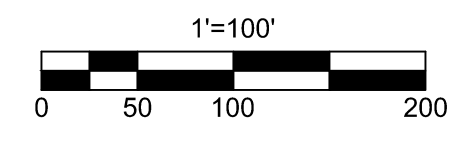
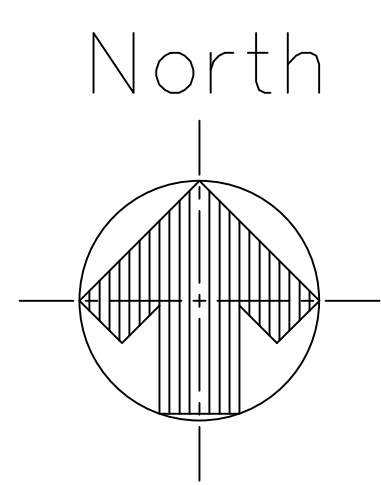


LOT 4
SEE VOL.18, P.M., PG.62

SEE VOL.17, P.M., PG.61



- LEGEND**
- TREE (AS NOTED)
 - ⊙ PROPERTY MONUMENT (AS NOTED)

NOTES:
2 FOOT CONTOUR INTERVALS
ELEVATION DATUM IS ASSUMED.

GENERAL NOTES

1. THESE DOCUMENTS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE PLANNING AND BUILDING DEPARTMENTS AND THE PROJECT ARCHITECT. ANY DEVIATIONS FROM THE WORK DESCRIBED HEREON MUST BE AUTHORIZED IN ADVANCE BY THE ARCHITECT AND SUBMITTED TO THE APPROPRIATE AGENCIES FOR APPROVAL.
2. ALL WORK SHALL CONFORM TO THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE AND TO ALL MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT REGULATIONS.
3. PRIOR TO SUBMITTING BIDS, CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL SITE CONDITIONS.
4. CONCRETE COMPRESSIVE DESIGN STRENGTH SHALL BE 2500 PSI AT 28 DAYS MINIMUM.
5. ADDRESS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT AND SHORING.
7. CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT OF ANY CONDITIONS DISCOVERED WHICH MAY REQUIRE REVISION OF PROJECT DETAILS OR WHICH MAY AFFECT PROJECT CONSTRUCTION COSTS.
8. THE INSTALLATION (FORM CF-6R) AND INSULATION CERTIFICATES ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION PHASE OF THE PROJECT.
9. NO PERSON MAY TAP INTO ANY HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
10. ALL HOSE BIBBS USED IN CONNECTION WITH CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF NOZZLE.
11. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
12. ONE WINDOW OR DOOR IN EACH SLEEPING ROOM SHALL PROVIDE A MINIMUM OPENABLE AREA OF 5.7 SF WITH A MINIMUM CLEAR WIDTH OF 20", A MINIMUM CLEAR HEIGHT OF 24" AND A MAXIMUM SILL HEIGHT OF 44".
13. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL PLUMBING CODE (NPC) AND THE NATIONAL ELECTRICAL CODE (NEC).
14. ALL DOMESTIC WATER LINES WITHIN THE STRUCTURE SHALL BE SWEAT SOLDERED COPPER. THE USE OF SOLDER CONTAINING MORE THAN TWO-TENTHS OF ONE PERCENT LEAD IS PROHIBITED IN MAKING JOINTS IN THE WATER SUPPLY SYSTEM.
15. HOT WATER LINES SHALL BE INSULATED FOR THEIR ENTIRE LENGTH.
16. WATER PRESSURE IN THE BUILDING SHALL NOT EXCEED 50 PSI.
17. PROVIDE A 12" x 12" MINIMUM ACCESS PANEL AL ALL FIXTURES WITH CONCEALED SLIP-JOINT CONNECTIONS.
18. TOILETS SHALL HAVE A MAXIMUM FLOW OF 1.6 GALLONS PER FLUSH.
19. SHOWER HEAD FLOW SHALL NOT EXCEED 2.5 GALLONS PER MINUTE AT 40 PSI.
20. GAS LINES SHALL BE SIZED AND PROVIDED TO THE COUNTY OF MONTEREY PRIOR TO INSTALLATION. MONTEREY COUNTY REQUIREMENT.
21. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE AT ALL HOSE BIBBS.
22. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AT THE SHOWERS AND TUB SHOWER COMBINATION. UPC 420.
23. THE ROOF TRUSSES SPECIFIED FOR THE ROOF ARE A "DEFERRED ITEM". TRUSS CALCULATIONS AND LAYOUT PLAN, STAMPED AND SIGNED BY THE TRUSS MANUFACTURER'S REGISTERED ENGINEER SHALL BE SUBMITTED AS A SHOP DRAWING TO THE COUNTY OF MONTEREY BUILDING AND PLANNING DEPARTMENT FOR APPROVAL BEFORE CONSTRUCTION AND ERECTION OF THE TRUSSES.
24. THE RESIDENCE, GARAGE AND POOL BATH HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM. SUBMIT SHOP DRAWINGS TO COUNTY OF MONTEREY FOR APPROVAL BEFORE INSTALLATION OF FIRE SPRINKLER SYSTEM.

SCOPE OF WORK

1. THIS PERMIT/CONTRACT IS FOR THE MAIN RESIDENCE, ATTACHED GARAGE AND POOL BATH ONLY. THE SWIMMING POOL, LANDSCAPING AND GUEST HOUSE WILL REQUIRE SEPERATE PERMITS AND WILL BE FILED AT A LATER DATE. THE SWIMMING POOL AND LANDSCAPING INCLUDING IRRIGATION ARE BEING DONE BY OTHERS AND ARE NOT IN CONTRACT.

SEE SHEETS A-1, A-2, A-2.1 AND A-2.2 FOR GRADING/DRAINAGE

VICINITY MAP

SITE PLAN of ENTIRE PARCEL

SCALE: 1" = 100'-0"

TOPOGRAPHIC MAP SHOWING PORTIONS OF PARCEL 2 AS SHOWN ON VOL. 20, PARCEL MAPS, PG. 81 A.P.N. 416-082-043 FOR WILLIAM J. ZIEGLER JR. SALINAS VALLEY SURVEYORS 210 CAPITOL STREET SUITE 15 SALINAS, CALIFORNIA 93901 JANUARY 28, 2001

BUILDING CODE INFO

OCCUPANCY: R-3 TYPE: V-N

PROJECT INFORMATION

OWNER:	WILLIAM J. ZIEGLER JR., TRUSTEE 30 LIBERTY SHIP WAY SUITE 3380 SAUSALITO, CALIFORNIA 94965
A.P.N.:	416-082-043
LOT AREA:	10 ACRES
LOT COVERAGE:	
NEW RESIDENCE:	5829 SF
NEW ATTACHED GARAGE:	659 SF
NEW POOL BATH:	78 SF
TOTAL:	6542 SF

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
SHEET A-1	OVERALL SITE PLAN, NOTES, INDEX
SHEET A-2	PARTIAL SITE PLAN OF BUILDING SITE
SHEET A-2.1	GRADING/DRAINAGE SITE PLAN
SHEET A-2.2	SITE SECTIONS, GRADING/DRAINAGE NOTES
SHEET A-3	RESIDENCE AND ROOF PLAN
SHEET A-4	RESIDENCE FLOOR PLAN PART 1
SHEET A-5	RESIDENCE FLOOR PLAN PART 2
SHEET A-6	RESIDENCE EXTERIOR ELEVATIONS
SHEET A-7	BUILDING SECTIONS
SHEET A-8	DOOR, WINDOW AND FINISH SCHEDULES
SHEET A-9	FOUNDATION PLAN PART 1
SHEET A-10	FOUNDATION PLAN PART 2
SHEET A-11	FLOOR FRAMING PART 1
SHEET A-12	FLOOR FRAMING PART 2
SHEET A-13	ROOF FRAMING PART 1
SHEET A-14	ROOF FRAMING PART 2
SHEET A-15	FOUNDATION DETAILS
SHEET A-16	ROOF DETAILS
SHEET A-17	REFLECTED CEILING AND ROOF PLAN
SHEET A-18	BUILDING DETAILS
SHEET A-19	ELECTRICAL/MECHANICAL PLAN PART 1
SHEET A-20	ELECTRICAL/MECHANICAL PLAN PART 2
SHEET T-1	ENERGY CALCULATIONS AND FORMS

10 APR 2007
REVISIONS:

A NEW RESIDENCE for:
William J. Ziegler, Trustee
11760 CAMINO ESCONDIDO CARMEL VALLEY, CALIFORNIA
APN 416-082-043

MASTER SITE PLAN with
NOTES AND SHEET INDEX
SCALE: 1/16" = 1'-0"

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A-1