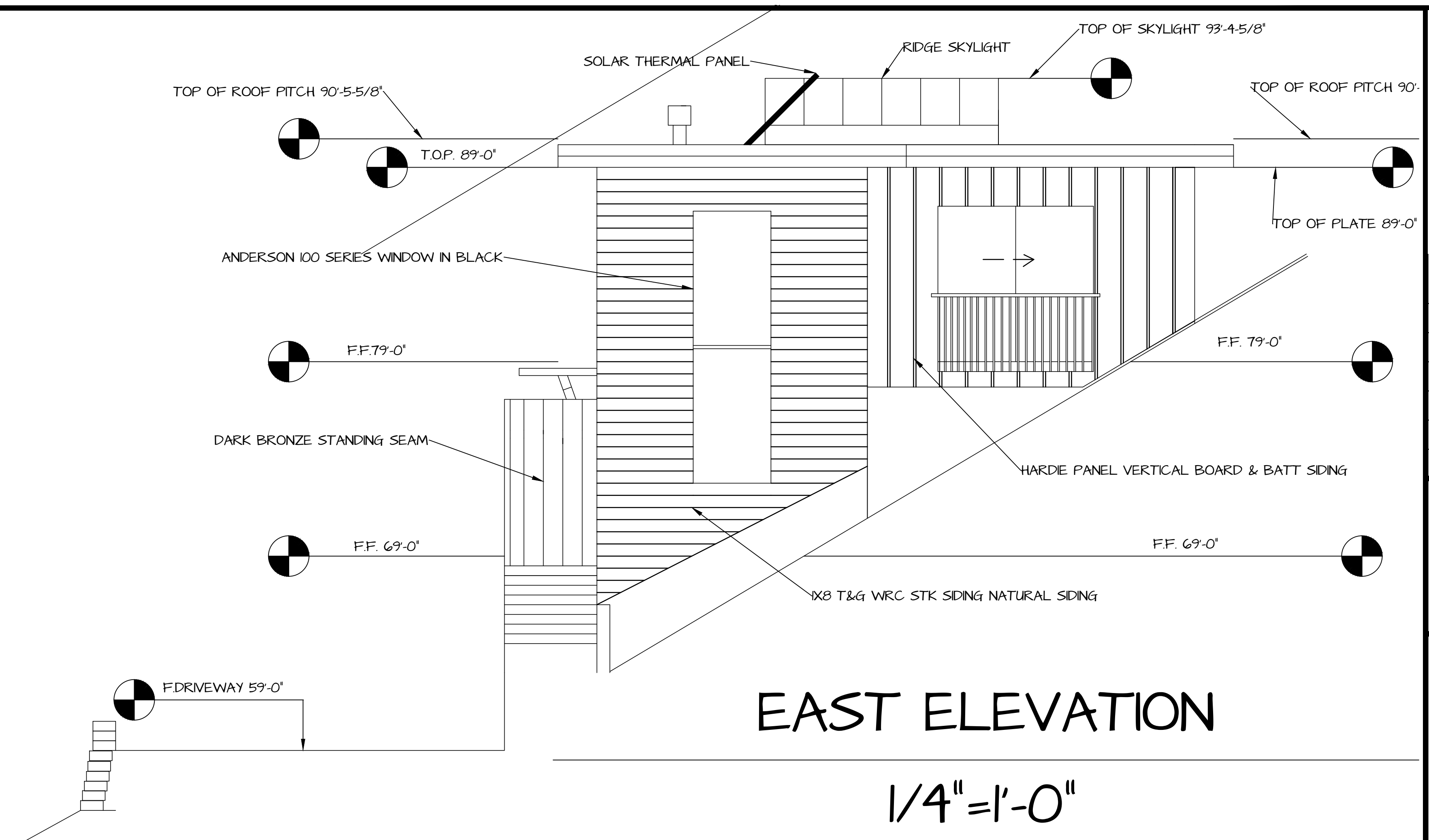
NORTH ELEVATION

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



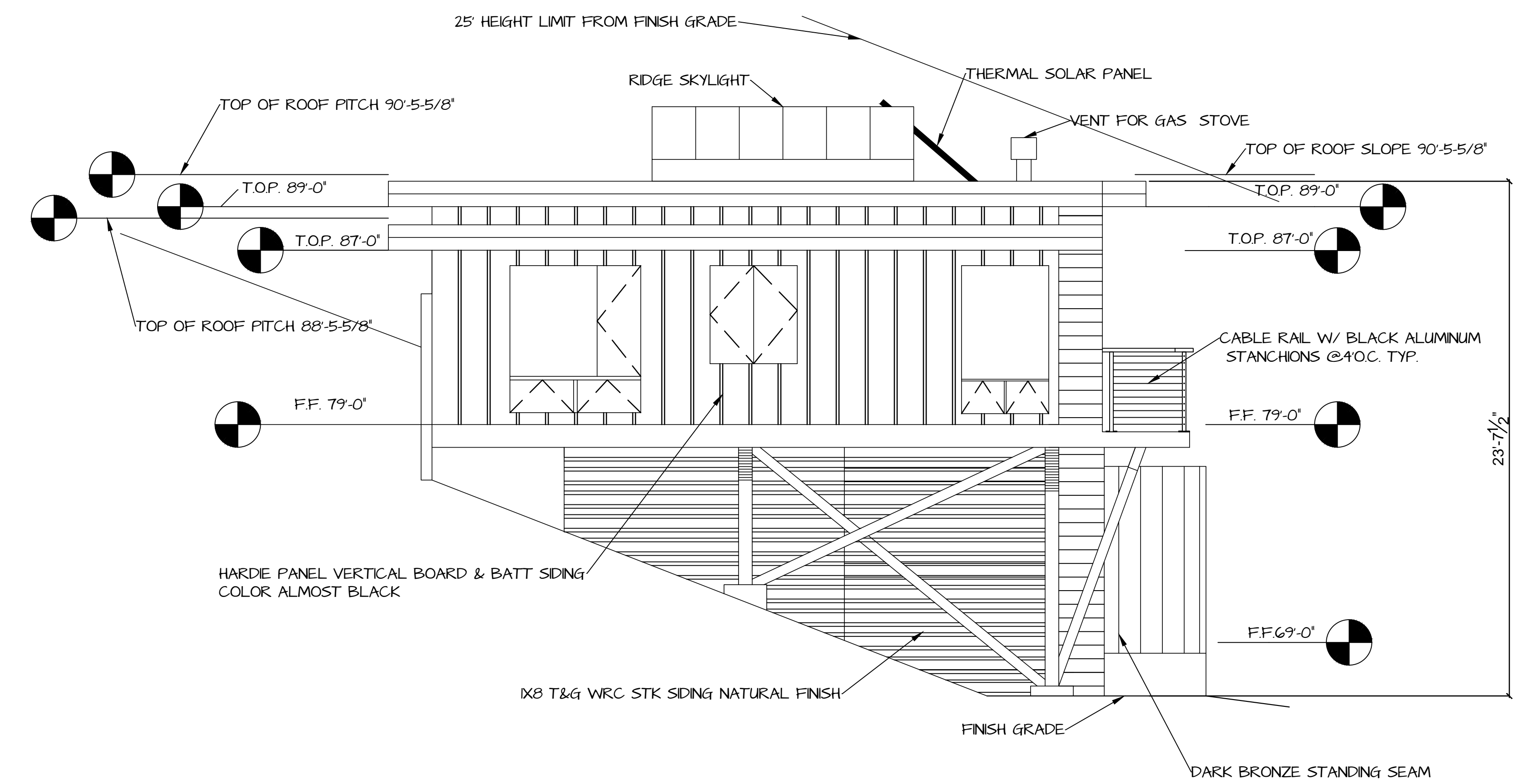
STREET/SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

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SHEET:

A4-6
OF
15

REVISIONS

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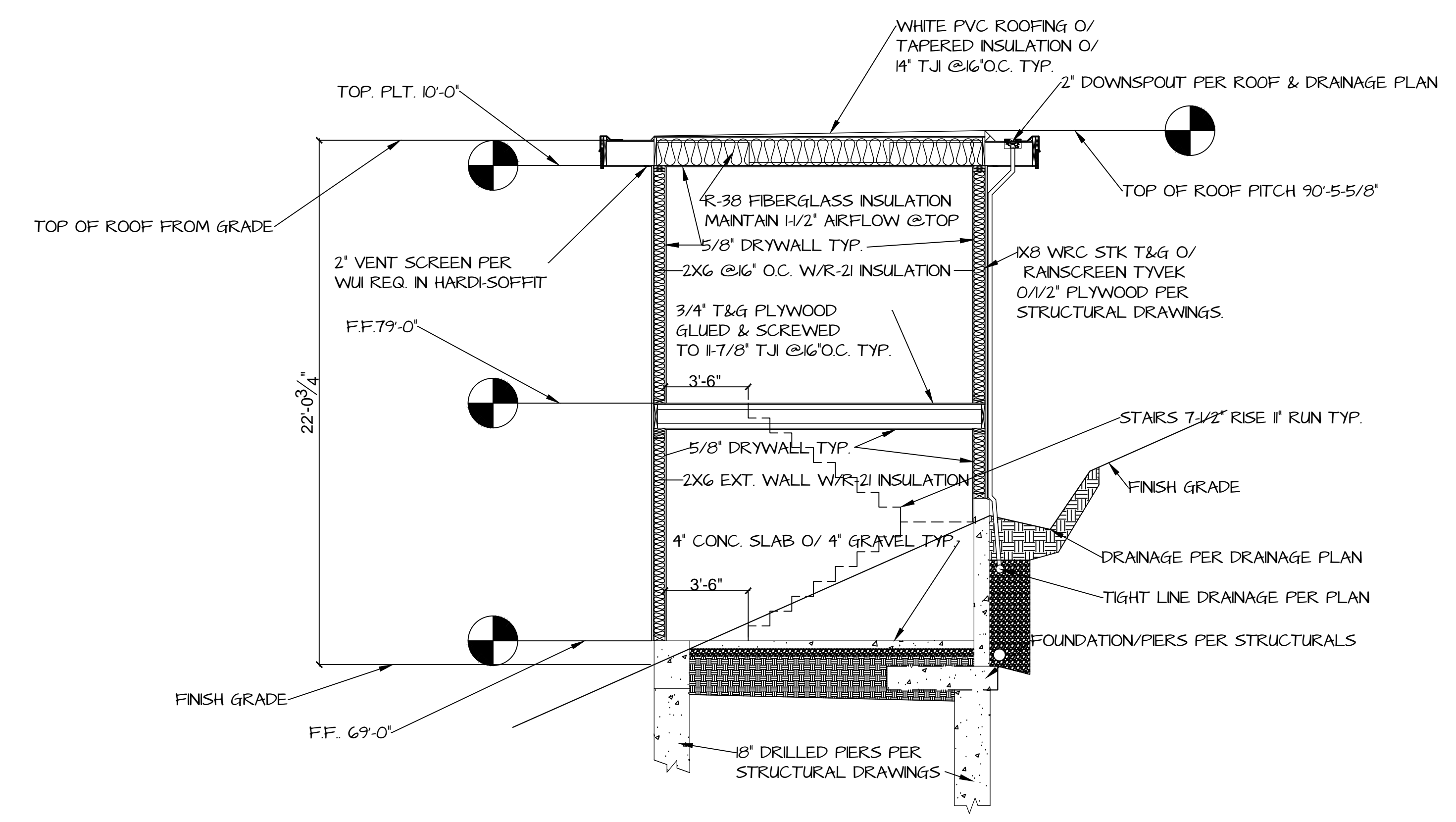
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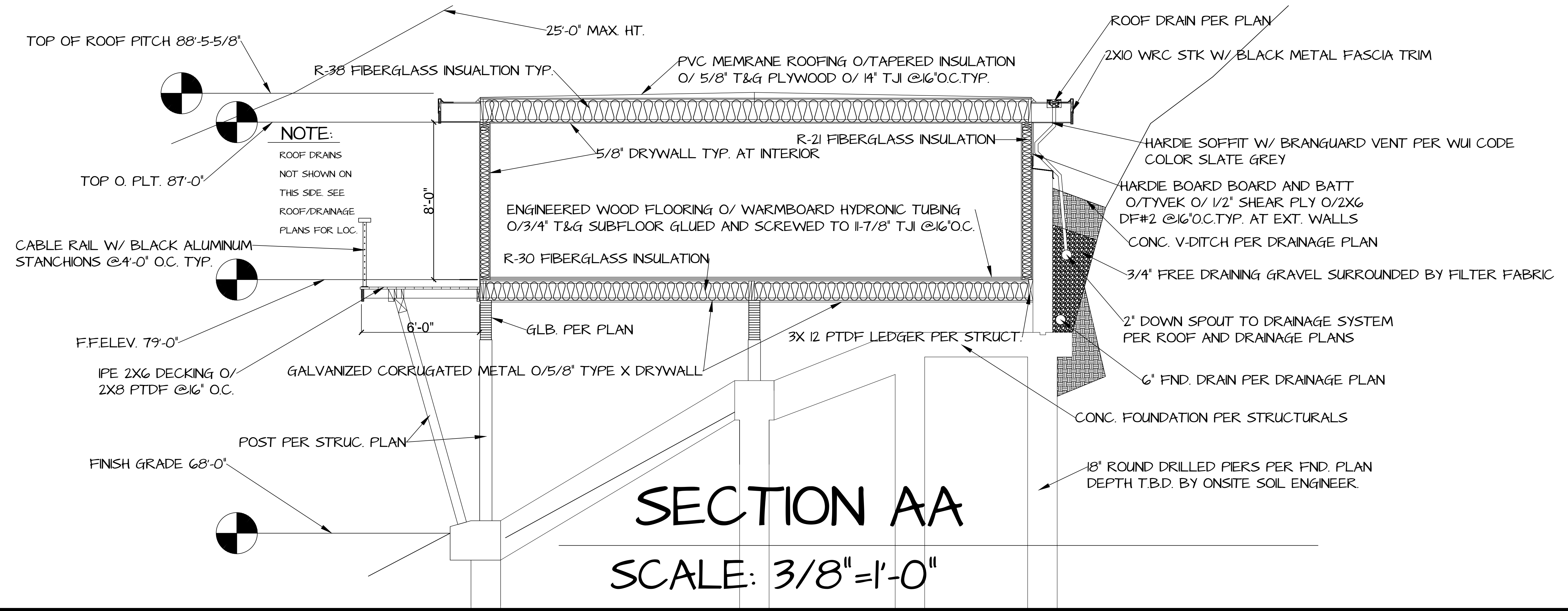
SCALE: AS SHOWN

SHEET:

A5-7
OF
15



SECTION BB
1/4" = 1'-0"



SECTION AA
SCALE: 3/8" = 1'-0"

NOTE:
ROOF DRAINS
NOT SHOWN ON
THIS SIDE. SEE
ROOF/DRAINAGE
PLANS FOR LOC.

REVISIONS

NO.	DATE	DESCRIPTION

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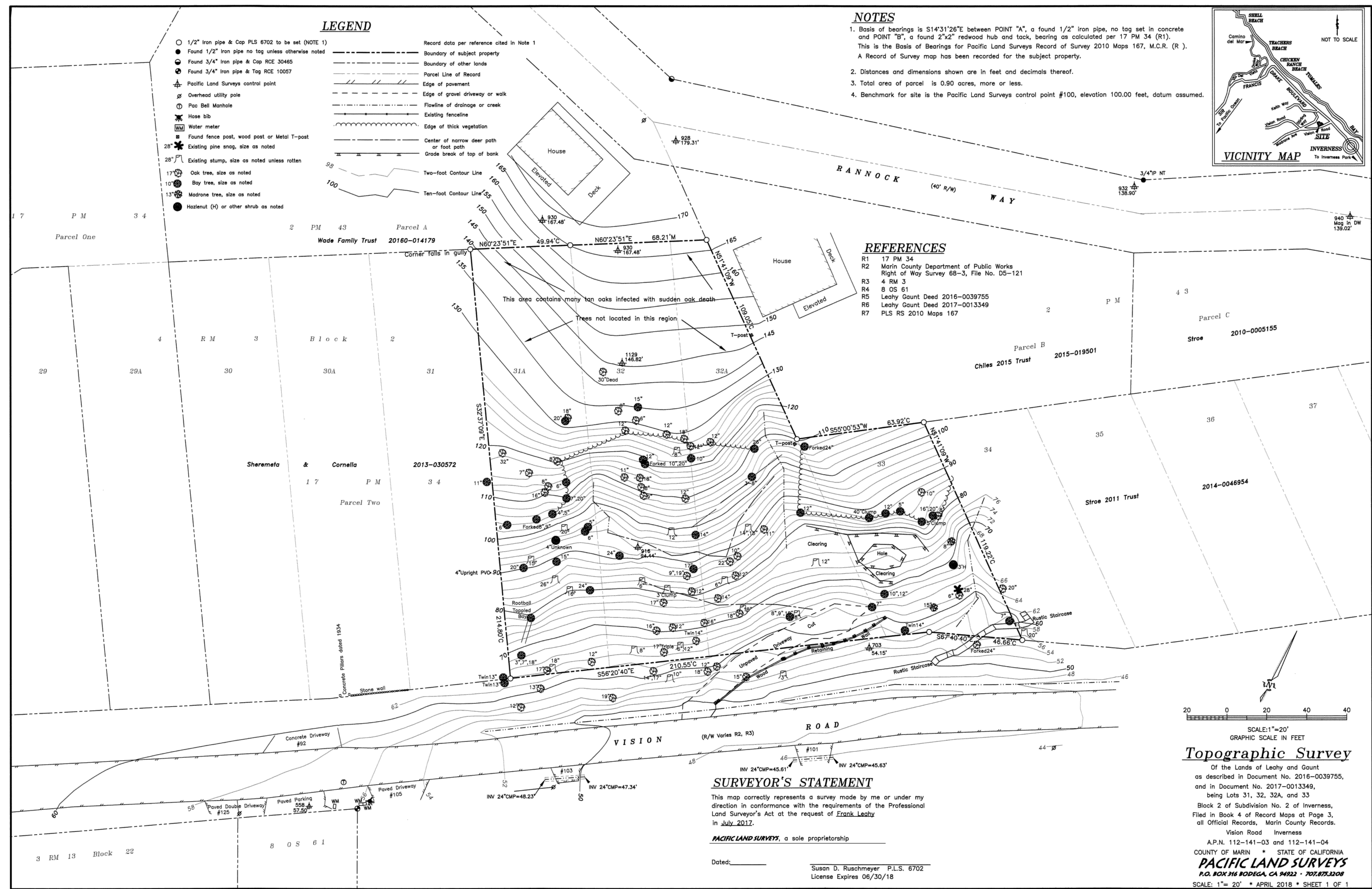
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SCALE: AS SHOWN

SHEET:

C1-8
OF
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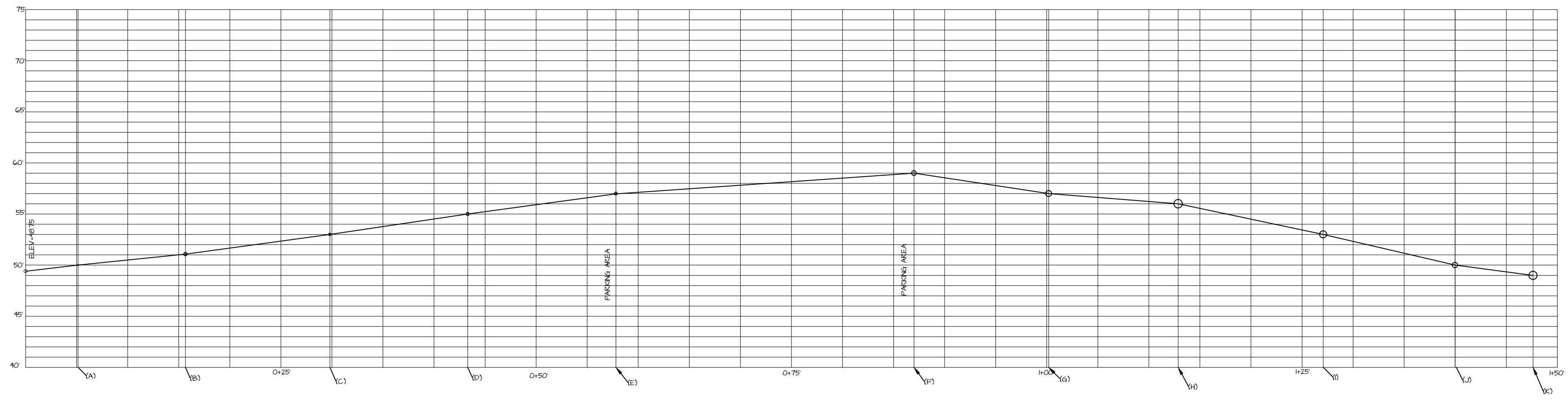
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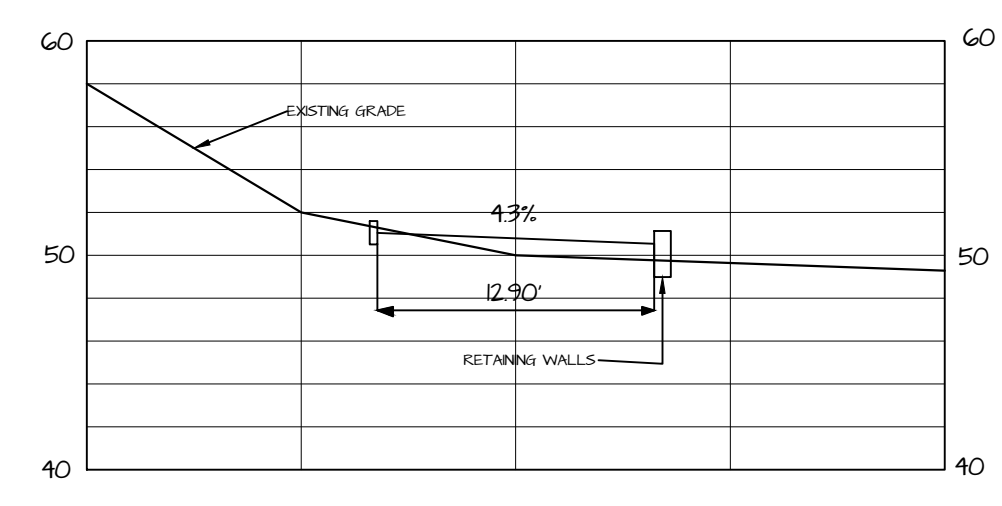
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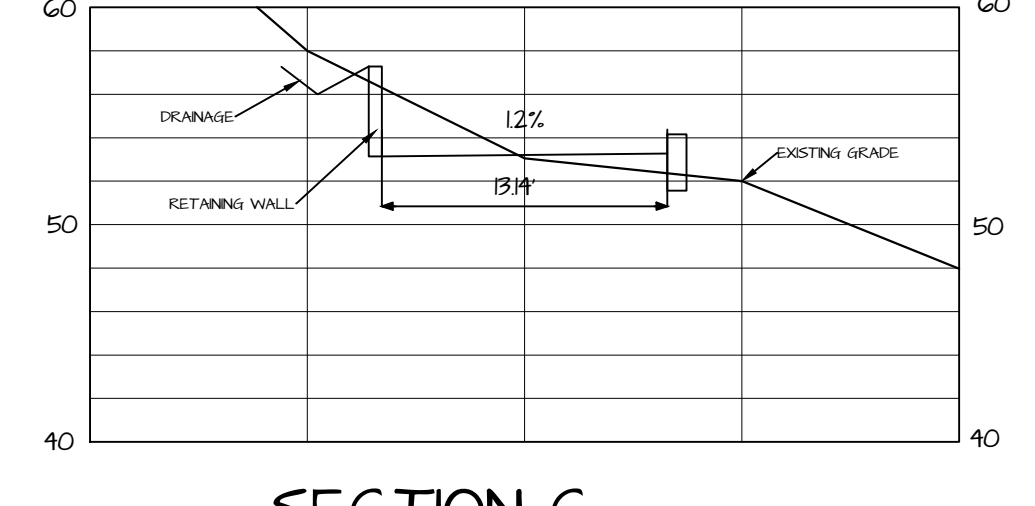
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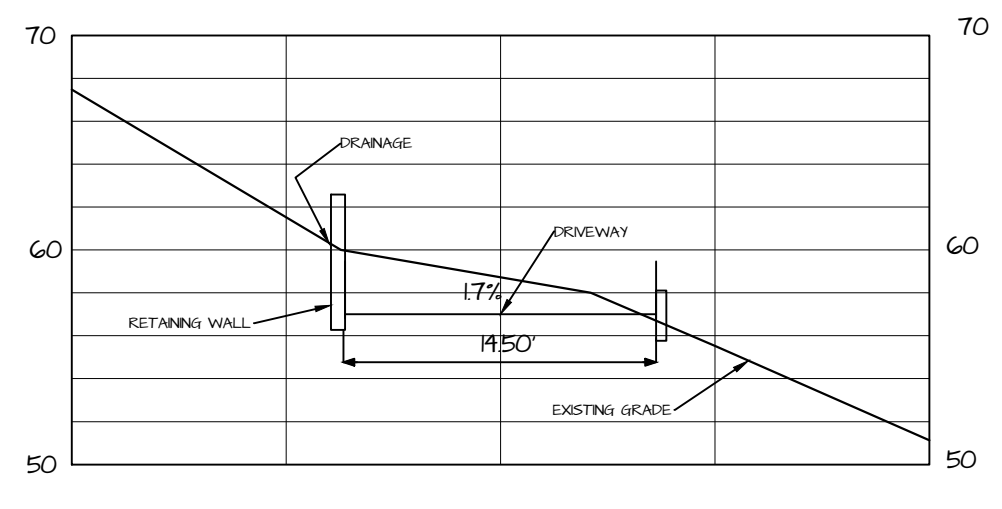
DRIVEWAY CENTERLINE PROFILE
N.T.S.



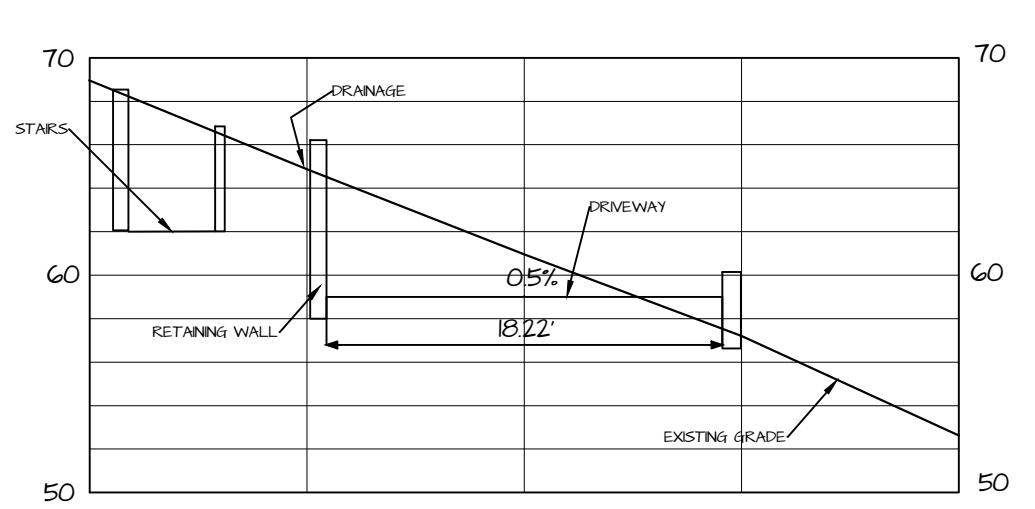
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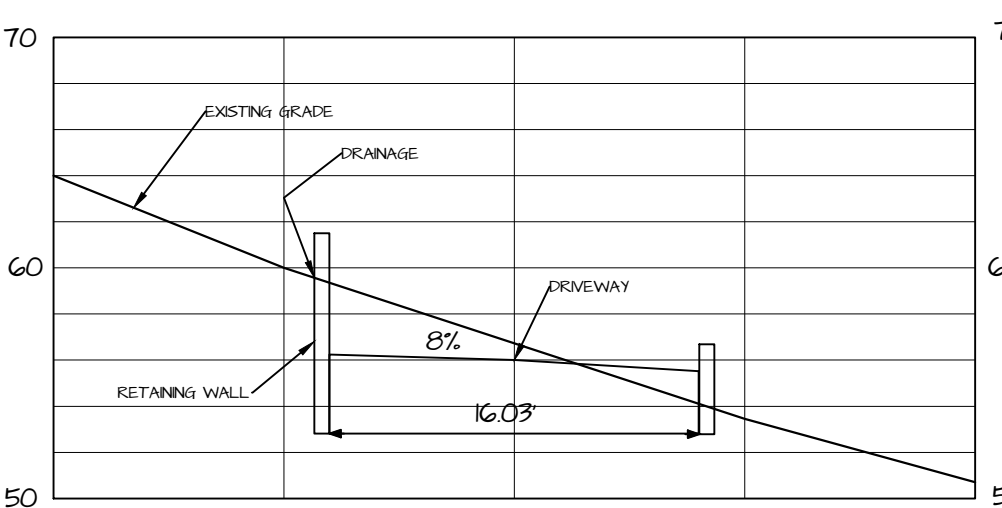
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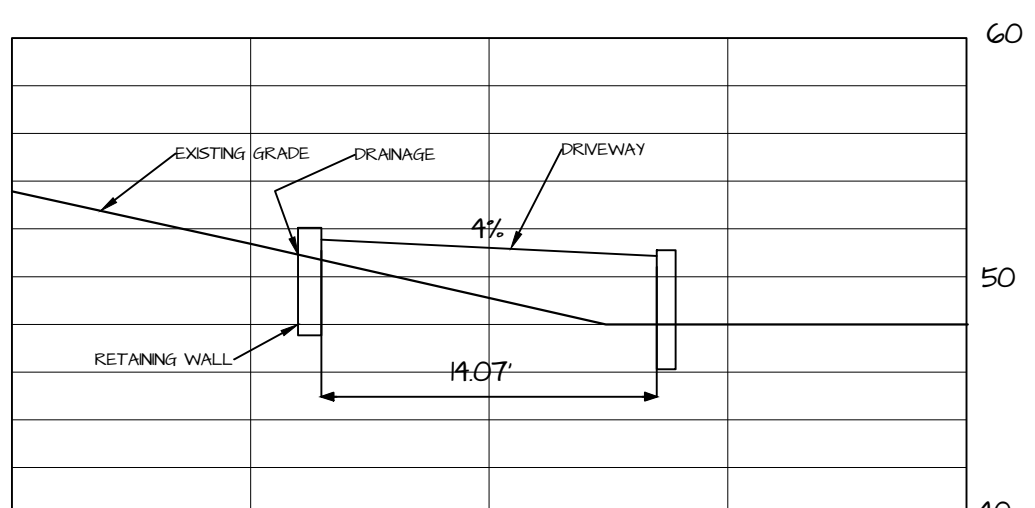
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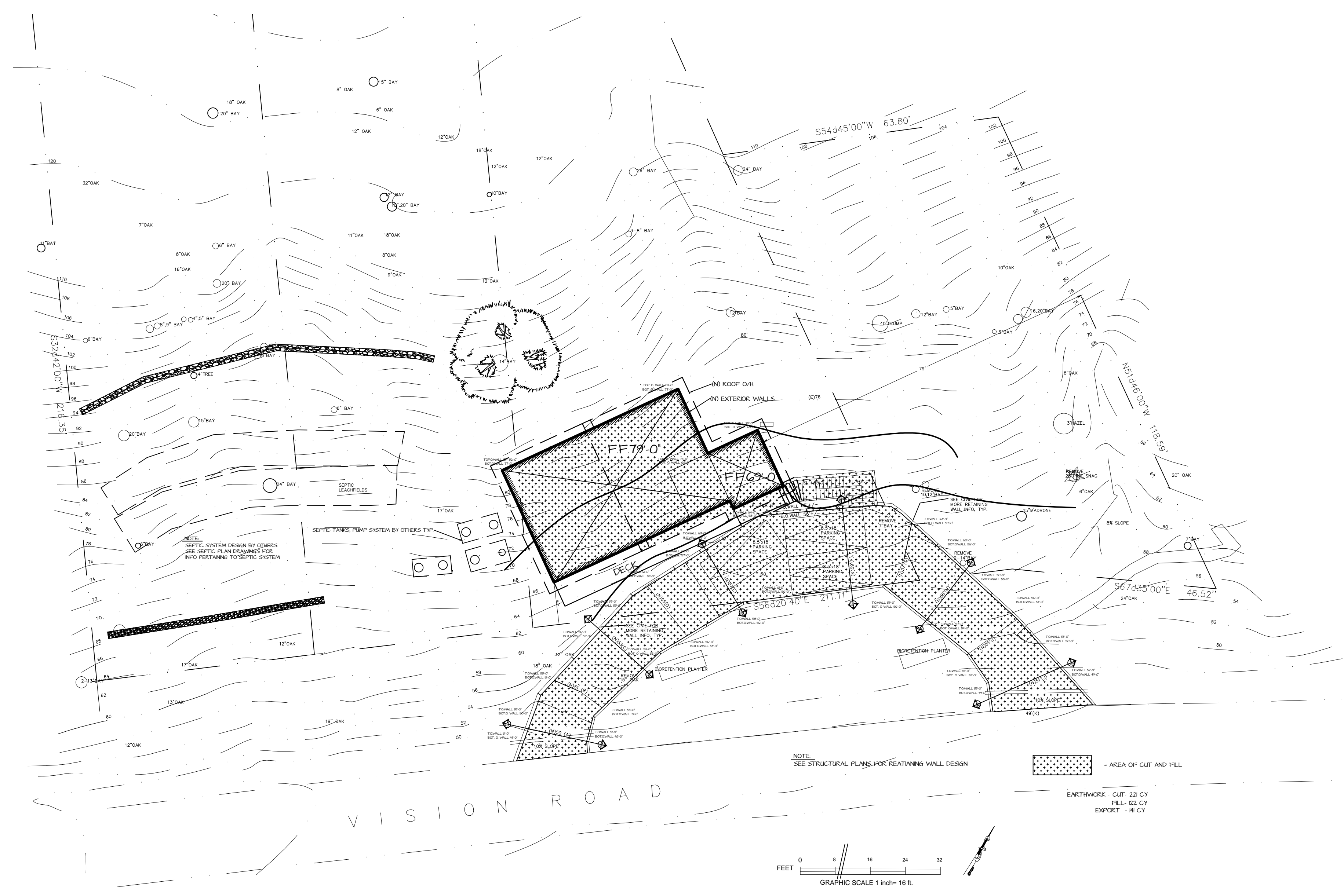
SECTION F



SECTION H



SECTION I



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

REVISIONS

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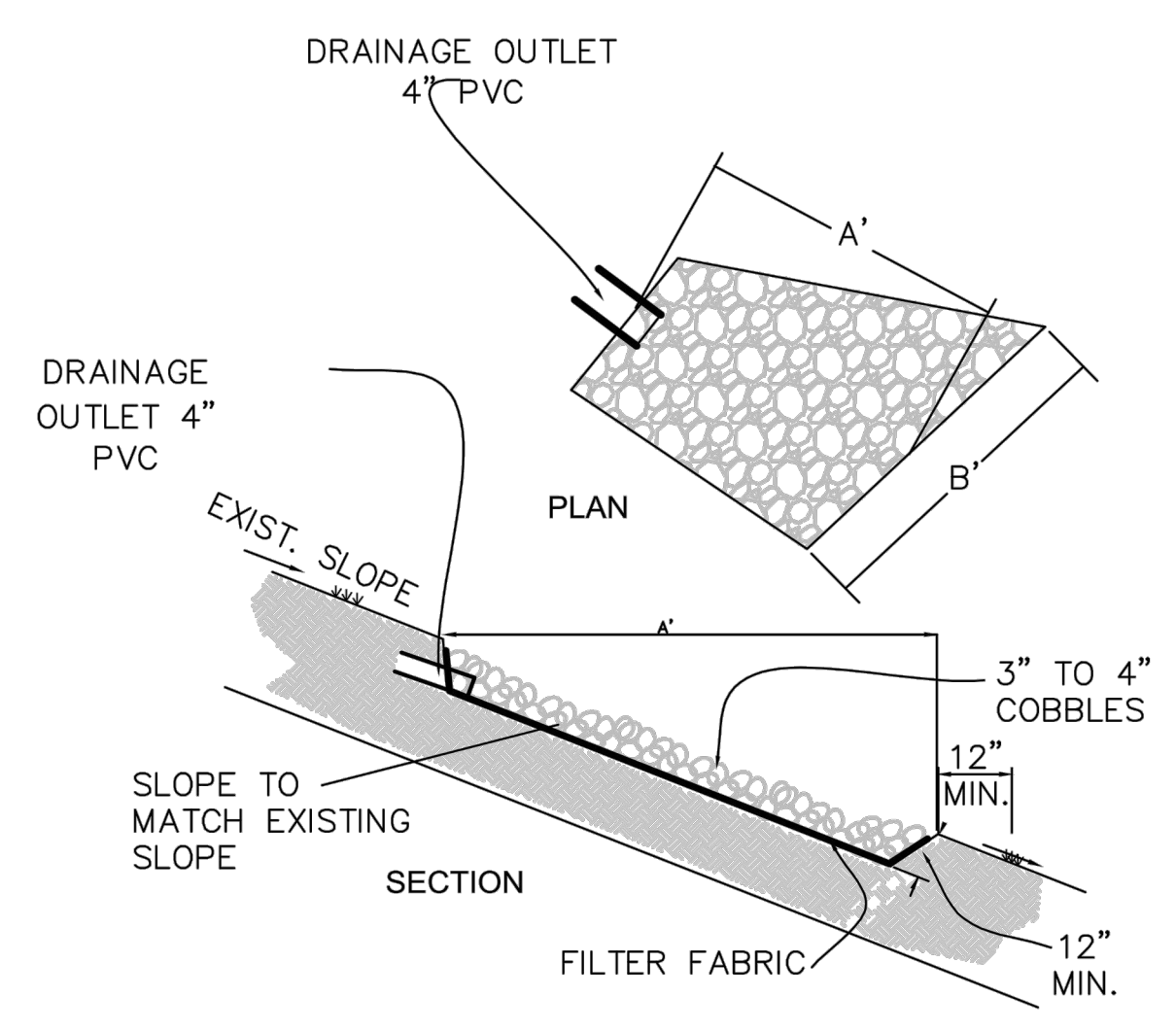
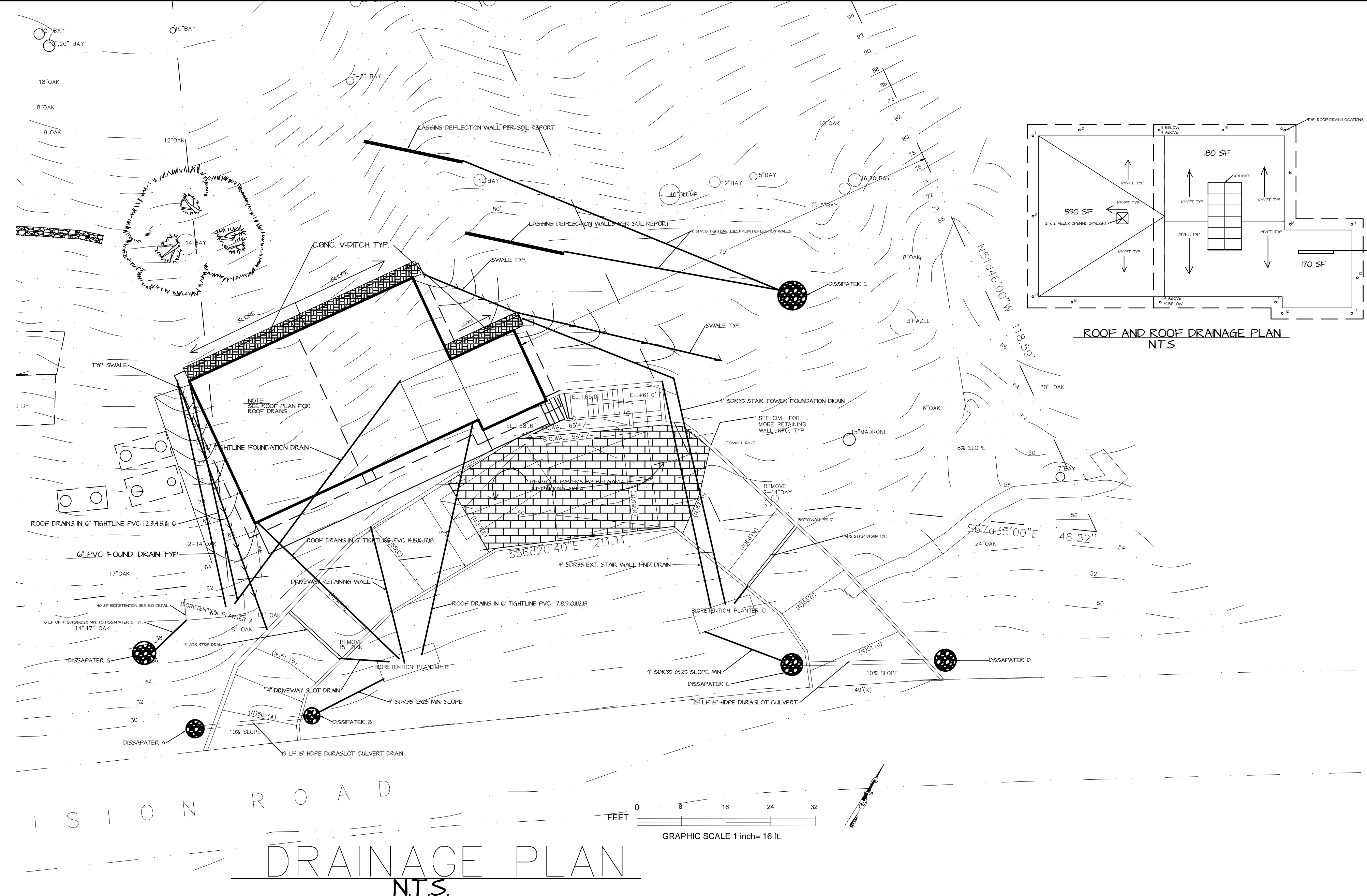
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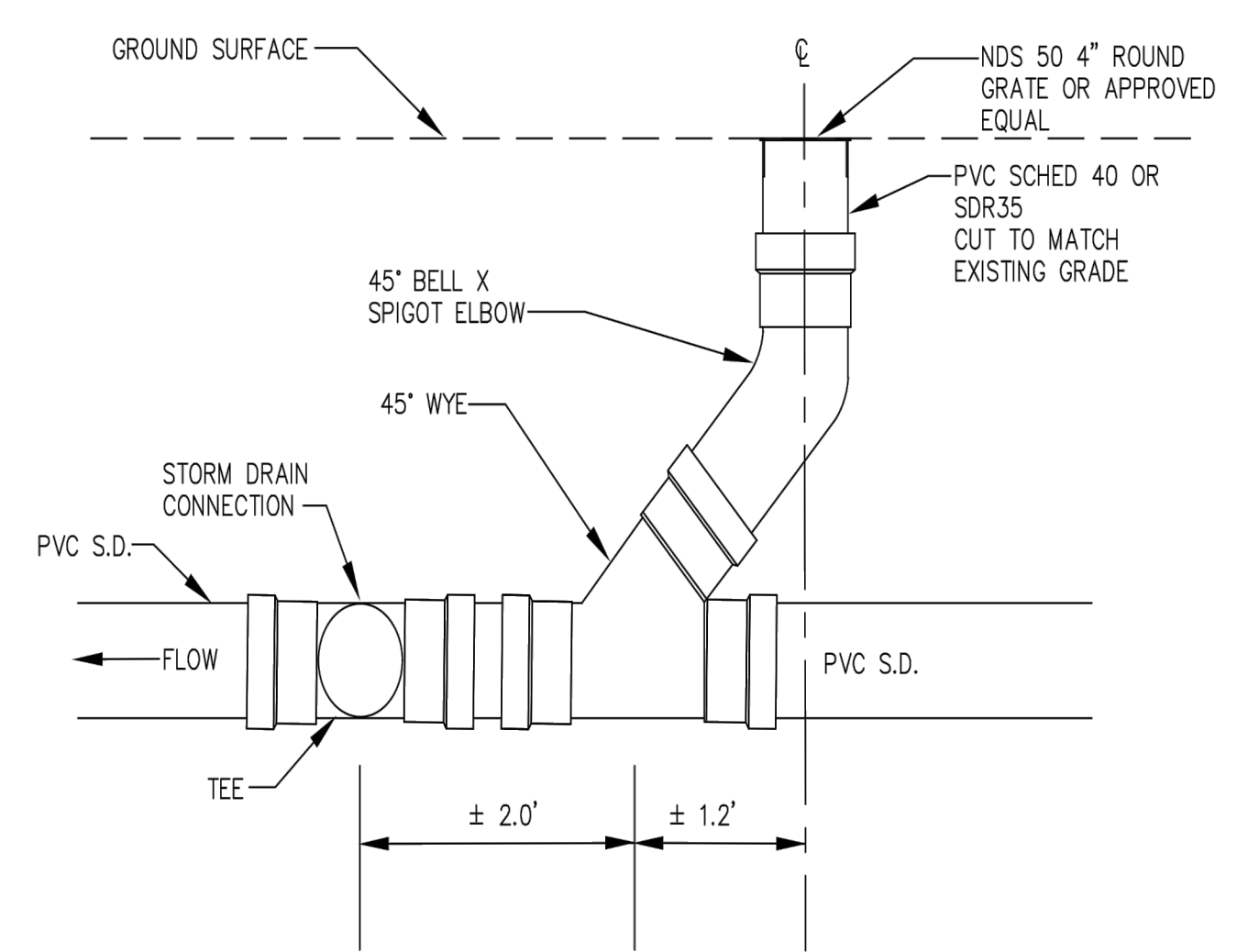
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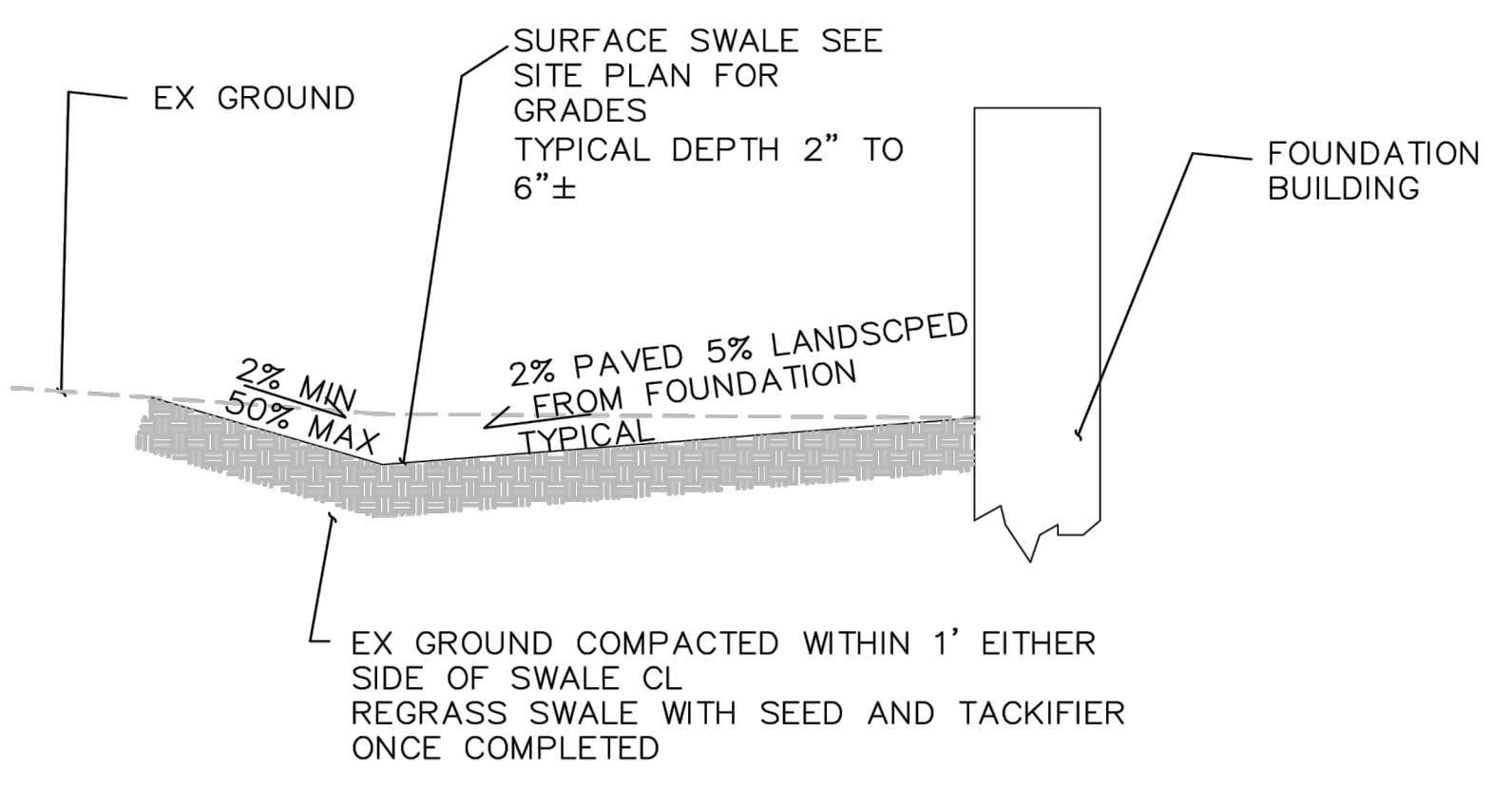


DISSIPATER DIM SCHEDULE

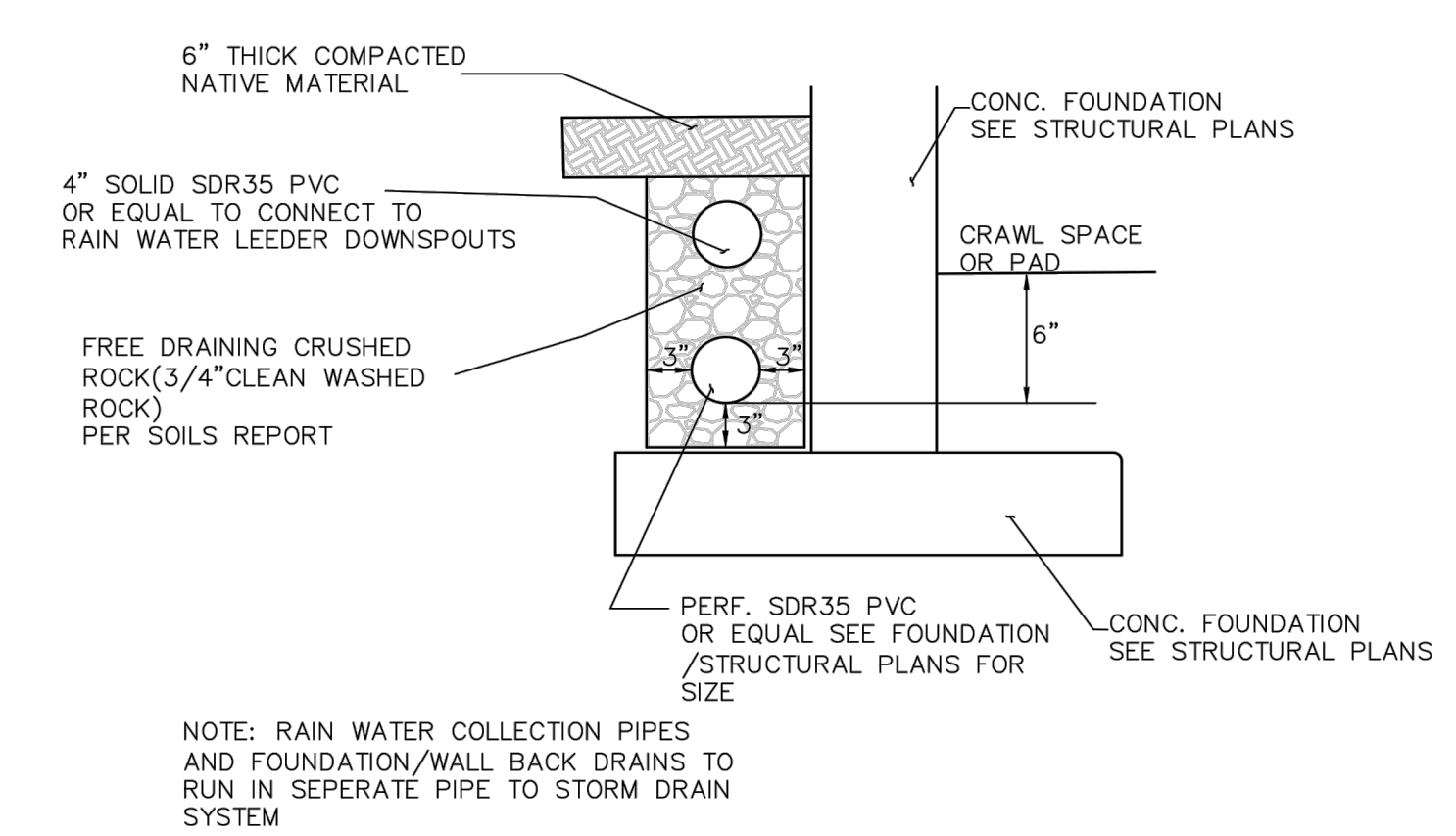
	A	B
DISS A-D	3'	5'
DISS E-G	6'	4'
DISS H	3'	4'



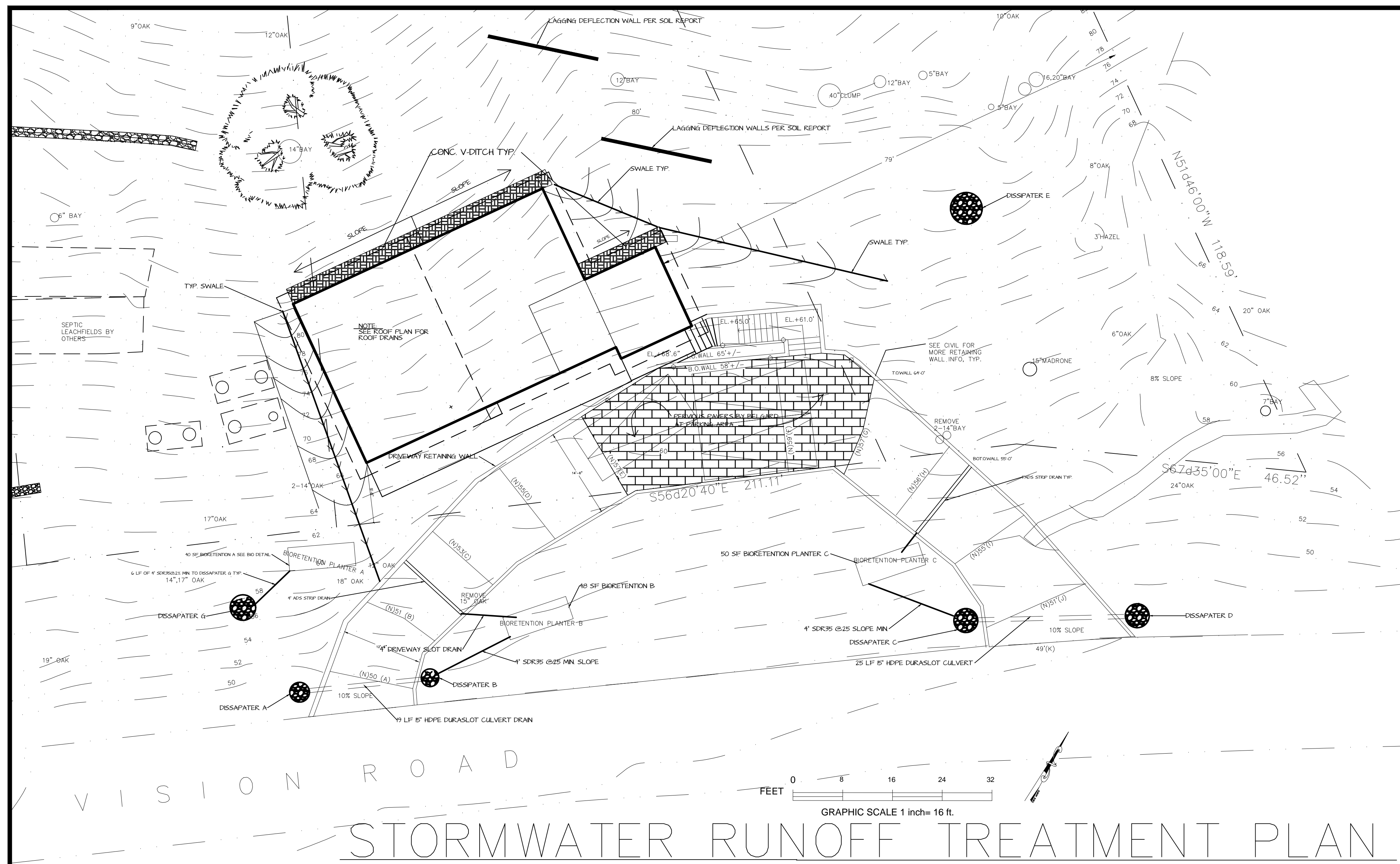
CLEANOUT DETAIL



SWALE DETAIL

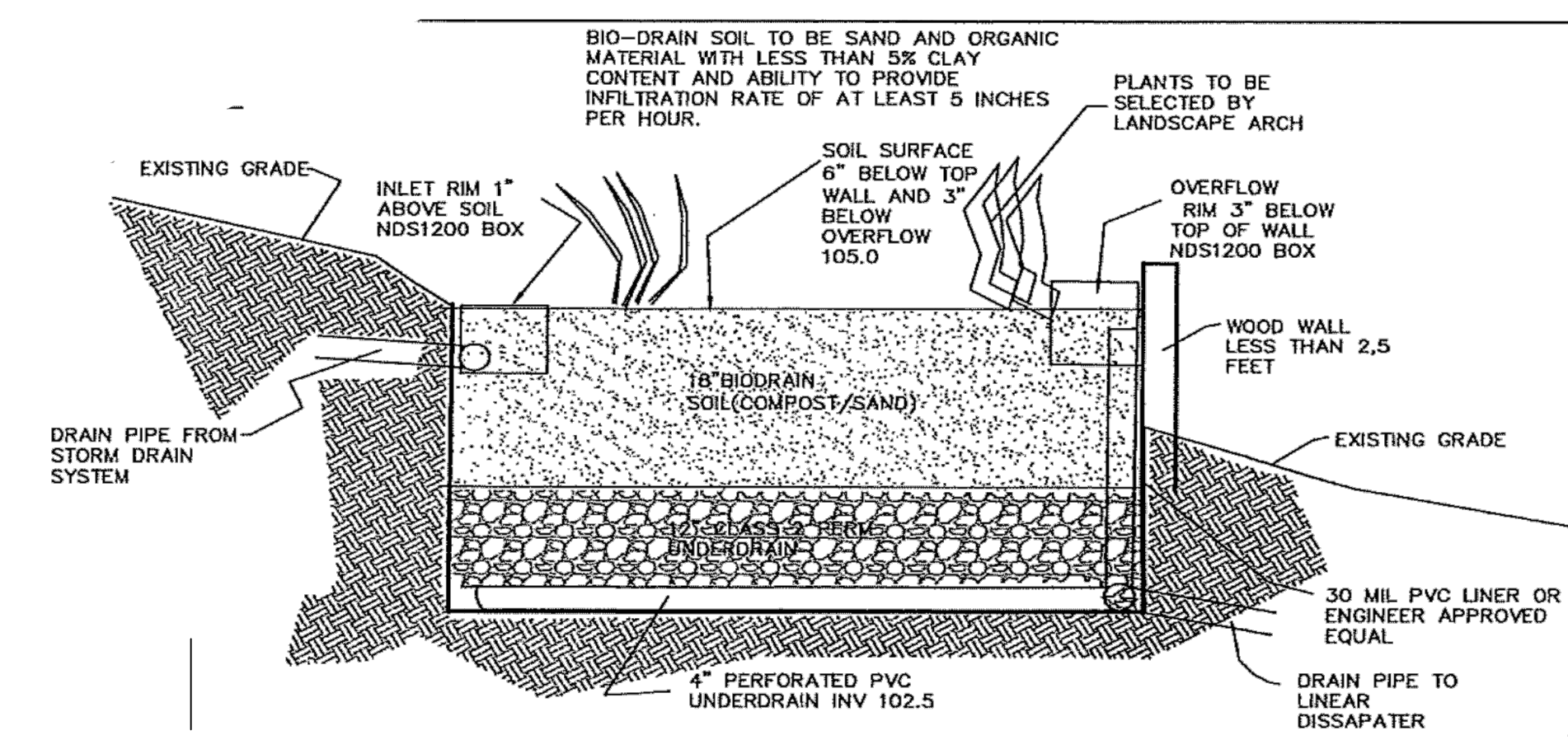


FOUNDATION AND RWL DRAIN DETAIL

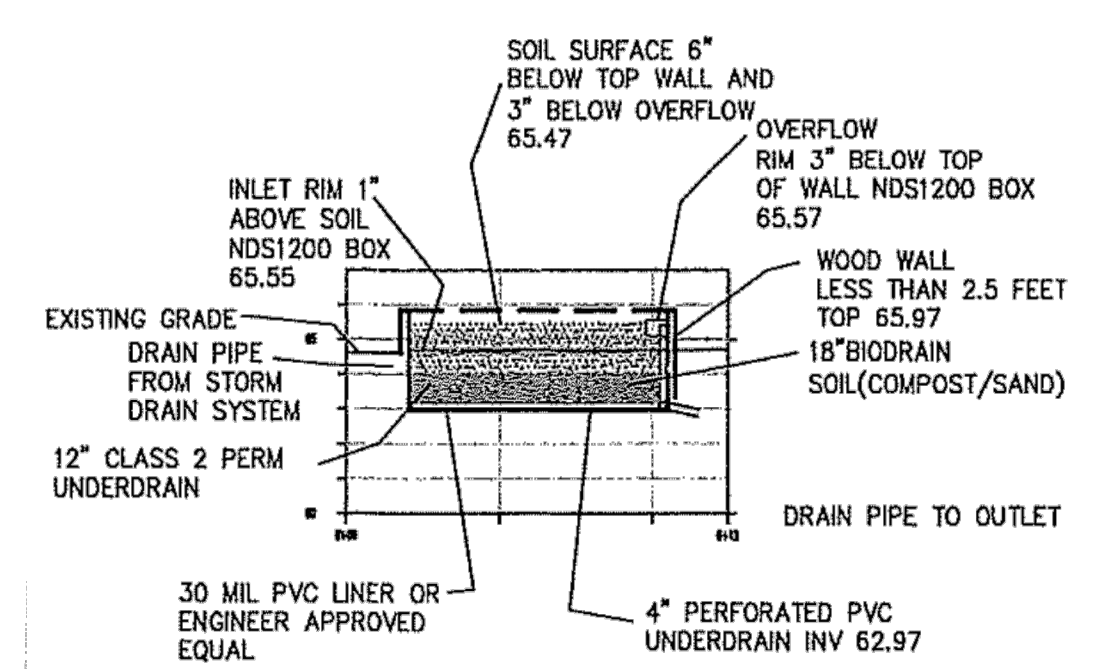


VISION ROAD STORMWATER RUNOFF TREATMENT PLAN

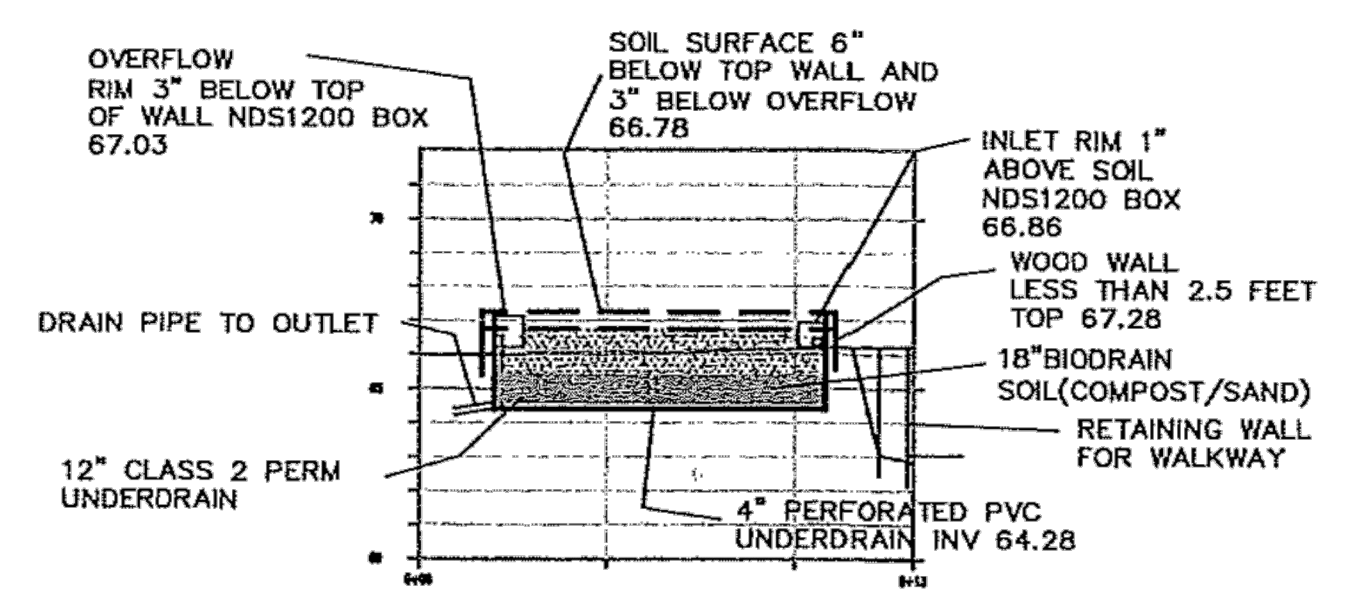
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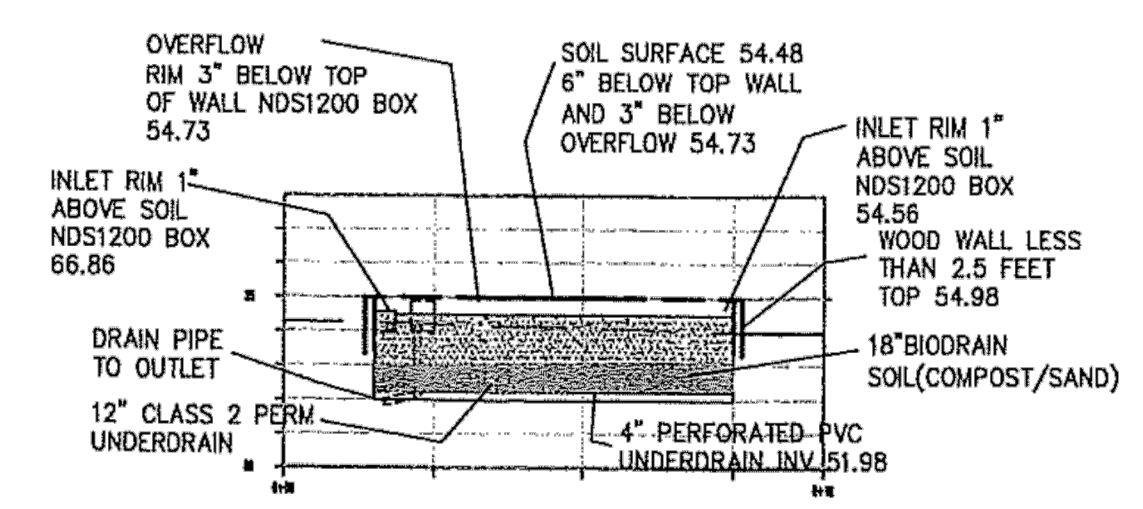
BIORETENTION PLANTER X CROSS SECTION



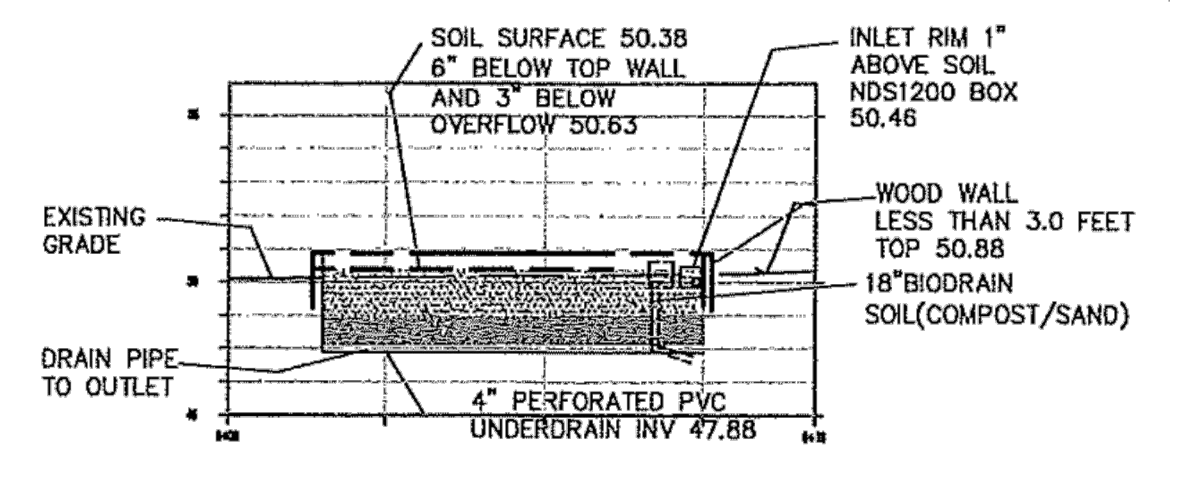
BIO A PROFILE SCALE 1"=5'



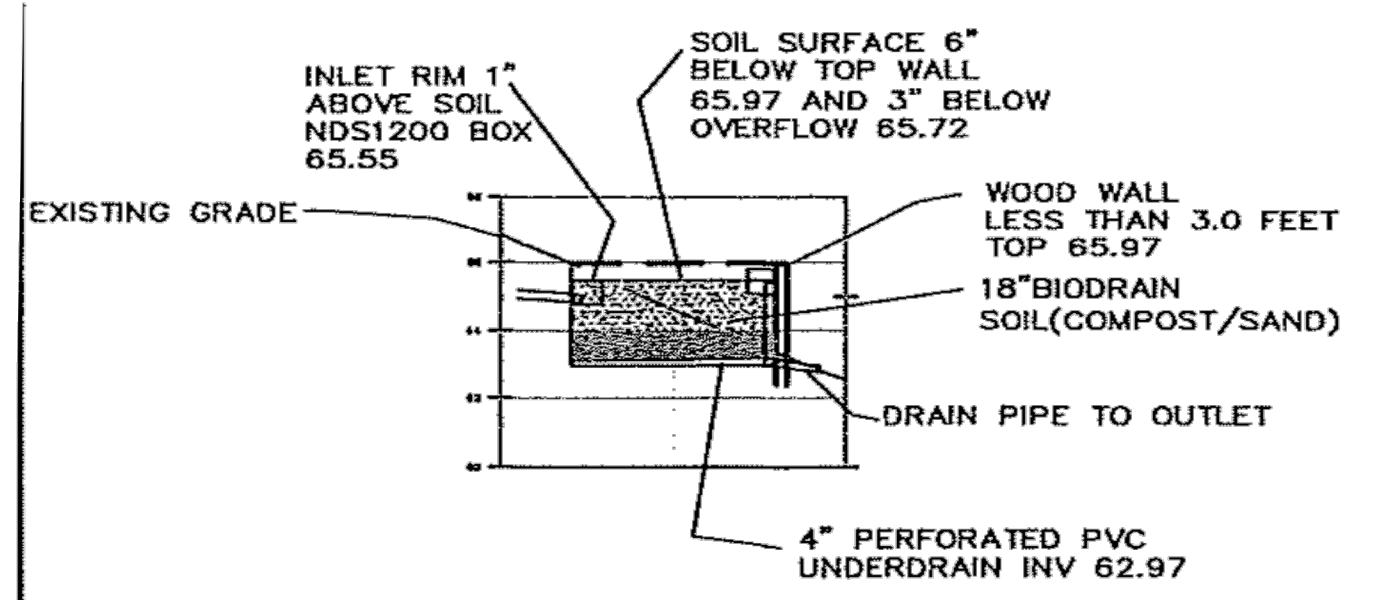
BIO B PROFILE SCALE 1"=5'



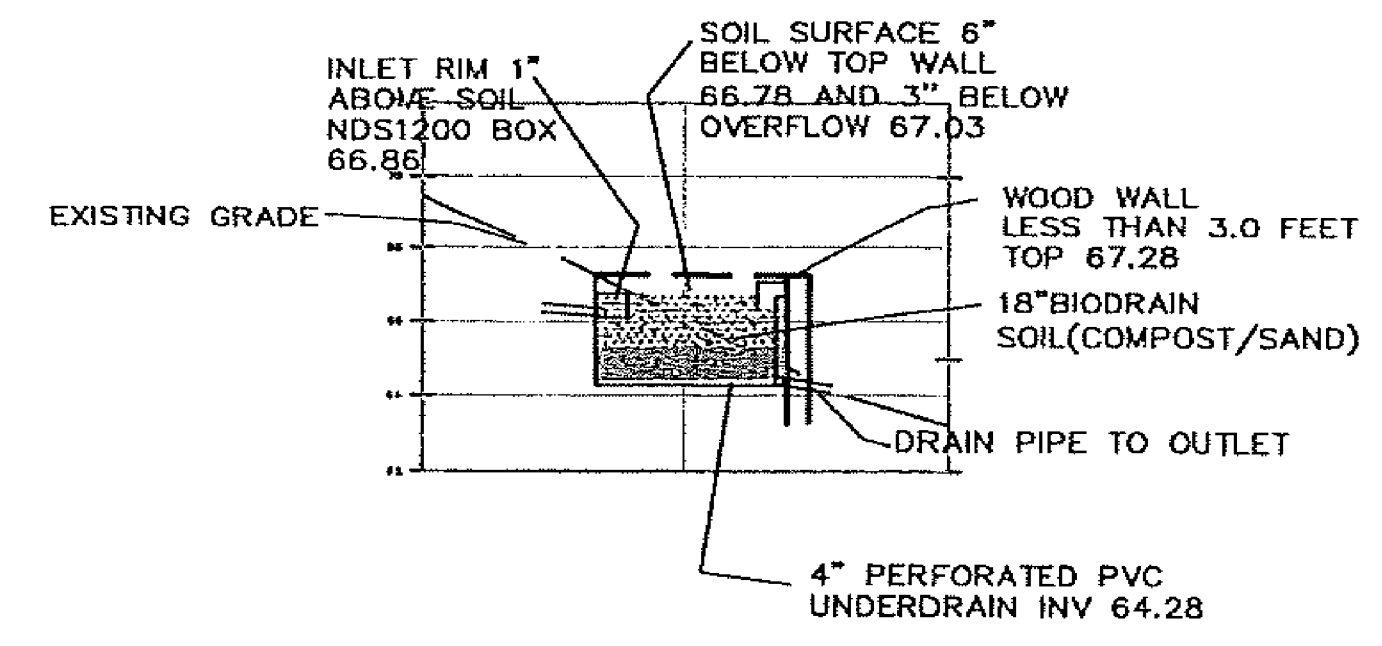
BIO C PROFILE SCALE 1"=5'



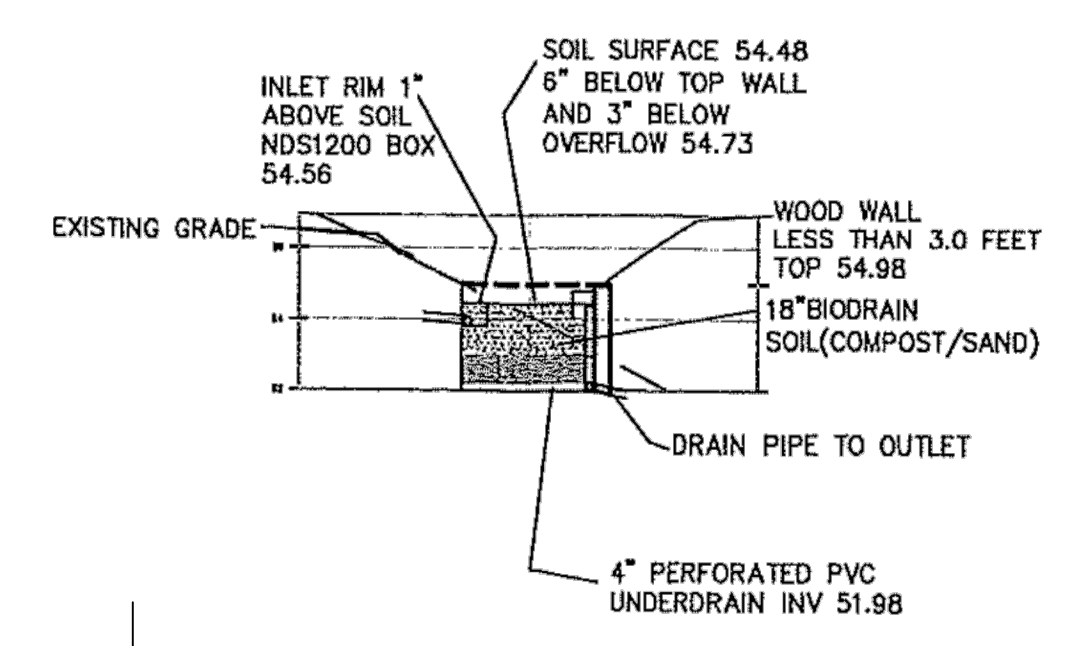
BIO D PROFILE SCALE 1"=5'



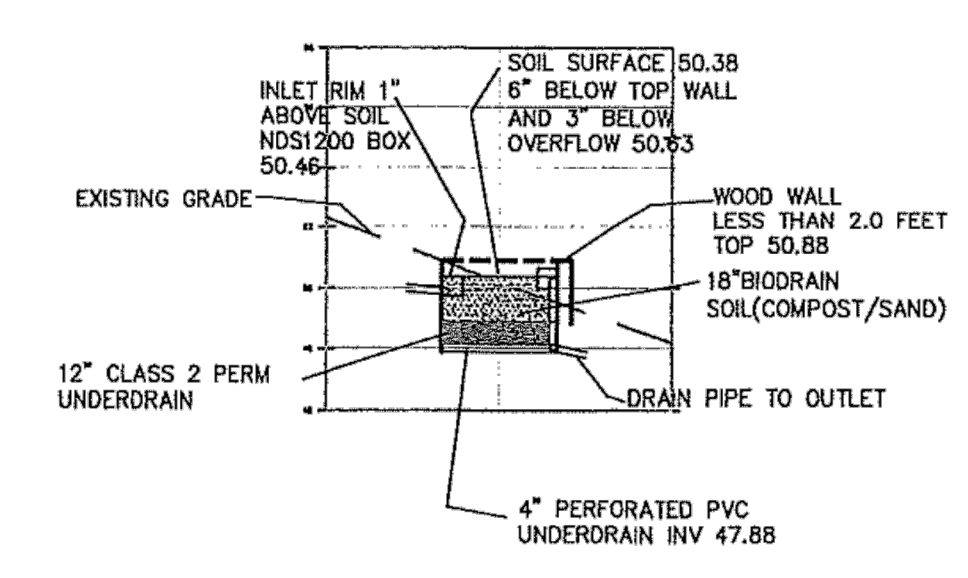
BIO A SECTION SCALE 1"=5'



BIO B SECTION SCALE 1"=5'



BIO C SECTION SCALE 1"=5'



BIO D SECTION SCALE 1"=5'

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88 VISION RD.
INVERNESS, CALIFORNIA
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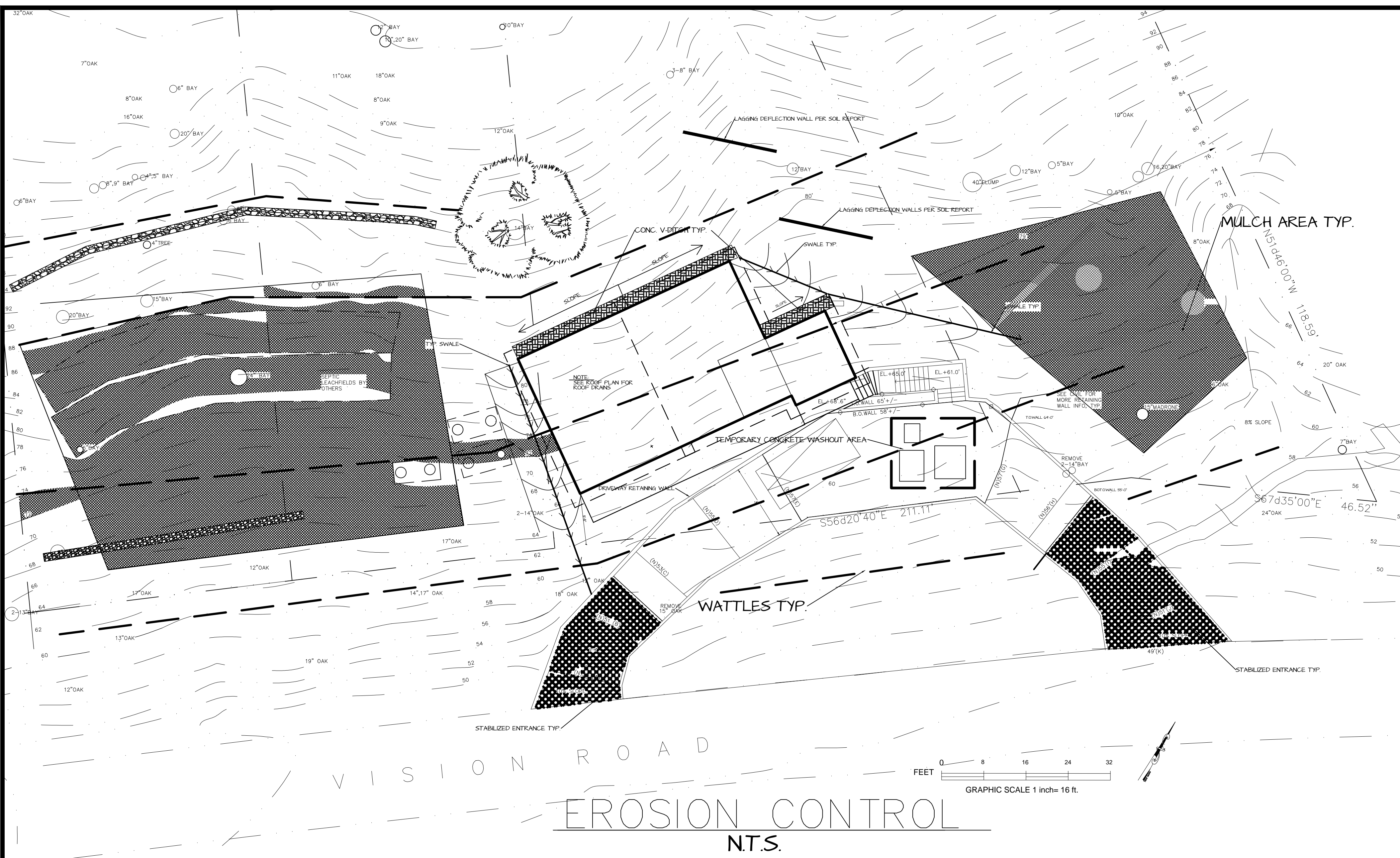
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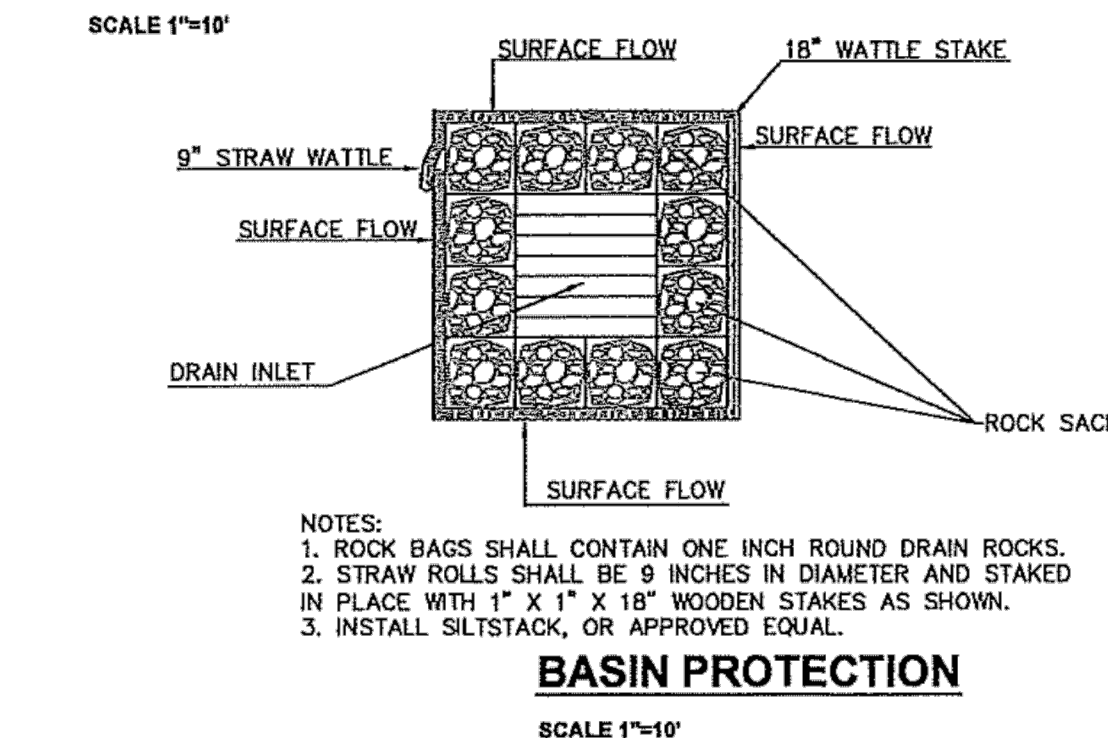
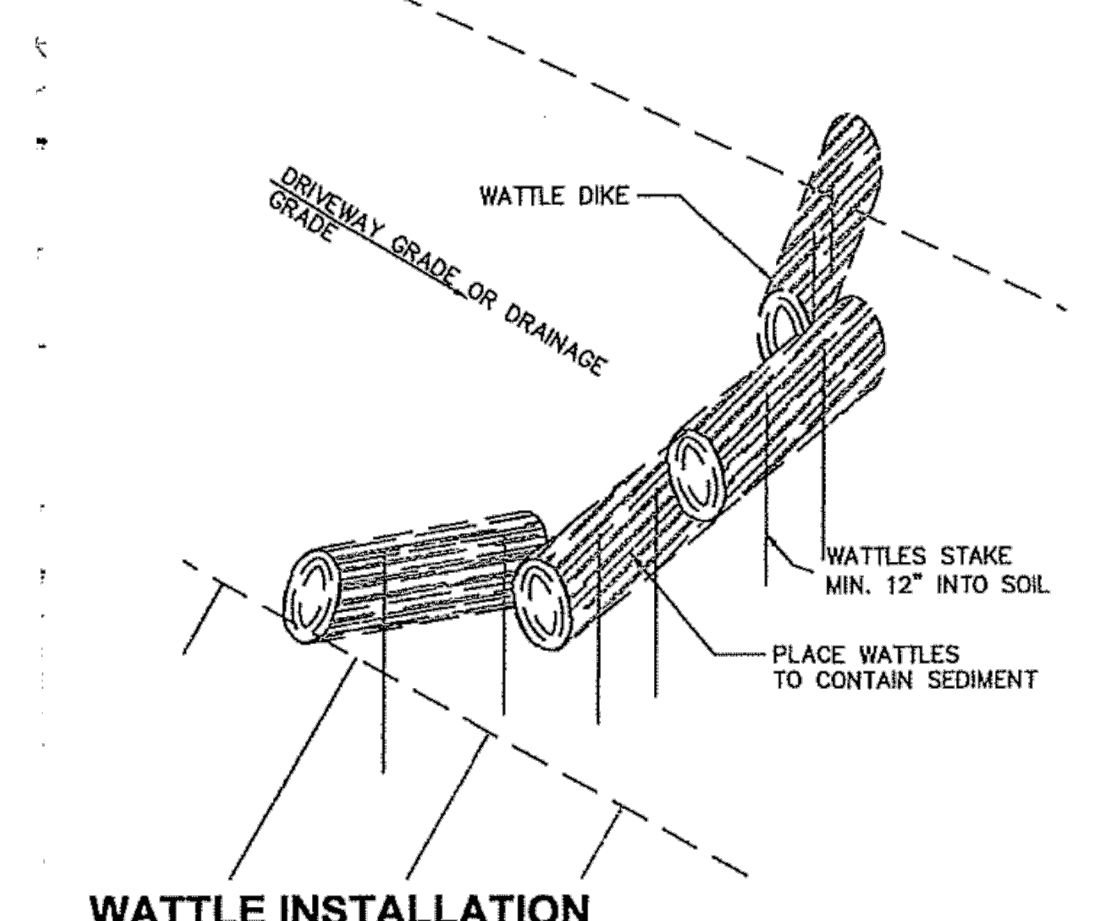
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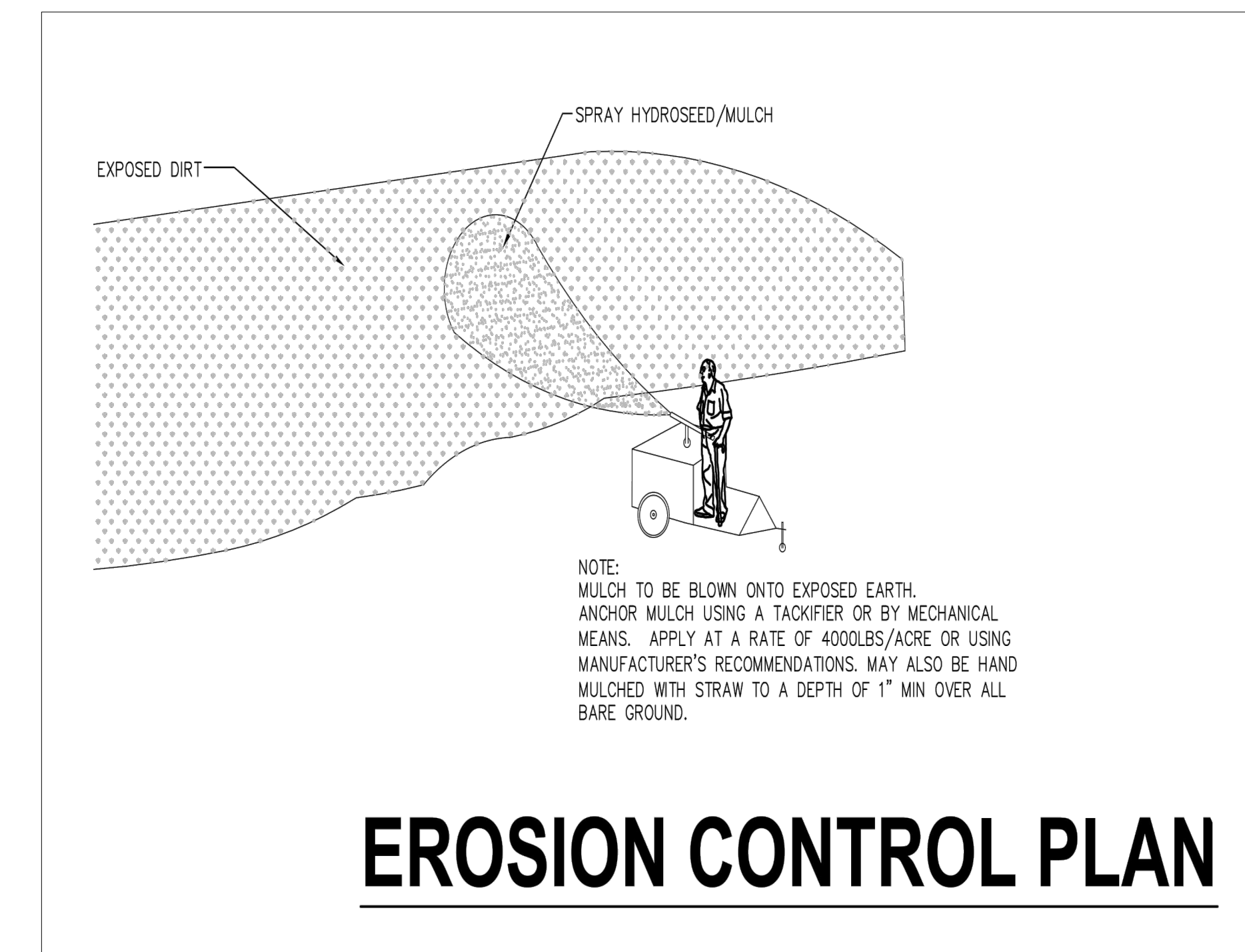
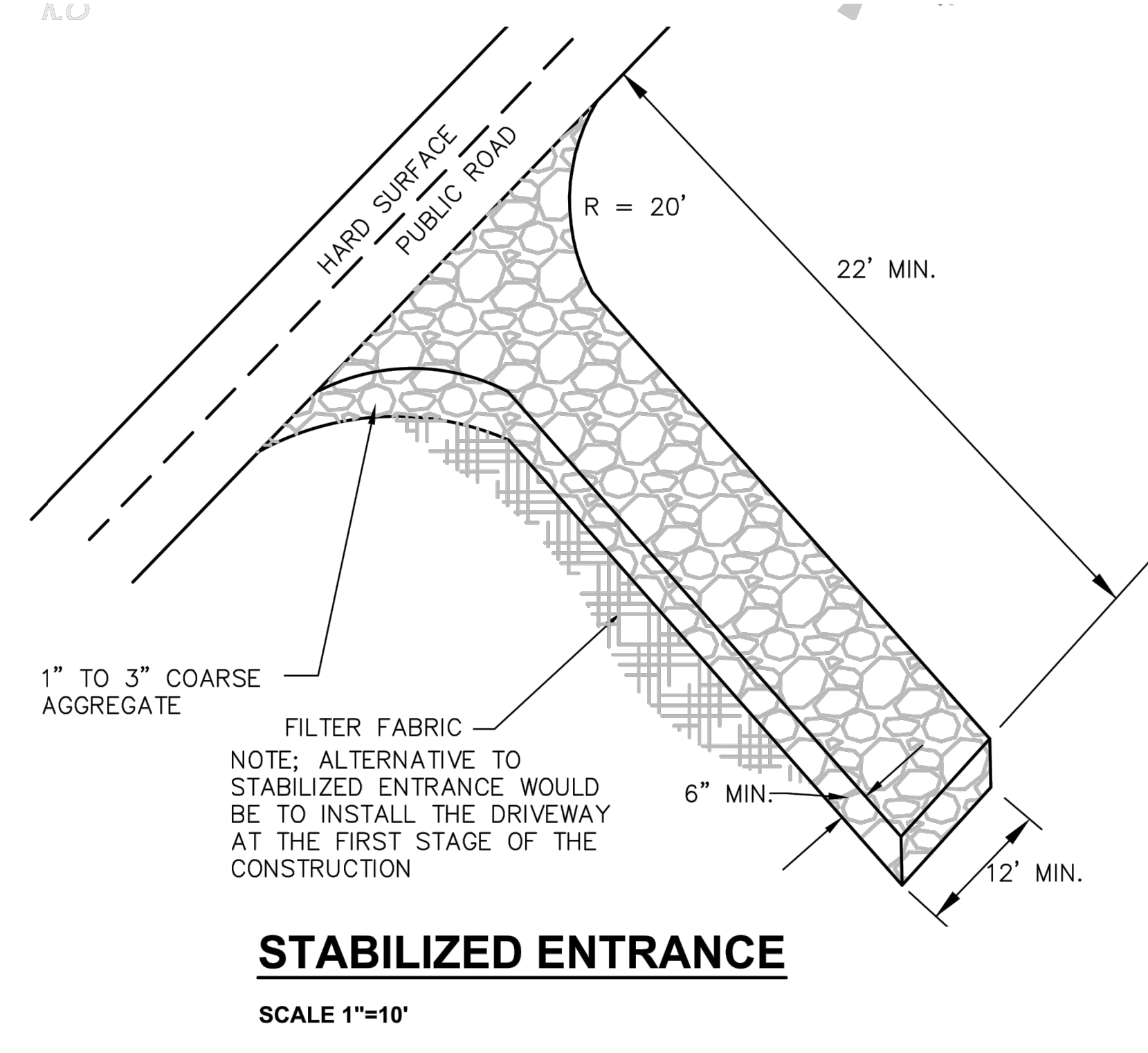
LEGEND

HYDROSEED/MULCH WOOD CHIPS OR EROSION CONTROL BLANKET ALL DISTURBED AREAS BEFORE RAIN
 WATTLES
 DRAINAGE BASIN PROTECTION

AREA OF DISTURBANCE= 0.32 ACRES



- ### EROSION CONTROL NOTES
- BOUNDARY FOR REFERENCE PURPOSES ONLY NOT TO BE USED AS BOUNDARY SURVEY.
 - ALL MODIFICATIONS TO THIS PLAN AND ALL EROSION CONTROL REPAIRS SHALL BE NOTED ON THIS PLAN AND KEPT UPDATED BY THE CONTRACTOR IN THE FIELD DURING CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES SHALL BE REGULARLY MONITORED AND REPLACED IF NECESSARY.
 - ALL EROSION CONTROL MEASURES SHALL BE CHECKED AND THEIR OPERATION VERIFIED AFTER STORM EVENTS.
 - NO SILT LADEN WATER SHALL LEAVE SITE.
 - ANY MATERIAL OR DEBRIS STOCKPILED ON SITE SHALL BE CONTAINED BY WATTLES AND COVERED.
 - A GRAVEL ACCESSWAY AT LEAST 50' LONG SHALL BE MAINTAINED AT DRIVEWAY ENTRANCE. 6" OF GRAVEL MUST BE MAINTAINED IN THIS AREA AND WILL REQUIRE REPLENISHMENT OVER THE COURSE OF CONSTRUCTION.
 - AS PART OF THE MONITORING, ANY SILT THAT BUILDS UP BEHIND THE WATTLES SHALL BE REMOVED.
 - MINIMIZE THE AMOUNT OF MATERIAL STOCKPILED ON SITE.
 - ADDITIONAL SAND BAGS, WATTLES AND OTHER EROSION CONTROL MATERIAL SHALL BE STORED ON SITE TO ALLOW FOR IMMEDIATE REPAIR OF PROPOSED FACILITIES.
 - A WATTLE DIKE SHALL BE INSTALLED ON THE PROPOSED DRIVEWAY ROUGH GRADE EVERY 10' OF VERTICAL SEPARATION OR MORE OFTEN AS NEEDED TO PREVENT EROSION OF THE PROPOSED DRIVEWAY.
 - REMOVE SEDIMENT WHEN ACCUMULATION REACHES 1/2 OF THE BARRIER HEIGHT.
 - MINIMIZE THE AMOUNT OF EARTHWORK EXPOSED AT ANY ONE TIME.
 - INSTALL DRIVEWAY GRAVEL BASE COURSE AS SOON AFTER ROUGH GRADING AS POSSIBLE.
 - PRIOR TO PLACING AC ON ROADWAY OR DRIVEWAY, DRIVEWAYS TO BE USED FOR CONCRETE WASHDOWN. ONCE THE DRIVEWAY IS COMPLETE, USE A DESIGNATED CONCRETE WASH DOWN AREA.
 - HYDROSEED ALL EXPOSED AREAS OF EARTH PRIOR TO START OF RAINY SEASON. IF RAIN IS IMMINENT OR GRASS IS NOT MATURE PRIOR TO OCTOBER 15 COVER EXPOSED EARTH WITH STRAW & TACKIFIER.
 - THE ACTUAL AMOUNT AND TYPES OF EROSION CONTROL DEVICES WILL VARY BASED ON CONSTRUCTION METHODOLOGIES AND STAGING. THIS PLAN SHOWS A MINIMUM REQUIREMENT AND SHOULD BE SUPPLEMENTED AS NEEDED.



EROSION CONTROL PLAN

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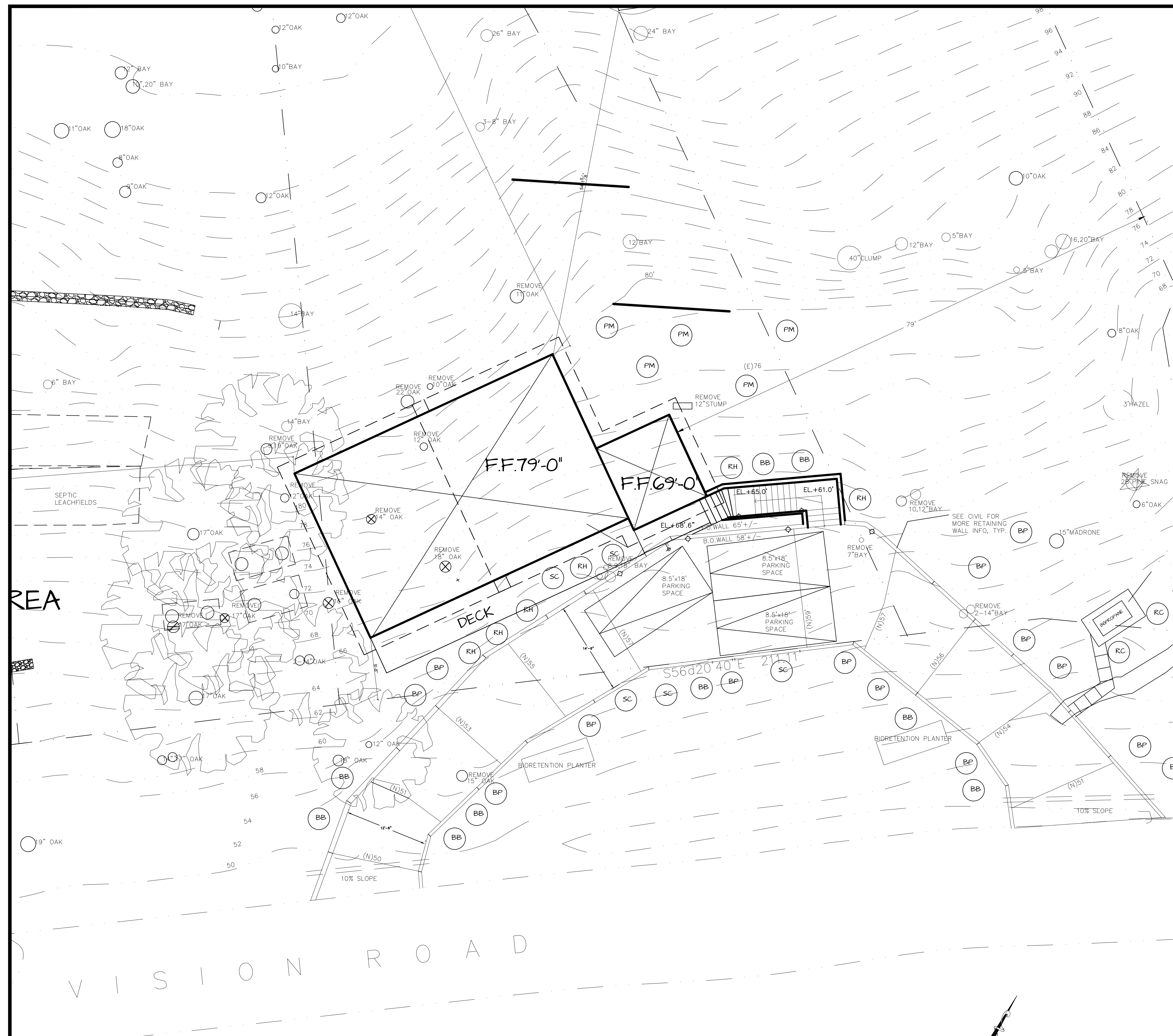
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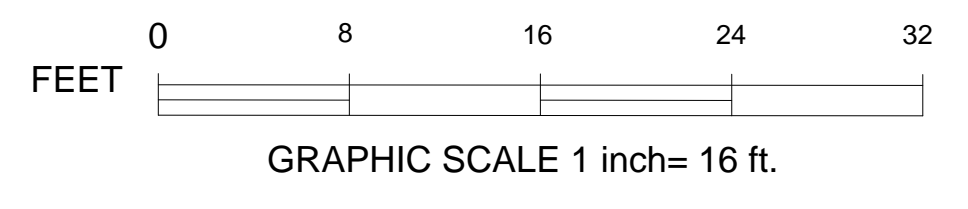
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NOTE: TREES NOTED OAK= QUERCUS AGRIFOLIA, BAY=Umbellularia californica



LANDSCAPE PLAN

1/8" = 1'-0"

Landscape Architectural Planting Notes

1. 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 Manager.
2. All planting areas shall be cleared of all weeds and debris.
3. All planting areas shall be amended with a weed free topsoil and cultivated to a depth of 8".
4. Osmocote fertilizer (or Eq.) shall be used at each planting per manufacturer directions.
5. Contractor shall receive approval from Architect of plant layout prior to planting.
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 root balls.
7. Temporary Irrigation shall be provided for plant establishment and maintenance period.
8. 1 year landscape maintenance and warranty period.

Irrigation Notes

1. The Irrigation system will be designed to distribute a minimum amount of water to promote active and healthy growth of all proposed plantings.
2. 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 shutoff.
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

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WATER	HT. x W	CA NATIVE
BF	15	1 GAL	PTERIDIUM aquilinum	BRACKEN FERN	LOW	12" x 18"	YES
SHRUBS							
PM	6	1 GAL	POLYTAICHUM maritimum	WESTERN SWORD FERN	MOD	3-5' x 2-3'	YES
RC	2	5 GAL	ROSENETA coulteri	HALITIDA POPPY	LOW	5-6' x 5-6'	YES
RH	6	1 GAL	ROMANUS californica	BUCKTHORN COFFEEBERRY	LOW	4-6' x 4-6'	YES
SC	9	1 GAL	SALVIA leucophylla	SALVIA CELESTIAL BLUE	LOW	3-5' x 3-5'	YES
BB	10	1 GAL	CEANOTHUS thyrsiflorus	BLUE BLOSSOM	LOW	2-5' x 3-5'	YES

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FIRE HAZARD ASSESSMENT AND TREATMENT GUIDELINES

ASPECT	Southeast	Hazard Points
SLOPE %	31%	8
FUEL TYPE 0-30' FROM	Mostly Grass	4
FUEL TYPE 30-100' FROM STRUCTURE	Mostly Grass	1
TOTAL MCFD VMP HAZARD PTS.		16
Recommended Defensible Space Clear Zone per MCFD VMP Standards = 50' x 50' x 100'		
Fuel Type Description for MCFD VMP: Mostly Grass/Medal 2 = Brush & Tree reproduction occupy 1/3 and 2/3 of area		

- DEFENSIBLE SPACE NOTES:
- For MCFD VMP Defensible Space on neighboring property, the minimum required defensible space is determined without reference to property lines. Additional fire protection may be required by Inverness Fire Marshall.
 - DRIVEWAY: trim and maintain vegetation within 10' of roadway as for Defensible Space. Trim trees so they do not hang lower than 15' above roadway.
 - Defensible space recommendations may require extensive field review during or following construction to ensure that pruning is done with care and is appropriate for the situation.
 - All defensible space requirements shall be in place prior to framing.
 - Annual maintenance is required for defensible space areas.
 - No trees shall be planted below power lines.
 - Remove Cotoneaster, Eroom, Ivy and Eucalyptus saplings on site.

Plant List and Selection Within the Zone:	A. The entire defensible space shall be managed as necessary. Annual grasses are not allowed within the zone. Cutting of cured and annual grasses to 4" or less to be done by June 1st or at direction of Fire Dept. B. Plant selections to be fire-resistant, non-pyrophilic native, domestic or combination thereof that best suits the project site. Slope, soil type, drought resistance have been considered.
Plant Spacing and Crown Separation:	A. Regardless of plant selection, shrubs shall be placed so that no continuity exists between the ground fuels and the tree crowns. B. Trees to be planted so when mature, their crowns will be separated by min. 10'. C. Chipped planting mulch is assumed to provide a thermal barrier, which will help prevent moisture loss in ground fuels. Shredded bark, "monkey hair," is prohibited. D. Separate individual shrub crowns by at least 2x their height, or clump shrubs into islands no greater than 18' in diameter. Separate islands by no less than 2x their canopy height. E. Ltrim up existing trees and remove ladder fuels within 10' of ground.
Slope Influence on Minimum Defensible Space Clearances:	A. Separation distances between trees and shrubs per standard VMP practices may increase due to steep slopes at request of Inverness Fire Marshall. B. Upslope, cross slope, and downslope clearances, around each structure may be increased at request of Inverness Fire Marshall.



1/16" = 1'-0"