

# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

**Before the Chief of Planning  
in and for the County of Monterey, State of California**

In the matter of the application of:

**ONG MICHAEL R & MARGARET S TRS (PLN260099)**

**RESOLUTION NO. 26-055**

Resolution by the Monterey County Chief of Planning:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302 and there are no exceptions pursuant to section 15300.2; and
- 2) Approving an After-the-Fact Coastal Administrative Permit and Design Approval to allow construction of a 267 square foot Accessory Dwelling Unit.

[PLN260099, ONG MICHAEL R & MARGARET S TRS, 25515 HATTON ROAD, CARMEL, CARMEL LAND USE PLAN (APN: 009-211-015-000)]

**The ONG MICHAEL R & MARGARET S TRS application (PLN260099) came on for an administrative decision before the Monterey County Chief of Planning on June 17, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County 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;
  - Carmel Area Land Use Plan (CARLUP); and
  - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communication was 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 25515 Hatton Road, Carmel, Carmel Area Land Use Plan, (Assessor’s Parcel Number [APN]: 009-211-015-000). The parcel is zoned Medium Density Residential, with a density of 2 units per acre with a Design Control Overlay in the Coastal Zone or “MDR/2-D(CZ)”, which allows for the establishment of an accessory

dwelling unit as a principally allowed used. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves the after-the-fact approval of a 267 square foot detached Accessory Dwelling Unit (ADU). Therefore, the project is an allowed land use for this survey.

- c) Lot Legality. The subject property (23,901 square feet), APN: 009-211-015-000, is identified in its current configuration as Lot 13 of Block 3 on a Certain Map entitled “Hatton Fields Tract No. 1”, recorded in December 7, 1925 (Volume 3, Cities & Towns, Page 31). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood, Community Character, and Visual Resources. 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 proposed development includes colors and materials consisting of black cedar siding, black metal gutters to match main residence, black cedar fascia board to match main residence, a new class A asphalt singles to match main residence, rust red metal cladding, and black metal clad windows. The proposed colors and materials are compatible with the surrounding environment and are consistent with the surrounding neighborhood character.

The Carmel Area Land Use Plan includes the protection of visual resources along Highway 1, such as the shoreline, the Carmel River State Beach, the Carmel Meadows, the Point Lobos State Reserve, and etc. Those resources within the viewshed are protected through policies requiring all future development conform to the natural scenic character of the area. Staff conducted a digital site inspection on May 28, 2026 and determined that the replacement development is not visible from common public viewing areas, such as Highway 1 or Point Lobos. The project complies with Carmel Area Land Use Plan Visual Resources Policy 2.2.3.6 because the proposed ADU’s colors and materials are “subordinate to and blended into the environment.” Therefore, the proposed ADU will have no impact on the public viewshed due to distance, topography, and existing retained vegetation along the freeway.

- e) Development Standards. The project meets MDR zoning district standards identified in Title 20 section 20.12.060 and 20.64.030.E.3.b:
  - 1. Required setbacks for ADUs are 4 feet (side) 4 feet (rear), and the front setback for habitable structures within the zoning district (50 feet in MDR). The proposed ADU meets the front and rear setbacks - with a minimum front setback of 50 feet, side setbacks of approximately 4 feet and one inch, and a minimum rear setback of 6 feet. The proposed rear setback of 4 feet and one inch complies with setbacks standards and regulations in Title 20, Section 20.62.040.C. Detached ADUs in the Coastal Zone shall be allowed up to 16 feet in height on a legal lot with an existing single-family dwelling. The proposed structure has a height of 15 feet from average natural grade.

2. Allowed maximum site coverage is 35% on lots of 6,000 square feet or more. The project will result in 4,210 square feet of coverage or 18%. Therefore, the proposed project meets the required site development standards.

- f) Cultural Resources. The property is identified to have (in County of Monterey GIS) a moderate archaeological sensitivity. The Carmel Area Land Use plan 20.146.090 requires an archaeological survey report for any development located within a “high archaeological sensitivity zone” as mapped on current County resource maps, however, the conversion of the existing structure into an ADU is located in a moderate archaeological sensitivity zone.
- g) Historical Resources. The existing residence was constructed in 1957. A Phase I Historic Assessment was not required for this project as a Phase 1 Historical Report was previously prepared in 2017 (LIB170335) for an addition to the existing single-family dwelling and interior remodel of the existing guesthouse (PLN170021) to determine whether the residence retained any historical significance. The report determined that the circa-1957 residence does not retain any historical significance as the property has no historic associations and the existing residence is not an outstanding example of a type, construction period or architectural design. Therefore, the proposed project will not have impacts on historical resources.
- h) Accessory Dwelling Unit. The proposed ADU complies with the County’s regulations for Accessory Dwelling Units (Title 20 section 20.64.030). See Finding No. 6 and supporting evidence.
- i) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Highlands Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- j) The project planner conducted a digital inspection on May 27, 2026 to which verified verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260099.

**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 Cypress FPD. County staff reviewed the application materials and plans verifying that the project conforms to the applicable plans and regulations. There has been no indication from the reviewing departments/agencies that the site is unsuitable for the development. The respective agencies have not recommended conditions of approval.
  - b) Staff conducted a digital site inspection on May 27, 2026, verifying that the site is suitable for this use.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260099.

**3. FINDING:** **HEALTH AND SAFETY** – The project’s establishment, maintenance, or operation will not, under the circumstances of this project, 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 Cypress FPD. The respective agencies have not recommended conditions, to further ensure the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) All necessary public facilities are currently available to the subject property. California American Water (Cal-Am) provides potable water, waste management service is provided by Monterey Regional Waste Management District, and sewer service is provided by the Carmel Area Wastewater District.
  - c) Staff conducted a digital site inspection on May 27, 2026, verifying that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260099.

**4. FINDING:** **ACCESSORY DWELLING UNIT** - The project meets established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20 Section 20.64.030 establishes regulations and standards for which an Accessory Dwelling Unit (ADU), accessory to the main residence on a legal lot, may be permitted. The project includes a 267 square foot conversion of an detached ADU from the existing 2,698 square foot single-family dwelling.
  - b) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.64.030 and Section 20.12.060. See Finding No. 2, Evidence “e” above.
  - c) The proposed ADU will be the first accessory dwelling with independent living facilities detached from the existing main residence and constructed on a 0.5-acre lot connected to a public wastewater system. The floor area ratio will be 3,600 square feet (16%) which is below the 10,504 square foot (45%) limitation. The colors and materials of the ADU are visually consistent and compatible with the principal residence on-site and other residences in the area. The ADU is designed to not substantially degrade possible archaeological resources at the site by utilizing previously disturbed areas for development.
  - d) Title 20 Section 20.64.030 requires certain findings be made to support the approval of an ADU. The establishment of the ADU will not, under the circumstances of the particular application, be detrimental to the

health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3 and supporting evidence). The ADU, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development (see Finding No. 2). The subject property upon which the ADU is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20 and that all zoning violation abatement costs, if any, have been paid (see Finding No. 6). Additionally, the project site must be found physically suitable for the proposed use (see Finding No. 3). Therefore, staff recommends approval of the project as proposed and conditioned.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File No. PLN260099.

**5. FINDING:** **NO VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance as the existing structure was built without appropriate permits. This Permit abates this violation.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any existing code enforcement cases on subject property.
  - b) Staff conducted a digital site inspection on May 27, 2026. Based on staff discussion with the applicant, the existing structure was built without necessary permits. A guesthouse previously existed and was demolished and partially rebuilt to the structure that exists on the site today. That structure is now proposed to be converted into an ADU. As proposed, the structure complies with all applicable requirements. Subject to the approval of this permit and construction permits, the violation will be cleared.
  - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN260099.

**6. 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 15302 categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
  - b) As proposed, the project includes the completion of the rebuild of a 267 square foot ADU. The rebuilt ADU will have the same purpose and capacity as the original structure. The replacement structure will be on substantially the same footprint as the existing guesthouse and will be located on the same site. Therefore, the proposed project meets the Class 2 Categorical Exemption requirements.

- c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. 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 on a hazardous waste site. A previous historical report for the parcel concluded that the existing main residence had no historical significance or integrity, and a Phase I archaeological report was not required because the site sensitivity is moderate. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a significant cumulative impact.
- d) No adverse environmental effects were identified during staff review of the development application or during a May 27, 2026, digital site inspection.
- e) 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 PLN260099.

7.       **FINDING:**       **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20 section 20.86.070.D, the Board of Supervisors is the appeal authority to consider appeals from the discretionary decisions of the Chief of Planning.
- b) This project is not appealable to the California Coastal Commission pursuant to Title 20 section 20.86.080.

**DECISION**

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

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302, and there are no exceptions pursuant to section 15300.2; and
2. Approve an After-the-Fact Coastal Administrative Permit and Design approval to allow the construction of a 267 square foot Accessory Dwelling Unit.

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 17<sup>th</sup> day of June 2026.

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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 NOT APPEALABLE TO THE COASTAL COMMISSION.

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 County of Monterey 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

PLN260099

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This After-the-Fact Coastal Administrative and Design Approval permit (PLN260099) allows the construction of a 267 square foot accessory dwelling unit (ADU). The property is located at 25515 Hatton Road, Carmel; (Assessor's Parcel Number 009-211-015-000), Carmel Area 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 After-the-fact Coastal Administrative and Design Approval (Resolution Number \_\_\_\_\_) was approved by Chief of Planning for Assessor's Parcel Number 009-211-015-000 on June 17, 2026. The permit was granted subject to 5 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. 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.

**5. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

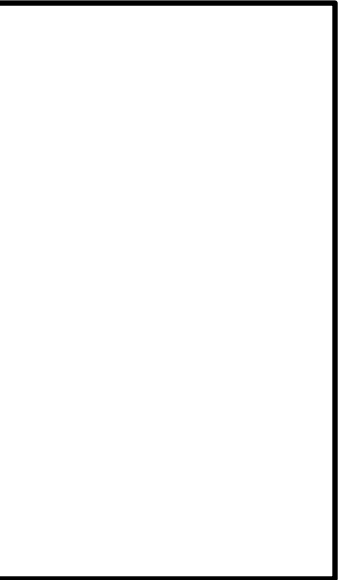
1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

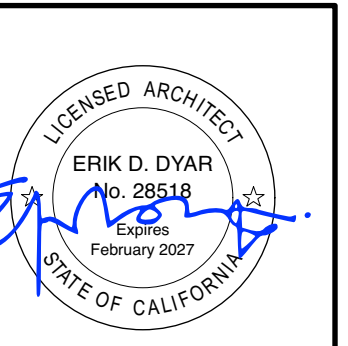
Owner:  
Mike & Margaret Ong  
25515 Hatton Road  
Carmel, CA 93923

**ONG Residence  
ADU Application**  
25515 Hatton Road  
Carmel, CA 93923  
APN: 009-211-015

Job No.

Date:  
- March 16, 2026  
Accessory Dwelling Unit  
Submission

**Cover Sheet  
and Project  
Information**



Sheet No.

# ONG GUESTHOUSE REMODEL

## General Notes:

- A cultural resource sensitivity training led by a Qualified Archaeologist shall be conducted for all construction personnel prior to any ground-disturbing activities. In the event cultural resources are impacted during construction, work shall stop within 165 Feet (50 Meters) of the uncovered resource and contact Monterey County Housing and Community Development - Planning and a qualified archaeologist has an opportunity to evaluate the find and provide treatment recommendations. If the resource is considered significant, ground disturbance shall be halted until an archaeological consultant has been retained, and a comprehensive Archaeological Research Design and Treatment Plan is developed and approved by the Lead Agency and Project proponent. In the event that human remains are encountered on site, ground disturbing activities on site shall immediately halt. The remains shall be covered with steel plates (where feasible) and the location shall be kept confidential among Project personnel to prevent vandalism and additional disturbance. The Monterey County Sheriff-Coroner shall be notified immediately, and no work shall resume in within a 165 Feet (50 Meter) radius of the find until a Most Likely Descendant (MLD) has been assigned to the Project and provided the Project proponent with treatment recommendations. Photographs of remains shall be prohibited, unless requested by the coroner and permitted by the MLD.
- The Temporary Fencing Proposed To Protect The Native Oak Trees Which Are Located Close To The Construction Site Shall Be Maintained During Construction To Prevent Inadvertent Damage From The Construction Equipment And Material Storage. No Fill Of Any Type Shall Be Placed At The Fencing Zone Or Drip Line Of The Retained Trees. No Materials Or Equipment Shall Be Stored Within The Fenced Area. Said Protection Shall Be Demonstrated Prior To Issuance Of Building Permits Subject To The Approval Of The Director Of Planning And Building Inspection.
- Minimum Concrete Compressive Strength At 28 Days Shall Be 2,500 PSI.
- All Reinforcing Steel Shall Conform To The ASTM A615 Grade 60 Unless Otherwise Noted On Plans.
- Welded Wire Fabric: Welded Wire Fabric Shall Conform To ASTM A185-79
- Lumber Species And Grades Shall Conform To The Following UON.: Maximum Moisture Content Of Lumber Shall Be 19%. All Douglas Fir Lumber Which Is Exposed To Weather Shall Be Pressure Treated. All Grading Shall Conform To The Rules And Regulations Of The WWP, RA & APA Plywood Shall Be D.F. Conforming To U.S. Product Standards Pa 1-74 With Exterior Glue, Grade Stamped APA. See Framing Plans For Additional Requirements.
- Wall Construction Shall Comply With CBC Section R602 ( For Conventional Construction ).
- Nailing To Be In Compliance With CBC Table R602.3.1
- All Manufacturer's Installation Guides To Be Provided To Inspector At Time Of Field Inspection.
- Contractor License:** The Contractor(s) Performing The Work Described By These Plans And Specifications Shall Be Properly And Currently Licensed During The Execution Of The Project And Shall Not Perform Work Outside The Legal Scope Of Any License.
- Scope:** The Contractor Shall Provide And Pay For All Labor, Materials , Tools , Equipment And Machinery, Transportation , Water , Heat , Electrical , Telephone , And Any Other Related Items Necessary For The Proper Execution And Timely Completion Of The Work.
- Quality Control:** It Is The Express Intention Of These Plans And Specifications To Require A High Standard Of Work. If, In The Opinion Of The Contractor , Any Portion Of The Documentation Herein Is Inconsistent With This, The Architect Shall Be Notified Prior To Executing The Work And Allowed Revision Time If Felt Necessary.
- Warranty:** The Contractor Warrants To The Owner That All Materials And Equipment Furnished Under This Contract Will Be New Unless Otherwise Specified, And That All Work Will Be Of Good Quality, Free From Faults And Defects, And In Conformance With The Contract Drawings And Specifications.
- Permits:** Unless Otherwise Instructed , The Owner Shall Pay All Permit Fees Including Utilities. The Contractor Shall Secure The Building Permit And Any Other Permits Prior To Starting The Work And Comply With All Inspection Requirements Through Final Sign-Off.
- Legal/Notices/Code Compliance:** The Contractor Shall Give All Notices And Comply With All Laws, Ordinances, Building Codes, Rules, Regulations And Other Lawful Orders Of Any Public Authority Bearing On The Performance Of The Work. The Contractor Shall Promptly Notify The Designers In Writing If The Drawings And/Or Specifications Are A Variance With Any Such Requirements. (2022 C.S.C.)
- Responsibility:** The Contractor Shall Be Solely Responsible For All Construction Means, Methods, Techniques, Sequences And Procedures Selected To Execute The Work. The Contractor Shall Coordinate All Portions Of Work Within The Scope Of The Contract.
- Safety:** The Contractor Shall Be Responsible For Initiating , Maintaining And Properly Supervising Adequate Industry Standard Safety Precautions And Programs In Connection With This Work And Shall Adhere To All Federal, Local, State & O.S.H.A. Safety Regulations.
- Insurance:** Liability Insurance Shall Be Maintained By The Contractor To Protect Against All Claims Under Workman's Compensation Acts , Damages Due To Bodily Injury Including Death, And For Any Property Damages Arising Out Of Or Resulting From The Contractor's Operations Under The Contract. This Insurance Shall Be For Liability Limits Satisfactory To The Owner. The Owner Has The Right To Required Contractor Liability Insurance Applicable To The Contractor's Obligations. Certificates Of Such Insurance Shall Be Filed With The Owner Prior To The Commencement Of The Work.
- Indemnification:** The Contractor Who Agrees To Perform This Work Also Agrees To Indemnify And Hold Harmless The Owner And The Architect From And Against All Consequential Damages/Losses/and Expenses, Including Attorney's Fees And Litigation Costs Arising Out Of Or Resulting From The Performance Of The Work.
- Cleaning Up:** The Contractor Shall Keep The Premises And Site Free From Accumulation Of Waste Materials During Construction By Periodic Clean Up And Off-site Debris Removal . Final Cleanup And Debris Disposition Shall Be To The Satisfaction Of The Owner.
- Contractor Shall Visit The Site And Verify All Existing Conditions Prior To Any Work And Notify The Designers Of Any Discrepancies Between These Drawings And Existing Conditions Affecting The Work Or Nature Of Specified Materials And/Or Scope Of Design.
- All Notes, Dimensions, Etc. Indicate New Materials Or Construction Unless Otherwise Noted.
- No Land Clearing Or Grading Shall Occur On The Property Between October 15 And April 15 Unless Authorized By The Director Of Planning And Building Inspection. All Cut And/Or Fill Of Slopes Exposed During The Course Of Construction Shall Be Covered , Seeded With Native Grasses Or Otherwise Treated To Control Erosion.
- Shop Drawings:** Prior To Fabrication, The Contractor Shall Submit To The Architect For Approval Shop Drawings For All Structural Steel, Reinforcing Steel, Glue Laminated Beams and Prefabricated Trusses, Shop Drawings Are Not Change Orders, But Rather Serve To Demonstrate To The Engineer That The Contractor Understands The Requirements & Design Concepts Of The Plan, Details & Specifications.
- Change Orders:** No Verbal Change Orders Shall Become Legal and Binding.
- Construction, Bracing & Shoring:** The Contractor Shall Be Solely Responsible For All Bracing And Shoring Required During Construction Until All Construction Is Complete.
- Similar Conditions:** Conditions Not Specifically Detailed Shall Be Built To Conform With Similar Construction.
- Discrepancies:** The Contractor Shall Verify All Dimensions, Elevations, Materials and Conditions Prior To Starting Construction. Any Discrepancies Shall Be Reported To The Architect Prior To Ordering Materials and Starting Construction.
- Technical Specifications:** All Technical Specifications Referred To In The Drawings Are By This Reference Part Of The Construction Documents.

## Wildland-Urban Interface Notes:

This Residence Is Located In A "High" Fire Hazard Severity Zone In A State Responsibility Area, And Shall Comply With The Requirements Of CBC, Chapter 7A Section 701.Å.1 & CRC, Chapter 3, Section 337F.

- 1.) Roof Coverings Shall Have A Class 'A' Rating, Shall Comply With Sections R337 & R902, And Shall Have An Assembly Installed In Accordance With Its Listing And The Manufacturer's Installation Instructions. (R337.5.1)
- 2.) Roof Gutters Shall Be Provided With The Means To Prevent The Accumulation Of Leaves And Debris In The Gutter. (R337.5.4)
- 3.) Ventilation Openings For Enclosed Attics, Gable Ends, Ridge Ends, Under Eaves & Cornices, Enclosed Eave Soffit Spaces, Enclosed Rafter Spaces Formed Where Ceilings Are Applied Directly To The Underside Of The Roof Rafter, And Underfloor Ventilation Openings Shall Be Fully Covered With Wildland Flame & Ember Resistant (WUI) Vents Approved & Listed By The California State Fire Marshal. (R337.6.1)
- 4.) Exterior Wall Coverings Shall Be Approved Noncombustible Material, Ignition-Resistant Material, Or Fire-Retardant-Treated Wood. (R337.7.3)
- 5.) Exterior Wall Coverings Shall Extend From The Top Of The Foundation To The Roof, And Terminate At 2-inch Nominal Solid Wood Blocking Between Rafter At All Roof Overhangs, Or In The Case Of Enclosed Eaves, Terminate At The Enclosure. (R337.7.3.1)

6.) Exterior Wall Assemblies Shall Be Constructed Of Sawn Lumber Or Glue-Laminated Wood With The Smallest Nominal Dimension Of 4 Inches, Or Log Wall Construction, Or Assembly Tested In Accordance Of Meets The Performance Criteria For A 10-Minute Direct Flame Contact Exposure Test, Or Assembly Suitable For Exterior Fire Exposure With A 1-Hour Fire-Resistance Rating, Or Assembly Suitable For Exterior Fire Exposure Containing One Layer Of 5/8" Type X Gypsum Board Behind The Exterior Wall Covering Or Cladding, Or Assembly Suitable For Exterior Fire Exposure Containing Any Of The Gypsum Panel & Sheathing Products Listed In The Gypsum Association Fire Resistance Design Manual As Complying With A 1-Hour Fire-Resistance Rating.

7.) The Exposed Underside Of Enclosed Roof Eaves Having Either A Boxed-In Roof Eave Soffit With A Horizontal Underside, Or Sloping Rafter Tails With An Exterior Covering Shall Be Approved Noncombustible Material, Or Ignition-Resistant Material, Or Fire-Retardant-Treated Wood, Or Consist Of Materials Approved For Not Less Than 1-Hour Fire-Resistance-Rated Construction On The Exterior Side, Or One Layer Of 5/8" Type X Gypsum Board Applied Behind Exterior Covering On The Underside Of The Rafter Tails Or Soffit, Or Exterior Portion Of An Approved 1-Hour Wall Assembly Applied To The Underside Of The Rafter Tails Or Soffit, Or Meet The Performance Requirements Of SFM 12-7A-3, Or Meet The Performance Requirements Of R337.7.11. (R337.7.6)

8.) The Exposed Underside Of Exterior Porch Ceilings Shall Be Protected By Noncombustible Material, Or Ignition-Resistant Material, Or Fire-Retardant Treated Wood, Or Consist Of Materials Approved For Not Less Than 1-Hour Fire-Resistance-Rated Construction On The Exterior Side, Or One Layer Of 5/8" Type X Gypsum Board Applied Behind Exterior Covering On The Underside Of The Ceiling, Or Exterior Portion Of An Approved One Hour Wall Assembly Applied To The Underside Of The Ceiling, Or Meet The Performance Requirements Of SFM 12-7A-3, Or Meet Performance Requirements Of R337.7.11. (R337.7.7)

9.) The Exposed Underside Of Cantilevered Floor Projections Where a Floor Assembly Extends Over An Exterior Wall Shall Be Protected By Noncombustible Material, Or Ignition-Resistant Material, Or Fire-Retardant Wood, Or Consist Of Materials Approved For Not Less Than 1-Hour Fire-Resistance-Rated Construction On The Exterior Side, Or One Layer Of 5/8" Type X Gypsum Board Applied Behind Exterior Covering On The Underside Of The Floor Projection, Or Exterior Portion Of An Approved One Hour Wall Assembly Applied To The Underside Of The Floor, Or Meet The Requirements Of SFM 12-7A-3, Or Meet The Requirements Of R337.7.11. (R337.7.8)

10.) The Underfloor Area Of Elevated Or Overhanging Buildings Shall Be Enclosed To Grade Or Shall Consist Of Noncombustible Material, Or Ignition-Resistant Material, Or Fire-Retardant Wood, Or Consist Of Materials Approved For Not Less Than 1-Hour Fire-Resistance-Rated Construction On The Exterior Side, Or One Layer Of 5/8" Type X Gypsum Board Applied Behind Exterior Covering On The Underside Of The Floor Projection, Or Exterior Portion Of An Approved One Hour Wall Assembly Applied To The Underside Of The Floor, Or Meet The Requirements Of SFM 12-7A-3, Or Meet The Requirements Of R337.7.11. (R337.7.9)

11.) Exterior Windows, Skylights, And Exterior Glazed Doors Shall Be Multipane Glazing With A Minimum Of One Tempered Pane, Be Constructed Of Glass Block Units, Have A Fire Resistance Rating Of 20 Minutes When Tested In Accordance With NFPA 257, Or Meet The Requirements Of SFM 12-7A-2. (R337.8.2.1)

12.) Exterior Doors Shall Have An Exterior Surface Or Cladding Of Noncombustible Material Or Ignition-Resistant Material, Or Constructed Of Solid Core Wood Having Stiles And Rails Not Less Than 1-3/8 Inches Thick With Interior Field Panel Thickness No Less Than 1-1/4 Inches Thick (Panel Perimeter Is Permitted To Taper To A Tongue Not Less Than 3/8" Thick), Or Shall Have A Fire-Resistance Rating Of Not Less Than 20 Minutes When Tested According To NFPA 252, Or Exterior Surface Cladding Shall Be Tested To Meet The Performance Requirements Of SFM 12-7A-1 Or Section R337.7.3.11. (R337.8.3)

13.) The Walking Surface Materials Of Decks, Porches, Balconies & Stairs Shall Be Constructed Of Material That Complies With Performance Requirements Of Section R337.9.4, Or Ignition-Resistant Material, Or Meets The Performance Requirements Of SFM 12-7A-4 & Section R337.4.3, Or Exterior Fire-Retardant-Treated Wood, Or Noncombustible Material, Or Any Material That Meets Performance Requirements SFM 12-7A-4 Or Section R337.9.5. When Exterior Wall Covering Is Also Composed Of Noncombustible Or Ignition-Resistant Material. (R337.9.3)

## Project Code Compliance:

All Work Shall Comply With:  
2025 California Building Code (CBC)  
2025 California Residential Code (CRC)  
2025 California Plumbing Code (CPC)  
2025 California Mechanical Code (CMC)  
2025 California Electrical Code (CEC)  
2025 California Fire Code (CFC)  
& The Current Edition of the Monterey County Fire Code Amendments  
2025 California Energy Code (CenC)  
2025 California Green Building Code  
Current Edition of the Monterey County HCD Municipal Code

## General Notes

- All Construction Shall Be In Compliance With WUI And All Other Applicable Codes.
- Fire Sprinklers are Required for this Project. See Project Description for Fire Sprinkler Calculation.

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## Abbreviations

|            |                  |          |                        |
|------------|------------------|----------|------------------------|
| A.B.       | Anchor Bolt      | HDR.     | Header                 |
| ALT.       | Alternate        | HGR.     | Hanger                 |
| APPROX.    | Approximate      | HORIZ.   | Horizontal             |
| ARCH.      | Architect        | INT.     | Interior               |
| BD.        | Board            | JST.     | Joist                  |
| BLDG.      | Building         | LB.      | Pound                  |
| BM.        | Beam             | MANUF.   | Manufacturer           |
| BOT.       | Bottom           | MAX.     | Maximum                |
| BTWN.      | Between          | M.B.     | Machine Bolt           |
| CLR.       | Clear            | M.I.W.   | Malleable Iron Washer  |
| CL.        | Center Line      | MIN.     | Minimum                |
| COL.       | Column           | N.I.C.   | Not In Contract        |
| CONC.      | Concrete         | N.T.S.   | Not To Scale           |
| CONC. BLK. | Concrete Block   | O / J    | Over                   |
| CONN.      | Connection       | O.C.     | On Center              |
| CONST.     | Construction     | O.H.     | Over Hang / Over Head  |
| CONT.      | Continuous       | PL.      | Plate                  |
| CTR.       | Center           | P.I.     | Panel Index            |
| CTSK.      | Centersink       | P.T.D.F. | Pressure Treated D.F.  |
| C.Y.       | Cubic Yard       | PLYWD.   | Plywood                |
| DBL.       | Double           | P.T.     | Pressure Treated       |
| D.F.       | Douglas Fir      | REINF.   | Reinforcing            |
| DIA.       | Diameter         | REQ'D.   | Required               |
| DRWG.      | Drawing          | RDWD.    | Redwood                |
| ( E )      | Existing         | S.B.     | Solid Blocking         |
| E.N.       | Edge Nailing     | S.F.     | Square Foot            |
| EA.        | Each             | S.O.G.   | Slope On Grade         |
| EQ.        | Equal            | SCHED.   | Schedule               |
| EXP.       | Expansion        | SHT.     | Sheet                  |
| EXT.       | Exterior         | SHTG.    | Sheathing              |
| F.F.       | Finish Floor     | SIM.     | Similar                |
| F.G.       | Finish Grade     | SPECS.   | Specifications         |
| F.N.       | Field Nailing    | SQ.      | Square                 |
| FNDN.      | Foundation       | STLS.    | Stainless              |
| FLR.       | Floor            | STD.     | Standard               |
| F.O.C.     | Face Of Concrete | ST.      | Steel                  |
| F.O.M.     | Face Of Masonry  | SYM.     | Symmetrical            |
| F.O.S.     | Face Of Stud     | T. & G.  | Tongue & Groove        |
| F.S.       | Finished Surface | T.N.     | Toe Nail               |
| FTG.       | Footing          | T.O.C.   | Top Of Concrete        |
| GA.        | Gauge            | T.O.W.   | Top Of Wall            |
| GALV.      | Galvanized       | T.S.     | Tube Steel             |
| G.I.       | Galvanized Iron  | TYF.     | Typical                |
| GLULAM     | Glue Laminated   | U.O.N.   | Unless Otherwise Noted |
| GYP. BD.   | Gypsum Board     | VERT.    | Vertical               |
|            |                  | W /      | With                   |
|            |                  | W / O    | Without                |

## Project Description

Creation of an ADU (Accessory Dwelling Unit) from an Existing 267 SF Guesthouse that is being remodeled under DA250017 and 25CP00256REV1.

- No Trees Shall be Removed as Part of this Project.

## Floor Area:

|                   |                              |
|-------------------|------------------------------|
| Existing Lot Area | = 23,344 sq. ft. (0.54 Acre) |
| Existing          |                              |
| Residence         | = 2,698.0 sq. ft.            |
| Garage            | = 478.0 sq. ft.              |
| Guest House       | = 267.0 sq. ft.              |
| Potting Shed      | = 217.0 sq. ft.              |
| <b>Total</b>      | <b>= 3,660.0 sq. ft.</b>     |

Max FAR Allowed: = 10,504.8 sq. ft. (45%)

Proposed FAR: = 3,660.0 sq. ft. (16%)

## Building Site Coverage

|                                     |                                |
|-------------------------------------|--------------------------------|
| Existing Lot Area                   | = 23,344 sq. ft. (0.54 Acre)   |
| <b>Existing Coverage:</b>           |                                |
| Residence / Garage                  | = 3,176.0 sq. ft.              |
| Covered Entry & Eave Over 30"       | = 187.0 sq. ft.                |
| Living Room Patio & BBQ Deck (+24") | = 363.0 sq. ft.                |
| Guest House                         | = 267.0 sq. ft.                |
| Potting Shed                        | = 217.0 sq. ft.                |
| <b>Total Existing Coverage</b>      | <b>= 4,210.0 sq. ft. (18%)</b> |

## Deferred Submittals

- An Automatic Fire Sprinkler System in Accordance with NFPA 13D.

## Project Data

|                          |  |
|--------------------------|--|
| Property Owner:          | Mike & Margaret Ong<br>25515 Hatton Road<br>Carmel, CA 93923<br>Ph: 831-250-7107           |
| Architect/ Applicant:    | Dyar Architecture<br>P.O. Box 4709<br>Carmel, CA 93921<br>Ph: 831-250-7378                 |
| Project Address:         | 25515 Hatton Road<br>Carmel, CA 93923  |
| APN:                     | 009-211-015  |
| Zoning:                  | MDR/2-D(CZ)  |
| Project Code Compliance: | 2025 CBC, CRC, CPC, CEC, CMC, CFC, California Energy Code & California Green Building Code |
| Occupancy Group:         | R-3  |
| Construction Type:       | VB   |
| Topography:              | Sloping Down To The West   |
| Building Height:         | Allowed: 30'-0"<br>Proposed: No Change   |
| Tree Removal:            | None   |
| Grading:                 | None   |
| Pescadero Watershed:     | N/A  |
| Lot Area:                | 23,344 sq. ft. (0.54 Acre)   |

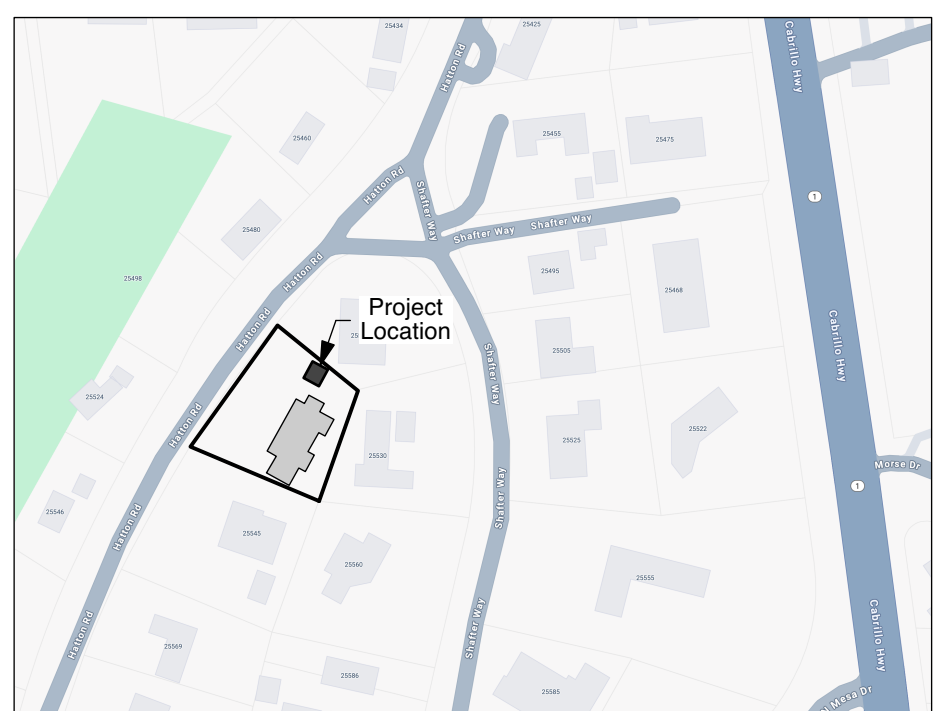
## Project Directory:

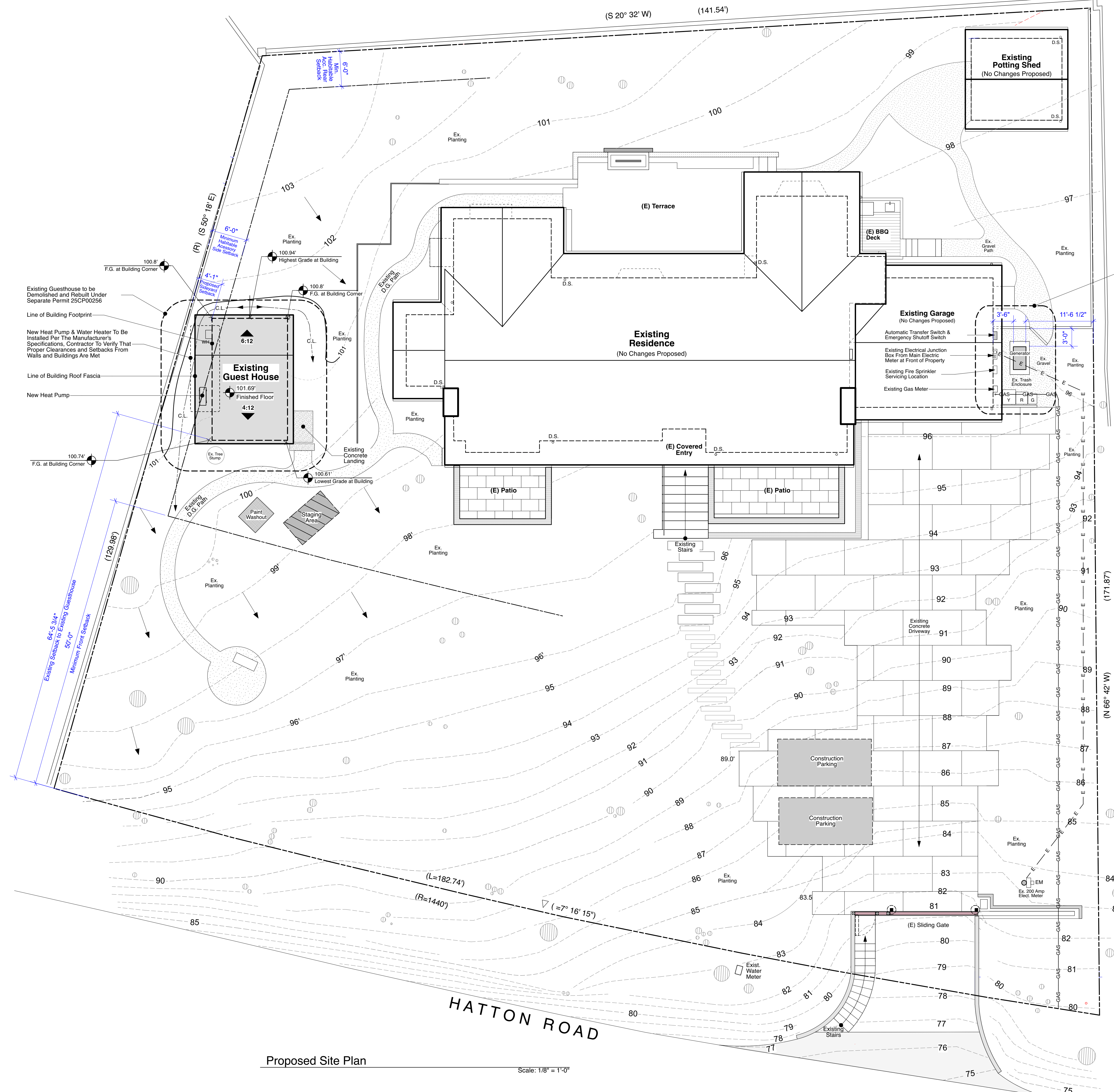
**OWNER:**  
Michael and Margaret Ong  
25515 Hatton Road  
Carmel, CA 93923

**Architect:**  
Dyar Architecture  
POB 4709  
Carmel, CA 93921

Contact:  
Erik Dyar  
erik@dyararchitecture.com  
Ph: 831.915.5602

## Vicinity Map



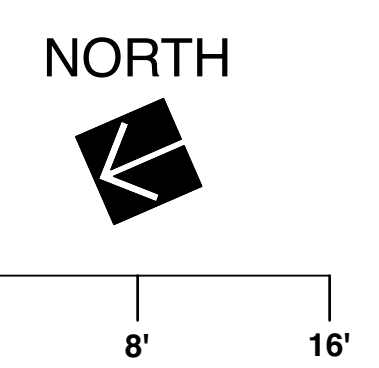


Existing Guesthouse to be Demolished and Rebuilt Under Separate Permit 25CP00256

New Heat Pump & Water Heater To Be Installed Per The Manufacturer's Specifications. Contractor To Verify That Proper Clearances and Setbacks From Walls and Buildings Are Met

New Heat Pump

- Legend**
- Existing Building Footprint
  - Decomposed Granite Pathway
  - Ex. Gas Main Line
  - Ex. Electrical Main Line
  - Direction of Site Drainage
- Construction Plan Legend**
- Construction Parking
  - Staging Area
  - Paint Washout Basin
- Notes:**
- All Concrete Washout Shall be Completed at an Off-Site Facility.



Proposed Site Plan  
Scale: 1/8" = 1'-0"

**DYAR ARCHITECTURE**  
P.O. BOX 4700  
CARMEL, CALIFORNIA 93921  
t: 831.915.5602  
f: 831.309.9999  
Email: info@dyararchitecture.com

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Owner:  
Mike & Margaret Ong  
25515 Hatton Road  
Carmel, CA 93923

**Ong Residence  
ADU Submission**  
25515 Hatton Road  
Carmel, CA 93923  
APN: 009-211-015

Job No.

Date:  
March 16, 2026  
ADU Submission

**Proposed  
Site Plan  
and Construction  
Management Plan**

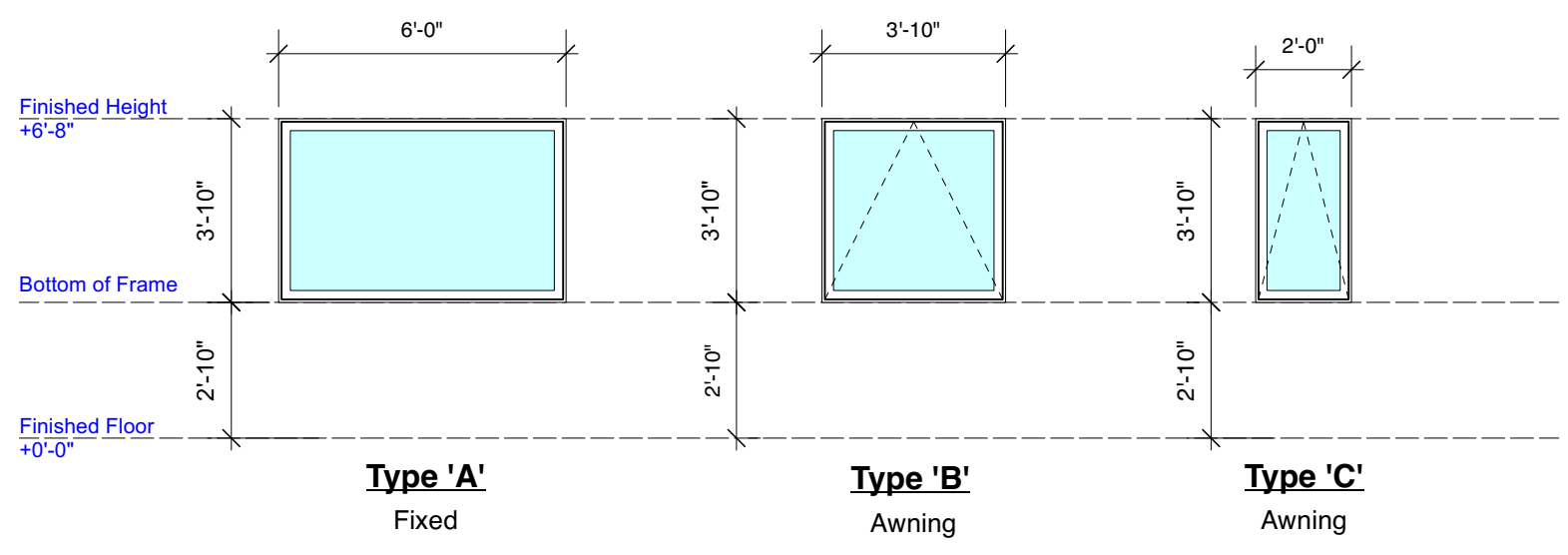
1/8" = 1'-0"



Sheet No.  
**2**

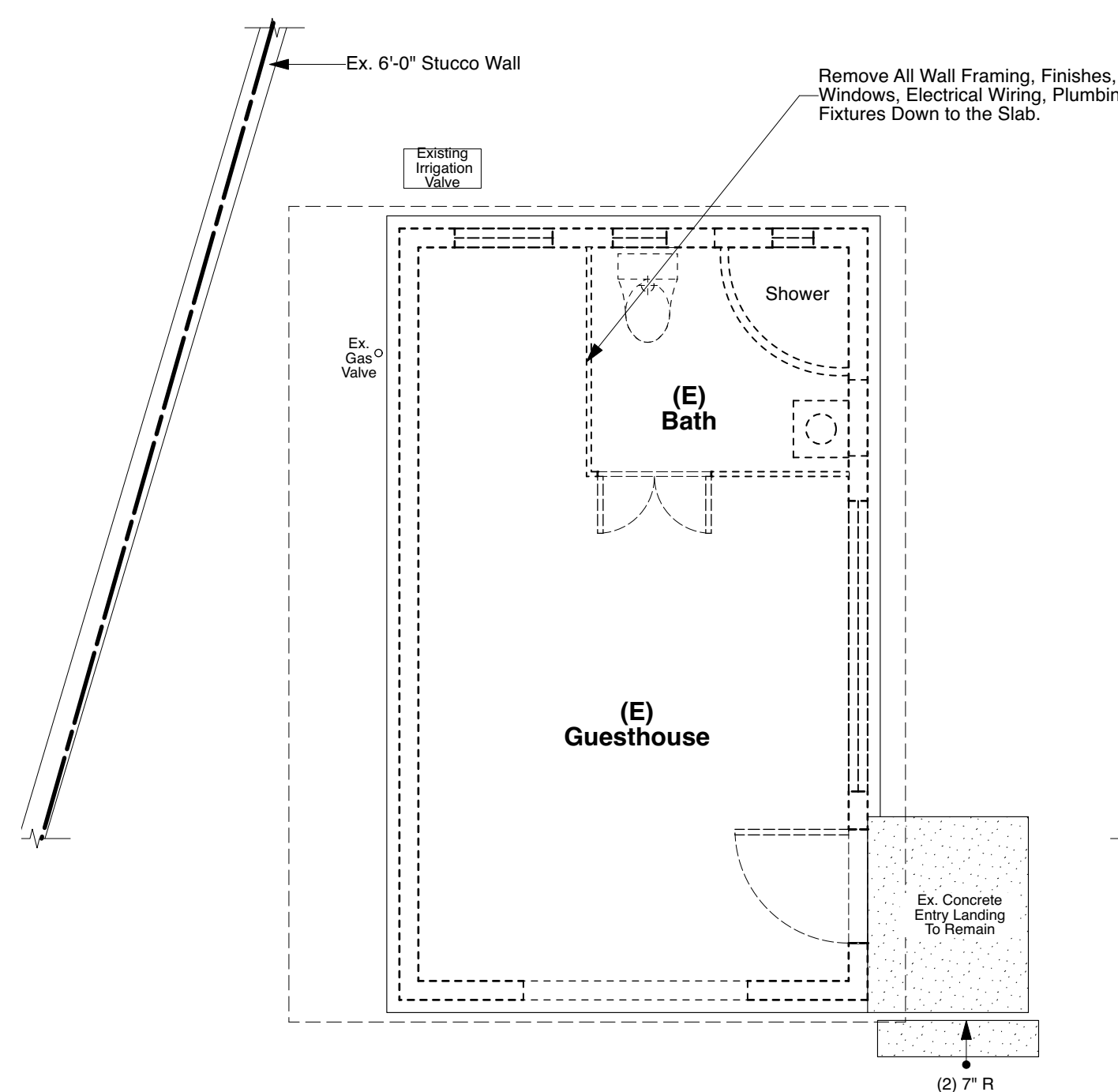
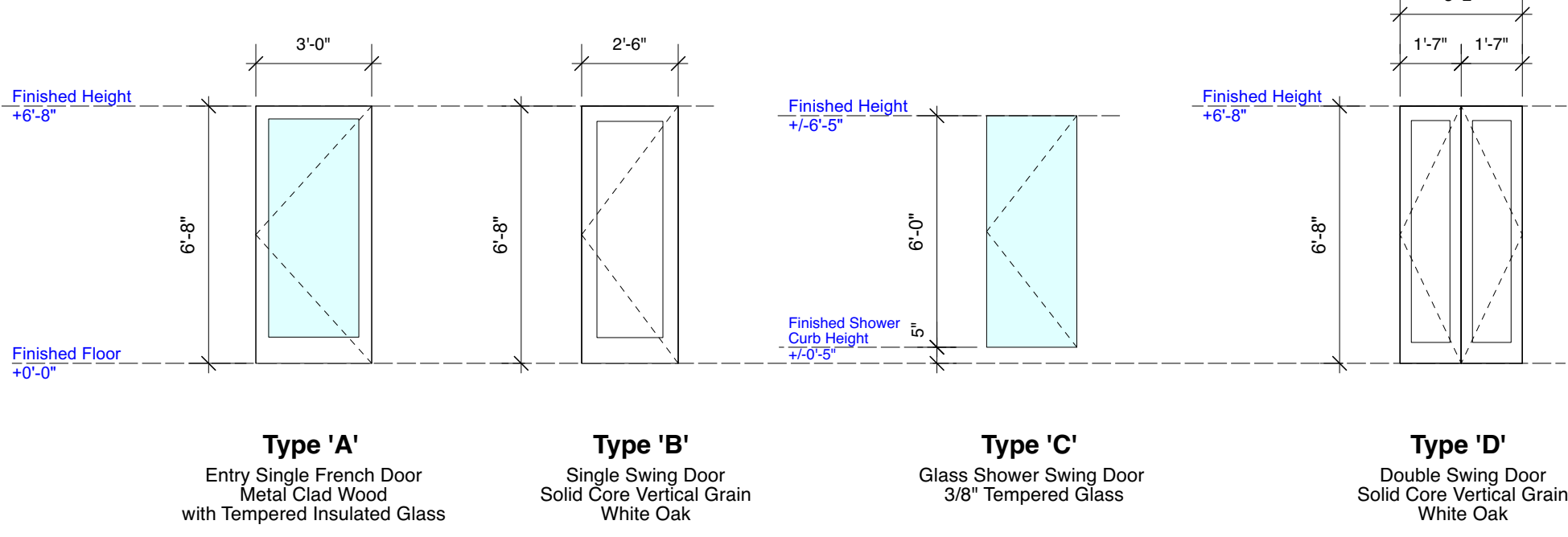
| Window Schedule (Window Types are Shown as Exterior Views) |          |         |             |              |      |           |            |          |                |         |
|--|----------|---------|-------------|--------------|------|-----------|------------|----------|----------------|---------|
| Window No.   | Location | Rm. No. | Frame Width | Frame Height | Type | Operation | Glass Type | Tempered | Frame Material | Remarks |

| Accessory Dwelling Unit (ADU) |          |     |        |        |   |   |                                |     |                  |                           |
|-------------------------------|----------|-----|--------|--------|---|---|--------------------------------|-----|------------------|---------------------------|
| 1                             | Bedroom  | 100 | 6'-0"  | 3'-10" | A | O | 3/4" Insulated Glass, Tempered | Yes | Metal Clad/ Wood | Fixed                     |
| 2                             | Bedroom  | 100 | 3'-10" | 3'-10" | B | X | 3/4" Insulated Glass, Tempered | Yes | Metal Clad/ Wood | Awning, With Fixed Screen |
| 3                             | Bathroom | 101 | 2'-0"  | 3'-10" | C | X | 3/4" Insulated Glass, Tempered | Yes | Metal Clad/ Wood | Awning, With Fixed Screen |
| 4                             | Bathroom | 101 | 2'-0"  | 3'-10" | C | X | 3/4" Insulated Glass, Tempered | Yes | Metal Clad/ Wood | Awning, With Fixed Screen |

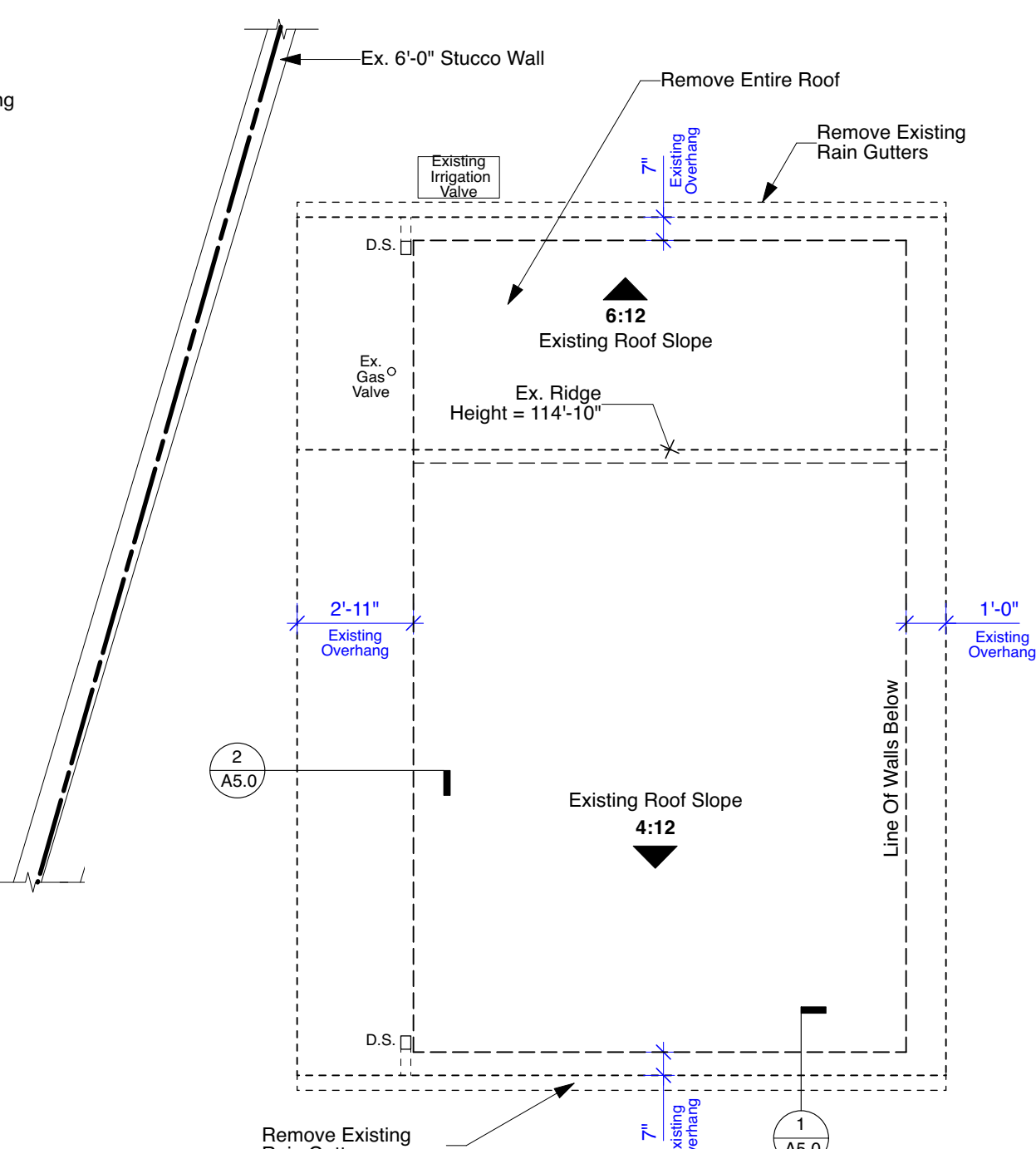


| Door Schedule (Door Types are Shown as Exterior Views) |          |          |             |              |                |      |               |              |                       |         |
|--|----------|----------|-------------|--------------|----------------|------|---------------|--------------|-----------------------|---------|
| Door No.   | Location | Room No. | Frame Width | Frame Height | Door Thickness | Type | Door Material | Glazing Type | Frame / Jamb Material | Remarks |

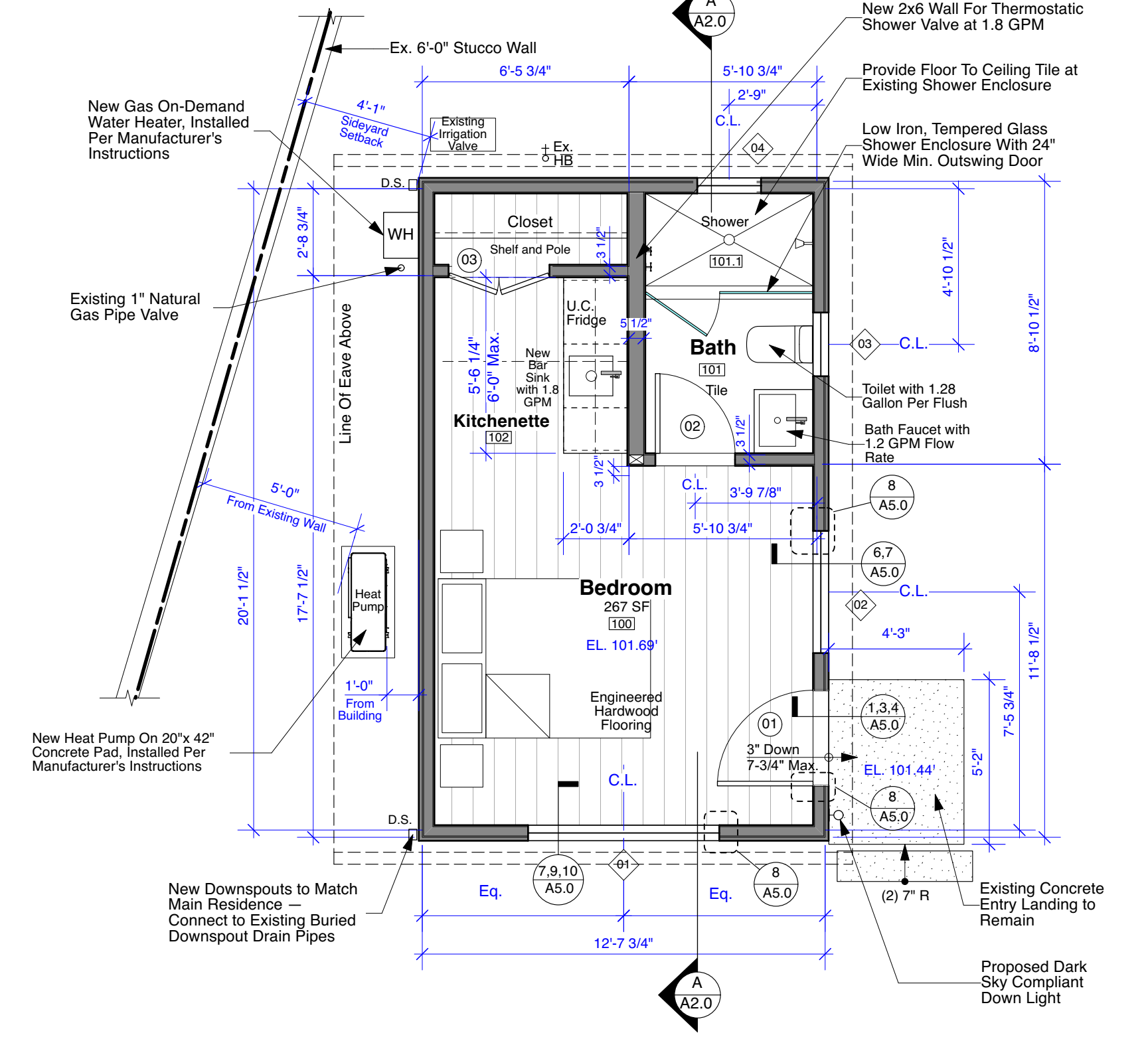
| Accessory Dwelling Unit (ADU) |            |     |       |        |        |   |                                     |                                |                                   |   |
|-------------------------------|------------|-----|-------|--------|--------|---|-------------------------------------|--------------------------------|-----------------------------------|---|
| 1                             | Main Entry | 100 | 3'-2" | 6'-10" | 1-3/4" | A | Metal Clad Wood                     | 3/4" Insulated Glass, Tempered | Metal Clad Wood, Paint Grade Wood | Entry In-Swing French Door, Metal Clad Wood with Tempered Insulated Glass |
| 2                             | Bathroom   | 101 | 2'-8" | 6'-10" | 1-3/4" | B | Solid Core Vertical Grain White Oak |                                | Paint Grade Wood                  | Interior In-Swing Door, Solid Core, Paint Grade Wood                      |
| 3                             | Shower     | 102 | 2'-6" | 6'-8"  | 3/8"   | C | 3/8" Tempered Glass                 |                                |                                   | 3/8" Tempered Glass Door  |
| 4                             | Closet     | 103 | 3'-4" | 6'-10" | 1-3/4" | D | Solid Core Vertical Grain White Oak |                                | Paint Grade Wood                  | Double Out-Swing Door, Solid Core, Paint Grade Wood                       |



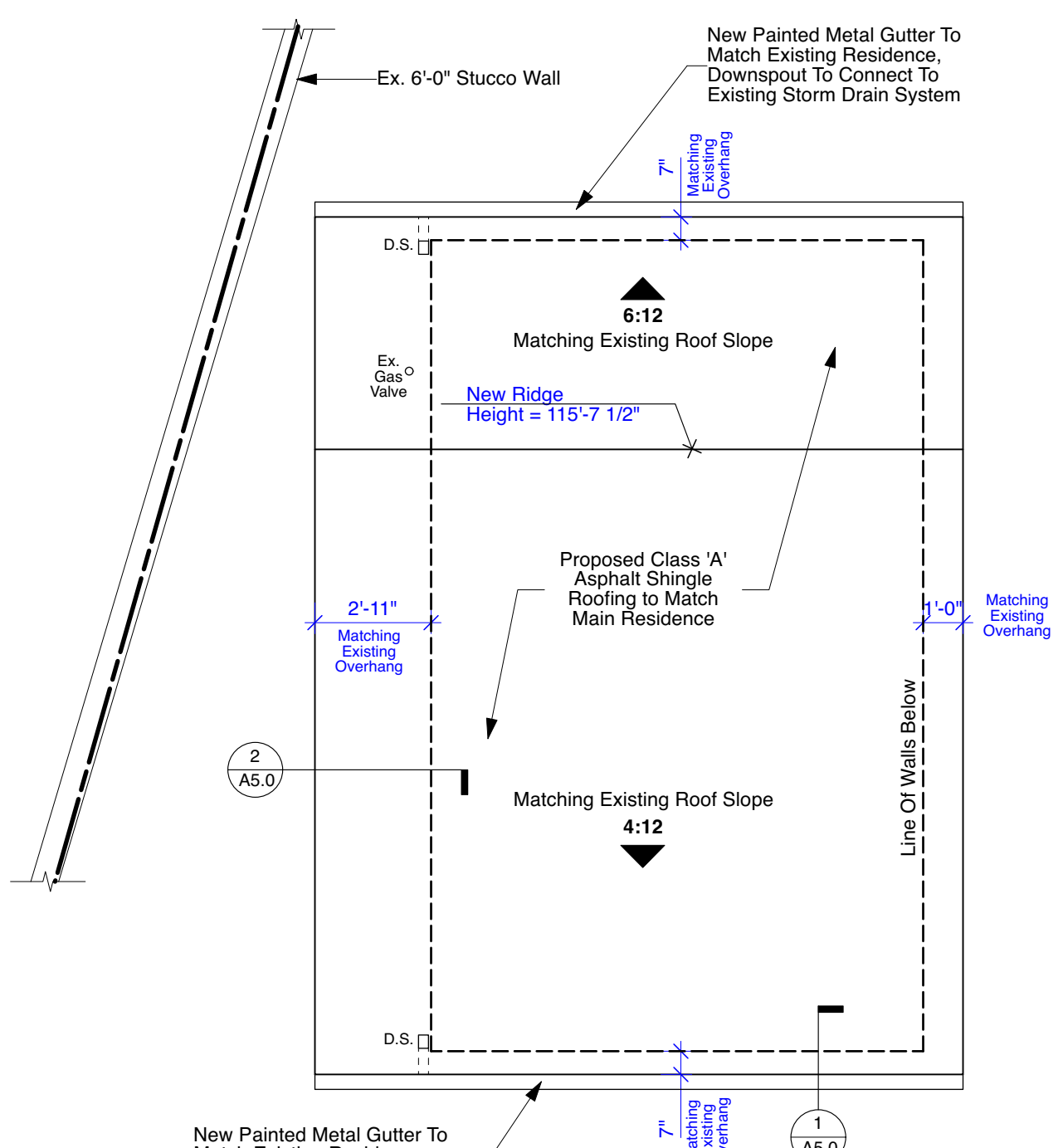
**Existing Guest House Demolition Plan**  
Scale: 1/4" = 1'-0"



**Existing Guest House Roof Demolition Plan**  
Scale: 1/4" = 1'-0"

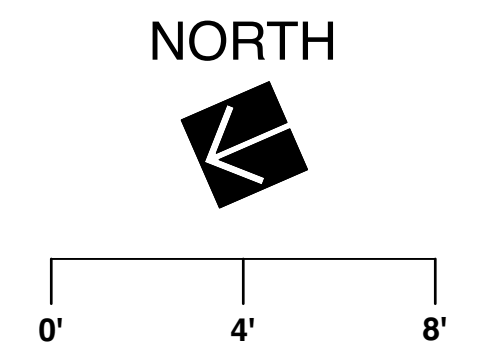


**Proposed ADU Floor Plan**  
Scale: 1/4" = 1'-0"



**Proposed ADU Roof Plan**  
Scale: 1/4" = 1'-0"

- Legend**
- Proposed New 2x4 or 2x6 Wall
  - - - Existing Wall to be Removed
  - - - Outline of Element to be Removed
  - XX Door Number - See Door Schedule
  - ◇ Window Number - See Window Schedule



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Owner:  
Mike & Margaret Ong  
25515 Hutton Road  
Carmel, CA 93923

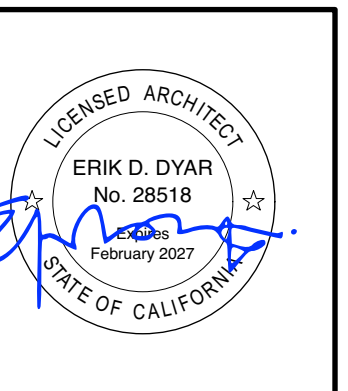
**Ong Residence ADU Submission**  
25515 Hutton Road  
Carmel, CA 93923  
APN: 068211-015

Job No.

Date:  
- March 16, 2026  
ADU Submission

**Demolition, Floor and Roof Plans and Window and Door Schedules**

1/4" = 1'-0"



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Owner:  
 Mike & Margaret Ong  
 25515 Hutton Road  
 Carmel, CA 93923

**Ong Residence ADU Submission**  
 25515 Hutton Road  
 Carmel, CA, 93923  
 APN: 069211-015

Job No.

Date:  
 - March 16, 2026  
 Accessory Dwelling Unit Submission

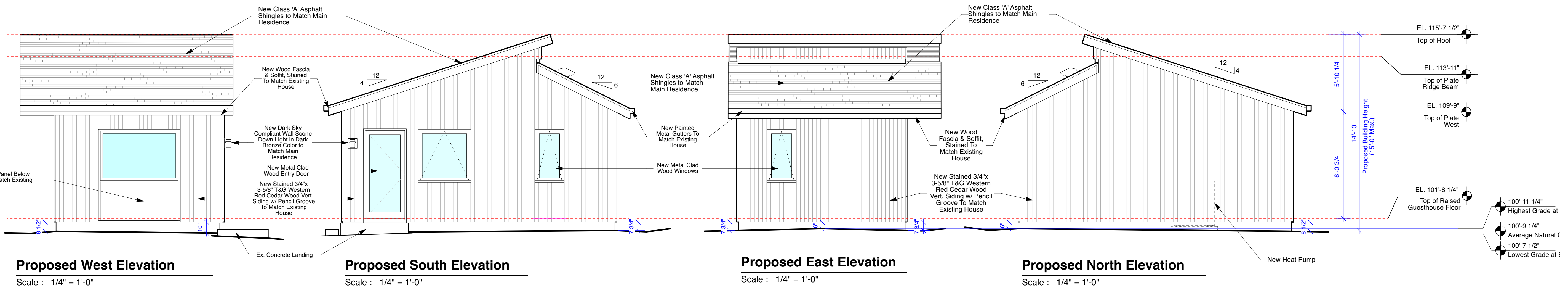
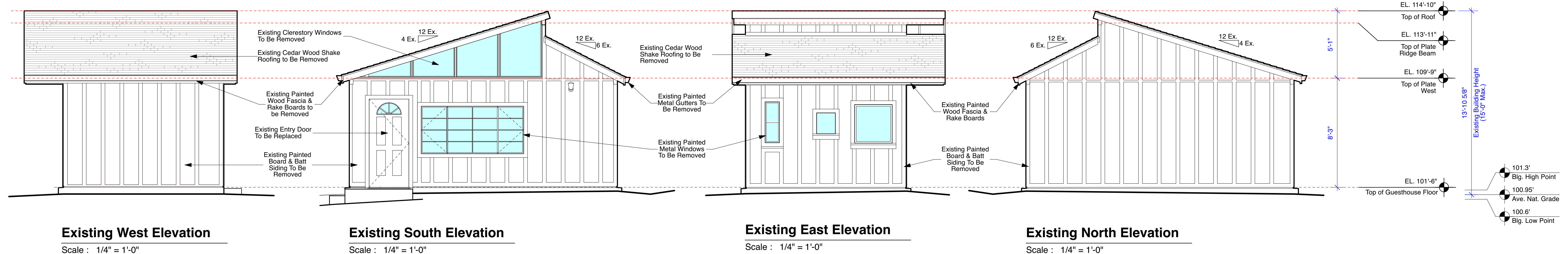
**Existing and Proposed Elevations, Section and Proposed Materials**

1/4" = 1'-0"



Sheet No.

**4**



**Roofing**  
 New Class 'A' Asphalt Shingles to Match Main Residence



**Eaves**  
 Painted Metal Gutters - Black to Match Main Residence  
 Painted Cedar Fascia Board - Black to Match Main Residence  
 Stained 1x6 Cedar Soffit to Match Main Residence with 1/2" Densdeck Class 'A' Underlayment



**Siding**  
 Vertical 1x4 T&G Cedar Siding  
 Painted - Black with 1/2" Densdeck Class 'A' Underlayment



**Metal Cladding**  
 Corten Steel Plate  
 Rust Red Color

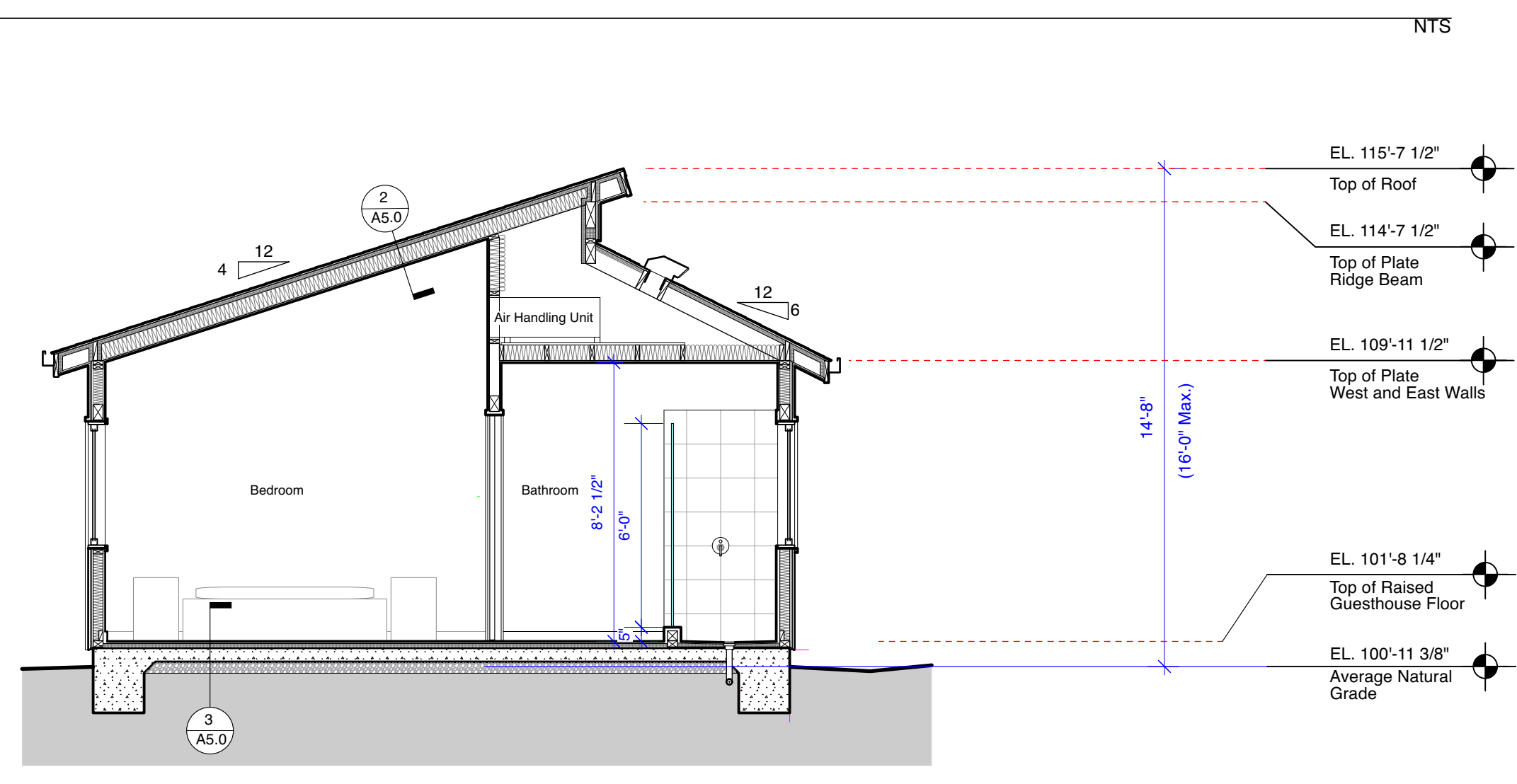


**Windows**  
 Kolbe VistaLux  
 Metal Clad Wood - Black

**Proposed Exterior Colors & Materials**



West and South  
 Photo of Existing Guesthouse



**Proposed Section A-A'**  
 Scale: 1/4" = 1'-0"

**HUBBARDTON FORGE**

**Twilight Dark Sky Friendly Outdoor Sconce**  
 Base Item #: 304903

**Selected Options**

|                    |                    |        |                         |
|--------------------|--------------------|--------|-------------------------|
| Lamping            | Incandescent (SKT) | Finish | Coastal Dark Smoke (77) |
| Configured Item #: | 304903-1008        |        |                         |
| Smart String:      | 304903-SKT-77      |        |                         |

**Specifications**

|            |  |                     |  |
|------------|--|---------------------|--|
| Dimensions | Width: 8.6", Height: 8.9", Depth: 7.4", Product Height: 5.8", Backplate: 8.9" x 8.6", Mounting Height - Vertical: 5.3", Mounting Direction: Vertical, Fixture Material: Aluminum | Lamping Information | Socket Type: E26 Medium, Bulb: A15, 50W Max, Number of Bulbs: 1 (not included), Location Rating: UL, Safety Rating: Outdoor Wet, UL listed |
|------------|--|---------------------|--|

**Options**

|         |                    |        |   |
|---------|--------------------|--------|---|
| Lamping | Incandescent (SKT) | Finish | White (02), Oil Rubbed Bronze (14), Natural Iron (20), Coastal Bronze (75), Coastal Dark Smoke (77), Coastal Burnished Steel (78), Coastal Black (80) |
|---------|--------------------|--------|---|

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**Proposed Guesthouse Main Entry Wall Sconce**  
 NTS