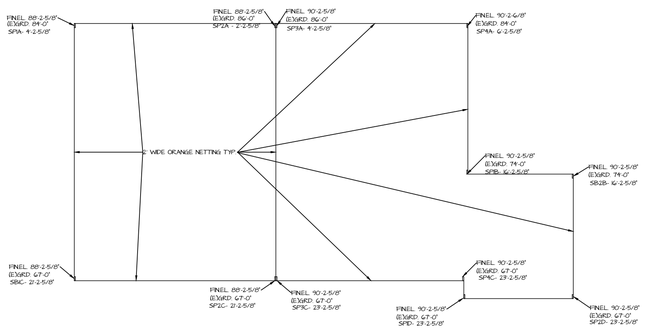
GENERAL NOTES

1. 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 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.
2. 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 UNANTISPATED CONDITIONS ARE ENCOUNTERED.
3. PROVIDE REINFORCED BACKING AT WALLS & CEILINGS AS REQUIRED TO SUPPORT ALL EQUIPMENT, FIXTURES, FURNISHINGS, ETC. TO BE ATTACHED TO FRAMING.
4. SEAL ALL PENESTRATIONS AT FIRE AND SOUND RATED PARTITIONS W/APPROVED SYSTEMS TO MAINTAN REQUIRED RATINGS.
5. PROVIDE FIRE RATED GYP. BD. ENCLOSURES AT ALL RECESSED FIXTURES TO MAINTAN REQUIRED RATINGS.
6. ALL DRAIN LINES WITHIN WALLS ARE TO BE WRAPPED IN SOUND INSULATION OR BE CAST IRON.
7. CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED BY THE PLUMBING, AIR 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.
8. STRUCTURAL AND FIRE RESISTIVE INTEGRITY SHALL BE MAINTAINED AT PENESTRATIONS FOR MECHANICAL, PLUMBING, ELECTRICAL AND COMMUNICATIONS PIPE, DUCT OR CEILING IN WHIH THEY OCCUR.
9. PROVIDE FIRE BLOCKING AT FLOOR, CEILING AND MID-HEIGHT OF WALLS OVER 10'-1".
10. STUCCO, PLASTER AND GYPSUM BOARD SHALL TERMINATE WITH A "J MOLDING" WHERE EDGE IS EXPOSED UNLESS OTHERWISE NOTED.
11. 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 BATHROMS AND LOWER WALL AT KITCHEN.



STORY POLE PLAN

1/8"=1'-0"

COLORS & MATERIALS

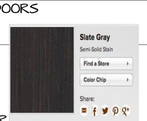
STAIR TOWER SIDING AND SCREEN

MAIN FLOOR SIDING COLOR

LIGHTS AT EXT. STAIRS

LIGHT AT EXTERIOR DOORS

TIMBER FRAME COLOR



SHEET INDEX

GENERAL NOTES, INFORMATION AND SHEET INDEX	A0
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MAIN FLOOR PLAN	A2
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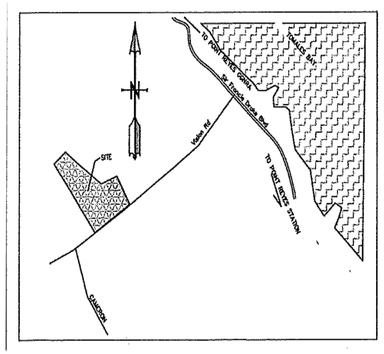

SITE MAP

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)

SITE DATA

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

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

OWNER:
NICOLE BARTOLINI AND JOSH GARCIA
5 W. BOOKE DR.
NOVATO, CA 94947
NICOLEJBARTOLINI@GMAIL.COM
415-516-7628

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:
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415-640-3046
NICKWHITNEY24@GMAIL.COM

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REVISIONS

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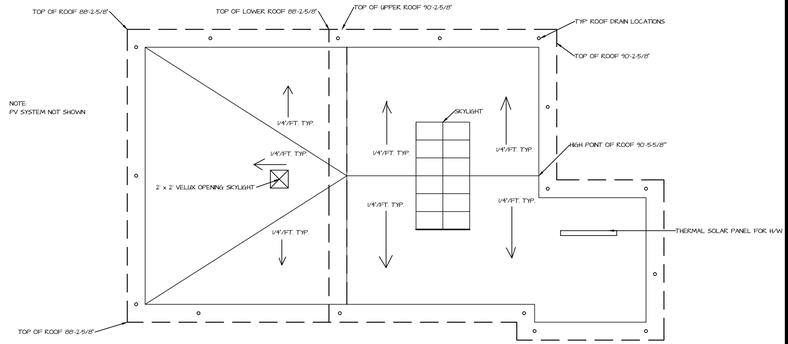
PROJECT

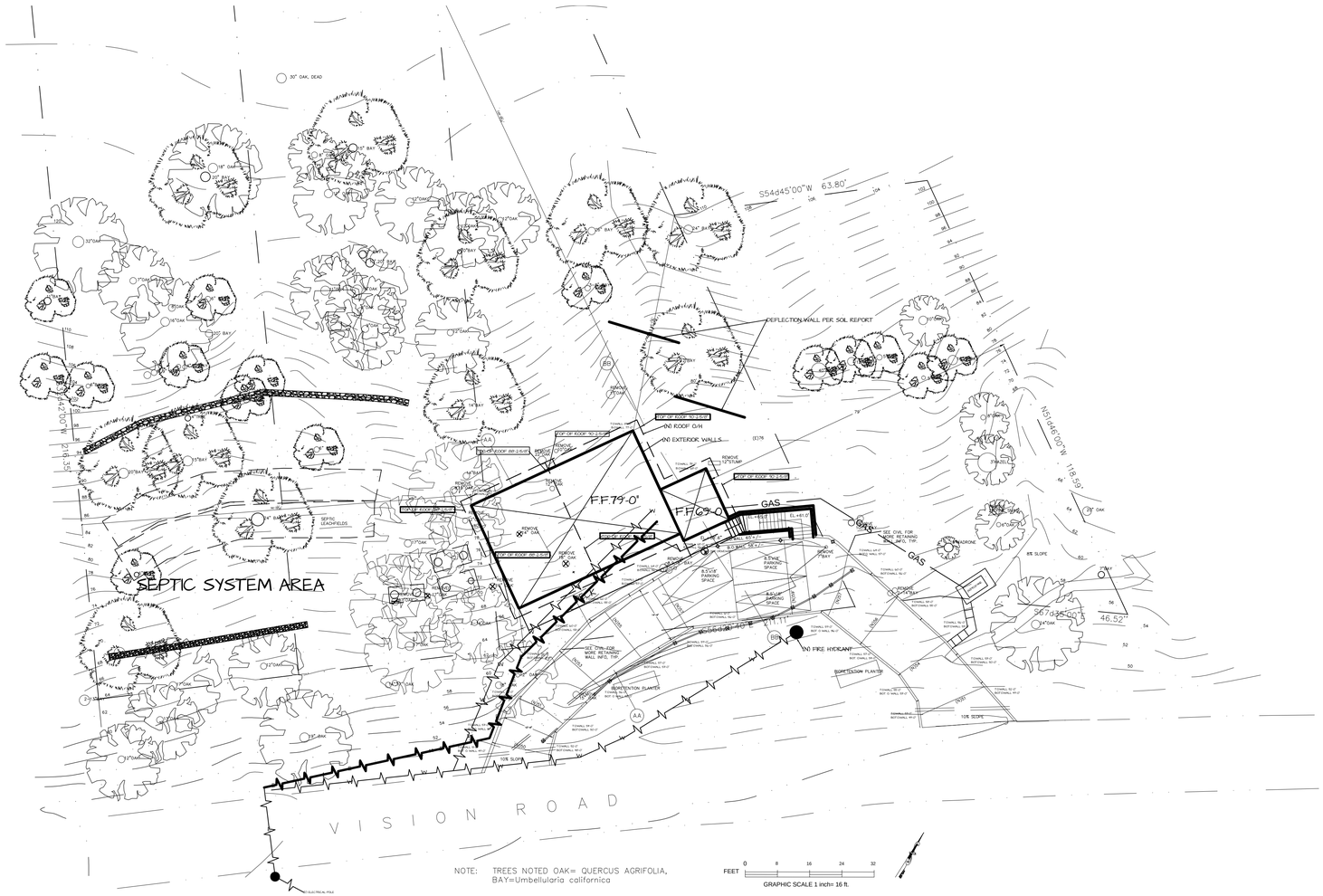
GARCIA VISION PROJECT
88 VISION RD.
INVERNESS, CALIFORNIA
APN: 112-141-04 & 112-141-03

DATE: JAN. 20.2021
DRAWN BY: PLB
SCALE: AS SHOWN

SHEET:
A0-1
OF
15



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



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

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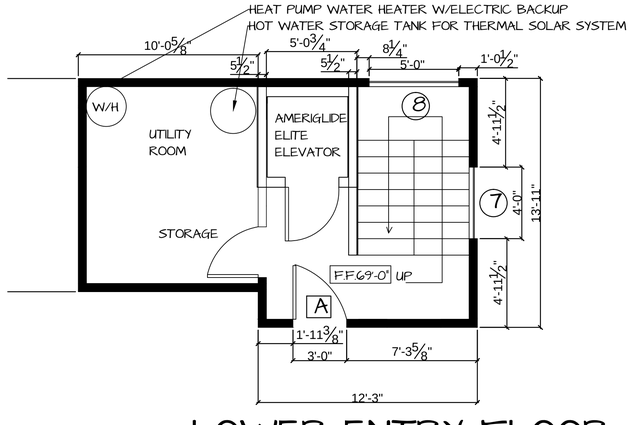

LOWER ENTRY FLOOR

1/4" =1'-0"

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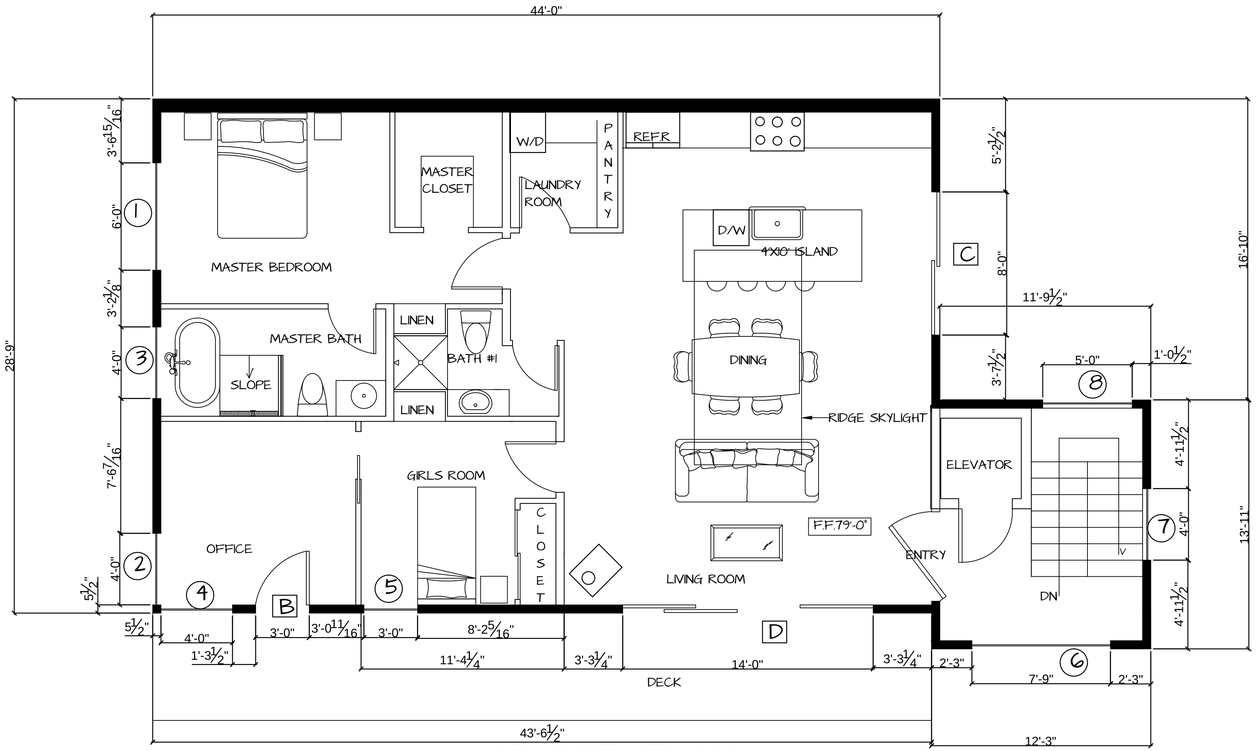

FLOOR PLAN

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

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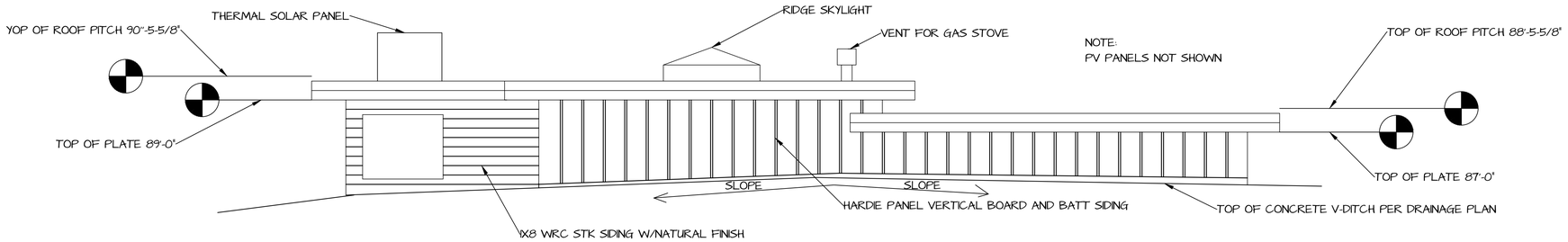
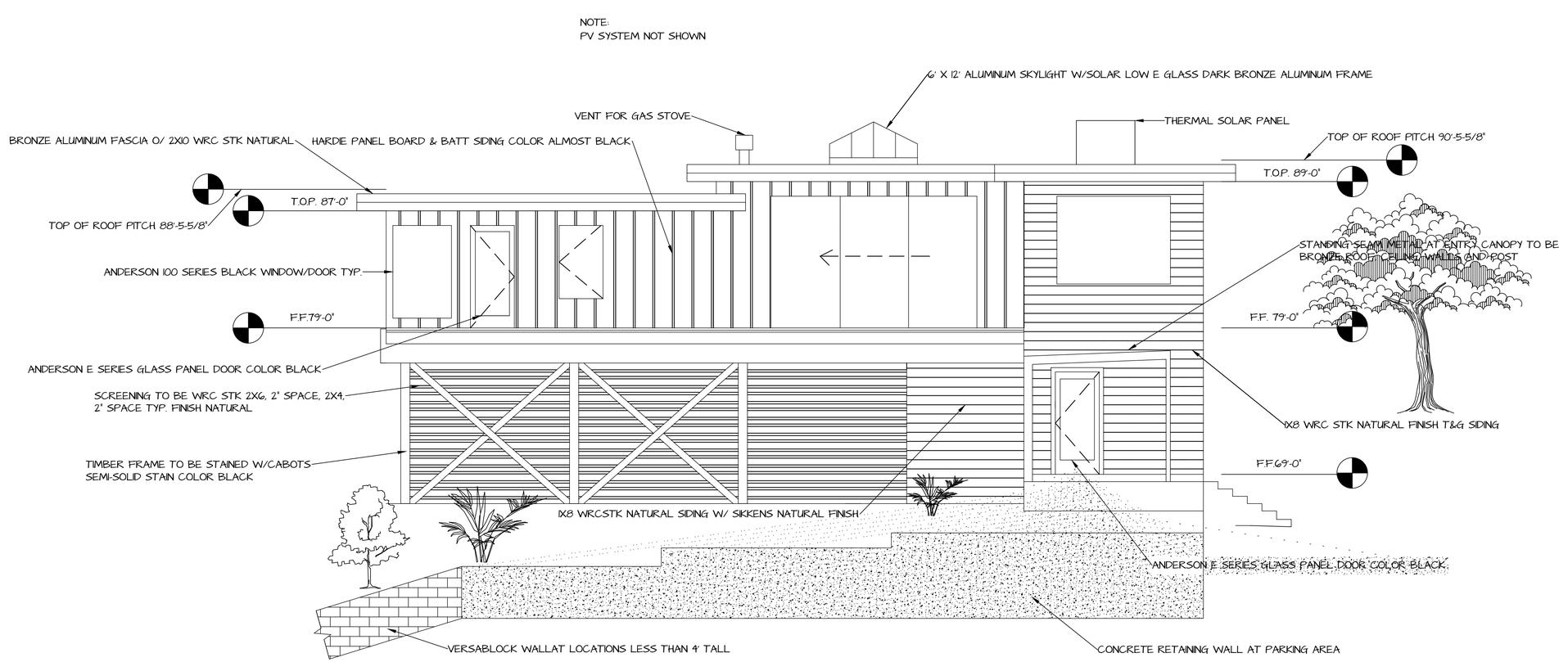
SHEET: A2-4 OF 15



NORTH ELEVATION

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



STREET/SOUTH ELEVATION

1/4"=1'-0"

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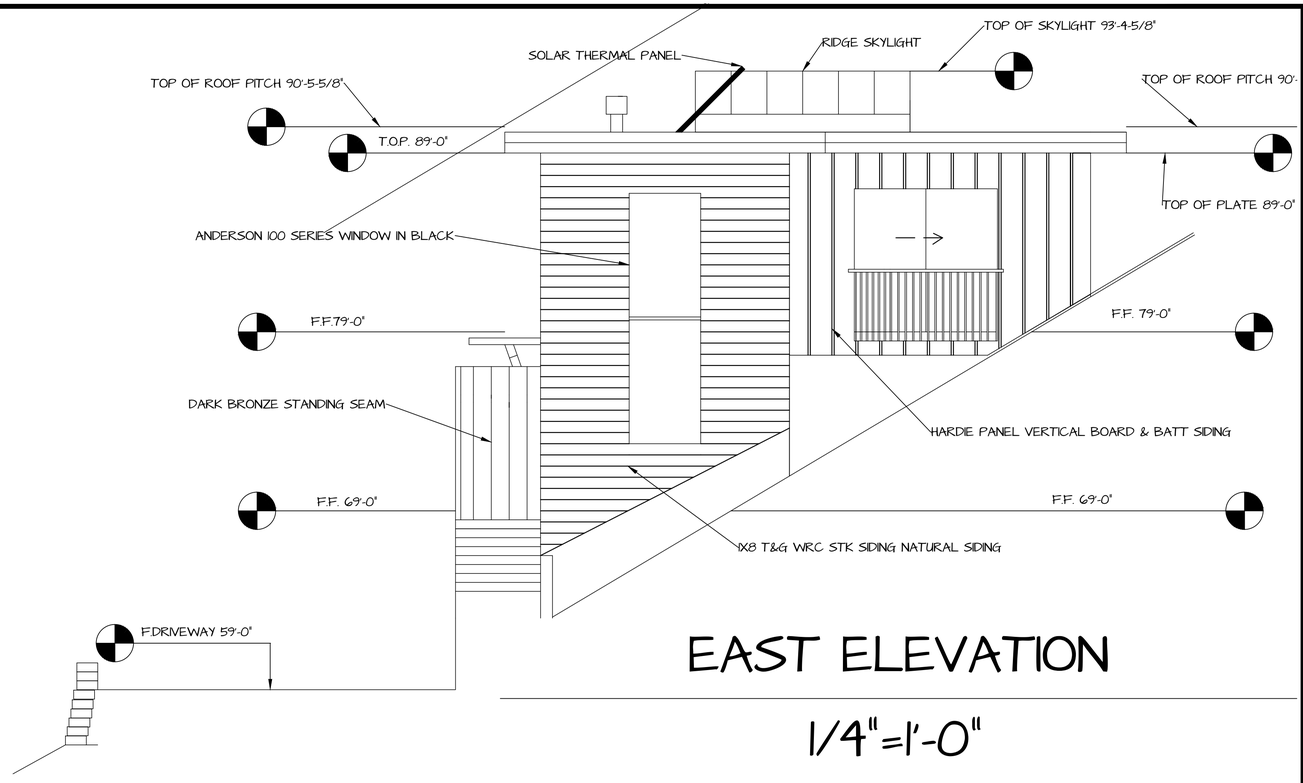

EAST ELEVATION

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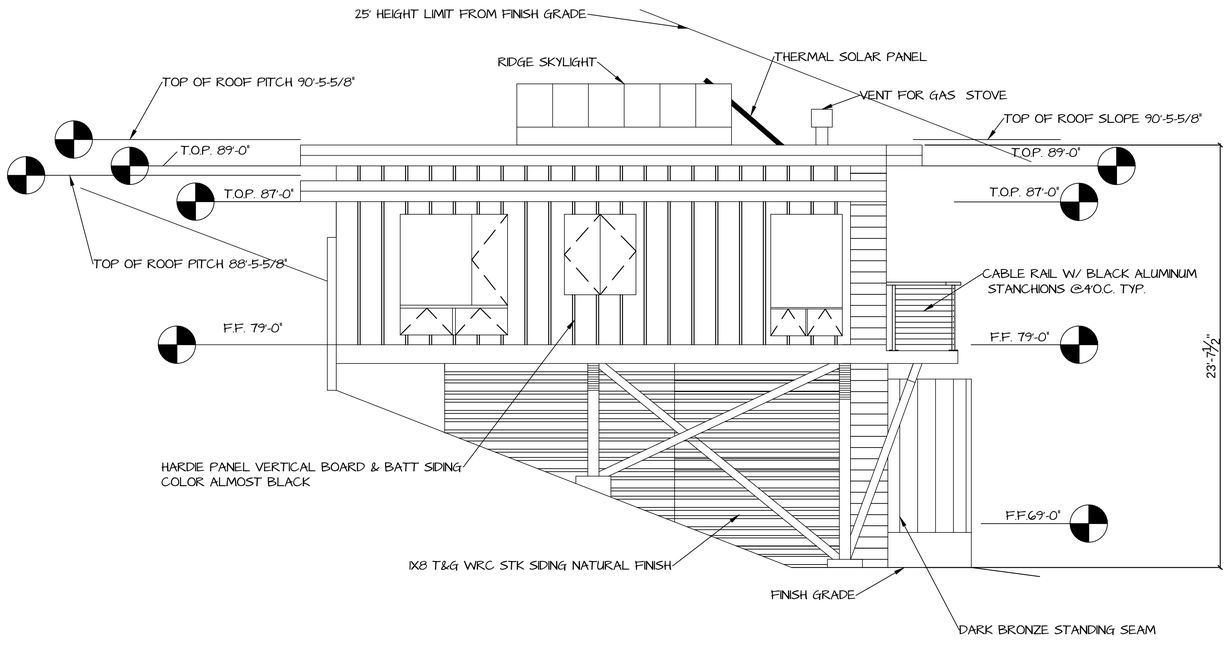

WEST ELEVATION

1/4"=1'-0"

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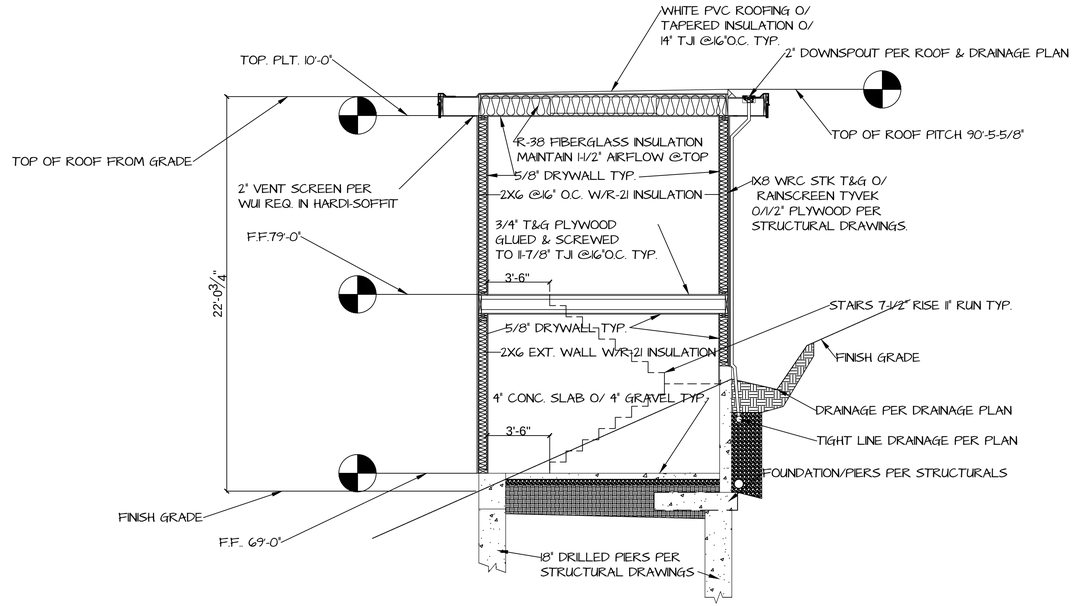
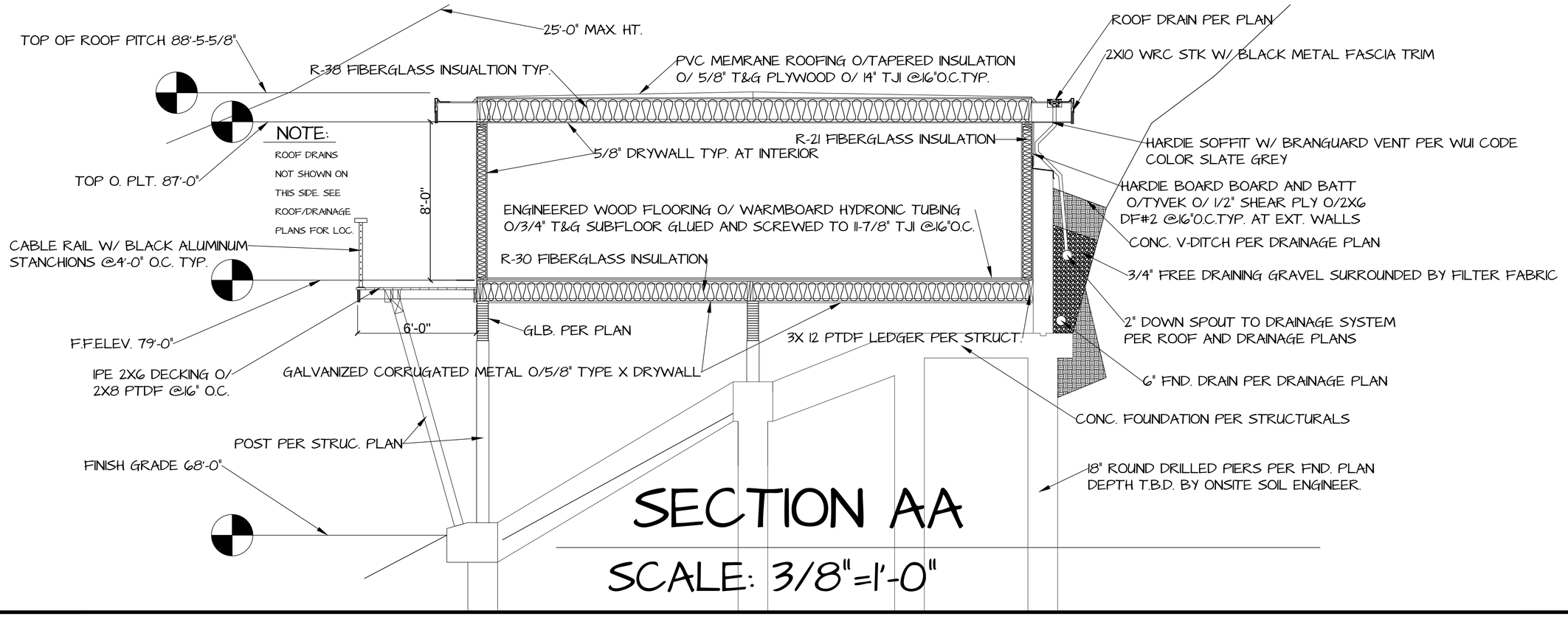


SECTION BB

1/4"=1'-0"



SECTION AA

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

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SHEET:
A5-7
OF
15

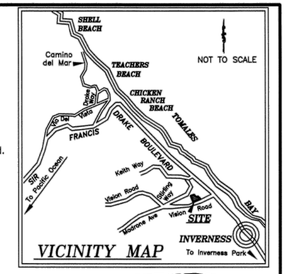
LEGEND

- 1/2" Iron pipe & Cap PLS 6702 to be set (NOTE 1)
- Found 1/2" Iron pipe no tag unless otherwise noted
- Found 3/4" Iron pipe & Cap RCE 30465
- Found 3/4" Iron pipe & Tag RCE 10057
- Pacific Land Surveys control point
- Overhead utility pole
- Pac Bell Manhole
- Hose bib
- WM Water meter
- Found fence post, wood post or Metal T-post
- 28" Existing pine snag, size as noted
- 28" Existing stump, size as noted unless rotten
- 17" Oak tree, size as noted
- 10" Bay tree, size as noted
- 13" Madrone tree, size as noted
- Hazlenut (H) or other shrub as noted

- Record data per reference cited in Note 1
- Boundary of subject property
- Boundary of other lands
- Parcel Line of Record
- Edge of pavement
- Edge of gravel driveway or walk
- Flowline of drainage or creek
- Existing fenceline
- Edge of thick vegetation
- Center of narrow deer path or foot path
- Grade break of top of bank
- Two-foot Contour Line
- Ten-foot Contour Line

NOTES

1. Basis of bearings is S14°31'26"E between POINT "A", a found 1/2" iron pipe, no tag set in concrete and POINT "B", a found 2"x2" redwood hub and tack, bearing as calculated per 17 PM 34 (R1). This is the Basis of Bearings for Pacific Land Surveys Record of Survey 2010 Maps 167, M.C.R. (R). A Record of Survey map has been recorded for the subject property.
2. Distances and dimensions shown are in feet and decimals thereof.
3. Total area of parcel is 0.90 acres, more or less.
4. Benchmark for site is the Pacific Land Surveys control point #100, elevation 100.00 feet, datum assumed.



VICINITY MAP

REFERENCES

R1 17 PM 34
R2 Marin County Department of Public Works Right of Way Survey 68-3, File No. D5-121
R3 4 RM 3
R4 8 OS 61
R5 Leahy Gaunt Deed 2016-0039755
R6 Leahy Gaunt Deed 2017-0013349
R7 PLS RS 2010 Maps 167

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act at the request of Frank Leahy in July 2017.

PACIFIC LAND SURVEYS, a sole proprietorship

Dated:_____

Susan D. Ruschmeyer P.L.S. 6702
License Expires 06/30/18

SCALE:1"=20'
GRAPHIC SCALE IN FEET

Topographic Survey

Of the Lands of Leahy and Gaunt
as described in Document No. 2016-0039755,
and in Document No. 2017-0013349,
being Lots 31, 32, 32A, and 33
Block 2 of Subdivision No. 2 of Inverness,
Filed in Book 4 of Record Maps at Page 3,
all Official Records, Marin County Records.
Vision Road Inverness
A.P.N. 112-141-03 and 112-141-04
COUNTY OF MARIN * STATE OF CALIFORNIA

PACIFIC LAND SURVEYS
P.O. BOX 316 BODEGA, CA 94922 · 707.875.3208

SCALE: 1"= 20' * APRIL 2018 * SHEET 1 OF 1

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APN: 112-141-04 & 112-141-03

DATE: JAN. 20.2021
DRAWN BY: PLB
SCALE: AS SHOWN

SHEET:
C1-8
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.

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

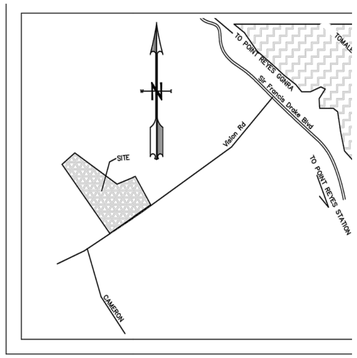
NET 147 CY CUT (EXPORT)

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
MH	MAN HOLE
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
O/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
SD	STORM DRAIN
SOG	SLAB ON GRADE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	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



VICINITY MAP

NO SCALE

LEGEND

LINES:	EXISTING	PROPOSED
CONTOUR–MJR		
CONTOUR–MNR		
APPROXIMATE BOUNDARY		
RETAINING WALL		
DAYLIGHT		
STORM DRAIN/RAIN WATER COLLECTION		
FOUNDATION/RET WALL DRAIN		
RWL COLLECTION SYSTEM		
WATER		
SWALE		
CLEANOUT		
RAINWATER LEADER		C.O.
BACKFLOW PREVENTER		DS
SEWER		BWP
CABLE		SS
ELECTRIC SERVICE		X
GAS SERVICE		E
TELECOM SERVICE		GAS
		JT

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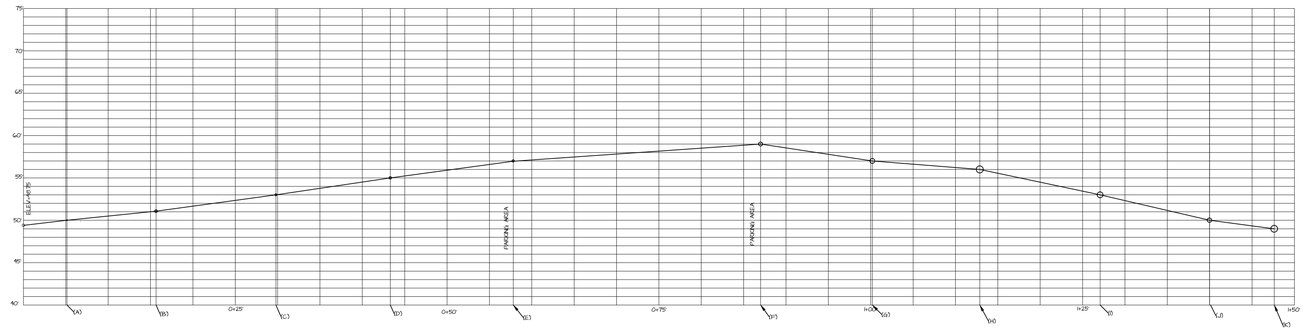

DRIVEWAY CENTERLINE PROFILE
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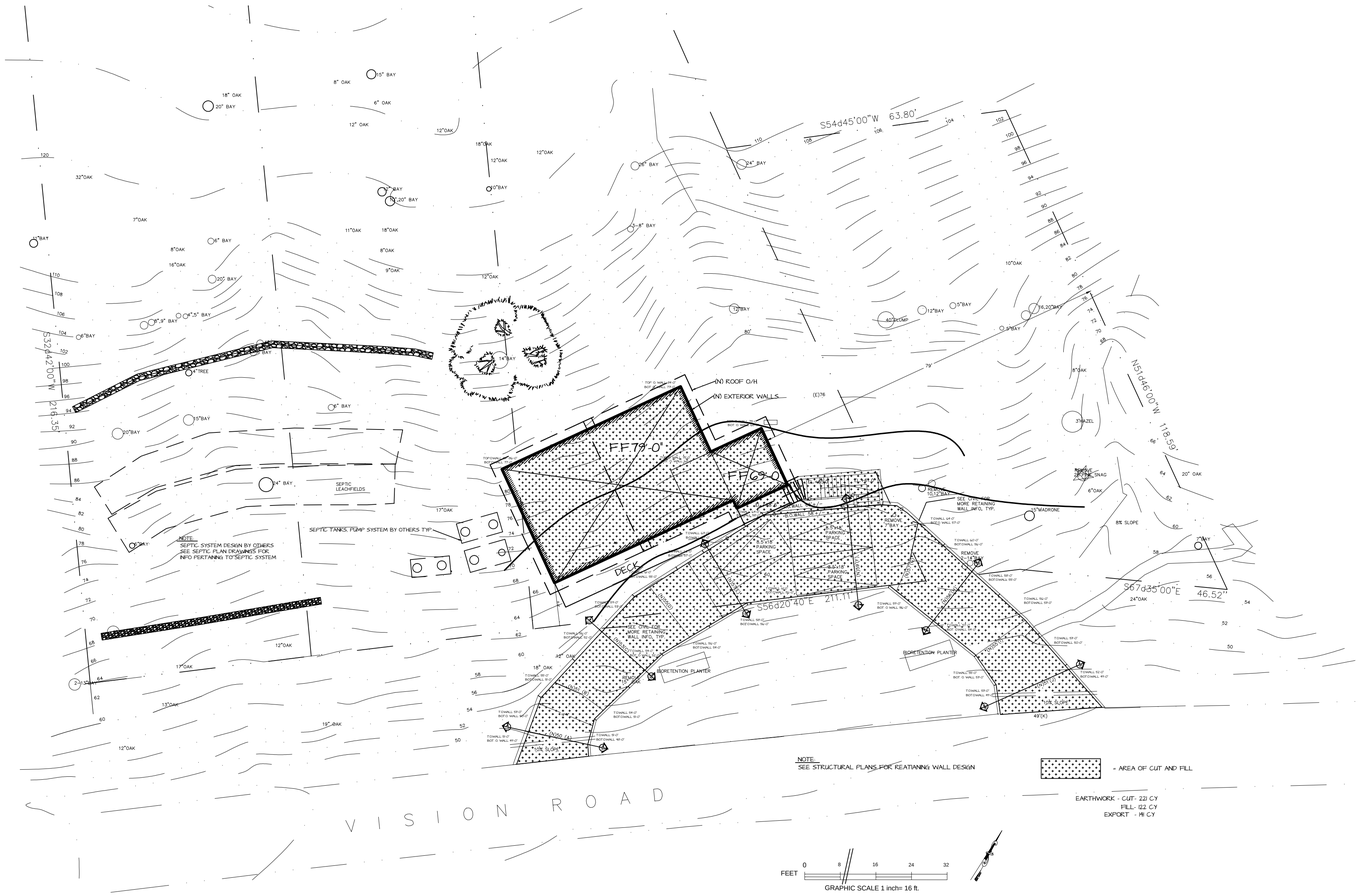

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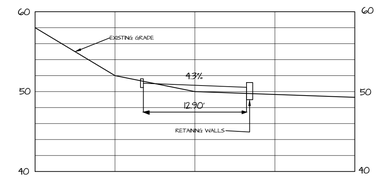

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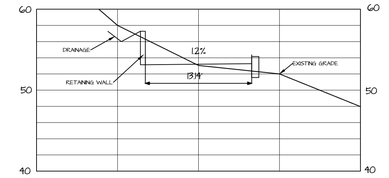

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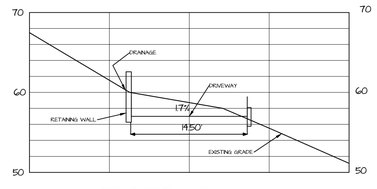

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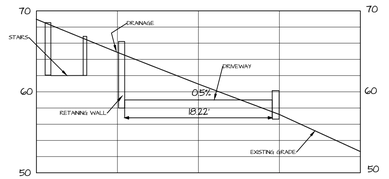

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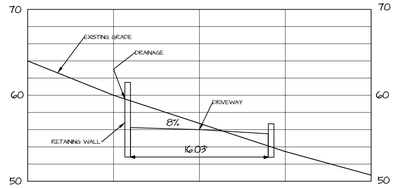

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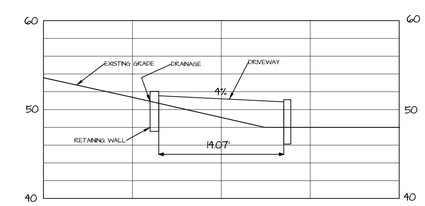

SECTION I

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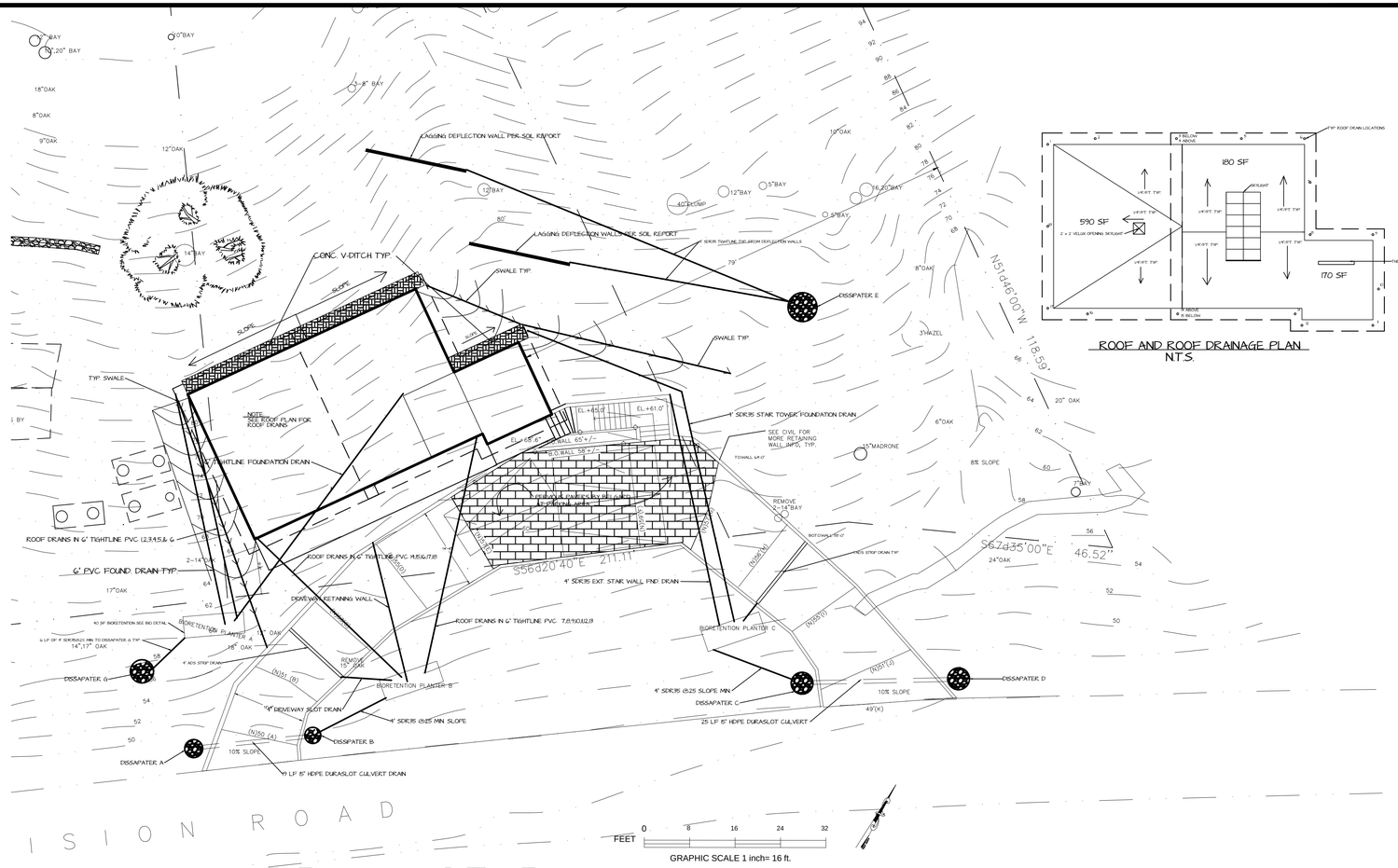
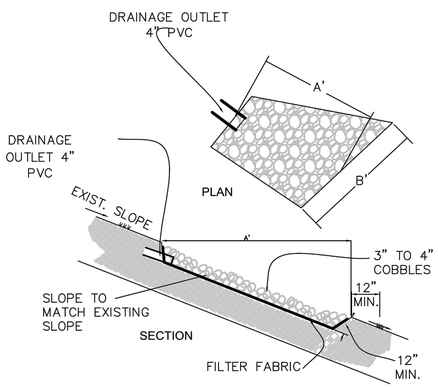
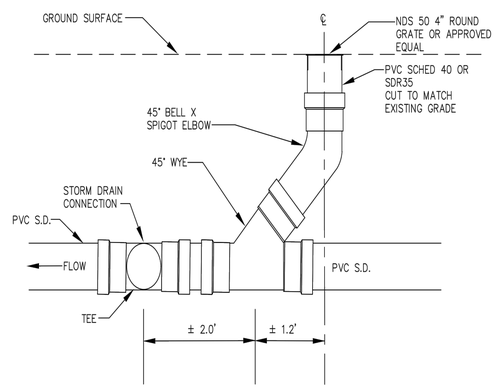




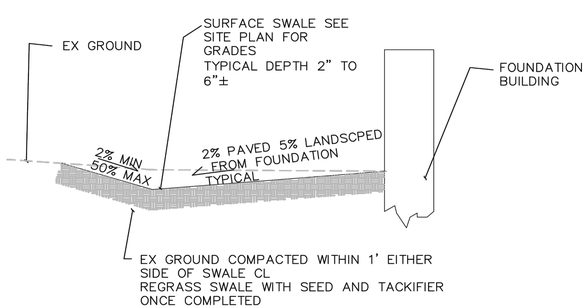
DISSAPATER DETAIL

DISSAPATER DIM SCHEDULE

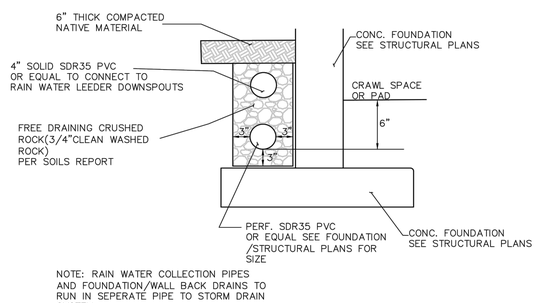
	A	B
DISS A-D	3'	5'
DISS E-G	6'	4'
DISS H	3'	4'



CLEANOUT DETAIL



SWALE DETAIL



NOTE: RAIN WATER COLLECTION PIPES AND FOUNDATION/WALL BACK DRAINS TO RUN IN SEPERATE PIPE TO STORM DRAIN SYSTEM

FOUNDATION AND RWL DRAIN DETAIL

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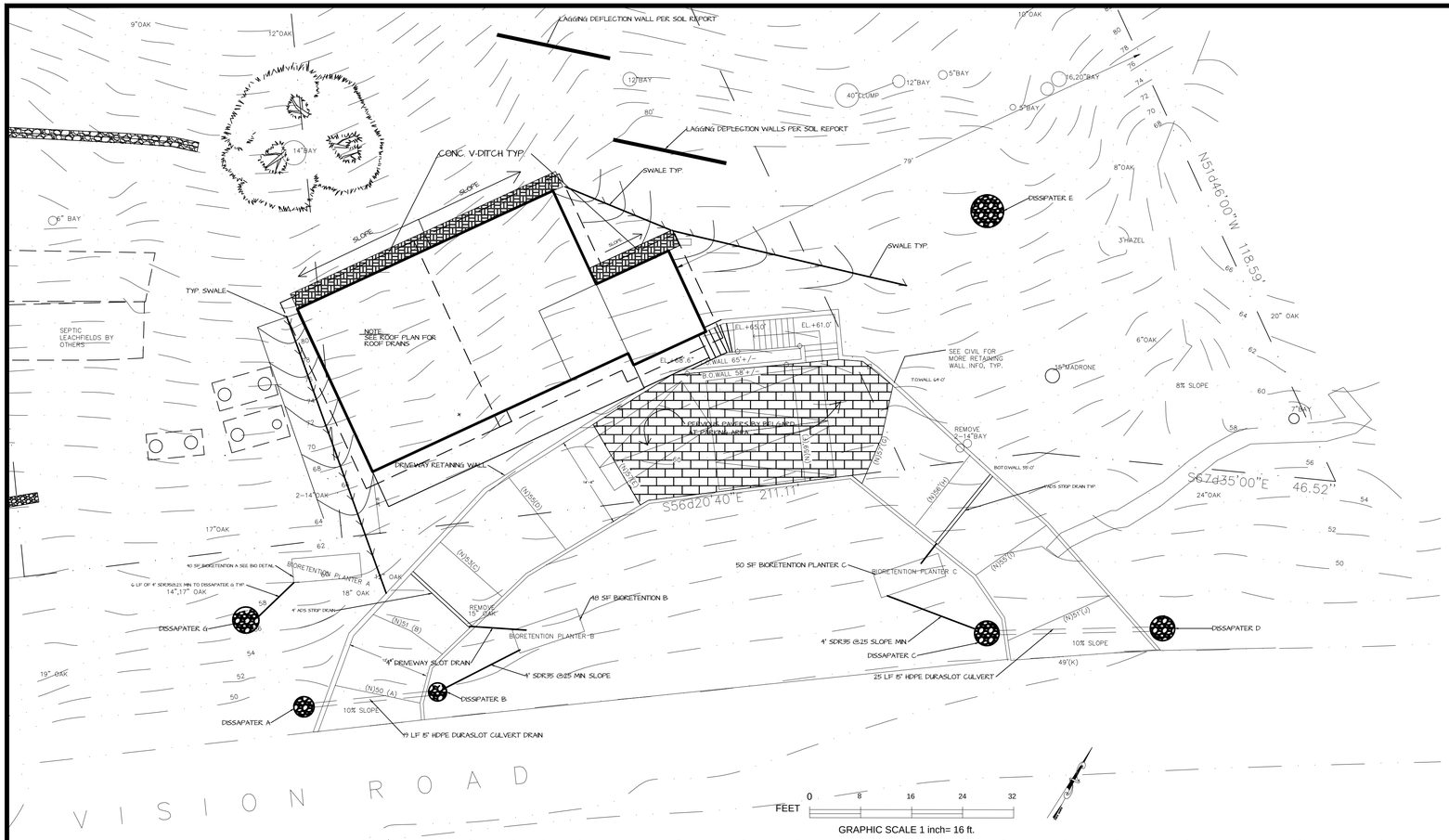
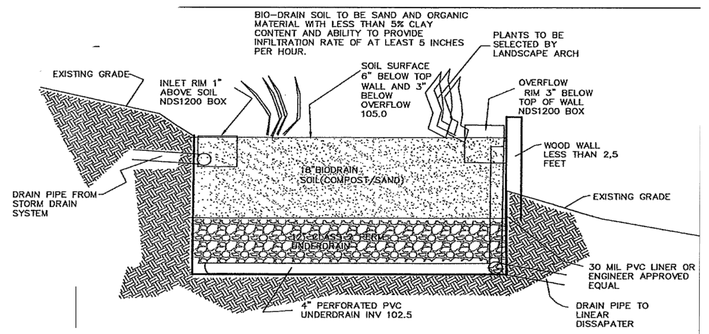
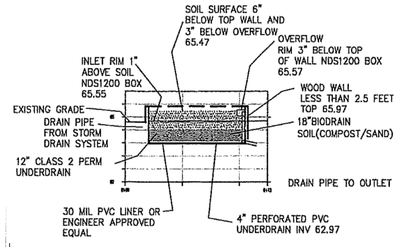




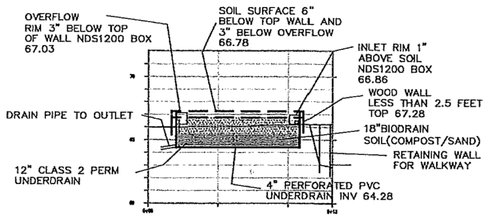
BIORETENTION PLANTER X CROSS SECTION

STORMWATER RUNOFF TREATMENT PLAN

N.T.S.



BIO A PROFILE SCALE 1"=5'



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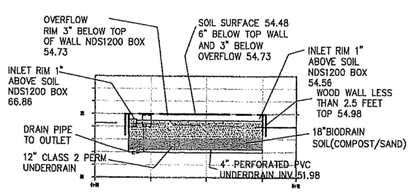

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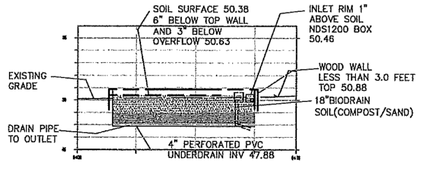
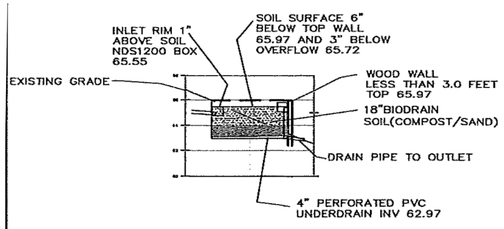
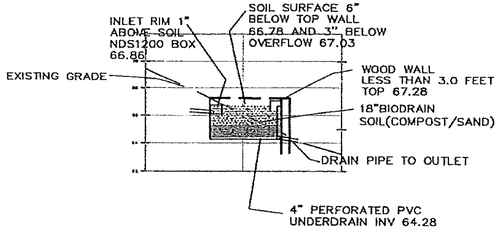


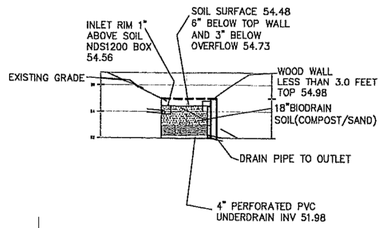
BIO D PROFILE SCALE 1"=5'



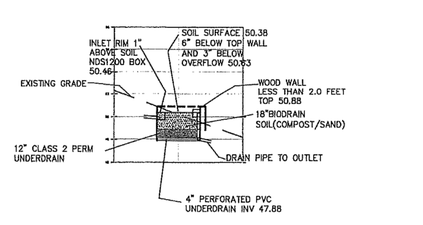
BIO A SECTION SCALE 1"=5'



BIO B SECTION SCALE 1"=5'



BIO C SECTION SCALE 1"=5'



BIO D SECTION SCALE 1"=5'

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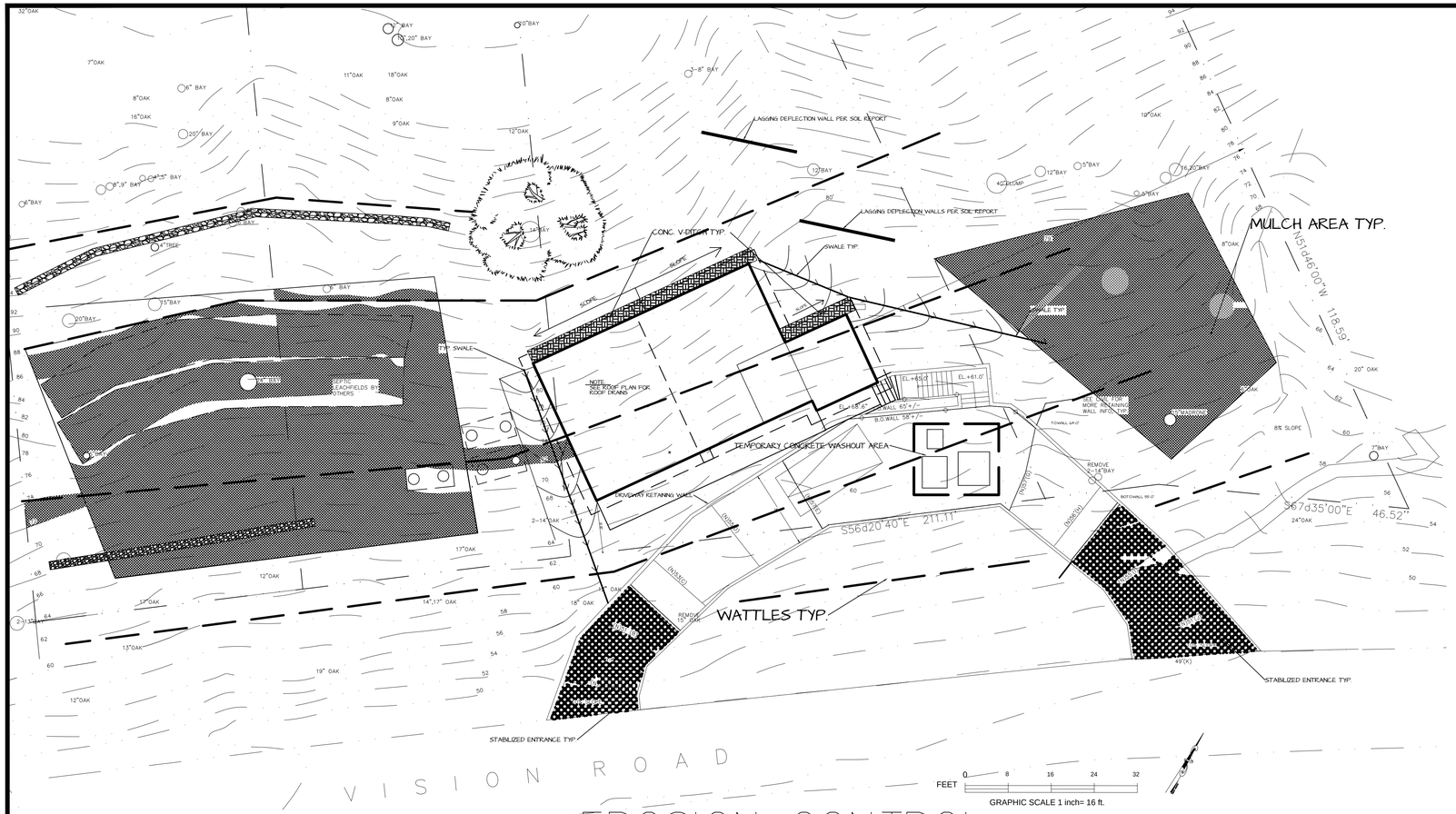
SHEET: C5-12 OF 15



EROSION CONTROL

N.T.S.

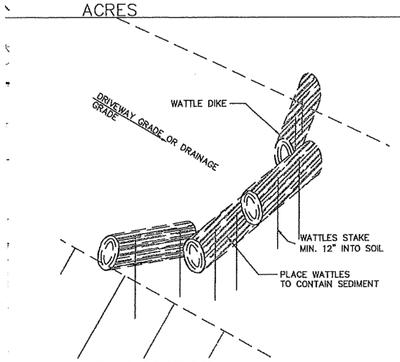
LEGEND

HYDROSEED/MULCH WOOD CHIPS OR EROSION CONTROL BLANKET ALL DISTURBED AREAS BEFORE RAIN

WATTLES

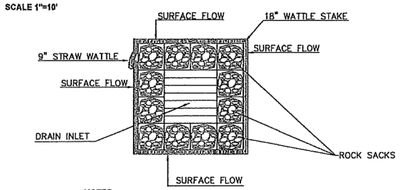
DRAINAGE BASIN PROTECTION

AREA OF DISTURBANCE= 0.32 ACRES



WATTLE INSTALLATION

SCALE 1"=10'



NOTES:
1. ROCK BAGS SHALL CONTAIN ONE INCH ROUND DRAIN ROCKS.
2. STRAW ROLLS SHALL BE 9 INCHES IN DIAMETER AND STAKED IN PLACE WITH 1" X 1" X 18" WOODEN STAKES AS SHOWN.
3. INSTALL SILTSTACK, OR APPROVED EQUAL.

BASIN PROTECTION

SCALE 1"=10'

EROSION CONTROL NOTES

1) BOUNDARY FOR REFERENCE PURPOSES ONLY NOT TO BE USED AS BOUNDARY SURVEY.

2) 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.

3) ALL EROSION CONTROL MEASURES SHALL BE REGULARLY MONITORED AND REPLACED IF NECESSARY.

4) ALL EROSION CONTROL MEASURES SHALL BE CHECKED AND THEIR OPERATION VERIFIED AFTER STORM EVENTS.

5) NO SILT LADEN WATER SHALL LEAVE SITE.

6) ANY MATERIAL OR DEBRIS STOCKPILED ON SITE SHALL BE CONTAINED BY WATTLES AND COVERED.

7) 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.

8) AS PART OF THE MONITORING, ANY SILT THAT BUILDS UP BEHIND THE WATTLES SHALL BE REMOVED.

9) MINIMIZE THE AMOUNT OF MATERIAL STOCKPILED ON SITE.

10) ANY EXCAVATED MATERIAL STOCKPILED ON SITE SHALL BE COVERED WITH 15 MIL PLASTIC AND THE ENDS HELD DOWN WITH SAND BAGS.

11) ADDITIONAL SAND BAGS, WATTLES AND OTHER EROSION CONTROL MATERIAL SHALL BE STORED ON SITE TO ALLOW FOR IMMEDIATE REPAIR OF PROPOSED FACILITIES.

12) 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.

13) REMOVE SEDIMENT WHEN ACCUMULATION REACHES 1/2 OF THE BARRIER HEIGHT.

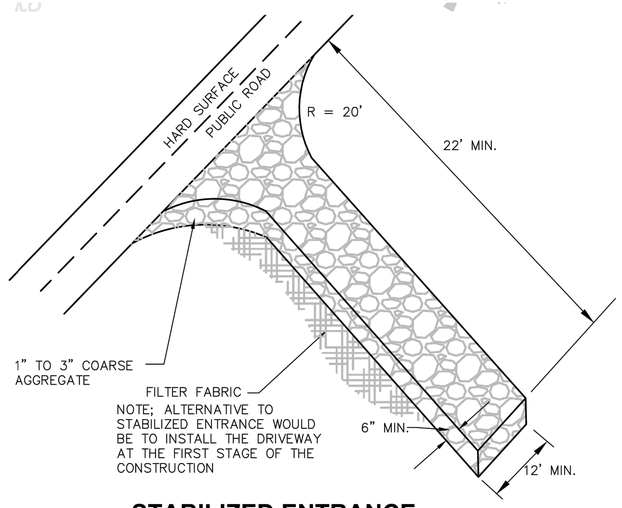
14) MINIMIZE THE AMOUNT OF EARTHWORK EXPOSED AT ANY ONE TIME.

15) INSTALL DRIVEWAY GRAVEL BASE COURSE AS SOON AFTER ROUGH GRADING AS POSSIBLE.

16) 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.

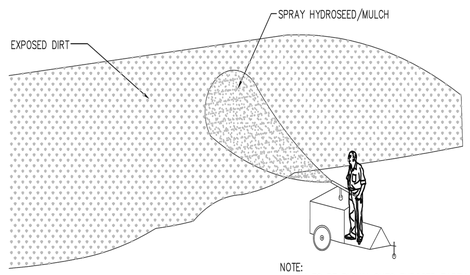
17) HYDROSEED ALL EXPOSED AREAS OF EARTH PRIOR TO START OF RAINY SEASON. IF RAIN IS IMMINENT OR GRASS IS NOT MATURE PRIOR TO OCTOBER 15 COVER EXPOSED EARTH WITH STRAW & TACKIFIER.

18) 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.



STABILIZED ENTRANCE

SCALE 1"=10'



NOTE:
MULCH TO BE BLOWN ONTO EXPOSED EARTH. ANCHOR MULCH USING A TACKIFIER OR BY MECHANICAL MEANS. APPLY AT A RATE OF 4000LBS/ACRE OR USING MANUFACTURER'S RECOMMENDATIONS. MAY ALSO BE HAND MULCHED WITH STRAW TO A DEPTH OF 1" MIN OVER ALL BARE GROUND.

EROSION CONTROL PLAN

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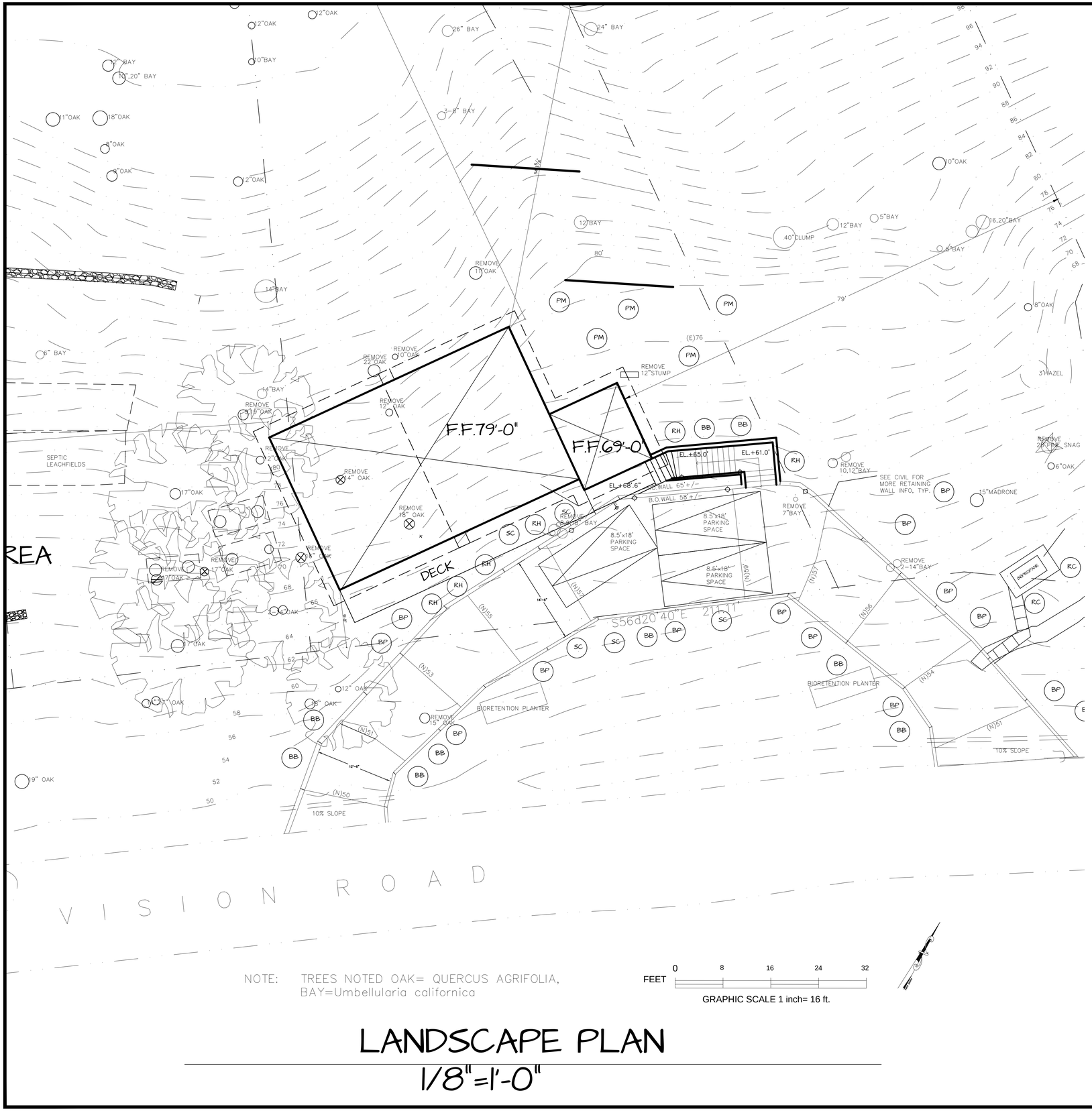

NOTE: TREES NOTED OAK= QUERCUS AGRIFOLIA, BAY=Umbellularia californica

FEET 0 8 16 24 32

GRAPHIC SCALE 1 inch= 16 ft.

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
			GROUNDCOVER				
BF	15	1 GAL	PTERIDIUM aquilinum	BRACKEN FERN	LOW	12"x 15'	YES
			SHRUBS				
PM	6	1 GAL	POLYSTICHUM munitum	WESTERN SWORD FERN	MOD	2-5'x 2-3'	YES
RC	2	5 GAL	ROMNEYA coulteri	MALIIJA POPPY	LOW	5-6'x 5-6'	YES
RH	6	1 GAL	RHAMNUS californica	BUCKTHORN, COFFEEBERRY	LOW	4-6'x 4-6'	YES
SC	5	1 GAL	SALVIA leucophylla	SALVIA CELESTIAL BLUE	LOW	3-5'x 3-5'	YES
BB	10	1 GAL	CEANOTHUS thyrsiflous	BLUE BLOSSOM	LOW	2-5'X3-5'	YES

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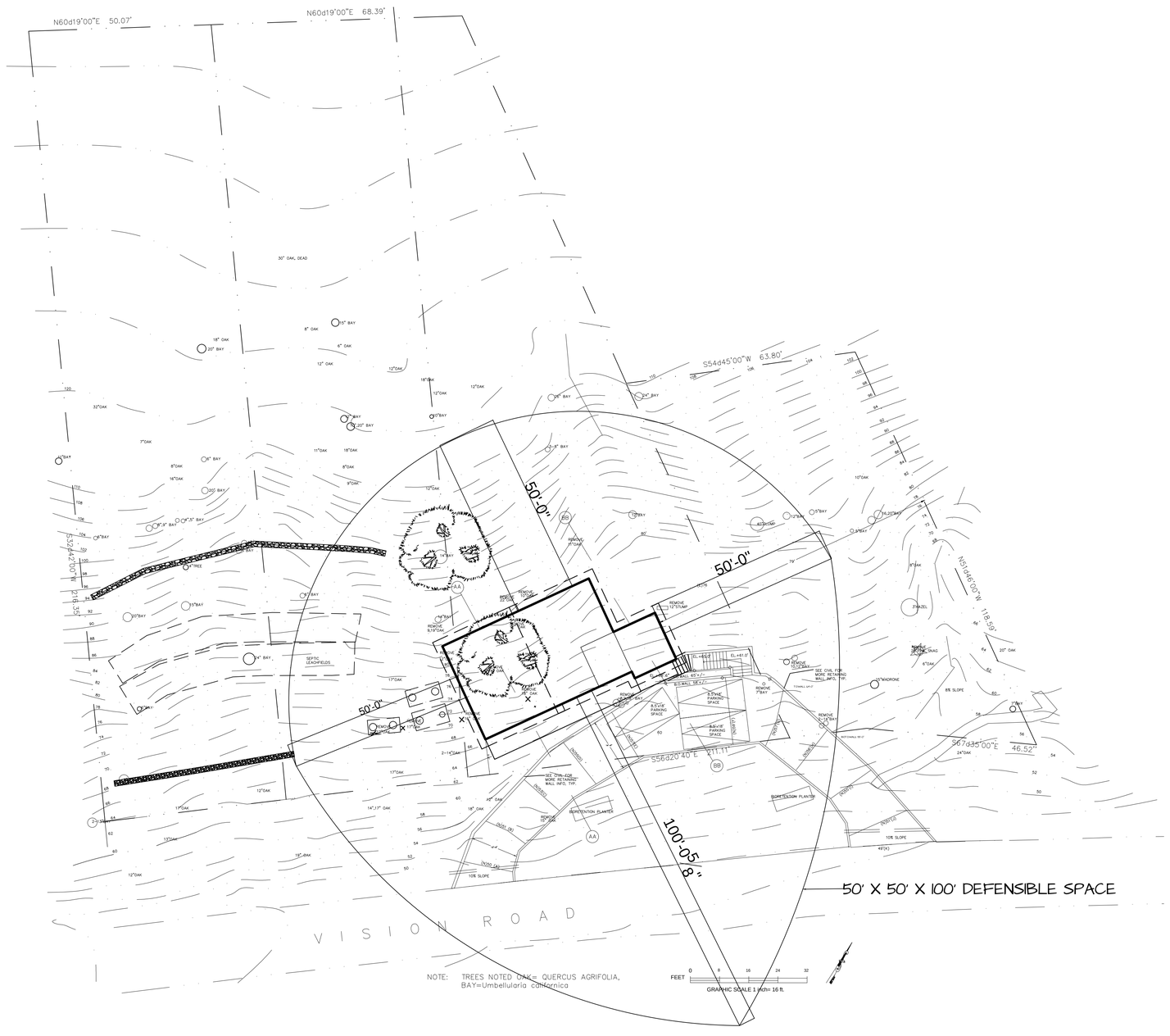

1/16"=1'-0"

FIRE HAZARD ASSESSMENT
AND TREATMENT GUIDELNES
Fire Hazard

		Hazard Points
ASPECT	Southeast	3
SLOPE %	31+%	8
FUEL TYPE 0-30' FROM STRUCTURE	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' x50' x 100'		
Fuel Type Description for MCFD VMP: Mostly Grass/Modal 2= Brush & Tree reproduction occupy 1E ⅓ and 6 ⅔ of area		

DEFENSIBLE SPACE NOTES:

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

Plant List and Selection Within the Zone:	A. The entire defensible space shall be manages 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-pyrophitic 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 laced 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. Limb 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.

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