Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
COLSON ERIC RICHARD TR ET AL (PLN240175)

RESOLUTION NO. 25-034
Resolution by the County of Monterey Chief of Planning:

1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and no exceptions pursuant to section 15300.2 apply; and
2) Approving a Coastal Administrative Permit and Design Approval to allow construction of an 831 square foot Accessory Dwelling Unit and associated site improvements.

[PLN240175, Colson Eric Richard TR ET AL, 1507 Viscaino Rd, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-212-019-000)]

The Colson Eric Richard TR ET AL application (PLN240175) came on for an administrative decision before the County of Monterey Chief of Planning on August 6, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 5 (DMF CIP); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 1507 Viscaino Rd (Assessor's Parcel Number [APN]: 008-212-019-000), Pebble Beach, within the Del Monte Forest Land Use Plan in the Coastal Zone. The parcel is zoned Low Density Residential with a density of 1 unit per acre and a Design

Control overlay in the Coastal Zone or "LDR/1-D(CZ)". The Design Control overlay requires the granting of a Design Approval for all development. The LDR zoning district allows for the construction of an Accessory Dwelling Unit (ADU), subject to the granting of a Coastal Administrative Permit. Therefore, the project is an allowed use for this site. Associated site improvements include minor grading activities, a ramp/path between the ADU and the main residence, an exterior utility closet, a stone patio, and a storm drain pipe.

c) Lot Legality. The subject property is shown in its current configuration and under separate ownership in the 194 and 1972 Parcel Maps. Therefore, the County recognizes the subject parcel as a legal lot of record.

d) Cultural Resources. According to Monterey County GIS, the subject property is in an area of moderate archaeological sensitivity. There is no evidence of historic or prehistoric cultural activity on the site. Therefore, the potential for inadvertent impacts to archaeological resources is limited and will be controlled by application of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The ADU will consist of colors and materials similar in nature to the existing single-family dwelling, including natural brown wood siding, black metal roof, dark aluminum clad doors/windows, and natural limestone/pavers. The patio will consist of natural, gray granite pavers. The homes within the surrounding area and greater Pebble Beach residential community are eclectic in architectural style, ranging from modern to California-ranch and Spanish style homes. Condition No. 7 has been applied to require the installation of down-lit unobtrusive exterior lighting. Therefore, as proposed and conditioned, the project is compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and assures protection of the public viewshed and visual integrity

f) Development Standards. Development standards for the Low-Density Residential Zoning District are found in Title 20 section 20.14.060. The project meets all required site development standards. Pursuant to Title 20 section 20.146.060.C.2, the required setbacks for Habitable Accessory Structures are 50 feet (front) and six feet (side and rear), with a required maximum height of 15 feet. The ADU will have setbacks of over 100 feet (front), eight feet (side), and six feet (rear), and will have a height of 13 feet 4 inches. Additionally, a distance of ten feet is required between accessory structures and main structures. The proposed ADU will be set back over 20 feet from the main house. The LDR zoning district requires a maximum building site coverage of 15%, and the

project will result in 10% coverage. Therefore, the project meets all required development standards.

g) Combined Structural and Impervious Surface Coverage. The subject property is located within the Pescadero Watershed, a designated watershed as shown on Figure 2b of the DMF LUP. Accordingly, site structural and impervious surface coverage are limited to 9,000 square feet per DMF LUP Policy 77. The project results in an impervious surface coverage of 2,546 square feet and is therefore consistent with Policy 77.

h) Forest Resources. The project site does contain numerous protected Monterey cypress and Monterey pine trees, some of which are in close proximity to the proposed development. An arborist report was prepared and found that no trees would be impacted by the development. However, the project arborist did identify one nearby tree as having some existing failure potential. The Applicant does not propose to remove this tree at this time. Although no trees are proposed for removal, to ensure that construction of the project does not impact nearby trees, Condition No. 6 (Tree and Root Protection) has been applied.

i) Public Access. As proposed, the development is consistent with applicable public access policies of the DMF LUP. See Finding No. 6 and supporting evidence.

j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the LUAC for review as it does not involve development requiring CEQA review, a lot line adjustment involving a conflict, a variance, or a Design Approval subject to a public hearing.

k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (fire). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Soil and Forest resources. The following reports have been prepared:
- "Geotechnical Investigation" (LIB250029) prepared by Stephen Ohlsen, Sunnyvale, CA, September 24, 2024.
- "Arborist Report" prepared by Andrew Tope, Carmel, CA, March 24, 2025.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

3. FINDING: **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (fire). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) The Pebble Beach CSD will provide sewer service to the Accessory Dwelling Unit, and California American Water will provide potable water. Therefore, all necessary public facilities will be provided to the project.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

5. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of limited numbers of new, small structures, including accessory structures.

b) As proposed, the project involves the construction of an 831 square foot Accessory Dwelling Unit and associated site improvements. Therefore, the project meets the Class 3 Categorical Exemption requirements.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known historical or archaeological resources are present.

d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

6. FINDING: **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP, Section 20.147.130 can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240175.

7. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve the Coastal Administrative Permit and Design Approval to allow the construction of an 831 square foot Accessory Dwelling Unit and associated site improvements.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of August 2025.

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION-MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240175

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative permit (PLN240175) allows the construction of an 831 square foot Accessory Dwelling Unit and associated site improvements. The property is located at 1507 Viscaino Rd, Pebble Beach (Assessor's Parcel Number 008-212-019-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by HCD Chief of Planning for Assessor's Parcel Number 008-212-019-000 on August 6, 2025. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

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 the discovery.

4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to
Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current
fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the
traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

5. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee
pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee
schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic
mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

Abbreviations

A.B.	Anchor Bolt
A.C.	Asphalt Concrete
ADJ.	Adjustable
ALUM.	Aluminum
APPROX.	Approximately
ARCH.	Architectural
ASPH.	Asphalt
B.U.	Built–Up
BD.	Board
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
BOT.	Bottom
C.	Conduit
C.B.	Catch Basin
C.I.	Cast Iron
C.J.	Construction Joint
C.O.T.G.	Clean Out To Grade
CAB.	Cabinet
CEM	Cement
CLG.	Ceiling
CL.	Closet
CLR.	Clear
COL.	Column
COMP.	Composition
CONC.	Concrete
CONST.	Construction
CONT.	Continuous
CORR.	Corridor
CTR.	Center
CW	Cold Water
D.S.	Downspout
DBL.	Double
DEPT.	Department
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DN.	Down
DWG.	Drawing
E.F.	Exhaust Fan
E.J.	Expansion Joint
E.P.	Electrical Panel
EA.	Each
ELEC.	Electrical
ELEV.	Elevation
EMER.	Emergency
E.N.	End Nailing
ENCL.	Enclosure
EQ.	Equal
EQUIP.	Equipment
F.A.	Fire Alarm
F.D.	Floor Drain
F.E.	Fire Extinguisher
F.P.	Fireproof
FDN.	Foundation
FIN.	Finish
F.O.C.	Face Of Conc
F.O.F.	Face Of Finish
F.O.S.	Face Of Stud
FTG.	Footing
G.I.	Galvanized Iron
GA.	Gauge
GALV.	Galvanized
GL.	Glass
GR.	Grade
H.B.	Hose Bib
H.C.	Hollow Core
H.M.	Hollow Metal
HR.	Hour
HT.	Height
I.D.	Inside Diameter
INSUL.	Insulation
INT.	Interior
J.H.	Joist Hanger
JAN.	Janitor
JT.	Joint
LAM.	Laminate
LAV.	Lavatory
LT.	Light
MAX.	Maximum
MEMB.	Membrane
MFR.	Manufacturer
MIN.	Minimum
MTD.	Mounted
MTL.	Metal
N.I.C.	Not In Contract
NOM.	Nominal
N.T.S.	Not To Scale
O.C.	On Center
O.H.	Overhang
OPG.	Opening
OPP.	Opposite
P.LAM.	Plastic Laminate
PL.	Plate
PLAS.	Plaster
PLWD.	Plywood
PTDF	Pressure Treated Douglas Fir
R.O.	Rough Opening
R.W.L.	Rain Water Leader
REF.	Refer To:
REINF.	Reinforced
REQD	Required
RESIL.	Resilient
RM.	Room
RWD.	Redwood
S.B.	Solid Blocking
S.C.	Solid Core
S.O.V.	Shut Off Valve
S.S.	Sewer System
SCHED.	Schedule
SEC.	Section
SHT.	Sheet
SPEC.	Specification
SPL.	Splash
STA.	Station
STD.	Standard
STRUC.	Structural
SUSP.	Suspended
T.O.C.	Top Of Concrete
T.O.P.	Top Of Pavement
T.O.S.	Top Of Sidewalk
T.O.W.	Top Of Wall
U.O.N.	Unless Otherwise Noted
W	Waste
W.C.	Water Closet
W/	With
W/O	Without
WD.	Wood
WP.	Waterproof
WT.	Weight

Special Inspection List

(from STD1)

Special instructions required for:

1. Installation of retrofit anchors for Simpson holddowns with Simpson "SET–3G" epoxy. (EOR or County Approved 3rd Party Inspector)
2. Simpson Strong Wall Installation (EOR or County Approved 3rd Party Inspector)
3. Placement of Foundation Reinforcing Steel (EOR or County Approved 3rd Party Inspector
4. Shop and Field Bolting of steel Members (EOR or County Approved 3rd Party Inspector)

1

New Accessory Dwelling Unit at

Colson Residence

1507 Viscaino Road

Pebble Beach, CA 93953

APN # 008-212-019

DTA
Dreiling Terrones Architecture Inc.
Architecture
Infrastructure
Environments

1103 Juanita Avenue
Burlingame, California
94010
650 696 1200

314 Center Street #220
Healdsburg, California
95448
707 343 1305

LICENSED ARCHITECT
RICHARD M. TERRONES
No. C-26185
REN. 08/31/25
STATE OF CALIFORNIA

General Notes

These Drawings and their content are and shall remain the property of Dreiling Terrones Architecture whether the project for which they were prepared is executed or not. They are not to be used by any person other than the Owner or for any other project or extension to this project except by agreement in writing with the Architect.

The Architect expressly reserves his common law copyright and other property rights relating to these Drawings and their content. These Drawings are not to be reproduced, altered or otherwise modified in any manner whatsoever except by the Architect. These Drawings and their content may not be assigned to a third party without written consent of the Architect. In the event of unauthorized use of these Drawings by a third party, the third party shall hold harmless and indemnify the Architect.

These Drawings are an instrument of services performed by the Architect for the benefit of the Owner. They are intended for use in a negotiated construction contract and, therefore, may not detail or specify all materials, manufacturers or assemblies. Details, assemblies and products commonly known to be industry standard for any given trade may not be fully detailed or specified. Where necessary, the Contractor shall provide samples, data, product literature as required to assist the Owner or the Owner's agent in making selections. For the purpose of estimating items not fully detailed the Contractor shall provide an allowance amount and so condition such estimates. The Owner and/or Contractor shall submit to the Architect, in writing, any requests for modifications to the plans or specifications by means of shop drawings, samples or other means as appropriate. Shop drawings that are submitted to the Architect for review do not constitute "in writing" unless it is brought to the attention of the Architect that specific changes are being suggested.

No guarantee for quality of construction is implied or intended by these Documents. The Contractor shall assume full responsibility for any construction deficiencies.

The Owner and Contractor shall hold harmless, indemnify and defend the Architect from any action initiated by the initial Owner, or any subsequent owner, for construction deficiencies, modifications, substitutions, maintenance or any such condition which is beyond the control of the Architect.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub–contractors shall review all documents prior to bidding. Sub–contractors are responsible for any information pertaining to their work no matter where it may occur in these Documents.
It is the intent of these Documents to provide for the construction of a moisture proof enclosure of interior space. If the Owner, Contractor or any Sub–contractors become aware of any assembly or condition, either shown in the Drawings or constructed on–site, which does not, in their opinion, satisfy this intent, it is their responsibility to notify the Architect within a reasonable amount of time so that the condition or assembly can be reviewed, and, if necessary, modifications can be made to the Documents or to the Work without impacting the progress of the Work.

All information pertaining to the site shall be, and shall remain, the Owner's responsibility. This information shall include legal description, deed restrictions, easements, site survey, topographic survey, location of existing improvements, soils report, and all related data.

Code Compliance
All work shall comply with applicable codes and trade standards including but not limited to the latest adopted edition of the following: 1

2022 California Building Codes, 2022 California Residential Code (where applicable), 2022 California Mechanical Code, 2022 California Electrical Code, 2022 California Plumbing Code, including all amendments as adopted in Ordinance 1989, and 2022 California Energy Efficiency Standards (Title 24), including Cool Roof requirements.

All applicable state and local codes, ordinances, legislation, as adopted by Del Monte Forest Architectural Review Board at time of permit application.

It is the Contractors responsibility to identify and familiarize himself with current codes and ordinances including local variations on national or regional codes Requirements of adopted codes shall supersede any conflicting requirements defined in these Documents. When a conflict is suspected the Contractor shall so advise the Architect in writing within a reasonable time so that the conflict, if it exists, can be resolved without impacting the progress of the Work.

The Contractor shall include and implement all pertinent requirements of this project as set forth in any conditions of approval attached to the project by governing agencies. These conditions shall become a part of the Contract Documents.

Site Examination
The Contractor shall thoroughly examine the site and satisfy himself as to the conditions under which the Work is to be performed. The Contractor shall verify at the site all measurements and conditions affecting his work and shall be responsible for same unless brought to the attention of the Owner or his agent prior to proceeding with the Work.

Dimension Control
It is the responsibility of the Contractor to check and verify all conditions, dimensions, lines and levels alignments indicated; proper fit and attachment of all parts is required. Should there be any differences between the Documents and the actual conditions, the Contractor shall notify the Owner or his agent in writing for clarification and/or adjustment. In the event of failure to do so, the Contractor shall be responsible for corrections required or subsequent changes occurring as a result of these differences.

Note to Subcontractors: Location of many items or assemblies is critical for alignment of other assemblies which may be installed by other trades and which may not be installed at the time of installation of your work. All Sub–contractors shall review the manner in which their work fits, aligns or comes into contact with work of other trades. The Contractor and each Sub–contractor shall review all Documents and will be responsible for information contained at any location within the Documents which pertains to their work. Deficiencies resulting from failure to do so will be removed and corrected at Contractors expense.

All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by each Sub–contractor before they proceed with their work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. The Contractor shall notify the Owner in writing for resolution.

Commencement of work by any Sub–contractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

All dimensions take precedent over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.

DRAWINGS SHALL NOT BE SCALED.

Moisture Protection During Construction
Should any special situations or climatic conditions occur during construction the Owner, Contractor and Sub–contractors shall so notice and implement any measures required to assure the protection of materials and assemblies.
The Contractor shall take all necessary measures to protect new or existing construction and materials from damage due to weather or any other adverse conditions.

Any hidden conditions that require work to be performed beyond the scope of the building permit issued for these plans may require further City approvals including review by the Planning Commission

1

Sheet Index

1

Project Directory

Owner:
Eric & Donna Colson
1507 Viscaino Road,
Pebble Beach, CA 93953

Architect
Richard Terrones
Dreiling Terrones Architecture Inc.
1103 Juanita Avenue
Burlingame, CA 94010
Voice: (650) 696–1200
Cell: (650) 759–1211
Fax: (650) 343–9685

Structural Engineer
Sean Cheng
Sung Engineering
29300 Kohoutek Way
Union City, CA 94587
Voice: (510)475–7900

Scope of Work

- New detached Accessory Dwelling Unit
- Deffered approvals: Fire Sprinkler

1

Construction Hours

Construction hours per Del Monte Forest Architectural Standards & Residential guidelines

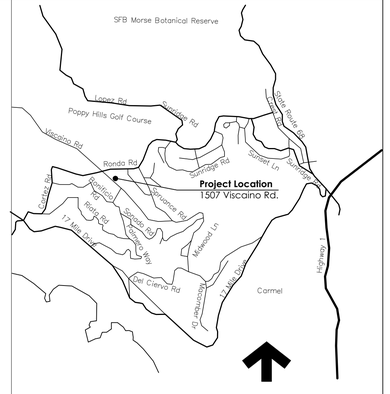
Monday through Friday: 8AM to 6PM
Saturdays: 8AM to 6PM
Sundays and Holidays: No work

No work is permitted on sundays or holidays. Workers may be on–site prior to 8am and after 6pm. However, no noise–generating work which will disturb neighboring residents may be performed.

Legend

- Grid Number
- Door Number
- Keynote
- Detail / Sheet Number
- Section / Sheet Number
- Interior Elevation / Sheet Number
- New wood / framed wall
- Object to be demolished
- Line of object above
- Fence line
- Center line

Vicinity Map



New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

	Building Submittal 01: 05/10/2024
1	Building Resubmittal: 02/03/2025

Abbrev., Green Measures, Proj. Dat, Index, Directory, Legend, Vicinity Map

A0.0

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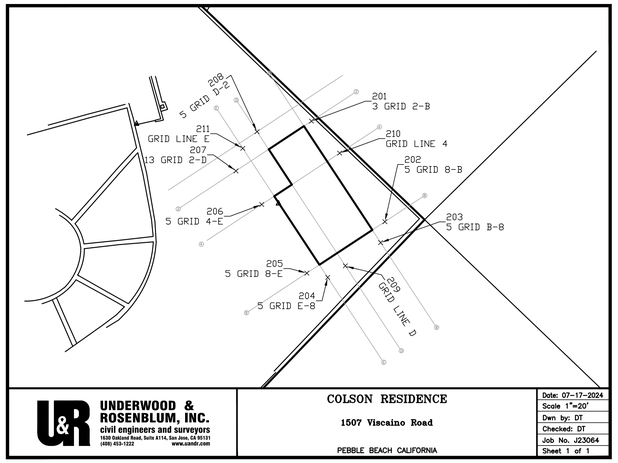


UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1630 Oakland Road, Suite A114, San Jose, CA 95131
(408) 453-1222 www.uandr.com

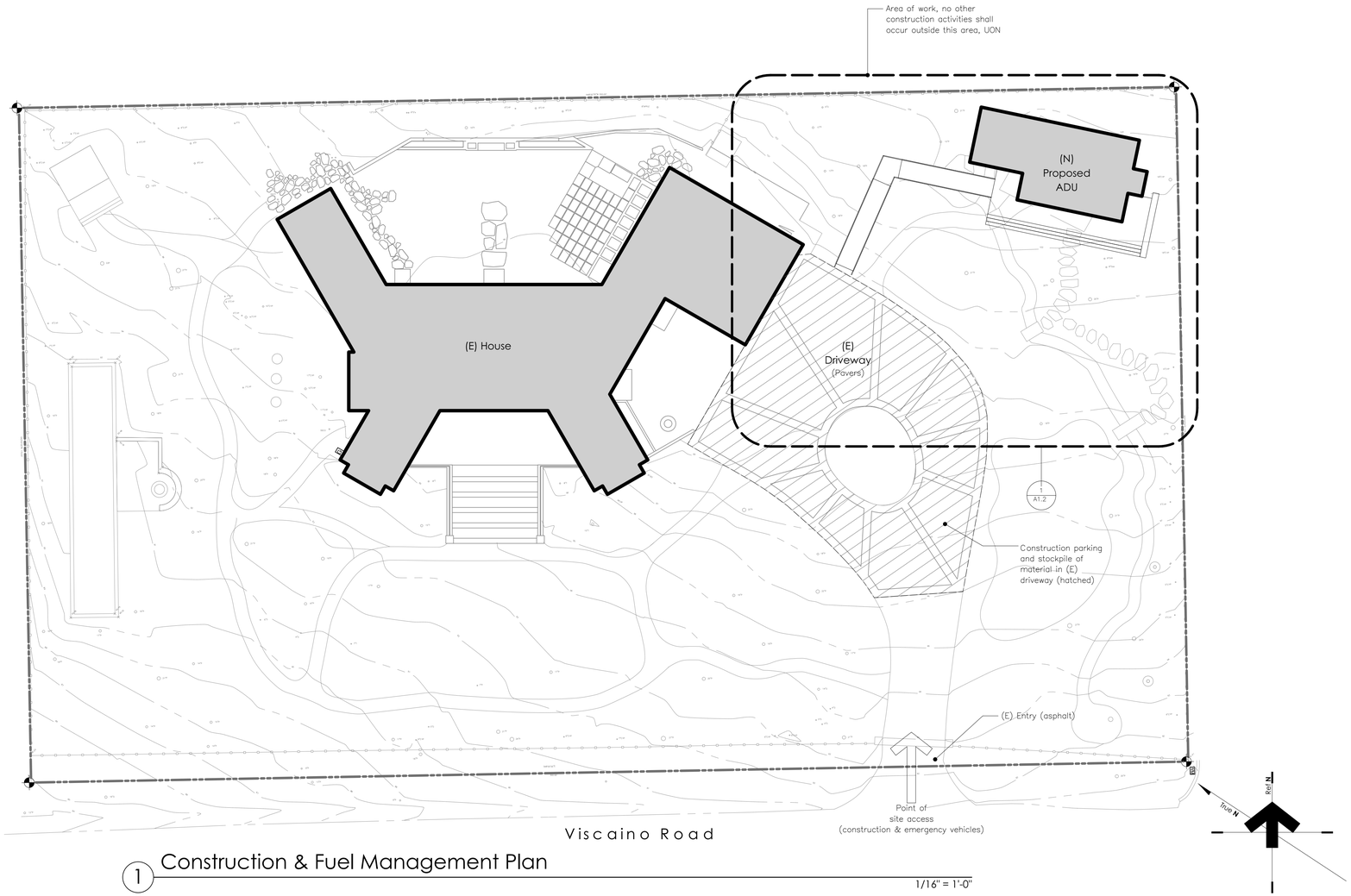
COLSON RESIDENCE

1507 Viscaino Road

PEBBLE BEACH CALIFORNIA

Date: 07-17-2024
Scale 1"=20'
Dwn. by: DT
Checked: DT
Job No. J23064
Sheet 1 of 1

2 Staking and flagging



1 Construction & Fuel Management Plan

1/16" = 1'-0"

Management Notes

Construction:

- Vehicles: Ford F-150 or similar work truck, concrete mixer truck (periodic for foundation) , and skid steer loader (excavation of foundation)
- Vehicle Trips: (1-2) for work trucks daily,
  (1) for concrete mixer truck on pour date,
  (2) for pickup/dropoff of skid steer loader
- Grading: ±5.5 cubic yards per day
- Dust control measures shall be implemented as necessary. Measures may include watering, application of ground treatments, placement of rock and any other measure required to reduce or eliminate excessive dust.
- Project Duration: Febuary '25 to June '25 (approx.)
- Proposed route: 17 Mile Drive, Highway 1 North, Del Monte Exit, Marina disposal site
- Project Manager: Dave Brinton 650-740-6258

Fuel:

Contractor shall maintain the following:

- Green zone - maintain vegetation within 0-30 feet of proposed structure.
- Management zone - maintenance of vegetation up to 100 feet from proposed structure, or to property line, whichever is closer

Water and Sewer Providers

Water Service: CAL-AM
Sewer Service: Pebble Beach Communityt Service District

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LICENSED ARCHITECT
RICHARD M. TERRONES
No. C-26125
REN. 08/31/25
STATE OF CALIFORNIA

New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

1
Construction & Fuel Management Plan

A1.0

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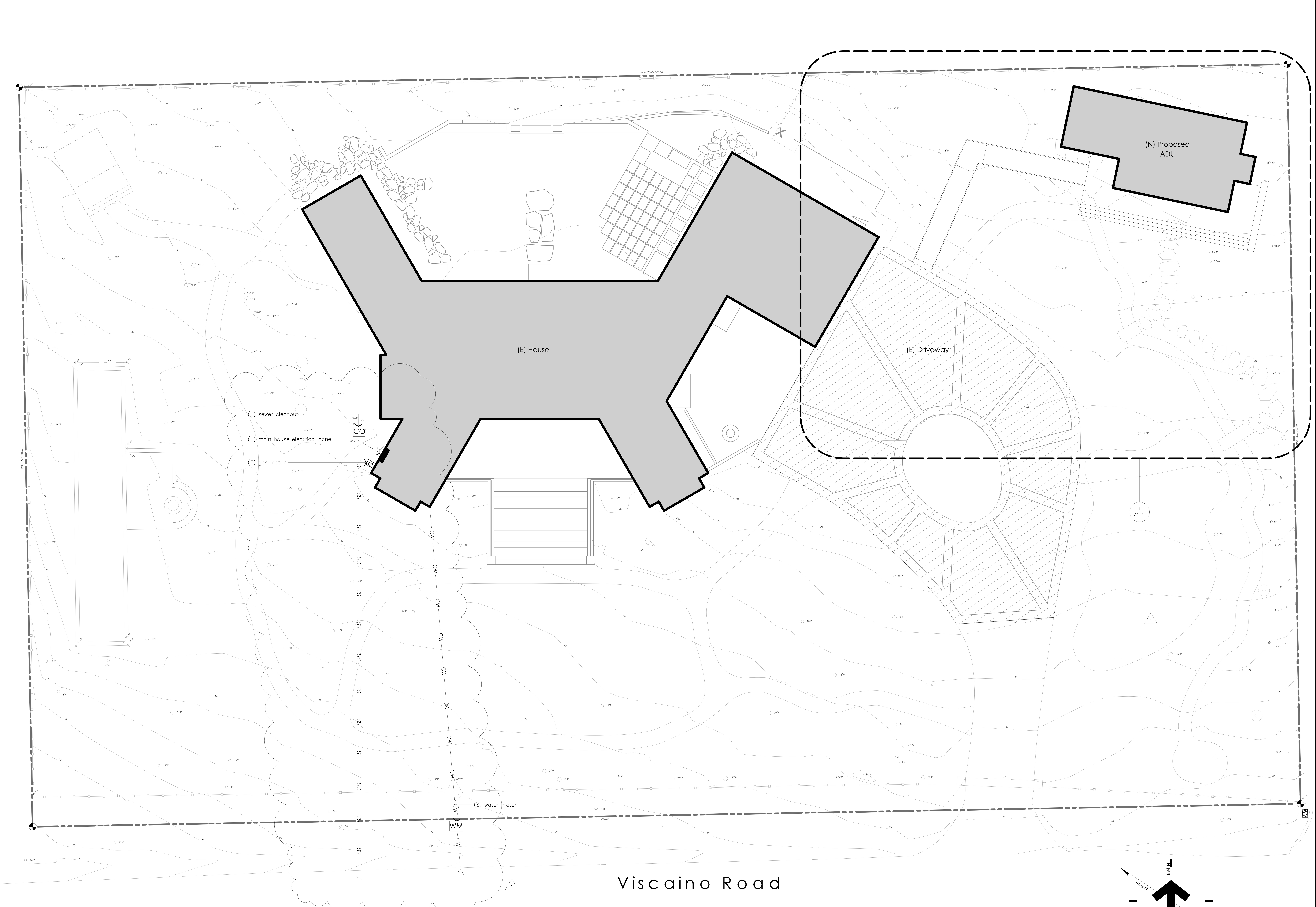

1 Overall Existing Site Plan

1" = 10'-0"

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REN. 10/25
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1507 Viscaino Road
Pebble Beach, CA 93953

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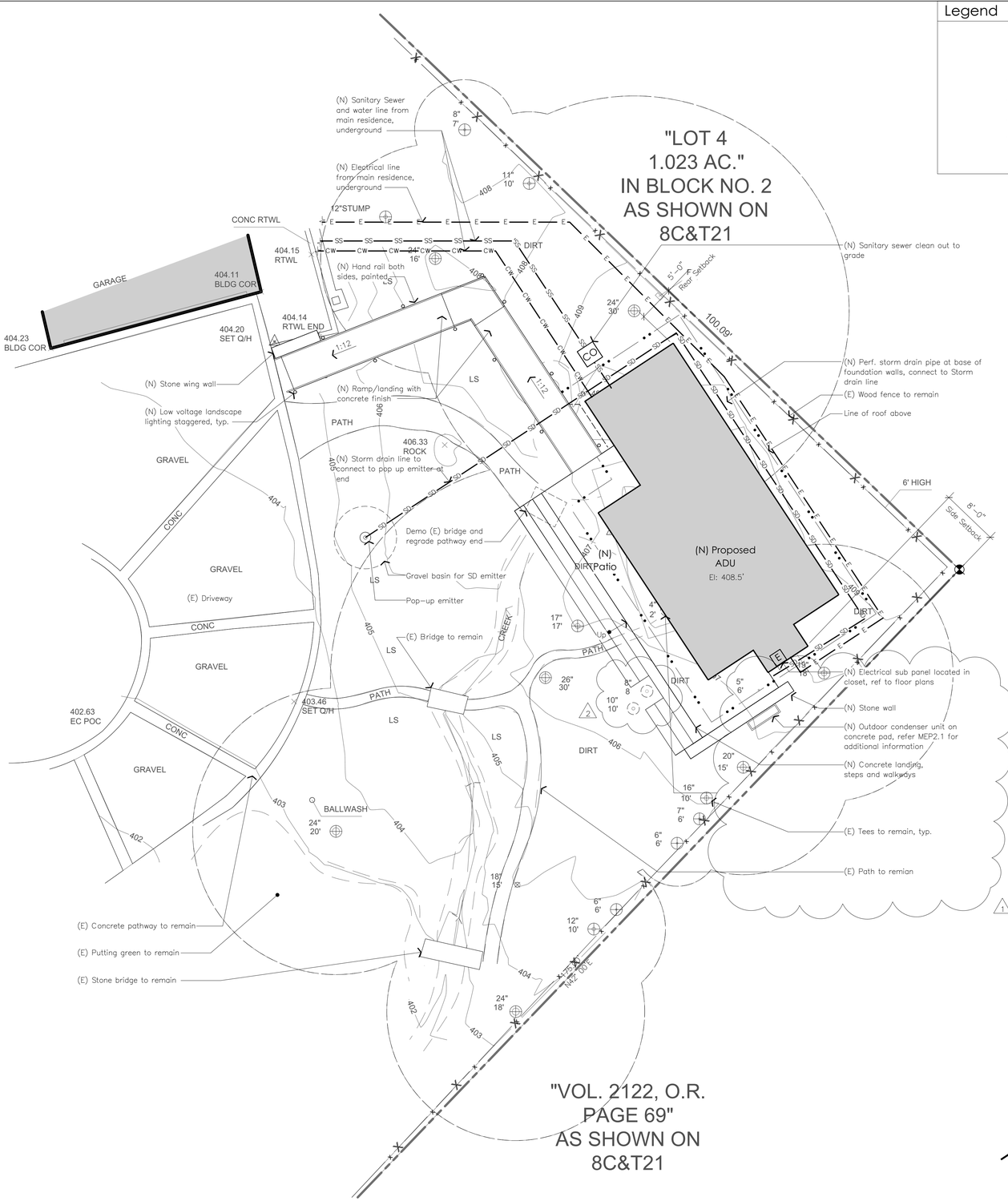
Building Submittal 01: 05/10/2024

1 Building Resubmittal: 02/03/2025

Overall Site Plan

A1.1

2314



1 Site Plan

1/8" = 1'-0"

Legend

W	Water Meter
B	Backflow Preventer
E	Electric Meter
CW	Cold Water Line
SS	Sanitary Sewer Line
E	Electric Line
SD	Storm Drain Line

Project Data

Zoning	LDR/1 – D(CZ)
Occupancy	R-3
Building Code	2022 CBC
Construction Type	V-B
Lot Coverage	
Existing Lot Area	52,500 sf
Existing Building Area	4,894 sf
Proposed ADU	831 sf
Total Proposed	5,725 sf
Lot Coverage Percentage	
Proposed: 5,725 sf / 52,500 sf	10%
Impervious Coverage	
Existing	1,815 sf
Proposed	731 sf
Total Proposed	2,546 sf

Site Notes

1. Topographic information used for design and represented in these Documents has been obtained entirely from boundary and topographic survey prepared by others. The Architect bears no responsibility for accuracy of this information.
2. Design contours and drainage shown are schematic only and shall not be taken to represent final grading and drainage plans.
3. Refer to Floor Plans and Sections for all dimensional information.
4. Existing landscaping shall be protected as required to prevent any damage to plants and trees unless specified for removal in plans or by Owner.
5. Existing finish grades shall be restored upon completion of construction unless changes are specified in the Drawings.
6. The work zone limits are shown on the plans. The Contractor shall confine all operations, including delivery of materials, to the Work Zone unless explicit agreement has been made with the Owner.
7. Roadways shall be maintained clear of construction equipment and materials at all times.
8. The Contractor shall notify all adjacent tenants and the Property Owner on days when deliveries or other operations may impact areas outside the Work Zone.
9. The contractor shall maintain a clean work site. Construction debris and materials to be recycled shall be removed in a timely manner. Construction equipment and materials awaiting installation shall be stored in an orderly manner that reduces both damage to materials and reduces the visual impacts of the work site to the surrounding neighborhood.
10. Dust control measures shall be implemented as necessary. Measures may include watering, application of ground treatments, placement of rock and any other measure required to reduce or eliminate excessive dust.
11. Slope grade away from the foundation, min. 5% for a min. of 6" of fall within the first 10 feet measured perpendicular to the face of wall [2022 CRC R401.3]

Utility Notes

1. No storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the County sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.
2. All water line connections to County water mains for services or fire line protection are to be installed per County standard procedures and material specifications.
3. The sanitary sewer lateral from the accessory dwelling unit shall be connected to the existing lateral on private property side, no sublateral to the main sewer is permitted.
4. It is the responsibility of the owner and/or contractor to notify Underground Service Alert (USA) at least 48 hours before the start of any excavation work.
5. No permanent structures (retaining walls, fences, columns, mailboxes, etc.) shall be built beyond the property line and into the public right-of-way.

Tree Presentation Specs.

Establishment of a tree preservation zone (tpz): Chain link fencing with stakes embedded in the ground, no less than 72" in height, shall be installed in areas defined on the attached map. Fencing will be installed prior to equipment staging or site disturbance. Fencing placement will be inspected by the project Arborist.

Straw bale barricades: Straw bales placed end to end will be installed outside the protection fencing in the areas defined by the Arborist. This barricade will prevent damage to the fencing and prevent grading spoils from encroaching into the critical root zone area. Additionally, they will help stop excess moisture from gathering under the retained trees.

Restrictions within the tpz of existing trees: no storage of construction materials, debris or excess soil will be allowed within the tpz. Parking of vehicles or construction equipment will be allowed in defined areas only. Solvents or liquids of any type should be disposed of properly, never within this protected area.

Minimize soil compaction on the construction site: protect the soil surface with a deep layer (at least three inches) of mulch (tree chips). The addition of mulch will reduce compaction, retain moisture and stabilize soil temperature. Where personnel are concentrated will be mulched to a depth of at least six inches.

Alteration of grade: Maintain the natural grade around trees. No additional fill or excavation will be permitted within the critical root zone. If trees roots are unearthed during the construction process the consulting Arborist will be notified immediately. Exposed roots will be covered with moistened burlap until a determination is made by the project Arborist.

Trenching requirements: Any areas of proposed trenching will be evaluated with the consulting arborist and the contractor prior to construction. All trenching on this site will be approved by the project Arborist. Tree roots encountered will be avoided or properly pruned under the guidance of the consulting Arborist.

Tree canopy alterations: Unauthorized pruning of any tree on this site will not be allowed. If any tree canopy encroaches on the building site the required pruning will be done on the authority of the consulting Arborist and to ISA pruning guidelines and ANSI a-300 pruning standards.

Trees to be transplanted must be watered on a regular basis. Refer to Arborist's for care and maintenance of transplanted and pruned trees in the construction area.

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LICENSED ARCHITECT MICHAEL M. TERRONES NO. C-26125 REN. 08/31/25 STATE OF CALIFORNIA

New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

	Building Submittal 01: 05/10/2024
1	Building Resubmittal: 02/03/2025
2	Building Resubmittal: 03/06/2025

Enlarged Site Plan

A1.2

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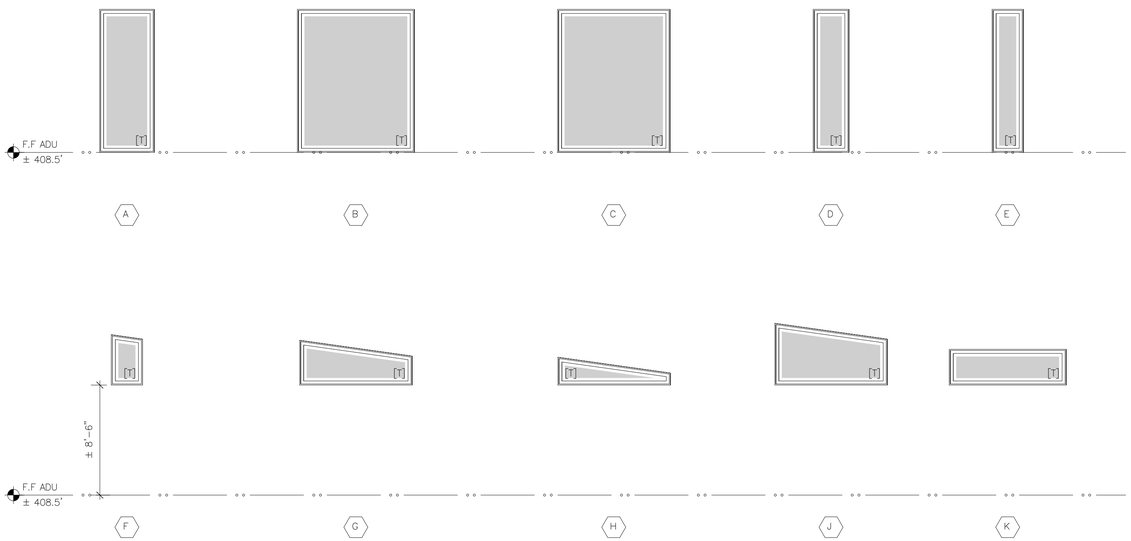
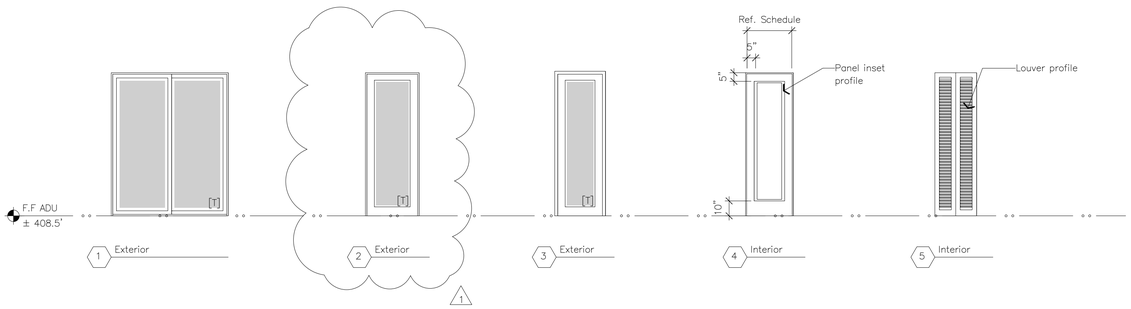
Window Type



Window Schedule

Window Mark	Size	Type	Qty.	Frame / Sash Material	Frame / Sash Finish	Glazing Type	Glazing Tempered	Remarks
A	3'-0" x 8'-0"	Fixed	1	Wood	Aluminum clad ext. / wood int.	Dual Pane, Insul., Low-E, Privacy Glass	Yes	Bath
B	6'-6"' x 8'-0"	Fixed	3			Dual Pane, Insul., Low-E,		Bedroom, Dining, Living
C	6'-3" x 8-0"	Fixed	3					Living, Dining
D	2'-0" x 8'-0"	Fixed	2					Foyer
E	1'-9" x 8'-0"	Fixed	1					Living
F	1'-9" x 2'-10"	Fixed clerestory	1					Living
G	6'-3" x 2'-6"	Fixed clerestory	1					Living
H	6'-3" x 2'-6"	Fixed clerestory	2					Living, Dining
J	6'-3" x 3'-5"	Fixed clerestory	1					Kitchen
K	6'-6" x 2'-0"	Fixed clerestory	3					Kitchen

Door Type



Door Schedule

Doors Mark	Type	Size	Thk.	Material	Location	Remarks
1	1	6'-6" x 8'-0"	1-3/8"	Al. Clad	Exterior	2 panel glass sliding door, provide weather stripping, tempered glazing
2	2	3'-0" x 8'-0"				Entry door, tempered glazing
3	1	6'-6" x 8'-0"				2 panel glass sliding door, provide weather stripping, tempered glazing
4	3	2'-8" x 8'-0"				Utility closet
5	4	2'-8" x 8'-0"	1-3/4"	Wood	Interior	Bedroom
6	5	2'-8" x 8'-0"				Louvered solid core saloon doors
7	5	2'-8" x 8'-0"				Louvered solid core saloon doors
8	1	6'-6" x 8'-0"	1-3/8"	Al. Clad	Exterior	2 panel glass sliding door, provide weather stripping, tempered glazing

Door and Window Notes

1. Pre-manufactured doors shown on schedule and in details shall be wood or sim. unless otherwise noted. Match existing interior doors when applicable.
2. Contractor shall submit complete door / window shop drawings prior to ordering for review by Owner / Architect.
3. Door / window sizes shown on schedule are nominal and for design purposes only. Contractor shall coordinate all rough openings as required by mfr.
4. Contractor responsible to coordinate framing as required to achieve all finished locations of sills / heads and alignments as shown.
5. All exterior doors / windows shall be seat in continuous bead of sealant.
6. Contractor to provide required window / door certification.
7. All door glazing to be tempered glass.
8. Tempered glass to be included at all locations where required by CRC R308.
9. All openings shall have a double layer of building paper. Install per paper flashing detail in drawings.
10. Contractor shall review casing section with Owner / Architect prior to installation.
11. Glazing shall be tempered where the bottom edge of the glass is within 60 inches of a stading surface or drain inlet of a bathtub or shower. Any glazing that is less than 60" from the floor and within 60" horizontally from the tub or shower will also need to be tempered. 2022 CRC R308.4.5
12. New mandatory U-factor (0.58) for fenstration and skylights.
13. Glazing shall be tmpered at all fixed and operable panels of swinging, sliding and bi-fold door assemblies.
14. Glazing shall be tempered in any individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
15. Glazing shall be tembered in any individual fixed or operable panel that meets all of the following conditions:
    1) Exposed area of an individual pane greater than 9 square feet.
    2) Bottom edge less than 18 inches above the floor. Top edge greater than 36 inches above the floor.
    3) One or more walking surfaces within 36 inches horizontally of the glazing.
    4) Glazing in railings.
    5) Glazing in enclosures for or walls facing bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.

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LICENSED ARCHITECT RICHARD M. TERRONES No. C-26185 REN. 08/31/25 STATE OF CALIFORNIA

New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Window & Door Schedule

A2.01

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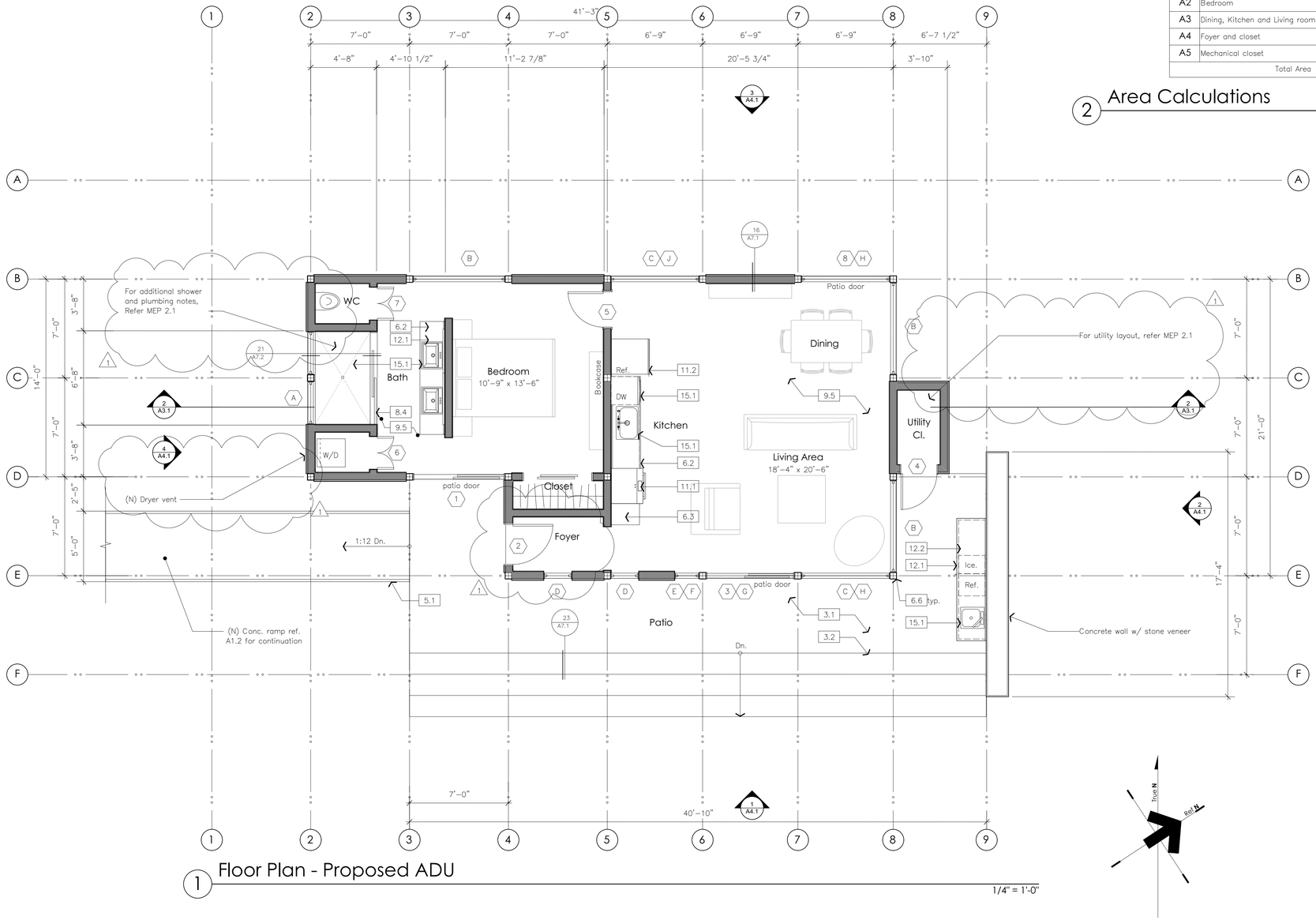
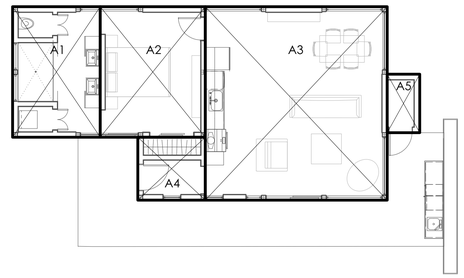


1 Floor Plan - Proposed ADU

1/4" = 1'-0"



Floor Areas		
Label	Description	Area
A1	Bathroom	143 s.f
A2	Bedroom	171 s.f
A3	Dining, Kitchen and Living room	439 s.f
A4	Foyer and closet	53 s.f
A5	Mechanical closet	23 s.f
	Total Area	831 s.f

2 Area Calculations

1/8" = 1'-0"

Floor Plan Notes

Coordinate in Field w/ Architect for all trims, fixtures & accessories not shown, and for critical alignments of openings, trims and millwork.
All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting with the Architect.
Incorrect dimensions and resulting construction deficiencies due to scaling of Documents by the Contractor are the Contractor's responsibility and required corrections will be performed at the Contractor's expense.
Critical alignments may occur between items installed by different trades. Contractor to note all such items and notify affected trades. Subcontractors shall review Documents and identify all such items that affect their work in any way. Contractor shall review all dimensions for accuracy prior to construction.

Dimensions given are to face of stud unless otherwise noted. Variations include:
C : Centerline
FOF: Face of Finish
Contractor to coordinate framing to accommodate recessed fixtures and other items with critical locations.
Repeating items or assemblies may not be noted or dimensioned at all locations where repetition is obvious.
Refer structural details for location of special floor and wall framing, special connections.
Adhesives, sealants, and caulks used on the project shall follow local and regional air polution or air quality management district standards. 2022 CGC sec 4.504.2.1
Exterior bearing walls less than five feet from the property line will be built of one-hour fire-rated construction. 2022 CRC Table R302.1(1) § or 2022 CBC, Table 602)

Provide positive drainage for all roof surfaces. Provision shall be tested by application of water at all areas.
Roof shall be installed per Roof Manufacturer's standards such that all warranties are maintained. Contractor shall note any conflicts between Roof manufacturer's instructions and requirements of these drawings.
Roofing substrate, base sheets and any installed components shall be fully protected from subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.
Contractor shall protect all roof components from exposure to sunlight where such exposure may damage materials. Installation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.
Contractor shall fully seal all roof penetrations per roof manufacturer's specifications. Provide flashing, counter flashing, coping and reglets as necessary to ensure positive drainage across all surfaces. Gutters shall be fully soldered.

Fire sprinkler plans shall be submitted under separate permit through the fire department for approval prior to installation.

Key Notes

Mark	Description
	Division 1: General
1.0	Allign as indicated
	Division 2: Site Work
2.1	Existing finished grade
2.2	New finished grade
	Division 3: Concrete
3.1	New concrete slab w/ tile finish, match main residence
3.2	New concrete stairs w/ tile finish, match main residence
	Division 5: Metals
5.1	Aluminum handrails, painted
	Division 6: Wood, Plastics
6.1	2x Wood Fascia
6.2	Wood Cabinets
6.3	Line of Upper Cabinets
6.6	6x6 Post w/ 1x cladding
6.24	2x Stud frame wall
	Division 7: Thermal and Moisture Protection
7.1	Standing Meatal Seam Roof
7.2	GSM Gutter
7.3	Downspout Chain anchored at bottom in planting area
7.4	Insulation, ref. energy calculations
7.5	Single Ply membrane roof w/ metal edge flashing
	Division 8: Doors / Windows
8.1	Aluminum Clad Windows
8.2	Aluminum Clad Wood Doors
8.3	Aluminum Clad Patio Doors
8.4	Shower Glass / Door
	Division 9: Finishes
9.1	Wood siding stained or alternative, typ.
9.2	Tile wall base w/ "Schluter" trim
9.3	5/8" Gyp. Brd. Type 'X'
9.5	Tile over setting bed
	Division 11: Appliances
11.1	Range / Cooktop & Vent hood
11.2	Full Refrigerator
	Division 12: Furnishings
12.1	Stone counter tops and backsplash
12.2	Exterior Weatherproof cabinets
	Division 15: Mechanical / Plumbing
15.1	Plumbing / Mechanical equipment or fixture
	Division 16: Electrical
16.1	New light-max. 40w equiv. downcast

Legend

New 2x framed wall, with 5/8" Gyp 'X'

Line of objects above

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LICENSED ARCHITECT
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REN. 08/31/25
STATE OF CALIFORNIA

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1507 Viscaino Road
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Building Submittal 01: 05/10/2024
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Floor Plan
Area Calculations

A2.1

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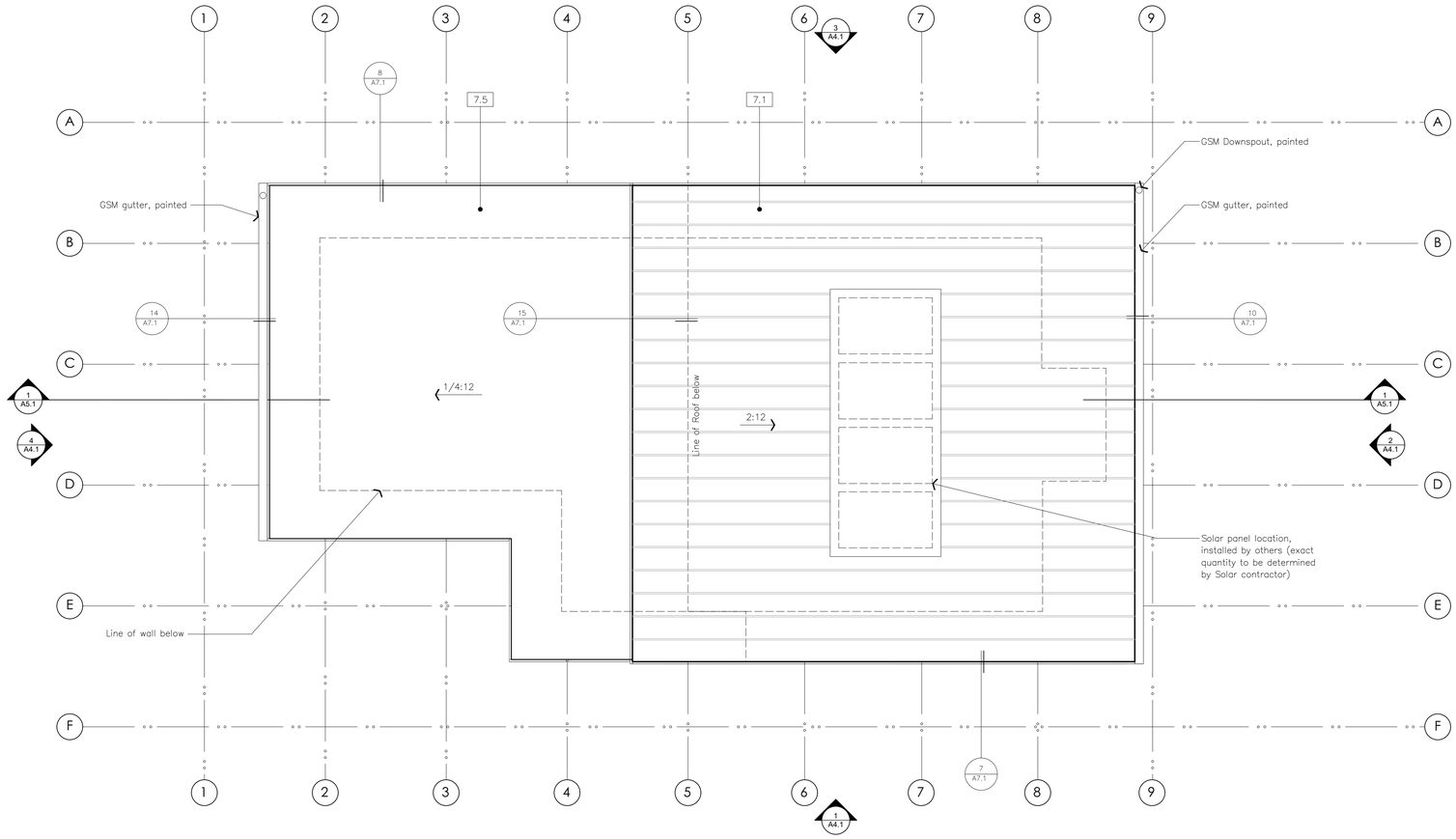
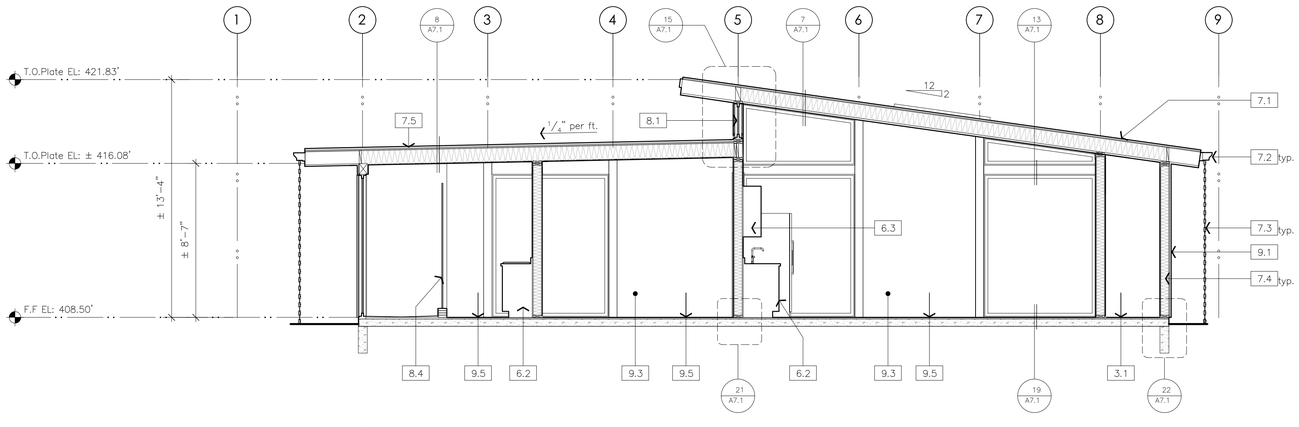


1 Roof Plan - Proposed ADU

1/4" = 1'-0"



2 Section

1/4" = 1'-0"

Roof Plan Notes

All roof materials shall all be part of a specified roofing system as defined by the system manufacturer specified. All materials shall be from a single source and shall be assembled and integrated as specified, by the manufacturer. In no case materials be subsituted which are not listed in specified manufactureer information.

Provide positive drainage for all roof surfaces. Provisions shall be tested by application of water at all areas.

Roof shall be installed per roof manufacturer's standard such that all warranties are maintained. Contractor shall note any conflicts between manufacturer's instructions and requirements of these drawings.

Roofing substrate, base sheets and any installed components shall be full protected from the subsequent construction activities until completion of project. Contractor shall provide temporary protection for all roof components where subsequent work may occur.

Contractor shall protect all roof components from exposure to sunlight where such sun exposure may damage materials. Instalation of felts or base sheets shall be covered immediately by either subsequent roof layers or protective materials to avoid exposure to sun or general drying of materials.

Contractor shall fully seal all roof penetrations per roof manufactureers specifications. Provide flashing, counter flashing, coping and reglets as necessary to ensure a positive drainage across all surfaces.

Provide gutters, rainwatter leaders and down spouts. Integrated gutters shall be constructed in simmilar fashion.

Gutters shall be fully soldered and shall be fabricated in minimum of 20' lengths, or single piece lengths if less than 20', to reduce the number of joints.

Roofs shall comply with the requirements of section R337.5 and R902 including:

- R337.5.2 Roof coverings: Where the roof profile allows a space in between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of minimum 72 pound mineral–surfaced non perforated cap sheet complying with ASTM D 3909 installed over the combustible decking. R337.5.3

- R337.5.4 Roof gutters: Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

Roof shall have a roofing assembly installed in accordance with its listing and the manufactureers installation instructions.

Key Notes

Mark	Description
	Division 1: General
1.0	Allign as indicated
	Division 2: Site Work
2.1	Existing finished grade
2.2	New finished grade
	Division 3: Concrete
3.1	New concrete slab w/ tile finish, match main residence
3.2	New concrete stairs w/ tile finish, match main residence
	Division 5: Metals
5.1	Aluminum handrails, painted
	Division 6: Wood, Plastics
6.1	2x Wood Fascia
6.2	Wood Cabinets
6.3	Line of Upper Cabinets
6.6	6x6 Post w/ 1x cladding
6.24	2x Stud frame wall
	Division 7: Thermal and Moisture Protection
7.1	Standing Meatal Seam Roof
7.2	GSM Gutter
7.3	Downspout Chain anchored at bottom in planting area
7.4	Insulation, ref. energy calculations
7.5	Single Ply membrane roof w/ metal edge flashing
	Division 8: Doors / Windows
8.1	Aluminum Clad Windows
8.2	Aluminum Clad Wood Doors
8.3	Aluminum Clad Patio Doors
8.4	Shower Glass / Door
	Division 9: Finishes
9.1	Wood siding stained or alternative, typ.
9.2	Tile wall base w/ "Schluter" trim
9.3	5/8" Gyp. Brd. Type 'X'
9.5	Tile over setting bed
	Division 11: Appliances
11.1	Range / Cooktop & Vent hood
11.2	Full Refrigerator
	Division 12: Furnishings
12.1	Stone counter tops and backsplash
12.2	Exterior Weatherproof cabinets
	Division 15: Mechanical / Plumbing
15.1	Plumbing / Mechanical equipment or fixture
	Division 16: Electrical
16.1	New light–max. 40w equiv. downcast

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707 343 1305

LICENSED ARCHITECT RICHARD M. TERRONES NO. C-26125 REN. 08/31/25 STATE OF CALIFORNIA

New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Roof Plan
Section

A3.1

2314

Key Notes

Mark	Description	Mark	Description
	Division 1: General		Division 8: Doors / Windows
1.0	Allign as indicated	8.1	Aluminum Clad Windows
		8.2	Aluminum Clad Wood Doors
	Division 2: Site Work	8.3	Aluminum Clad Patio Doors
2.1	Existing finished grade	8.4	Shower Glass / Door
2.2	New finished grade		
			Division 9: Finishes
	Division 3: Concrete	9.1	Wood siding stained or alternative, typ.
3.1	New concrete slab w/ tile finish, match main residence	9.2	Tile wall base w/ "Schluter" trim
3.2	New concrete stairs w/ tile finish, match main residence	9.3	5/8" Gyp. Brd. Type 'X'
		9.5	Tile over setting bed
	Division 5: Metals		
5.1	Aluminum handrails, painted		Division 11: Appliances
		11.1	Range / Cooktop & Vent hood
	Division 6: Wood, Plastics	11.2	Full Refrigerator
6.1	2x Wood Fascia		
6.2	Wood Cabinets		Division 12: Furnishings
6.3	Line of Upper Cabinets	12.1	Stone counter tops and backsplash
6.6	6x6 Post w/ 1x cladding	12.2	Exterior Weatherproof cabinets
6.24	2x Stud frame wall		
			Division 15: Mechanical / Plumbing
	Division 7: Thermal and Moisture Protection	15.1	Plumbing / Mechanical equipment or fixture
7.1	Standing Meatal Seam Roof		
7.2	GSM Gutter		Division 16: Electrical
7.3	Downspout Chain anchored at bottom in planting area	16.1	New light—max. 40w equiv. downcast
7.4	Insulation, ref. energy calculations		
7.5	Single Ply membrane roof w/ metal edge flashing		

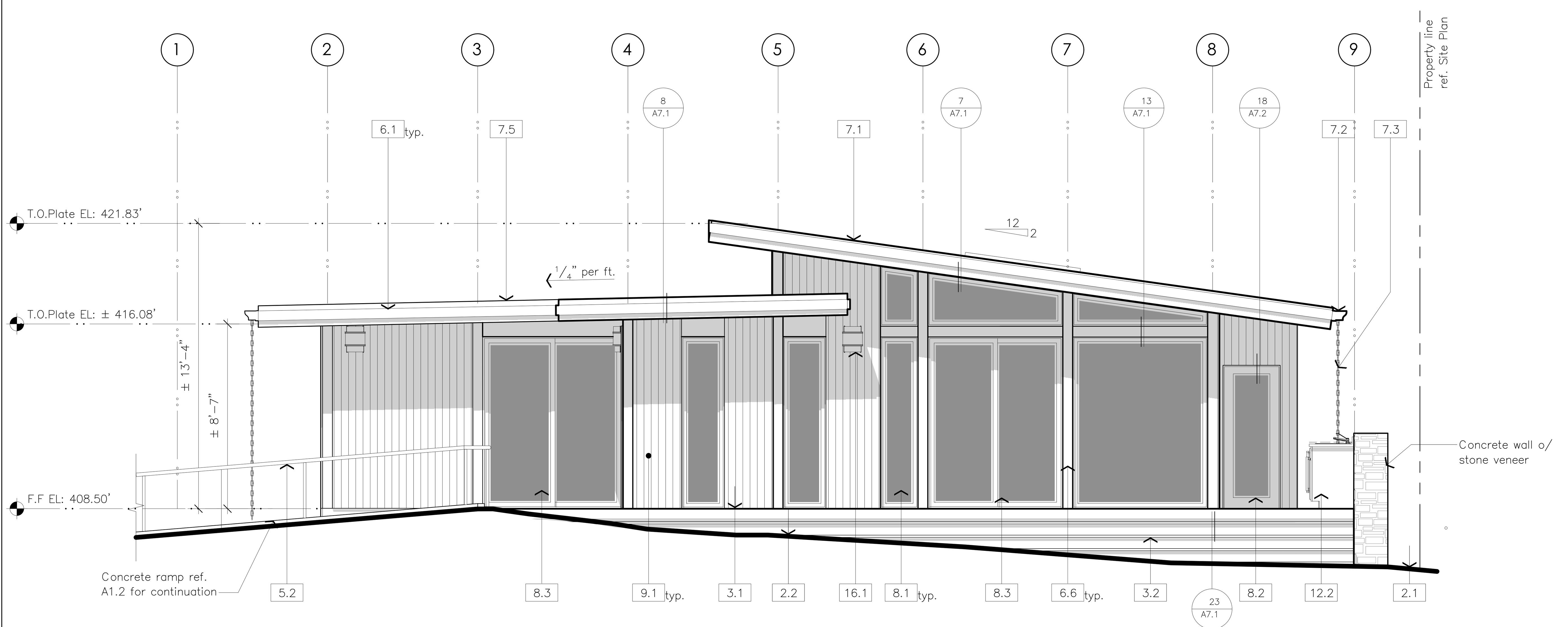
Exterior Elevation Notes

Refer floor plans for additional detail references.
Refer roof plans for roof detail callouts.
Refer site plan drawings for grading, drainage.
Coordinate location of all items shown on these elevations via the floor plans to ensure proper alignments. Many items are not dimensioned but occur in explicit relationship to other items (such as alignment of centerlines or grid lines.)
The contractor shall become fully familiar with the overall plans to ensure that items shown on the exterior elevations can occur where intended.
Coordination may require early consideration of exterior elements long before work on the exterior portions of the building occurs. Removal or repair of any items not properly coordinated shall be performed at no expense to the Owner.
Coordinate locations of all light fixtures, electrical equipment, plumbing equipment not shown on these elevations.
All pre—manufactured equipment may vary from these elevations based on changes in product design or manufacturing. Should such variations occur the Contractor shall notify the Architect within a reasonable time to allow for a timely resolution.
All exterior surfaces shall be cleaned and painted.

Maintenance Notes: Exterior finishes shall be cleaned and/or replaced regularly by Owner. Paint shall not be allowed to crack, peel or otherwise fail in any way without immediate replacement.
Windows shall be cleaned and maintained by Owner per mfr.'s recommendations.
Insect debris (spider webs, etc.) shall be removed regularly.
Landscape irrigation shall not be allowed to spray on any portion of structure.

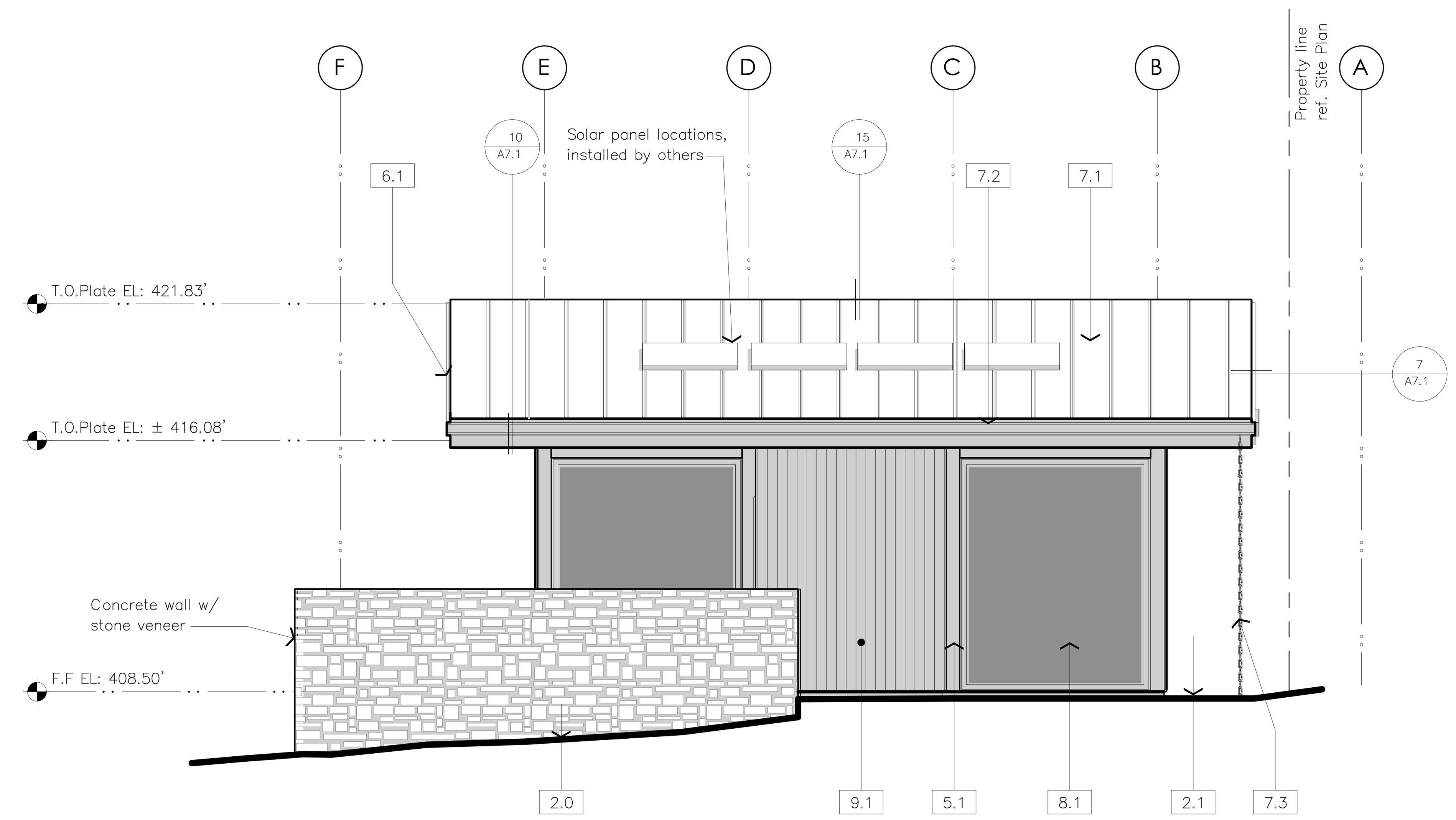
Downspouts and splash blocks shall be adjusted so that no water splashes onto structure.
Slope all finish grades away from structure at 2% for min. 18" to swale.

Proposed lighting to meet code section 18.16.030 410.10(G). The cone of the light and or/glare from the lighting element is kept entirely on the property or below the top of any fence, edge or wall. All exterior lightings outlets and fixtures shall not be located more than nine (9) feet above adjacent grade or required landing, walls or portions of walls shall not be floodlit; only shielded light fixtures which focus light downward shall be allowed, except for illuminated street numbers required by the fire department.



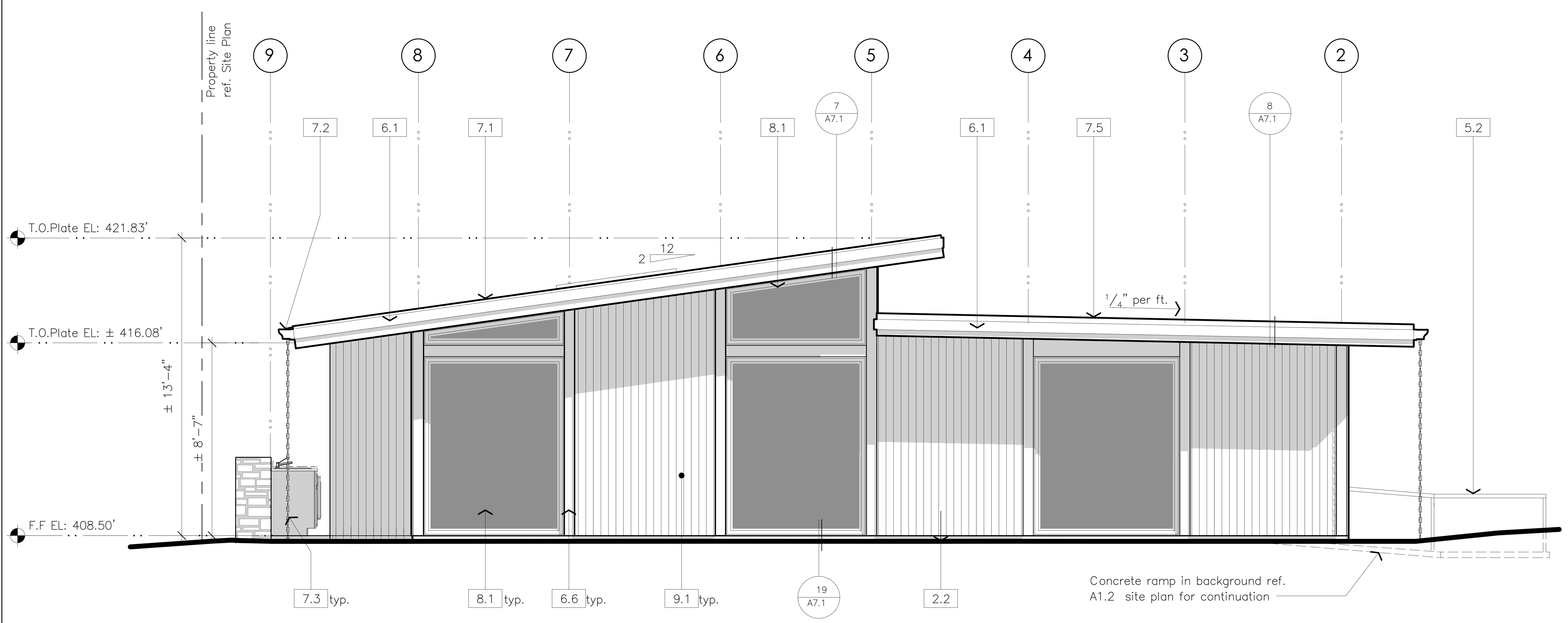
1 Exterior Elevation - Front

1/4" = 1'-0"



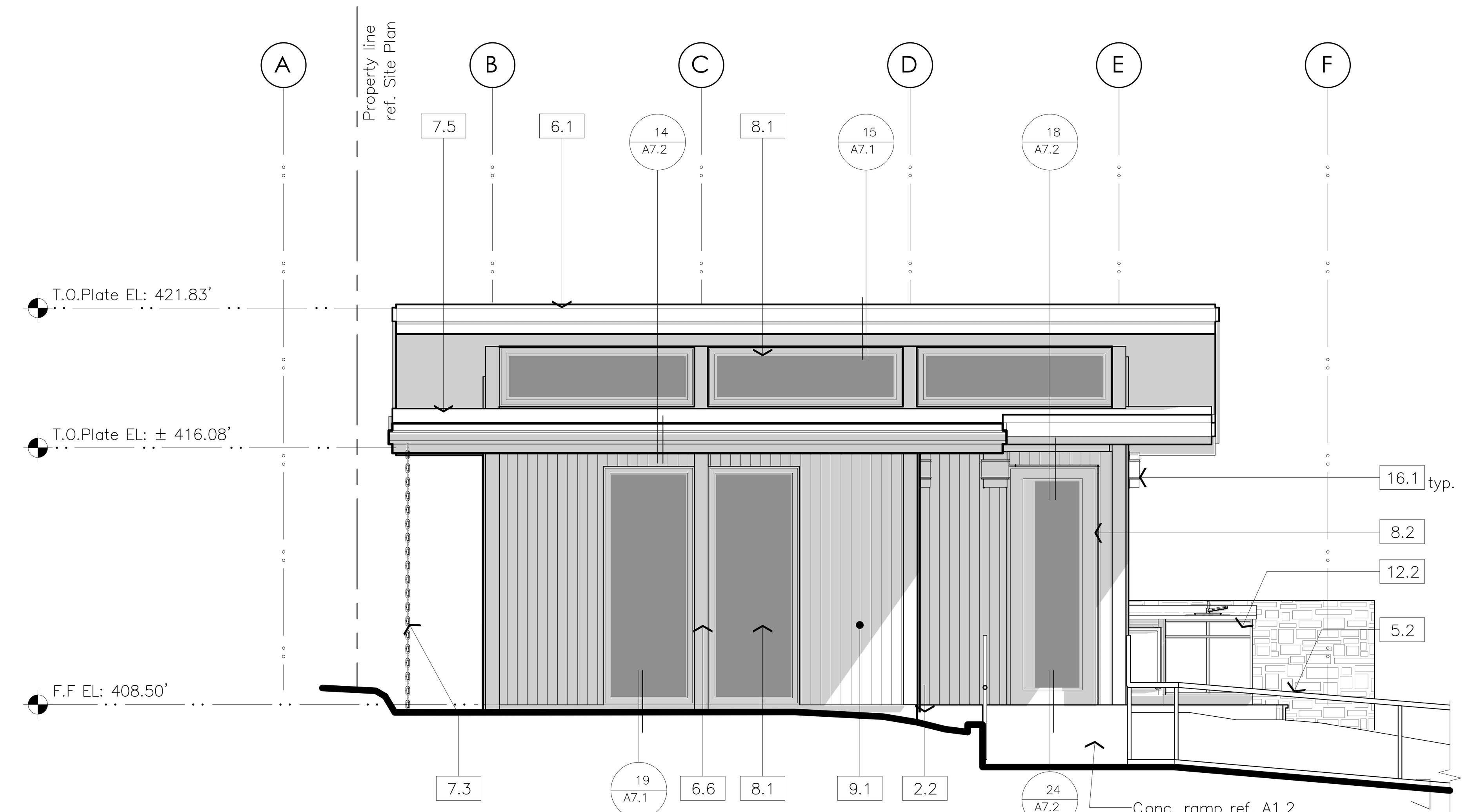
2 Exterior Elevation - Right

1/4" = 1'-0"



3 Exterior Elevation - Rear

1/4" = 1'-0"



4 Exterior Elevation - Left

1/4" = 1'-0"

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LICENSED ARCHITECT
RICARDO M. TERRONES
NO. C 24686
REN. 10/25
STATE OF CALIFORNIA

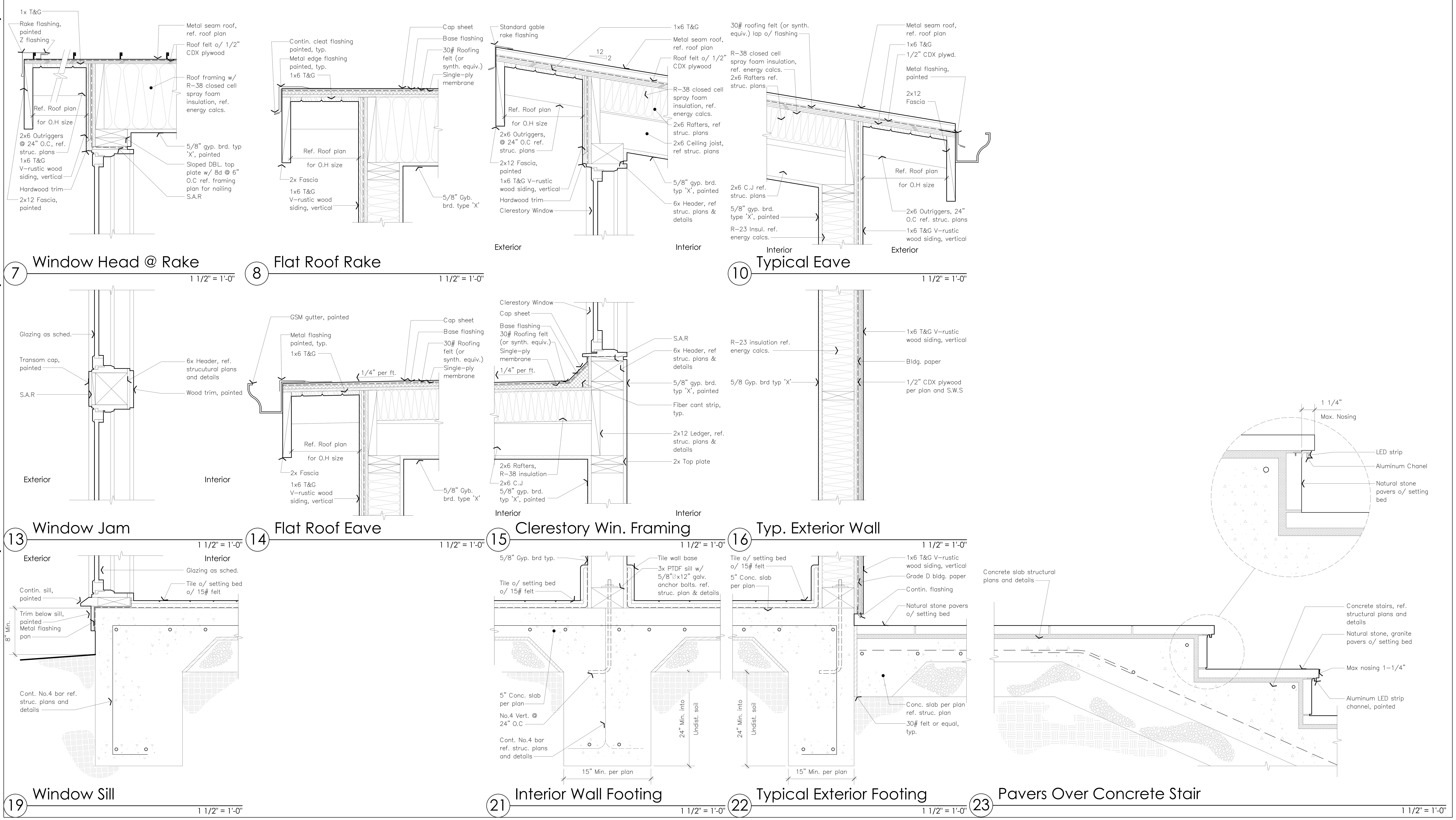
New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Exterior Elevations

A4.1

2314



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LICENSED ARCHITECT RICHARD M. TERRONES NO. C 24808 REN. 10/25 STATE OF CALIFORNIA

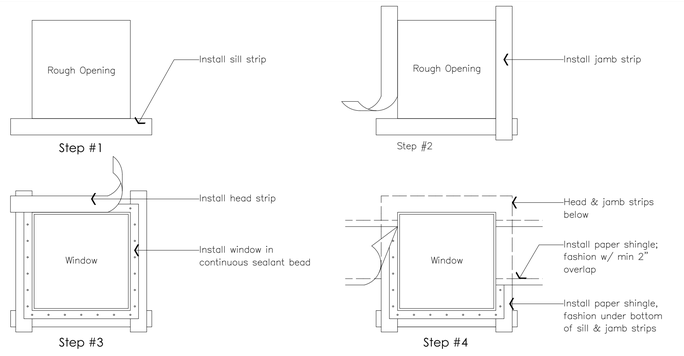
New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Details

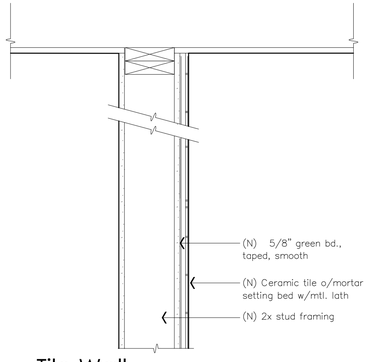
A7.1

2314



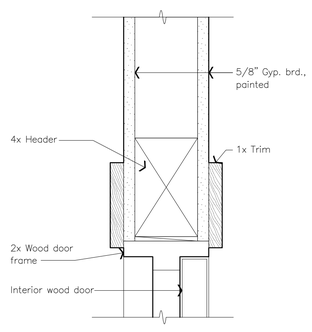
5 Typical Window Flashing

N.T.S



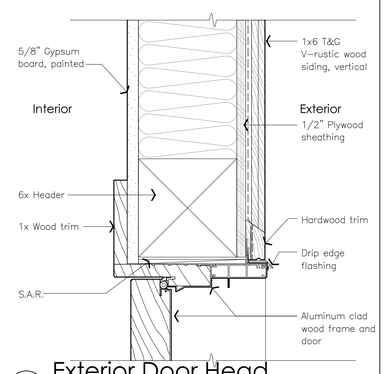
16 Tile Wall

1 1/2" = 1'-0"



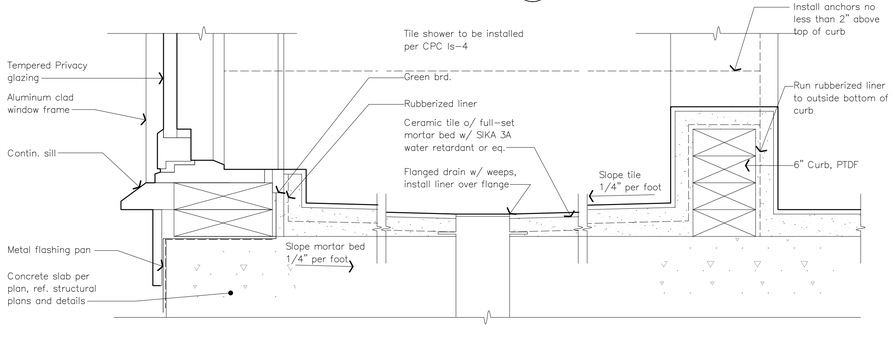
17 Interior Door head

3" = 1'-0"



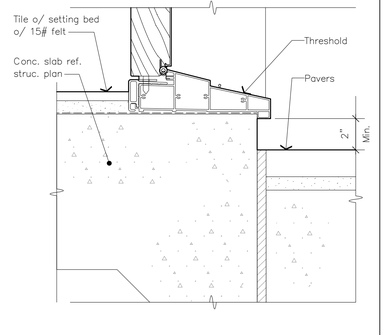
18 Exterior Door Head

3" = 1'-0"



21 Typ. Shower Pan

3" = 1'-0"



24 Exterior Door Threshold

3" = 1'-0"

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LICENSED ARCHITECT RICARDO M. TERRONES No. C-31695 REN. 08/31/25 STATE OF CALIFORNIA

New ADU
Colson Residence

1507 Viscaino Road
Pebble Beach, CA 93953

APN #008-212-019

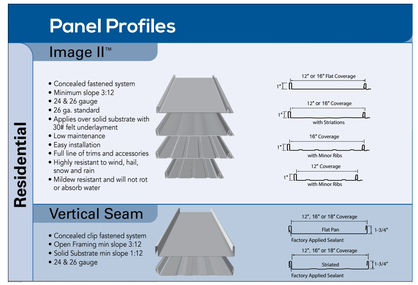
Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Details

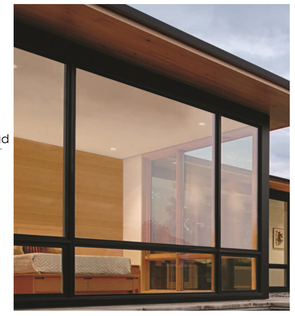
A7.2

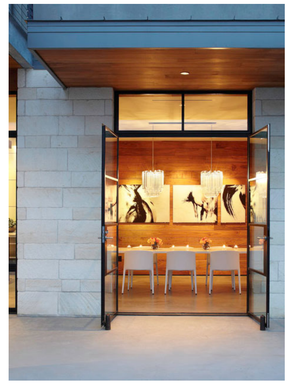
2314

Roofing: Standing Metal Seam
MS Metal Sale, "Matte Black"



Window/Doors: Aluminum Clad
Marvin Ultimate, "Ebony"

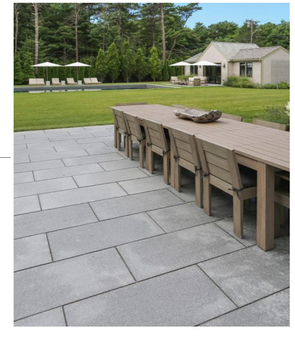




Stone Wall Material Sample
Limestone, natural

Wood Siding: Cypress, stained
Existing Residence

Patio Pavers Sample
Granite, natural



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New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Schematic Design Mtg. 01: 05/19/2023
Planning Submittal 01: 02/13/2024

Material Samples

A8.1

2314

Existing Stone Veneer

Existing Patio / Wood Siding

Existing Driveway / Garage

Existing Side Patio

Existing Side Patio

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LICENSED ARCHITECT
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No. C-31295
REN. 12/25
STATE OF CALIFORNIA

New ADU
Colson Residence

1507 Viscaino Road
Pebble Beach, CA 93953

APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Existing Residence Photos

A8.2

LEGEND

AC	ASPHALT CONCRETE
BC	BEGIN CURVE
BLDG COR	BUILDING CORNER
C/CONC	CONCRETE
CB	CATCH BASIN
EC	EDGE OF CONCRETE
EL	ELECTRIC
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FNC	FENCE
G	GROUND
GB	GRADE BREAK
HDBD	HEADERBOARD
INV	INVERT ELEVATION
LS	LANDSCAPING
ETW	EDGE OF TRAVELWAY
POC	POINT ON CURVE
RTWL	RETAINING WALL
WD	WOOD
FEN	FENCE
VOL.	VOLUME
C&T	[OF] CITIES & TOWNS
AC.	ACRE[S]
O.R.	[OF] OFFICIAL RECORDS
ELB	ELECTRICAL BOX

LOT LINE
CENTER LINE
ADJOINER LOT LINE
GRADE BREAK
FLOW LINE
FENCE LINE
BUILDING LINE

CB CATCH BASIN
ELB ELECTRICAL BOX
20" / 30' TREE WITH TRUNK DIAMETER AND DRIP LINE RADIUS
SURVEY CONTROL POINT

×100.00 G SPOT ELEVATION WITH DESCRIPTION
100 INDEX ELEVATION CONTOUR
99 INTERMEDIATE ELEVATION CONTOUR

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

N
W E
S

SURVEY NOTE: THIS TOPOGRAPHIC SURVEY WAS COMPILED FROM TOPOGRAPHIC AND BOUNDARY WORK PERFORMED IN SEPTEMBER 2023. ANY CHANGES OR IMPROVEMENTS MADE TO THE SITE AFTER SEPTEMBER 2023 MAY NOT BE SHOWN ON THIS TOPOGRAPHIC SURVEY.

BOUNDARY NOTE: THE BOUNDARY SHOWN ON THIS MAP IS BASED ON RECORD INFORMATION DERIVED FROM THE RECORDED MAPS IN THE VICINITY OF THE SITE AND BOUNDARY EVIDENCE FOUND IN THE FIELD. AS OF SEPTEMBER 26, 2023, THE CLIENT HAS NOT PROVIDED A PRELIMINARY [TITLE] REPORT OR DEED. THIS IS NOT A RESOLVED BOUNDARY.

BASIS OF BEARINGS: THE BEARING OF S39°45'E SHOWN AS THE CENTER LINE OF DEER PATH ON THE MAP OF TRACT NO. 463 RECORDED IN BOOK 8 OF CITIES & TOWNS AT PAGE 21 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS TOPOGRAPHIC SURVEY.

BENCHMARK: DETERMINED WITH GPS DATA NAVD88 DATUM

CONTOUR INTERVAL: 1 FOOT

"LOT 3 1.013 AC." IN BLOCK NO. 2 AS SHOWN ON 8C&T21

"LOT 4 1.023 AC." IN BLOCK NO. 2 AS SHOWN ON 8C&T21

"LOT 5 1.031 AC." IN BLOCK NO. 2 AS SHOWN ON 8C&T21

"VOL. 2154, O.R. PAGE 72" AS SHOWN ON 8C&T21

"VOL. 2122, O.R. PAGE 69" AS SHOWN ON 8C&T21

S48°00'E 300.00'

99.92'

N48°00'W 719.44'

N48°00'W 300.00'

N42°00'E 175.00'

100.09'

VISCAINO ROAD

20'

20'

CB RIM=404.41
INV=403.09

72" STUMP

24" 16'

24" 30'

24" 18'

17" 12'

26" 30'

24" 20'

18" 15'

19" 18'

20" 15'

16" 10'

8" 7'

8" 8'

10" 10'

5" 6'

6" 6'

4" 2'

11" 10'

CONC RTWL

GARAGE

BLDG COR

RTWL

RTWL END

EC

FL

LS

ETW

PATH

GRAVEL

CONC

DIRT

CREEK

BRIDGE

ELB

PUMP

ROCK

HDBD

WD FEN

WD FEN END

WR FEN END

BALLWASH

PUTTING GREEN

6" HIGH

392.04

394.16

393.52

394.92

395.42

395.99

VICINITY MAP

LICENSED LAND SURVEYOR
FRANK M. ROSENBLUM
Exp. 12-31-24
No. 6395
STATE OF CALIFORNIA

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DESC.	REVISIONS	DATE

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors
1030 Orchard Road, Suite #114, San Jose, CA 95133
(408) 453-1222
www.sandlr.com

COLSON RESIDENCE
1507 VISCAINO ROAD
PEBBLE BEACH CALIFORNIA

PRELIMINARY
TOPOGRAPHIC SURVEY

Date	10-05-23
Scale	1"=10'
Drawn:	DT
Checked:	FR
Job	J23064
Sheet	1

STRUCTURAL SPECIFICATIONS

GENERAL

- These notes are general and apply to the entire project except where there are specific indications to the contrary. Construction shall meet the requirements of the latest edition of the 2022 California Building Code. The above shall govern except where other applicable codes or the following notes are more restrictive.
- Structures have been designed for operational loads on completed structures. During construction, structures and parts of the structures shall be protected and/or supported by bracing and shoring wherever excessive loading may occur.
- The contractor alone is responsible for job site safety. Site review of the construction by the Architect and/or Engineer, if any, is to determine conformance with the plans and specifications. It does not encompass safety procedures or operations.
- It is the responsibility of the Contractor and Subcontractor to notify the Owner and the Architect and/or Engineer of any conditions to be found in the field to be different from those shown on the plans, or of errors or omissions on the plans, which might affect the completion of the project.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings. Work details dimensions form the controlling surface points and actual material dimensions.
- Larger scale details take precedence over smaller scale details.
- Verify type and size of metal work against appropriate member size before ordering hardware.
- Hardware notes is Simpson "Strong Tie". Hardware of similar construction and equal ICC values is acceptable.
- For hardware use the maximum size bolts and nails specified in manufacturer's catalog. Nail all holes. Use special short-length nails supplied by manufacturer where common nails will exceed the width of the framing member.
- In case of conflict between structural and architectural plans, details, and/or specifications, the more restrictive condition shall apply and notify applicable parties.

CONCRETE

- All concrete work shall conform to the requirements of the latest edition of the ACI building Code (ACI-318) and the California Building Code (CBC). Detailing, fabrication, and erection of reinforcing bars shall be in accordance with the latest edition of the Manual of Standard Practices (ACI-315).
- Aggregate for the concrete mix shall conform to ASTM-C33. Cement shall conform to ASTM-C150, Type I or II.
- Concrete shall have an ultimate compressive strength of 3000 psi (28 day strength) with a 4" slump (tolerance 1").
- Water to maximum cement ratio shall be .45.
- Reinforcing steel shall be deformed bars (ASTM A615) Grade 40, except that No. 4 or larger bars shall be Grade 60. Welded wire fabric shall be per ASTM 185. Reinforcing steel in grade beams shall be securely fastened in place horizontally and vertically prior to pouring.
- Lap bars 48 diameters at splices. Hook bars 24 diameters at corners.
- Bend down top bars at ends of grade beams, such as at garage doors.
- Provide a minimum of two anchor bolts per sill piece, with one within 12" of each end.
- Concrete floor shall be screeded, wood floated and then given a steel trowel finish.
- Provide foundation vents equal in area to 1/150 of underfloor area. Locate vents on opposing sides where possible

WOOD

- Unless otherwise noted, framing lumber shall be graded as follows:
  Framing lumber (rafters, joists, purlins, etc.): DF No.2
  Beams headers and post: DF. No.1
  Hips, Valleys, Ridge bd, Ledgers: DF. No.1
  Studs: Stud grade
  Foundation sills: Pressure-treated (DF.)
  Exposed decking: California Redwood No.1
- Moisture content of all structural lumber shall be less than 19 percent.
- All Plywood shall be CDX OR OSB U.O.N. Minimum thickness shall be ½" on roof, ¾" T & G on floor and ½" on walls (where noted). Use panel clips at unsupported edges of built-up roofs. Minimum span of plywood sheathing in each direction shall not be less than 24".
- Glu-lam beams shall be Grade 24F-V4, standard camber (AITC-103) U.O.N. Provide compliance certificate to building Department. Glu-lam beams shall have metal hardware connections to posts (BC post cap minimum).
- Microlam (LVL) floor joist or beam shall have grade 2.0 DF/LP/WH 6 Fb=2600 psi, Fv=285 psi, MOE=2.0x10^6 psi, ICC ESR-1387
- Parallam (PSL) beam shall have grade 2.2 DF/SP/WH/YP OR YP/RM 6 Fb=2900 psi, Fv=290 psi, MOE=2.2x10^6 psi, ICC ESR-1387

FRAMING

- All framing shall conform to chapter 23 of the 2022 California Building Code. Nailing shall be per CBC Table 2304.10.2. All nails and hardware exposed to the weather shall be galvanized. Nails shall be common wire nails U.O.N.
- All bolts for wood connections shall be conform to ASTM A307 with heavy hex heads. Malleable iron washer shall be used at all places where the bolt head or nut would otherwise bear or be in contact with the wood surface. Bolt holes in wood members shall not be drilled more than 1/8" larger than the bolt diameter.
- Balloon frame all walls with sloping ceilings or with raised ceilings. Maximum stud height for 2x4 stud is 10'-0" and for 2x6 stud 14'-0". Provide fire blocking such that maximum concealed space is 10'-0".
- Block under all perpendicular partitions. Double joists (min.) under all parallel partitions.
- Bolt multiple joists together with 1/2" machine bolts at 24" o.c. Alternate bolts between the upper 1/4 and lower 1/4 of the joist depth. Nail double joists with 16d nails at 12" o.c. (similar pattern). Nail double or multiple studs with 16d at 12" o.c. (similar pattern).
- Provide lateral support at ends of joist and rafters by blocking, rim joists or hangers. Block between joists and rafters over all supports.
- All wood members in contact with concrete or masonry foundation surface shall be pressure treated with a preservative.
- Solid sawn members in floors shall be placed with crowns and any major knots upward.
- Posts shall be continuous from beam or header to floor or sill below. Provide at least a double stud at all bearing points under beams.
- All headers 4x12 U.O.N.
- Lap top plates 48". Nail with 16d nails.
- Maximum allowable notch is 7/8" in 2x4 studs and 1-3/8" in 2x6 studs. Maximum allowable bared hole is 1-3/8" in 2x4 studs and 2-1/8" in 2x6 studs with at lease 5/8" clear to the edge of the stud.
- Use 1x6 collar ties at 48" o.c. wherever possible. Collar ties shall be placed as low as feasible.
- Provide A35 anchor from rafter to top plate at 48" o.c. U.O.N.
- Unless otherwise noted, stagger all plywood joints in floor and roof sheathing and lay face grain perpendicular to supports. Minimum nailing for roof sheathing shall be 8d common at 6" along support edges and 12" field. Nail perimeter of diaphragm with 8d common at 4" o.c. Minimum nailing for floor sheathing shall be 10d common at 6" o.c. along supported edges and 10" field. Nail perimeter of diaphragm with 10d common at 4" o.c.
- Vertical plywood sheathing shall be blocked at all edges and shall be extended from top plate to sill of wall. Where possible, butt vertical sheathing on floor joists or blocking, leaving 3/8" gap for shrinkage. Vertical sheathing shall continue to the foundation sill if required on first floor walls. Minimum nailing is 8d at 6" edges and 12" field.
- Where plywood shear walls are interrupted by floor, provide adequate shear transfer from sole plate to blocking or joist below and from the blocking to the top plate of a wall continuation below, if any, by providing 16d common nails at the same spacing as the shear wall edge nailing U.O.N. Add 2x nailers or metal anchors as necessary.

FRAMING (CONTINUED)

- Minimum gypsum board nailing is 5d Parkerhead nail (6d for 5/8" board) at 7" o.c. edges and field.
- Holdowns are attached to 4x studs at the ends of shear walls and extend to either 4x studs or framing below or to the foundation bolts (see detail for size). Nail all double studs at holdowns together with 16d nails at 8" o.c. Where cripple walls occurs below the lower floor, install an MST172 strap holdown from the shear wall to a 4x cripple stud and a foundation holdown from the 4x cripple stud to the foundation, or bolt directly to the foundation bolt using threaded rod. The contractor shall carefully review holdown bolt embedment requirements in the Simpson Strong-Tie catalog.
- Where solid sawn wood members are framed into glu-lam members in floors, the tops of these members shall be held 3/8" above glu-lams.
- Cantilever deck joists shall be notched with hand tools to avoid overcutting.
- Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in he filed in accordance w/ AWPA MUI
- Fasteners for pressure-preservative treated and fire-retardant treated wood shall be of hot-dipped zinc coated galvanized, stainless steel, silicon bronze or copper. CBC 2304.10

STRUCTURAL STEEL

- Detailing, fabrication, and erection of structural steel shall conform to the specification and standards of the latest edition of the AISC Manual of Steel Construction.
- All structural steel plates, shapes and bars shall conform to ASTM A36.
- Steel shall be free of all scale, rust or other contaminants that would impair the bonding of the concrete to the steel.
- All structural HSS tube steel shall be A500 Grade "B". Steel bolts shall be A307.
- All steel members shall have a minimum of 2 coats of red primer, finish coat if required by owner.
- Special inspection required for all field & shop welds.

SOILS

- Slope finish exterior surface away from foundation.

PROJECT SEISMIC DESIGN DATA

A. SEISMIC IMPORTANCE FACTOR, I = 1.0 AND RISK CATEGORY = II
B. MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss = 1.279g AND S_1 = 0.483g
C. SITE CLASS = C
D. SPECTRAL RESPONSE COEFFICIENTS, S_{DS} = 1.023g AND S_{D1} = 0.483g
E. SEISMIC DESIGN CATEGORY = D
F. BASIC SEISMIC-FORCE-RESISTING SYSTEM(S) = WOOD PANEL SHEAR WALL
G. SEISMIC RESPONSE COEFFICIENTS(S) Cs = 0.157
H. RESPONSE MODIFICATION FACTOR(S) R = 6.5
I. ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE

1

PROJECT WIND DESIGN DATA

A. BASIC WIND SPEED (3-SECOND GUST) MILES PER HOUR = 92
B. WIND IMPORTANCE FACTOR, I =1.0 AND OCCUPANCY CATEGORY = II
C. WIND EXPOSURE = C
D. INTERNAL PRESSSURE COEFFICIENT, GC_{pi} = 0.18
E. DESIGN WIND PRESSURE = 8.07 PSF 00 TO 15 FEET
8.57 PSF 15 TO 20 FEET
8.98 PSF 20 TO 25 FEET

PROJECT FLOOR AND ROOF LIVE LOADS

A. FLOOR LIVE LOAD = 40 PSF
B. ROOF LIVE LOAD = 20 PSF
C. BALCONY/DECK LIVE LOAD = 60 PSF

PROJECT GEOTECHNICAL DESIGN DATA

A. A. GEOTECHNICAL REPORT : CORNERSTONE EARTH GROUP (PROJECT NO.1531-1-1)
DATE SEPTEMBER 24,2024. PH# (408)-245-4600/(925)-988-9500
B. SOIL BEARING PRESSURE 3000 PSF (DEAD LOAD + LIVE LOAD)
C. SKIN FRICTION : NOT APPLICABLE

1

SPECIAL INSPECTION REQUIRED FOR

1. Installation of retrofit anchors for Simpson holdowns with Simpson "SET-3G" epoxy. (EOR or City Approved 3rd Party Inspector)
2. Simpson Strong Wall Installation (EOR or City Approved 3rd Party Inspector)
3. Placement of Foundation Reinforcing Steel (EOR or City Approved 3rd Party Inspector)
4. Shop and Field Bolting of Steel Members (EOR or City Approved 3rd Party Inspector)
5. Foundation Excavation (Geotechnical Engineer of Record)

1

CBC TABLE 2304.10.2 FASTENING SCHEDULE

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[g]	SPACING AND LOCATION
	ROOF		
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4 - 8d box (2 ½" × 0.113"); or 3 - 8d common (2 ½" × 0.131"); or 3-10d box (3" x 0.128"); or 3 - 3" x 0.131" nails; or 3 - 3" 14 gage staples, 7/16" crown	Each end, toenail
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 ½" × 0.131") 2 - 3" x 0.131" nails 2 - 3" 14 gage staples	Each end, toenail
		2-16d common (3 ½" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
	Flat blocking to truss and web filler	16d common (3 ½" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
2.	Ceiling joists to top plate	4 - 8d box (2 ½" × 0.113"); or 3-8d common (2 ½" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (See Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 ½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4.	Ceiling joists attached to parallel rafter (heel joint) (Section 2308.7.3.1 and Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6.	Rafter or roof truss to top plate (See section 2308.7.5 and Table 2308.7.5)	3-10d common (3" x 0.148"); or 3-16d box (3 ½" x 0.135");or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	2 toenails on one side and 1 toenail on opposite side of rafter or truss
7.	Roof rafters to ridge valley or hip rafters; or roof rafter to 2" ridge beam	2-16d common (3 ½" x 0.162"); or 3-16d box (3 ½" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or	End nail
		3-10d common (3" x 0.148"); or 4-16d box (3 ½" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
	WALL		
8.	Stud to Stud (not at braced wall panels)	16d common (3 ½" x 0.162");	24" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
		16d common (3 ½" x 0.162");	16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 ½" x 0.135");	12" o.c. face nail
		3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10.	Built-up header (2" to 2" header)	16d common (3 ½" x 0.162");	16" o.c. each edge, face nail
		16d box (3 ½" x 0.135");	12" o.c. each edge, face nail
11.	Continuous header to stud	4-8d common (2 ½" x 0.131); or 4-10d box (3" x 0.128"); or 5-8d box (2 ½" x 0.113")	Toenail
12.	Top plate to top plate	16d common (3 ½" x 0.162"); or	16" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common (3 ½" x 0.162"); or 12-16d box (3 ½" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 ½" x 0.162"); or	16" o.c. face nail
		16d box (3" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 ½" x 0.162"); or 3-16d box (3" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16.	Stud to top or bottom plate	3-16d common (3 ½" x 0.135"); or 4-8d common (2 ½" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-8d box (2½"x 0.128"); or 4-3" 14 gage staples, 7/16" crown	Toenail
		2-16d common (3 ½" x 0.162"); or 3-16d common (3 ½" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17.	Top plates, laps at corners and intersections	2-16d common (3 ½" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
18.	1" brace to each stud and plate	2-8d box (2 ½"x 0.113"); or 2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
19.	1" x 6" sheathing to each bearing	3-18d box (2 ½" x 0.113"); or 2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2- 1 ¼" 16 gage staples, 1" crown	Face nail
20.	1" x 8" and wider sheathing to each bearing	3-8d common (2 ½" x 0.131"); or 3-8d box (2 ½"x 0.113"); or 3-10d box (3" x 0.128"); or 2-1 ¼" 16 gage staples, 1" crown	Face nail
		Wider than 1" x 8" 3-8d common (2 ½" x 0.131"); or 4-8d box (2 ½" x 0.113"); or 3-10d box (3" x 0.128"); or 4- 1 ¼" 16 gage staples, 1" crown	

CBC TABLE 2304.10.2 FASTENING SCHEDULE

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[g]	SPACING AND LOCATION
	FLOOR		
21.	Joist to sill, top plate, or girder	4-8d common (2 ½" x 0.113"); 3-8d common (2 ½" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
22.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 ½" x 0.113")	4" o.c., toenail
		8d common (2 ½" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
23.	1" x 6" subfloor or less to each joist	3-8d common (2 ½" x 0.113"); or 2-8d common (2 ½" x 0.131"); or 3-10d box (3" x 0.128"); or 2- 1 ¼" 16 gage staples, 1" crown	Face nail
24.	2" subfloor to joist or girder	3-16d box (3" x 0.135"); or 2-16d common (3 ½" x 0.162")	Blind and Face nail
25.	2" plank (plank & beam - floor & roof)	3-16d box (3" x 0.135"); or 2-16d common (3 ½" x 0.162")	Each bearing, face nail
26.	Built up girders and beams, 2" lumber layers	20 common (4" x 0.192")	32" o.c. face nail at top and bottom staggered on opposite sides
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
27.	Ledger strip supporting joists or rafters	3-16d common (3 ½" x 0.162"); or 4-16d box (3 ½" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28.	Joist to band joist or rim joist	3-16d common (3 ½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29.	Bridging or blocking to joist, rafter or truss	2-8d common (2 ½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING[a]

			Edges (Inches)	Intermediate Supports (Inches)
30.	¾"- ½"	6d common or deformed (2" x 0.113"); or 2 ⅜" x0.113" nail (subfloor and wall)	6	12
		8d common or deformed (2½" x 0.131" x 0.281" head) (roof) OR RSRS-01 (2 ⅜" x 0.113") nail (roof)	6[e]	6[e]
		1 ¼" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
		2 ⅜" x 0.113" x 0.266" head nail (roof)	3[f]	3[f]
		1 ¼" 16 gage staple, 7/16" crown (roof)	3[f]	3[f]
31.	19/32" – ¾"	8d common (2 ½" x 0.131"); or deformed (2" x 0.113") (subfloor and wall)	6	12
		8d common or deformed (2½" x 0.131" x 02.281" head) (roof) OR RSRS-01 (2⅜" x 0.113") nail (roof)	6[e]	6[e]
		2 ⅜" x 0.113" x 0266" head nail; or 2" 16 gage staple, 7/16" crown	4	8
32.	⅞" – 1 ¼"	10d common (3" x 0.148"); or deformed (2 ½" x 0.131" x 0.281" head)	6	12
	OTHER EXTERIOR WALL SHEATHING			
33.	½" fiberboard sheathing[b]	1 ½" x 0.120", galvanized roofing nail (7/16" head diameter); or 1 ¼" 16 gage staple with 7/16" or 1" crown	3	6
34.	25/32" fiberboard sheathing[b]	1 ¾" x 0.120" galvanized roofing nail (7/16" diameter head); or 1 ½" 16 gage staple with 7/16" or 1" crown	3	6
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
35.	¾" and less	8d common (2 ½" x 0.131"); or deformed (2" x 0.113"); or deformed (2" x 0.120")	6	12
36.	⅞"-1"	8d common (2 ½" x 0.131"); or deformed (2 ½" x 0.131"); or deformed (2" x 0.120")	6	12
37.	1 ⅛"- 1 ¼"	10d common (3" x 0.148"); or deformed (2 ½" x 0.131"); or deformed (2" x 0.120")	6	12
	PANEL SIDING TO FRAMING			
38.	½" or less	6d corrosion-resistant siding (1 ½" x 0.106"); or 6d corrosion-resistant casing (2 " x 0.099")	6	12
39.	⅝"	8d corrosion-resistant siding (2 ½" x 0.128"); or 8d corrosion-resistant casing (2 ½" x 0.113")	6	12
	INTERIOR PANELING			
40.	¼"	4d casing (1 ½" x 0.080"); or 4d finish (1 ½ " x 0.072")	6	12
41.	⅜"	6d casing (2" x 0.099"); or 6d finish (2" x 0.092"); (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.
d. RSRS-01 is a Roof Sheathing Rink Shank nail meeting the specifications in ASTM F1667.
e. Tabulated fastener requirements apply where the ultimate design wind speed is less than 140mph. For wood structural panel roof sheathing attached to gable-end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Spacing exceeding 6 inches on center at intermediate supports shall be permitted where the fastening is designed per the AWC NDS.
f. Fastening is only permitted where the ultimate design wind speed is less than or equal to 110 mph.
g. Nails and staples are carbon steel meeting the specifications of ASTM F1667. Connections using nails and staples of other materials, such as stainless steel, shall be designed by acceptable engineering practice or approved under Section 104.11.

LICENSED PROFESSIONAL ENGINEER
SEAN CHENG HUANG
C 94724
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

SUNG ENGINEERING, INC.
CIVIL ENGINEERS
29300 KOHOUTEK WAY, SUITE 190
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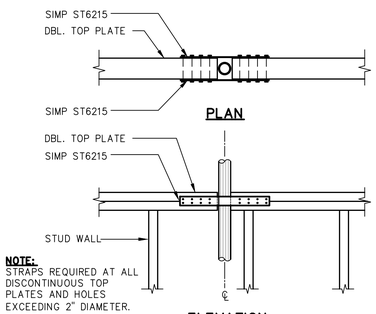
COLSON RESIDENCE
1507 VISCAINO ROAD
PEBBLE BEACH, CALIFORNIA

REVISIONS/DATE	BY
1 PLAN CHECK 2/3/2025	SC/AL

Engineer: SC/ML
Drafter: OD
Date: 5/10/2024
Scale: AS NOTED
Job No: 224090

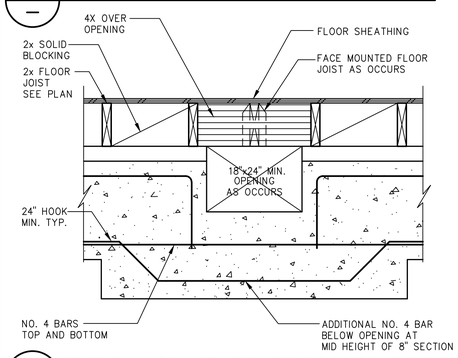
SHEET
STD1



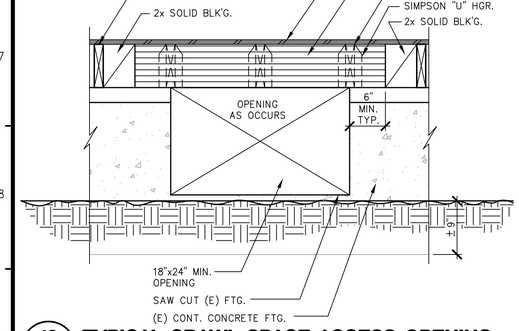
NOTE:
STRAPS REQUIRED AT ALL DISCONTINUOUS TOP PLATES AND HOLES EXCEEDING 2" DIAMETER.

ELEVATION

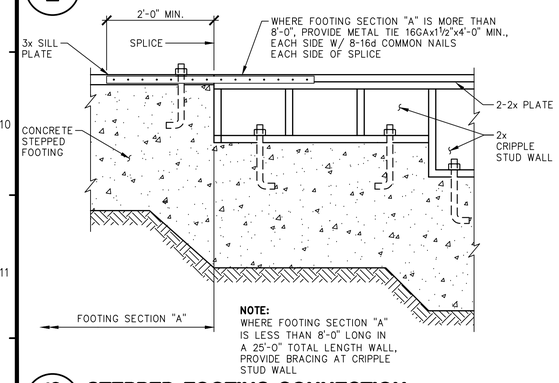
10 — TYPICAL TOP PLATE STRAPS



11 — TYPICAL CRAWL SPACE ACCESS OPENING

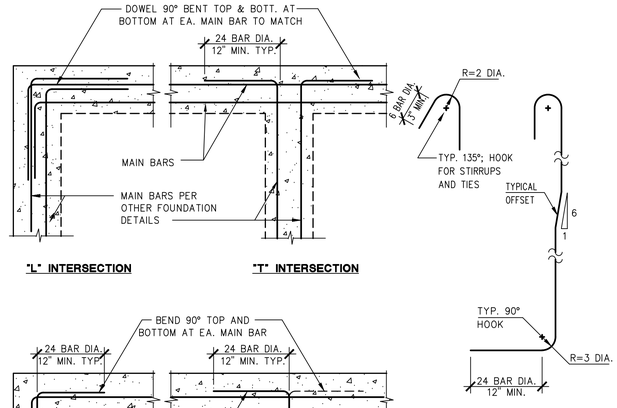


12 — TYPICAL CRAWL SPACE ACCESS OPENING



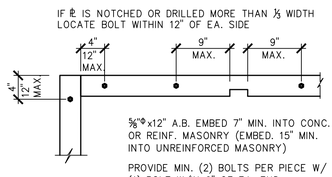
NOTE:
WHERE FOOTING SECTION "A" IS LESS THAN 8'-0" LONG IN A 25'-0" TOTAL LENGTH WALL, PROVIDE BRACING AT CRIPPLE STUD WALL

13 — STEPPED FOOTING CONNECTION



HORIZONTAL SPLICE SCHED.		
BAR SIZE	BAR DIA.	48 DIA.
#3	0.375"	1'-6"
#4	0.5"	2'-0"
#5	0.625"	2'-6"
#6	0.75"	3'-0"
#7	0.875"	3'-6"

7 — TYP. HORIZONTAL CONCRETE REINFORCEMENT



⅝"Φx12" A.B. EMBED 7" MIN. INTO CONC. OR REINF. MASONRY (EMBED. 15" MIN. INTO UNREINFORCED MASONRY)

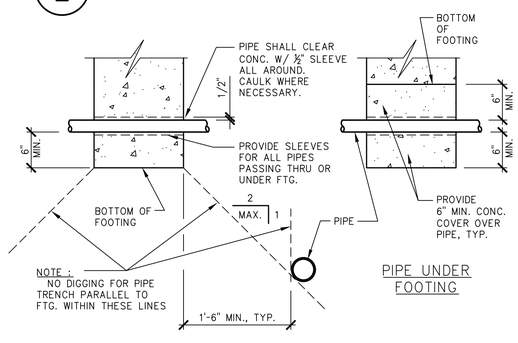
PROVIDE MIN. (2) BOLTS PER PIECE W/ (1) BOLT W/IN 9" OF EA. END.

SPACE A.B.'s AT 48" O.C. FOR ONE STORY AND 48" O.C. AT TWO STORY BUILDING AREAS.

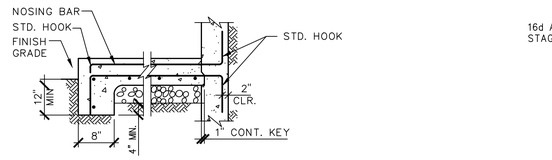
A NUT AND 3"x3"x¼" STL. PLATE WASHER ON EA. BOLT STL PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. SLOTTED HOLE WASHERS ARE ACCEPTABLE PER SECTION 4.3.6.4.3 OF THE SDPWS

MUDSILL SHALL BE 3x P.T.D.F. No. 1 (U.O.N.)

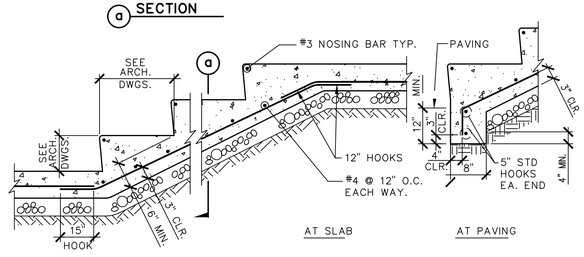
8 — SILL PLATE DETAIL



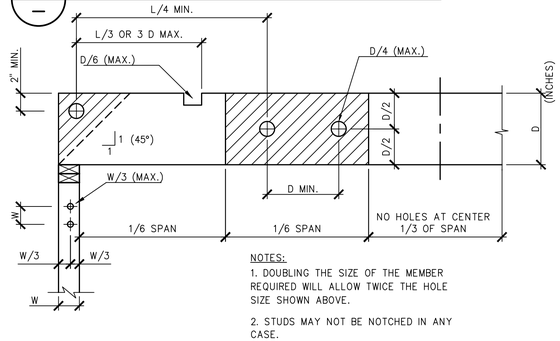
9 — PIPE THRU FTG. AND PARALLEL TO FTG.



a SECTION

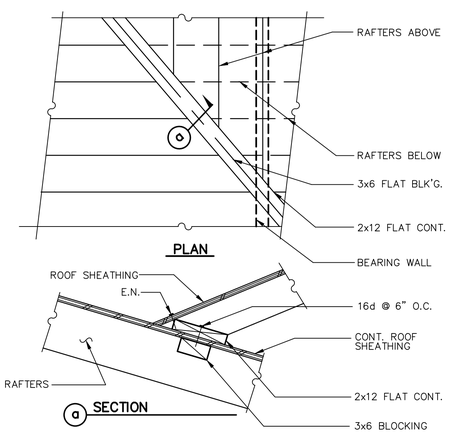


4 — SLAB ON GRADE

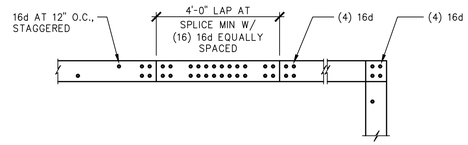


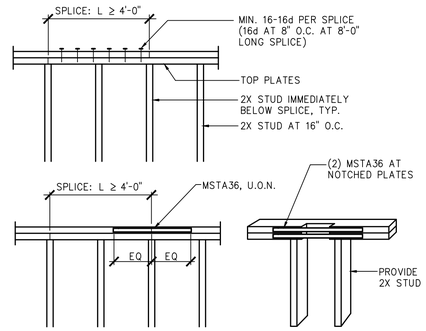
NOTES:
1. DOUBLING THE SIZE OF THE MEMBER REQUIRED WILL ALLOW TWICE THE HOLE SIZE SHOWN ABOVE.
2. STUDS MAY NOT BE NOTCHED IN ANY CASE.

5 — HOLES & NOTCHES AT JOIST & STUD

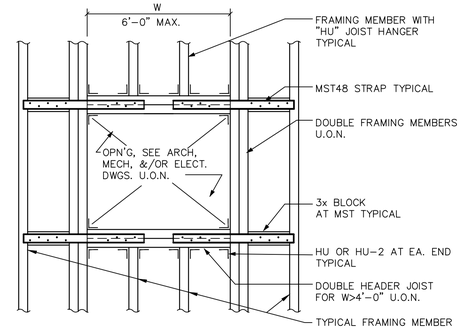


6 — TYPICAL CALIFORNIA FRAMING



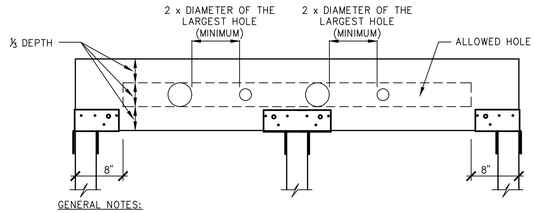


1 — TYPICAL TOP PLATE SPLICE



2 — OPENING IN FRAME AROUND HORIZ. DIAPHRAGM SEE PLAN FOR LOCATION

1.55E TIMBERSTRAND® LSL HEADERS AND BEAMS

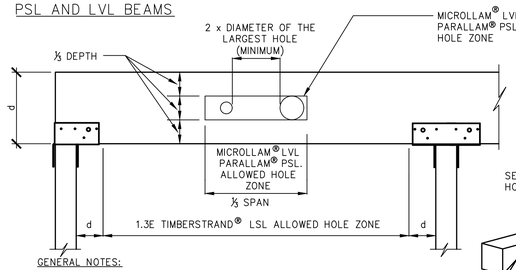


HEADER DEPTH	MAXIMUM ROUND HOLE SIZE
9¼"-9½"	3"
11¼"-11⅞"	3⅝"
14" TO 16"	4⅝"

GENERAL NOTES:
No rectangular holes
No holes in headers or beams in plank orientation

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

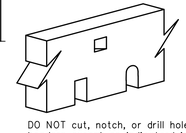
PSL AND LVL BEAMS



BEAM DEPTH	MAXIMUM ROUND HOLE SIZE
4⅜"	1"
5½"	1¾"
7¼" TO 20"	2"

SEE ILLUSTRATION FOR ALLOWED HOLE ZONE

GENERAL NOTES:
Allowed hole zone suitable for uniformly loaded headers and beams only.
No rectangular holes
No holes in cantilevers.
No holes in headers or beams in plank orientation



DO NOT cut, notch, or drill holes in headers except as indicaterd in the illustrations and tables above.

3 — ALLOWABLE HOLES

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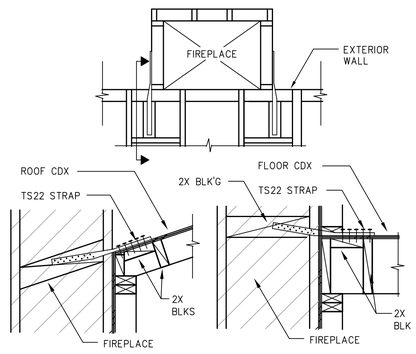
COLSON RESIDENCE
1507 VISCAINO ROAD
PEBBLE BEACH, CALIFORNIA

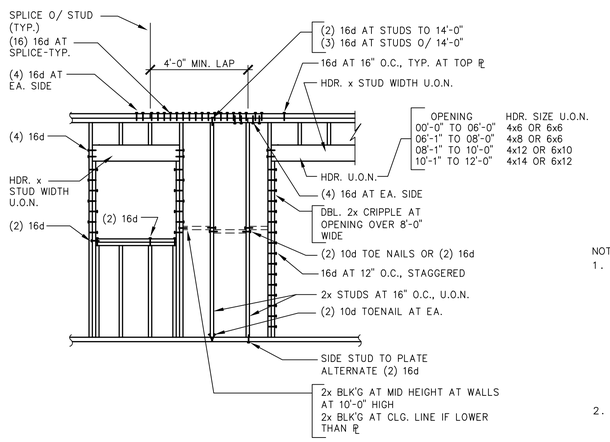
REVISIONS/DATE	BY
1 PLAN CHECK 2/3/2025	SC/AL

Engineer: SC/ML
Drafter: OD
Date: 5/10/2024
Scale: AS NOTED
Job No: 224090

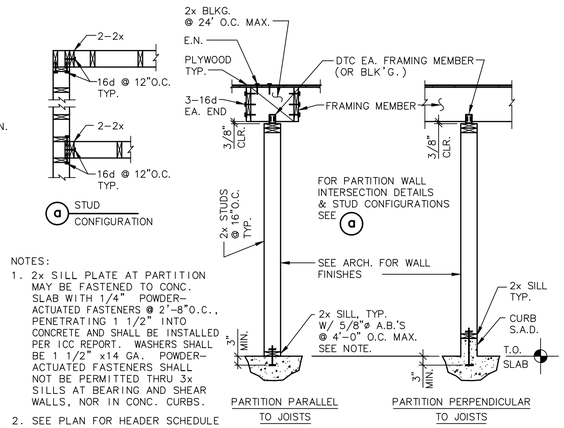
SHEET
STD2



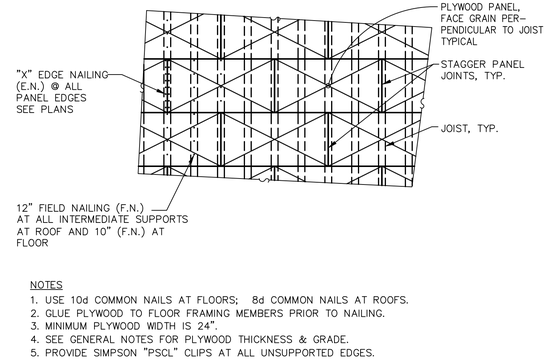
10 — TYPICAL METALTIE FOR WOOD FRAME CHIMNEY



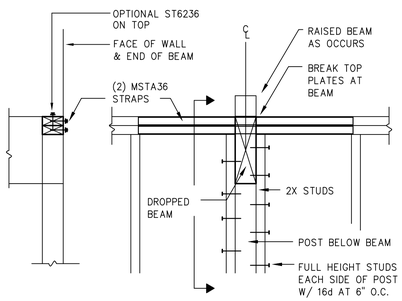
7 — TYPICAL STUD WALL DETAIL



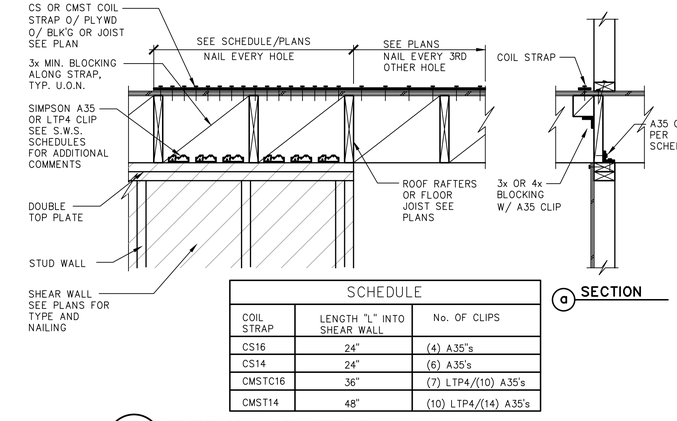
4 — NON-STRUCTURAL PARTITION



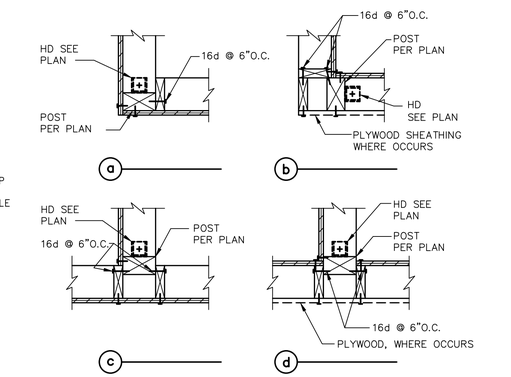
1 — PLYWOOD SHEATHING AT ROOF AND FLOORS UNBLOCKED



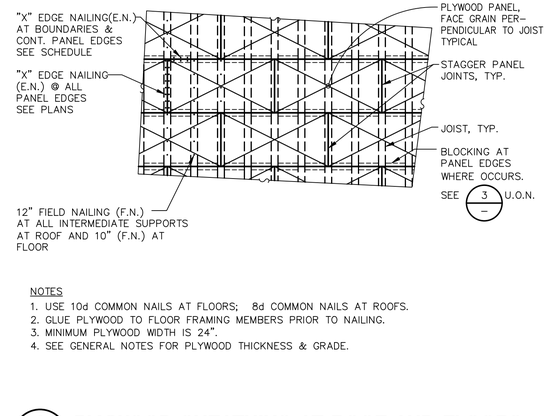
11 — TYPICAL TOP PLATE SPLICE AT BEAM CONNECTION



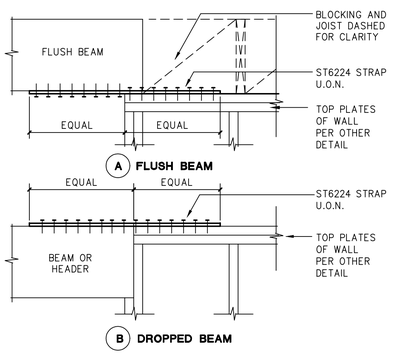
8 — TYPICAL COIL STRAP DRAG CONNECTION AT ROOF



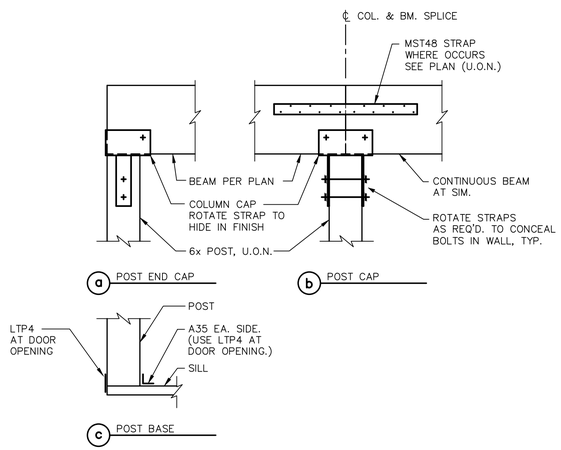
5 — SHEAR WALL INTERSECTIONS



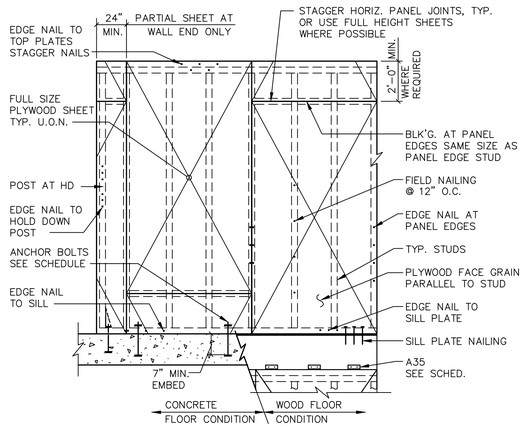
2 — PLYWOOD SHEATHING AT ROOF AND FLOORS REQUIRING SPECIAL BLOCKING AND EDGE NAIL SEE PLAN FOR LOCATION



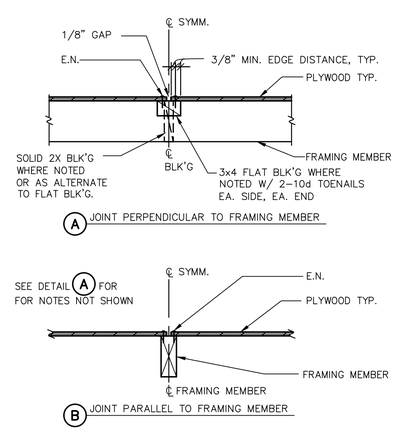
12 — TYPICAL SHEAR COLLECTOR STRAP



9 — BEAM AND POST CONNECTION



6 — SHEAR WALL FRAMING ELEVATION



3 — PLYWOOD NAILING

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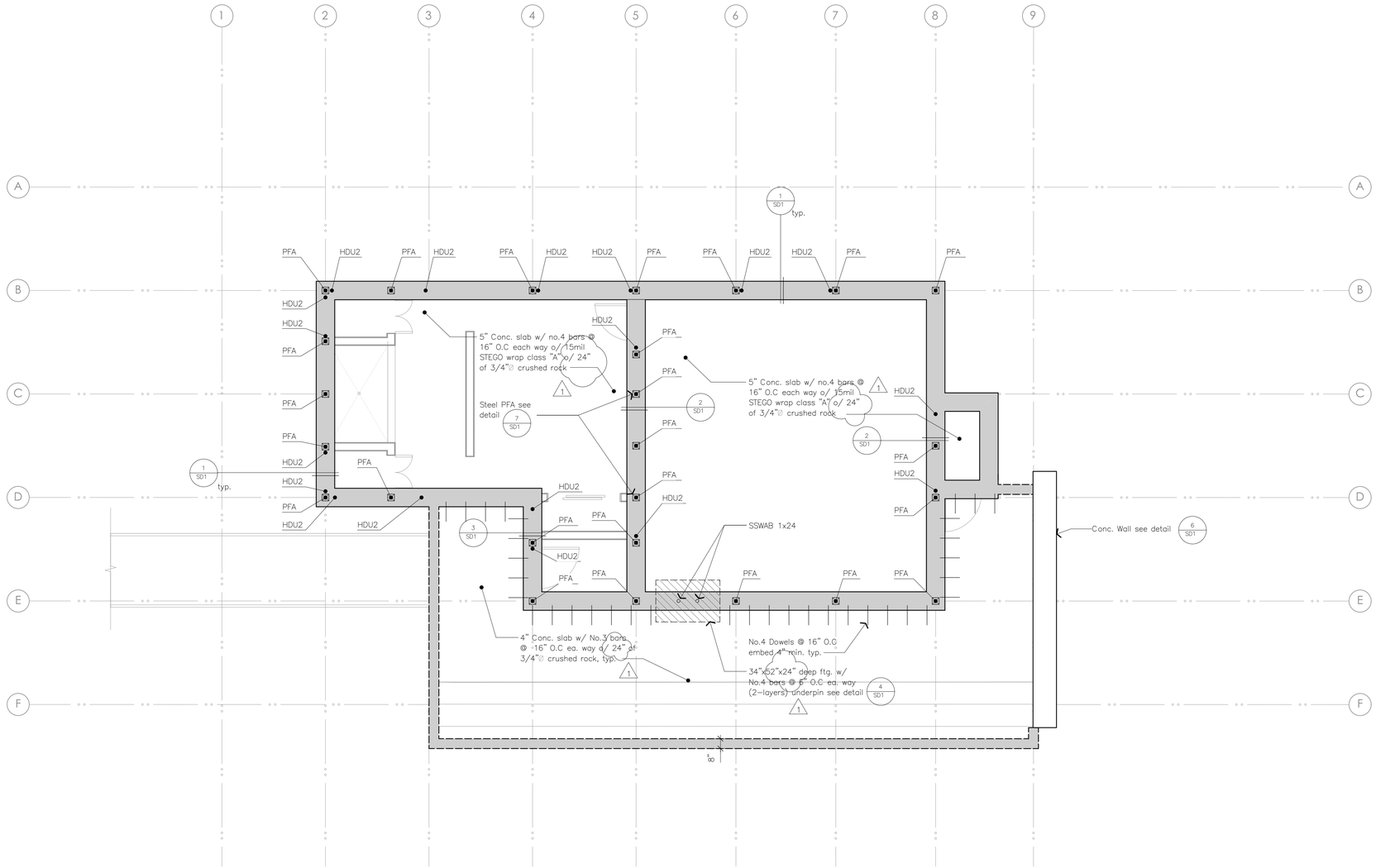
SHEET

STD3



1 Foundation Plan

1/4" = 1'-0"

Notes and Legends

15" Wide continuous footing with 4 –No.4 bars 1–Top, 1–middle and 2–bottom w/ No.4 vertical bar at 24" O.C

Denotes concrete spread footing see plan for sizes and reinf. see detail 4 SD1

HDU — Denotes Simpson HDU Holdowns, New Footing: See detail 8 SD1

PFA — Denotes Post from above

Anchor Bolt Schedule:

New Footing : Use 3x P.T.D.F sill with 5/8"∅x12" A.B's (galv.) at 48" O.C (Min. 2 bolts per sill & 7" embed) (Use 3"x3"x1/4" steel plate washers (galv.), typical, (U.O.N)

Fastners for pressure–preservative treated and fire retardant treated wood shall be of hot–dipped zinc coated galvanized, stainless steel, silicon bronze or copper. CBC 2304.9.5

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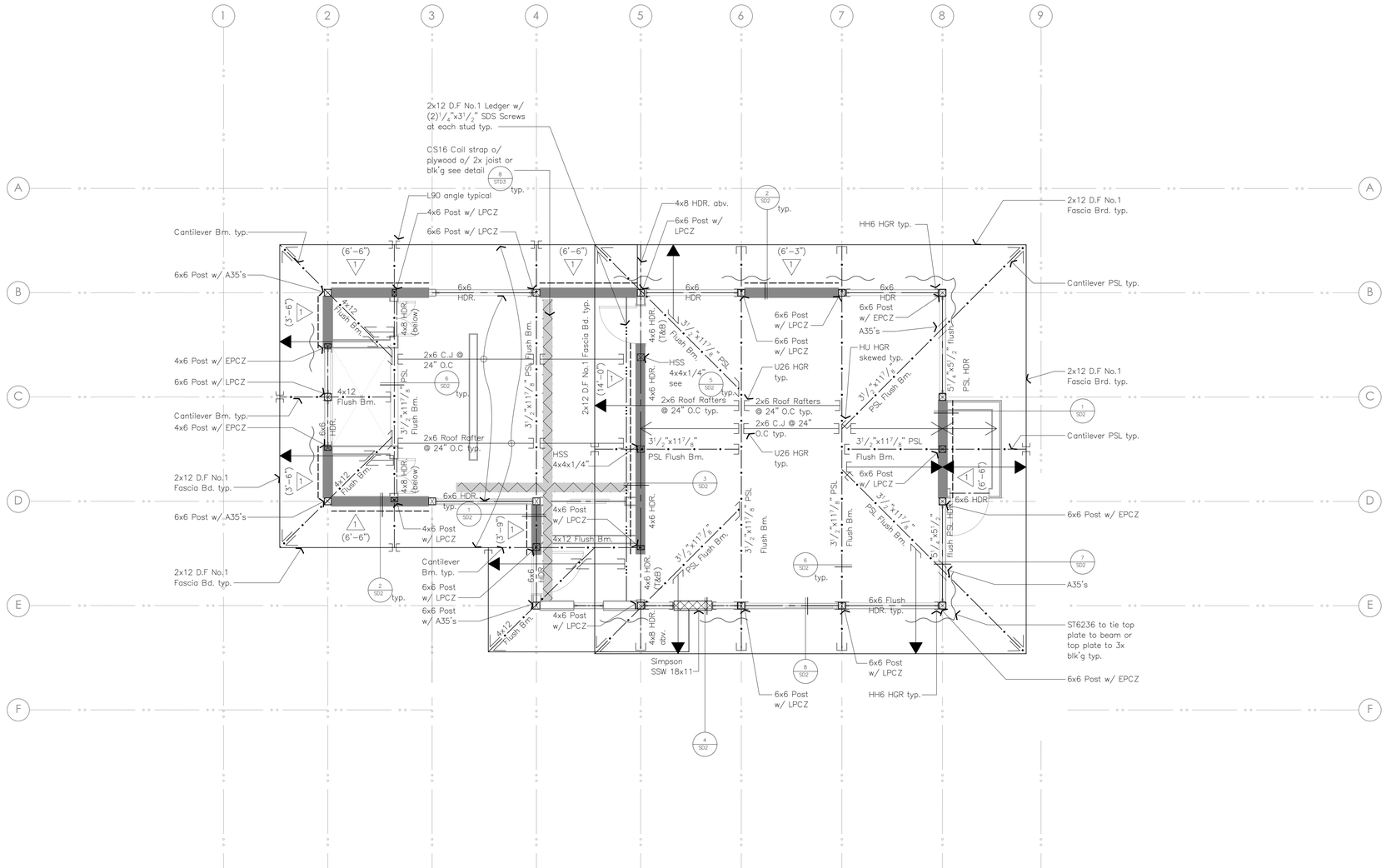
New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Foundation Plan

S2.1

2314



1 Roof Framing Plan

1/4" = 1'-0"

Notes and Legends

- Roof Rafters: 2x6 D.F No.2 or better at 24" O.C, typ. (U.O.N)
- Ceiling Joist: 2x6 D.F No.2 at 24" O.C
- Headers: 4" wall – 4x6 D.F no.1 or better, typ. U.O.N
  6" wall – 6x6 D.F no.1 or better, typ. U.O.N
- Simpson Steel Strong Wall (SSW) ICC ESR–1679 field verify all field dimensions against panel dimensions and detail installation prior to pouring the foundation and ordering panels
- Denotes flush or drop beams: (see framing plan for sizes & locations)
  – Dimensional Lumber: D.F No.1, typ. U.O.N
  –Structural Composite Lumber: ICC no. ESR1387
  Microlam laminated veneer (LVL) E=2.0x10^6 PSI
  Parallam parallel strand lumber (PSL) E=2.2x10^6 PSI
- Ledger 2x8 D.F No.1 or better w/ (2) 1/4"x3 1/2" SDS Screw at each stud, typ. (U.O.N)
- Denotes Simpson coil strap (collector) see detail 8 ST03
  CS16–extend 24" min. into shear wall–typ. U.O.N
- Denotes ST6236 collector strap – beam to beam, beam to top plate, top plates to 3x blk'g, or tie top plates typ. U.O.N see detail 12 ST03
- Fascia Board: 2x12 D.F No.1 or better U.O.N
- ☒ Denotes 4x or 6x D.F No.1 or better Post, see plan
- ☐ Denotes HSS column A500 grade "B", see plan

Shear Wall Schedule

▽ Denotes Shear Wall. See plan for location

Shear Wall	Panel Nailing and Materials	Sill Plate Nailing (Floor)	Simpson A35 between blk'g or rim member & top plate
△1	1/2" CDX Plywood w/ 8d @ 6" O.C edges & 12" O.C field	16d @ 6" O.C	A35 @ 24" O.C
△2	1/2" CDX Plywood w/ 8d @ 4" O.C edges & 12" O.C field	16d @ 4" O.C	A35 @ 18" O.C
△3 *	1/2" CDX Plywood w/ 8d @ 3" O.C edges & 12" O.C field	1/4"∅x5" SDS @ 6" O.C	A35 @ 16" O.C
△4 *	1/2" CDX Plywood w/ 8d @ 2" O.C edges & 12" O.C field	1/4"∅x5" SDS @ 4" O.C	A35 @ 12" O.C
△5 *	1/2" struct. I plywood w/ 10d @ 2" O.C edges & 12" O.C field	1/4"∅x5" SDS @ 4" O.C	A35 @ 8" O.C

* Required 3x stud blk'g @ abutting plywood panel joint

Horizontal Diaphragms:
Roof: 1/2" CDX Plywood with 8d common nails @ 4" O.C Boundary, 6" O.C edges, and 12" O.C Field. (Unblocked unless otherwise noted on plans)

Shear Wall Notes

1. All exterior walls shall have 1/2" CDX plywood with shear △1 nailing unless otherwise noted on plans.
2. All exterior and interior cripple walls shall have 1/2" CDX plywood with shear △1 nailing unless otherwise noted on plans.
3. Framing at adjoining panel edges shall be 3" nominal or wider and nails shall be staggered where nails are spaced 2" O.C.
4. Where panels are applied on both faces of wall and nails spacing is less than 6" O.C on either side, panel joints shall be offset to fall on different framing member shall be 3" nominal or thicker and nails on each side shall be staggered.
5. Alternative to CDX plywood, use oriented stranded board (OSB).
6. All shearwall nailing shall be common nails.

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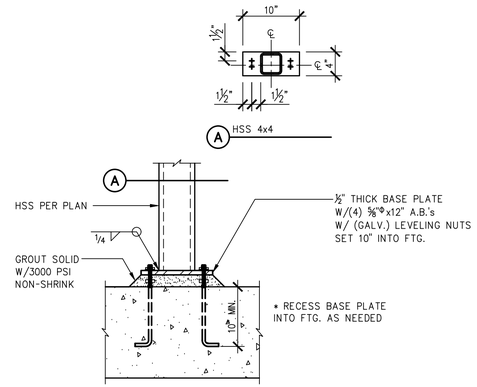
APN #008-212-019

Building Submittal 01: 05/10/2024
△1 Building Resubmittal: 02/03/2025

Roof Framing Plan

S2.2

2314



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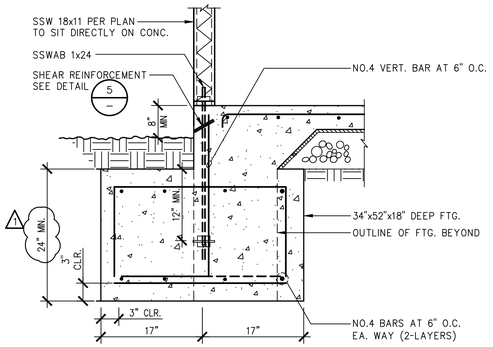

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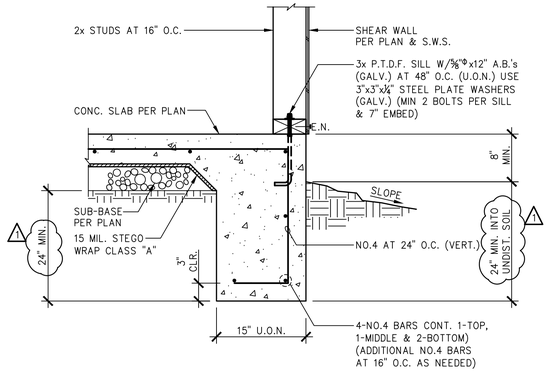
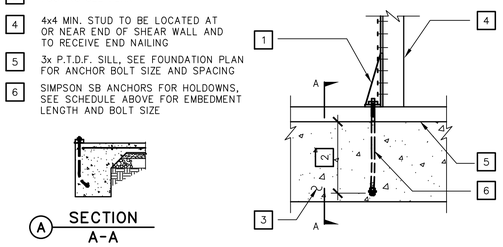


1

HDU HOLDOWN SCHEDULE				
HOLDOWN TYPE *	SB BOLT **	ANCHOR DIAMETER	SDS SCREWS TO POST	EMBEDMENT (3000 PSI CONCRETE)
HDU2	SB⅝x24	⅝"	6	18" MIN.

* ICC ESR-2330 ** ICC ESR-2611

1. HDU HOLDOWN, SEE SCHEDULE FOR SCREWS TO STUD
2. EMBEDMENT
3. FOOTING SEE PLAN
4. 4x4 MIN. STUD TO BE LOCATED AT OR NEAR END OF SHEAR WALL AND TO RECEIVE END NAILING
5. 3x P.T.D.F. SILL, SEE FOUNDATION PLAN FOR ANCHOR BOLT SIZE AND SPACING
6. SIMPSON SB ANCHORS FOR HOLDOWNS, SEE SCHEDULE ABOVE FOR EMBEDMENT LENGTH AND BOLT SIZE



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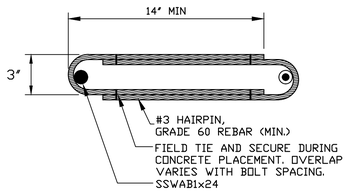

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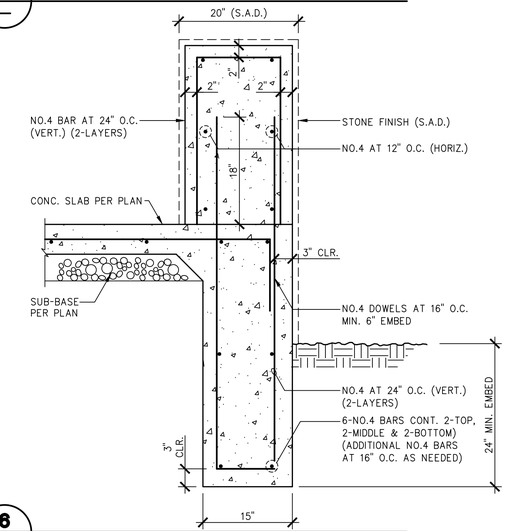
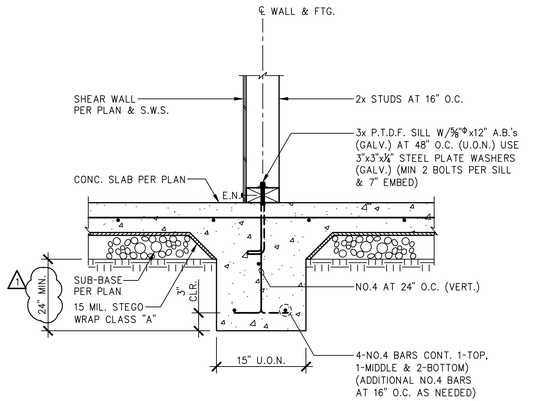


12

9

6



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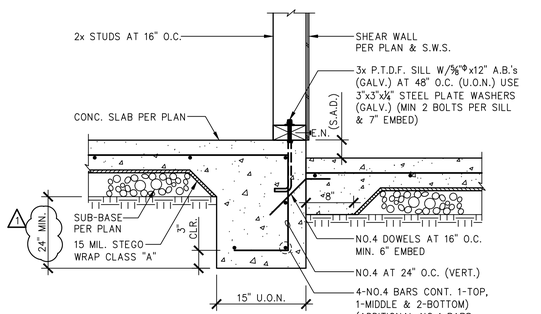

3

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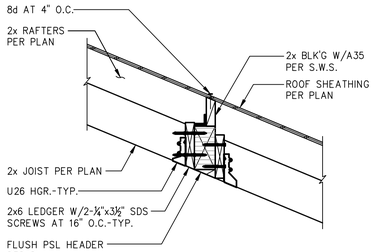
Job No: 224090

SHEET

SD1



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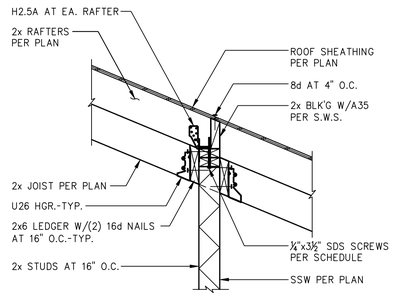
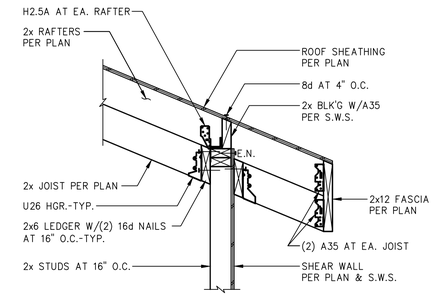


SIMPSON SSW SCHEDULE		
SSW WIDTH	NUMBER OF LTP4/A35	NUMBER OF SDS SCREWS
SSW18	5	9

4



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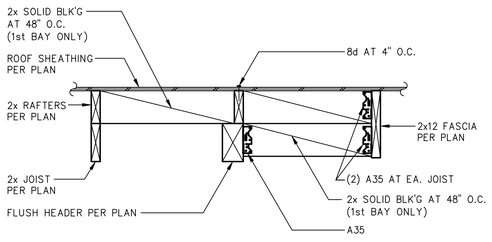

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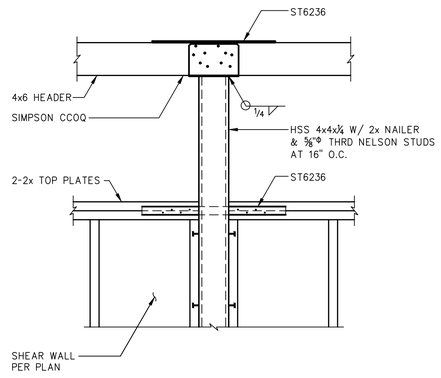

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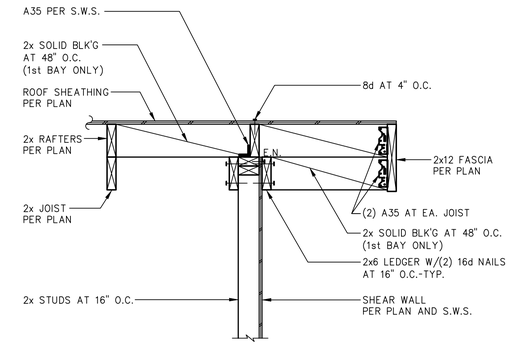

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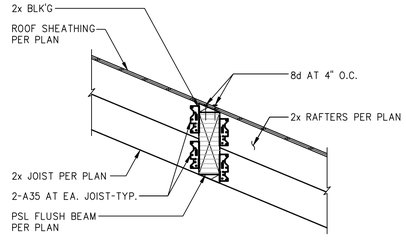

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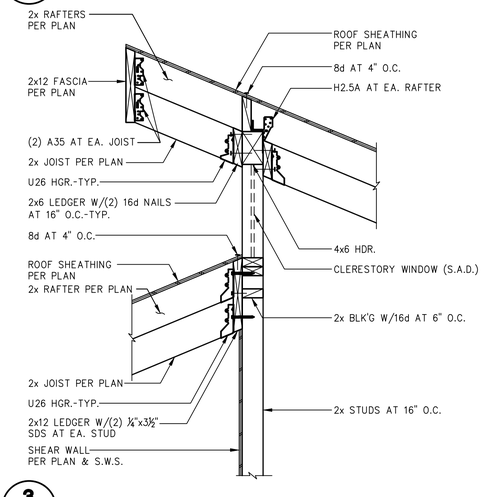

12

9

6

3

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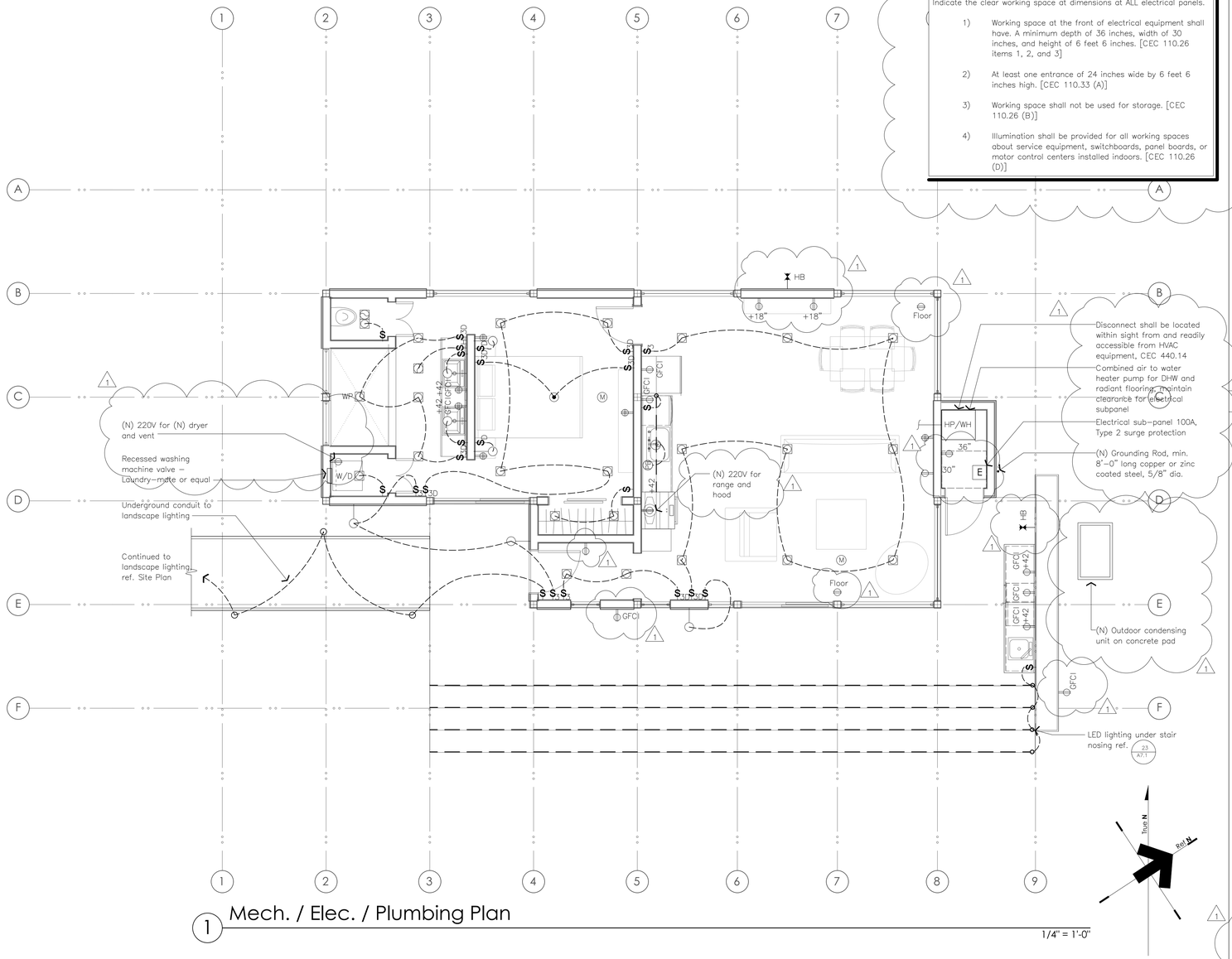
SHEET

SD2



1 Mech. / Elec. / Plumbing Plan

1/4" = 1'-0"

Mech/Elec/Plumb Notes Con't

Shower Requirement Notes
Shower size: All shower compartments, regardless of shape shall have a minimum finished interior of one thousand twenty four (1,024) square inches and shall also be capable of encompassing a thirty (30) inch circle. [411.7 CPC]

showers shall be of a non–absorbant finish material to a minimum of 70 inches above the drain.

Shower shall be provided with dams/thresholds at least 2" and not more than 9" above the top ofthe drain. Dams/thresholds shall be sufficient width to accommodate a minimum 22" inch door. Shower doors shall open so as to maintain a minimum 22" unobstructed opening for egress. [411.6 CPC]

Glazing in enclosures for or walls facing bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be tempered

Shower control valves: Showers 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. [418.0 CPC]

Control valves and showerheads shall be located on the sidewall of shower compartments or be otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment and the bather can adjust the valves prior to stepping into the shower spray. [CPC 411.10]

Indicate the clear working space at dimensions at ALL electrical panels.

1) Working space at the front of electrical equipment shall have. A minimum depth of 36 inches, width of 30 inches, and height of 6 feet 6 inches. [CEC 110.26 items 1, 2, and 3]

2) At least one entrance of 24 inches wide by 6 feet 6 inches high. [CEC 110.33 (A)]

3) Working space shall not be used for storage. [CEC 110.26 (B)]

4) Illumination shall be provided for all working spaces about service equipment, switchboards, panel boards, or motor control centers installed indoors. [CEC 110.26 (D)]

Mech/Elec/Plumb Notes Con't

Multi–wire branch circuits, (dishwasher and garbage disposal circuits) will disconnect simultaneously all ungrounded conductors at the point where the branch circuit originates. 2022 CEC 210.4

Combination Type Arc–Fault Circuit Interrupter shall protect all receptacles in all bedrooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, kitchens, laundry areas, hallways or similar rooms or areas with branch circuits that supply 125 volt, single–phase, 15 and 20–ampere receptacle outlets, and be readily accessible.
2022 CEC section 210.12

In all areas specified in 210.52, all 125 volt, 15–20 ampere receptacles shall be listed Tamper Resistant Receptacles. 2022 NEC 406.12

Carbon monoxide alarms in dwelling units and in sleeping units within which fuel burning appliances are installed and in dwelling units that have attached garages. Alarm wiring shall be directly connected to permanent building wiring with out a disconnecting switch other than as required for over current protection. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. 2022 CRC R315.1, R315.2

Receptacle outlets in the bathrooms shall be supplied by at least one 20 amp branch circuit. Such circuits shall have no other outlets. Receptacles to be on the wall within 3'–0" of sink basin and GFCI protected. 2022 CEC 210–5(d), 210.11(C) (3), 210.8 (A)(1)

Dedicated 20 amp branch circuit shall be provided to supply the laundry receptacle outlet. 2022 CEC articles 210.11(C)(2)

For receptacles, located outdoors, shall be GFCI protected and weatherproof per CEC 210.8 and 46.9.

All 120–volt, single phase, 15– and 20– ampere branch circuits supplying outlets installed in dwelling unit kitchen, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or simmillar room or areas shall be protected by a listed arc–fault circuit interrupter, combination type, installed to provide protection of the branch circuit CEC210.12

All 125–volt, 15– and 20– ampere recepticale outlets shall be listed as tamper resistent receptacles per CEC 406.12

Plumbing
All bathroom fans will be controlled by a humidity control switch. 2022 Cal green section 4.506

Water closets shall have an average consumption of not more than 1.28 gallons of water per flush. 2022 CPC 403.2.1

Kitchen faucets shall have an average consumption of not more than 1.8 gpm at 60 psi. 2022 CPC 403.6

Lavatory faucet shall have an average consumption of not more than 1.5 gpm at 60 psi. 2022 CPC 403.7

Showerhead shall have an average consumption of not more than 1.8 gpm at 80 psi. 2022 CPC 408.2

Water hammer arrestors at all appliances shall have quick–acting valves. 2022 CPC 609.10

Symbols

- $ Switch
- $3 Three–way switch
- $H Humidity switch
- $D Dimmer switch
- J Junction Box
- PB Push Button
- Duplex Outlet
- +42 Duplex Outlet, +42 = mounting height above cabinets
- USB Duplex Outlet w/ USB
- AFCI Duplex Outlet w/ Arc–Fault circuit interrupter
- GFCI Duplex Outlet w/ Ground Fault Circuit Interrupter
- 220 Amp Duplex outlet
- 4–Plex outlet
- Wall–mounted LED Light Fixture (Type & Lamp Wattage indicated)
- LED Ceiling–mounted (surface) light fixture
- LED Ceiling–mounted (surface) Light Fixture
- LED Recessed Downlight Fixture
- LED Directional/Wallwash Downlight Fixture
- LED Strip Light (undercabinet, soffit or uplight as shown)
- Ceiling Fan
- Recessed Fan
- Data Outlet – Cat–6 cabling home run to server location
- M Combination Carbon Monoxide / Smoke Detector
- HOW Hose Bibb Cold Water Connection for refrigerator, or Gas Bibb
- Supply Air Grille (floor)
- Supply Air Grille (wall)
- RAG Return Air Grille (wall)
- HB Hosebib, water
- CATV Cable TV
- T Thermostat

Mech/Elec/Plumb Notes

Mechanical and Electrical systems are design build items. Configurations shown in these Documents are schematic only, except for critical finish dimensions.

All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub–contractors shall review all documents prior to bidding. Sub–contractors are responsible for any information pertaining to their work occurring elsewhere in these documents.

All plumbing, mechanical, electrical work shall be installed per applicable codes. Plumbing contractor shall provide a single line diagram of the gas line at time of inspection and any installation prior to plan check and approval is at Contractor's risk.

Coordination

Location of many items or assemblies is critical for alignment of other assemblies which may be installed by other trades and which may not be installed at the time of installation of Mech/Elec. work. All Subcontractors shall review the manner in which their work fits, aligns or comes into contact with work of other trades. Each Subcontractor shall review all Documents and will be responsible for information contained at any location within the Documents which pertains to their work. Deficiencies resulting from failure to do so will be removed and corrected at Subcontractors expense. Commencement of work by any Subcontractor shall indicate a knowledge and acceptance of all conditions described in the Documents or existing on site which could affect their work.

All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by each Subcontractor before they proceeds with their work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. The Contractor shall notify the Owner in writing for resolution.

All dimensions take precedent over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.

Protection During Construction

The Contractor shall take all necessary measures to protect new or existing construction and materials from damage. Contractor shall provide means for emergency removal of spilled water.

Contractor shall coordinate all mechanical/electrical demolition with Mechanical and Electrical Subcontractors prior to removal or system shutdown.

Dimension Control

Refer to plans and interior elevations for critical alignment of fixtures. Contractor to coordinate framing to accommodate recessed fixtures, rough plumbing locations, mechanical systems and other items with critical locations.

Where dimensions are not shown, fixtures shall be placed per industry standard and according to all applicable codes.

Contractor responsible for coordination of plumbing, electrical, mechanical rough–in with critical locations, alignments.

Installation

Contractor shall provide all rough plumbing, mechanical and electrical supplies. Contractor shall provide all electrical fixtures to be roughed in, including recessed down lights, under counter fluorescent lights, ceiling exhaust fans, remote range hood fans.

Contractor to coordinate all items for compatibility with adjacent surfaces, finishes, installation attachment.

Any variation to switching of lighting systems or location of fixtures and outlets shall be reviewed with Owner prior to installation. Where physical constraints limit locations, new locations shall be reviewed with the Architect to ensure compliance with the intent of the design.

Light fixtures, plumbing fixtures, mechanical equip., appliances to be selected by Owner.

Include GFCI outlet/circuit at kitchen sink and exterior locations as required by NEC and local codes.

All building water supply systems in which quick–acting valves are installed shall be provided w/ devices to absorb the hammer caused by high pressures resulting from the quick closing of these valves. These pressure–absorbing devices shall be either air chambers or approved mechanical devices. Water pressure absorbing devices shall be installed as close as possible to quick–acting valves.

Lighting

Where light fixtures are not available for installation at time of completion of construction, Contractor shall provide and install porcelain fixtures.

On all residential properties exterior lighting fixtures shall not be located more than (9) feet above adjacent grade or required landing; walls or portion of walls shall not be floodlit only shielded light fixtures which focus light downward shall be allowed, except for illuminated number required by fire department. City of Burlingame Municipal Code 18.16.030.

Lighting integral to exhaust fans shall be controlled separately from the exhaust fans.

All permanently installed luminaires to meet the 2022 building energy Effeciency Standards/ T24 including the requirement "A minimum of one high effeciency luminaire must be installed in each bathroom. 2022 T–24 150.(k) 5. All lights in the kitchen shall be high efficacy luminaires. Outdoor luminaires permanently mounted to the building shall be high efficacy luminaires.

In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupancy sensor per section 150(k)(2J).

Lighting – new mandatory for indoor rooms. Section 150.0(k).

Electrical

All smoke alarms/detectors shall be 110v w/ battery backup.

Provide a minimum of (2) dedicated 20–amp small appliance branch circuits for supplying wall and counter space outlets for the kitchen and island.
Note: These circuits cannot serve outside plugs, range hood, disposals, dishwashers or microwaves – only the required countertop/ wall outlets including the refrigerator. 2022 CEC 210.52(B), (1), (3).

DTA
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LICENSED ARCHITECT
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No. C-26125
REN. 08/31/25
STATE OF CALIFORNIA

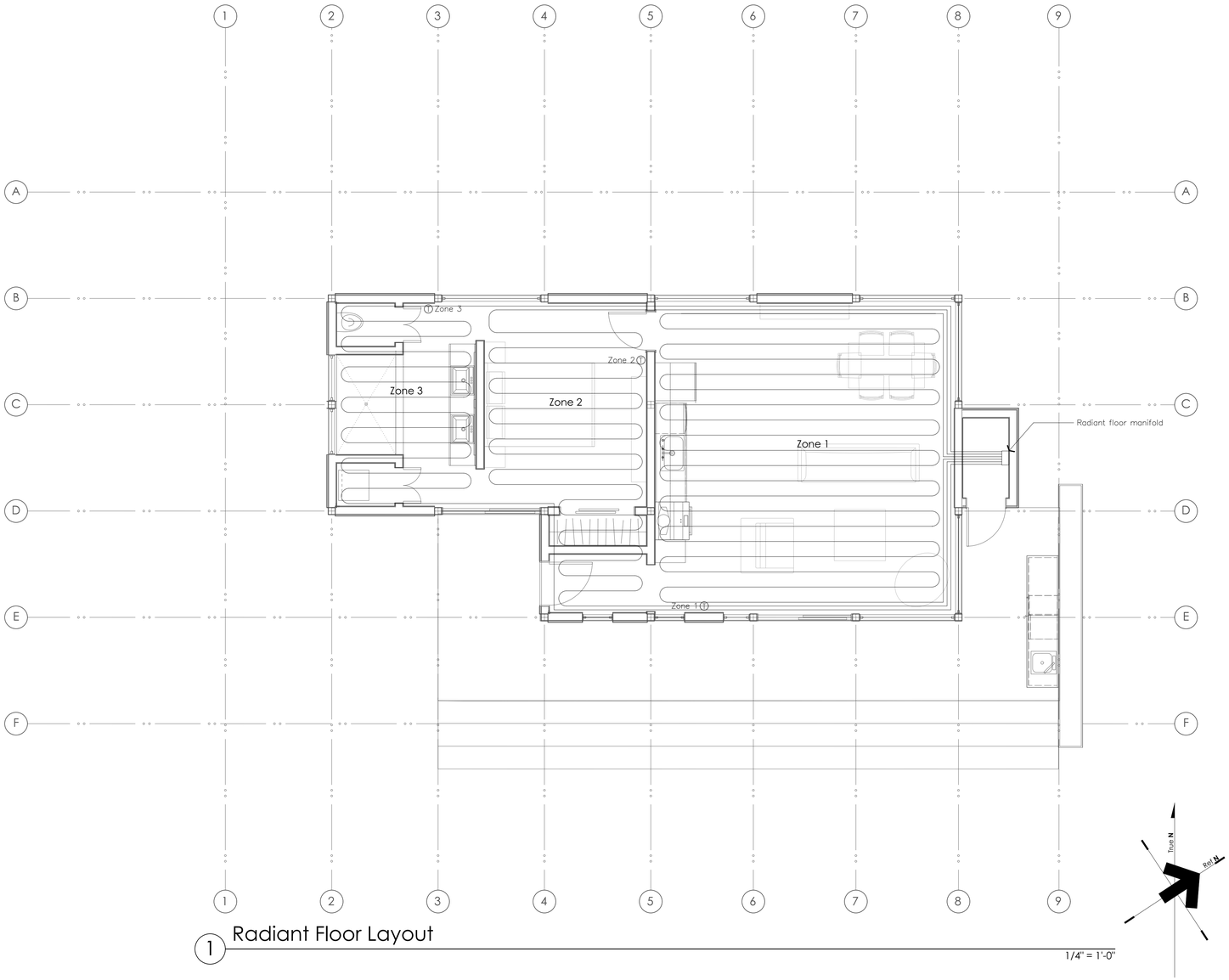
New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

MEP Floor Plan

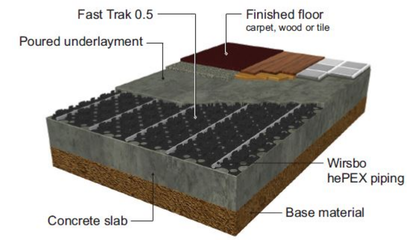
MEP2.1

2314



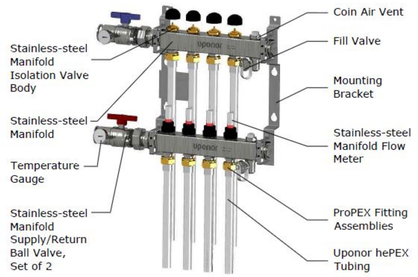
1 Radiant Floor Layout

1/4" = 1'-0"



2 Radiant Floor Section

NTS



3 Stainless-steel Manifold

NTS

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1

Radiant Floor Layout

MEP2.2

2314

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Colson ADU — **Calculation Date/Time:** 2024-04-29T13:44:57-07:00 — (Page 1 of 11)

Calculation Description: Title 24 Analysis — **Input File Name:** Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x

GENERAL INFORMATION

01	Project Name	Colson ADU			
02	Run Title	Title 24 Analysis			
03	Project Location	1507 Viscaino Rd			
04	City	Pebble Beach	05	Standards Version	2022
06	Zip code	93953	07	Software Version	EnergyPro 9.2
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	237
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.33
18	Total Cond. Floor Area (ft^2)	797	19	Glazing Percentage (%)	77.17%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Colson ADU — **Calculation Date/Time:** 2024-04-29T13:44:57-07:00 — (Page 2 of 11)

Calculation Description: Title 24 Analysis — **Input File Name:** Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	33.6	29.3	47.4			
Proposed Design	30.8	28.6	47.1	2.8	0.7	0.3

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- PV System(s) removed due to Reduced PV Requirement of 0 kWdc

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Colson ADU — **Calculation Date/Time:** 2024-04-29T13:44:57-07:00 — (Page 3 of 11)

Calculation Description: Title 24 Analysis — **Input File Name:** Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) ($kBtu/ft^2$ -yr)	Standard Design TDV Energy (EDR2) ($kTDV/ft^2$ -yr)	Proposed Design Source Energy (EDR1) ($kBtu/ft^2$ -yr)	Proposed Design TDV Energy (EDR2) ($kTDV/ft^2$ -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.34	22.71	2.62	18.98	0.72	3.73
Space Cooling	0.02	2.86	0.22	14.42	-0.2	-11.56
IAQ Ventilation	0.37	3.97	0.37	3.97	0	0
Water Heating	2.77	31.38	1.93	22.05	0.84	9.33
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**6.5**	**60.92**	**5.14**	**59.42**	**1.36**	**1.5**
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility						
Indoor Lighting	0.93	9.68	0.93	9.68		
Appl. & Cooking	4.24	57.22	4.25	57.27		
Plug Loads	4.51	47.94	4.51	47.94		
Outdoor Lighting	0.21	1.97	0.21	1.97		
TOTAL COMPLIANCE	**16.39**	**177.73**	**15.04**	**176.28**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Colson ADU — **Calculation Date/Time:** 2024-04-29T13:44:57-07:00 — (Page 4 of 11)

Calculation Description: Title 24 Analysis — **Input File Name:** Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x

ENERGY USE INTENSITY

	Standard Design ($kBtu/ft^2$ - yr)	Proposed Design ($kBtu/ft^2$ - yr)	Compliance Margin ($kBtu/ft^2$ - yr)	Margin Percentage
Gross EUI[1]	21.34	19.39	1.95	9.14
Net EUI[2]	21.34	19.39	1.95	9.14

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
0		Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
- Window overhangs and/or fins
- Slab Edge Insulation
- Heated slab
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Colson ADU — **Calculation Date/Time:** 2024-04-29T13:44:57-07:00 — (Page 5 of 11)

Calculation Description: Title 24 Analysis — **Input File Name:** Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Colson ADU	797	1	1	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
ADU Zone	Conditioned	Res HVAC1	797	9	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
F Wall	ADU Zone	R-23 Wall	237	Front	398	225	90
L Wall	ADU Zone	R-23 Wall	327	Left	239	108.013	90
B Wall	ADU Zone	R-23 Wall	57	Back	381	178	90
R Wall	ADU Zone	R-23 Wall	147	Right	121	104	90
Interior Wall	ADU Zone	R-20 Wall	n/a	n/a	53	0	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
L Roof	ADU Zone	R-38 Roof (Cathedral)	327	Left	360	0	0	0.1	0.85	No
R Roof	ADU Zone	R-38 Roof (Cathedral)	147	Right	437	0	2	0.1	0.85	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Colson ADU — **Calculation Date/Time:** 2024-04-29T13:44:57-07:00 — (Page 6 of 11)

Calculation Description: Title 24 Analysis — **Input File Name:** Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Glazing	Window	F Wall	Front	237			1	25	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 2	Window	F Wall	Front	237	6.5	8	1	52	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 3	Window	F Wall	Front	237	18.5	8	1	148	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 4	Window	L Wall	Left	327	8.67	8	0	69.01	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 5	Window	L Wall	Left	327	19.5	2	1	39	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 6	Window	B Wall	Back	57			1	178	0.33	NFRC	0.4	NFRC	Bug Screen
Glazing 7	Window	R Wall	Right	147	13	8	1	104	0.33	NFRC	0.4	NFRC	Bug Screen

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Glazing 2	3	1	10	10	0	0	0	0	0	0	0	0	0
Glazing 3	3	3	6	6	0	0	0	0	0	0	0	0	0
Glazing 4	3	0.5	7	7	0	0	0	0	0	0	0	0	0
Glazing 5	3	0	3.5	3.5	0	0	0	0	0	0	0	0	0
Glazing 7	5	0.5	3.5	3.5	0	0	0	0	0	0	0	0	0

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LICENSED ARCHITECT — RICARDO M. TERRONES — STATE OF CALIFORNIA

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APN #008-212-019

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1 Building Resubmittal: 02/03/2025

Title 24 Calcs.

EN1.1

2314

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Covered Slab	ADU Zone	797	120	R-5	16	80%	Yes

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-23 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-23	None / None	0.063	Inside Finish: Gypsum Board Cavity / Frame: R-23 / 2x6 Exterior Finish: Wood Siding/sheathing/decking
R-38 Roof (Cathedral)	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-20 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-20	None / None	0.065	Inside Finish: Gypsum Board Cavity / Frame: R-20 / 2x6 Other Side Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	43	Sanden	GS3-45HPA-US & GAUS-160QTA (43 gal)	Outside	ADU Zone	ADU Zone

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Res HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	n/a	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating				Cooling			Zonally Controlled	Compressor Type	HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Air to water HP	1	n/a	n/a	16500	n/a	n/a	n/a	n/a	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Not Required	0

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	38	0.35	Exhaust	No	n/a / n/a	No	Yes	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: S. Romer	Documentation Author Signature: S. Romer
Company: Energy Calc Co.	Signature Date: 05/08/2024
Address: 45 Mitchell Blvd #16	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Rafael, CA 94903	Phone: 415-457-0990

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Richard Terrones	Responsible Designer Signature: Richard Terrones
Company: Dreiling Terrones Architecture	Date Signed: 05/08/2024
Address: 1103 Juanita Avenue	License: C24686
City/State/Zip: Burlingame, CA 94010	Phone: (650) 696-1200

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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LICENSED ARCHITECT RICHARD M. TERRONES NO. C 24686 REN. 08/31/25 STATE OF CALIFORNIA

New ADU
Colson Residence
1507 Viscaino Road
Pebble Beach, CA 93953
APN #008-212-019

Building Submittal 01: 05/10/2024
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Title 24 Calcs. Contin.

EN1.2

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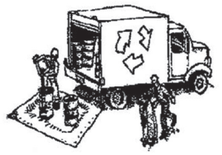
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

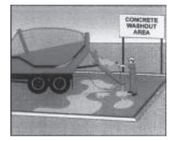
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

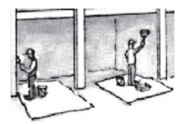


CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



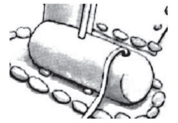
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

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LICENSED ARCHITECT RICHARD M. TERRONES NO. C-26295 REN. 08/31/25 STATE OF CALIFORNIA

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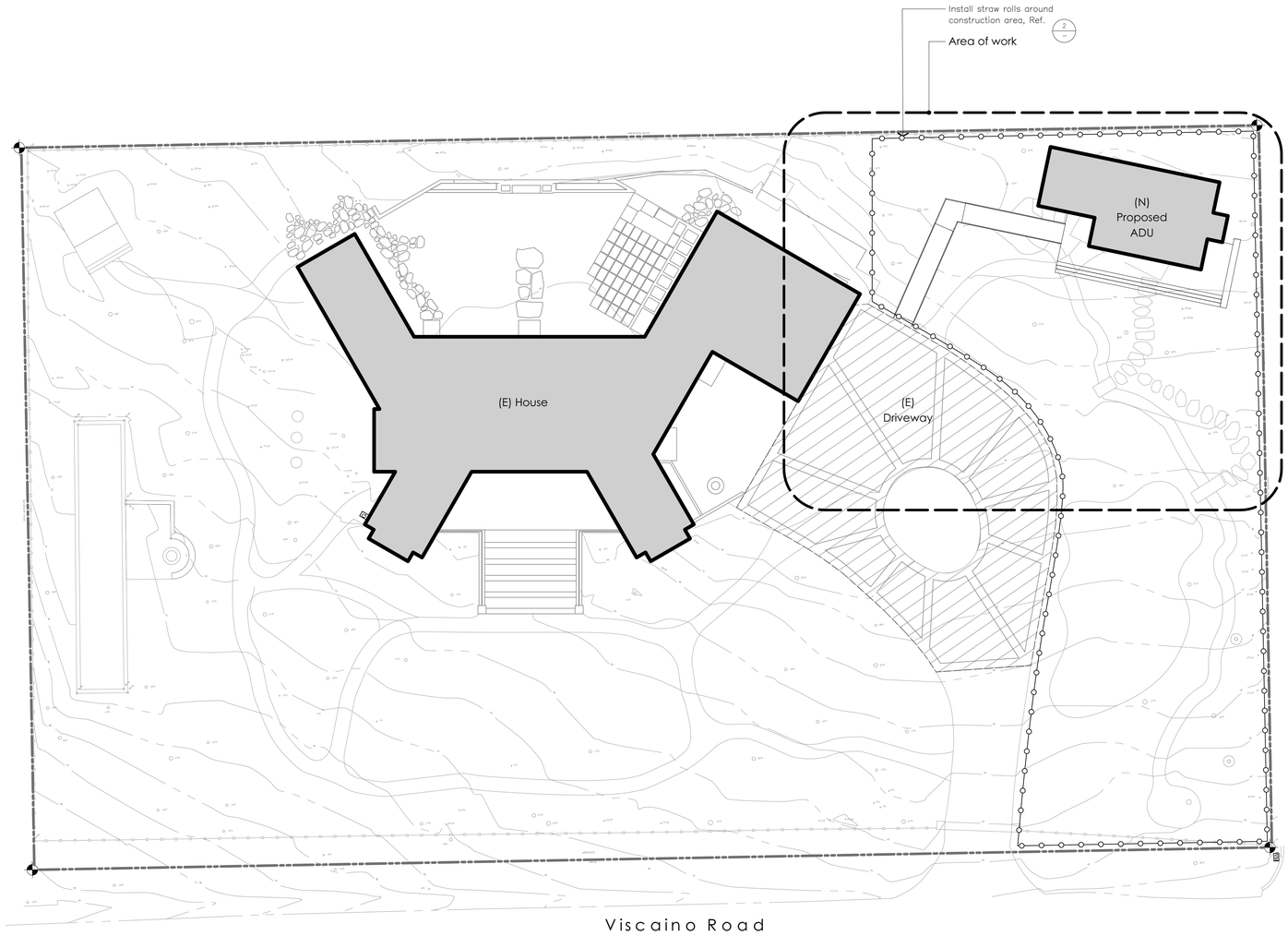
APN #008-212-019

Building Submittal 01: 05/10/2024
1 Building Resubmittal: 02/03/2025

Best Management Practices

BMP1.1

2314



1 Erosion Control Plan

1/16" = 1'-0"

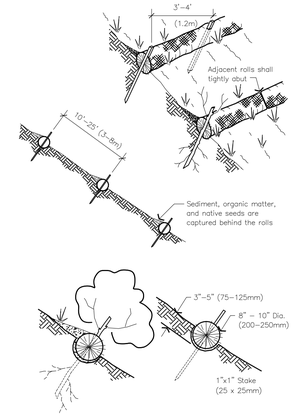
Erosion Control Notes

1. The Erosion Control Measures shall conform to ABAG standards, County standards, and shall be approved by the Public Works Department of the Authority Having Jurisdiction.
2. Grading operations shall not occur within (7) days after measurable
3. Contractor shall be responsible to adjust schedules for predicted or actual rainfall regardless of specific grading scheduling currently in
4. In the event of rain, all grading work is to cease immediately. Contractor shall ensure that all applicable erosion control measures are in place and fully functional upon start of any rainfall.
5. All cut and fill slopes shall be protected from erosion. Erosion control measures as described in these documents are the minimum required. Additional measures may be required by the
6. Failure to implement erosion control measures during periods of rainfall may result in a prohibition of any further grading during the remainder of the grading moratorium.

Erosion Control Measures

Erosion Control Measures shall include the following as minimum:

1. Contractor shall attempt to schedule all grading operations during dry months as defined by the Authority Having Jurisdiction. Dry period shall be assumed to occur between April 15 and October 15 unless defined elsewhere;
2. Temporary and permanent planting of exposed soil where exposure shall continue beyond the dry months;
3. Temporary sediment basins and traps at all locations where rainwater may enter storm drains, public gutters, or natural water courses;
4. Placement of straw ground cover or mulching over exposed soil prior to the rainy season, and / or;
5. Temporary silt fence;
6. Adjacent properties and undisturbed areas to be protected from construction impacts. Sediment–laden water is not permitted to leave the site;
7. Measures shall be taken such that the storage, handling, and disposal of the construction material and wastes will be isolated from contact with storm water;
8. Inappropriate erosion control measures and maintenance provisions are subject to action by the Regional Water Quality Control Board (RWQCB), which may include fines, during project construction. Contractor shall be responsible for any such penalties, schedule delays, and cost of fines;
9. Contractor shall include drain rock for a minimum of 10 feet from public paving at the Construction entrance to the property if a separate entrance is utilized for construction vehicle access;
10. Provide silt fence around perimeter of exposed areas where rainwater may generate sheet flows (especially along property lines) to prevent silt movement off–site;
11. Provide sedimentation basin(s) at all inlets which are to accept runoff. All other inlets shall be temporarily sealed.

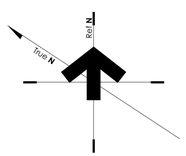


2 Straw Rolls

NTS

Legend

Temporary Straw Roll



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Erosion Control Plan

ER1.1

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