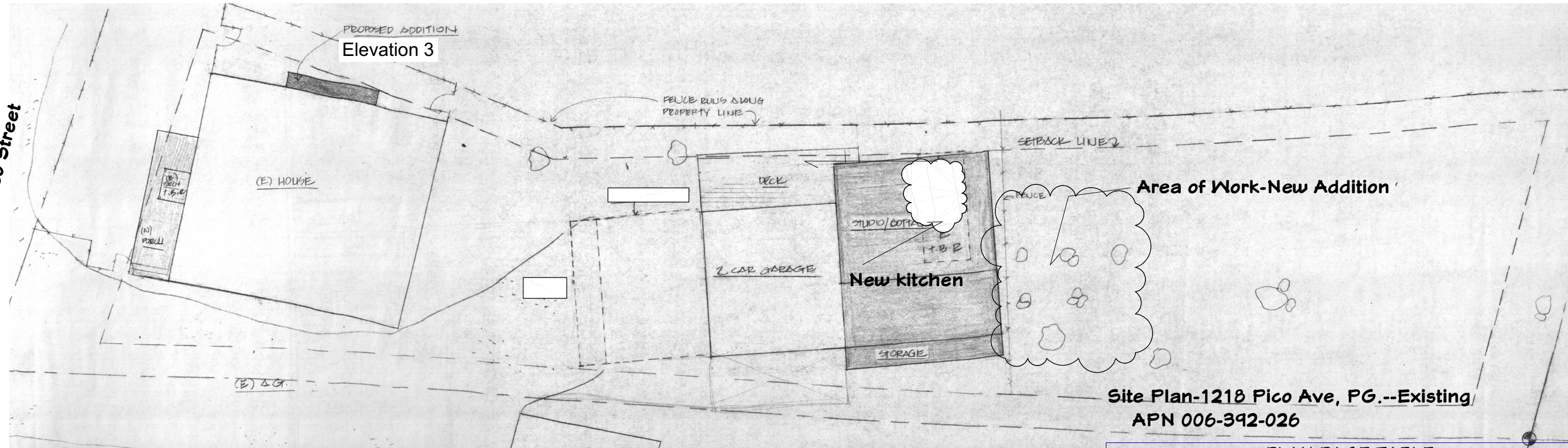




Existing East Elevation

Scope of Work:
 Create an ADU
 Build New Addition-New bedrooms/bath
 Add 1 Ext Door to Existing Bedroom
 Add kitchen in existing living room
 Move door to bathroom and to closet
 Replace existing shower with new larger shower.
 Change pedestal lav to cabinet/ sink
 add medicine cabinet-recessed.
 Build new deck at ground level.



Site Plan-1218 Pico Ave, PG.--Existing/
 APN 006-392-026



East Elevation after addition

PLAN PAGE TABLE			
LABEL	TITLE		
A1	SitePlan-East Elevations		
A2	ExistingFloorPlan-Elevations		
A3	New Floor Plan-Rear Elevations		
A4	Window/Door Schedule		
A5	Kitchen Plan/Elevations		
A6	Notes		
A7	Notes		
A8	Foundation plan		
A9	Floor Frame Plan		
A10	Floor Wall Framing Plan		
A11	Ceiling Framing Plan		
A12	Roof Framing Plan		
A13	Framing Views		
A14	Electrical		

NO.	DESCRIPTION	BY	DATE

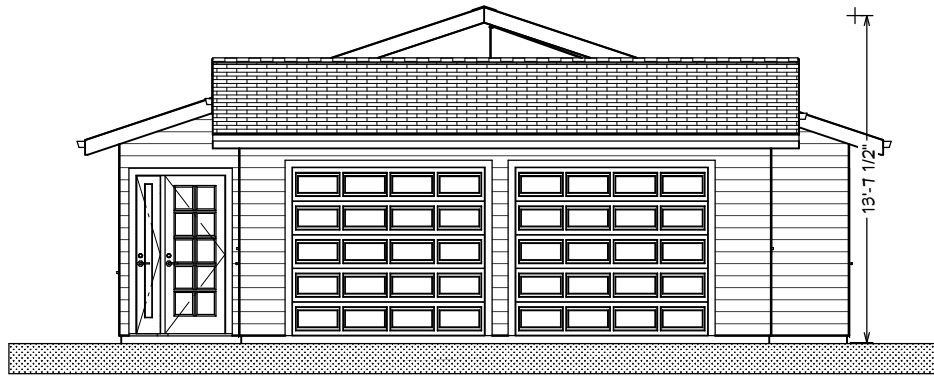
PROJECT DESCRIPTION:
 Roger O'Sullivan-Conversion to ADU
 1218 Pico Ave, Pacific Grove
 Kitchen inside / bedroom addition

DRAWINGS PROVIDED BY:
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 Pacific Grove, Ca.

DATE:
 5/3/2023

SCALE:
 1/4" = 1'

SHEET:
A-1



Existing Garage View

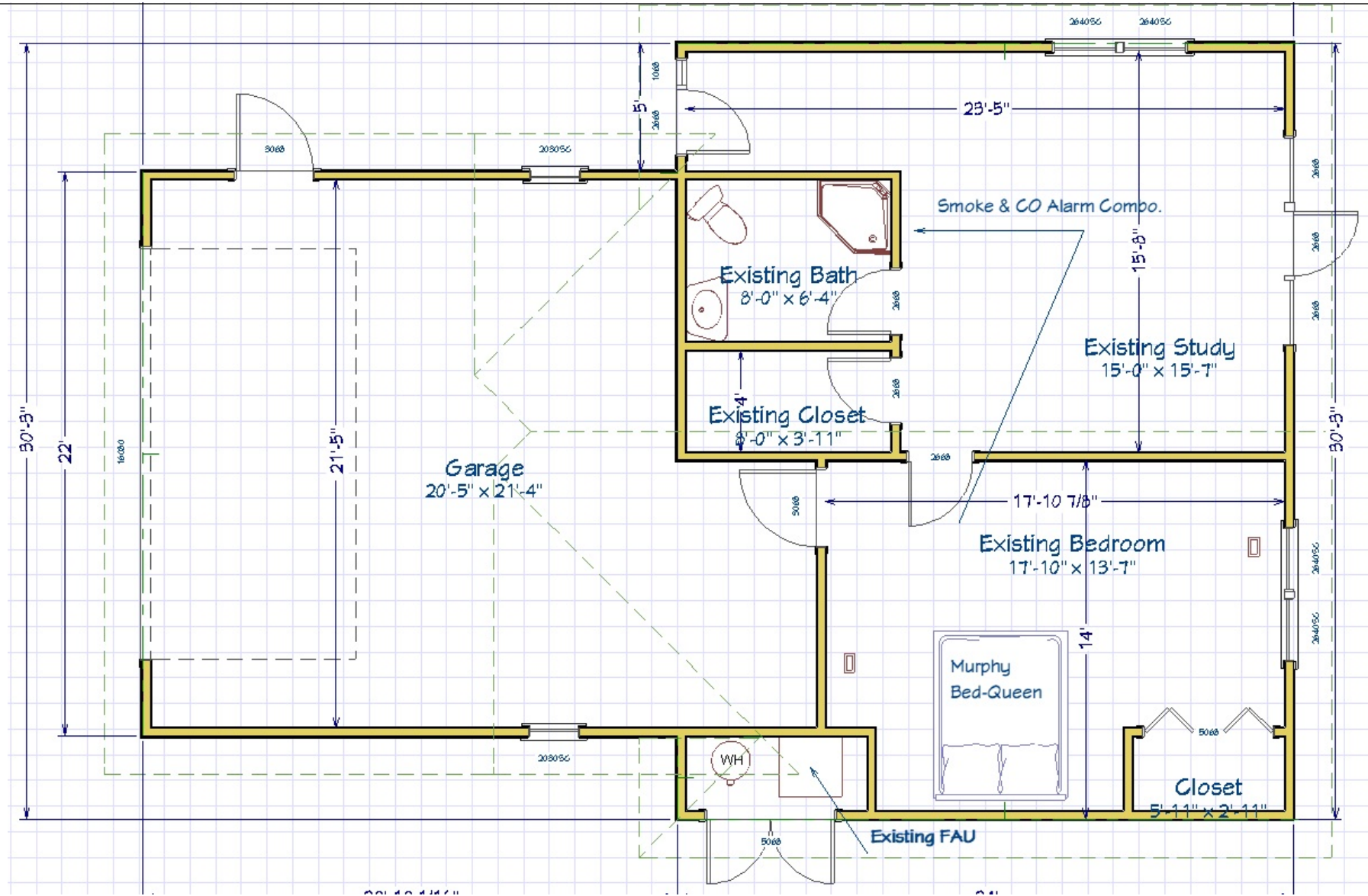


Front Elevation With Addition

View New Addition from Rear



Existing View from Rear



Existing Floorplan

PLAN PAGE TABLE	
LABEL	TITLE
A1	SitePlan-East Elevations
A2	ExistingFloorPlan-Elevations
A3	New Floor Plan-Rear Elevations
A4	Window/Door Schedule
A5	Kitchen Plan/Elevations
A6	Notes
A7	Notes
A8	Foundation plan
A9	Floor Frame Plan
A10	Floor Wall Framing Plan
A11	Ceiling Framing Plan
A12	Roof Framing Plan
A13	Framing Views
A14	Electrical

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
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Plan-Garage/Studio

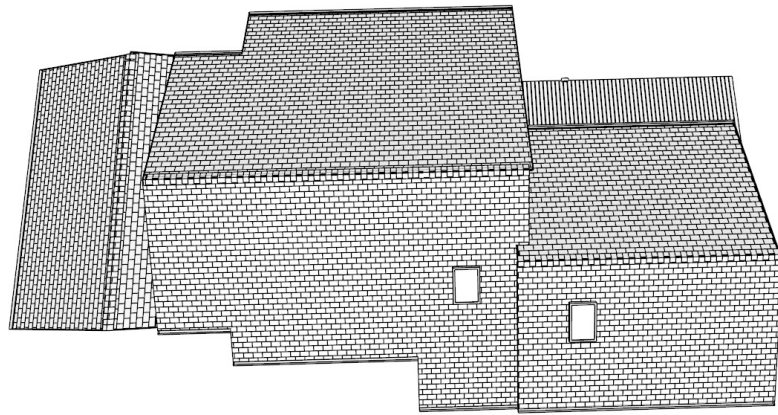
PROJECT DESCRIPTION:
 Roger O'Sullivan-Conversion to ADU
 1218 Pico Ave, Pacific Grove
 Kitchen inside / bedroom addition

DRAWINGS PROVIDED BY:
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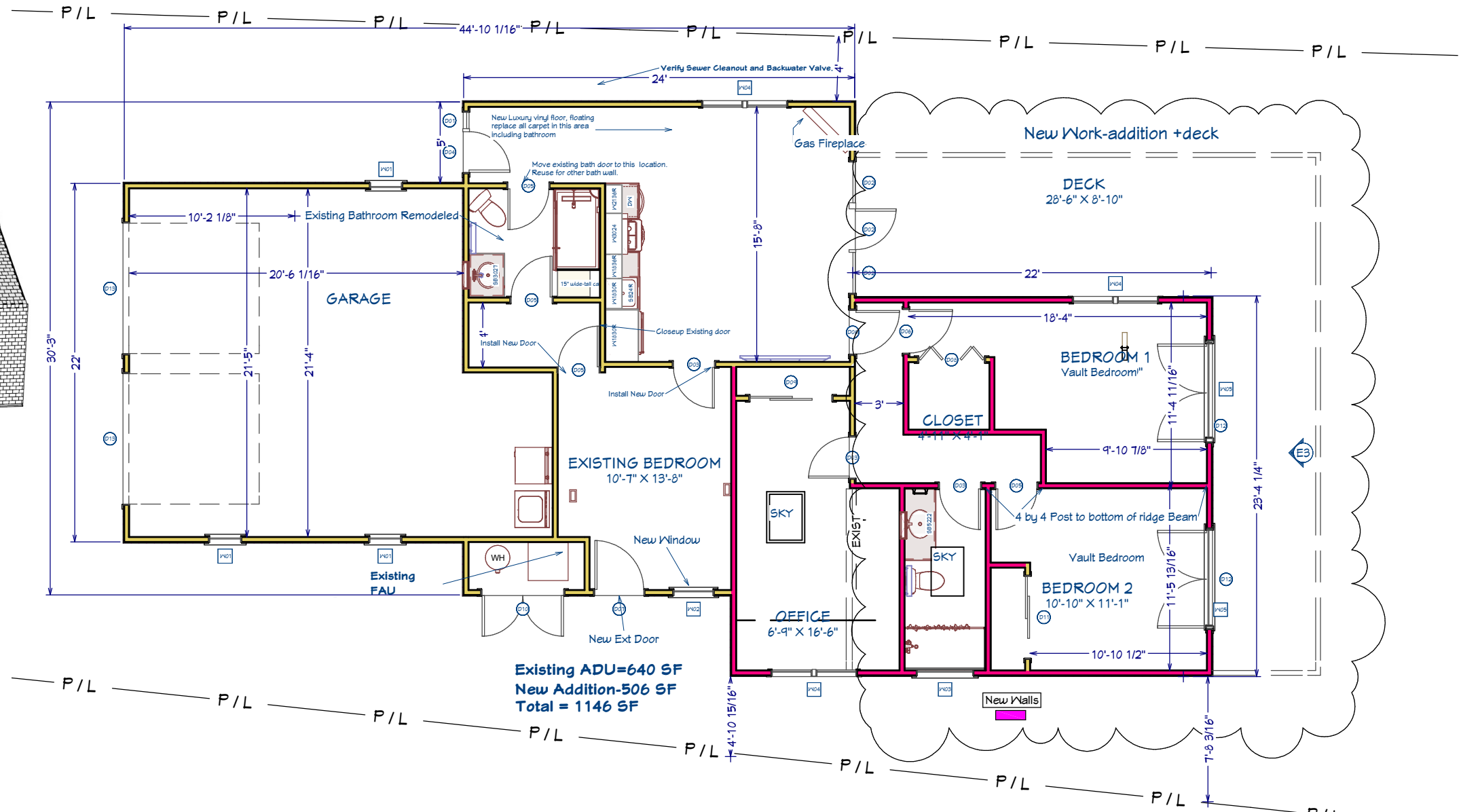
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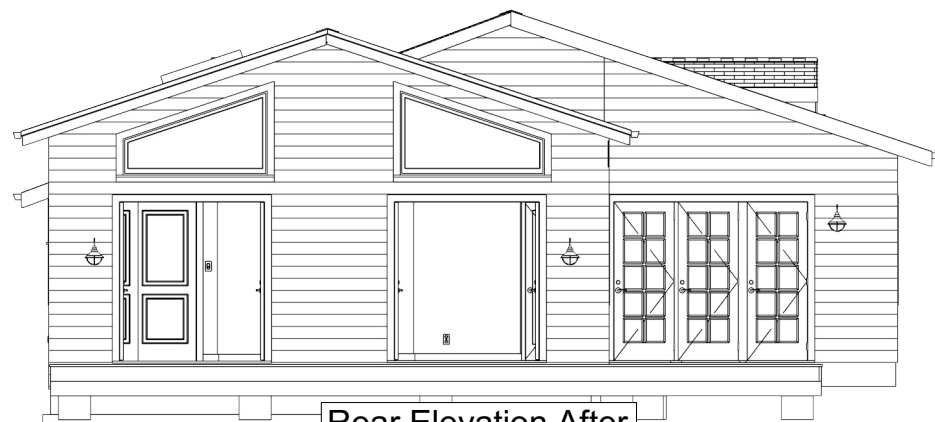
SHEET:
A-2



New Roof Plan



Existing ADU=640 SF
 New Addition=506 SF
 Total = 1146 SF



Rear Elevation After



Existing Rear Elevation

PLAN PAGE TABLE	
LABEL	TITLE
A1	SitePlan-East Elevations
A2	ExistingFloorPlan-Elevations
A3	New Floor Plan-Rear Elevations
A4	Window/Door Schedule
A5	Kitchen Plan/Elevations
A6	Notes
A7	Notes
A8	Foundation plan
A9	Floor Frame Plan
A10	Floor Wall Framing Plan
A11	Ceiling Framing Plan
A12	Roof Framing Plan
A13	Framing Views
A14	Electrical

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
New Floor Plan

PROJECT DESCRIPTION:
 Roger O'Sullivan-Conversion to ADU
 1218 Pico Ave, Pacific Grove
 Kitchen inside / bedroom addition


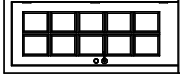
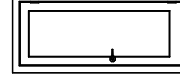
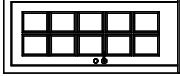
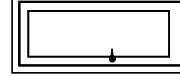
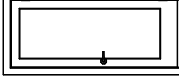
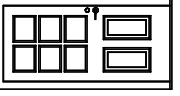
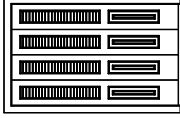
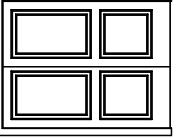
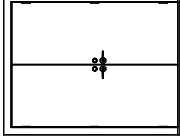
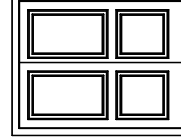
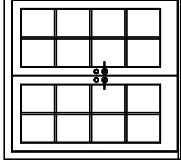
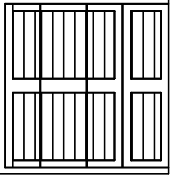
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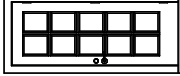
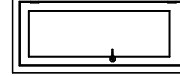
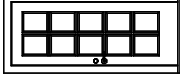
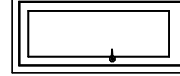
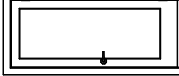
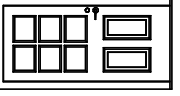
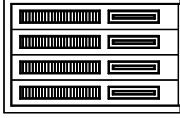
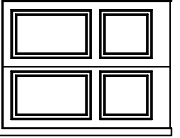
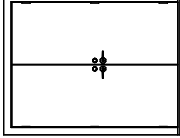
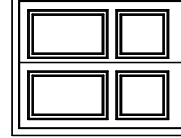
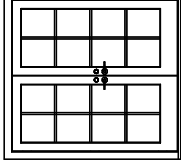
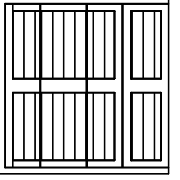
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 5/3/2023

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
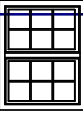
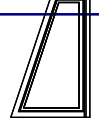
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
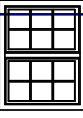
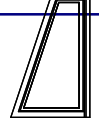
DOOR SCHEDULE

NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	COMMENTS	3D EXTERIOR ELEVATION
D01	1066	1	1066 R EX	12"	80"	14"X83"	
D02	2666	3	2666 L EX	30"	80"	32"X83"	
D03	2666	3	2666 L IN	30"	80"	31 1/2"X82 1/4"	
D04	2666	1	2666 R EX	30"	80"	32"X83"	
D05	2666	4	2666 R IN	30"	80"	31 1/2"X82 1/4"	
D06	2866	2	2866 L IN	32"	80"	33 1/2"X82 1/4"	
D07	3066	1	3066 L EX	36"	80"	38"X83"	
D08	4066	1	4066 L/R	48"	80"	50"X82 1/2"	
D09	5066	1	5066 L IN	60"	80"	62"X82 1/2"	
D10	5066	1	5066 L/R EX	60"	80"	62"X83"	
D11	5066	1	5066 R IN	60"	80"	62"X82 1/2"	
D12	6066	2	6066 L/R EX	72"	80"	74"X83"	
D13	8080	2	8080	46"	96"	48"X99"	

NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	3D EXTERIOR ELEVATION	COMMENTS
D01	1066	1	1066 R EX	12"	80"	14"X83"		EXISTING
D02	2666	3	2666 L EX	30"	80"	32"X83"		EXISTING
D03	2666	3	2666 L IN	30"	80"	31 1/2"X82 1/4"		EXISTING
D04	2666	1	2666 R EX	30"	80"	32"X83"		EXISTING
D05	2666	4	2666 R IN	30"	80"	31 1/2"X82 1/4"		EXISTING
D06	2866	2	2866 L IN	32"	80"	33 1/2"X82 1/4"		EXISTING
D07	3066	1	3066 L EX	36"	80"	38"X83"		EXISTING
D08	4066	1	4066 L/R	48"	80"	50"X82 1/2"		EXISTING
D09	5066	1	5066 L IN	60"	80"	62"X82 1/2"		EXISTING
D10	5066	1	5066 L/R EX	60"	80"	62"X83"		EXISTING
D11	5066	1	5066 R IN	60"	80"	62"X82 1/2"		EXISTING
D12	6066	2	6066 L/R EX	72"	80"	74"X83"		EXISTING
D13	8080	2	8080	46"	96"	48"X99"		EXISTING

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	R/O	3D EXTERIOR ELEVATION	COMMENTS
W01	2030SC	3	1	2030SC	24"	36"		
W02	2636SC	1	1	2636SC	30"	42"		
W03	3616AN	1	1	3616AN	42"	18"		
W04	5940MU	3	1	5940	63"	48"		
W05	6036FX	2	1	6036FX	72"	42"		

NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH	HEIGHT	R/O	3D EXTERIOR ELEVATION	COMMENTS
W01	2030SC	3	1	2030SC	24"	36"		
W02	2636SC	1	1	2636SC	30"	42"		
W03	3616AN	1	1	3616AN	42"	18"		
W04	5940MU	3	1	5940	63"	48"		
W05	6036FX	2	1	6036FX	72"	42"		



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Window/Door Schedule

PROJECT DESCRIPTION:
Roger O'Sullivan-Conversion to ADU
1218 Pico Ave, Pacific Grove
Kitchen inside / bedroom addition

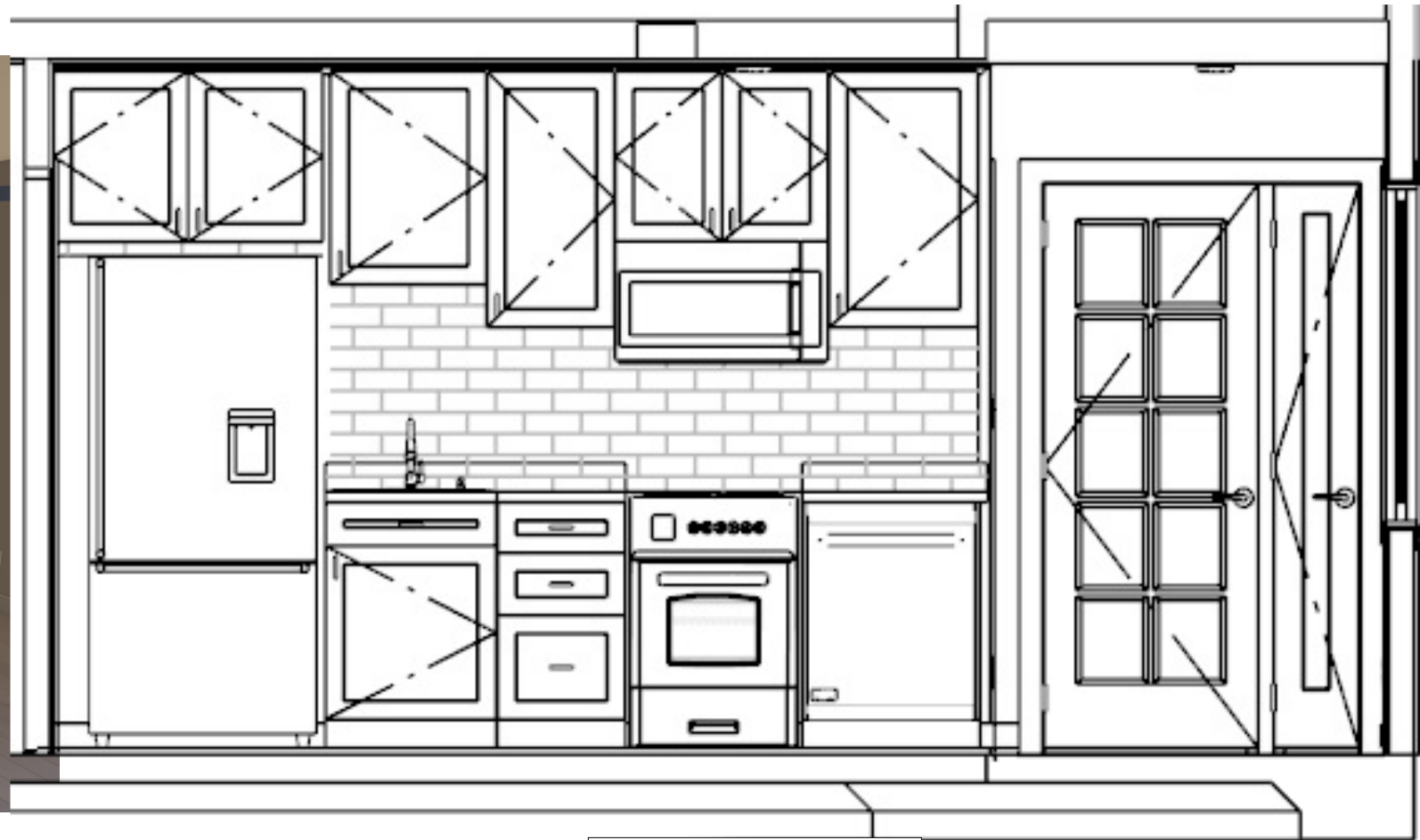
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DATE:
5/3/2023

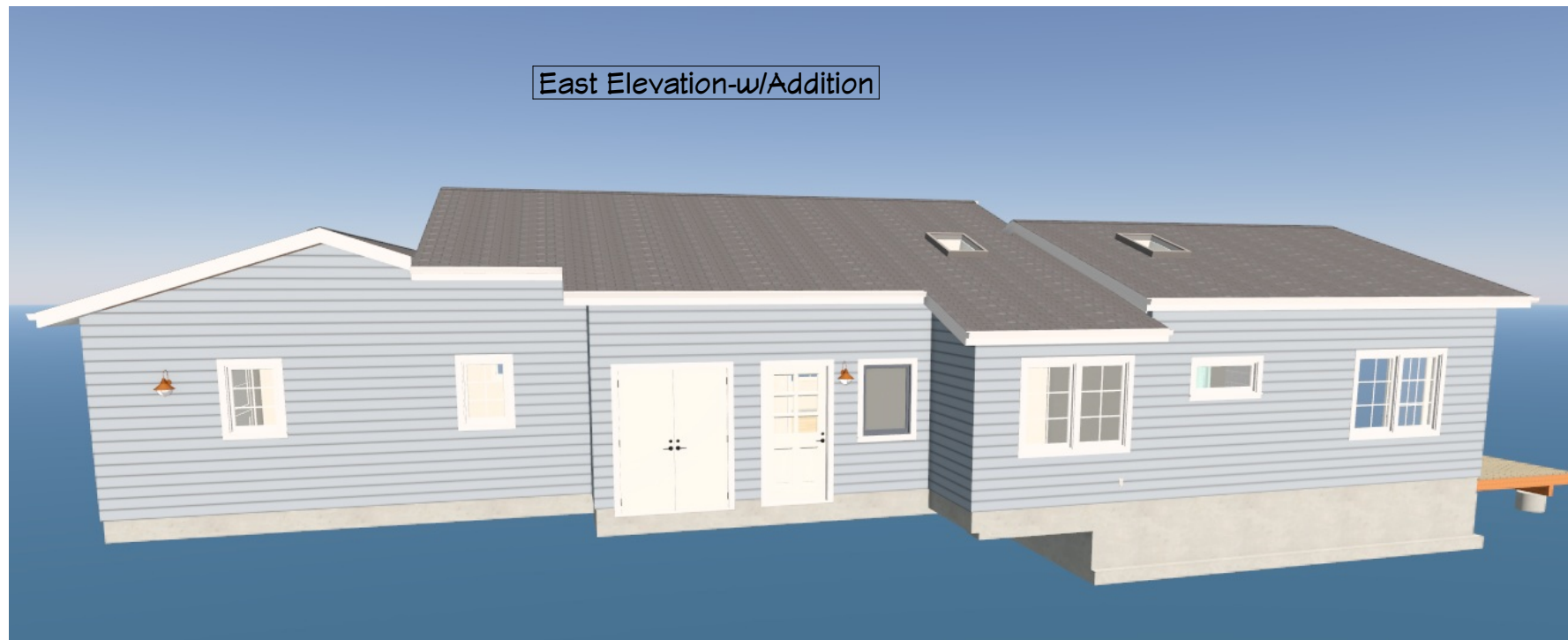
SCALE:

SHEET:

A-4



Elevation of new kitchen



East Elevation-w/Addition

PLAN PAGE TABLE		
LABEL	TITLE	
A1	SitePlan-East Elevations	
A2	ExistingFloorPlan-Elevations	
A3	New Floor Plan-Rear Elevations	
A4	Window/Door Schedule	
A5	Kitchen Plan/Elevations	
A6	Notes	
A7	Notes	
A8	Foundation plan	
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A11	Ceiling Framing Plan	
A12	Roof Framing Plan	
A13	Framing Views	
A14	Electrical	

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**Kitchen Elevation
East Elevation**

PROJECT DESCRIPTION:
Roger O'Sullivan-Conversion to ADU
1218 Pico Ave, Pacific Grove
Kitchen inside / bedroom addition

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Pacific Grove, Ca.

DATE:
5/3/2023

SCALE:

SHEET:
A-5

Bath & Kitchen Requirements

1. Dimension on the plans the 30-inch clear width for water closet space and 24-inch clearance in front of the water closet bowl. Specify size of water closets to be maximum 1.28 gal per flush. (CPC Sec.402.5) .Minimum height for bathroom is 6'8"
2. Specify shower compartment (if provided) shall have a minimum finished interior of 1,024 square inches and shall also be capable of encompassing a 30-inch diameter circle. The minimum required area and dimensions shall be measured at a height equal to the top of threshold. The area and dimensions shall be maintained to a point of not less than seventy inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerhead, soap dishes, shelves and safety grab bars or rails. Fold down seats in accessible showers may protrude into the 30" circle.
- Gyp board shall not be used as a base or backer for the application of ceramic tile or other nonabsorbent finish material. Use Denshield, Mortar Float, or Durock, Hardibacker.
- Exception: The minimum required area and dimension shall not apply for a shower receptor having overall dimensions of 30 inches in width and 60 inches in length. (CPC Sec. 408.6 Exception No. 2)
- Note: For neo-angle shower stalls, verify that unit complies with minimum code requirements prior to purchasing. (CPC Sec. 408.6)
3. Specify shower doors shall open so as to maintain not less than a 22-inch unobstructed opening for egress (swing outward). (CPC Sec.408.5)
4. Specify single showerheads have a maximum flow rate of 2.0 gallons per minute at 80 psi. (CGBSC 4.303.1.3)
5. Multiple showerheads serving one shower (if provided): Specify that the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. (CGBSC 4.303.1.3.2)
- 5A. Any new or replaced shower valve shall be combination pressure balancing type.
- 5B. A sewer backwater valve and relief vent are required when adding or relocating plumbing fixtures.

- 6 Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control and shall comply with the following: (CRCR30 3.3.1), any fan interior lighting shall be separately switched.
- 6.E.1. Fans shall be Energy Star compliant and ducted to terminate outside the building.
- 6.E.2. Bathroom exhaust fan(s) must be controlled by a humidistat which shall be readily accessible per CGBS 4.506.1
- 6.E.3. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built in).
- 7 Water closet compartments not equipped with a window that provides a ventilation opening of at least 1.5 square feet shall have mechanical ventilation with an exhaust capacity of at least 50 cfm. (CRC R303.3)
- 8 Specify exhaust fan shall be switched separately from lighting system. (CBEEES Sec.150.0(k)2B)
9. At least one high efficiency fixture shall be controlled by a vacancy sensor switch that requires a manual activation.
10. A GFCI receptacle shall be located within 3 feet of the edge of a lavatory.
11. Any light fixtures above the tub/shower shall be approved for wet locations.

9. **Safety Glazing:** Specify safety glazing in walls or enclosures, containing or facing bathtubs or showers, where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
- Exception:** Glazing that is more than 60 inches measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, and whirlpool. (CRC Sec.R308.4.5)

9A. Bathrooms shall be supplied by a minimum (1) dedicated 20 amp circuit that serves only the bathroom.

10. **Smoke Detectors:** When a permit is required, smoke detectors shall be installed: (a) in each sleeping room, (b) outside each separate sleeping area in the immediate vicinity of the bedrooms, (c) on each story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. (CRC Sec.R314).
11. **Carbon Monoxide Alarms:** When a permit is required for alterations, repairs or additions exceeding \$1,000, existing dwellings that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in the following locations: (a) outside of the dwelling unit sleeping area in the immediate vicinity of the bedroom(s); (b) on every level of a dwelling unit including basements. (CRC Sec.R315)

GENERAL PLUMBING & HVAC NOTES:

1. HVAC -Existing furnace to serve whole house.
2. THE EXISTING WATER HEATER is adequate for the improvements
3. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
4. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
5. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
6. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
7. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
8. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
9. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
10. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

Best Management Practices (BMP) -

- at a minimum the following BMPs are required regardless of weather conditions.
1. Existing Vegetation - Protect existing vegetation and avoid removal as required and wherever possible; install appropriate/protective fencing /perimeter controls prior to work.
 2. Sweeping - All impervious surfaces shall be swept (not washed or hosed down), and maintain free of debris and accumulation of dirt.
 3. Waste Management - All construction waste shall be contained on site and covered, including trash, paint, grout, concrete, etc. Any wash out facility shall be contained, maintained, and its contents disposed of properly; no material shall be washed into the street.
- IV. Catch Basin/Inlet Protection - Catch basins and or drop inlets that receive storm water must be covered or otherwise protected from receiving sediments, mud, dirt, or any debris; including prior gutter filtration as appropriate and in a manner not impeding traffic safety.
- v. Perimeter Controls/Erosion and Sediment Control- Properly installed silt fence or equivalent control shall be shown along the site perimeter to prevent movement of sediment and debris off-site. No sediment may leave or runoff the site.
 - VI. Stockpile Management - All stockpiles shall be contained and covered when not active, and secured at the end of each day. Stockpiles shall be covered overnight, and prior to, during and after rain events. No materials shall leave the site or move into the street.
 - VII. Vehicles and Equipment - Responsible parties must ensure all construction vehicles and equipment are maintained in good working order, and will not cause dirt, mud, oil, grease, or fuel to be discharged or tracked off-site into the street.

Miscellaneous-Requirements

- b. Duct systems are sized, designed and equipment is selected per Section 4.507.2. HVAC system installers must be trained and certified and special inspectors employed by the enforcing agency must be qualified.
- c. Show compliance with CalGreen Section 4.506.1 for bathroom exhaust fans. Each bathroom shall be mechanically ventilated with an ENERGY STAR exhaust fan, and fan must be controlled by a humidity control (4.506.1).
- d. Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against the passage of rodents. (4.406.1).
- e. Cover duct openings and other related air distribution component openings during construction. (4.504.1).
- f. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. (4.504.2.1).
- g. Paints, stains and other coatings shall be compliant with VOC limits. (4.504.2.2).
1. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds (4.504.2.3). Verification of compliance shall be provided.
- J. Carpet and carpet systems shall be compliant with VOC limits (4.504.3)
- k. Minimum 80% of floor area receiving resilient flooring shall comply with section 4.504.4.
1. Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emissions standards ((4.504.5)
- m. Install capillary break and vapor retarder at slab on grade foundations (4.505.2)
- n. Check moisture content of building materials used in wall and floor framing before enclosure (4.505.3).

FRAMING NOTES:

1. ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO. 1 OR BETTER, UNO.
2. I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
3. ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
4. PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS / JOIST COMPANY, NO MEMBERS SHALL BE MODIFIED AND MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MEMBERS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF THE JOISTS & TRUSSES IN WRITING TO THE CONTRACTOR/ENGINEER. PRE-MANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ENGINEER OR ICBO APPROVED.
5. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL W/ SIMPSON A34 FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ 48" O.C. OR SIMPSON H-1 HURRICANE CLIPS @ 24" O/C
6. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
7. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. HANGERS NOT SHOWN SHALL BE SIMPSON HU (OR EQUAL) OF SIZE RECOMMENDED FOR MEMBER.
8. NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.4.1 OR IRC TABLE R602.3(1).
9. THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
10. BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BC1 & TJI RAFTERS.
11. ALL COLUMNS SHALL EXTEND DOWN THRU THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBERS THAT THEY ARE SUPPORTING.
12. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-Y SHEATHING OR EQUAL W/ ØD COMMON NAILS @ 6" O.C. @ EDGES @ 12" O.C. IN FIELD, UNO. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.
13. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. SHEATH ROOF PRIOR TO ANY OVER FRAMING.
14. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNO. PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
15. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 117. EACH MEMBER SHALL BEAR AN ATIC OR APA-EVNS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.
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20. ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
21. ALL WOOD CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
22. ALL RAFTERS TO BE 11 1/8", UNO.
23. ALL HANGERS TO BE "SIMPSON" OR EQUAL.
24. ALL HEADERS TO BE INSULATED (2) 2 X 12, UNO.

This project will comply with the 2022 California Residential Code (CRC), California Plumbing Code (CPC), California Electrical Code (CEC), California Mechanical Code (CMC), California Fire Code (CFC), California Green Building Code (CGBC) and California Energy Code.

The construction type is to be to be VB. The occupancy to be R-3.

1. EROSION CONTROL NOTES

<p>%%%EROSION AND SEDIMENT CONTROL</p> <p>1. VEGETATIVE PRACTICES</p> <p>THE EXISTING SITE CONTAINS NATIVE VEGETATION, INCLUDING GRASSES AND NATIVE SOIL. ALL DISTURBED SURFACES RESULTING FROM GRADING SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PLANTING SUCH AS RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.</p> <p>2. CONTROL PRACTICES</p> <p>THE SITE IS A TRIBUTARY TO THE ONSITE STORM DRAIN SYSTEM INCLUDING DRAINAGE INLETS. THE ONSITE INLETS SHALL BE PROTECTED THROUGH THE USE OF GRAVEL SACKS AND HAY BALES TO SCREEN THE STORM RUNOFF SEDIMENTS.</p> <p>4. CONTROL PRACTICES TO REDUCE WIND EROSION</p> <p>EARTHWORK OPERATIONS SHALL BE PROTECTED FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES, PER GRADING ORDINANCE SECTION 16.09.040.</p> <p>5. WINTER OPERATIONS</p> <p>EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15 AND APRIL 15.</p> <p>WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION:</p> <p>VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN TEN (10) DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.</p> <p>BETWEEN OCTOBER 15 AND APRIL 15, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.</p> <p>ANY SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED DURING AND AFTER CONSTRUCTION OPERATIONS TO PREVENT DUST. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.</p>
<p>%%%WASTE MANAGEMENT AND DISPOSAL</p> <p>ALL WASTES (INCLUDING EQUIPMENT MAINTENANCE WASTE) REMOVED FROM THE SITE FOR DISPOSAL SHALL BE DISPOSED OF IN THE APPROPRIATE DISPOSAL FACILITIES. NO MATERIAL WASTES SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE WITHOUT THE APPROVAL OF THE REGIONAL WATER BOARD OR THE APPROPRIATE LOCAL AGENCY.</p>
<p>%%%MAINTENANCE AND INSPECTION</p> <p>ALL GRAVEL SACKS AND HAY BALES SHALL BE INSPECTED REGULARLY FOR INTEGRITY AND PROPER REPAIR AND OPERATION; AND SHALL BE INSPECTED FOR PROPER PLACEMENT IN ACCORDANCE WITH THE DETAIL INCLUDED HEREIN. IF SILT HAS ACCUMULATED TO PREVENT PROPER FUNCTION, THE SILT SHALL BE REMOVED TO THE ORIGINAL GRADE.</p> <p>NOTE:</p> <p>THE IMPLEMENTATION OF THIS PLAN WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR THE PROJECT AND THE PROJECT SUBCONTRACTORS.</p>

Sloping to linear drain.
No curb shower
Tempered glass doors
or panels. Minimum 22"
Clear space with door
in open position.
Minimum finished interior
of 1024 sq'/ encompassing
a 30" circle.

PLAN PAGE TABLE

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NO.	DESCRIPTION	BY	DATE

Notes

SHEET TITLE:

PROJECT DESCRIPTION:

Roger O'Sullivan-Conversion to ADU
1218 Pico Ave, Pacific Grove
Kitchen inside / bedroom addition

DRAWINGS PROVIDED BY:

Edmonds Design & Construction
931-402-1947 - www.edmondsconstruction.com
Pacific Grove, Ca.

DATE:

5/3/2023

SCALE:

SHEET:

A-6

FRAMING NOTES:

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24. ALL HEADERS TO BE INSULATED (2) 2 X 12, UNO.

GENERAL PLUMBING & HVAC NOTES:

1. HVAC -Existing furnace to serve whole house.
2. THE NEW WATER HEATER shall be a Navien Tankless style.
3. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
4. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
5. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
6. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
7. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
8. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
9. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
10. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 30 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

Miscellaneous-Requirements

- b. Duct systems are sized, designed and equipment is selected per Section 4.507.2. HVAC system installers must be trained and certified and special inspectors employed by the enforcing agency must be qualified.
- c. Show compliance with CalGreen Section 4.506.1 for bathroom exhaust fans. Each bathroom shall be mechanically ventilated with an ENERGY STAR exhaust fan, and fan must be controlled by a humidity control (4.506.1).
- d. Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against the passage of rodents. (4.406.1).
- e. Cover duct openings and other related air distribution component openings during construction. (4.504.1).
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 1. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds (4.504.2.3). Verification of compliance shall be provided.
- J. Carpet and carpet systems shall be compliant with VOC limits (4.504.3)
- k. Minimum 80% of floor area receiving resilient flooring shall comply with section 4.504.4.
 1. Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emissions standards ((4.504.5)
- m. Install capillary break and vapor retarder at slab on grade foundations (4.505.2)
- n. Check moisture content of building materials used in wall and floor framing before enclosure (4.505.3).

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
 Roger O'Sullivan-Conversion to ADU
 1218 Pico Ave, Pacific Grove
 Kitchen inside / bedroom addition

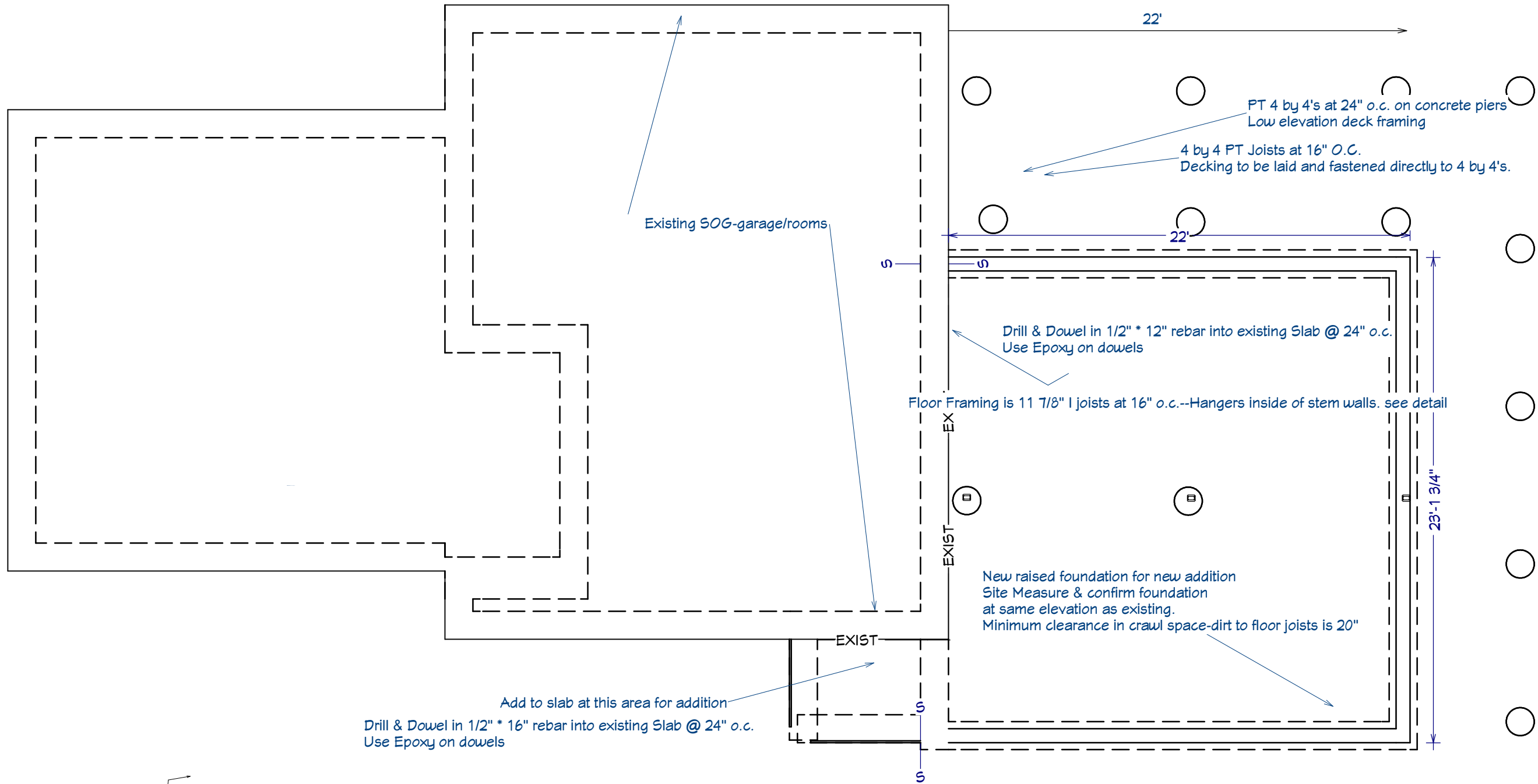
DRAWINGS PROVIDED BY:
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 931-402-1947 - www.edmondsconstruction.com
 Pacific Grove, Ca.

DATE:
 5/3/2023

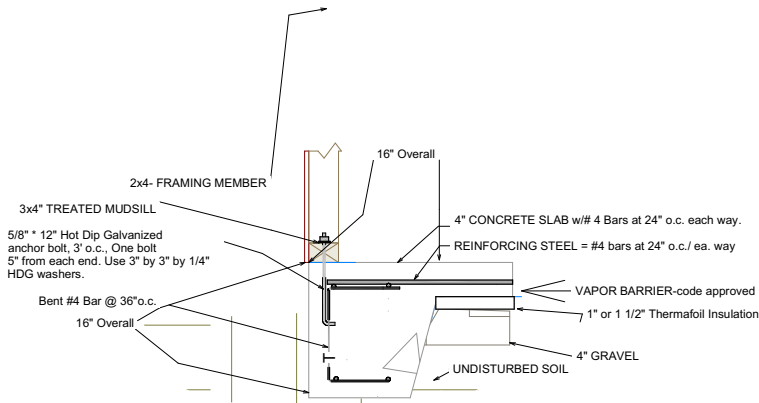
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A-7

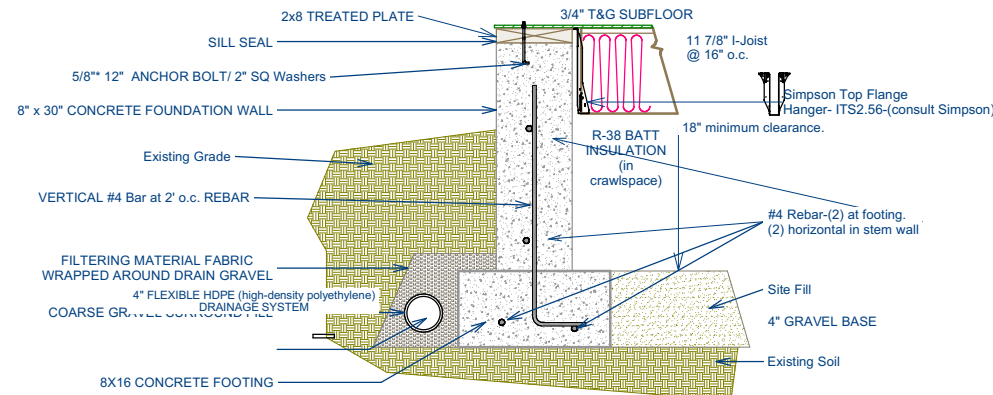
Verify Sewer Cleanout and Backwater Valve.



Add to slab at this area for addition
 Drill & Dowel in 1/2" * 16" rebar into existing Slab @ 24" o.c.
 Use Epoxy on dowels



Thickened Edge Slab



30" Concrete Stem Wall

Foundation

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SHEET TITLE:
Stem Wall Foundation And Slab

PROJECT DESCRIPTION:
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SHEET:
A-8

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Floor framing plan

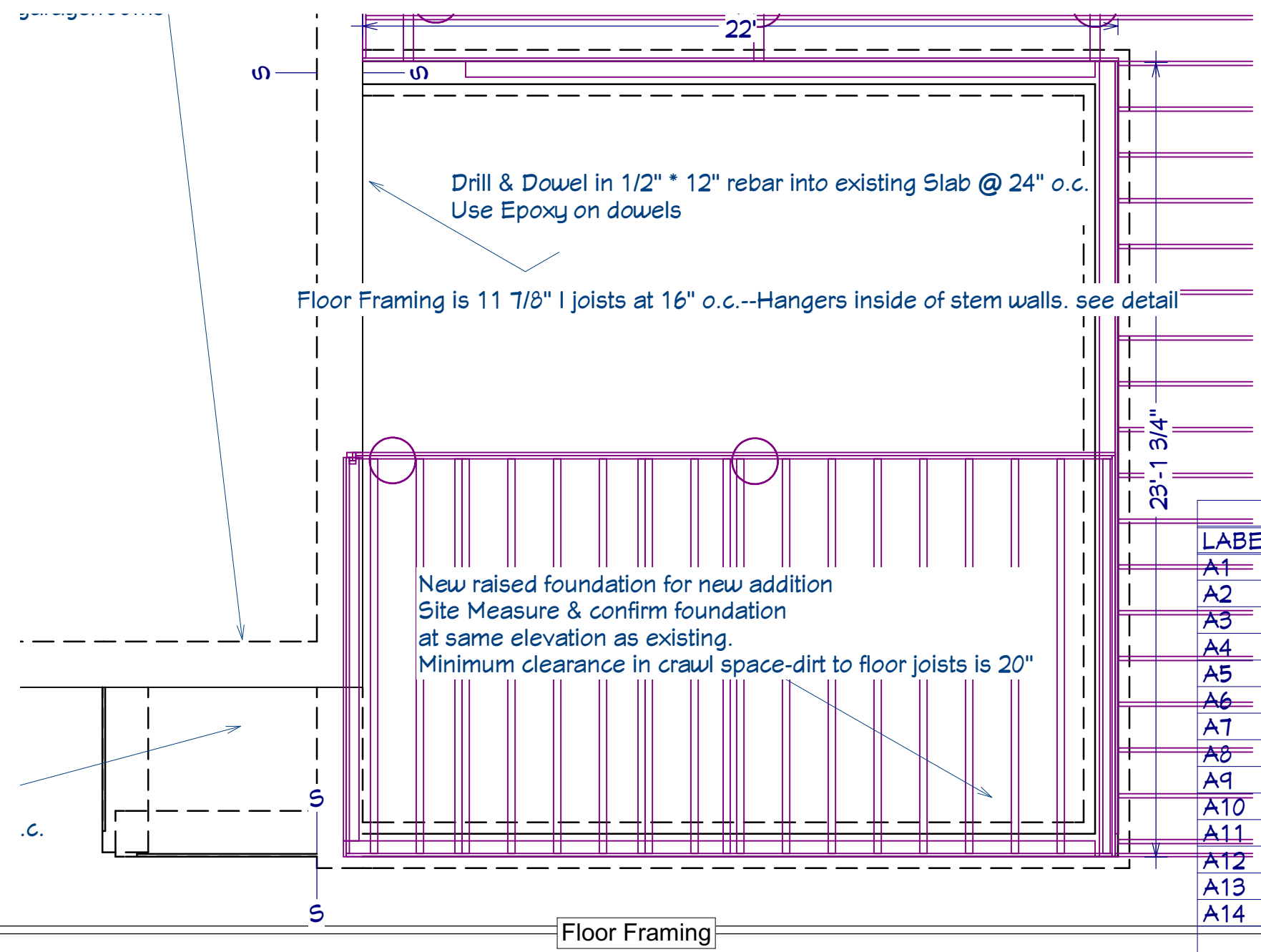
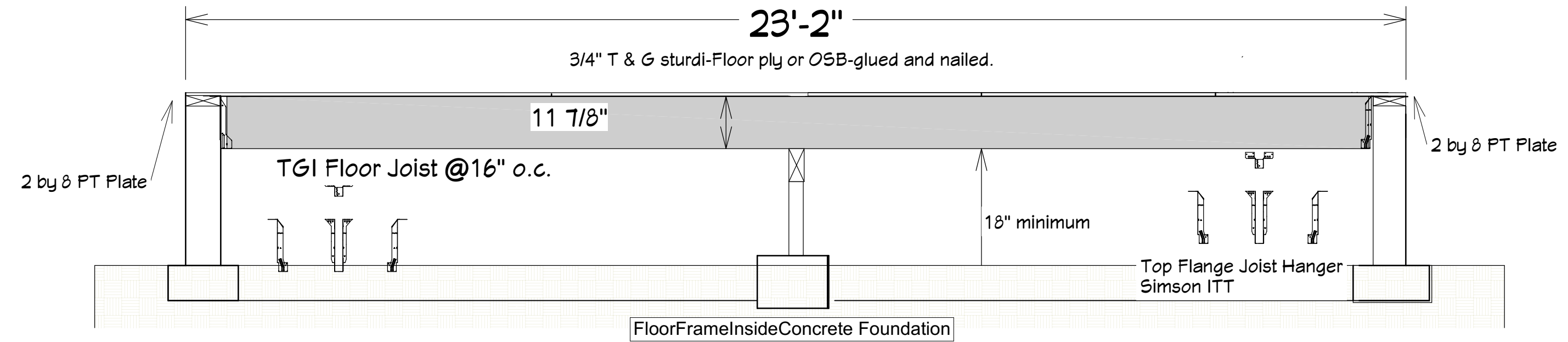
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A-9



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SHEET TITLE:
**Wall Framing
Plan**

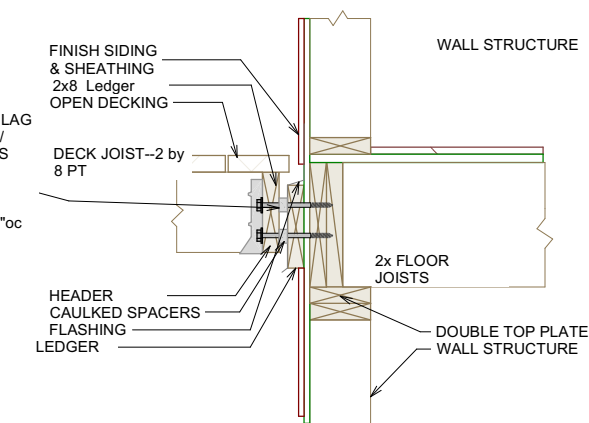
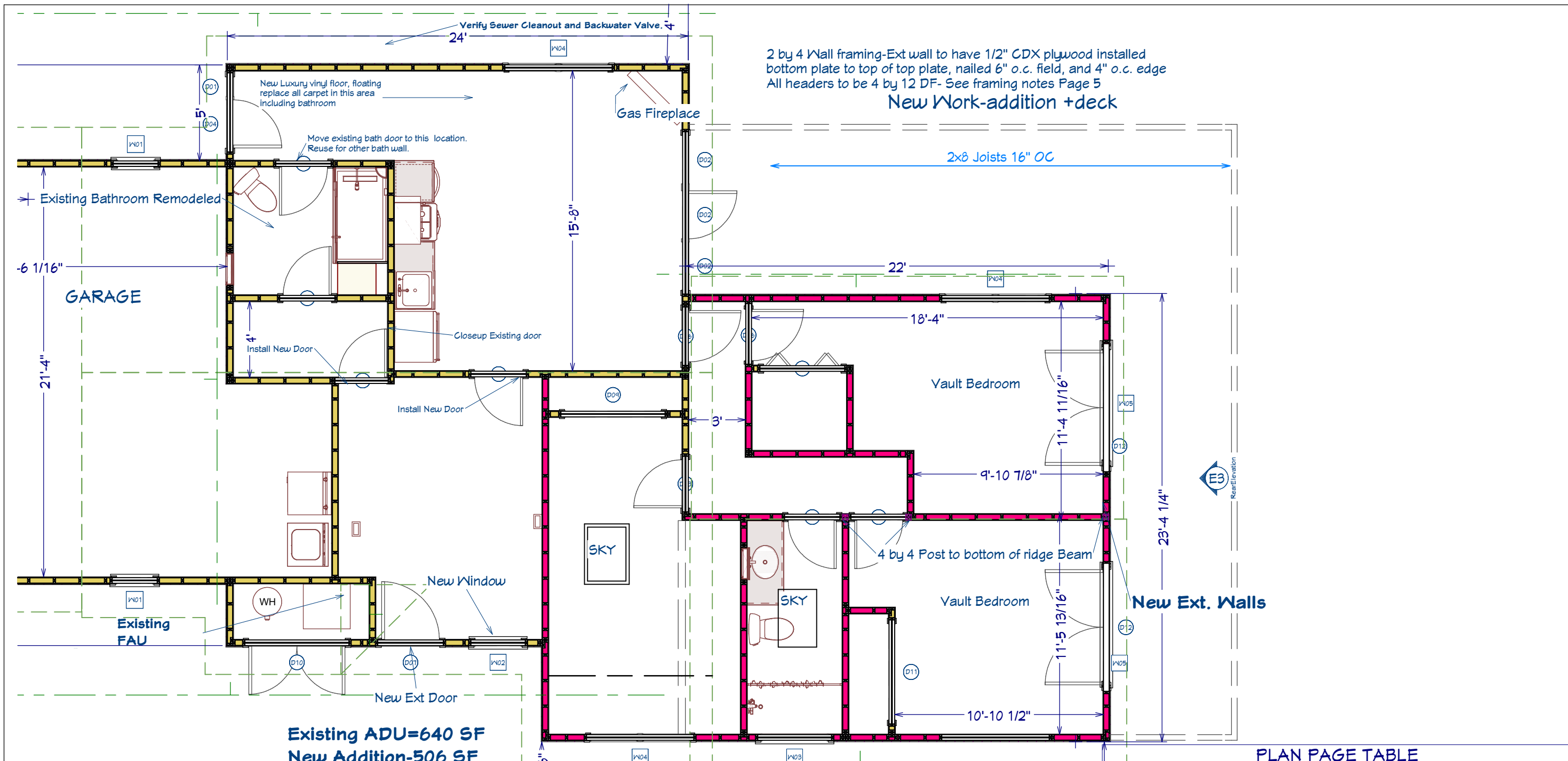
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SCALE:

SHEET:
A-10



Deck Anchored to Wood Wall: Header Joist to Ledger

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SHEET TITLE:
Ceiling Framing Plan

PROJECT DESCRIPTION:
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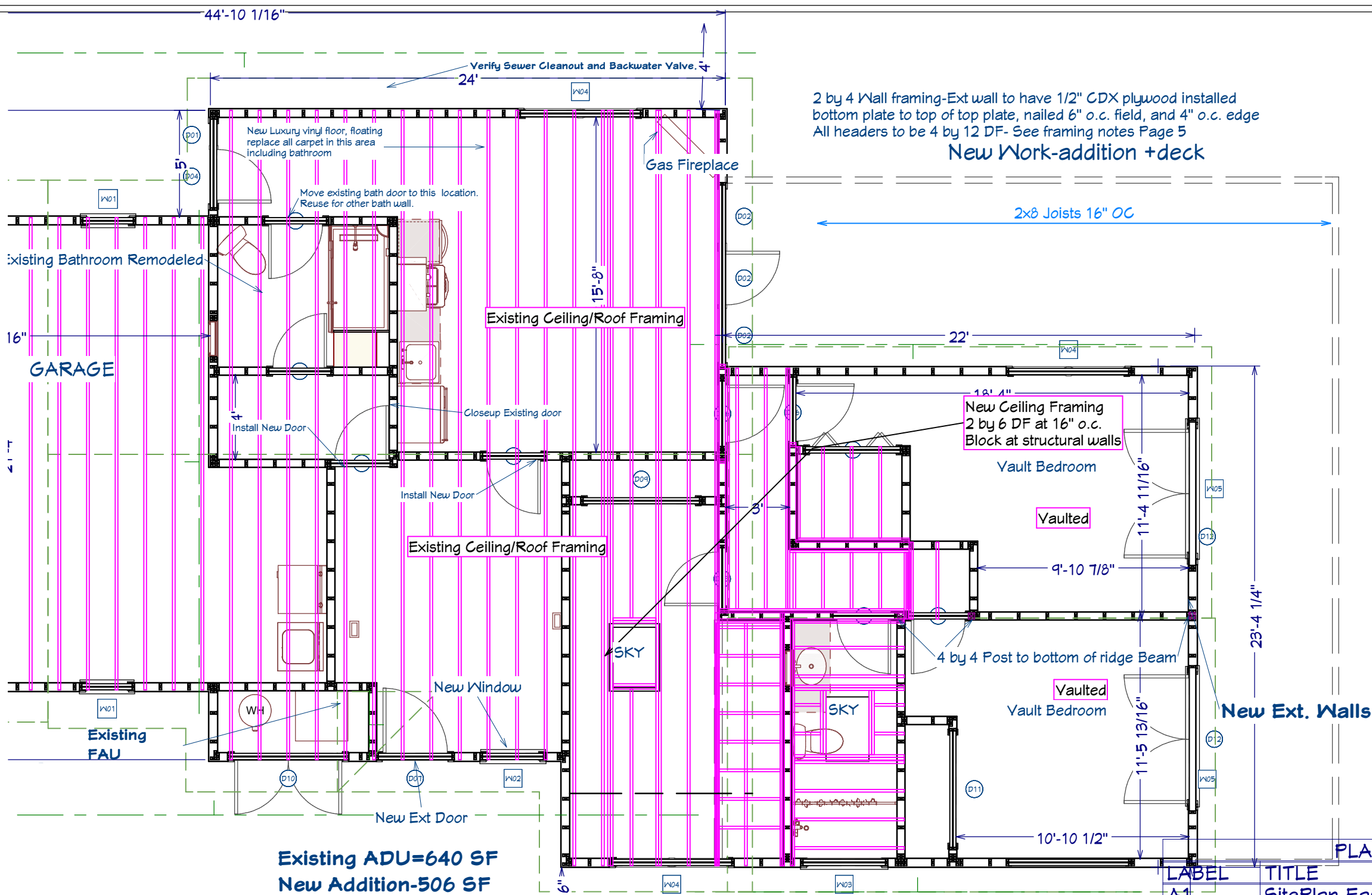
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5/3/2023

SCALE:

SHEET:

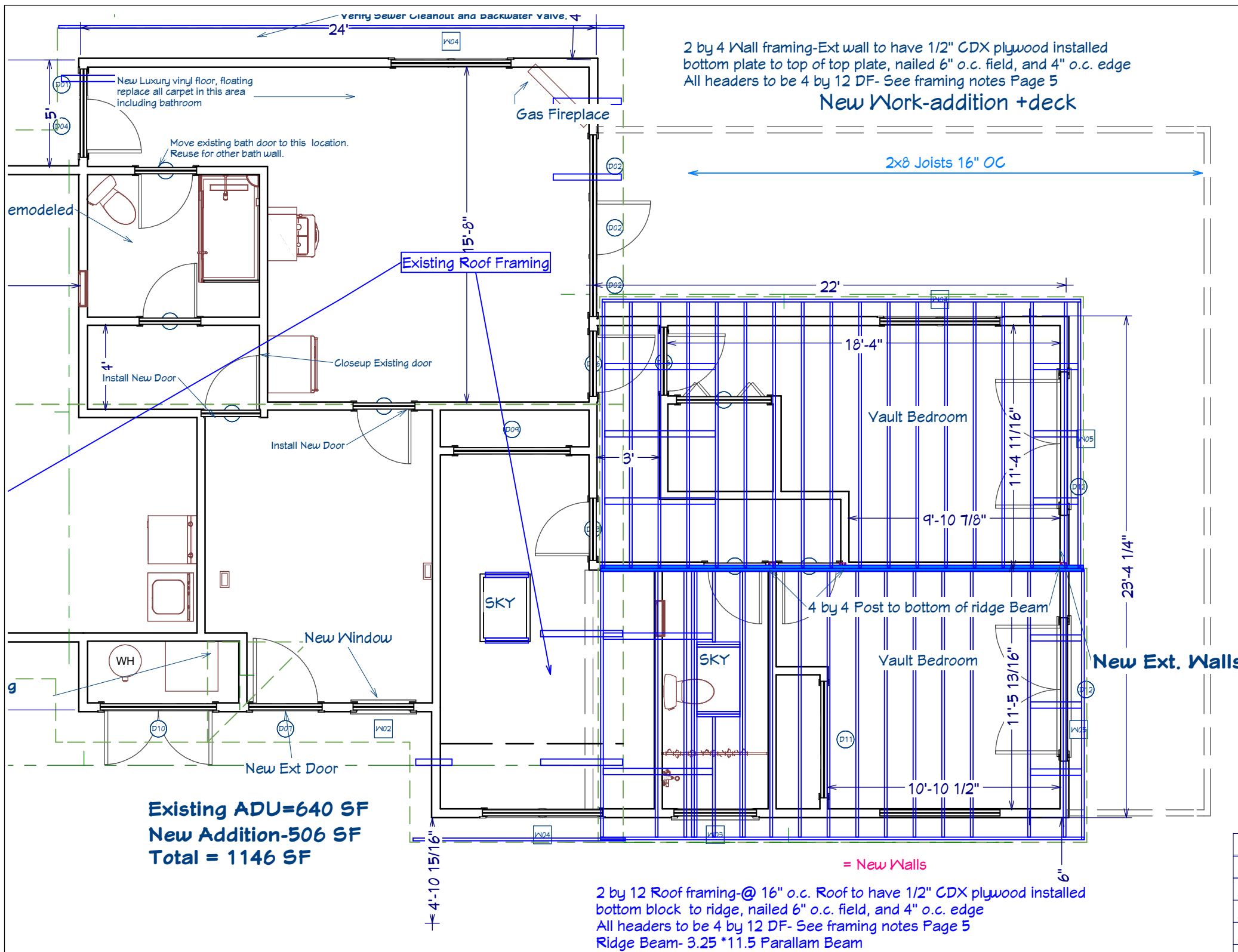
A-11



ceiling framing plan

PLAN PAGE TABLE

LABEL	TITLE
A1	SitePlan-East Elevations
A2	ExistingFloorPlan-Elevations
A3	New Floor Plan-Rear Elevations
A4	Window/Door Schedule
A5	Kitchen Plan/Elevations
A6	Notes
A7	Notes
A8	Foundation plan
A9	Floor Frame Plan
A10	Floor Wall Framing Plan
A11	Ceiling Framing Plan
A12	Roof Framing Plan
A13	Framing Views
A14	Electrical



**Existing ADU=640 SF
New Addition=506 SF
Total = 1146 SF**

PLAN PAGE TABLE	
LABEL	TITLE
A1	SitePlan-East Elevations
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A12	Roof Framing Plan
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A14	Electrical



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Roof Framing Plan

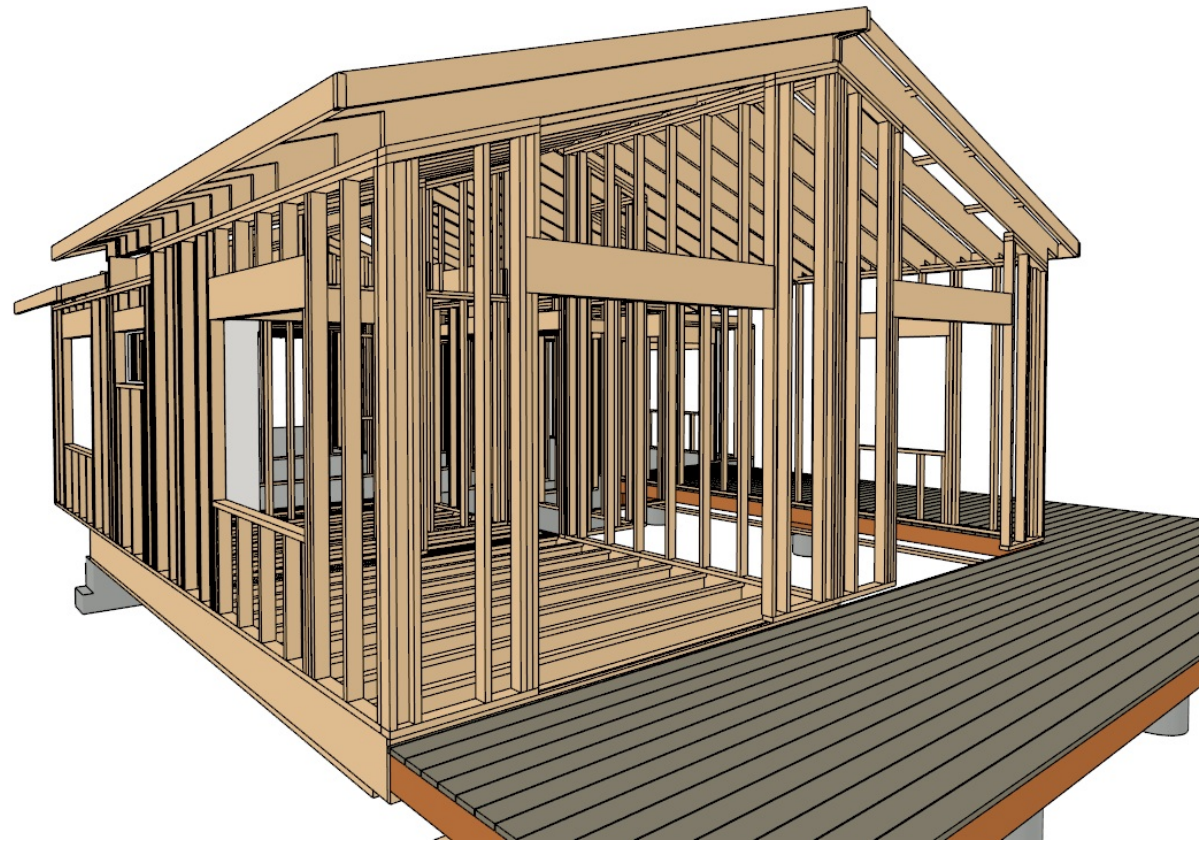
PROJECT DESCRIPTION:
Roger O'Sullivan-Conversion to ADU
1218 Pico Ave, Pacific Grove
Kitchen inside / bedroom addition

DRAWINGS PROVIDED BY:
Edmonds Design & Construction
931-402-1947 - www.edmondsconstruction.com
Pacific Grove, Ca.

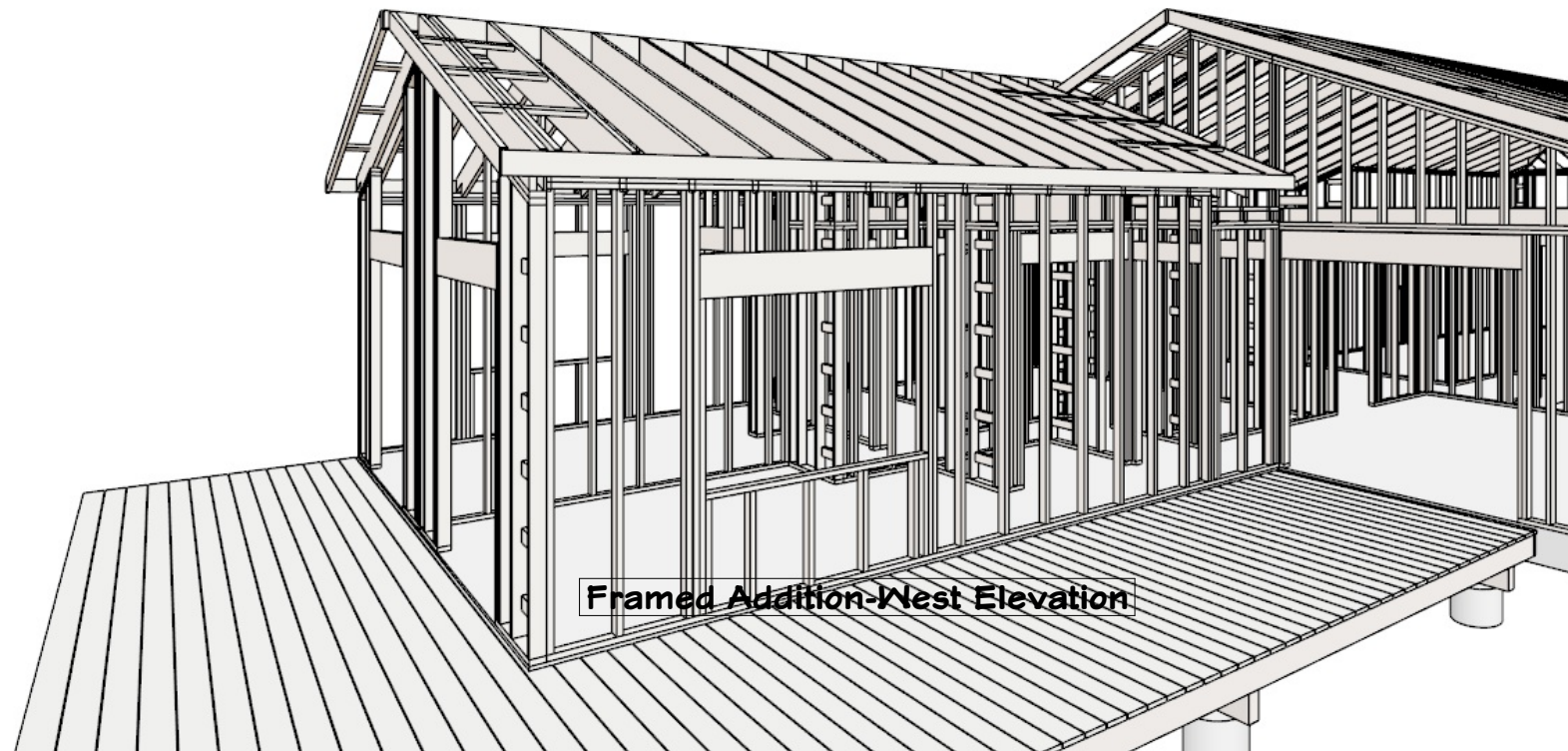
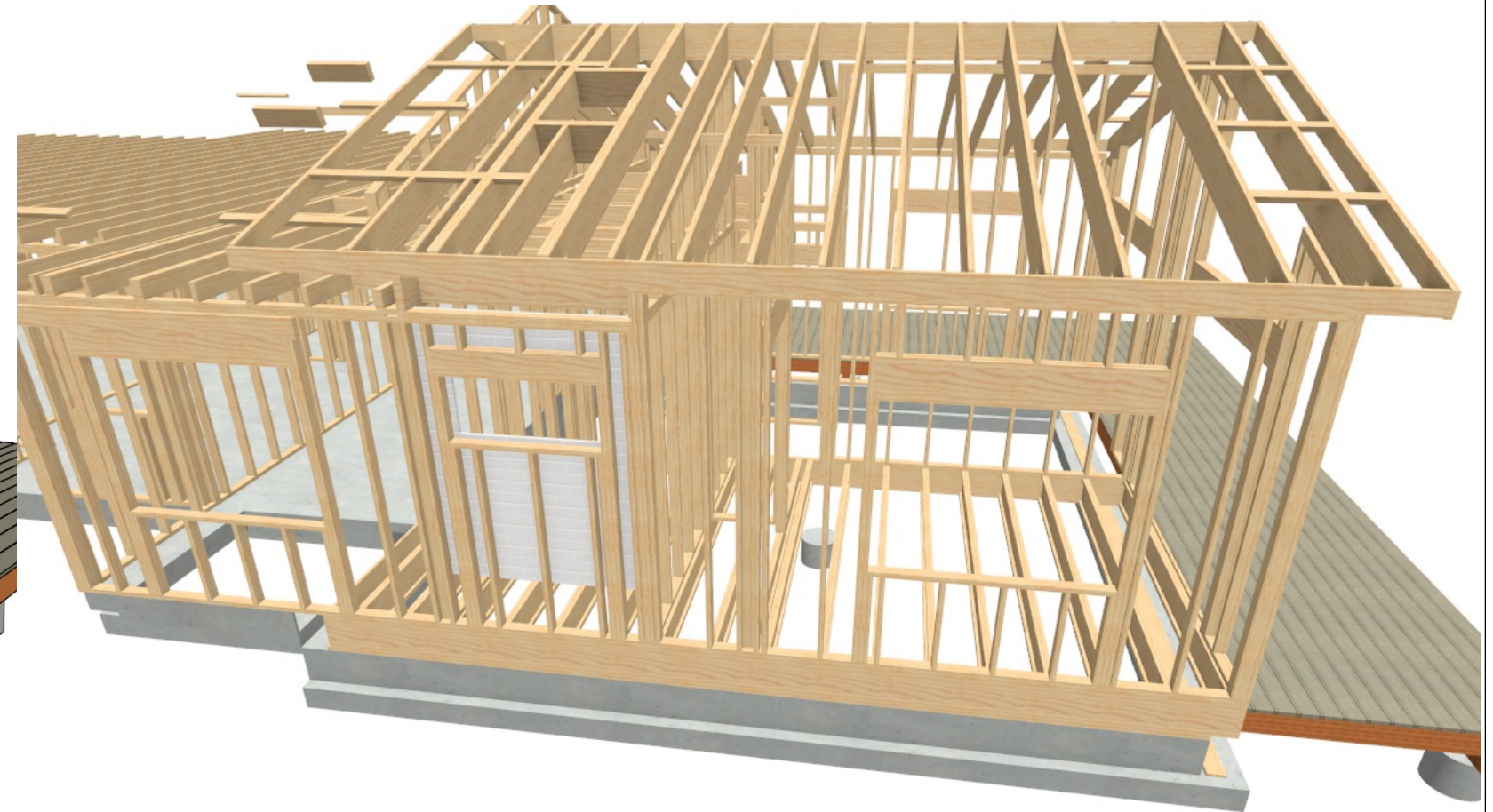
DATE:
5/3/2023

SCALE:

SHEET:
A-12



Framed Addition-North Elevation



Framed Addition-West Elevation

PLAN PAGE TABLE		
LABEL	TITLE	
A1	Site Plan-East Elevations	
A2	Existing Floor Plan-Elevations	
A3	New Floor Plan-Rear Elevations	
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A11	Ceiling Framing Plan	
A12	Roof Framing Plan	
A13	Framing Views	
A14	Electrical	

NO.	DESCRIPTION	BY	DATE

Framing Views

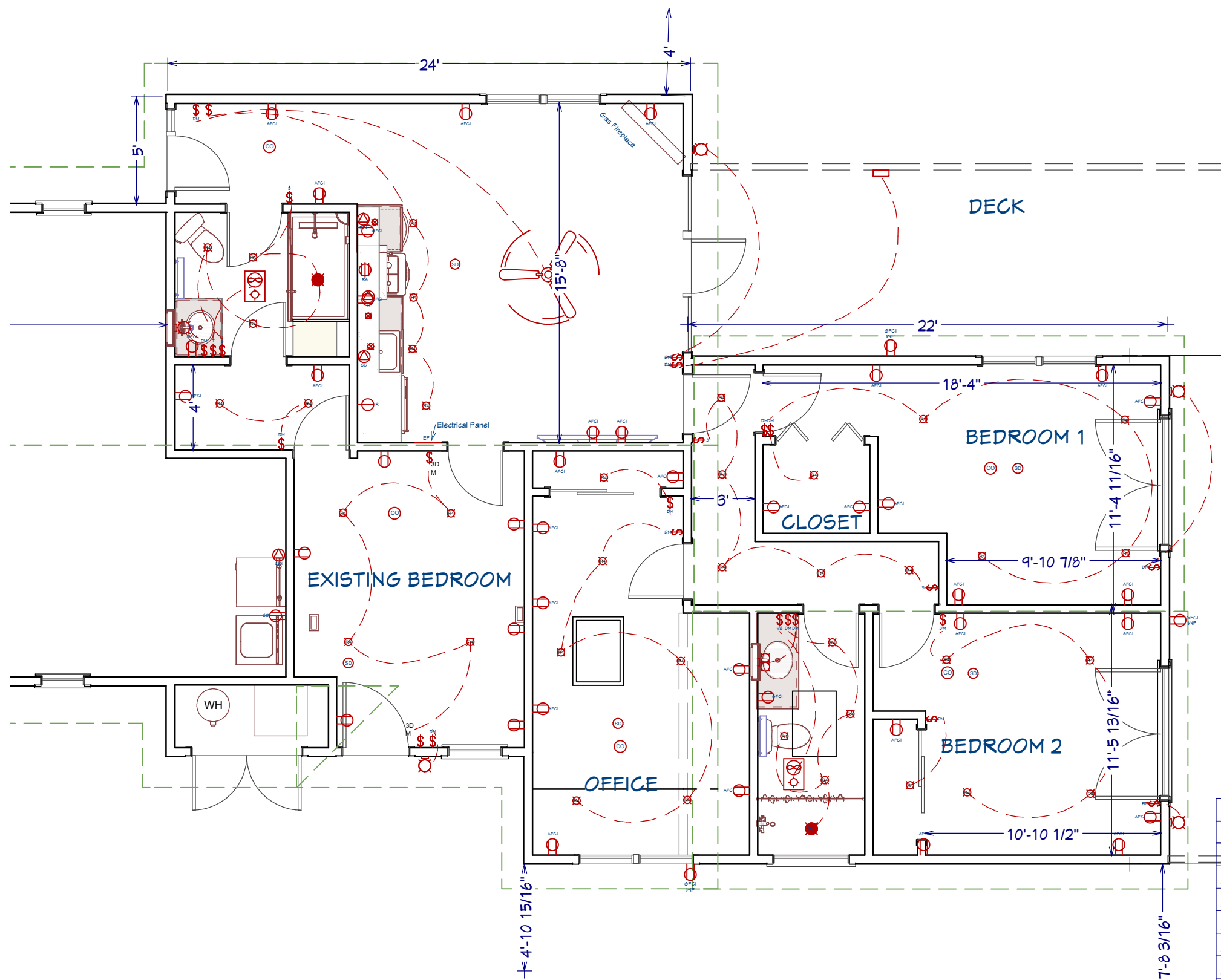
PROJECT DESCRIPTION:
 Roger O'Sullivan-Conversion to ADU
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 Kitchen inside / bedroom addition

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DATE:
 5/3/2023

SCALE:

SHEET:
A-13



Electrical Plan

PLAN PAGE TABLE	
LABEL	TITLE
A1	SitePlan-East Elevations
A2	ExistingFloorPlan-Elevations
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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Electrical Plan

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SCALE:

SHEET:
A-14