

Exhibit B

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MA SHORT TERM RENTAL

26132 CARMEL KNOLLS DR, CARMEL, CA 93923

26132 CARMEL KNOLLS DR OPERATIONAL PLAN

- 1. MAXIMUM OCCUPANCY:** 7 PEOPLE – 3 BEDROOMS (WILL BE 4 BEDROOMS AFTER ADDITION IS COMPLETED, CURRENTLY WAITING ON PERMITS)
MAXIMUM OCCUPANCY SHALL BE 7 PEOPLE, WHICH MAY CONSIST OF A COMBINATION OF ONE AND/OR TWO PERSONS PER BEDROOM.
- 2. RENTAL PERIOD:** GUEST RENTAL PERIODS SHALL BE NO LESS THAN A 7 NIGHT STAY AND NO GREATER THAN A 30 NIGHT STAY. ONLY ONE RENTAL CONTRACT IS ALLOWED AT A TIME. THE MAXIMUM NUMBER OF RENTAL DAYS PER YEAR IS 250. THERE WILL NOT BE A RESIDENT LIVING ON OR AT THE PROPERTY WHEN IT IS RENTED.
- 3. ACCESS INSTRUCTIONS:** GUESTS SHALL BE PROVIDED A UNIQUE DIGITAL COMBINATION ON THE DAY OF ARRIVAL. FOR GUEST SECURITY, THIS UNIQUE COMBINATION IS CHANGED FOR EVERY NEW ARRIVAL.
- 4. PARKING INSTRUCTIONS:** GUEST PARKING IS ALLOWED ON THE PROPERTY. THERE ARE TWO PARKING AREAS THAT ACCOMMODATE A TOTAL OF 5 CARS. 2 CARS CAN PARK IN THE GARAGE, 3 IN THE DRIVEWAY. GUESTS ARE INSTRUCTED TO NOT BLOCK THE AREAS EMERGENCY ACCESS VEHICLES ENTER. PARKING AND/OR BLOCKING THE COMMON ACCESS ROAD/DRIVEWAY IS NOT ALLOWED AND VIOLATORS ARE SUBJECT TO HAVING THEIR CARS TOWED AT THEIR EXPENSE WHEN A VIOLATION OCCURS.
- 5. NOISE RESTRICTIONS:** GUEST ARE INFORMED PRIOR TO OR ON ARRIVAL OF THE MONTEREY COUNTY NOISE ORDINANCE CODE 10.6 WHICH READS AS FOLLOWS:
"IT IS PROHIBITED WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY TO MAKE, ASSIST IN MAKING, ALLOW, CONTINUE, CREATE, OR CAUSE TO BE MADE ANY LOUD AND UNREASONABLE SOUND ANY DAY OF THE WEEK FROM 10:00 P.M. TO 7:00 A.M. THE FOLLOWING MORNING." SURROUNDING NEIGHBORS CALL THE OWNERS CELL PHONE TO REPORT EXCESSIVE NOISE ISSUES. ALL SUCH CALLS ARE TAKEN SERIOUSLY AND ACTED UPON IMMEDIATELY TO RESOLVE THE PROBLEM. THE QUIET HOURS AT 26132 CARMEL KNOLLS DR ARE 10:00 P.M. TO 7:00A.M.
THE VACATION RULES ARE SENT TO THE RENTERS PRIOR TO ARRIVAL IN A CONTRACT. RENTERS ARE REQUIRED TO SIGN THAT THEY HAVE READ, UNDERSTOOD AND ACCEPT THE TERMS OF THE RENTAL AGREEMENT.
THE SPECIFIC RULES THAT PERTAIN TO 26132 CARMEL KNOLLS DR ARE AS FOLLOWS:

1. NO FIRES INCLUDING OUTDOOR FIRE PITS.
2. NO SMOKING INSIDE. SMOKING OUTSIDE ONLY ALLOWED ON PATIO AREAS
3. NO EVENTS OR LIVE MUSIC
4. NO ILLEGAL DRUGS ALLOWED ON THE PREMISE
5. NO ACCESS TO OWNERS CLOSET OR SUPPLY CLOSET
6. SIGNAGE: THERE IS NOT SIGNAGE ADVERTISING THE HOUSE AS A SHORT-TERM RENTAL ON THE PROPERTY AND SIGNAGE WILL NOT BE PERMITTED ON SITE AT ANY TIME.
7. LOCAL PROPERTY MANAGEMENT WILL BE HIRED RESIDING LESS THAN 10 MILES FROM THE PROPERTY. THE LOCAL PROPERTY MANAGER WILL BE THE FIRST POINT OF CONTACT DAY OR NIGHT FOR GUESTS QUESTIONS, CONCERNS, AND PROBLEMS. IN THE EVENT LOCAL PROPERTY MANAGER CANNOT BE REACHED, THERE WILL BE OTHER PROPERTY MANAGERS THAT ARE ON A LIST AND READY TO RESPOND. THE PROPERTY MANAGERS WILL RESPOND TO NEIGHBOR CALLS ALONG WITH THE PROPERTY OWNER, WHICHEVER IS MORE APPROPRIATE BASED ON THE SITUATION. TIMELY AND EFFECTIVE RESOLUTION IS THE GOAL OF THE PROPERTY MANAGERS AND OWNERS AND ARE REACHED AS FOLLOW;

TOMMY MA AND NING ZHANG

2693 OTTERSON CT, PALO ALTO, CA 94303
650-999-0227 NING'S CELL 707-883-0888 TOMMY'S CELL (AVAILABLE 24 HOURS A DAY)

THE SAFETY CONTACTS ARE AS FOLLOWS:

MONTEREY SHERIFF'S OFFICE – 911
FIRE PROTECTION AGENCY FOR MONTEREY COUNTY REGIONAL FIRE DISTRICT :
831-455-1828
EMERGENCY MEDICAL – COMMUNITY HOSPITAL OF THE MONTEREY PENINSULA: 831-624-5311
LOCATED AT 23625 HOLMAN HIGHWAY, MONTEREY CA 93940
8. LOCATION OF HOUSE INFORMATION: A BINDER THAT CONTAINS THE HOUSE INFORMATION INCLUDING EMERGENCY CONTACT INFORMATION, SAFETY INFORMATION, INTERNET ACCESS, AND LOCATION OF FIRE EXTINGUISHERS AND CARBON MONOXIDE AND SMOKE DETECTORS IS LOCATED ON THE KITCHEN COUNTER NEXT TO THE FRONT DOOR.

Safety and Emergency Information/Plan

Safety and Emergency Information/Plan. This plan shall describe the safety and emergency measures that will be in place during the vacation rental use and illustrate how this information will be provided to the renter(s). This information/plan shall include, but is not limited to, the following:

- Contact information for the property owner or property manager who can respond within a reasonable amount of time.
- Provide a list of local emergency numbers.
- Provide a list with phone numbers and addresses for the nearest fire department, 24 hour clinic and/or emergency room.
- Provide a floor plan of the residence identifying where all smoke alarms, carbon monoxide detectors, breaker box/main electrical service panel, and any other emergency shut off valves or switches are located.
- Provide additional information that should be required based in the uniqueness of your property or the area for which it is located.
- Indicate where in the residence the Safety and Emergency Information/Plan will be located.

Vacation Rental Rules. In accordance with the Big Sur Coast Land Use Plan, the proposed project must provide components and elements that will ensure the use will be consistent the residential zoning of the property and the character of the neighborhood. These rules shall include, but is not limited to, the following:

- Identify the quiet hours.
- Identify the areas where parking is allowed and areas where parking is prohibited.
- Identify the maximum occupancy allowed.
- Any uses of the property that are prohibited, such as outdoor fires, live music, special events and large parties.
- Identify additional rules that should be required based on the uniqueness of your property or the area for which it located.
- Describe how renter(s) who are in breach of the contract or .
- Indicate where in the residence the Vacation Rental Rules will be located.

Transient Use of a Residential Property

In accordance with section 21.64.280 of the Monterey County Zoning Ordinance, please provide a Vacation Rental Operational Plan. This plan shall include, but is not limited to, the following:

1. Minimum rental days 7 and maximum rental days 30 allowed per rental contract.
2. One rental contracts allowed at one time.
3. There shall be 365 maximum number of rental days per year.
4. Owner will not will be occupying the home during the transient rental use.
5. There will be 7 maximum number of occupants allowed during vacation rental use.
6. Employees: 3 maximum number of employees anticipated (i.e. cleaning services, landscaping, property management, etc.)

Property Owner

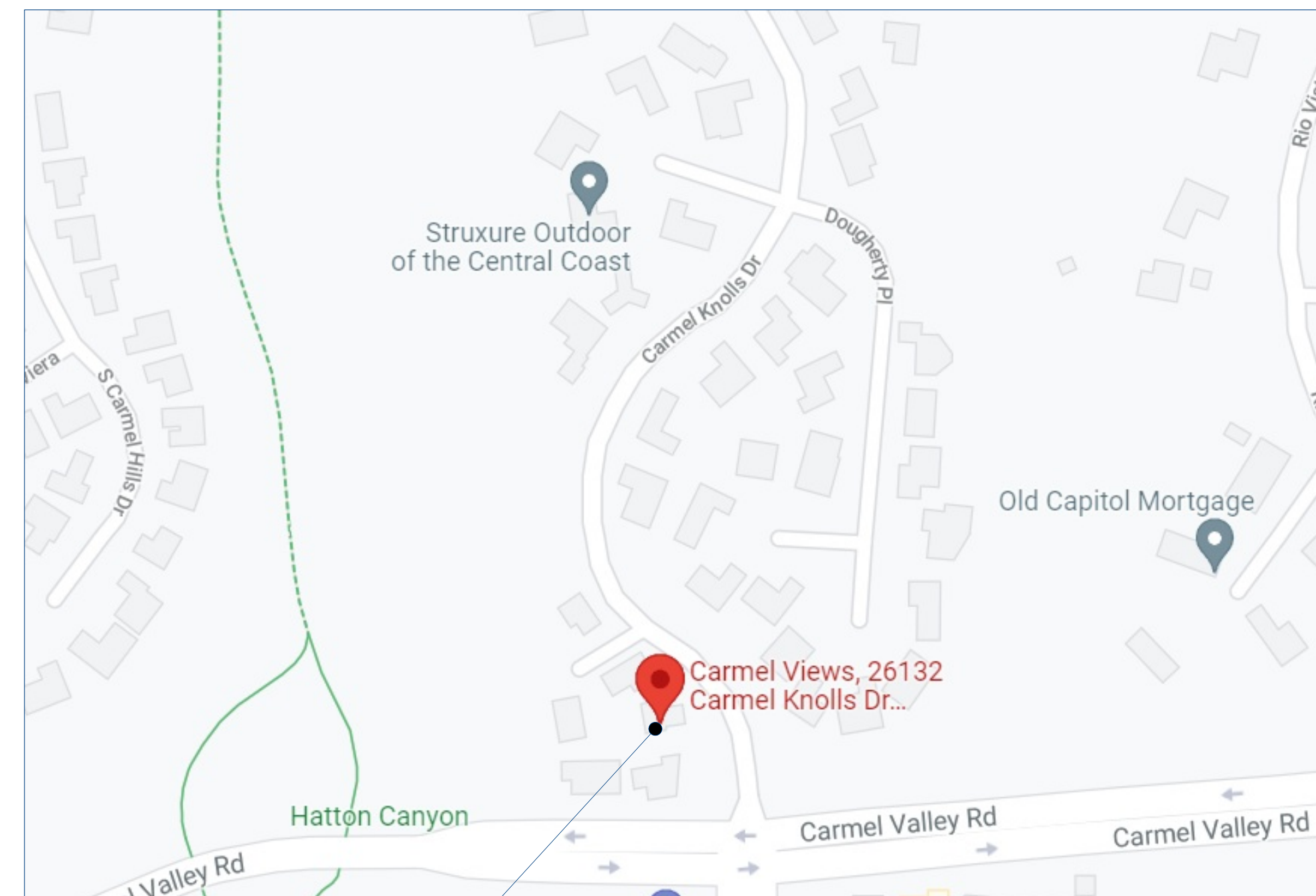
TOMMY MA
26132 CARMEL KNOLLS DR,
CARMEL, CA 93923

Lot Description

APN: 015-293-010-000
Address: 26132 CARMEL KNOLLS DR
Zoning: LDR/1-D-S-RAZ
Lot Number: 10
Lot Area: 10,890 SQ. FT.

Occupancy & Construction Type

Residence: R-3 Fire Sprinklers: NO
Garage: U Fire Sprinklers: NO
Construction Type: V-B
Stories: 1 Story



Site Location

VICINITY MAP

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GANNAGE
DESIGN



DRAWN BY:
Aaron Gannage

DATE	REVISION

PROJECT:
**MA REMODEL / ADDITION
26132 CARMEL KNOLLS, CA
93923**

DATE:
5/12/2023

SHEET:

A-1

P.O. Box 14502, San Luis Obispo, CA 93406
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ROOF PLAN KEY NOTES

- ALL NEW ROOF TRUSSES AND COMPOSITION ROOFING
- NEW 4" METAL GUTTERS TO MATCH EXISTING
- NEW 3" DOWN SPOUT

ATTIC VENTILATION CALCULATIONS

VENT DATA:

EAVE VENT: (4) 2" DIA. HOLES PER FRIEZE BLOCK = 12.5 SQ IN/ BLOCK (BASED ON TRUSS / RAFTER SPACING OF 24" O.C.)
& BRANDGUARD @ 3.5" x22" SOFFIT VENT PROVIDES 20 SQ IN

RIDGE VENT: CERTAINTED @ RIDGE VENTS PROVIDES 18 SQ. IN. PER LINEAR FOOT

ROOF VENT CALCULATION:

ROOF ATTIC SPACE = 1420 SQ. FT.

TOTAL 1420 SQ FT / 300 * 144 = 682 SQ IN. REQUIRED

LOWER ROOF VENTING: 27 FRIEZE BLOCKS & 17 BRANDGUARD @ SOFFIT VENT = 340 SQ. IN. PROVIDED (50% OF REQUIRED VENTILATION)

HIGH ROOF VENTING: 19 LINEAR FEET OF CERTAINTED @ RIDGE VENT = 342 SQ. IN. PROVIDED (50% OF REQUIRED VENTILATION)

Provide minimum of 1" inch of air space between insulation and roof sheathing

FINISH SCHEDULE

(ALL ITEMS LISTED AS PER OWNER, TO BE CHOSEN BY OWNER AND INSTALLED BY THE CONTRACTOR, UNLESS NOTED OTHERWISE. IF NOT NOTED "PER OWNER", THEN CONTRACTOR PROVIDED AND INSTALLED)

FLOOR:

- SEALED CONCRETE
- HARDWOOD FLOOR PER OWNER
- CARPET PER OWNER
- TILE PER OWNER

WALLS:

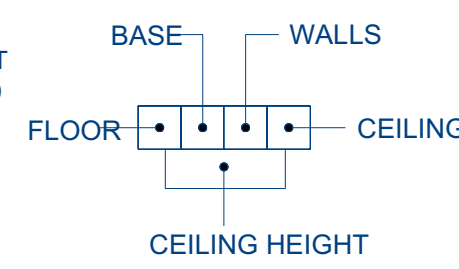
- (USE DENSSHIELD TILE BACKER IN ALL WET AREAS)
- 5/8" TYPE-X GYP. BD. - SKIP SMEAR TROWEL FINISH & PAINT W/ BENJAMIN MOORE, FINISH PER OWNER (COLOR PER OWNER)
 - TILE AND DENSSHIELD TILE BACKER AT TUB AND SHOWER AREAS PER OWNERS DIRECTION. 72" MIN AT SHOWER

BASE:

- PRIMED WOOD BASE, STYLE & COLOR PER OWNER
- 4" TILE BASE TO MATCH FLOOR TILE PER OWNER

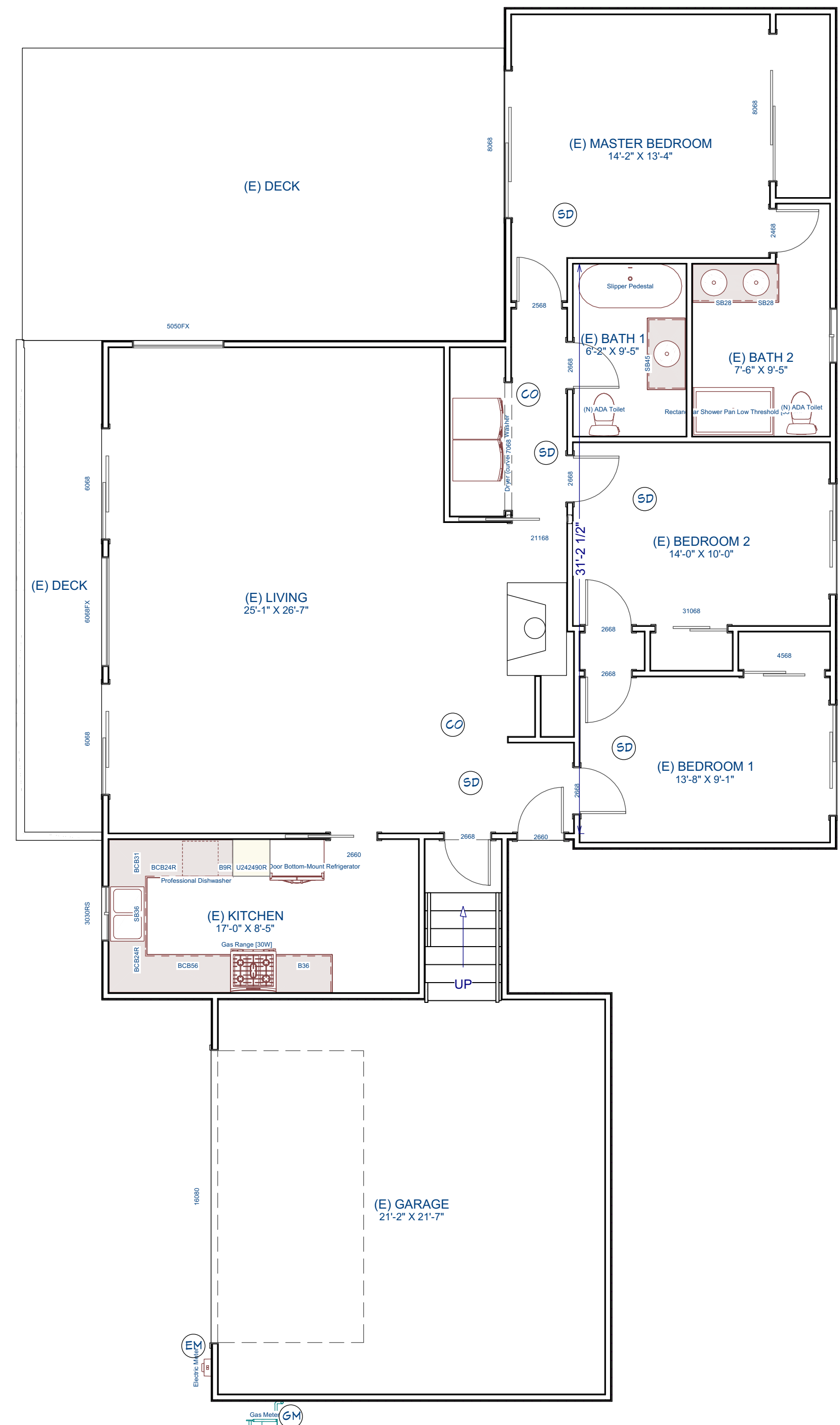
CEILING:

- (USE DENSSHIELD TILE BACKER IN ALL WET AREAS)
- 5/8" TYPE-X GYP. BD. - SKIP SMEAR TROWEL FINISH & PAINT W/ BENJAMIN MOORE, FINISH PER OWNER (COLOR PER OWNER)
 - HARDIE PANEL
 - STUCCO



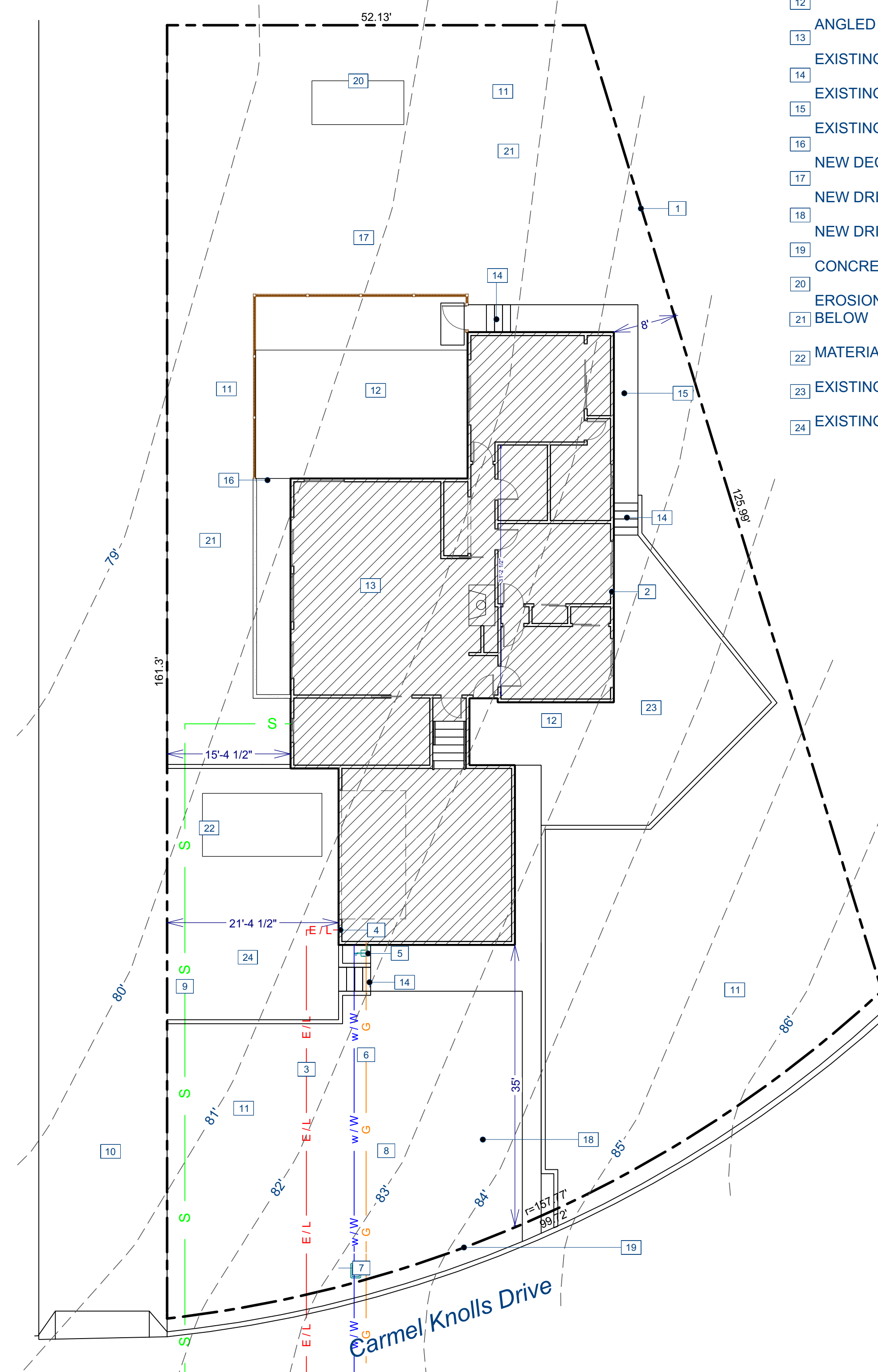
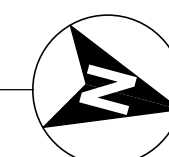
LEGEND

- SD SMOKE DETECTOR
- CO CARBON MONOXIDE
- GM GAS METER / GAS SHUTOFF
- EM ELECTRIC METER / ELECTRIC SHUTOFF



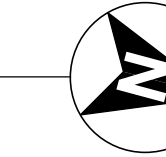
PROPOSED FLOOR PLAN

Scale: 3/16" = 1'-0"



PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"



SITE PLAN KEY

- PROPERTY LINE
- BUILDING FOOTPRINT
- EXISTING UNDERGROUND ELECTRIC, PHONE, & CABLE LINE
- EXISTING ELECTRICAL PANEL
- EXISTING GAS METER
- EXISTING UNDERGROUND GAS LINE
- EXISTING WATER METER / WATER SHUTOFF
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING ASPHALT DRIVEWAY ON ADJACENT PARCEL - EXISTING EASEMENT
- LANDSCAPE AREA
- DARK GRAY SHADED AREA IS NEW ADDITION
- ANGLED HATCHING IS EXISTING RESIDENCE
- EXISTING STAIRS
- EXISTING WALKWAY
- EXISTING DECK - LESS THEN 30" ABOVE GRADE
- NEW DECK - LESS THEN 30" ABOVE GRADE
- NEW DRIVEWAY AREA
- NEW DRIVEWAY APPROACH PER COUNTY
- CONCRETE WASHOUT LOCATION
- EROSION CONTROL FIBER ROLL -SEE DETAIL BELOW
- MATERIAL STORAGE LOCATION
- EXISTING CONCRETE PATIO
- EXISTING CONCRETE DRIVEWAY

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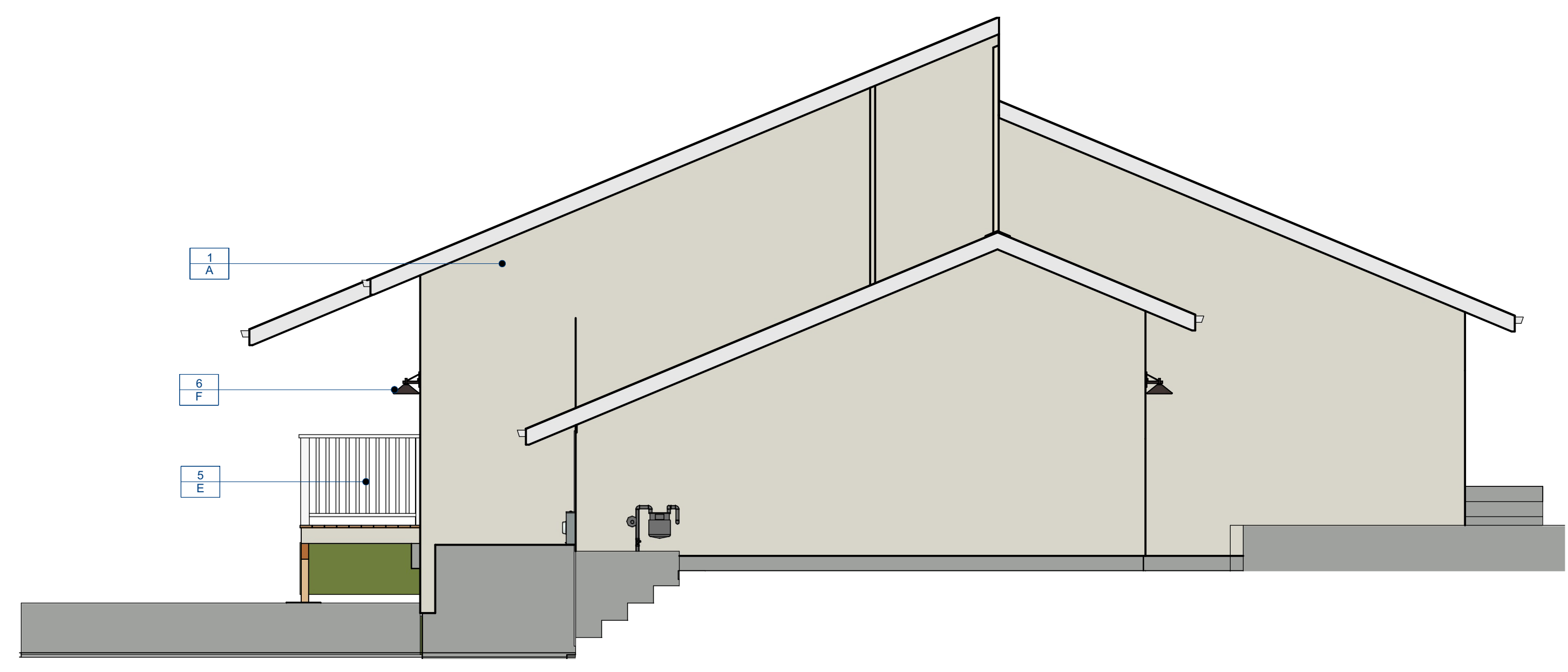
SHEET:

A-3



WEST ELEVATION

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



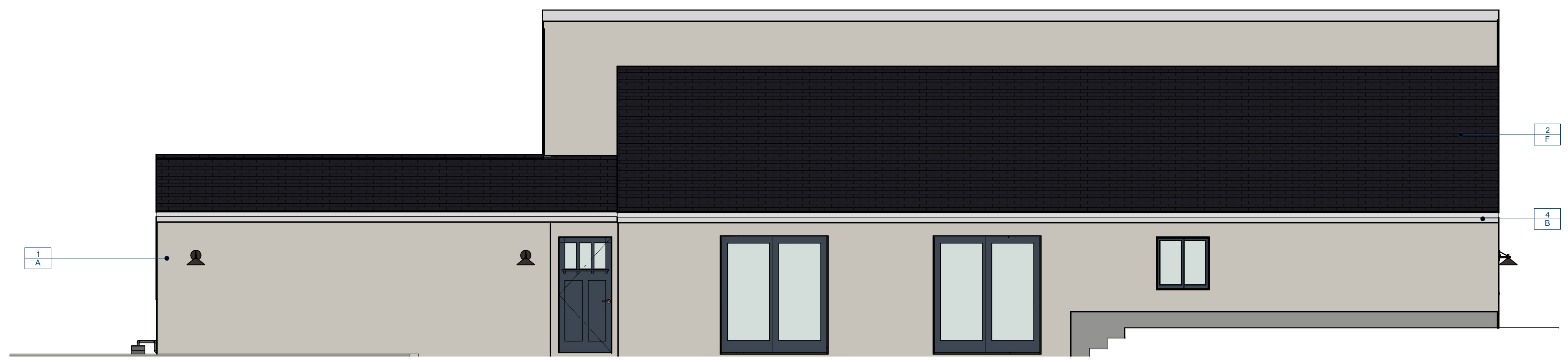
EAST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

ELEVATION MATERIALS

1. NEW SMOOTH SAND STUCCO EXTERIOR FINISH a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) TO MATCH EXISTING RESIDENCE
2. NEW CLASS "A" COMPOSITION ROOFING OVER 2-LAYERS OF #30 FELT TO MATCH EXISTING
3. NEW VINYL WINDOWS TO MATCH EXISTING RESIDENCE
4. NEW 2x10 FASCIA BOARD WITH 4" METAL GUTTERS TO MATCH EXISTING
5. NEW 42" HIGH DECK "FORTRESS" GUARDRAILS - SEE DETAILS ON SHEET A-9
6. LINEAR HORIZONTAL DOWNLIGHTS

ELEVATION COLORS

- A. TAN TO MATCH EXISTING
- B. WHITE TO MATCH EXISTING
- C. NATURAL ROCK COLORS
- D. CHARCOAL TO MATCH EXISTING
- E. LIGHT WOOD STAIN
- F. BLACK



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SHEET:

A-4