

Exhibit A

This page intentionally left blank.

Monterey County

ADU Prototype Program

11/09/22 Project Update



workbench



OVERVIEW

- 1 Background information
- 2 County Architectural Styles
- 3 Schematic Design Review
- 4 Confirming Design Criteria
- 5 Next Steps

Background info

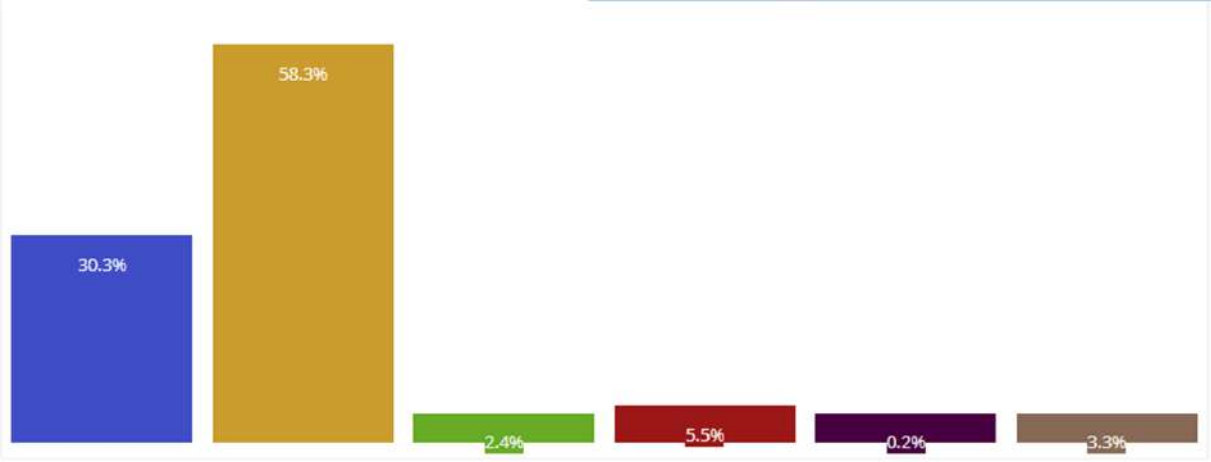
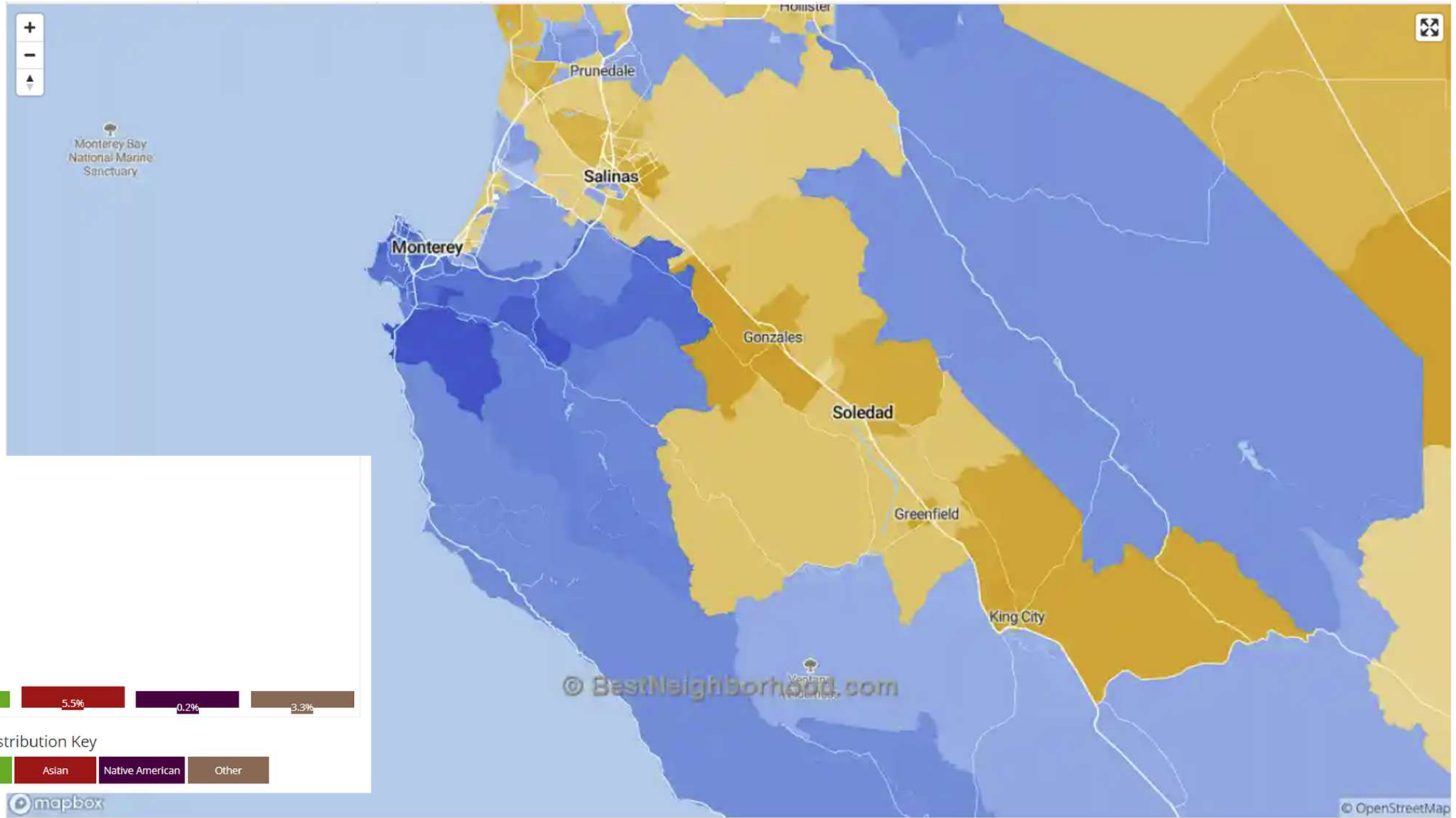
Monterey County ADU Prototype Program



workbench



Demographics



Racial Distribution Key



Majority Race Key



WUI zones



County Architectural Styles

Monterey County ADU Prototype Program



workbench



Monterey Colonial



PROMINENT BALCONY

The full-width, cantilevered, upper-story balcony (or two-story porch) is crucial to the style. Balconies are usually simple wood constructions.



SIMPLE ROOF FORMS

Low-pitched roofs may be covered in clay tile or wood shingle. The principle roof usually encompasses the second story balcony.



LONG WINDOWS

Long, double-hung or casement windows reach to the ground on one or both stories. Windows have simple, colonial surrounds, if any.



CLEAN DESIGN

The style's simple forms and bare walls feature few elaborations. Details such as decorative carving, etc. are the exception, not the rule.

Copyright IS Architecture, 2017. All photographs by ISA.

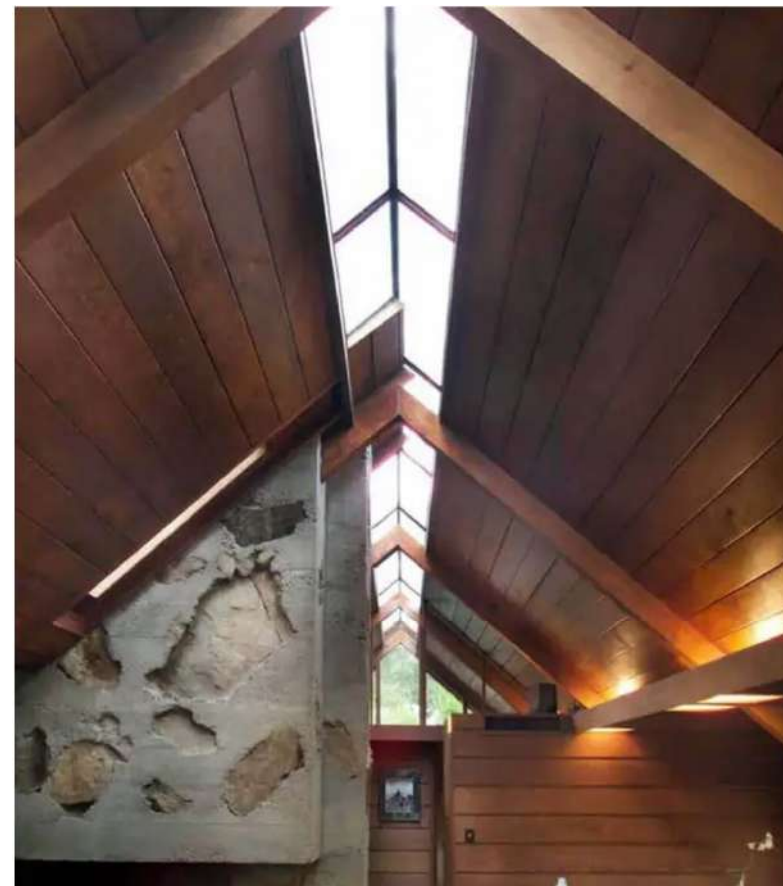
Coastal Cottage Style



Ranch/Agricultural



Coastal Modern



Copyright 2016 Janey

Styles by Region Summary

Region	Monterey Colonial	Coastal Cottage	Ranch/Agricultural	Coastal Modern
North County	X		X	
Peninsula	X	X	X	X
Carmel Valley	X	X	X	X
101 Corridor	X		X	
Big Sur		X	X	X



Schematic Design Review

Monterey County ADU Prototype Program



workbench



Design Drivers -Establishing Project Priorities



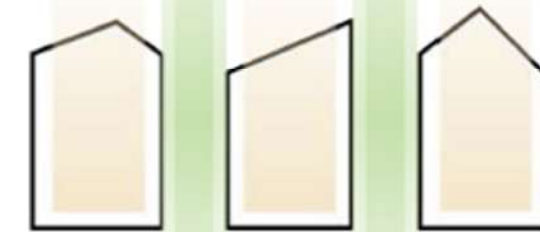
Efficiency

- Give function to circulation space
- Simplify floorplans
- Efficient structure
- Shared design elements and dimensions across all units
- Create opportunities for storage and built-ins



Flexibility

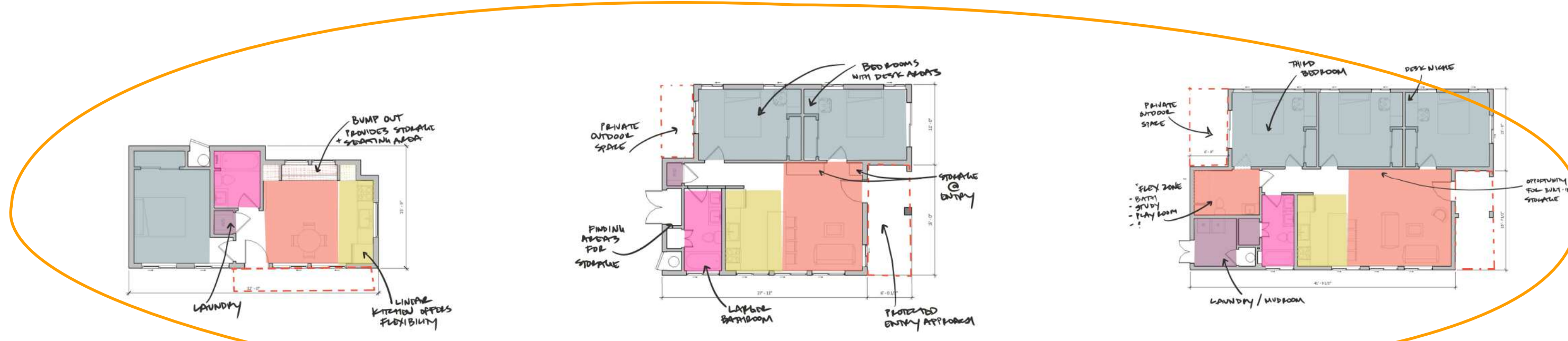
- Design for multiple site orientations
- Offer flex-use spaces for closets, desks, etc
- Open floorplan with consideration for range of furniture layouts
- Option for homeowners to choose patio doors or windows at certain locations



Privacy & Outdoor Space

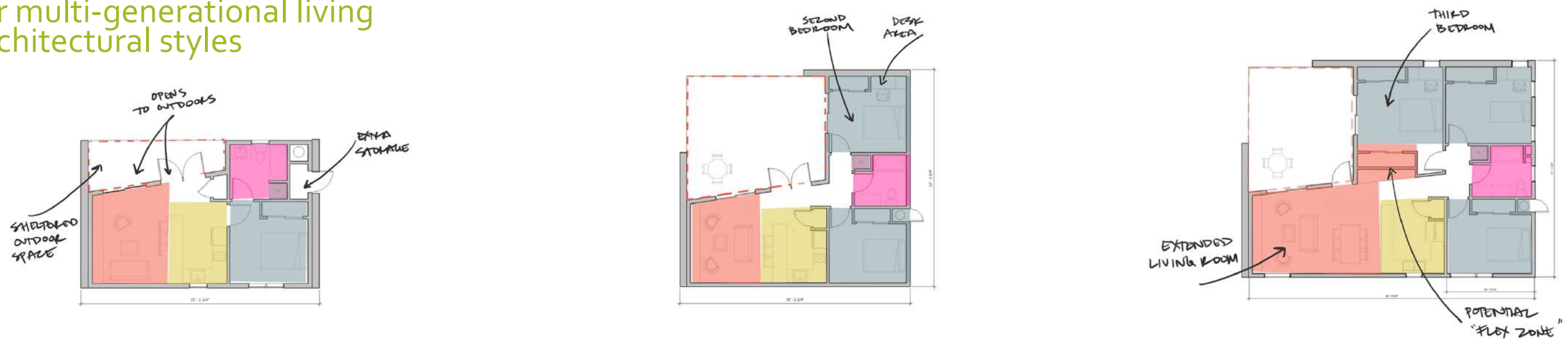
- Create protected porches at entry
- Utilize building massing to create back patio
- Multiple orientations allow for privacy

Studied different floor plan options



SLIDING BAR SCHEME

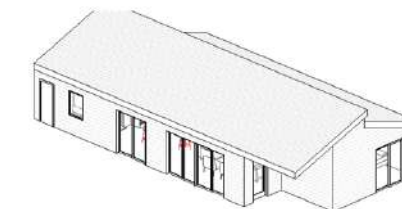
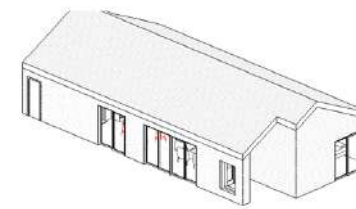
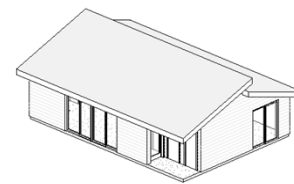
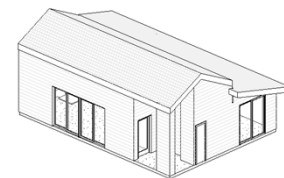
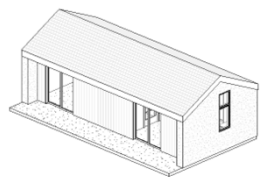
Flexibility of use
 Opportunity for multi-generational living
 Fits range of architectural styles



SLANTED PORCH SCHEME

Unit Type Matrix

UNIT TYPE	UNIT SIZE (GSF)	OVERALL LENGTH (FT)	OVERALL WIDTH (FT)	T.O.P. HT (FT)	STYLES	TOTAL # OF OPTIONS
ONE BED	515 GSF	34'9"	14'6"	8'0"	EXTERIOR # 1 EXTERIOR #2	2
TWO BED	749 GSF	34'9"	25'	8'0"	EXTERIOR # 1 EXTERIOR #2	2
THREE BED	1200 GSF	53'6"	25'8"	8'0"	EXTERIOR # 1 EXTERIOR #2	2
					TOTAL	6 TOTAL OPTIONS



One Bedroom ADU

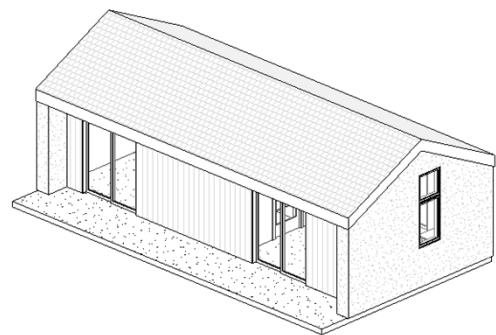
515 SQUARE FEET

SEPARATE LAUNDRY WITH CLOSET

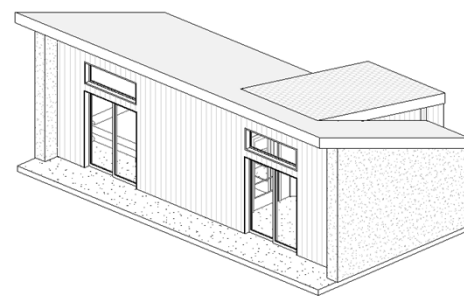
PORCH RUNS LENGTH OF UNIT

BAY WINDOW W/DESIGNED-IN STORAGE
(style 2)

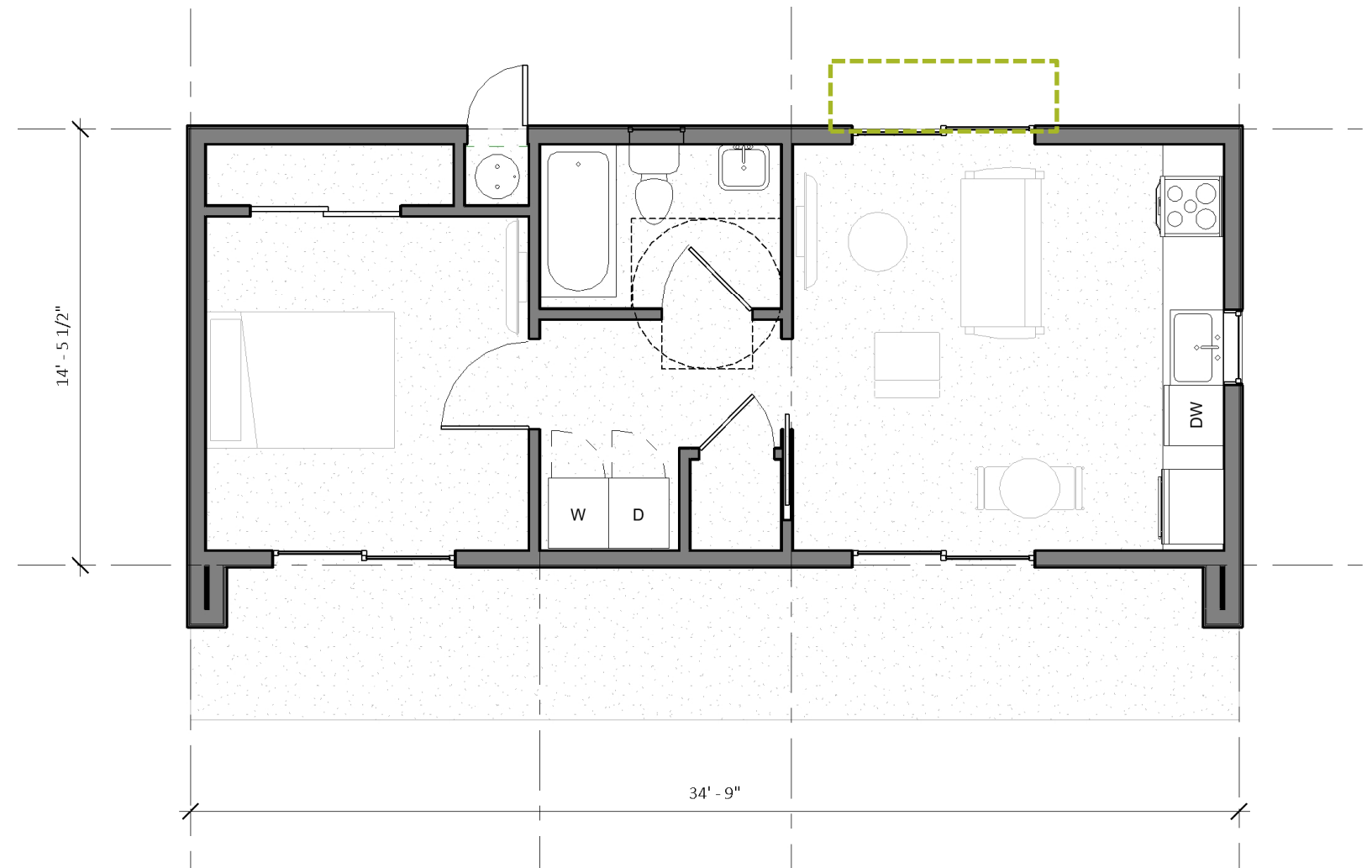
CLERESTORY WINDOWS
(style 2)



STYLE 1



STYLE 2



Two Bedroom ADU

749 SQUARE FEET

LAUNDRY

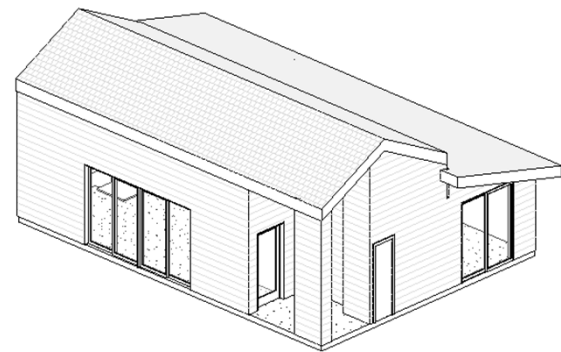
PROTECTED FRONT PORCH

BACK PATIO OFF BEDROOM

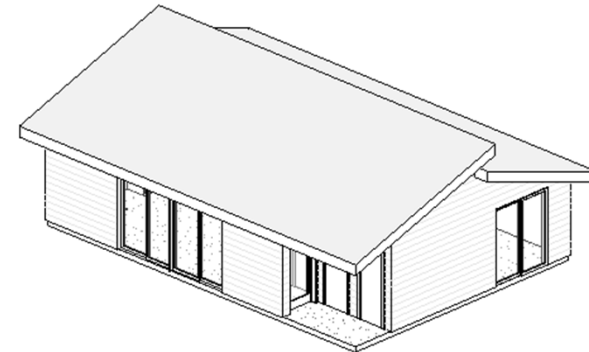
ENTRY CLOSET

KITCHEN ISLAND

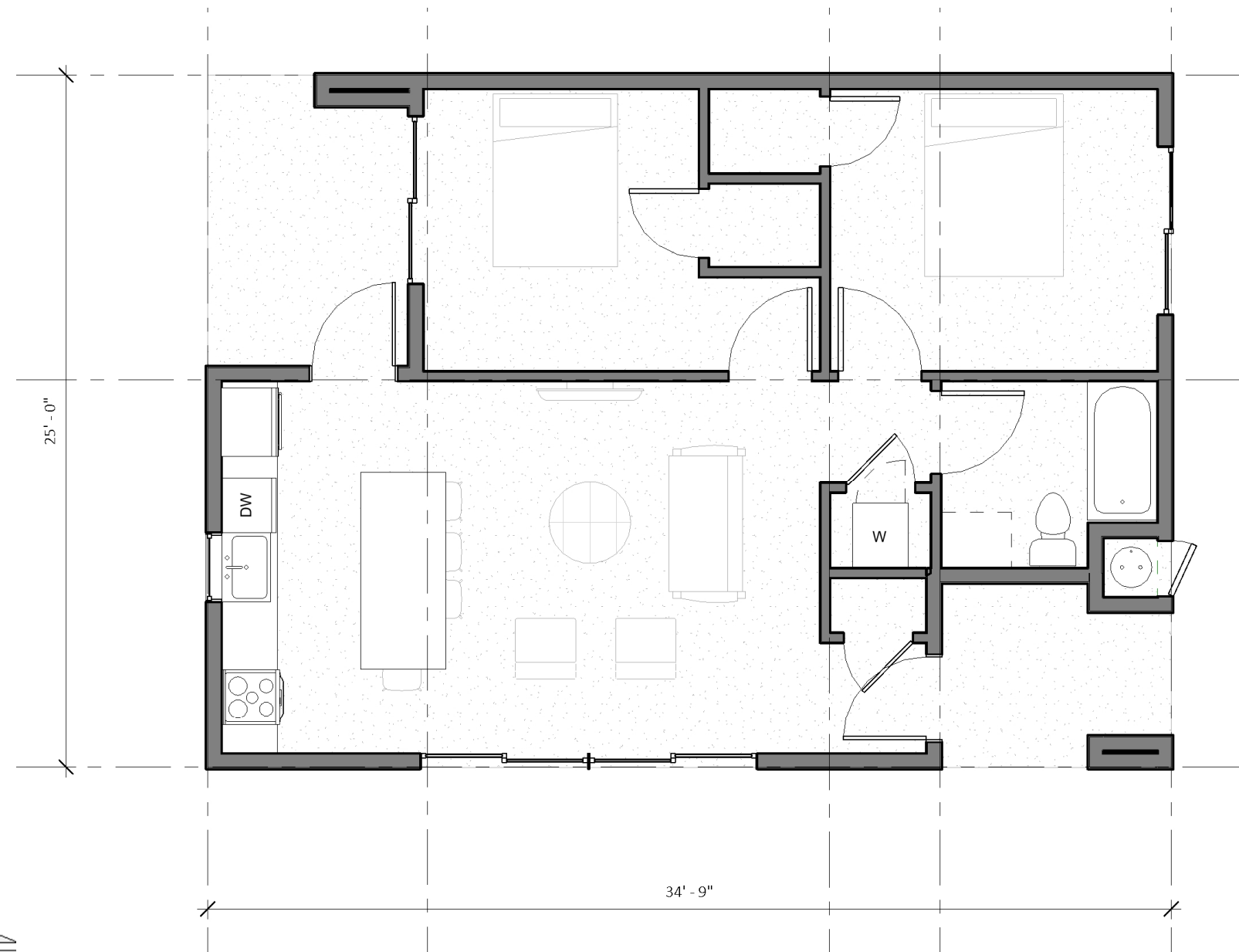
SLIDING PATIO DOORS



STYLE 1



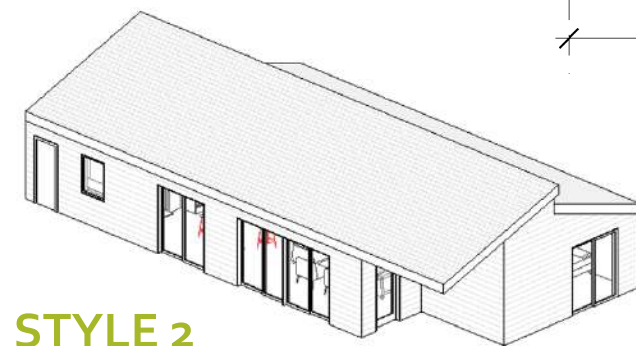
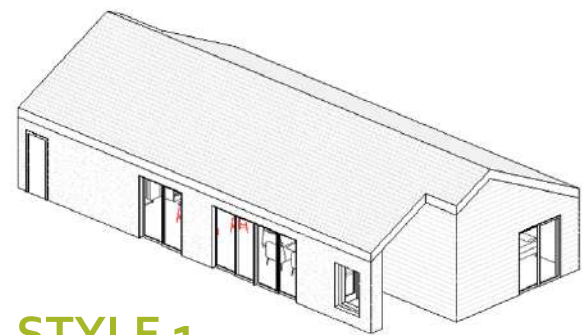
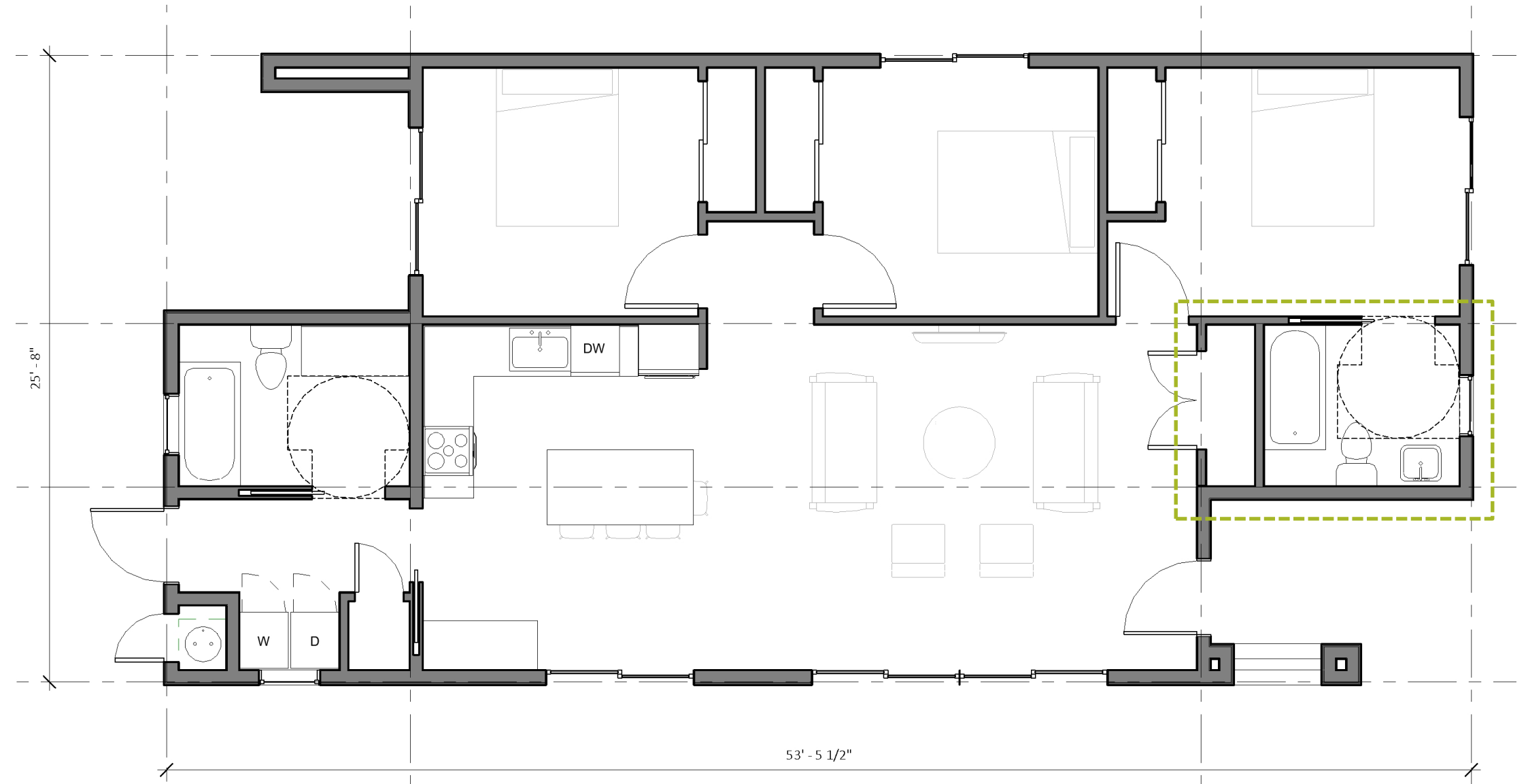
STYLE 2



Three Bedroom

1200 Square Feet

- LAUNDRY/MUD ROOM
- OPTIONAL 2ND BATHROOM OR FLEX SPACE/OFFICE
- PROTECTED FRONT PORCH
- PRIVATE BACK PATIO
- ENTRY CLOSET OR BENCH/"DROPZONE"
- ACCESSIBLE BATHROOM
- KITCHEN ISLAND WITH SEATING
- SLIDING PATIO DOORS



Material Studies – Ranch / Cabin

SIDING

WOOD

FIBER CEMENT

BOARD AND BATTEN

HORIZONTAL LAP

SHINGLE?

ROOFING

ASPHALT SHINGLE

CORRUGATED

STANDING SEAM

DESIGN ACCENTS



Material Studies – Mediterranean Modern

SIDING

STUCCO

FIBER CEMENT PANELS?

ROOFING

ASPHALT SHINGLE

CORRUGATED

STANDING SEAM

DESIGN ACCENTS

PATTERNED TILE

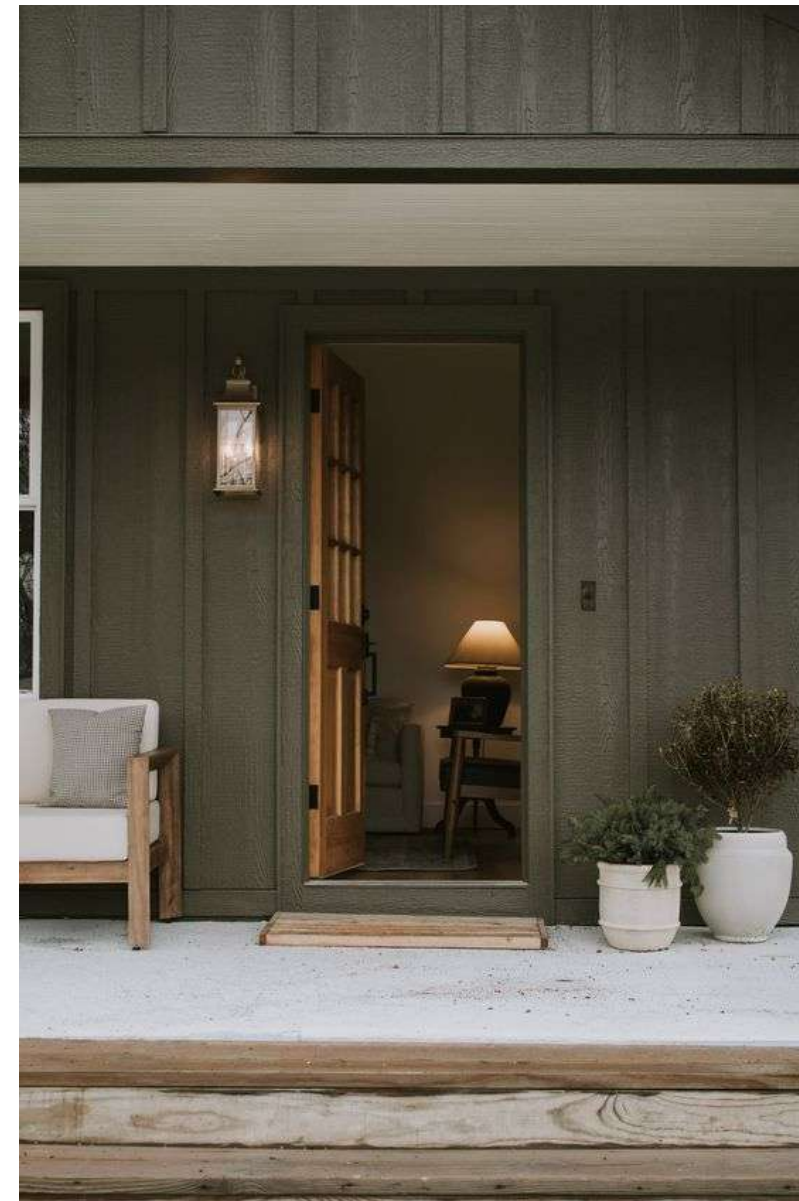
COLOR ON DOORS/WINDOWS

ARCHED ENTRY?



Massing Studies and Precedent Gathering

PROTECTED PORCHES



Massing Studies and Precedent Gathering

EXPLORING ROOF FORMS



INTERSECTING SHED



GABLE WITH SHED



HIGH-SLOPE GABLE

Massing Studies and Precedent Gathering

ARTICULATED WINDOW BAYS

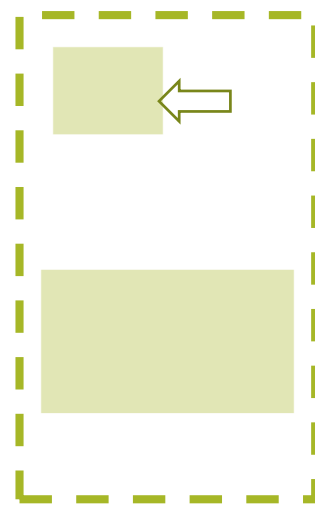
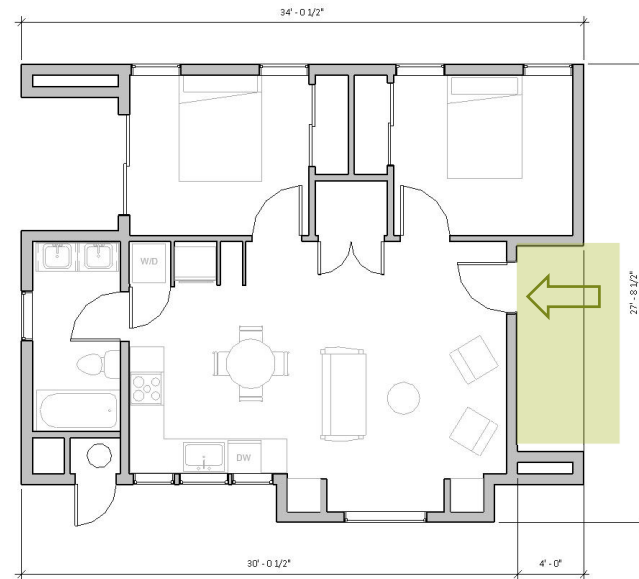


Creating Opportunities for Homeowner Personalization

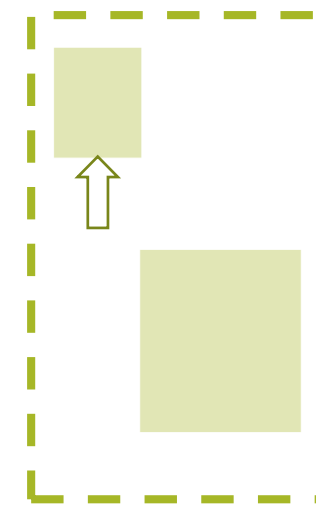
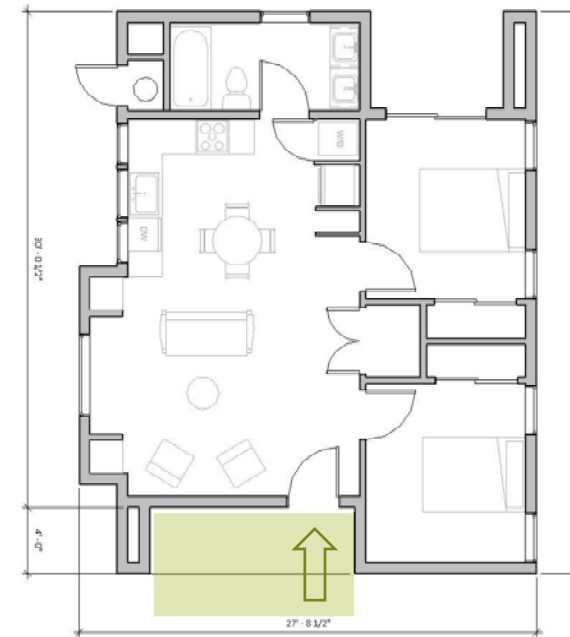
FLEXIBLE ORIENTATION



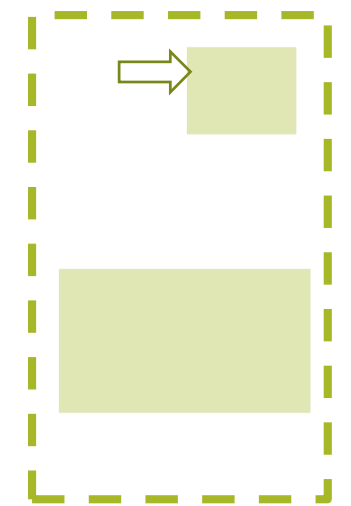
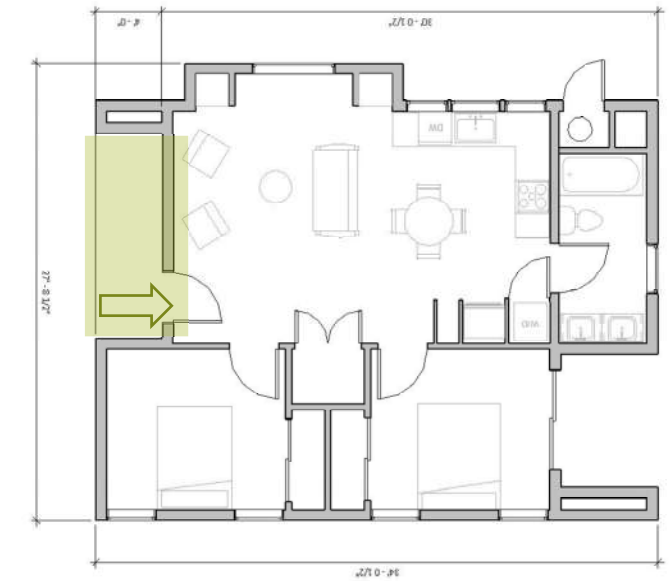
DESIGN OFFERS FLEXIBILITY IN SITE PLACEMENT



ONE BEDROOM UNIT



ROTATED 90 DEGREES



ROTATED 180 DEGREES

Creating Opportunities for Homeowner Personalization

COLOR AND PATTERN



ADDING PATTERN



PLAYFUL LANDSCAPE



COLOR AT INSETS



FOCUS ON THE THRESHOLD
DOOR/PORCH/FIXTURES

Creating Opportunities for Homeowner Personalization

MATERIALS AND FINISHES



**BLENDING ARCHITECTURAL ERAS
THROUGH SHARED LANGUAGE**



UNEXPECTED COMBINATIONS



**HOMEOWNER CHOICES CAN BE EITHER
TRADITIONAL, MODERN, OR A BLEND OF BOTH**

Design Criteria

Monterey County ADU Prototype Program



workbench



Confirming Design Criteria



NEED TO HAVE

ALL-ELECTRIC

2 EXTERIOR STYLES

WASHER/DRYER



NICE TO HAVE

INCORPORATED STORAGE LOFTS

SKYLIGHTS

EXTERIOR STORAGE

ACCESSIBLE BATHROOM



IN PROCESS

STRUCTURAL REQUIREMENTS/BOD

WUI CRITERIA

Next Steps

Monterey County ADU Prototype Program

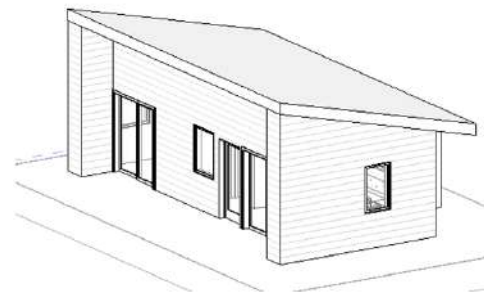


workbench

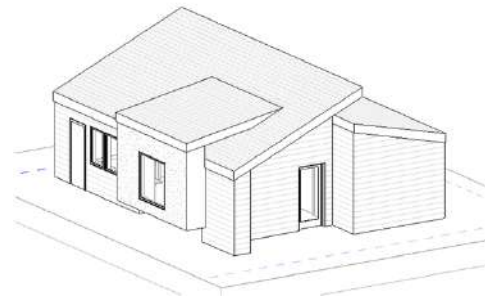


Finalizing Exterior Forms

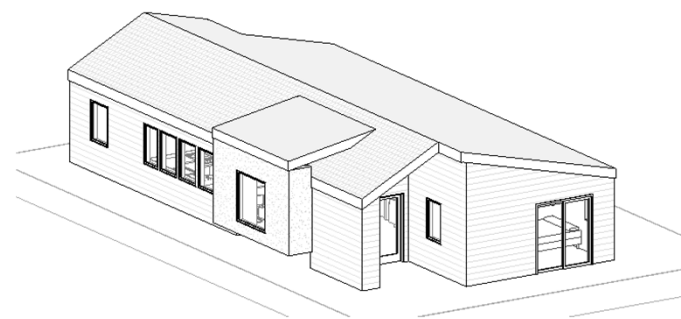
WORK IN PROGRESS : SCHEMATIC DESIGN



ONE BEDROOM STUDY



TWO BEDROOM STUDY



THREE BEDROOM STUDY



PRECEDENT RESEARCH

Functionality By Design

NEXT UP : DESIGN DEVELOPMENT PHASE





Thank You!

