# Exhibit A



# 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.
- 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) <u>Cultural Resources.</u> 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.
- 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) <u>Public Access.</u> As proposed, the development is consistent with applicable public access policies of the DMF LUP. See Finding No. 6 and supporting evidence.
- j) <u>Land Use Advisory Committee (LUAC) Review.</u> 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.

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:** 

- 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) <u>Board of Supervisors.</u> 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) <u>Coastal Commission.</u> 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 6<sup>th</sup> 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 1507 Viscaino Rd, Pebble Beach (Assessor's 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.

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

#### **Responsible Department:**

Planning

#### Condition/Mitigation Monitoring Measure:

during course of construction, cultural, archaeological, 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 with the qualified archaeologist (i.e., an archaeologist registered 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.

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#### 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 Pri

Action to be

Performed:

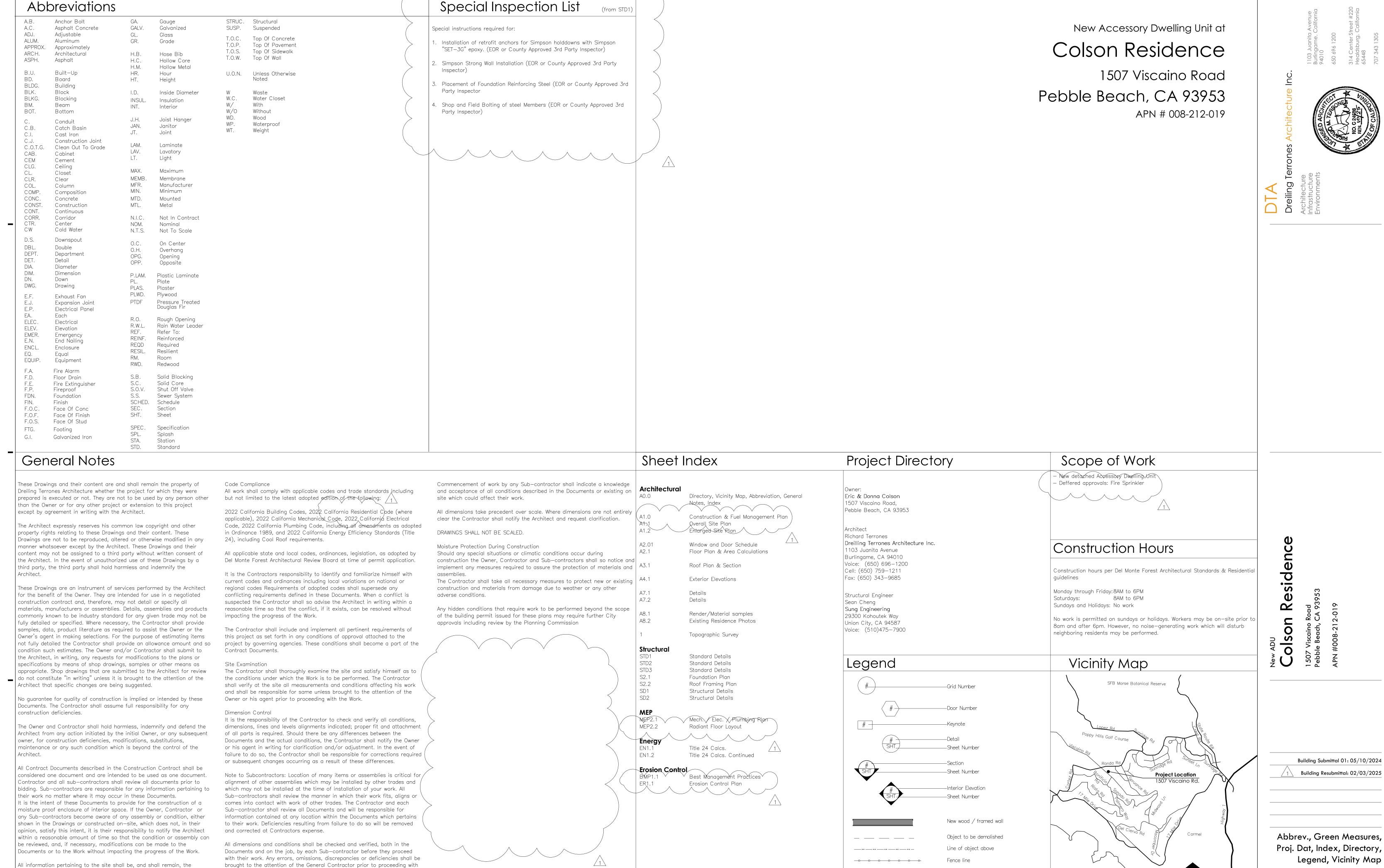
Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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.

PLN240175

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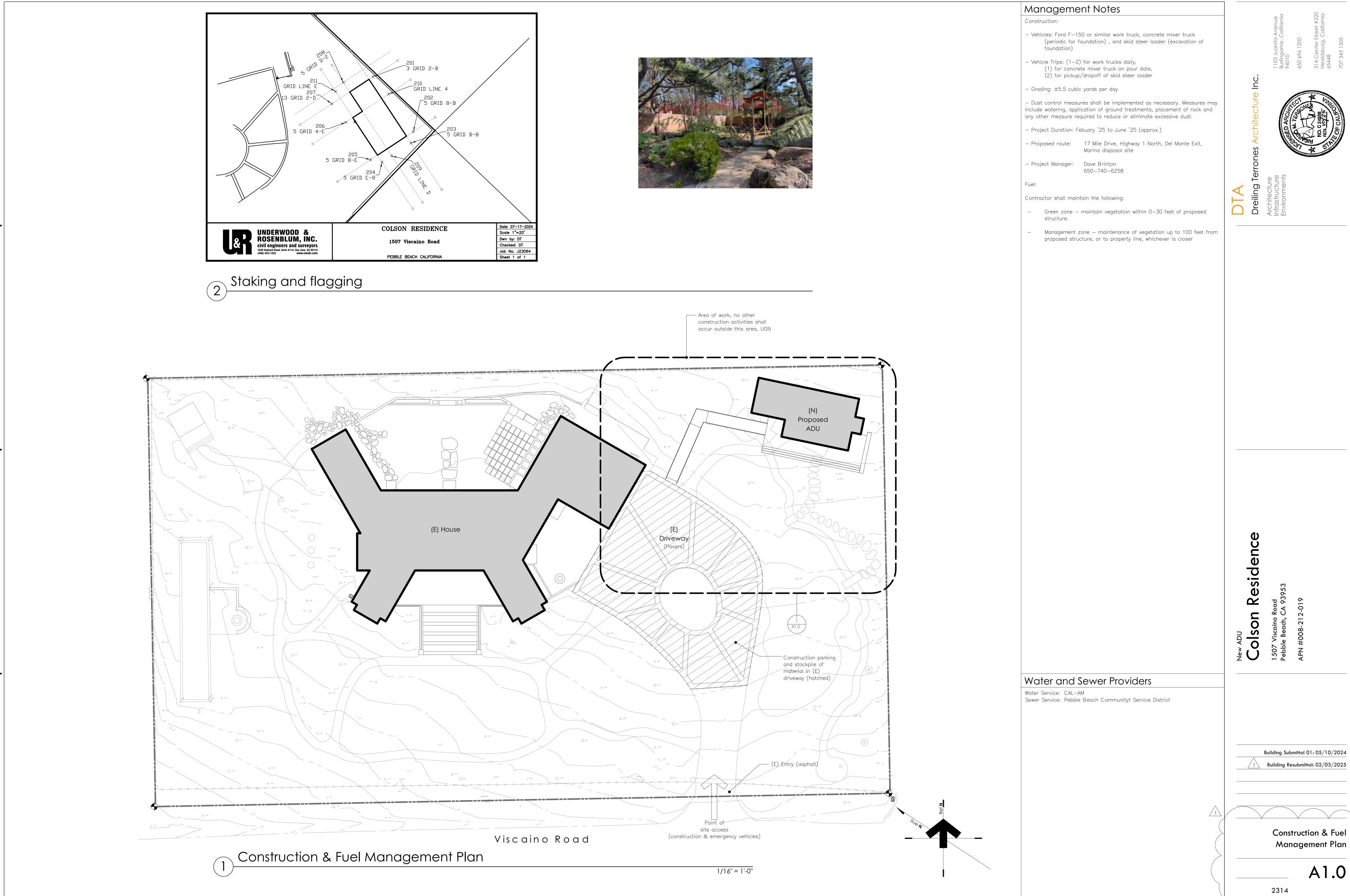


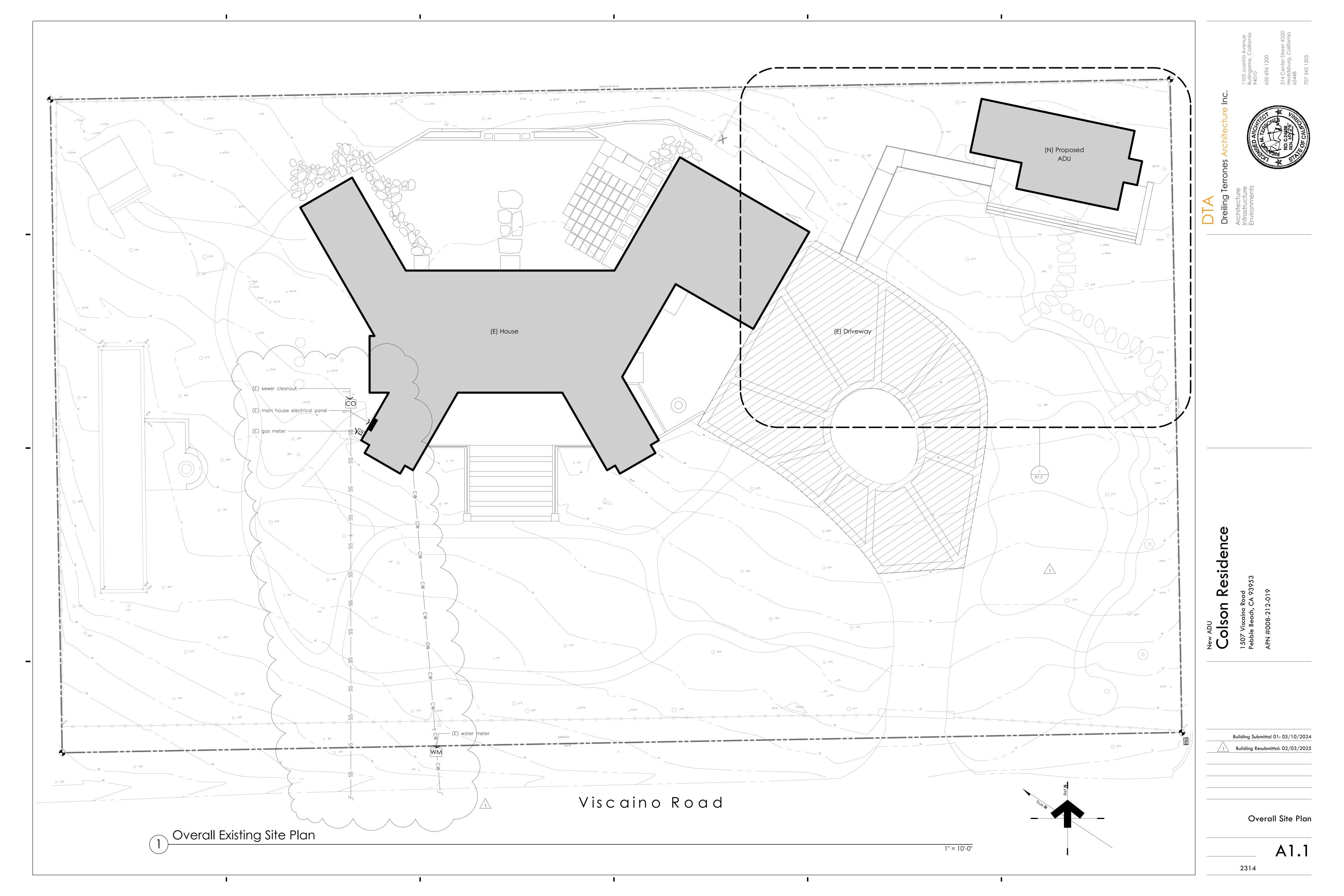
Owner's responsibility. This information shall include legal description, deed

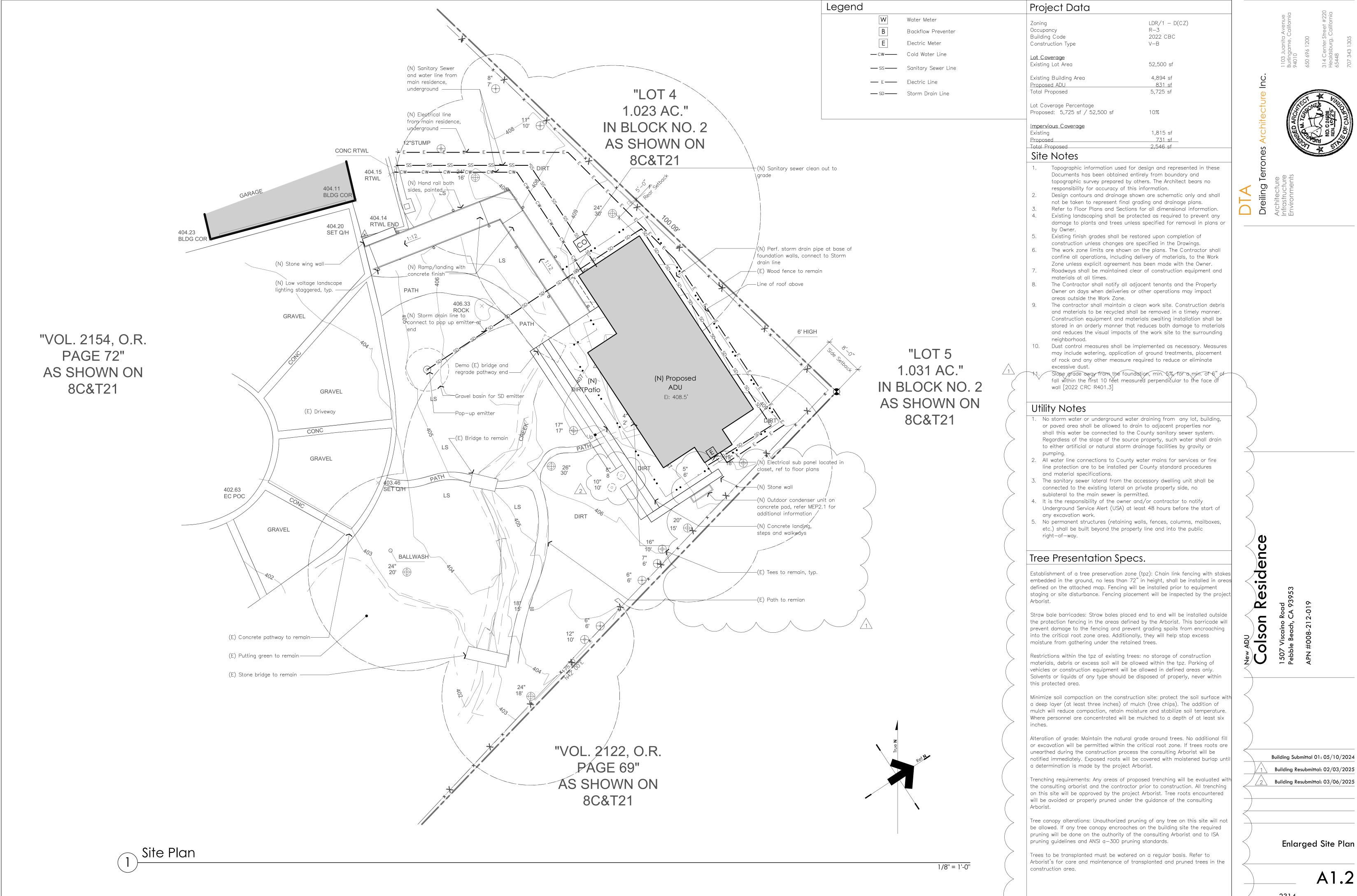
restrictions, easements, site survey, topographic survey, location of

existing improvements, soils report, and all related data.

the Work. The Contractor shall notify the Owner in writing for resolution.

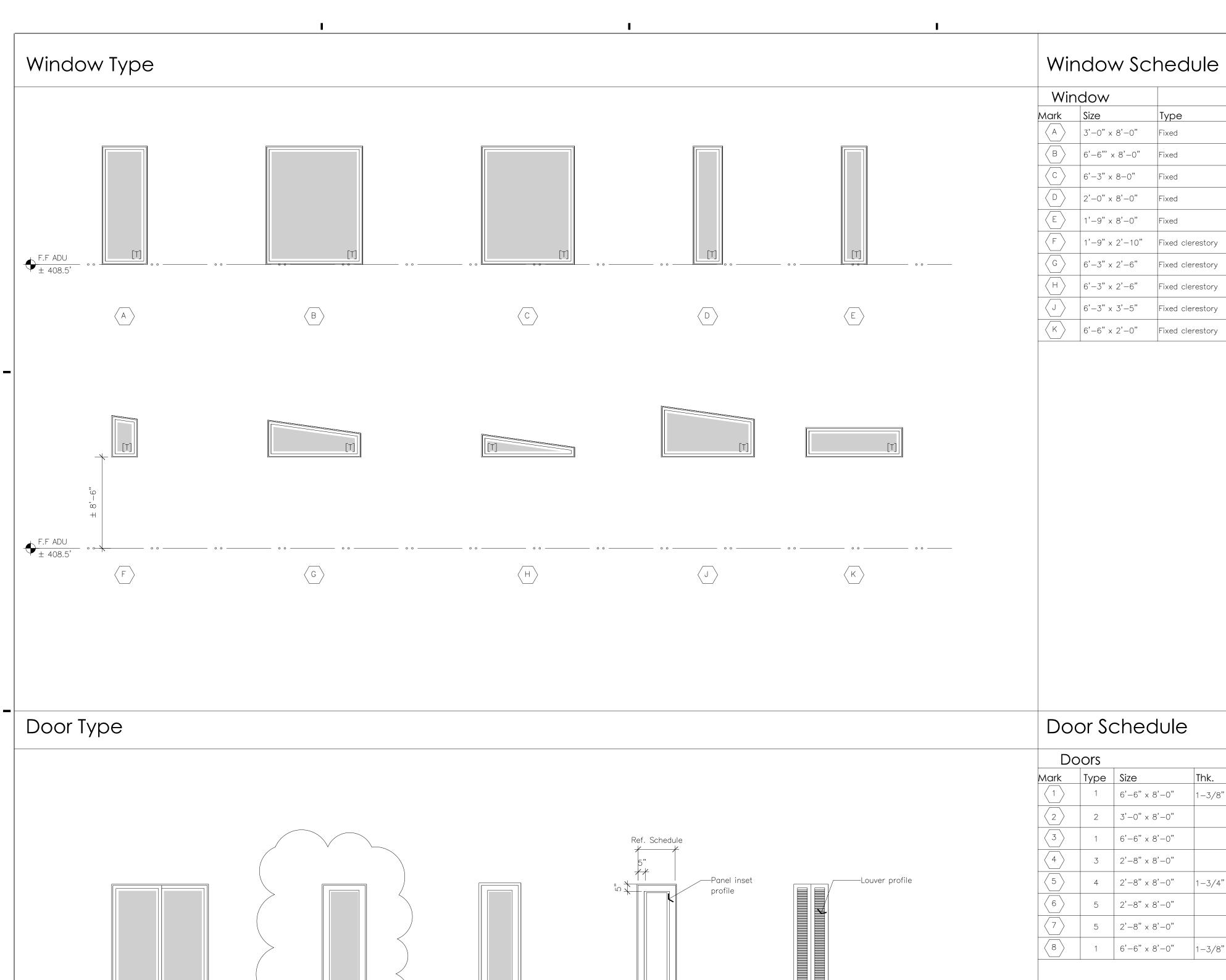






Building Resubmittal: 02/03/2025

Enlarged Site Plan



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



Kitchen

Kitchen

	Do	ors					Loca	ition	Remarks
I	Mark	Туре	Size	Thk.		Material			
	$\left\langle 1\right\rangle$	1	6'-6" x 8'-0"	1-3/8"	I	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"	8'-0"				2 panel glass sliding door, provide weather stripping, tempered glazing	
	4	3	2'-8" × 8'-0"			<b>—</b>	_		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"	`		<b>—</b>	<b>—</b>		Louvered solid core saloon doors
	(8)	1	6'-6" × 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 allignments 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 floshing 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.

Colson Residence

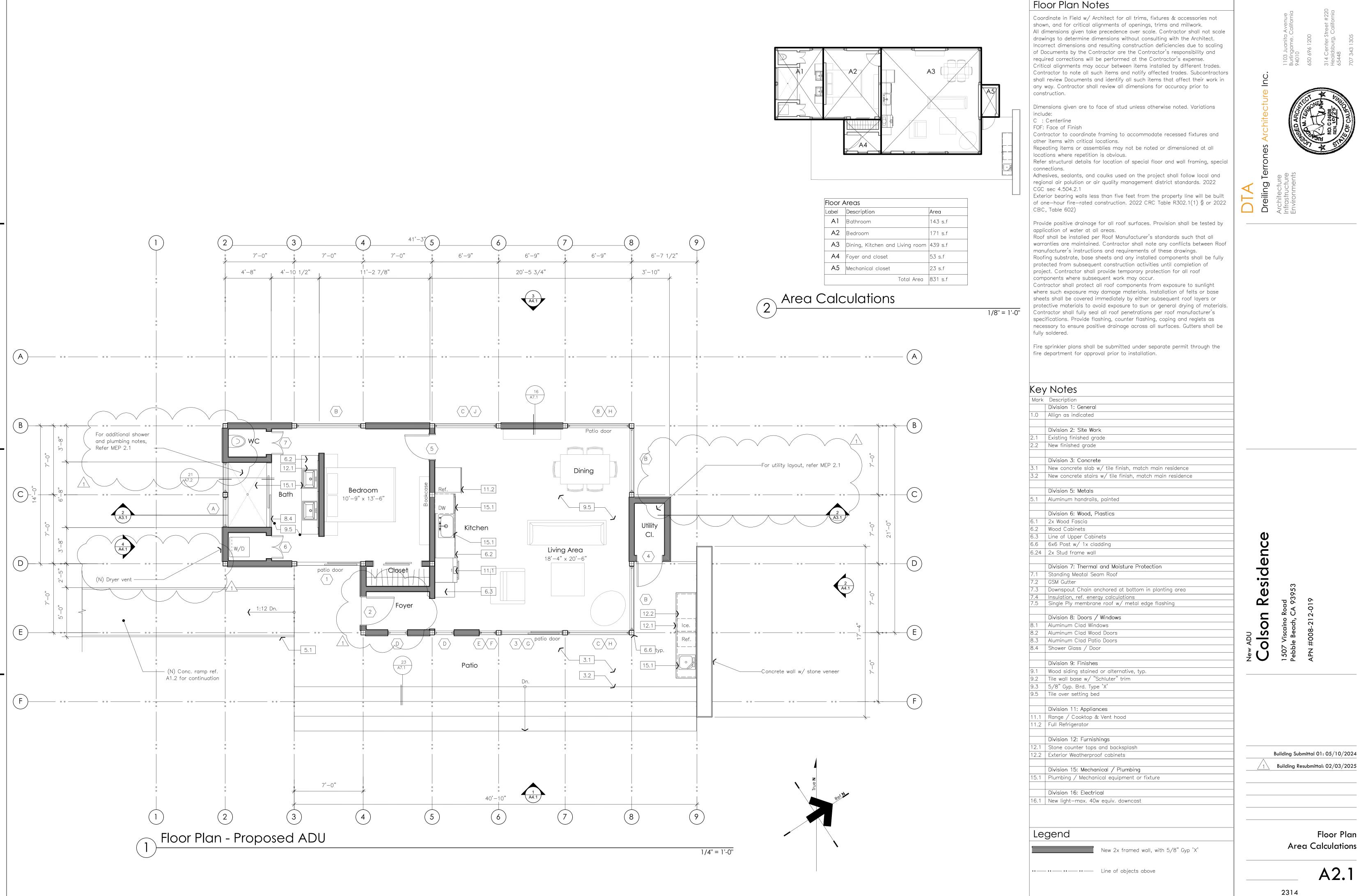
1507 Viscaino Road
Pebble Beach, CA 93953

Building Submittal 01: 05/10/2024

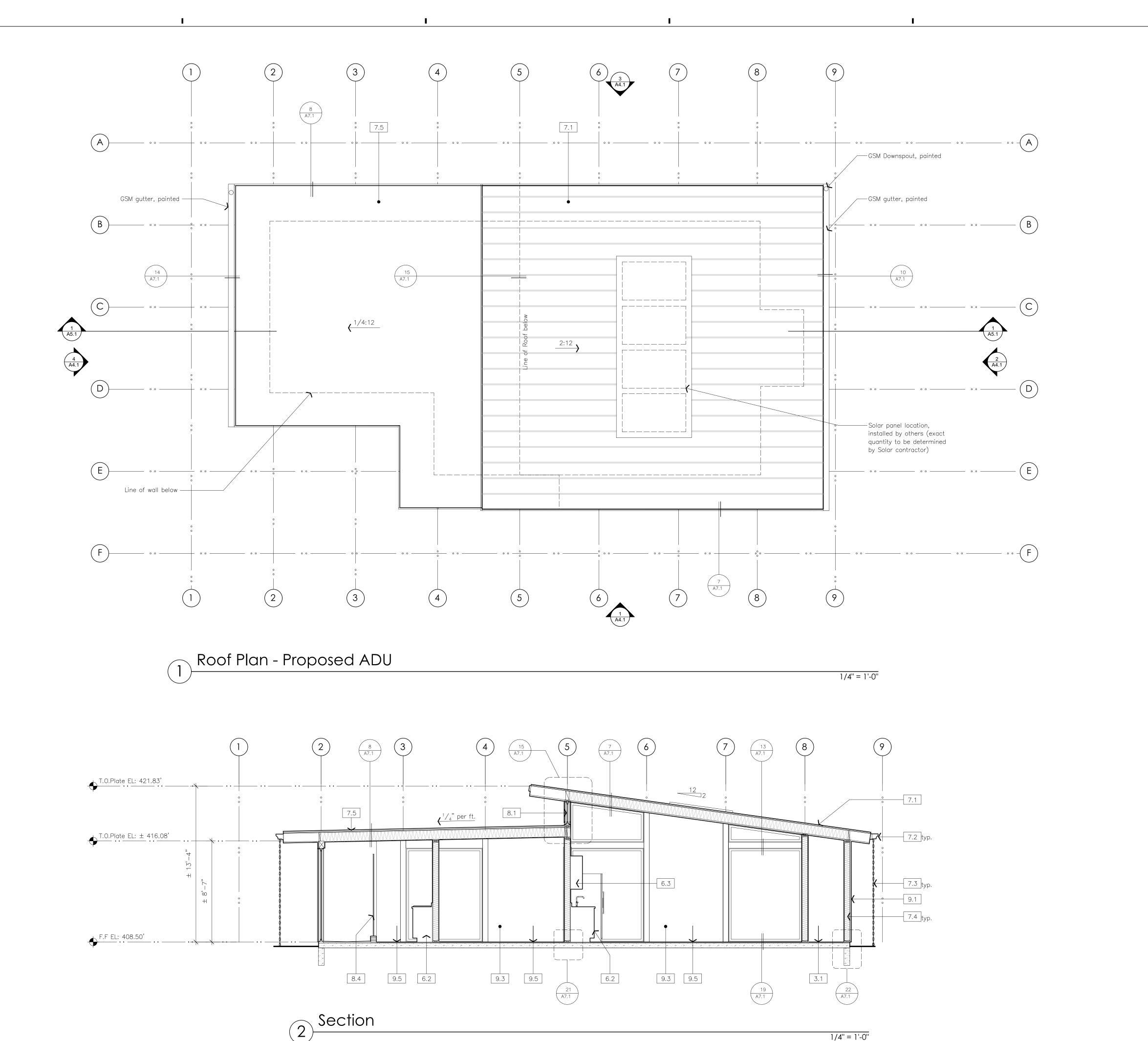
| Building Resubmittal: 02/03/2025

Window & Door Schedule

A2.0



Floor Plan



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 substituted which are not listed in specified manufactureer information.

Provide positive drainage for all roof surfaces. Provisions shall be tested by

manufacturer's instructions and requirements of these drawings.

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.

Provide gutters, rainwatter leaders and down spouts. Integrated gutters shall

lengths, or single piece lengths if less than 20', to reduce the number of

- 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

Roof shall have a roofing assembly installed in accordance with its listing

# Roof Plan Notes

All roof materials shall all be part of a specified roofing system as defined

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

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

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.

Gutters shall be fully soldered and shall be fabricated in minimum of 20'

be constructed in simmilar fashion.

Key Notes

Division 1: General Allign as indicated

Division 2: Site Work Existing finished grade

Division 3: Concrete

Division 5: Metals

2x Wood Fascia

Wood Cabinets 6.3 Line of Upper Cabinets 6.6 6x6 Post w/ 1x cladding

6.24 2x Stud frame wall

8.4 Shower Glass / Door

Division 9: Finishes

5/8" Gyp. Brd. Type 'X'

Division 11: Appliances 11.1 Range / Cooktop & Vent hood

Division 12: Furnishings

12.2 Exterior Weatherproof cabinets

Division 16: Electrical

16.1 New light-max. 40w equiv. downcast

Stone counter tops and backsplash

Division 15: Mechanical / Plumbing 15.1 | Plumbing / Mechanical equipment or fixture

Tile over setting bed

11.2 | Full Refrigerator

7.2 GSM Gutter

7.1 Standing Meatal Seam Roof

Division 8: Doors / Windows Aluminum Clad Windows 8.2 Aluminum Clad Wood Doors Aluminum Clad Patio Doors

> Wood siding stained or alternative, typ. Tile wall base w/ "Schluter" trim

Aluminum handrails, painted

Division 6: Wood, Plastics

2.2 New finished grade

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

R337.5.2 Roof coverings: Where the roof profile allows a space in

and the manufactureers installation instructions.

New concrete slab w/ tile finish, match main residence

Division 7: Thermal and Moisture Protection

7.4 Insulation, ref. energy calculations
 7.5 Single Ply membrane roof w/ metal edge flashing

7.3 Downspout Chain anchored at bottom in planting area

New concrete stairs w/ tile finish, match main residence

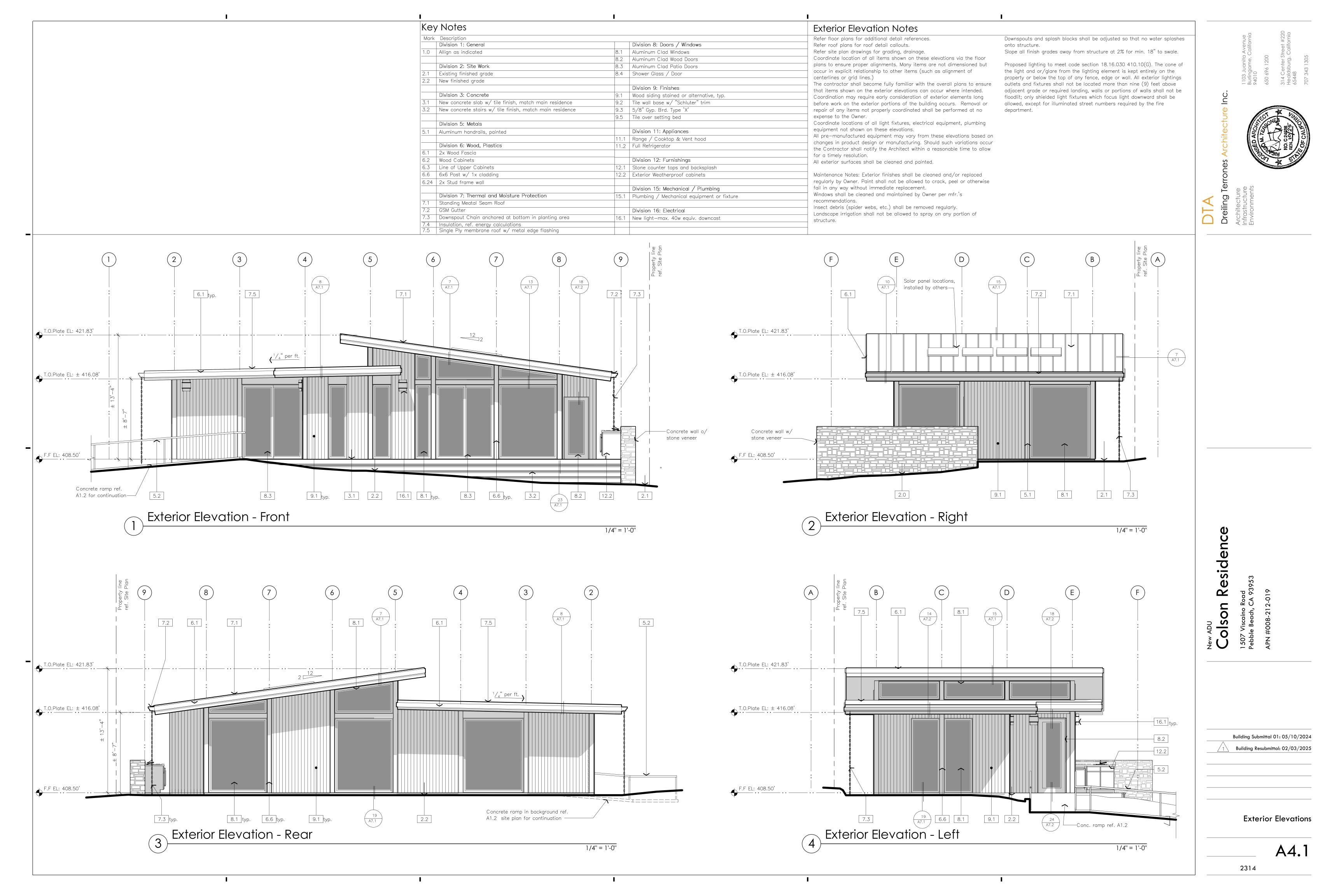
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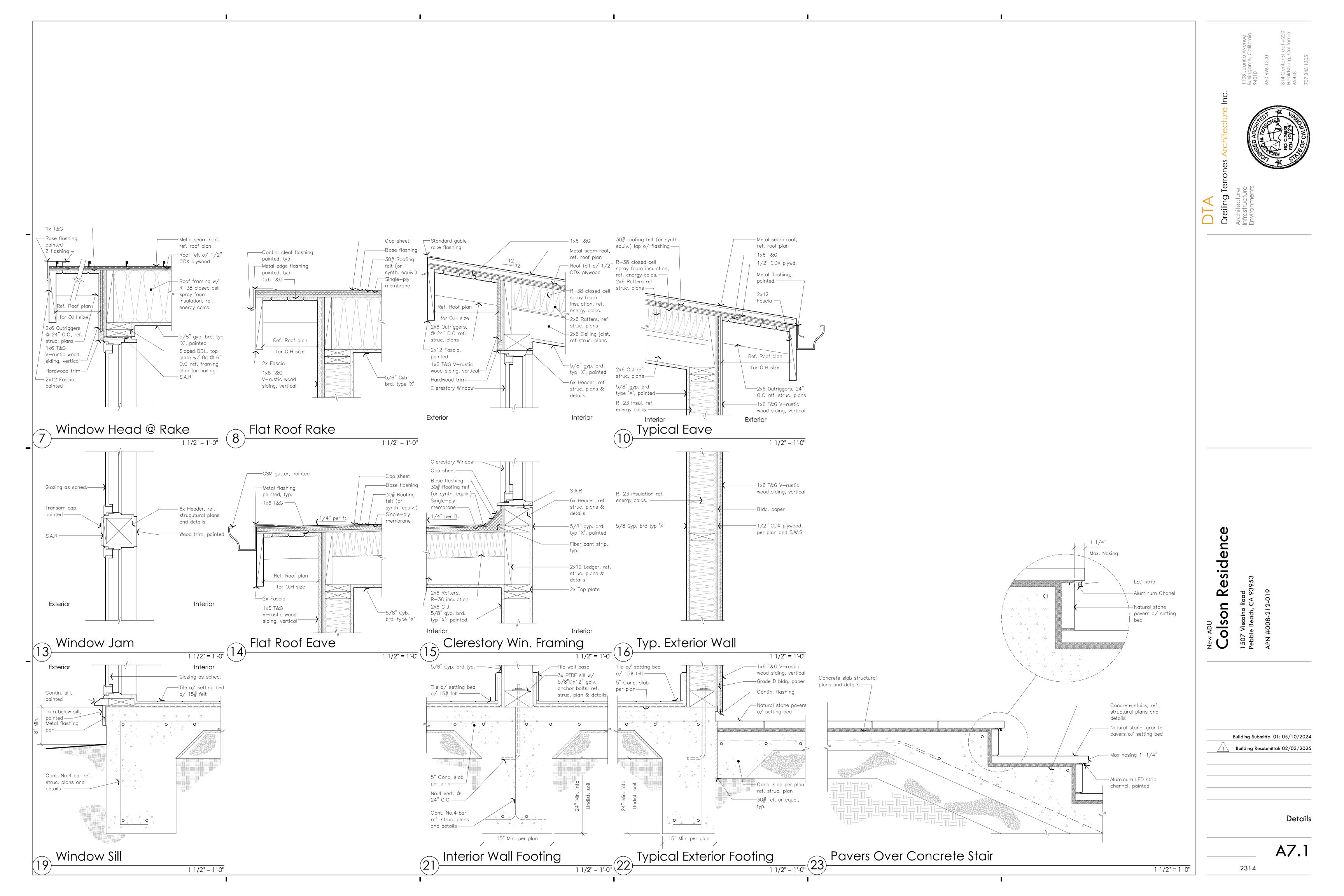
Colson

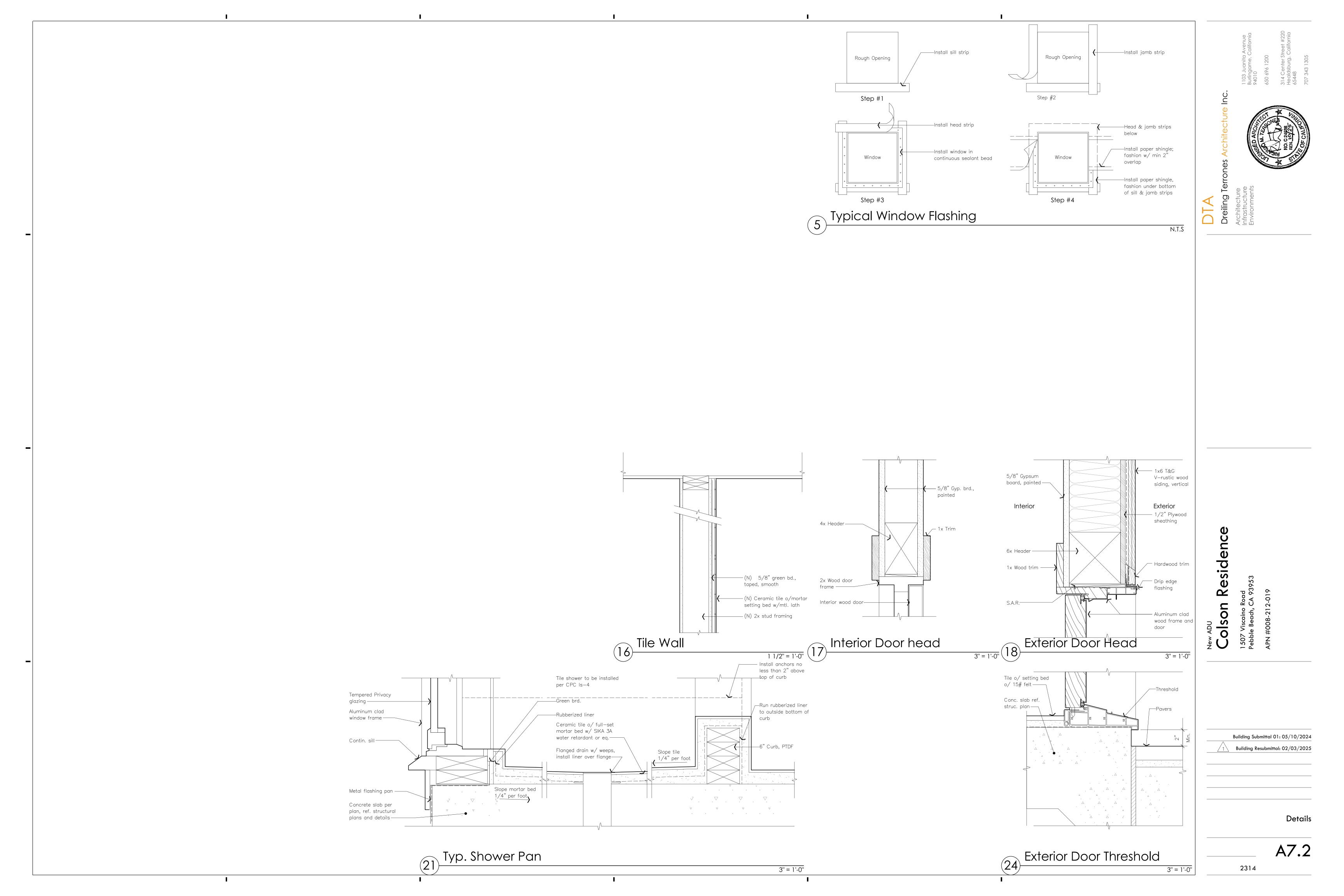
Building Submittal 01: 05/10/2024

Building Resubmittal: 02/03/2025

**Roof Plan** 















Existing Stone Veneer

Existing Patio / Wood Siding

Existing Driveway / Garage



Existing Side Patio



Existing Side Patio

Architecture Infrastructure Environments

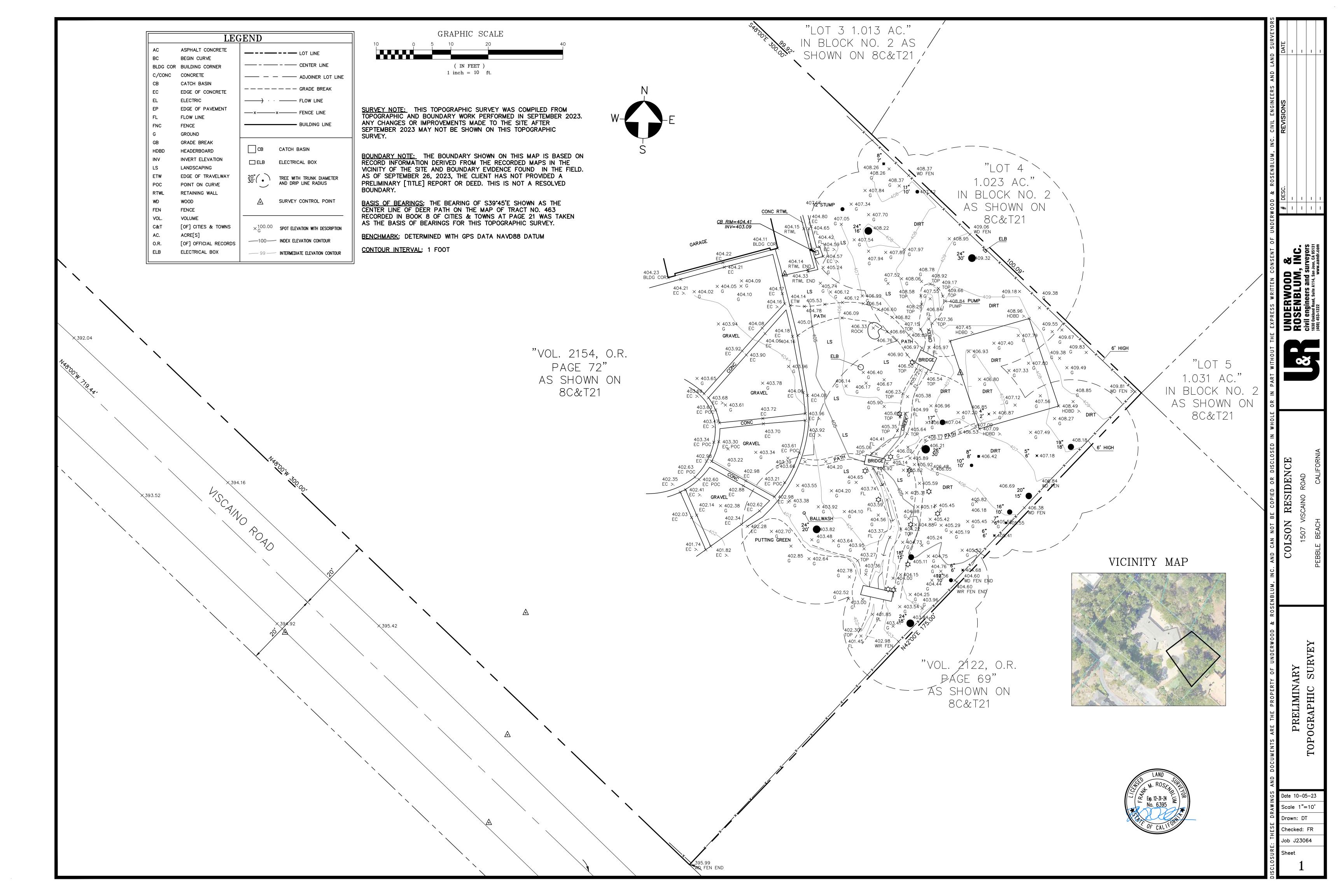
Colson Residence

Building Submittal 01: 05/10/2024

Building Resubmittal: 02/03/2025

**Existing Residence Photos** 

A8.2



# 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
- 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
- Concrete floor shall be screeded, wood floated and then given a steel trowel
- Provide foundation vents equal in area to 1/150 of underfloor area. Locate vents on opposing sides where possible

- 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 1/2" on roof, 3/4" T & G on floor and 1/2" 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<sup>6</sup> 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<sup>6</sup> 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
- 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
- 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 bored 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 alu-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
- 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 steel members shall have a minimum of 2 coats of red primer, finish coat if

• All structural HSS tube steel shall be A500 Grade "B". Steel bolts shall be

required by owner. Special inspection required for all field & shop welds.

treated in he filed in accordance w/ AWPA MUI

# SOILS

• Slope finish exterior surface away from foundation.

## PROJECT SEISMIC DESIGN DATA

- A. SEISMIC IMPORTANCE FACTOR, I = 1.0 AND RISK CATEGORY = IIB. MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss = 1.279g AND S<sub>1</sub> = 0.483g . SITE CLASS =(C) ). SPECTRAL RESPONSE COEFFICIENTS,  $S_{DS} = 1.023g$  AND  $S_{D1} = 0.483g$
- : 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 = 6.5I. ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE

## 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
- WIND EXPOSURE = C
- . INTERNAL PRESSURE COEFFICIENT,  $GC_{pi} = 0.18$
- E. DESIGN WIND PRESSURE = 8.07 PSF 00 TO 15 FEET 8.57 PSF 15 TO 20 FEE

### PROJECT FLOOR AND ROOF LIVE LOADS

- A. FLOOR LIVE LOAD = 40 PSF
- B. ROOF LIVE LOAD = 20 PSFC. 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

# 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)
- . Foundation Excavation (Geotechnical Engineer of Record)

#### CBC TABLE 2304.10.2 FASTENING SCHEDULE NUMBER AND TYPE OF FASTENER 9 SPACING AND LOCATION DESCRIPTION OF BUILDING ELEMENTS ROOF 4 - 8d box $(2\frac{1}{2}" \times 0.113")$ ; or $3 - 8d \text{ common } (2\frac{1}{2})'' \times 0.131''); \text{ or }$ Blocking between ceiling joists, rafters or trusses Each end, toenail 3-10d box (3" x 0.128"); or to top plate or other framing below $3 - 3'' \times 0.131''$ nails; or 3 - 3" 14 gage staples, $\frac{7}{16}$ " crown - 8d common $(2\frac{1}{2}" \times 0.131")$ Each end, toenail $2 - 3'' \times 0.131''$ nails 2 - 3" 14 gage staples Blocking between rafters or truss not at the wall 2-16d common (3 ½" x 0.162") top plate, to rafter or truss 3-3" x 0.131" nails End nail 3-3" 14 gage staples 16d common (3 ½" x 0.162") @ 6" o.c. Flat blocking to truss and web filler Face nail 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c 4 - 8d box $(2\frac{1}{2}'' \times 0.113'')$ ; or 3-8d common ( $2\frac{1}{2}$ " x 0.131"); or 3-10d box (3" x 0.128"); or Each joist, toenail Ceiling joists to top plate 3-3" x 0.131" nails; or 3-3" 14 gage staples, $\frac{7}{16}$ " crown 3-16d common (3 ½" x 0.162"); or Ceiling joist not attached to parallel rafter, laps 4-10d box (3" x 0.128"); or Face nail over partitions (no thrust) 4-3" x 0.131" nails; or (See Section 2308.7.3.1, Table 2308.7.3.1) 4-3" 14 gage staples, $\frac{7}{16}$ " crown Ceiling joists attached to parallel rafter (heel joint) Per Table 2308.7.3.1 Face nail (Section 2308.7.3.1 and Table 2308.7.3.1) 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or Collar tie to rafter Face nail 4-3" x 0.131" nails; or 4-3" 14 gage staples, $\frac{7}{16}$ " crown 3-10d common (3" x 0.148"); or 2 toenails on one side $3-16d \text{ box } (3\frac{1}{2})$ " x 0.135");or and 1 toenail on Rafter or roof truss to top plate 4-10d box (3" x 0.128"); or opposite side of (See section 2308.7.5 and Table 2308.7.5) 4-3" x 0.131" nails; or rafter or truss 4-3" 14 gage staples, $\frac{7}{16}$ " crown 2-16d common (3½" x 0.162"); or $3-16d \text{ box } (3\frac{1}{2}\text{" x } 0.135\text{"}); \text{ or }$ End nail 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or Roof rafters to ridge valley or hip rafters; or roof 3-3" 14 gage staples, $\frac{7}{16}$ " crown; or

Toenail
24" o.c. face nail
16" o.c. face nail
16" o.c. face nail
12" o.c. face nail
12" o.c. face nail
16" o.c. each edge, face na
12" o.c. each edge, face na
Toenail
16" (12" (

16d common (3  $\frac{1}{2}$ " x 0.162"); or 10d box (3" x 0.128"); or Top plate to top plate 3" x 0.131" nails; or 3" 14 gage staples,  $\frac{7}{16}$ " crown

8-16d common (3  $\frac{1}{2}$ " x 0.162"); or 12-16d box  $(3\frac{1}{2}$ " x 0.135"); or 12-10d box (3" x 0.128"); or Top plate to top plate, at end joints 12-3" x 0.131" nails; or 12-3" 14 gage staples,  $\frac{7}{16}$ " crown

16d common (3  $\frac{1}{2}$ " x 0.162"); or 16d box (3" x 0.135"); or Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels) 3" x 0.131" nails; or 3" 14 gage staples,  $\frac{7}{16}$ " crown 2-16d common ( $3\frac{1}{2}$ " x 0.162"); or 3-16d box (3" x 0.135"); or

Bottom plate to joist, rim joist, band joist or blocking at braced wall panels

4-8d common ( $2\frac{1}{2}$ " x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-8d box  $(2\frac{1}{2}$ "x 0.128"); or Stud to top or bottom plate 4-3" 14 gage staples,  $\frac{1}{16}$ " crown 2-16d common (3  $\frac{1}{2}$ " x 0.162"); or 3-16d common (3  $\frac{1}{2}$ " x 0.135"); or

3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples,  $\frac{7}{16}$ " crown 2-16d common ( $3\frac{1}{2}$ " x 0.162"); or 3-10d box (3" x 0.128"); or Top plates, laps at corners and intersections 3-3" x 0.131" nails; or 3-3" 14 gage staples,  $\frac{7}{16}$ " crown 2-8d box  $(2\frac{1}{2}$ "x 0.113"); or

2-8d common ( $2\frac{1}{2}$ " x 0.131"); or 1" brace to each stud and plate Face nail 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples,  $\frac{1}{16}$ " crown  $3-18d \text{ box } (2\frac{1}{2})$ " x 0.113"); or 1" x 6" sheathing to each bearing Face nail 2-8d common ( $2\frac{1}{2}$ " x 0.131"); or 2-10d box (3" x 0.128"); or  $2-1\frac{3}{4}$ " 16 gage staples, 1" crown

4-3" x 0.131" nails; or

4-3" 14 gage staples,  $\frac{7}{16}$ " crown

3-16d common (3  $\frac{1}{2}$ " x 0.135"); or

8-8d common (2  $\frac{1}{2}$ " x 0.131"); or

 $4-1\frac{3}{4}$ " 16 gage staples, 1" crown

 $3-8d \text{ box } (2\frac{1}{2})$ "x 0.113"); or

3-10d box (3" x 0.128"); or  $2-1\frac{3}{4}$ " 16 gage staples, 1" crown Wider than 1" x 8" 1" x 8" and wider sheathing to each bearing 3-8d common (2  $\frac{1}{2}$ " x 0.131"); or 4-8d box  $(2\frac{1}{2})$ " x 0.113"); or 3-10d box (3" x 0.128"); or

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 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 c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened

CBC TABLE 2304.10.2 FASTENING SCHEDULE

FLOOR

NUMBER AND TYPE OF FASTENER g

3-8d common ( $2\frac{1}{2}$ " x 0.131"); or floor

4-8d common  $(2\frac{1}{2}$ " x 0.113");

3-3" 14 gage staples,  $\frac{7}{16}$ " crown

8d common  $(2\frac{1}{2})$ " x 0.131"); or

3" 14 gage staples,  $\frac{7}{16}$ " crown

3-10d box (3" x 0.128"); or

3-16d box (3" x 0.135"); or

3-8d common ( $2\frac{1}{2}$ " x 0.113"); or

2-8d common ( $2\frac{1}{2}$ " x 0.131"); or

2- 1 3/4" 16 gage staples, 1" crown

2-16d common (3  $\frac{1}{2}$ " x 0.162")

3-16d box (3" x 0.135"); or

20 common (4" x 0.192")

10d box (3" x 0.128"); or

3" 14 gage staples,  $\frac{7}{16}$ " crown

2-20d common (4" x 0.192"); or

3-3" 14 gage staples,  $\frac{7}{6}$ " crown

 $4-16d box (3\frac{1}{2}$ " x 0.135"); or

4-3" 14 gage staples,  $\frac{7}{16}$ " crown

4-3" 14 gage staples,  $\frac{7}{16}$ " crown

2-8d common ( $2\frac{1}{2}$ " x 0.131"); or

4-10d box (3" x 0.128"); or

2-10d box (3" x 0.128"); or

2-3" 14 gage staples,  $\frac{7}{16}$ " crown

6d common or deformed (2" x 0.113");

 $2\frac{3}{8}$ " x0.113" nail (subfloor and wall)

8d common or deformed  $(2\frac{1}{2})$ " x 0.131" x 0.281" head) (roof) OR RSRS-01

 $2\frac{3}{8}$ " x 0.113" x 0.266" head nail (roof)

1  $\frac{3}{4}$ " 16 gage staple,  $\frac{7}{16}$ " crown (roof)

8d common or deformed  $(2\frac{1}{2})$ " x 0.131"

x 02.281" head) (roof) OR RSRS-01

 $2\frac{3}{8}$ " x 0.113" x 0266" head nail; or

10d common (3" x 0.148"); or deformed

1 ½" x 0.120", galvanized roofing nail

 $1\frac{1}{4}$ " 16 gage staple with  $\frac{7}{16}$ " or 1" crown

 $1\frac{3}{4}$ " x 0.120" galvanized roofing nail

 $1\frac{1}{2}$ " 16 gage staple with  $\frac{7}{16}$ " or 1" crown

8d common  $(2\frac{1}{2})$ " x 0.131"); or

8d common  $(2\frac{1}{2})$ " x 0.131"); or

deformed  $(2\frac{1}{2})$ " x 0.131"); or

10d common (3" x 0.148"); or

deformed  $(2\frac{1}{2}$ " x 0.131"); or

6d corrosion-resistant siding

6d corrosion-resistant casing

8d corrosion-resistant siding

8d corrosion-resistant casing

4d casing  $(1\frac{1}{2}$ " x 0.080"); or

4d finish  $(1 \frac{1}{2})$ " x 0.072")

6d finish (2" x 0.092");

6d casing (2" x 0.099"): or

(Panel supports at 24 inches)

deformed (2" x 0.113"); or

deformed (2" x 0.120")

deformed (2" x 0.120")

deformed (2" x 0.120")

 $(1 \frac{7}{8}$ " x 0.106"); or

 $(2 \frac{3}{8}$ " x 0.128"); or

 $(2\frac{1}{2}$ " x 0.113")

INTERIOR PANELING

(2 " x 0.099")

(2 %" x 0.113") nail (roof)

(subfloor and wall)

1  $\frac{3}{4}$ " 16 gage staple,  $\frac{7}{16}$ " crown

8d common  $(2\frac{1}{2}$ " x 0.131"); or

deformed (2" x 0.113")

 $(2\frac{3}{8}$ " x 0.113") nail (roof)

2" 16 gage staple,  $\frac{7}{16}$ " crown

 $(2\frac{1}{2})$ " x 0.131" x 0.281" head)

 $(\frac{1}{16}$ " head diameter); or

 $(\frac{7}{16})$ " diameter head); or

OTHER EXTERIOR WALL SHEATHING

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING

PANEL SIDING TO FRAMING

(subfloor and wall)

3-16d common (3  $\frac{1}{2}$ " x 0.162"); or

4-10d box (3" x 0.128"); or

4-3" x 0.131" nails; or

4-3" x 0.131" nails; or

2-3" x 0.131" nails; or

WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL

SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING

3-16d common ( $3\frac{1}{2}$ " x 0.162"); or

3-10d box (3" x 0.128"); or

3-3" x 0.131" nails; or

3" x 0.131" nails; or

2-16d common (3  $\frac{1}{2}$ " x 0.162")

3-10d box (3" x 0.128"); or

8d common  $(2\frac{1}{2})$ " x 0.113")

10d box (3" x 0.128"); or

3" x 0.131" nails; or

3-3" x 0.131" nails; or

SPACING AND LOCATION

Toenail

4" o.c., toenail

6" o.c., toenail

Blind and Face nail

Each bearing, face nail

32" o.c. face nail at top

24" o.c. face nail at top

and bottom staggered

Ends and at each splice

Each joist or rafter,

and bottom staggered

on opposite sides

on opposite sides

face nail

face nail

End nail

(Inches)

Each end, toenail

Supports

(Inches)

12

12

12

12

12

12

12

12

12

Face nail

DESCRIPTION OF BUILDING ELEMENTS

Rim joist, band joist, or blocking to top plate,

Joist to sill, top plate, or girder

sill or other framing below

2" subfloor to joist or girder

1" x 6" subfloor or less to each joist

" plank (plank & beam - floor & roof)

Built up girders and beams, 2" lumber layers

Ledger strip supporting joists or rafters

Bridging or blocking to joist, rafter or truss

Joist to band joist or rim joist

3/8"-1/2"

 $^{19}/_{32}$ "  $-^{3}/_{4}$ "

 $\frac{7}{8}$ " - 1  $\frac{1}{4}$ "

3/4" and less

½"-1"

1 1/8"-1 1/4"

½" or less

6" fiberboard sheathing b

<sup>25</sup>/<sub>32</sub>" fiberboard sheathing b

16" o.c. face nail

12" o.c. face nail

Each side of end joint,

face nail (min 24" lap

splice length each side

of end joint)

16" o.c. face nail

12" o.c. face nail

16" o.c. face nail

Toenail

End nail

Face nail

Face nail

to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one

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.



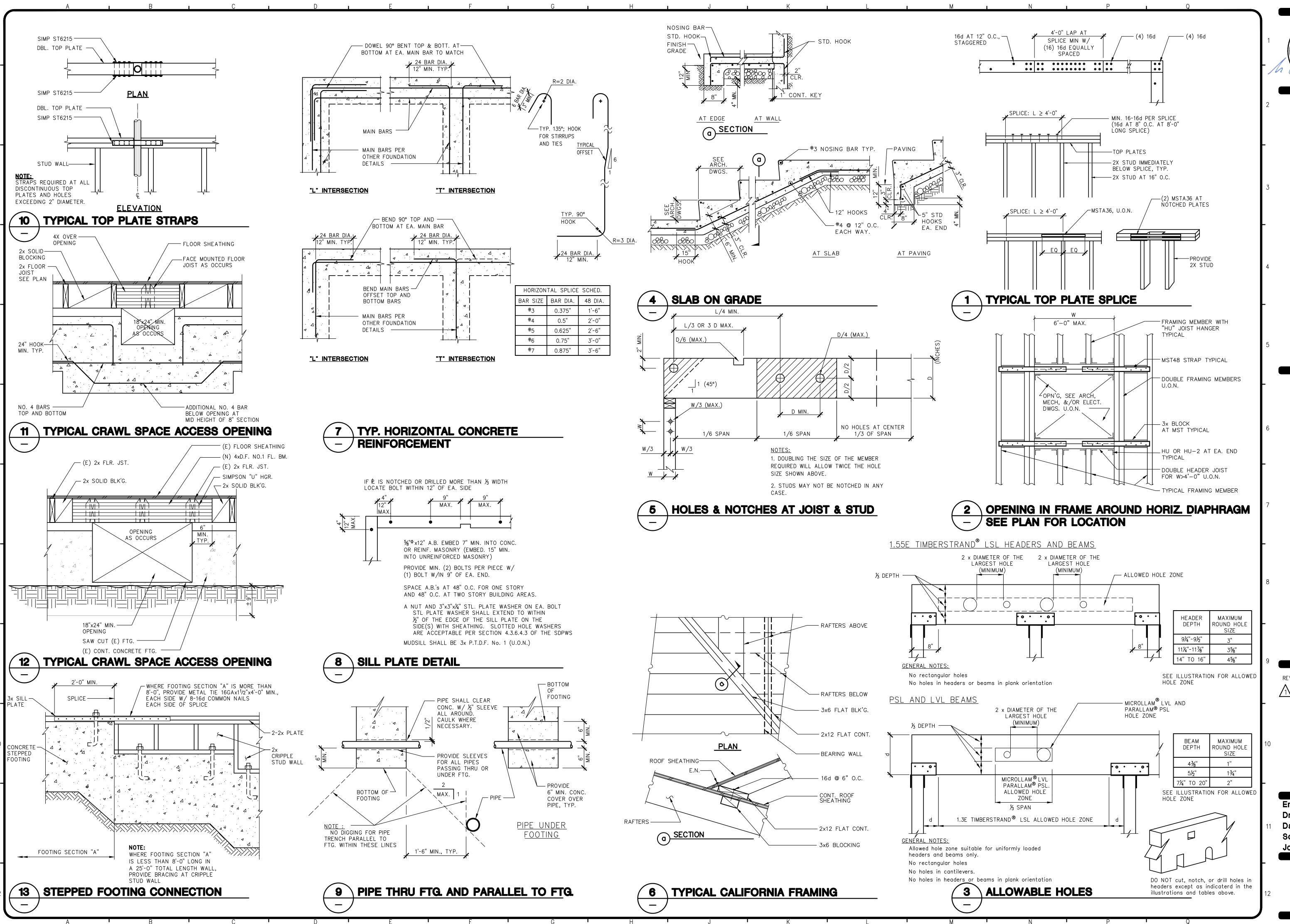
ШОШ SID o R CAL CAIL CH, ON SE OLS 1507 18BLE

REVISIONS/DATE PLAN CHECK <u>/1</u> 2/3/2025

SC/AL

Engineer: SC/ML Drafter: OD Scale: AS NOTED Job No: 224090

SHEET



C 94724
EXP. 06/30/25

G ENGINEERING, INC

29300 KOHOUTEK WAY, UNION CITY, CA. 94587 OFFICE (510) 475-7900

COLSON RESIDENCE 1507 VISCAINO ROAD PEBBLE BEACH, CALIFORNIA

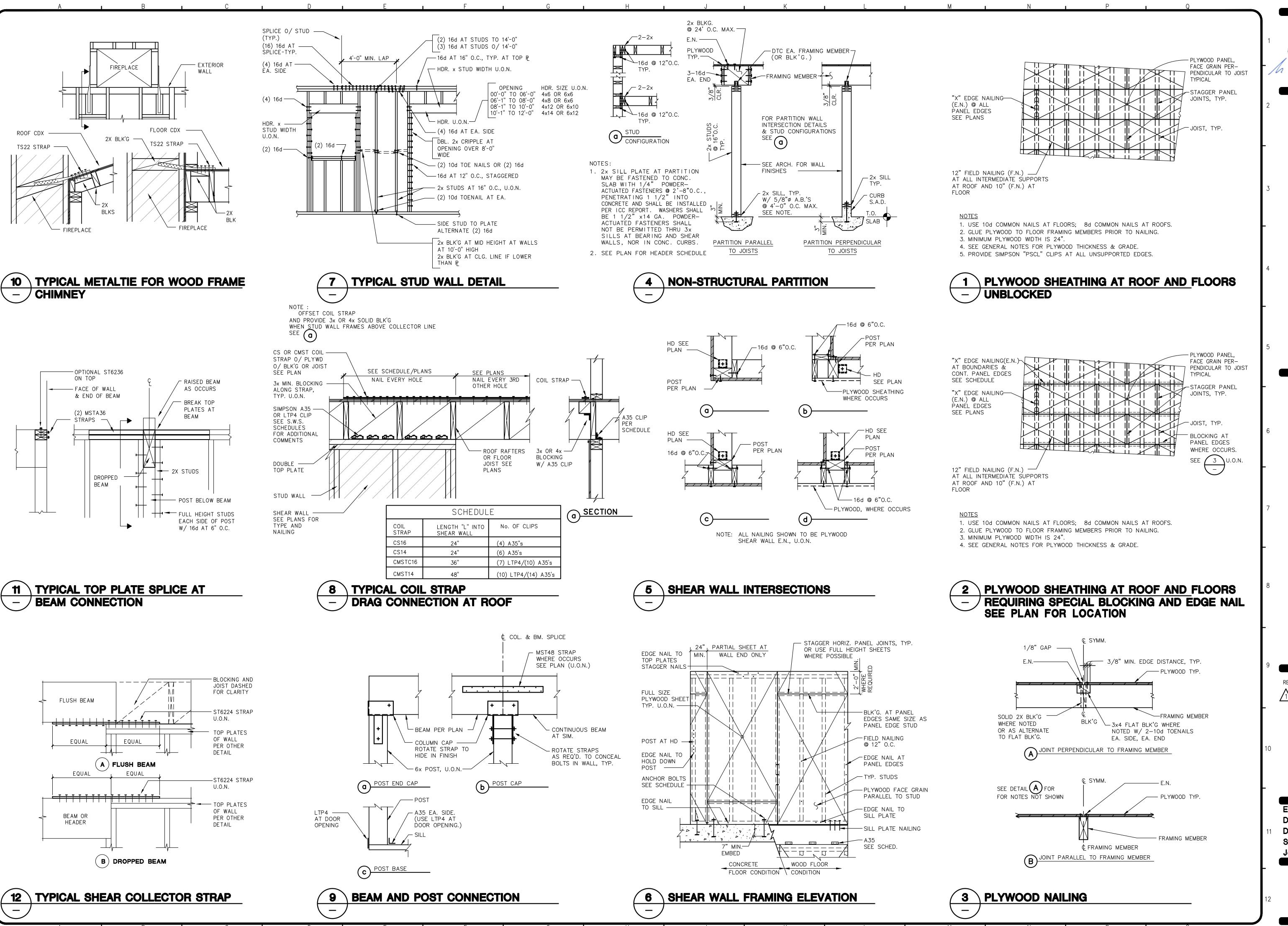
REVISIONS/DATE BY

PLAN CHECK SC,
2/3/2025

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

SHEET

STD2



29300 KOHOUTEK WAY, SUNION CITY, CA. 94587 OFFICE (510) 475-7900 FAX (510) 475-7913

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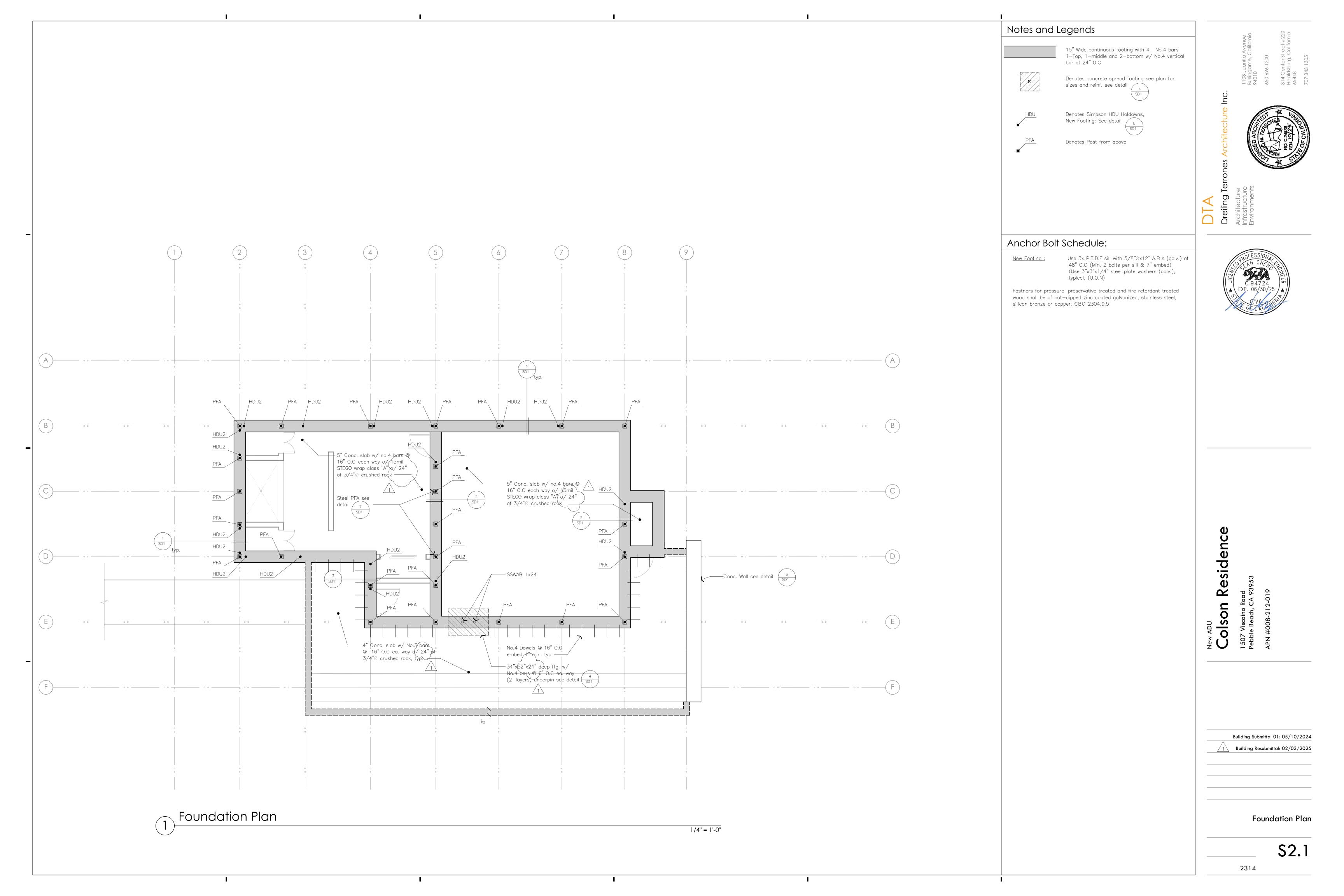
COLS( 1507 PEBBLE

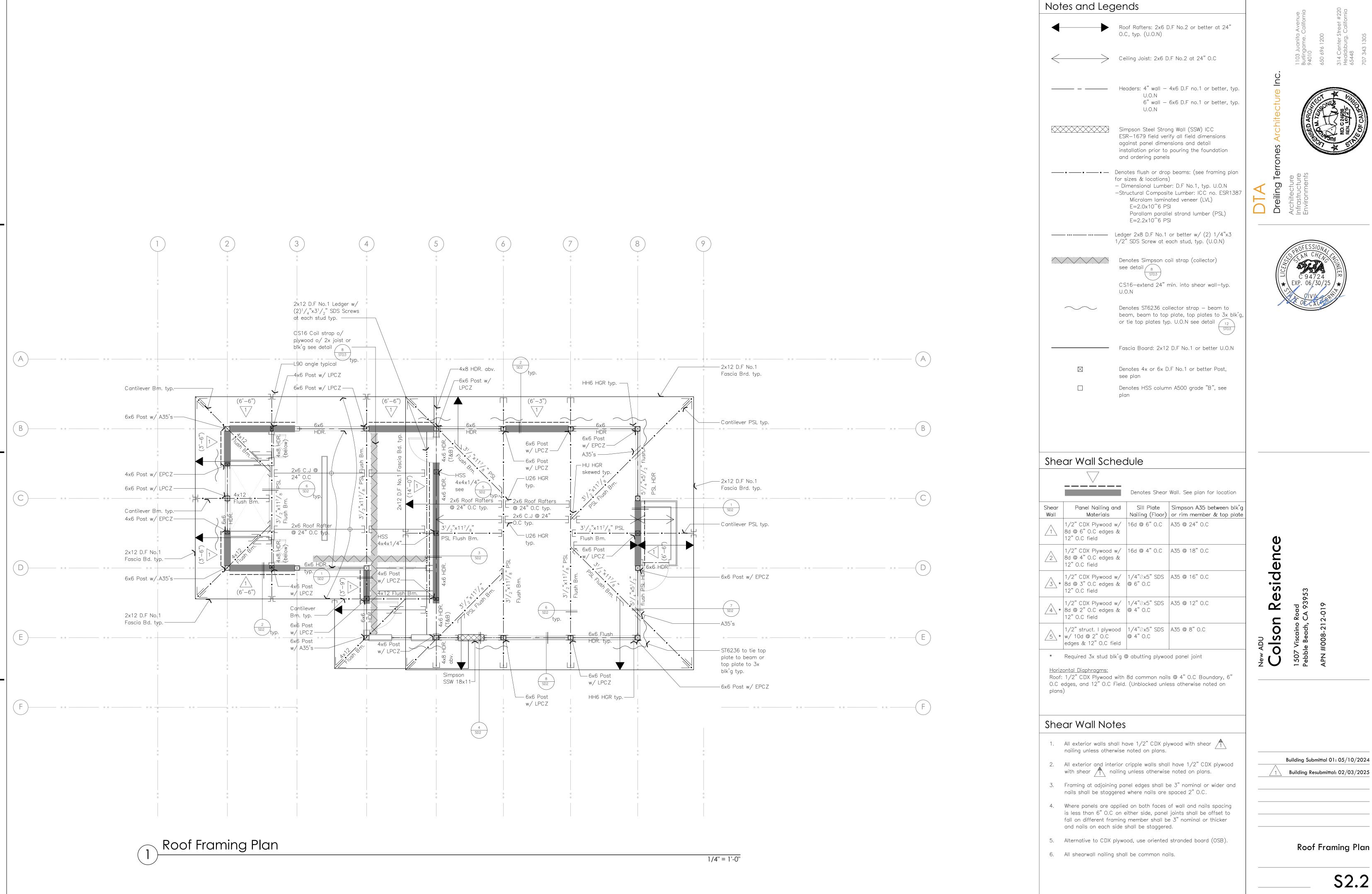
REVISIONS/DATE PLAN CHECK 2/3/2025

Engineer: SC/ML

OD **Drafter:** 5/10/2024 Scale: AS NOTED Job No: 224090

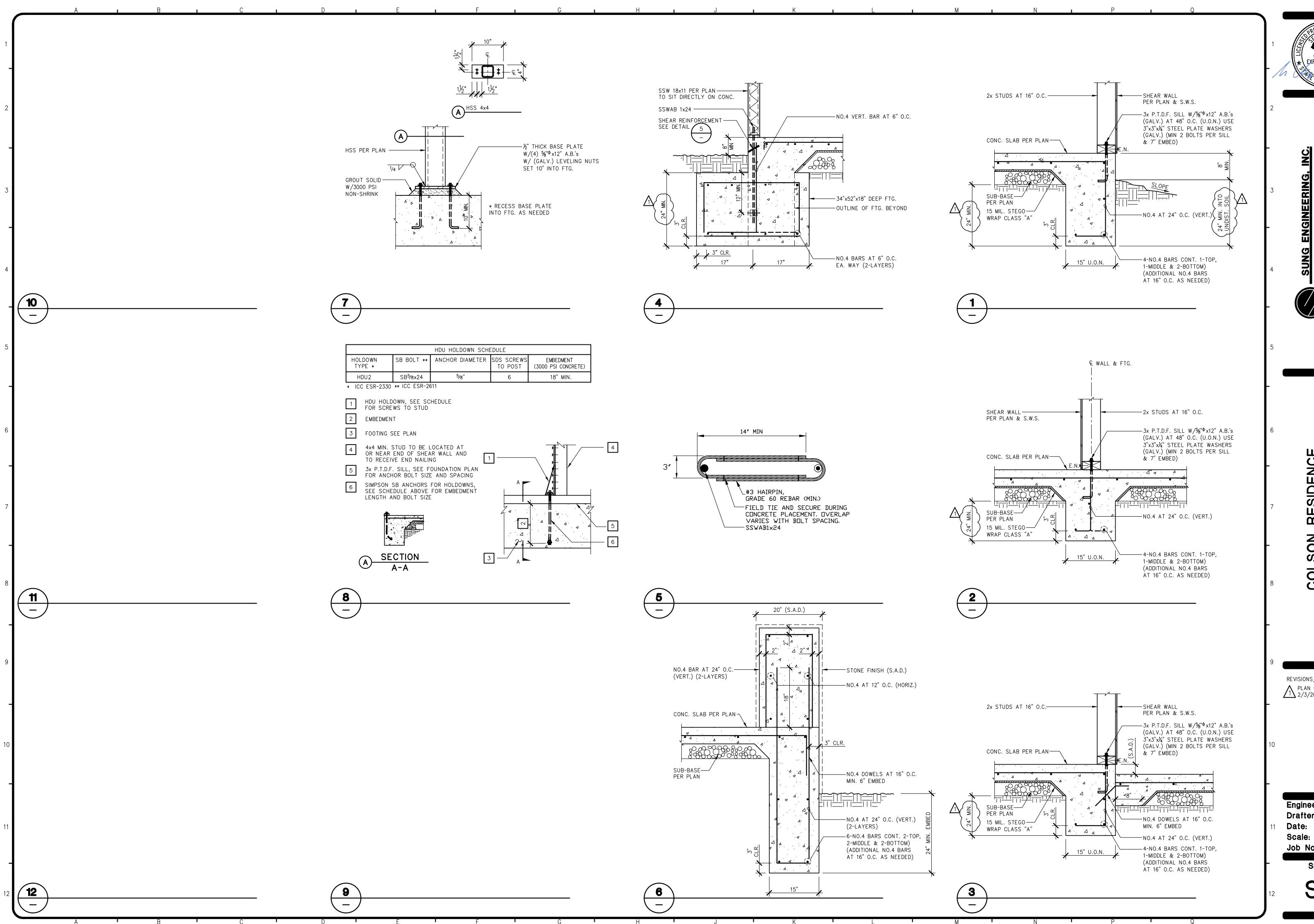
SHEET







Building Submittal 01: 05/10/2024



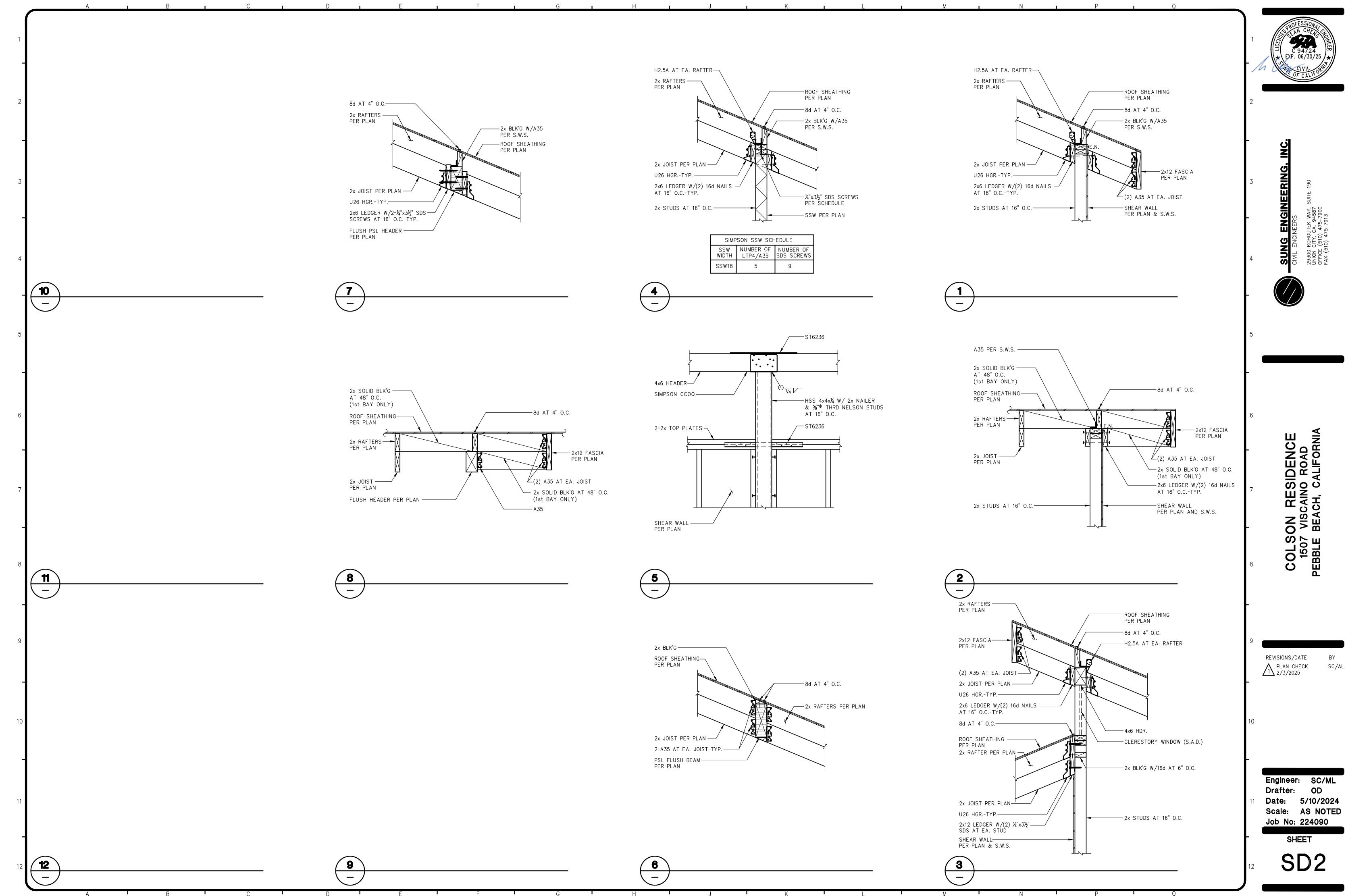


ON RESIDE VISCAINO RC BEACH, CALI

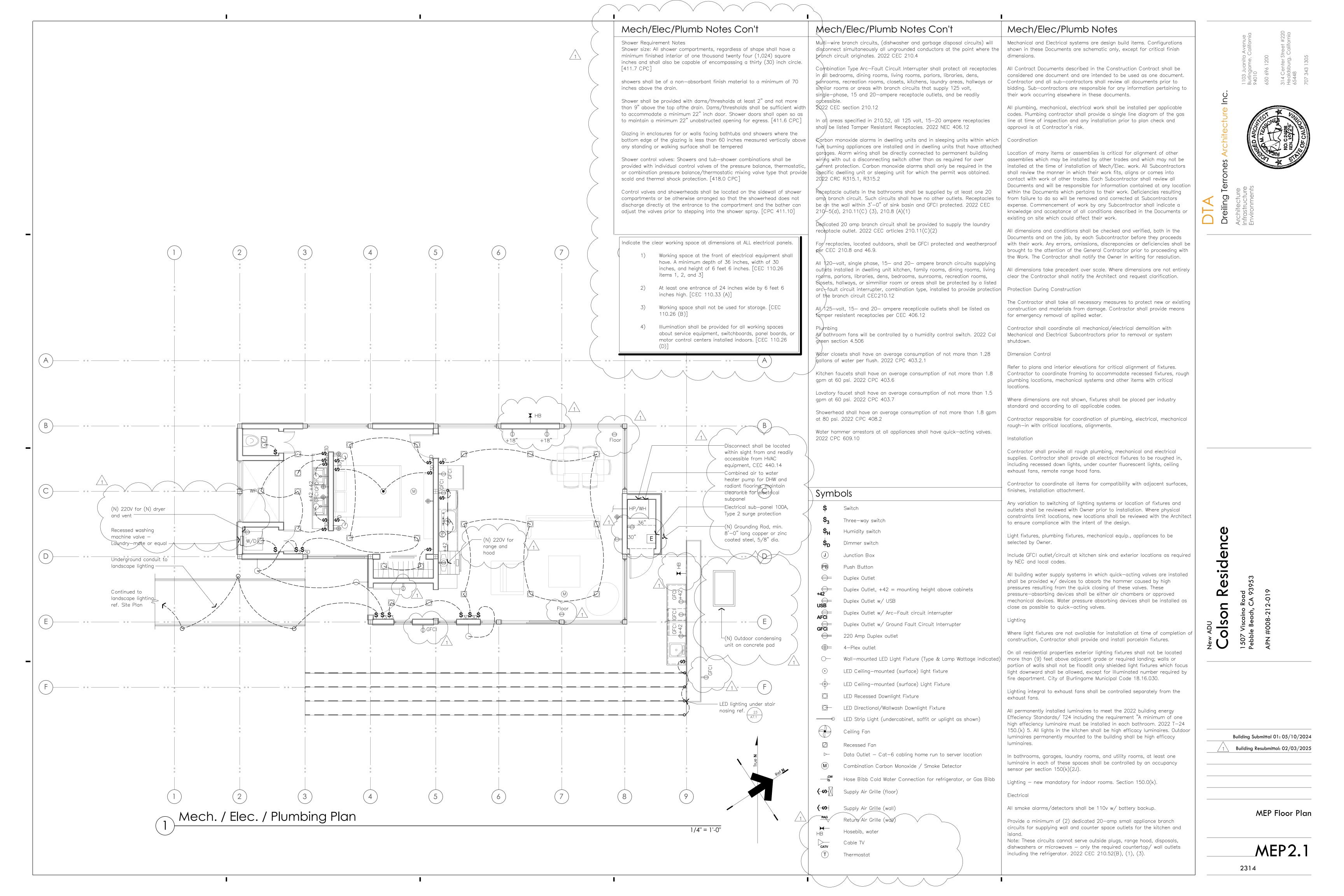
REVISIONS/DATE SC/AL PLAN CHECK 2/3/2025

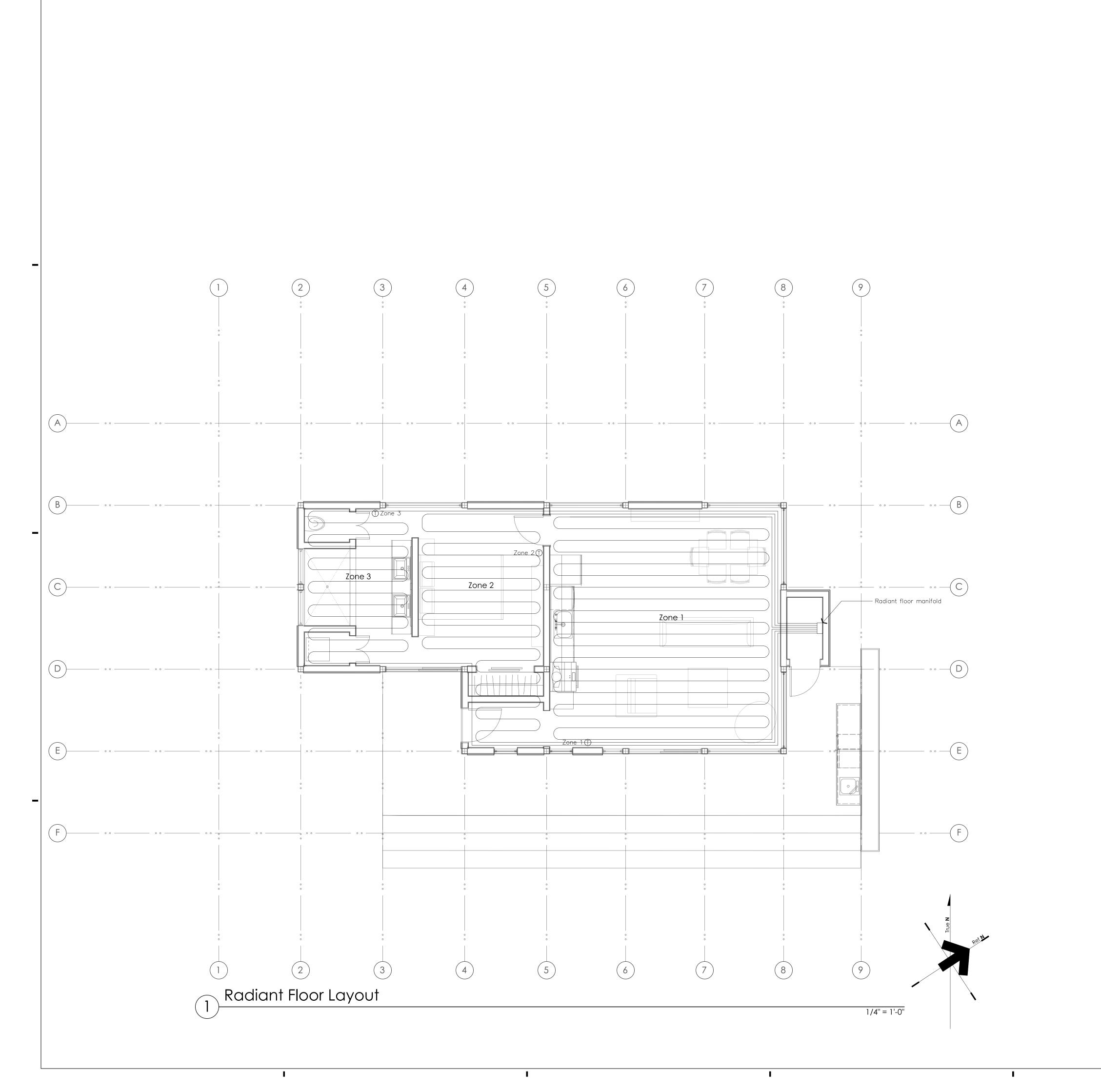
Engineer: SC/ML Drafter: OD Date: 5/10/2024 Scale: AS NOTED Job No: 224090

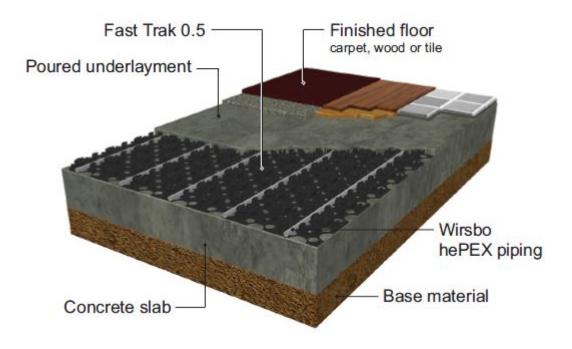
SHEET



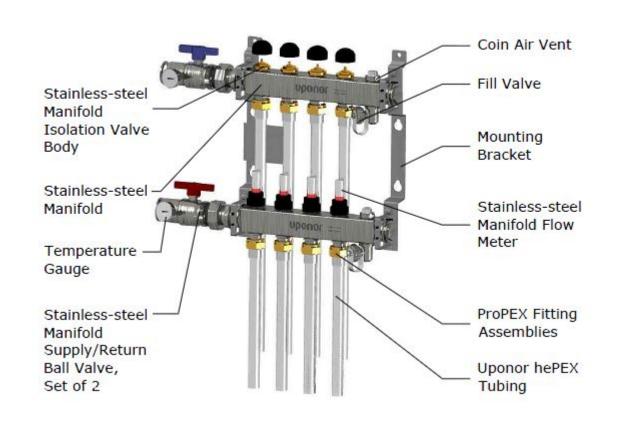
Date: 5/10/2024 Scale: AS NOTED











3 Stainless-steel Manifold

Architecture Infrastructure Environments

Architecture Infrastructure Environments

And Architecture Infrastructure Infrastruc

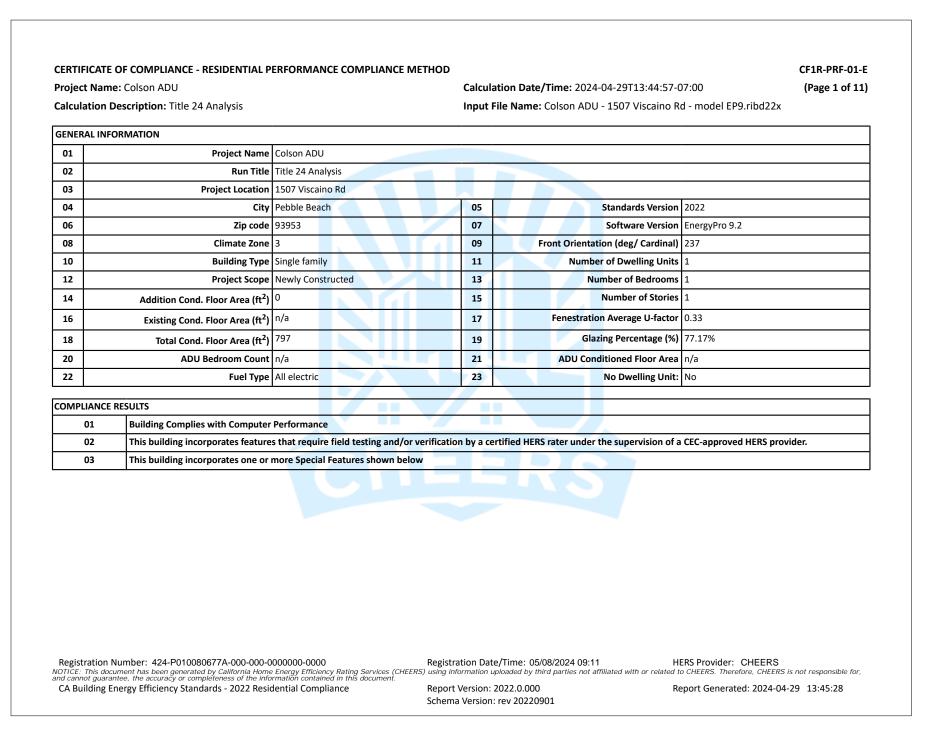
Colson Residence

Building Submittal 01: 05/10/2024

Building Resubmittal: 02/03/2025

Radiant Floor Layout

MEP2.2



Proposed Design (kBtu/ft<sup>2</sup> - yr )

19.39

19.39

none

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

Registration Number: 424-P010080677A-000-000-0000000-00000 Registration Date/Time: 05/08/2024 09:11 HERS Provider: CHEERS

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Report Version: 2022.0.000

Schema Version: rev 20220901

true n/a

Calculation Date/Time: 2024-04-29T13:44:57-07:00

Input File Name: Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x

Compliance Margin (kBtu/ft<sup>2</sup> - yr )

1.95

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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.

Standard Design (kBtu/ft<sup>2</sup> - yr )

21.34

**Module Type** 

Standard (14-17%)

PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)

Fixed

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

Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Project Name: Colson ADU

ENERGY USE INTENSITY

REQUIRED PV SYSTEMS

01

DC System Size

(kWdc)

0

REQUIRED SPECIAL FEATURES

Window overhangs and/or fins Slab Edge Insulation

Quality insulation installation (QII) Indoor air quality ventilation Kitchen range hood

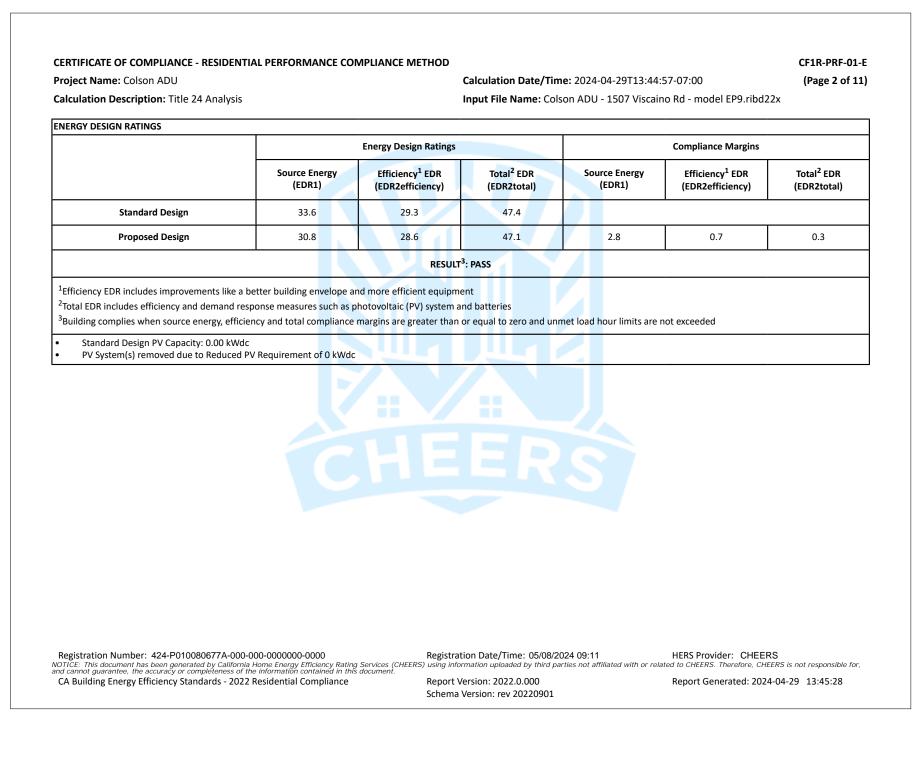
Verified heat pump rated heating capacity

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Calculation Description: Title 24 Analysis

Gross EUI<sup>1</sup>

Net EUI<sup>2</sup>



NERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft <sup>2</sup> -yr)	Compliance Margin (EDR1)	Complia Margin (El
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		

Analysis	on ADU	CERTIFICATE OF Project Name: (
		alculation Des
N	S INFORMATION	BUILDING - FEATI
02		01
nditioned Floor	ne C	Project I
797	J	Colson
	 I	ZONE INFORMAT
02		01
Zone Type		Zone Nam
onditioned		ADU Zon
		OPAQUE SURFAC
)2		01
one	;	Name
Zone	AD	F Wall
Zone	AD	L Wall
Zone	AD	B Wall
Zone	AD	R Wall
Zone	AD	Interior Wal
ILINGS	CATHEDRAL C	OPAQUE SURFAC
03	02	01
	Zone	Name
Construction		L Roof
R-38 Roof (Cathedral)	ADU Zone	L ROOI

CF1R-PRF-01-E (Page 4 of 11)

Margin Percentage

9.14

9.14

Azimuth (deg) Tilt (x in (deg) Tilt: (x in 12) Inverter Eff. (%) Solar Access (%)

Report Generated: 2024-04-29 13:45:28

oject Name: ( Iculation Des	Colson ADU scription: Title	•	RFORMAN	CE COMPLIAN	ICE ME	Calcu		•	: 2024-04-29T13: n ADU - 1507 Vis		el EP9.ribd22x	CF1R-PRF-01-E (Page 5 of 11)
ILDING - FEAT	URES INFORMAT	TION 02		03		04		T	05	06		07
Project		Conditioned Floor A	rea (ft <sup>2</sup> )	Number of Dw Units	elling	Number of Be	drooms	Numb	per of Zones	Number of Vent		mber of Water eating Systems
Colson	ADU	797		1		1			1	0		1
NE INFORMAT	TION							7 /				
01		02	1	03	T	04			05	06		07
Zone Nan	ne	Zone Type	HVAC	System Name	Z	one Floor Area	(ft <sup>2</sup> )	Avg. Cei	iling Height	Nater Heating Sys	stem 1	Status
ADU Zon	e	Conditioned	R	es HVAC1		797			9	DHW Sys 1		New
AQUE SURFAC	CES				ш							
01		02	03			04	05		06	07		08
Name		Zone	Constru	ıction	Azi	muth	Orientat	ion	Gross Area (ft <sup>2</sup> )	Window a Area (		Tilt (deg)
F Wall	A	ADU Zone	R-23 \	Wall	2	237	Front		398	225	5	90
L Wall	A	ADU Zone	R-23 \	Wall	1	327	Left		239	108.0	13	90
B Wall		ADU Zone	R-23 \			57	Back		381	178		90
R Wall		ADU Zone	R-23 \		_	147	Right		121	104		90
Interior Wa	II A	ADU Zone	R-20 \	Wall		n/a	n/a		53	0		n/a
AQUE SURFAC	ES - CATHEDRAI	CEILINGS										
01	02	03	04	05	5	06		07	08	09	10	11
Name	Zone	Construction	Azimuth	Orient	ation	Area (ft <sup>2</sup> )	Skyl	ight Area (ft <sup>2</sup> )	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
L Roof	ADU Zone	R-38 Roof (Cathedral)	327	Le	t	360		0	0	0.1	0.85	No
R Roof	ADU Zone	R-38 Roof (Cathedral)	147	Rig	ht	437		0	2	0.1	0.85	No
egistration Nur ICE: This docume cannot guarantee	mber: 424-P010 ent has been genera e, the accuracy or c	080677A-000-000-00 ted by California Home E ompleteness of the inform indards - 2022 Reside	00000-0000 inergy Efficience nation contains	cy Rating Services ed in this documer	(CHEERS) nt.	Registration Da ausing information Report Version	ite/Time: uploaded	: 05/08/202- by third partie	4 09:11 es not affiliated with o	HERS Provious related to CHEERS.	der: CHEERS Therefore, CHEERS is	not responsible for,

Calculation Des	Colson ADU  cription: Title	e 24 Analys			CE COMPLIA	ANCE IVIE				-	-04-29T13:44 - 1507 Visca		del EP9.ribd	(	F1R-PRF-0: (Page 6 of :
FENESTRATION /	GLAZING 02	03		04	05	06	07	08	09	10	11	12	13		14
Name	Туре	Surfac	ce O	rientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC So	urce Ex	terior Shad
Glazing	Window	F Wa	II	Front	237			1	25	0.33	NFRC	0.4	NFRC		Bug Screen
Glazing 2	Window	F Wa	II	Front	237	6.5	8	1	52	0.33	NFRC	0.4	NFRC	:	Bug Screen
Glazing 3	Window	F Wa	II	Front	237	18.5	8	1	148	0.33	NFRC	0.4	NFRC		Bug Screen
Glazing 4	Window	L Wa	II	Left	327	8.67	8	0	69.01	0.33	NFRC	0.4	NFRC		Bug Screen
Glazing 5	Window	L Wa	II	Left	327	19.5	2	1	39	0.33	NFRC	0.4	NFRC		Bug Screen
Glazing 6	Window	B Wa	II	Back	57			1	178	0.33	NFRC	0.4	NFRC		Bug Screen
Glazing 7	Window	R Wa	II	Right	147	13	8	1	104	0.33	NFRC	0.4	NFRC		Bug Screen
OVERHANGS ANI	D FINS	,			-	$\rightarrow$							,		
01		02	03	04	05	0	06	07	08	09	10	11	12	13	14
14 <i>0</i> 1				Overha	ng			Left Fin Right Fi						nt Fin	
Windo	ow	Depth	Dist Up	Left Ext	ent Right Extent		Ht.	Depth	Top U	Dist L	Bot Up	Depth	Тор Uр	Dist R	Bot U
Glazing	g 2	3	1	10	10	,	0	0	0	0	0	0	0	0	0
Glazing	g 3	3	3	6	6		0	0	0	0	0	0	0	0	0
Glazing	g 4	3	0.5	7	7	,	0	0	0	0	0	0	0	0	0
Glazing	g 5	3	0	3.5	3.5		0	0	0	0	0	0	0	0	0
		5	0.5	3.5	3.5		0	0	0	0	0	0	0	0	0



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

Title 24 Calcs.

Calculation Description: Title 24 Analysis Input File Name: Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x SLAB FLOORS 08 01 Edge Insul. R-value Edge Insul. R-value Carpeted Fraction Perimeter (ft) Heated Name Area (ft<sup>2</sup>)

120

797

Interior Walls Wood Framed Wall 2x6 @ 16 in. O. C.

Covered Slab

ADU Zone

and Depth

R-5

and Depth

16

R-20 None / None 0.065

Yes

Cavity / Frame: R-20 / 2x6 Other Side Finish: Gypsum Board

AQUE SURFACE CONSTI	1						
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
-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

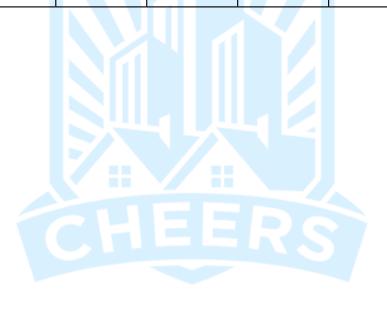
BUILDING ENVELOPE - HERS VERIFICA	TION			
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

Registration Number: 424-P010080677A-000-000-0000000-0000 Registration Date/Time: 05/08/2024 09:11 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-04-29 13:45:28 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 10 of 11) Calculation Date/Time: 2024-04-29T13:44:57-07:00 Project Name: Colson ADU Calculation Description: Title 24 Analysis Input File Name: Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x

INDOOR AIR QUALITY	NDOOR 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					



Registration Number: 424-P010080677A-000-000-000000-0000

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2024-04-29T13:44:57-07:00 Project Name: Colson ADU

(Page 8 of 11) Calculation Description: Title 24 Analysis Input File Name: Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x WATER HEATING SYSTEMS

CF1R-PRF-01-E

CF1R-PRF-01-E

WATER HEATING 313	IEIVIS							
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)
				4				
WATER HEATERS - NE	EA HEAT PUMP						-	-

	11466. (21111)							
*								
WATER HEATERS - NEEA	A HEAT PUMP		<b>7</b> 1111					
01	02	03	04	05		06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Ta	nk 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 VE	RIFICATION					,
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water He Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

DHW Sys 1 - 1/1 Not Required		uired	Not Required	Not Required	None	Not Required		Not Required	
SPACE CONDITIONIN	G SYSTEMS								
01	02	03	04	05	06	07	08	09	
Name	System Type	Heating Unit Nam	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Nam	Required Thermostat Type	
Res HVAC1	Heat pump heating cooling	Heat Pump Systen 1	1	Heat Pump System 1	1	HVAC Fan 1	n/a	Setback	

Registration Number: 424-P010080677A-000-000-0000000000000	Registration Date/Time: 05/08/2024 09:11	HERS Provider: CHEERS
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	Schema Version: rev 20220901	

Calculation Date/Time: 2024-04-29T13:44:57-07:00 (Page 11 of 11) Project Name: Colson ADU Input File Name: Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x **Calculation Description:** Title 24 Analysis DOCUMENTATION AUTHOR'S DECLARATION STATEMENT 1. I certify that this Certificate of Compliance documentation is accurate and complete. Occumentation Author Name: ocumentation Author Signature: S. Romer S. Romer Energy Calc Co. 05/08/2024 EA/ HERS Certification Identification (If applicable): 45 Mitchell Blvd #16 San Rafael, CA 94903 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. 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 Date Signed: 05/08/2024

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.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Dreiling Terrones Architecture

1103 Juanita Avenue

Burlingame, CA 94010

Registration Number: 424-P010080677A-000-000-0000000-00000 Registration Date/Time: 05/08/2024 09:11 HERS Provider: CHEERS

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Schema Version: rev 20220901

C24686

Phone: (650) 696-1200

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Colson ADU

HVAC Fan 1-hers-fan

CF1R-PRF-01-E (Page 9 of 11) Calculation Date/Time: 2024-04-29T13:44:57-07:00 Calculation Description: Title 24 Analysis Input File Name: Colson ADU - 1507 Viscaino Rd - model EP9.ribd22x

HVAC - HEAT PUMP	S											
01	02	03	04	05	06	07	08	09	10	11	12	13
	System Type	Number of Units	Heating			Cooling						
Name			Heating Efficiency Type		Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
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
VAC HEAT PUMPS	- HERS VERIFICATION											
01	02	03		04		05		06		07	08	09
Name	Verified Airflow	Airflow Ta	arget V	erified EER/E	ER2	Verified		d Refrigerar		erified	Verified Heat	ing Verified Heatin

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 Heatin Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	No
IVAC - FAN SYSTEMS	01		02	<b>-//</b> ==		03		04
	Name			Δ	Fan Power (Watts/CFM) Name			Name
	Name		Туре			(11410)		

Verified Fan Watt Draw

Required Fan Efficacy (Watts/CFM)

Registration Number: 424-P010080677A-000-000-0000000-0000	Registration Date/Time: 05/08/2024 09:11	HERS Provider: CHEERS
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CA Building Energy Efficiency Standards - 2022 Residential Compliance	Report Version: 2022.0.000	Report Generated: 2024-04-29 13:45:28
	Schema Version: rev 20220901	

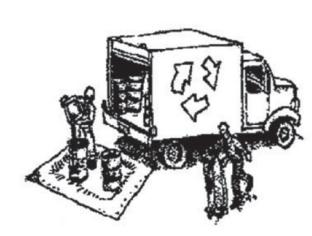
Residence New ADU
Colson

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

Title 24 Calcs. Contin.

# 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
- ☐ 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
- ☐ 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
- ☐ 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
- ☐ 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

# ☐ Contaminated Soils

the street.

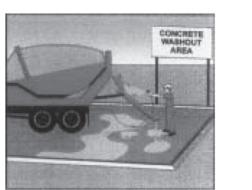
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control
- Unusual soil conditions. discoloration, or odor.
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.

# 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
- ☐ 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.

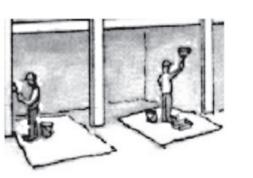


# **CONCRETE, GROUT &** MORTAR APPLICATION

- ☐ 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.



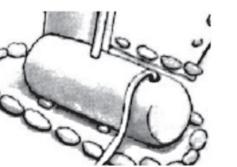
PAINTING & PAINT REMOVAL

# Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface
- ☐ 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



\* 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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New ADU

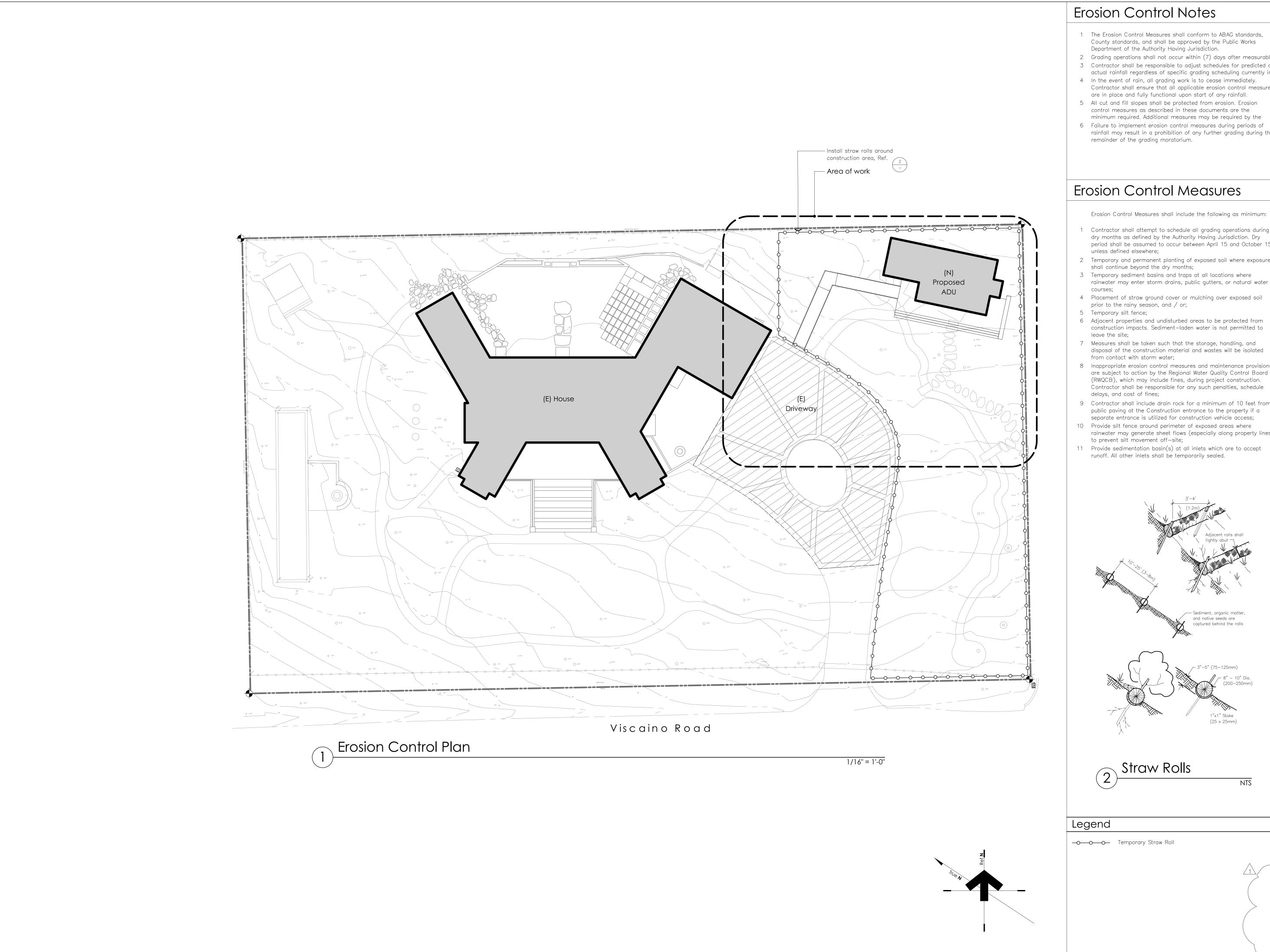
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Building Submittal 01: 05/10/2024

Building Resubmittal: 02/03/2025

Best Management Practices

BMP1.1



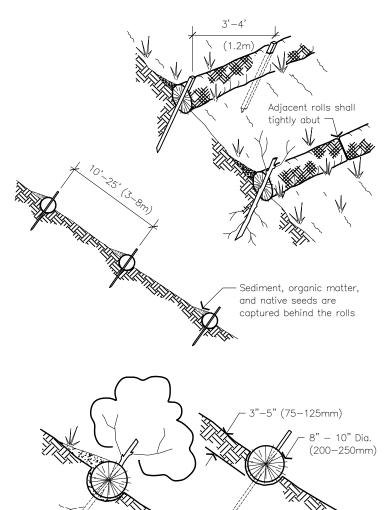
# Erosion Control Notes

- 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
- 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
- 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.





-o-o-o- Temporary Straw Roll

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**Erosion Control Plan** 

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