

Exhibit B

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GALVANIZED IRON	GI
GLUE LAMINATED BEAM	GLB
GLASS	GL
GRADE	GR
GROUND	GRD
GYP	GYP
HEADER	HDR
HEATER	HTR
HEATING, VENTILATING AND AIR CONDITIONING	HVAC
HOLDOWN	HD
HORIZONTAL	HORIZ
INCLUDED, INCLUSIVE	INCL
INSIDE DIAMETER	ID
INTERNAL DIAMETER	INTD
JOINT	JNT
JOIST	JST
JUNCTION BOX	JB
KILN-DRIED	KD
LAVATORY	LAV
LINEAR, LINEAL	LIN
LIVE LOAD	LL
MANHOLE	MH
MAXIMUM	MAX
MECHANICAL	MECH
MEMBER	MBR
METAL	MTL
MICRO LAM BEAM	M.L.
MINIMUM	MIN
MISCELLANEOUS	MISC
MOUNTING	MTG
NATIONAL ELECTRICAL CODE	NEC
NATURAL	NAT
NECESSARY	NEC
NEW	(N)
NOMINAL	NOM
NORTH	N
NOT TO SCALE	NTS
NOT APPLICABLE	NA
OBSCURE	OBSC
ON CENTER	OC
OPENING	OPG
OUTSIDE DIAMETER	OD
OVERALL	OA
OVERHEAD	OH
PARALAM	P.S.L.
PENNY (NAILS, ETC)	P
PERFORATE(D)	PERF
PERPENDICULAR	PERP
PHASE	PH
PLATE	PLT
PLYWOOD	PLY
POINT	PT
POLYVINYL CHLORIDE	PVC
PORCELAIN	PORC
POWER	PWR
PREFABRICATED	PREFAB
PROPERTY	PROP
PROPERTY LINE	PL
PUBLIC ADDRESS	PA
PUSH BUTTON	PB
QUANTITY	QTY
RECESSED	REC
RADIUS	R
REFRIGERATE, REFRIGERATOR	REF
REGISTER	REG
REINFORCE	REIN
REMOVE AND REPLACE	R&R
REQUIRED	REQD
RIGHT-OF-WAY	ROW
ROOM	RM
ROUGH	RGH
ROUND	RND
SCHEDULE	SCHED
SINGLE HUNG (WINDOW)	SH
SERVICE	SVC
SHEATHING	SHTG
SIMILAR	SIM
SINGLE	SGL
SINGLE-PHASE	1PH
SOUND-TRANSMISSION CLASS	STC
SPEAKER	SPKR
SPECIFICATION	SPEC
SQUARE	SQ
STAINLESS STEEL	SS
STANDARD	STD
STEEL	STL
STRUCTURAL	STR
STRUCTURE	STRUCT
SURFACE	SURF
SURFACED OR DRESSED	S4S
FOUR SIDES	S4S
SURFACES OR DRESSED	S1S
ONE SIDE	S1S
SURFACED OR DRESSED ONE SIDE AND ONE EDGE	S1S1E
SURFACED OR DRESSED TWO SIDES	S2S
SYSTEM	SYS
TELEPHONE	TELE
TELEVISION	TV
TEMPORARY	TEMP
TEMPERED GLASS	TEMP
THERMOSTAT	T-STAT
THREE-PHASE	3PH
TOILET PAPER HOLDER	TP
TONGUE AND GROOVE	T&G
TOP AND BOTTOM	T&B
TOP CHORD	TC
TOTAL LOAD	TL
TOWEL BAR	TB
TRIPLE	TPL
TWO PHASE	2PH
TYPICAL	TYP
ULTIMATE	ULT
UNDERGROUND	UGND
UNIFORM BUILDING CODE	UBC
UPPER	UPL
UPPER AND LOWER	U&L
VACUUM	VAC
VENT THROUGH ROOF	VTR
VENTILATE, VENTILATOR	VENT
VERTICAL	VERT
VOLTAGE	VOL
VOLUME	VOL
WASTE PIPE	WP
WATER CLOSET	WC
WATER HEATER	WH
WATERPROOF	WP
WEIGHT	WT
WELDED	WLD
WEST	W
WET BULB	WB
WITHOUT	W/O
WOOD	WD

ABBREVIATIONS

ACOUSTIC	ACST
ADAPTER	ADPTR
ADDENDUM, ADDITION (AL)	ADJ
ADJACENT	ADJ
AGGREGATE	AGG
AIR CONDITION(ED)	AC
ALARM	ALM
ALIGNMENT	ALGN
ALTERNATE	ALT
ALUMINUM	ALUM
AMERICAN WIRE GAGE	AWG
AMPERAGE (CURRENT)	A
ANGLE (STRUCTURAL)	APT
APARTMENT	APPX
APPENDIX	APPX
APPROXIMATE	APPROX
ARCHITECTURE, ARCHITECTURAL	ARCH
ASPHALT	ASPH
ASSEMBLY	ASSY
ASSISTANT	ASST
AVENUE	AVE
AVERAGE	AVG
BALCONY	BALC
BASE PLATE	BP
BEAM	BM
BEARING	BRG
BELT	BLW
BENCHMARK	BM
BETWEEN	BETW
BIRMINGHAM WIRE GAGE	BWG
BOARD	BD
BOTTOM	BOT
BOTTOM CHORD	BC
BUILDING	BLDG
CABINET	CAB
CALIFORNIA MECHANICAL CODE	CMC
CALIFORNIA ELECTRICAL CODE	CEC
CALIFORNIA BUILDING CODE	CBC
CALIFORNIA PLUMBING CODE	CPC
CANTILEVER	CANTIL
CAPACITY	CAP
CAST IRON PIPE	CIP
CATALOG	CAT
CAULKING	CLKG
CEILING	CLG
CEMENT	CEM
CENTER	CTR
CENTERLINE	CL
CHECK VALVE	CV
CIRCLE	CIR
CIRCUIT	CKT
CIRCULAR	CIRC
CLEANOUT	CO
CLR	CLR
COATED	CTD
COLD WATER	CW
COLUMN	COL
COMPOSITION	COMP
CONCRETE	CONC
CONNECT, CONNECTOR	CONN
CONSTRUCTION	CONST
CONTINUE, CONTINUOUS	CONT
CONTRACT, CONTRACTOR	CONTR
COUNTERSINK	CSK
CUBIC	CU
DEAD LOAD	DL
DEGREE	DEG
DESIGN(ED)	DSGN
DETAIL	DET
DIAGONAL	DIAG
DIAMETER	DIA
DIMENSION	DIM
DISHWASHER	DW
DOOR	DR
DOUBLE	DBL
DOUBLE-HUNG (WINDOW)	DH
DOWN	DN
DOWNSPOUT	DS
EACH	EA
ELECTRIC, ELECTRICAL	ELEC
ELEVATION	EL
ENGINEER	ENGR
EQUAL	EQ
EQUIPMENT	EQUIP
EXCAVATE	EXC
EXHAUST	EXH
EXISTING	(E)
EXPANSION JOINT	EXP JT (EJ)
EXPOSED	EXP
EXTERIOR	EXT
EXTINGUISHER	EXT
EXTRA HEAVY	XHYV
EXTRA STRONG	XSTR
EXTRUDED	EXTRD
EXHAUST FAN	EF
FABRICATE	FAB
FIBERGLASS REINFORCED	FRP
PLASTICS	FRP
FIGURE	FIG
FINISHED FLOOR LEVEL	FF
FIREPROOF	FP
FLOOR	FL
FLOOR DRAIN	FD
FLOORING	FLG (FLRG)
FLUORESCENT	FLUOR
FOOTING	FTG
FOUNDATION	FDN
FORCED AIR FURNACE	FAU
FURNACE	FURN

PLAN NOTATIONS

SYMBOL	DESCRIPTION
	SHEAR WALL TYPE
	SHEAR WALL DESIGNATION
	DETAIL NUMBER
	SHEET NUMBER
	REVISION NUMBER W/ CLOUD AROUND REVISED ITEMS
	HORIZONTAL STRAP AT WALL
	VERTICAL STRAP AT WALL
	DIAMETER
	SQUARE
	POST BELOW
	POST ABOVE

PLUMBING & BATHROOM NOTES

- All plumbing shall conform to the current edition of the 2019 C.P.C., 2019 Cal Green, and local codes.
- Shower floors and walls with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.
- The net area of shower receptor (pan) shall not be less than 1,024 sq. in. of floor area, and encompass 30 inches diameter circle minimum.
- Shower control valves and showerheads shall be arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray.
- Water pressure in the building shall be limited to 50 psi or less.
- Toilets shall be single flush or dual flush with an effective flush of 1.28 gallons (unless otherwise noted on plans).
- Shower head flow shall not exceed 1.8 gallons per minute at 80 psi.
- Kitchen sink and wet bar faucet flow shall not exceed 1.8 gallons per minute at 60 psi., and bathroom lavatory faucet flow shall not exceed 1.2 gallons per minute at 60 psi.
- Provide an access panel (12" x 12") or a utility space for all plumbing fixtures having concealed slip-joint connections.
- Glazing materials used in doors and panels of shower and tub enclosures shall be fully tempered glass, laminated safety glass, wired glass or approved plastic of a shatter resistant type. Shower thresholds shall be of sufficient width to accommodate a minimum clear 22 inch door opening (CPC 408.5, 1216).
- Install an instant access hot water system on the water heater, such as a recirculation pump and return line.
- The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F. Shower and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection limited to 120 degrees F. The water heater thermostat shall not be considered a control for meeting this provision.
- Insulate hot water lines with R-4 insulation, as required by the California Energy Code.
- Install a non-removable anti-siphon device on all exterior hose bibs.
- Provide temperature and pressure (T & P) valve on the water heater, the relief valve drain tube shall extend from the valve to the outside of the building with the end of the pipe not more than 2'-0" or less than 0'-6" above the ground or the flood level of the area receiving the discharge and pointing downward.
- Water heater must be strapped to wall in upper and lower thirds, with lower strap at least 4 inches above controls, see detail.
- An approved and accessible shutoff valve shall be installed in the fuel supply piping outside each appliance and ahead of the union connection thereto, and in addition to any valve on the appliance. Shutoff valves shall be within 6 feet of the appliance they serve and in the same room or space where the appliance is located.
- A sediment trap shall be installed downstream of the gas appliance shutoff valve as close to the inlet of the appliance as practical, but before the flex connector, where used at the time of appliance installation.
- All exposed gas piping shall be kept at least 6 inches above the grade or structure.
- Sleeves shall be provided to protect piping through concrete floors (CPC 312.10).
- Lead Content:** The maximum allowable lead content in pipes, pipe fittings, plumbing fittings, and fixtures intended to convey or dispense water for human consumption shall be not more than a weighted average of 0.25 percent with respect to welded surfaces of pipes, pipe fittings, plumbing fittings, and fixtures. For solder and flux, the lead content shall be not more than 0.2 percent where used in piping systems that convey or dispense water for human consumption. See code for exceptions. (CPC 604.2)
- Freezing Protection:** No water, soil, or waste pipe shall be installed or permitted outside of a building, in (un-conditioned) attic or crawl spaces, or in exterior wall unless, where necessary, adequate provisions is made to protect such pipe from freezing. Piping can be protected by using insulation or heat tapes. (CPC 312.6)
- Water Heater Drainage Pan** required at water heater located in an attic, in or on an attic-ceiling assembly, floor-ceiling assembly, or floor-subfloor assembly where damage results from a leaking water heater. A watertight pan of corrosion resistant material shall be installed beneath the water heater with not less than 3/4 of an inch diameter to an approved location. Such pan shall be not less than 1-1/2 inches in depth.
- Second story waste piping shall be cast iron from second story fixtures down to first story floor U.O.N. Owner may choose ABS pipes.
- Sewer Backwater Valve:** Plumber shall verify elevation of nearest upstream sewer manhole cover. drainage piping serving fixtures with flood level rims less than 2' above this elevation shall be protected from sewage backflow with an approved back water valve and relief vent (CPC 710.1)

ADDRESS IDENTIFICATION

Prior to construction, a legible address identification shall be placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be all Arabic numbers or alphabetic letters. Numbers shall be spelled out. Each character shall not be less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address shall be maintained during construction.

A permanent address shall be posted on final project at new ADU in accordance with the above specifications.

GENERAL NOTES

- This project shall comply with the 2019 CBC, CRC, CMC, CPC, CFC, CEC, CAL-Green (mandatory section), California Energy Code based on the 2019 CA Energy Standards & Regulations, and all other governing codes and ordinances. The California Building Standards Code is based on the IBC & IFC, UMC & UPC and the NEC.
- Copyrighted plans and documents:** The use of these plans and specifications is restricted to the original site for which they were prepared. Publication of these documents is expressly limited to such use and reuse, and reproduction or publication by any method, in whole or part, is prohibited. Ownership of these documents remains with the designer, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.
- Plans shall be scaled only where figures or other means of ascertaining measurements are not given thereon, and then only where the scale of the drawings in question is plainly marked. Discrepancies shall be called to the attention of the designer for written interpretation before the work affected is executed.
- All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed ground shall be of redwood or preservative treated wood U.O.N. (CRC R317.1.2).
- Contractor shall field verify with owner all finishes including, finish carpentry, casework, and flooring.
- All roofing, siding, windows, sheetmetal and flashing shall be neatly done, weathertight and substantial.
- All roof glass and glass in hazardous locations** shall be of safety glazing materials as per CRC R308. A permanent label per CRC R308.6.1 or R308.6.9 shall identify each light of safety glazing.
- Escape & Rescue Window:** Bedrooms, and basements (unless noted in CRC R310) shall have at least one exterior emergency escape and rescue opening in accordance with this section. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
Note: Escape and rescue openings shall have a minimum net clear opening of 5.7 s.f. U.O.N.. The minimum net clear opening height shall be 24". The minimum net clear opening width shall be 20". The opening shall have a sill height of not more than 44" above the floor. Exterior door may substitute for escape and rescue window. See plans for natural light and ventilation compliance.
- Factory built fireplaces** and chimneys shall be listed and installed in accordance with the terms of their listings and the manufacturer's instructions as specified in the mechanical code. Builder to provide installation guide to the field building inspector.
- Roofing:** All roofing shall be installed in accordance with manufacturer's specification and CRC R905. Builder to provide installation guide for inspection.
- Stucco Specifications:** Exterior stucco (plaster) shall be a minimum of 7/8" thick, have 3-coats when applied over metal lath or wire fabric lath and not less than 2-coats when applied over masonry, concrete, pressure-preservative treated wood, decay resistant wood, or gypsum. Weather resistive barriers shall include 2 layers of grade 'D' paper over wood base sheathing. Install a 3 1/2", 26 G. galvanized corrosion-resistant weep screed shall be installed at or below the foundation plate line on exterior stud walls. The screed shall be placed a minimum of 4" above earth or 2" above paved areas (CRC 703.7)
See CBC 2512 for plaster applied over masonry.
Sub Soil Drains 4 inches in diameter shall be provided around the exterior perimeter of buildings having basements, cellars, or crawl spaces or floors below grade U.O.N. (CPC 1101.6).
- Existing Utilities call 811:** Existing underground utilities and improvements are shown in their approximate locations and may not have been verified in the field and no guarantee is made as to the accuracy or completeness of the information shown. The contractor shall notify utility companies at least 2 working days in advance of construction to field locate utilities.
Call Underground Service Alert (U.S.A.) at 1-800-227-2600 or 811.

DEFERRED SUBMITTAL ITEMS:

- PV SOLAR SYSTEM OF 1.85 kWdc**
Contractor shall submit specifications and plans for a 1.85 kWdc PV solar system to building department prior to rough electrical inspection. PV submittals shall be reviewed and improved by building department prior to installation.

Note: This permit will not be finalized until the PV System has been properly installed.

SPECIAL INSPECTIONS & TESTING REQUIRED:

- HERS INSPECTION**
- HERS inspection and completed HERS Testing Forms of the following:
 - Kitchen range hood - Verification
 - Indoor Air Quality - Verification

STRUCTURAL - Special Inspection See Structural Drawings

- All Shear Wall nailing 4 inches o.c. or less including:
- EPoxy Grouting of H.D Anchor Bolts of R-BAR

ENVIRONMENTAL SERVICES INSPECTIONS

Erosion Control - Inspection and compliance (See Sheet #C1)

The Director of Building Inspection shall conduct inspections to ensure compliance with this Chapter.

- Inspection:** The following inspections may be performed by the Director of Building Inspection or his or her designee.
 - Pre-site inspection: To determine the potential for erosion resulting from the proposed project.
 - Operation progress inspections: To determine ongoing compliance.
 - Final inspection: To determine compliance with approved plans and specifications.

PLAN INDEX

SHEET	DESCRIPTION
TS	TITLE SHEET
C1	EROSION CONTROL PLAN
A1	SITE PLAN
A2	ADU FLOOR PLANS
A3	ADU EXTERIOR ELEVATIONS
A4	ADU CROSS SECTIONS AND DETAILS
A5	FINISH SCHEDULE AND DETAILS

BUILDING CLASSIFICATION

OCCUPANCY GROUP: ADU=R-3 **ZONING:** LDR-1.5 D (CZ)
CONSTRUCTION TYPE: V-B **FIRE SPRINKLERS:** EXISTING HOUSE DOES NOT HAVE FIRE SPRINKLERS, THEREFORE SPRINKLERS ARE NOT REQUIRED IN A.D.U.
STORIES: 2 **HEIGHT:** 16'
CODES: 2019 CALIFORNIA CODES
SCOPE OF WORK: CONSTRUCT NEW TWO STORY 1183 S.F. ADU (ACCESSORY DWELLING UNIT) WITH 120 S.F. COVERED BALCONY. ADU IS DETACHED FROM EXISTING HOUSE, SWIMMING POOL.
SEPARATE PERMIT: SWIMMING POOL BY OTHERS
GROUND DISTURBANCE: 725 S.F.
FLOOR AREA: NEW ADU 1ST STORY 605 S.F.
2ND STORY 578 S.F.
TOTAL ADU 1183 S.F.

ENERGY COMPLIANCE METHOD: ENERGY PRO, 2019 ENERGY EFFICIENCY STANDARDS

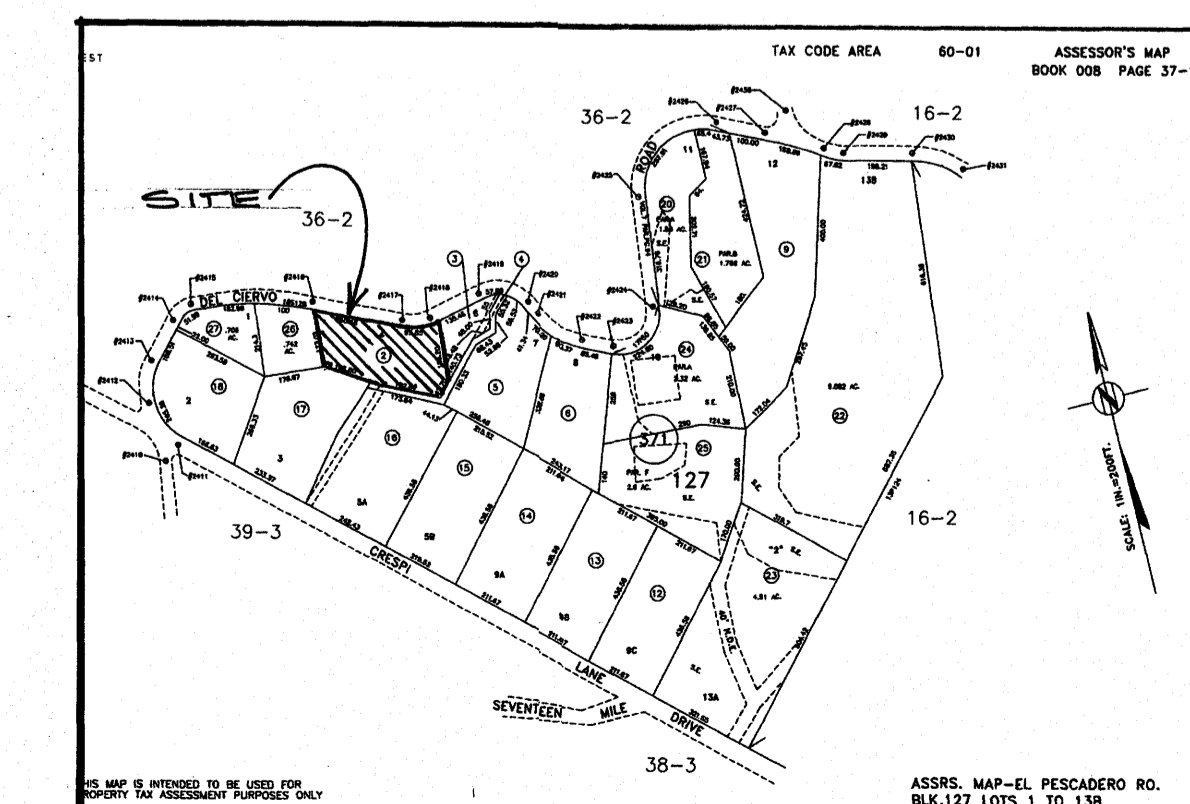
MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE (WUI) CRC R337 CBC 701A

CONSULTANTS

ENGINEER: ALEXANDER OTT #C38577
603 PALM AVENUE
SEASIDE, CA 93955
831 394-5936

ENERGY CONSULTANT: MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD.
CARMEL, CA 93923
831 250-0314

SOILS ENGINEER: GRICE ENGINEERING
SAM GRICE, RCE 68857
FILE #7324-20-12 DATE: Jan. 9, 2022
561-A BRUNKEN AVENUE
SALINAS, CA 93901
831 375-1198



REVISIONS	BY
7-14-22	10
9-29-22	11

VANUCCI ADU
3191 DEL CIERVO ROAD
PEBBLE BEACH, CA 93953
APN: 008-371-002-000

Date 4-15-22

Scale

Drawn

Job 05-2022

Sheet

Of 7 Sheets

Construction Site Best Management Practices

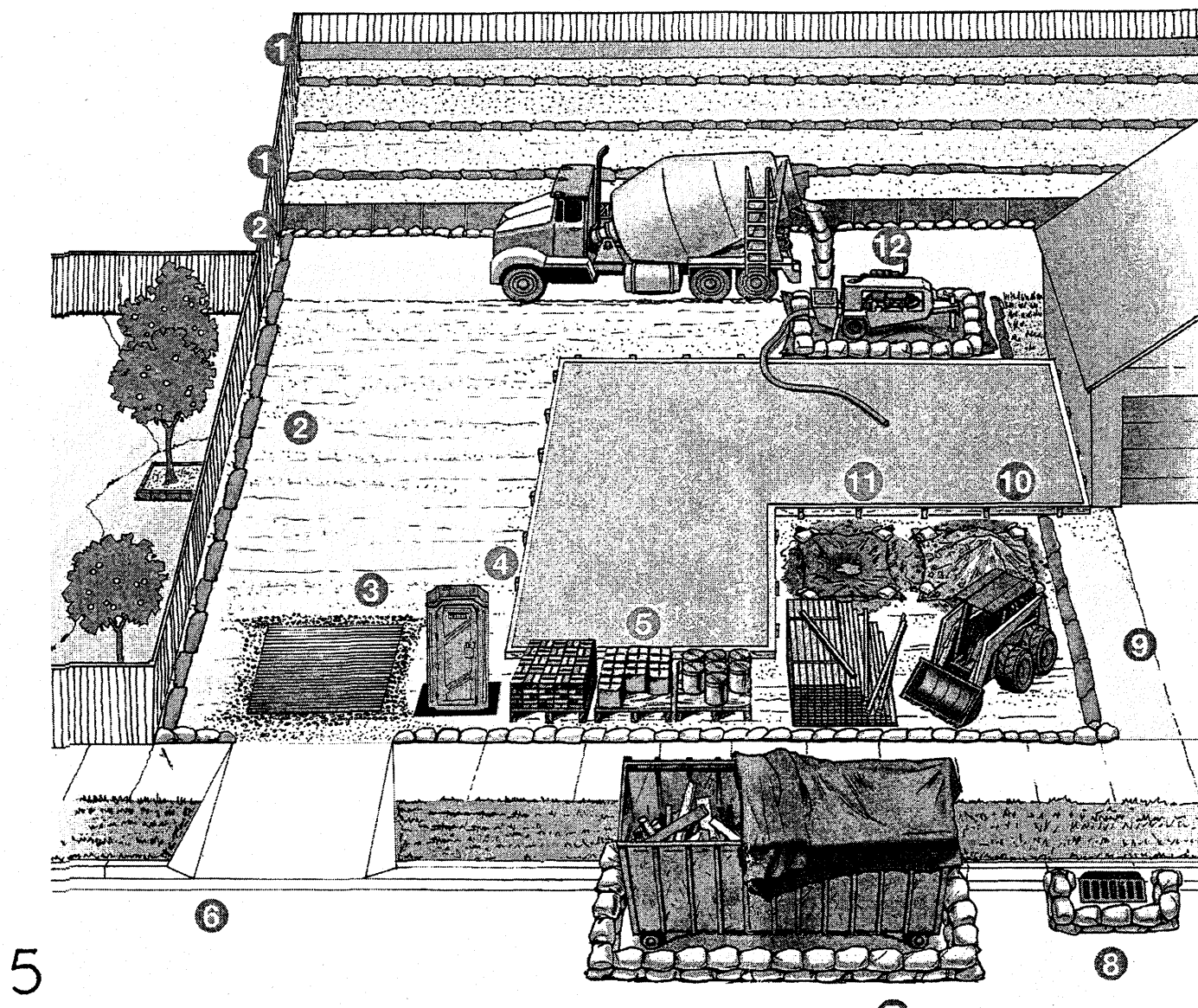
REVISIONS BY

BUILDING DESIGN & CONSULTING
draft
 2105 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
 (814) 464-0888

Darren A. Davis
 Designer

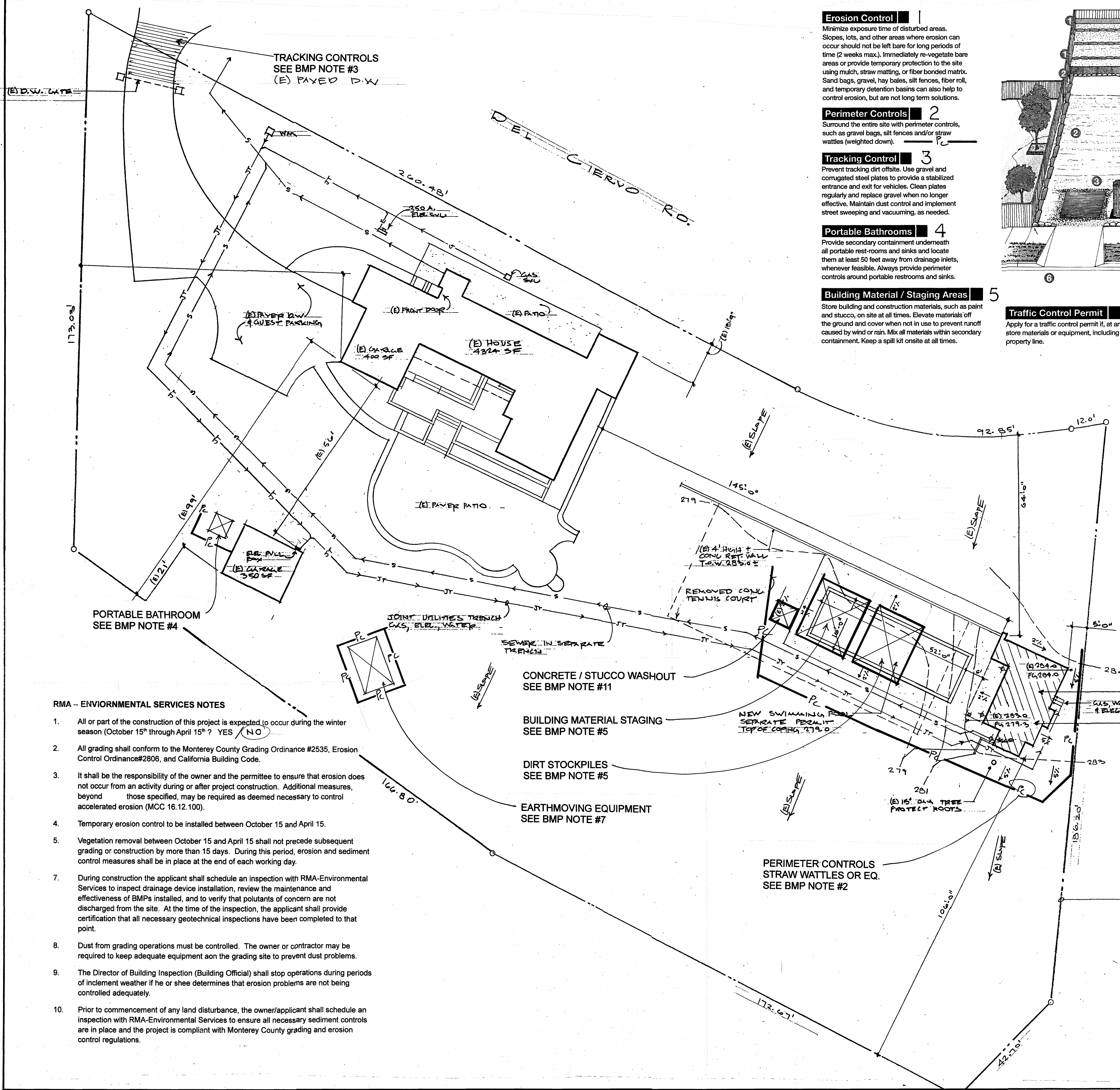
VANNUCCI ADU
 3191 DEL CIERVO ROAD
 PEBBLE BEACH, CA 93953
 APN: 008-371-002-000

Date 4-15-22
 Scale
 Drawn
 Job 05-20-22
 Sheet
 Of 1 Sheets



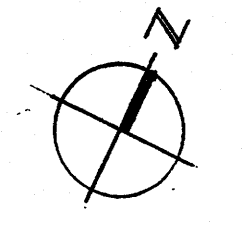
- Erosion Control 1**
 Minimize exposure time of disturbed areas. Slopes, lots, and other areas where erosion can occur should not be left bare for long periods of time (2 weeks max.). Immediately re-vegetate bare areas or provide temporary protection to the site using mulch, straw matting, or fiber bonded matrix. Sand bags, gravel, hay bales, silt fences, fiber roll, and temporary detention basins can also help to control erosion, but are not long term solutions.
- Perimeter Controls 2**
 Surround the entire site with perimeter controls, such as gravel bags, silt fences and/or straw wattles (weighted down).
- Tracking Control 3**
 Prevent tracking dirt offsite. Use gravel and corrugated steel plates to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuuming, as needed.
- Portable Bathrooms 4**
 Provide secondary containment underneath all portable rest-rooms and sinks and locate them at least 50 feet away from drainage inlets, whenever feasible. Always provide perimeter controls around portable restrooms and sinks.
- Building Material / Staging Areas 5**
 Store building and construction materials, such as paint and stucco, on site at all times. Elevate materials off the ground and cover when not in use to prevent runoff caused by wind or rain. Mix all materials within secondary containment. Keep a spill kit onsite at all times.

- Concrete Trucks / Pumpers / Finishers 12**
 Provide perimeter controls, such as tarps and gravel bags, around work areas to contain materials and residue. It is illegal to wash out concrete, stucco and paint from equipment or trucks onto the ground or streets.
- Washout Area 11**
 Provide a washout area, such as a lined pit or container, for the disposal of "wet" construction materials (concrete, paint, stucco, oils, etc.) or for cleaning tools and equipment. Washout areas need to be lined and maintained to ensure wash water and residues are contained and do not leak.
- Dirt / Stockpiles 10**
 Cover temporary piles of soil/dirt with tarps and contain them using berms to prevent sediment from escaping. It is illegal to pile dirt or other materials (gravel, sand, etc.) in the street or on a driveway or sidewalk where it could run off into the storm drain. Dispose of permanently removed dirt at a legal dumping site.
- Earthmoving Equipment 9**
 Store all earthmoving equipment on site, not in the right of way. Immediately clean up mud tracks and dirt trails left by equipment leading to and from the site. Place drip pans under all equipment while not in use.
- Storm Drain Inlets 8**
 Protect storm drains at all times with perimeter controls. Do not use sand bags for inlet protection, as they do not permit flow through. Immediately replace damaged gravel bags and remove all debris from the street, sidewalk and gutters. It is illegal to dump chemicals or washout into the street or curb gutters.
- Dumpsters / Waste 7**
 Always cover dumpsters with rollback tarp. Sweep areas around dumpsters daily. Provide perimeter controls around dumpster areas to contain pollutants. Do not place liquid chemicals or waste in dumpsters.

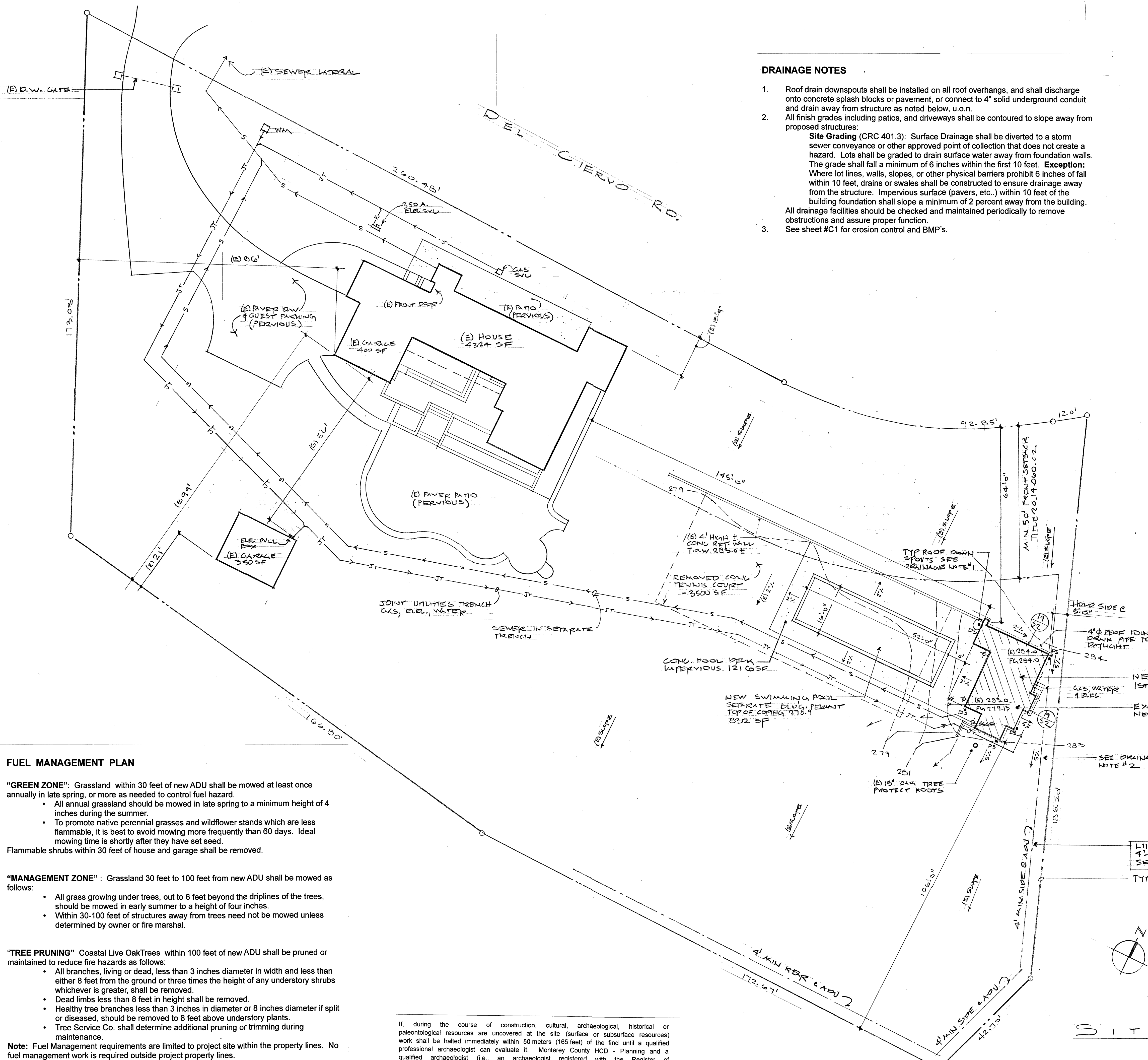


- RMA - ENVIRONMENTAL SERVICES NOTES**
1. All or part of the construction of this project is expected to occur during the winter season (October 15th through April 15th)? YES NO
 2. All grading shall conform to the Monterey County Grading Ordinance #2535, Erosion Control Ordinance#2806, and California Building Code.
 3. It shall be the responsibility of the owner and the permittee to ensure that erosion does not occur from an activity during or after project construction. Additional measures, beyond those specified, may be required as deemed necessary to control accelerated erosion (MCC 16.12.100).
 4. Temporary erosion control to be installed between October 15 and April 15.
 5. Vegetation removal between October 15 and April 15 shall not precede subsequent grading or construction by more than 15 days. During this period, erosion and sediment control measures shall be in place at the end of each working day.
 7. During construction the applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
 8. Dust from grading operations must be controlled. The owner or contractor may be required to keep adequate equipment on the grading site to prevent dust problems.
 9. The Director of Building Inspection (Building Official) shall stop operations during periods of inclement weather if he or she determines that erosion problems are not being controlled adequately.
 10. Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.

LEGEND
 --- EXIST. CONTOURS
 --- PROPOSED CONTOURS



EROSION CONTROL PLAN 1"=10'
 0 8 16



DRAINAGE NOTES

- Roof drain downspouts shall be installed on all roof overhangs, and shall discharge onto concrete splash blocks or pavement, or connect to 4" solid underground conduit and drain away from structure as noted below, u.o.n.
- All finish grades including patios, and driveways shall be contoured to slope away from proposed structures:
Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building. All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
- See sheet #C1 for erosion control and BMP's.

LANDSCAPING NOTES

- All Landscaping is existing mostly native grasses and shrubs, with a few planting beds, and several healthy mature Coastal Live Oak trees and Monterey Pines.
- No new landscaping is proposed, landscape will be maintained as existing, and protected during construction. Contractor will seed disturbed ground with native grasses.
- Protect trees during construction in accordance with Monterey County standards, and industry standards.

IMPERVIOUS COVERAGE	
STRUCTURE COVERAGE	* 3696 SF
IMPERVIOUS SURFACES	
POOL	832
POOL DECK	1210
TOTAL IMPERV. AREA	5744 SF
REMOVED CONG TENNIS COURT	- 3500 SF
NOTE: IMPERV. COVG. REDUCED BY	727 SF
PERVIOUS COVERAGE (EXCLUDED)	
EXIST. SAND SET PERVIOUS PAVERS	6000 SF
(D.V., PATIO #1, PATIO #2)	

FLOOR AREA RATIO	
EXIST. HOUSE & GARAGE	4724 SF
EXIST. DETACHED GARAGE	350
NEW ADU: 1ST STORY	605
2ND STORY	578
TOTAL	6257
LOT AREA	63438
	= 10%

BUILDING SITE COVERAGE	
EXIST. BUILDINGS	2971 SF
NEW ADU & BALCONY	725
TOTAL	* 3696
LOT AREA	63438
	= 6%

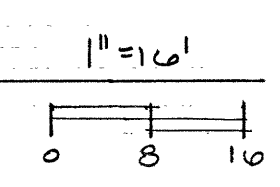
NOTES

- ZONING: LDR/1.5-D (CZ)
- NO TREE REMOVAL
- GROUND DISTURBANCE: ADU 725 SF POOL 832 SF
- EXCAVATE: 95 C.Y. @ ADU
- FIRE SPRINKLERS NOT REQUIRED EXIST. HOUSE IS NOT SPRINKLERED
- A.D.U. IS DESIGNED TO COMPLY W/ ACO ORDINANCE #53423
- NO NEW LANDSCAPING, SEE NOTE
- NO NEW IRRIGATION
- PARKING COUNT: EXIST. GARAGES 4 EXIST. GUEST SP. 2 TOTAL 6 SP.

LEGEND

- EXIST. CONTOURS
- PROPOSED CONTOURS
- DARK SKY EXT. LIGHTS

SITE PLAN



FUEL MANAGEMENT PLAN

"GREEN ZONE": Grassland within 30 feet of new ADU shall be mowed at least once annually in late spring, or more as needed to control fuel hazard.

- All annual grassland should be mowed in late spring to a minimum height of 4 inches during the summer.
- To promote native perennial grasses and wildflower stands which are less flammable, it is best to avoid mowing more frequently than 60 days. Ideal mowing time is shortly after they have set seed.

Flammable shrubs within 30 feet of house and garage shall be removed.

"MANAGEMENT ZONE": Grassland 30 feet to 100 feet from new ADU shall be mowed as follows:

- All grass growing under trees, out to 6 feet beyond the driplines of the trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures away from trees need not be mowed unless determined by owner or fire marshal.

"TREE PRUNING" Coastal Live Oak Trees within 100 feet of new ADU shall be pruned or maintained to reduce fire hazards as follows:

- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
- Dead limbs less than 8 feet in height shall be removed.
- Healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to 8 feet above understory plants.
- Tree Service Co. shall determine additional pruning or trimming during maintenance.

Note: Fuel Management requirements are limited to project site within the property lines. No fuel management work is required outside property lines.

"EMERGENCY VEHICLE ACCESS" Existing A.C. paved roadway 25 feet wide, approximate slope of 7%, and existing concrete paver driveway 12 feet wide, approximate slope 9%.

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (HCD - Planning)

REVISIONS	BY
2-19-22	LD
4-15-22	D
7-14-22	D
9-29-22	D

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Darren A. Davis

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VANNUCCI ADU
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PEBBLE BEACH, CA 93953
APN: 008-371-002-000

Date	2-3-22
Scale	
Drawn	
Job	05-2022
Sheet	
Of	5 Sheets

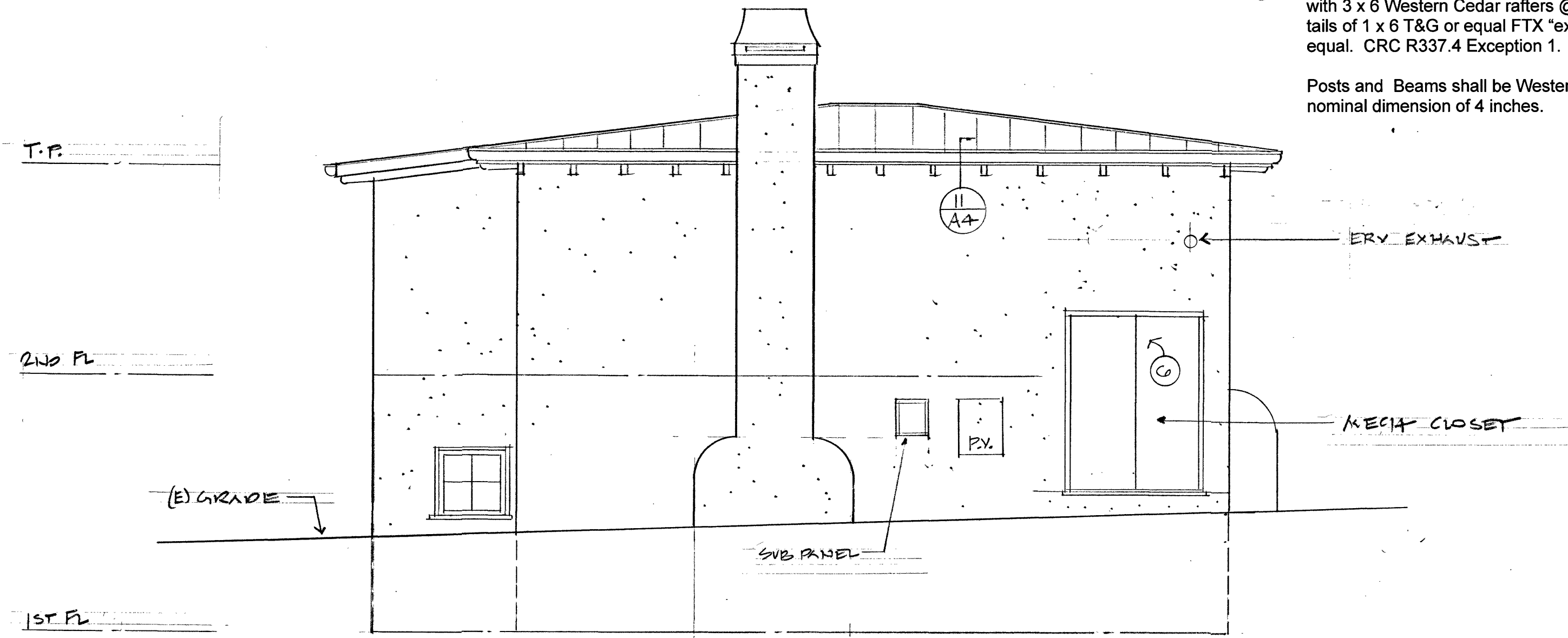
MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE (WUI) CRC R337 CBC 701A

BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH CRC R337 & CBC 701A. BELOW IS A SUMMARY:

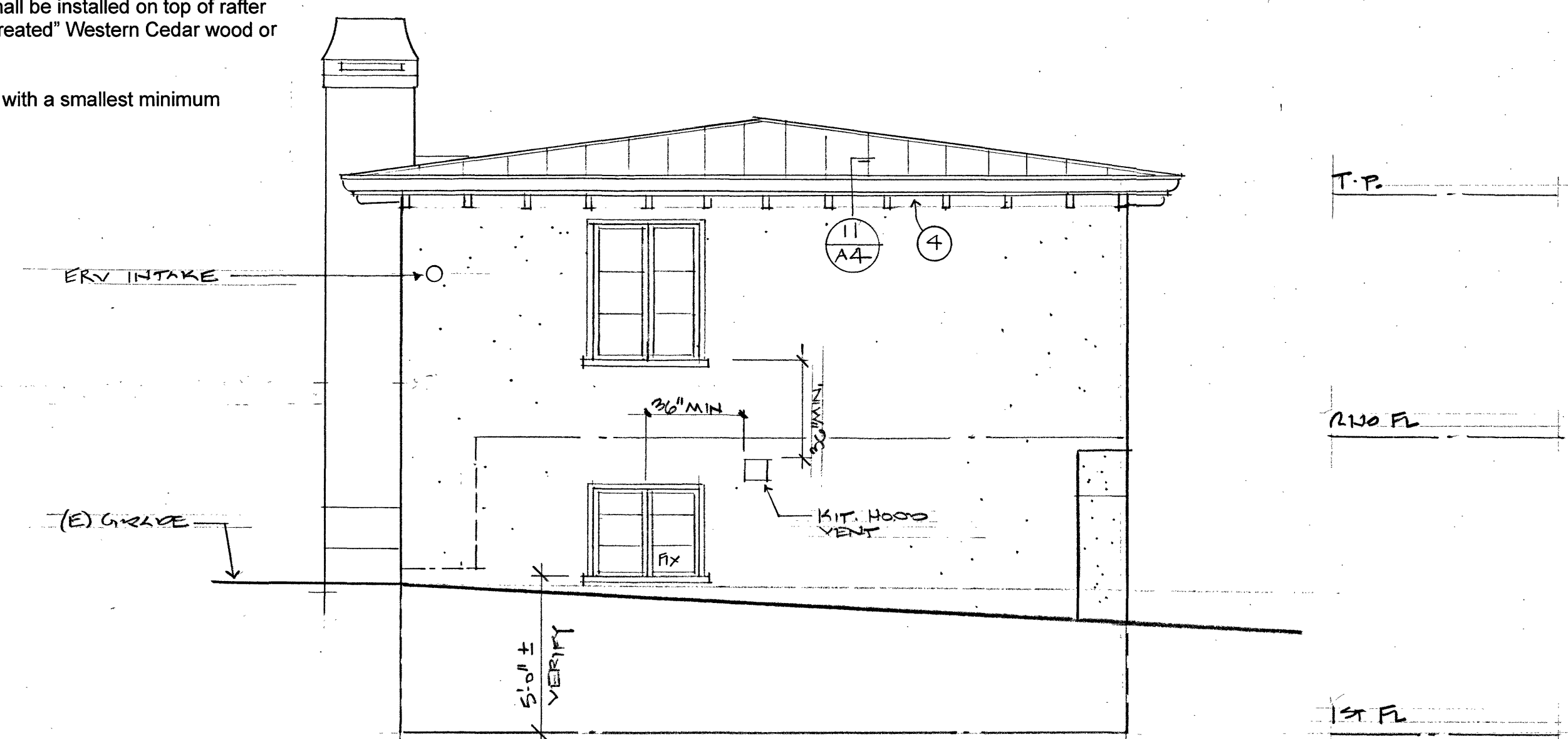
- ① Roofing shall be class "A" 26 gage corrosion resistant standing seam metal over an approved under-layment and solid plywood or osb sheathing. CRC R337.5.1
- ② Roof Gutters shall be provided with a means to prevent the accumulation of leaves and debris in gutter. CRC R337.5.4
- ③ Exterior Wall Covering shall be non-combustible 3 coat 7/8" stucco cement plaster over lath and 1/2" plywood sheathing. CRC R337.7.3
- ④ Open roof eaves exposed on the underside of the unenclosed rafters shall be framed with 3 x 6 Western Cedar rafters @24" o.c., planking shall be installed on top of rafter tails of 1 x 6 T&G or equal FTX "exterior fire-retardant treated" Western Cedar wood or equal. CRC R337.4 Exception 1.

Posts and Beams shall be Western Cedar non-treated with a smallest minimum nominal dimension of 4 inches.

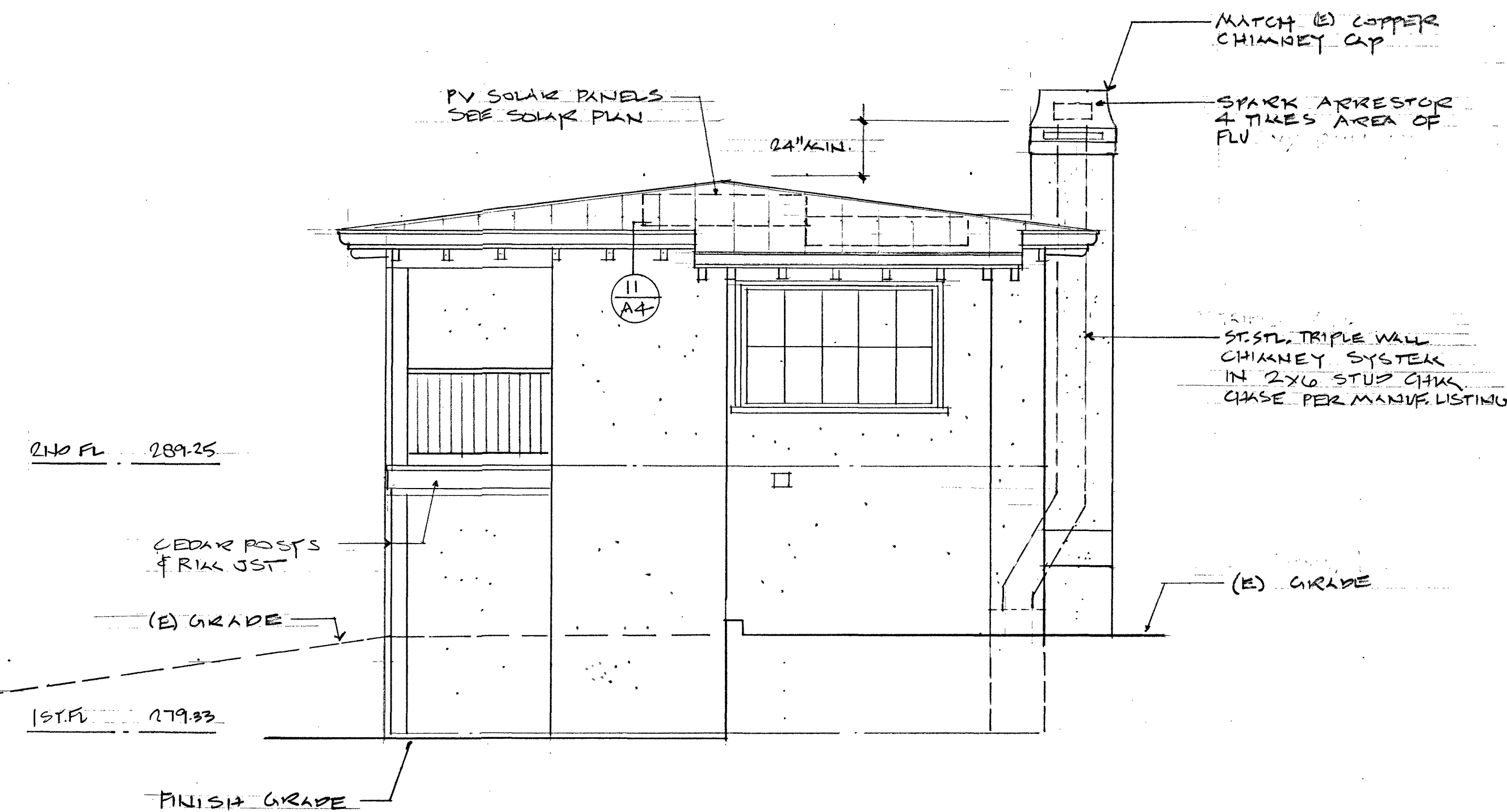
- ⑤ Windows and glazed doors shall be multi-pane glazing with a minimum of one tempered pane meeting the requirements of R308 Safety glazing or have a fire resistance rating of 20 minutes when tested in accordance with NFPA 257. CRC R337.8.2.1
- ⑥ Exterior Doors shall be of approved non-combustible construction or ignition-resistant material, solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1-1/4 inches thick, shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252, or meet the requirements of SFM-7A-1. CRC R337.8.3
- ⑦ Balcony decking walking surface material shall be 2 x 6 "exterior fire-retardant treated" Western Cedar wood over 4 x 6 non-treated Western Cedar joists at 24" o.c. Posts and Beams shall be Western Cedar non-treated with a smallest minimum nominal dimension of 4 inches. CRC R337.7.9.2, and Exception.



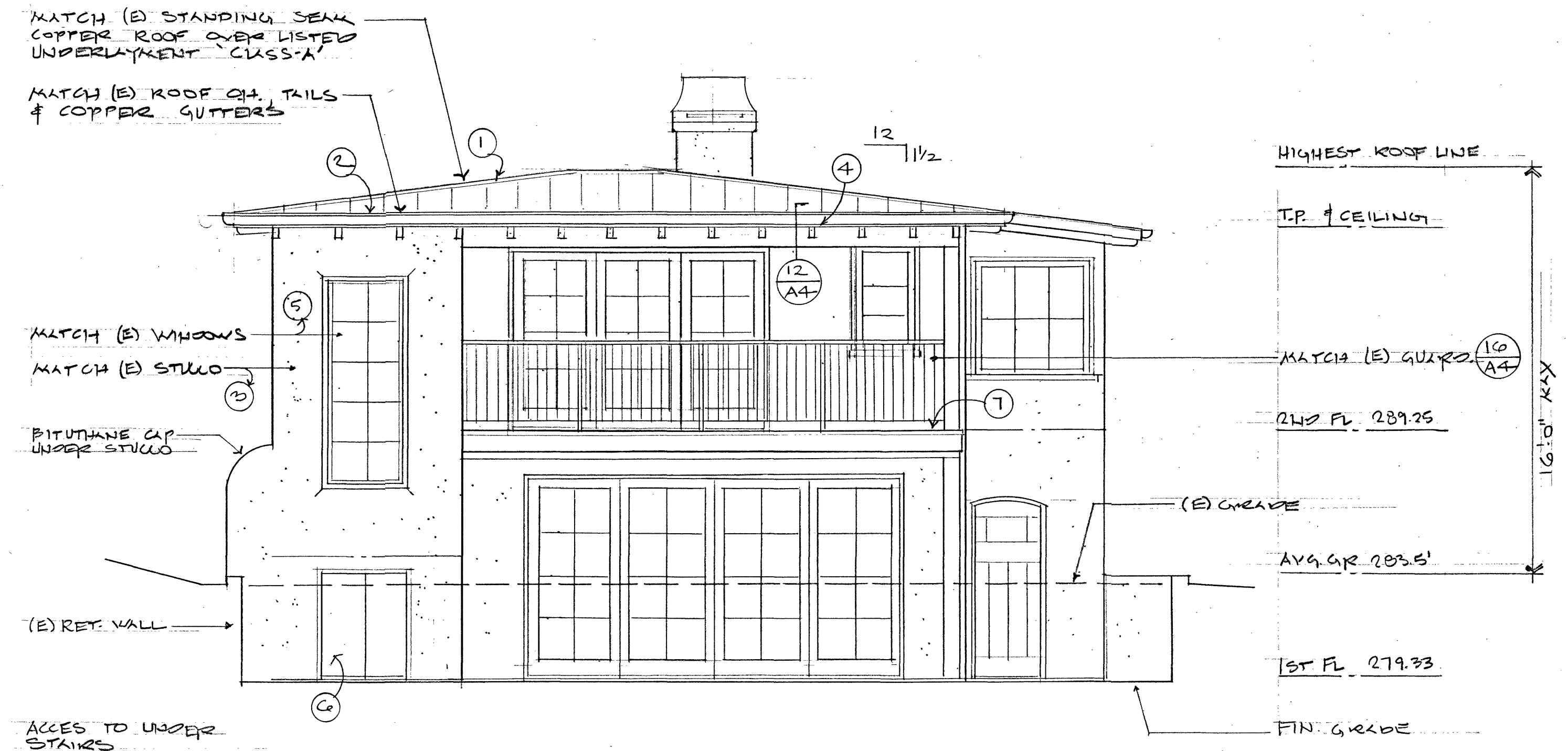
EAST ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"



SOUTH ELEVATION 1/4"=1'-0"



WEST ELEVATION 1/4"=1'-0"

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2-19-22	D
4-15-22	D
7-14-22	D

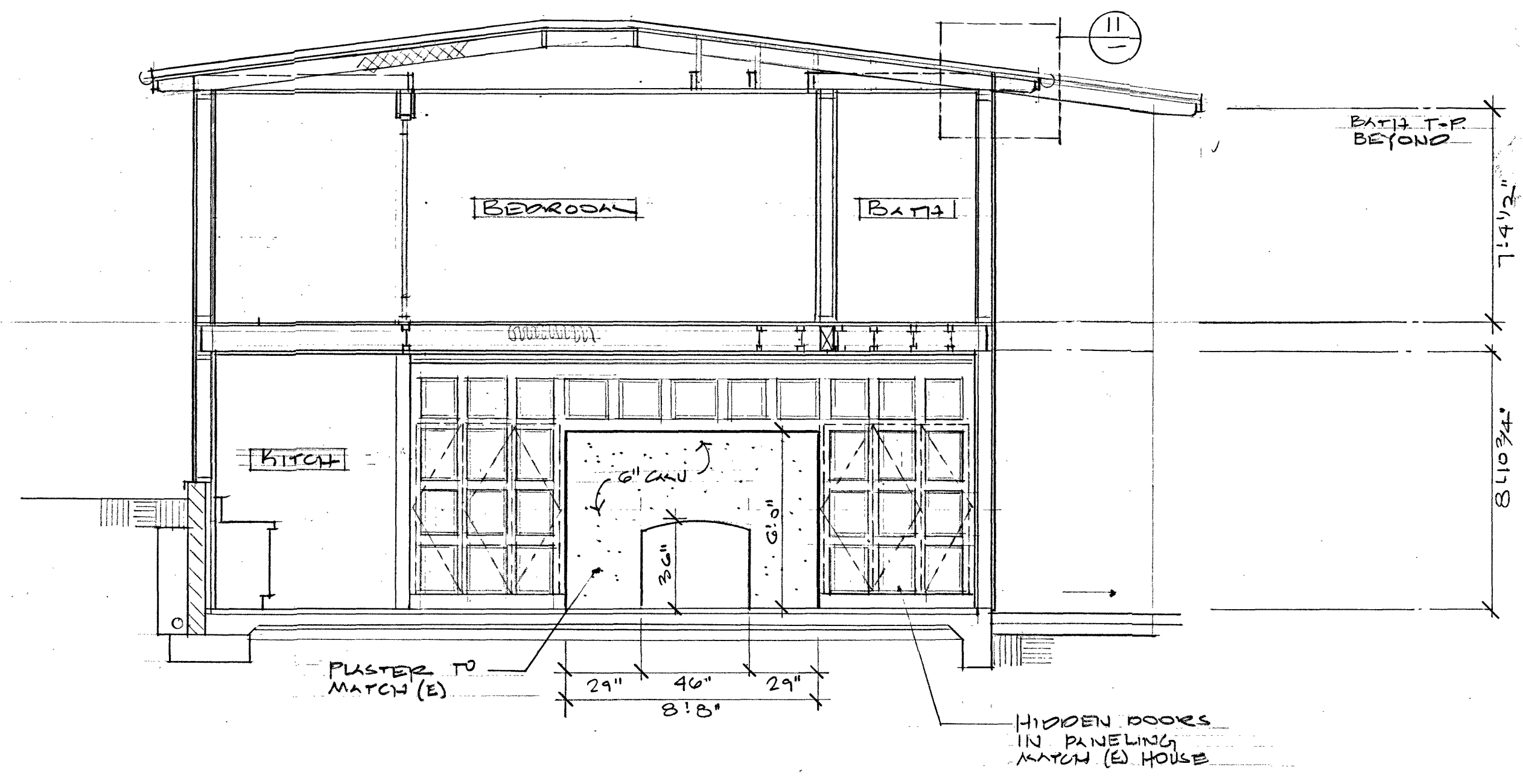
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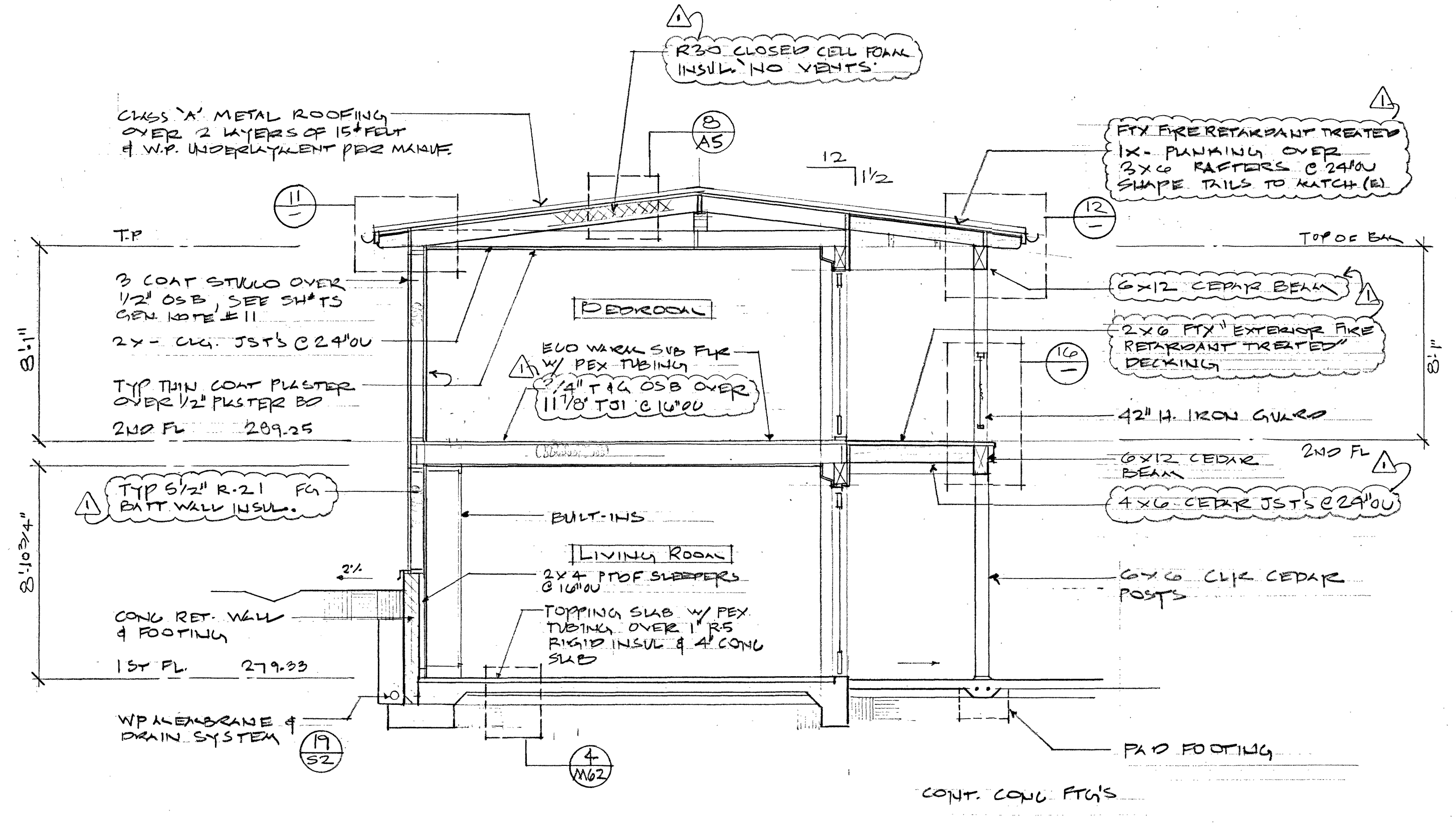
VANNUCCI ADU
 3191 DEL CIERVO ROAD
 PEBBLE BEACH, CA 93953
 APN: 008-371-002-000

Date	2-2-22
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Job	05-2022
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Of	Sheets

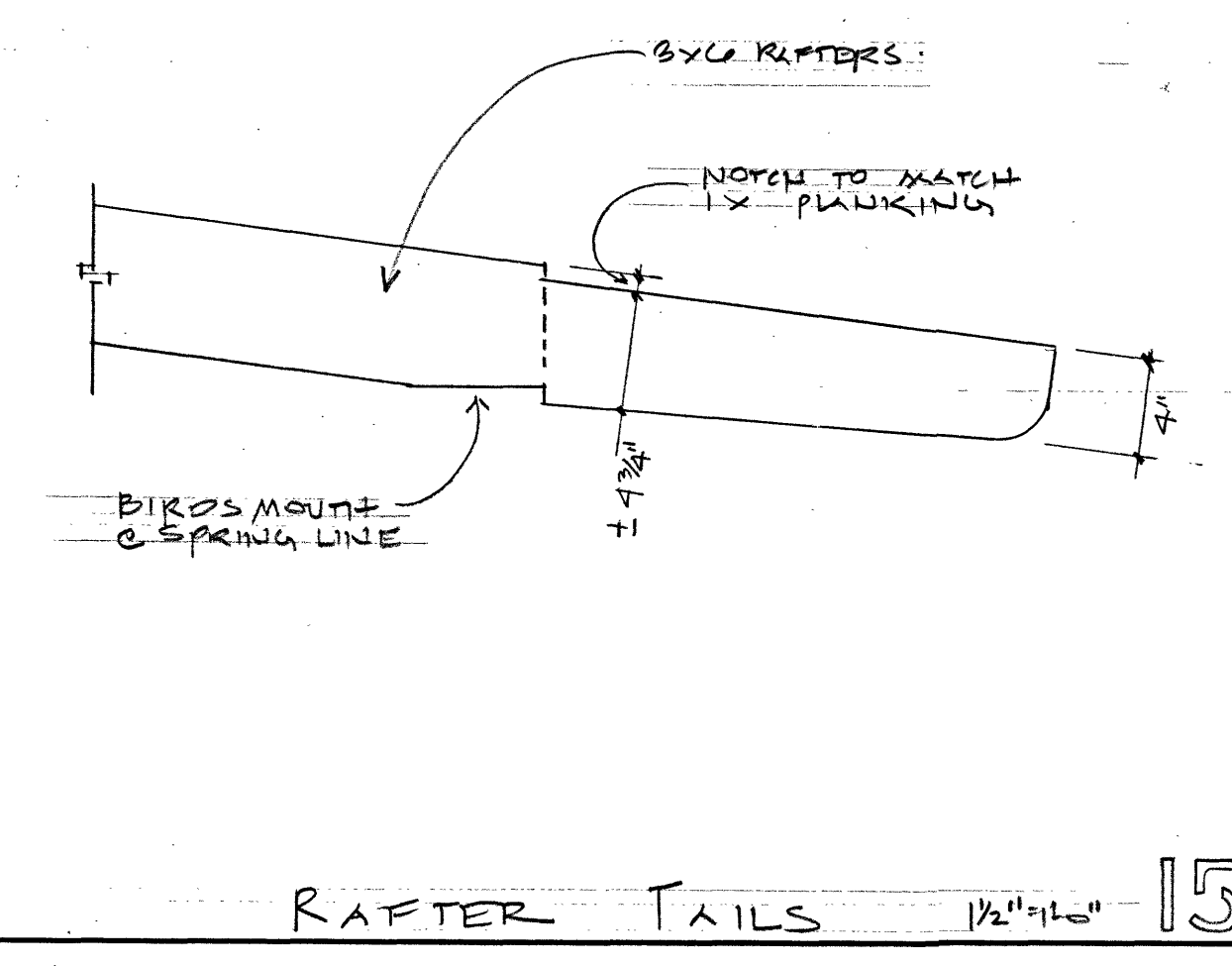
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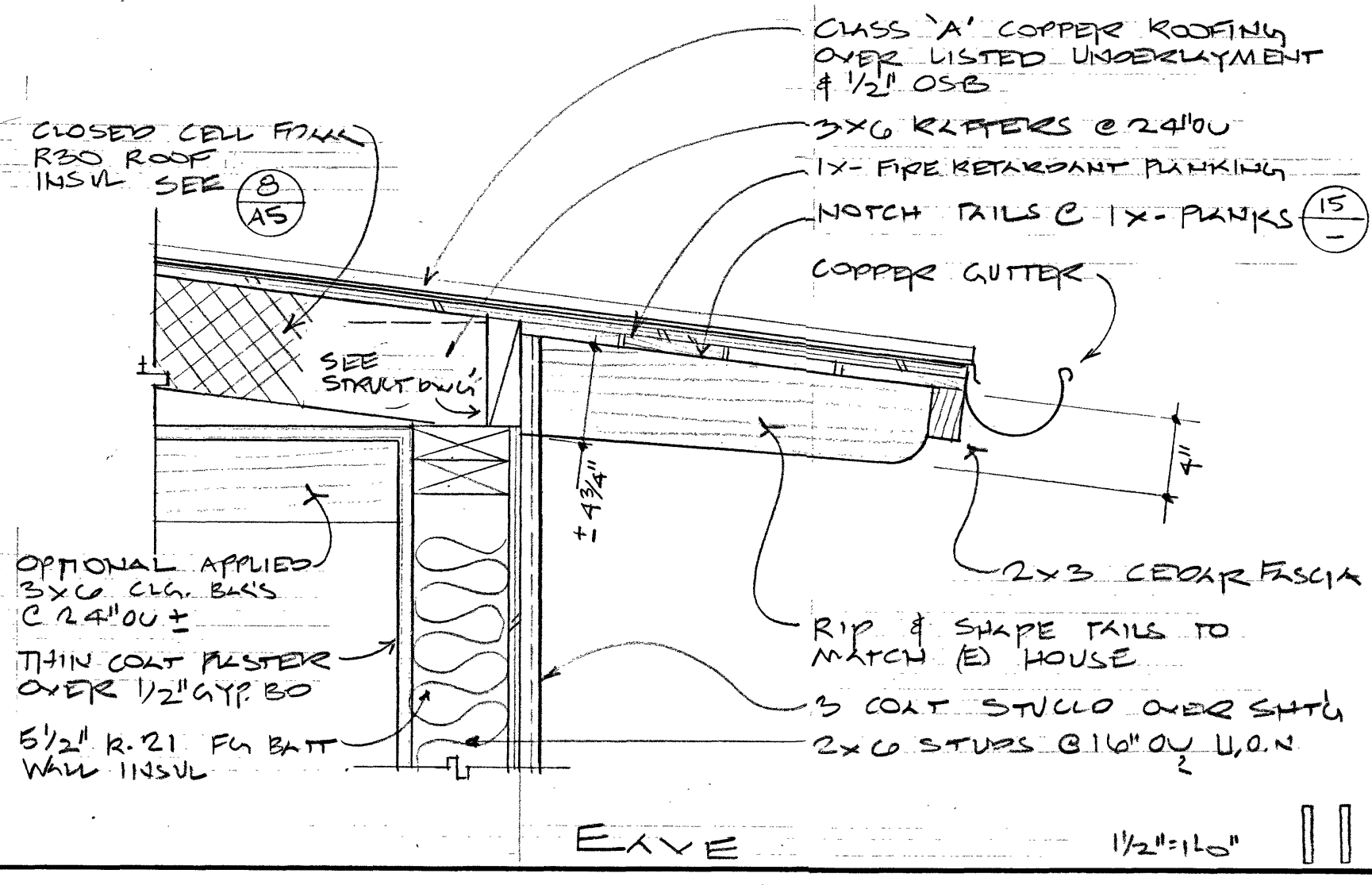
CROSS SECTION 1/4"=1'-0" B



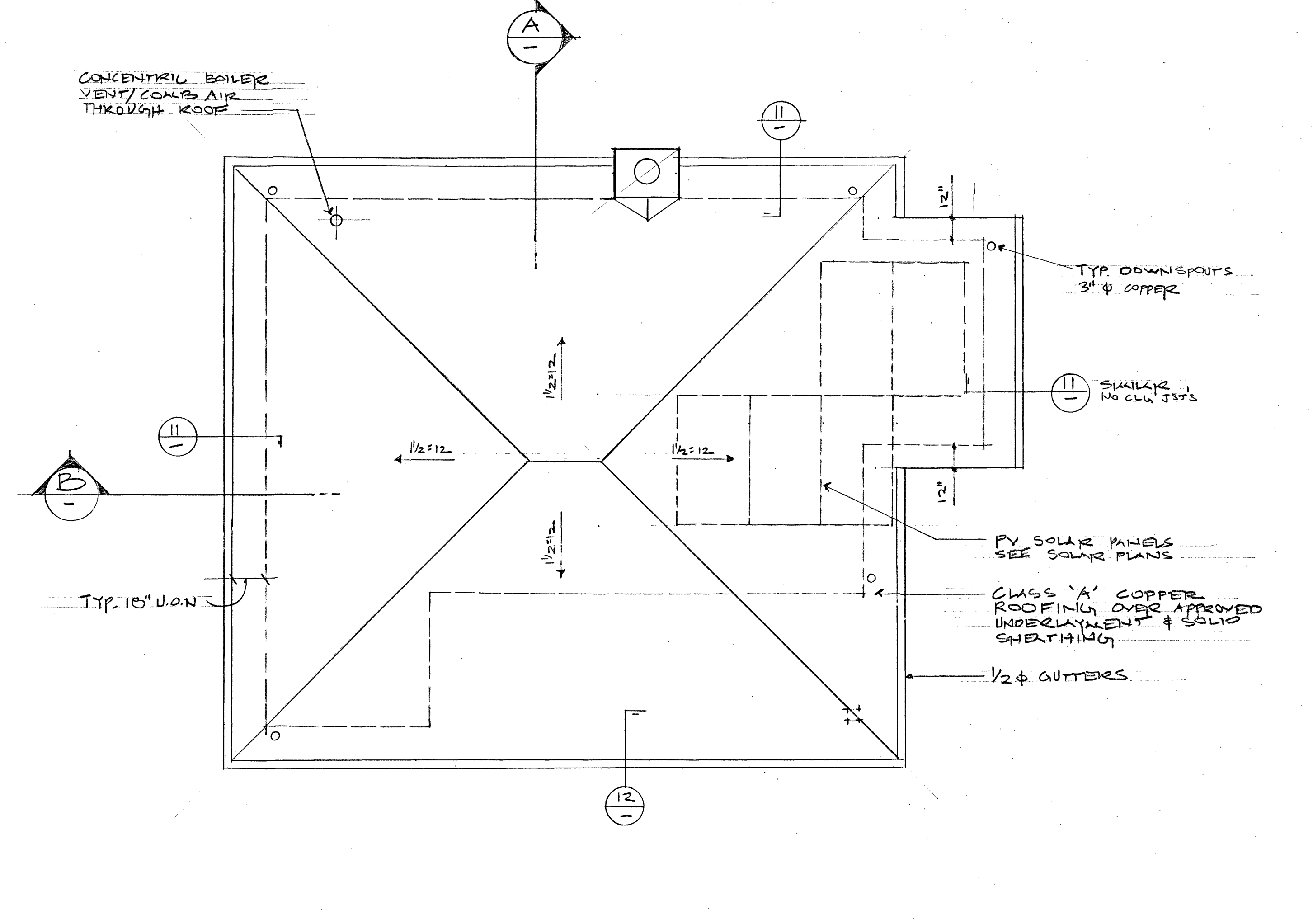
TYPICAL CROSS SECTION 1/4"=1'-0" A



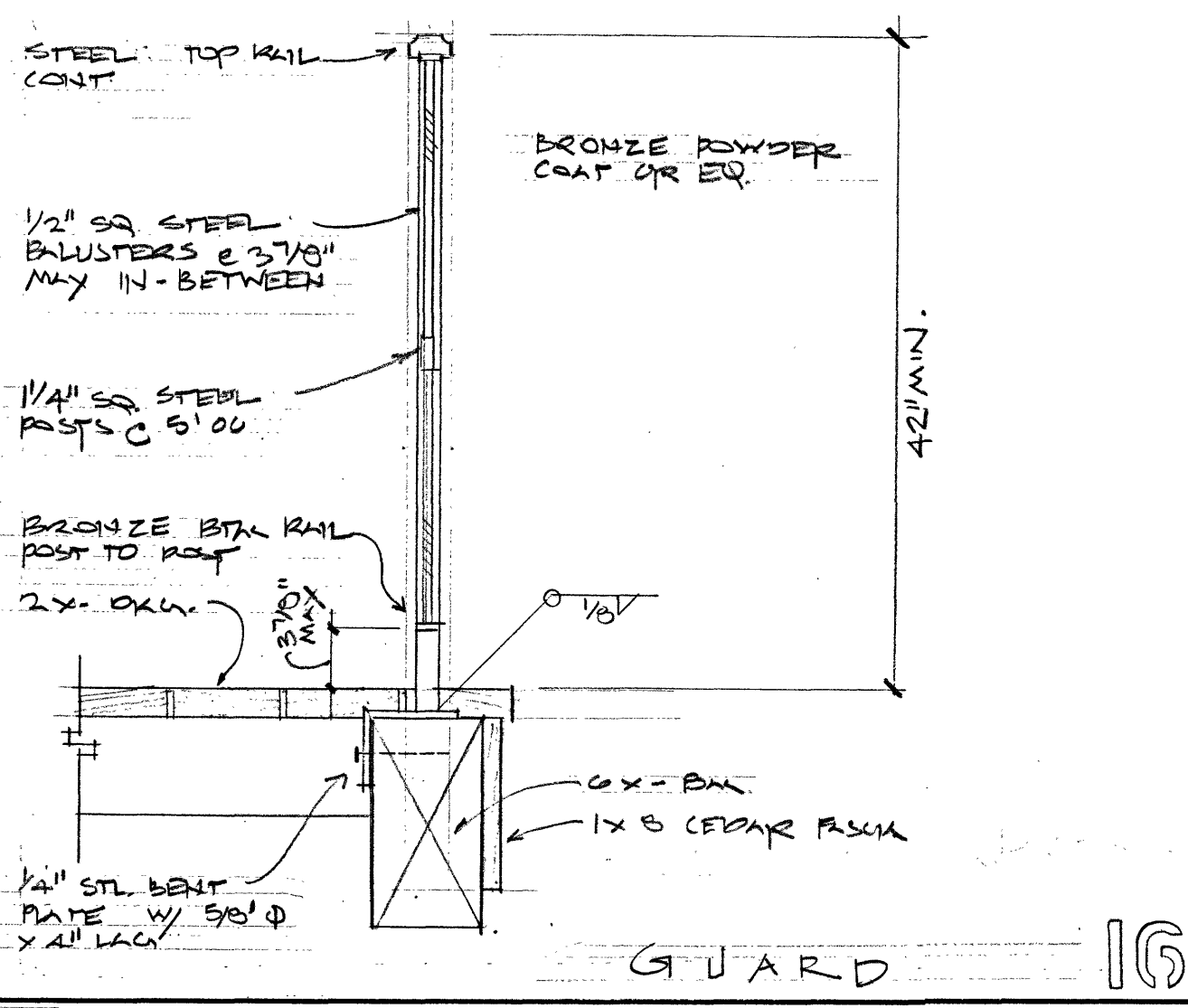
RAFTER TAILS 1/2"=1'-0" 15



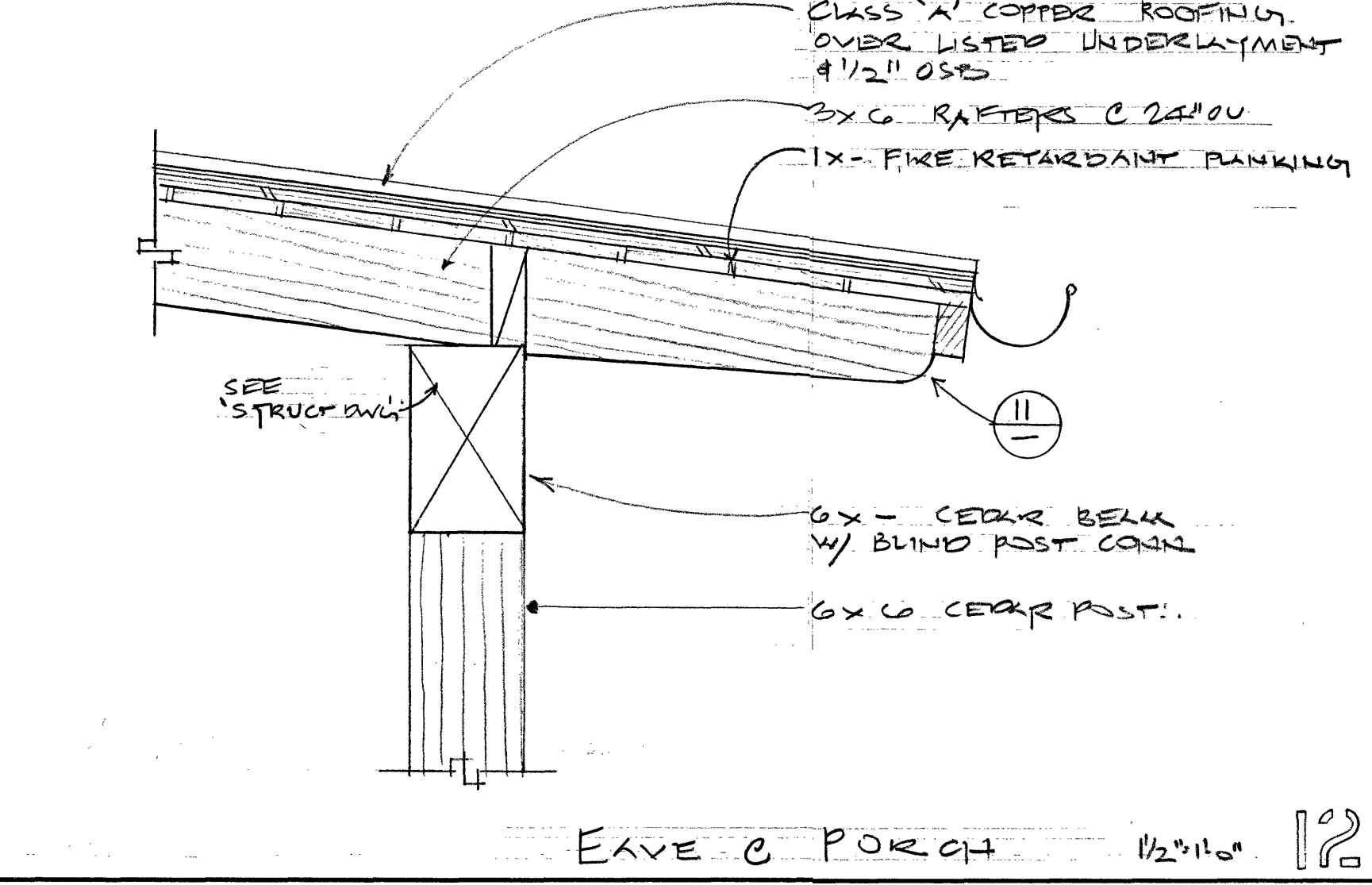
EAVE 1/2"=1'-0" 11



ROOF PLAN 1/4"=1'-0" 12



GUARD 1/2"=1'-0" 16



EAVE OF PORCH 1/2"=1'-0" 17

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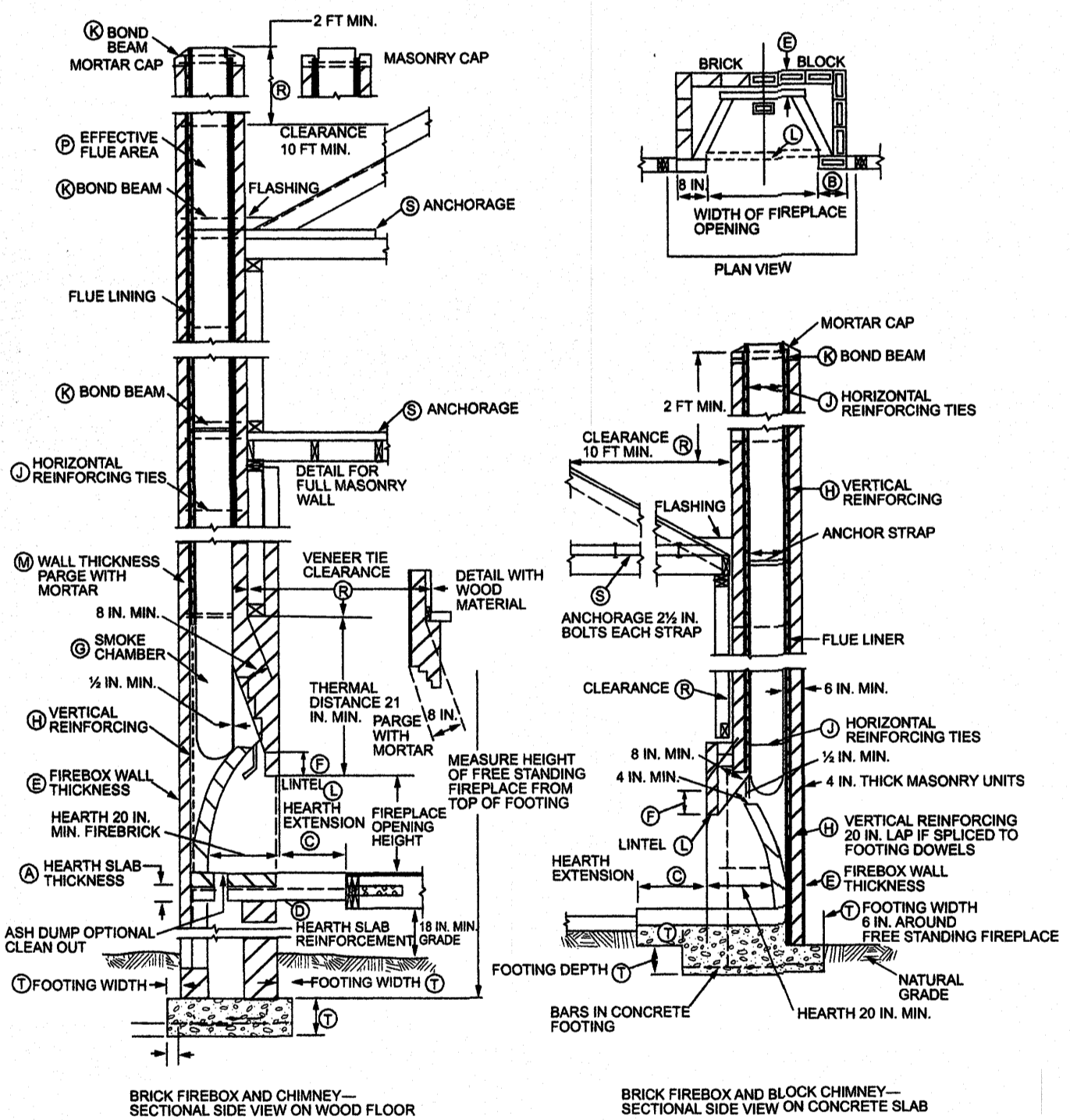
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Job	05-2022
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CHIMNEYS AND FIREPLACES

TABLE R1001.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

ITEM	LETTER	REQUIREMENTS
Hearth slab thickness	A	4"
Hearth extension (each side of opening)	B	8" fireplace opening < 6 square feet. 12" fireplace opening ≥ 6 square feet.
Hearth extension (front of opening)	C	16" fireplace opening < 6 square feet. 20" fireplace opening ≥ 6 square feet.
Hearth slab reinforcing	D	Reinforced to carry its own weight and all imposed loads.
Thickness of wall of firebox	E	10" solid brick or 8" where a firebrick lining is used. Joints in firebrick 1/4" maximum.
Distance from top of opening to throat	F	8"
Smoke chamber wall thickness	G	6"
Unlined walls		8"
Chimney Vertical reinforcing*	H	Four No. 4 full-length bars for chimney up to 40' wide. Add two No. 4 bars for each additional 40' or fraction of width or each additional flue.
Horizontal reinforcing	J	1/2" ties at 18" and two ties at each bend in vertical steel.
Bond beams	K	No specified requirements.
Fireplace lintel	L	Noncombustible material.
Chimney walls with flue lining	M	Solid masonry units or hollow masonry units grouted solid with not less than 4-inch nominal thickness.
Distances between adjacent flues		See Section R1003.13.
Effective flue area (based on area of fireplace opening)	P	See Section R1003.15.
Clearances		
Combustible material	R	See Sections R1001.11 and R1003.18.
Mantel and trim		See Section R1001.11, Exception 4.
Above roof		3' at roofline and 2' at 10'.
Anchorage*		
Strap	S	1/2" x 1"
Number		Two
Embedment into chimney		12" hooked around outer bar with 6" extension.
Fasten to		4 joists
Bolts		Two 1/2" diameter.
Footings		
Thickness	T	12" min.
Width		6" each side of fireplace wall.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m².
 Note: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure R1001.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.
 a. The letters refer to Figure R1001.1.
 b. Not required in Seismic Design Category A or B.



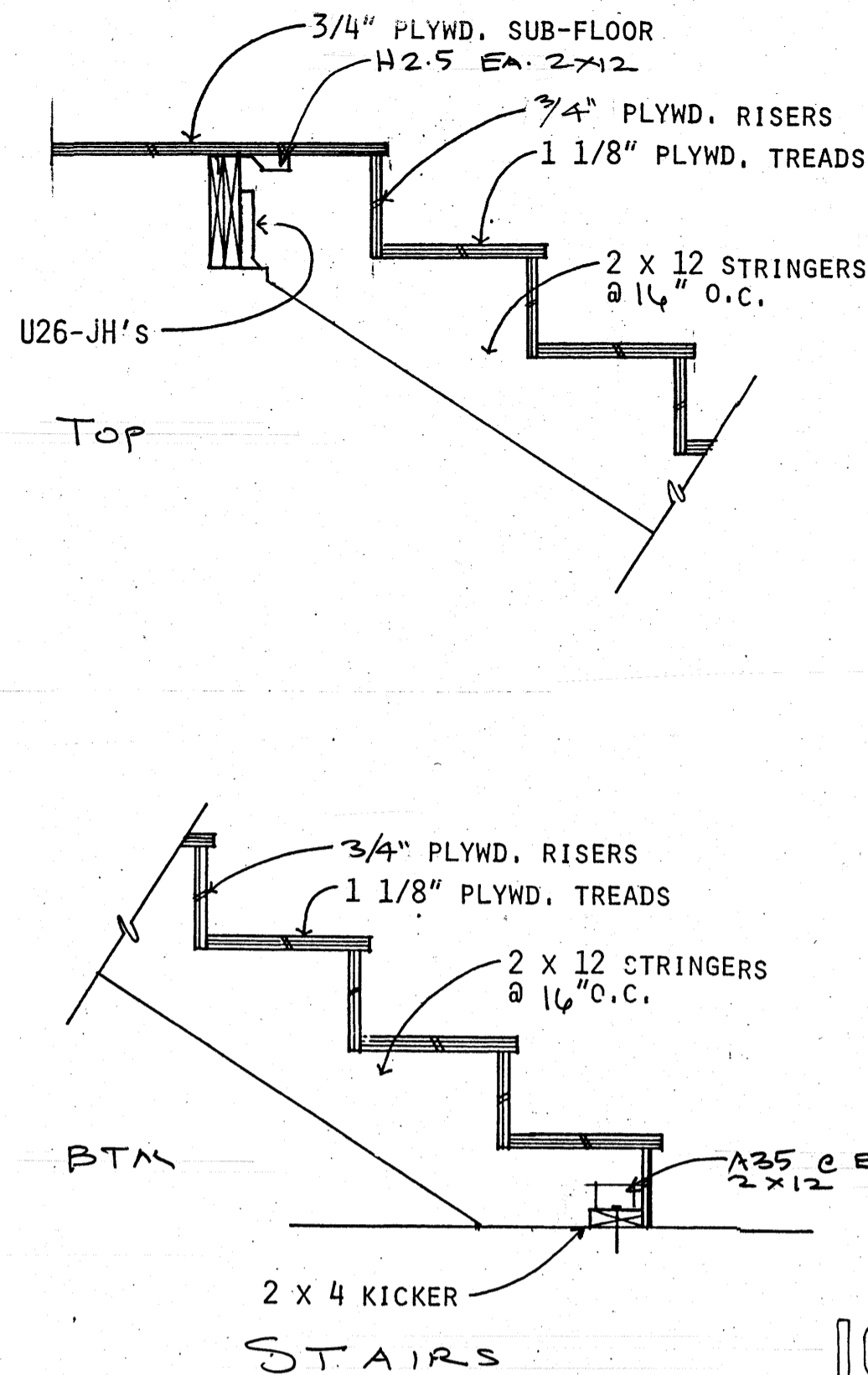
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R1001.1
FIREPLACE AND CHIMNEY DETAILS

2019 CALIFORNIA RESIDENTIAL CODE

513

FIREPLACE CRC R1001.1



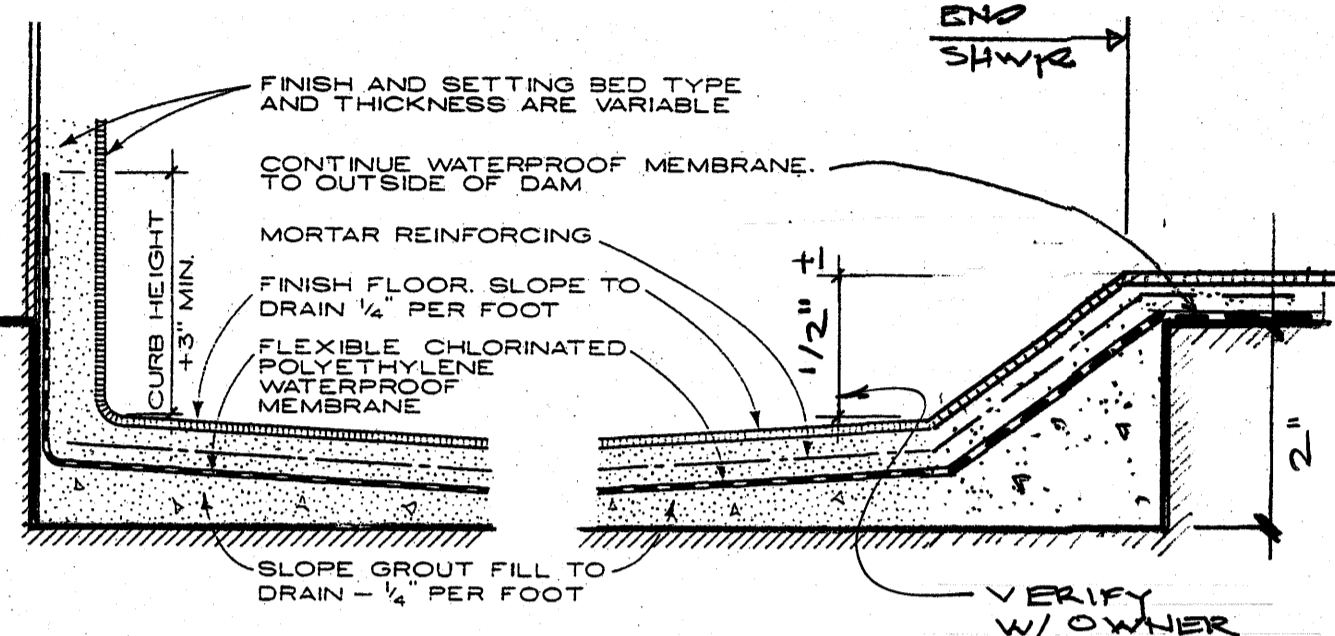
408.5 Finished Curb or Threshold

Where a shower receptor has a finished dam, curb, or threshold, it shall be not less than 1 inch (25.4 mm) lower than the sides and back of such receptor. In no case, shall a dam or threshold be less than 2 inches (51 mm) or exceeding 9 inches (229 mm) in depth where measured from the top of the dam or threshold to the top of the drain. Each such receptor shall be provided with an integral nailing flange to be located where the receptor meets the vertical surface of the finished interior of the shower compartment. The flange shall be watertight and extend vertically not less than 1 inch (25.4 mm) above the top of the sides of the receptor. The finished floor of the receptor shall slope uniformly from the sides towards the drain not less than 1/8 inch per foot (10.4 mm/m), nor more than 1/2 inch per foot (41.6 mm/m).

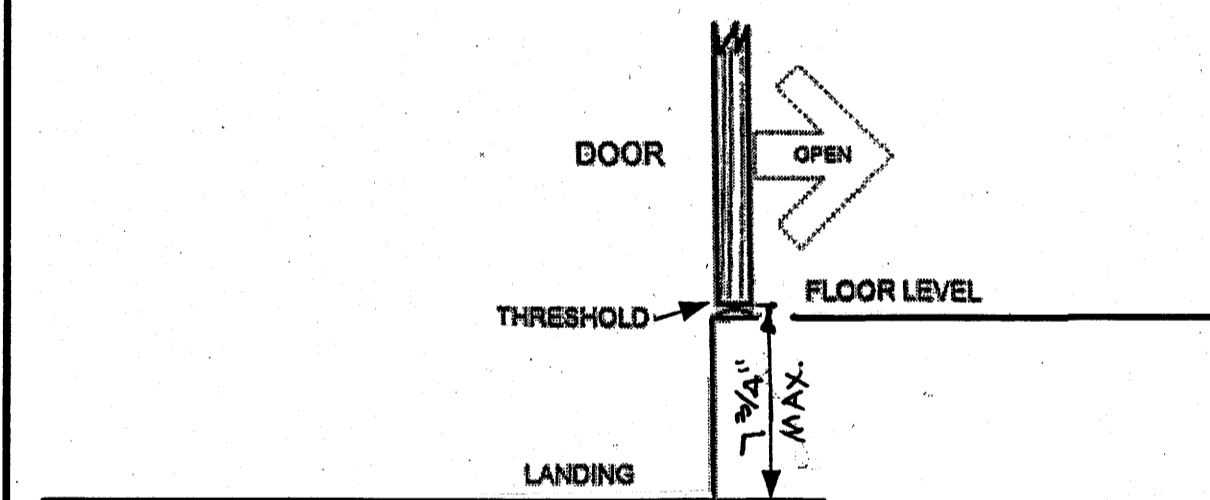
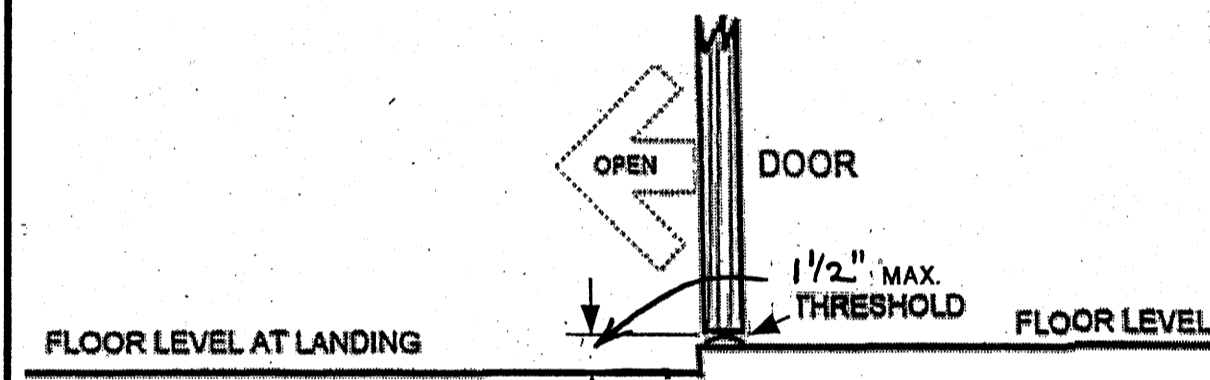
Thresholds shall be of sufficient width to accommodate a minimum 22 inch (559 mm) door. Shower doors shall open so as to maintain not less than a 22 inch (559 mm) unobstructed opening for egress. The immediate adjoining space to showers without thresholds shall be considered a wet location and shall comply with the requirements of the California Building Code, California Residential Code, and California Electrical Code.

Exceptions:

- (1) Showers in accordance with Section 403.2.
- (2) A cast-iron shower receptor flange shall be not less than 0.3 of an inch (7.62 mm) in height.
- (3) For flanges not used as a means of securing, the sealing flange shall be not less than 0.3 of an inch (7.62 mm) in height.

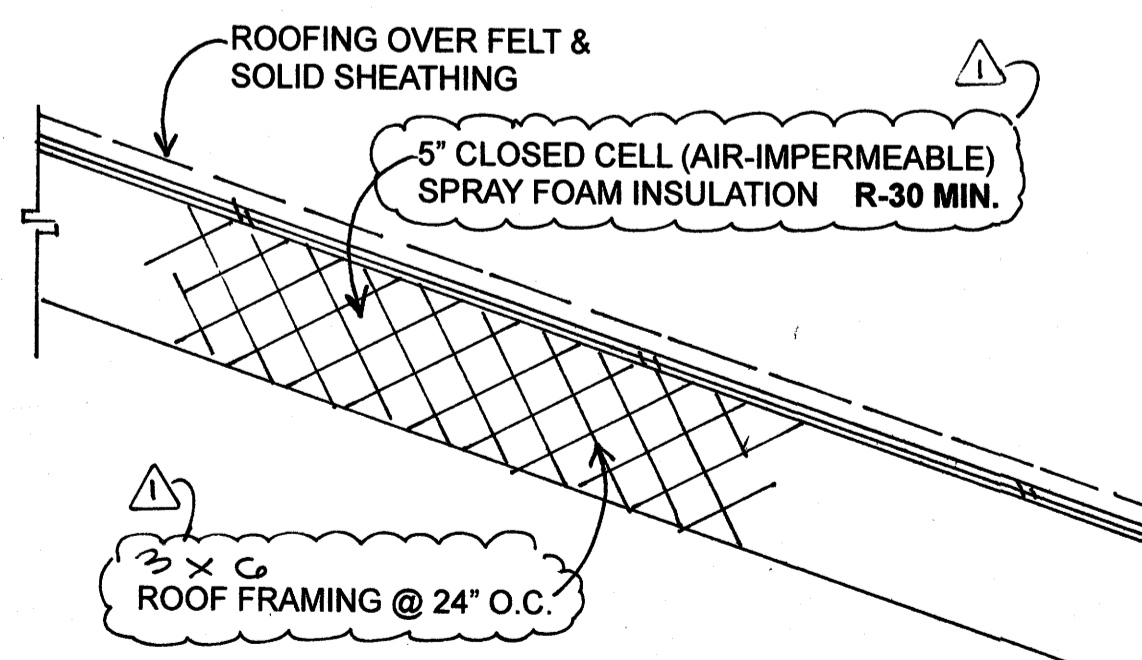


SHOWER



FOR SINGLE FAMILY RESIDENCE
 MINIMUM LANDING IS 36" IN LENGTH BY
 36" IN WIDTH.
 CRC R811.3.1 EXC.

THRESHOLD



AIR-IMPERMEABLE INSULATION CLOSED CELL
 FOAM INSULATION APPLIED IN DIRECT CONTACT
 WITH THE UNDERSIDE OF THE STRUCTURAL FLOOR
 SHEATHING CRC R806.5.1.1
 (ATTIC VENTILATION IS NOT REQUIRED)

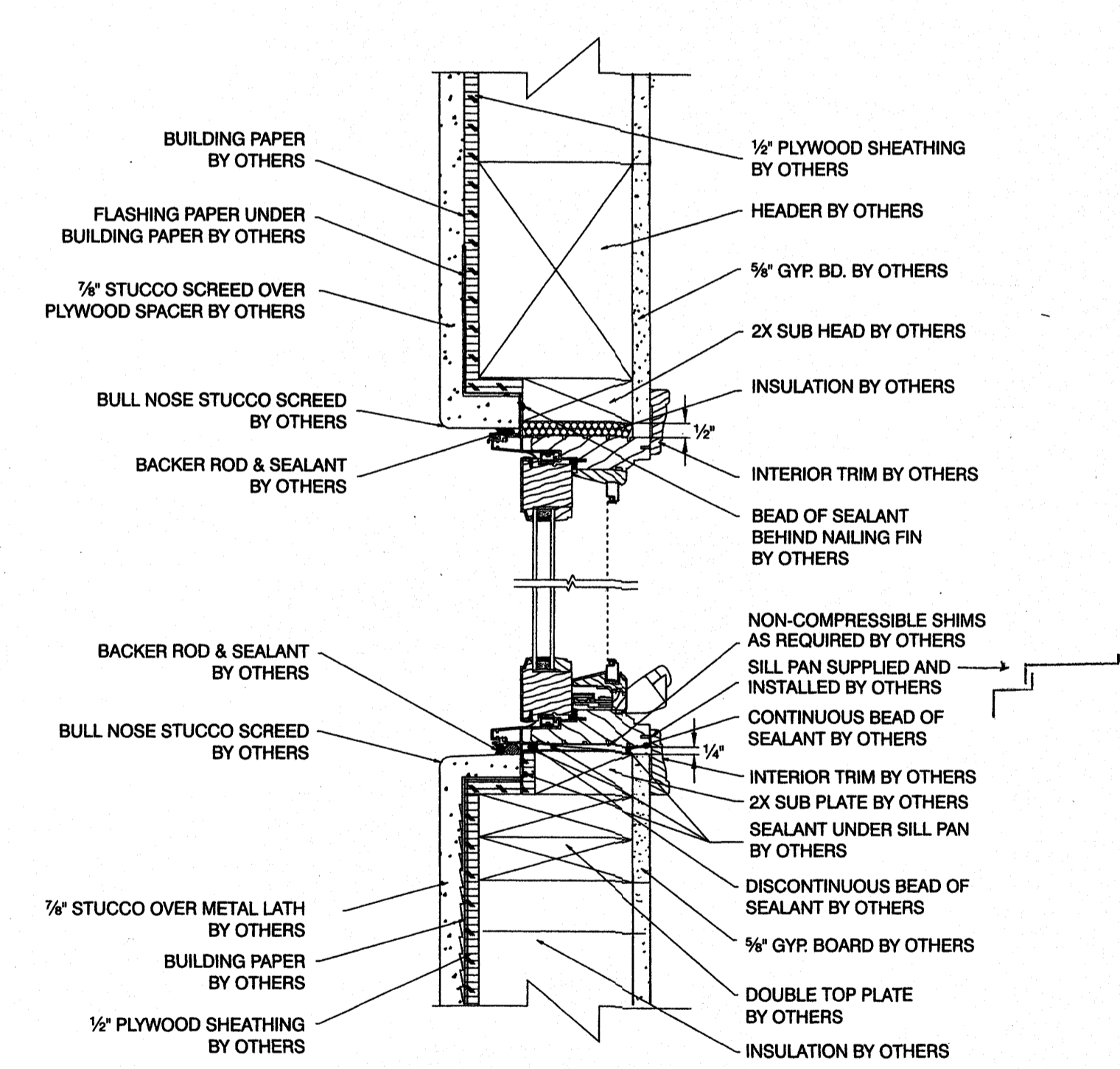
CLOSED CELL FOAM ATTIC INSULATION

ROOM FINISH SCHEDULE

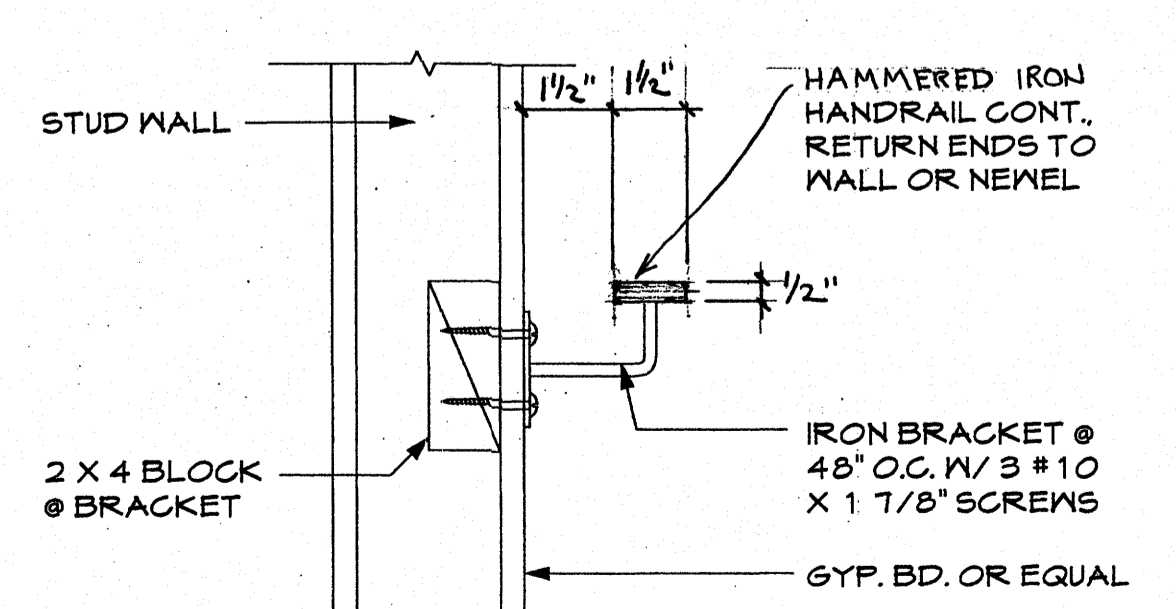
ROOM	FLOOR	BASE	WALLS	CEILING	NOTES
LIVING RM	E	A	E E E E	E	
KITCHEN	E	A	E E E E	E	
POWDER	E	D	E E E E	E	
STAIRS	F	A	E E E E	E	
HALL	F	A	E E E E	E	
BEDROOM	F	A	E E E E	E	
BATHROOM	E	D	E E E E	E	

FLOOR	BASE	WALLS	CEILING
A CONCRETE	A WOOD BASE	A 1/2" GWB, TAPE & TEX	A 1/2" GWB, TAPE & TEX
B CARPET W/ PAD	B RUBBER BASE	B 5/8" GWB, TAPE & TEX	B 5/8" GWB, TAPE & TEX
C CARPET ONLY	C INTEGRAL COVE	C 1/2" GWB, TAPE ONLY	C 1/2" GWB, TAPE ONLY
D VINYL	D TILE	D 5/8" GWB, TAPE ONLY	C 5/8" GWB, TAPE ONLY
E TILE	E	E THINWALL PLASTER	E THINWALL PLASTER
F WOOD	F	F	F
G	G	G	G
H NO WORK	H NO WORK	H NO WORK	H NO WORK

Stucco Bullnose
Sill & Head Detail



WINDOWS



NOTE: MOUNT TOP OF HANDRAIL 34" TO 38"
 ABOVE NOSE OF STAIR TREADS

HANDRAIL C STAIRS

REVISIONS	BY
7-14-22	

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Date	4-15-22
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Job	05-2022
Sheet	A5
Of	5

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