YANG. YOSHIHARA RESIDENCE

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN + LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS 'ARCHITECT' WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR, NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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 PROMPT NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2024 I.B.C.)

7. 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.

8. 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.

9. 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 CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

10. 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 CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

11. 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.

12. 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.

13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.

14. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE & ENERGY CODES & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

15. GRADING: 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.

16. 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

17. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.

18. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

19. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.

20. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.

21. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

22. SUBSEQUENT CHANGES: ADDITIONAL CONSTRUCTION, LANDSCAPE IMPROVEMENTS, OR OTHER CHANGES IN THE IMPROVEMENTS THAT DIFFER FROM THE APPROVED FINAL DESIGN REVIEW DOCUMENTS, MUST BE SUBMITTED IN WRITING TO THE VIA QUINTANA ARCHITECTURAL REVIEW BOARD FOR REVIEW AND APPROVAL, PRIOR TO MAKING CHANGES. ANY CHANGES MADE WITHOUT SPECIFIC APPROVAL ARE CONSIDERED NOT APPROVED, AND SUBJECTED TO REMOVAL OR ALTERATION AS REQUIRED.

23. TITLE 24 ENERGY REQUIREMENTS: THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

24. TREE AND ROOT PROTECTION:
TREES ARE TO BE PROTECTED AND PRESERVED IN OR NEAR THE CONSTRUCTION AREA.
A BOUNDARY OF ORANGE SNOW NETTING OR HIGH VISIBILITY PLASTIC FENCING SUPPORTED BY WOOD OR METAL STAKES AND/OR STRAW BALES SHOULD BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES TO DEFINE THE CONSTRUCTION PROJECT BOUNDARY.
EXCAVATION AND CONSTRUCTION ACTIVITIES AND MATERIALS SHOULD NOT INTRUDE INTO THIS DEFINED BOUNDARY AT ANY TIME AND KEPT AS MUCH AS POSSIBLE WITHIN PROPOSED STRUCTURE AND DRIVEWAY FOOTPRINTS OR OUTSIDE OF THE TREE DRIP LINES IN THE TREELESS AREA.

25. ALL MANUFACTURER'S INSTALLATION GUIDES SHALL BE PROVIDED TO INSPECTOR AT TIME OF INSPECTION.

FIRE SAFETY REQUIREMENTS

1. DRIVEWAYS - SHALL NOT BE LESS THAN 12' WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15'. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15%. WHERE GRADE EXCEEDS 8% A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34' OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25'. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4' SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150' IN LENGTH, BUT LESS THAN 800' IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400' INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12' WIDE AND 30' LONG WITH A MINIMUM OF 25' TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150' OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50' OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40' FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE MINIMUM OF 60' IN LENGTH.

2. GATES - ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30' FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12' WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE A 40' TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OF OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

3. ADDRESSES FOR BUILDINGS - ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4" HEIGHT, 1/2" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACES AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

4. DEFENSIBLE SPACE REQUIREMENT - MANAGE COMBUSTIBLE VEGETATION WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVER, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE. LIMB TREES 6' UP FROM GROUND, REMOVE LIMBS WITHIN 10' OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

5. FIRE PROTECTION - SPRINKLER SYSTEM (STANDARD) - THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF (4) FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH-IN INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

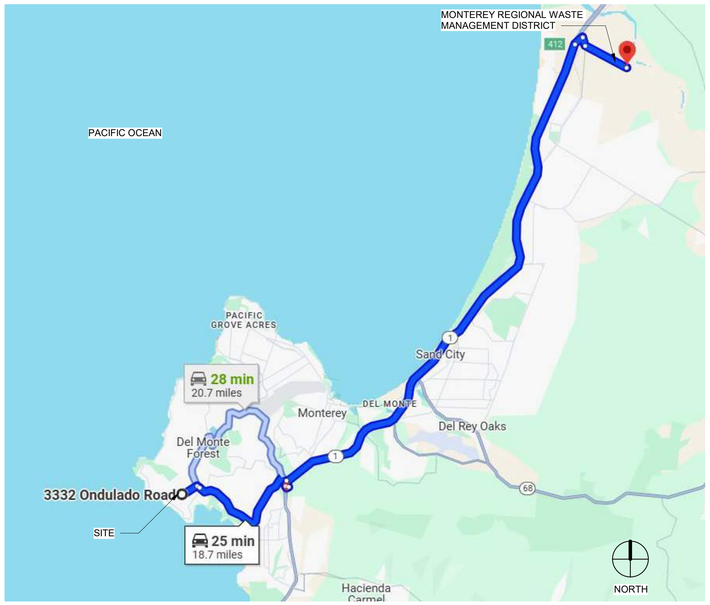
6. ROOF CONSTRUCTION (VERY HIGH HAZARD SEVERITY ZONE) - ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50% OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MIN. OF ICBO CLASS 'A' ROOF CONSTRUCTION.

7. FIRE030 – MANUAL DRY STANDPIPE SYSTEM, CLASS I - A FIRE DEPARTMENT CONNECTION (FDC) AND DRY STANDPIPES WITH FIRE VALVES ARE REQUIRED. THE LOCATIONS ARE TO BE DETERMINED BY THE FIRE DISTRICT. PRIOR TO INSTALLATION, A MINIMUM OF FOUR SETS OF PLANS SHALL BE PREPARED AND SUBMITTED BY THE INSTALLING CONTRACTOR OR BY A REGISTERED ENGINEER. THE PLANS SHALL BE SUBMITTED IN A TIMELY MANNER SO THEY CAN BE APPROVED BY THE FIRE DISTRICT PRIOR TO INSTALLATION. INSPECTIONS, HYDROSTATIC PRESSURE TESTING, ACCEPTANCE TESTING AND MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH NFPA STANDARDS 15, 24, AND OTHER APPLICABLE STANDARDS.

8. FIRE024 - FIRE ALARM SYSTEM - THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

9. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

PROPOSED ROUT FOR HAULING MATERIAL



N.T.S.

HEAD NORTHEAST ON ONDULADO RD TOWARDS ALVA LN.

TURN RIGHT ONTO PORTOLA RD.

CONTINUE ONTO 17 MILE DR.

TURN RIGHT TOWARDS CA-68

USE RIGHT LANE TO TAKE THE RAMP ONTO CA-1 N/CABRILLO HWY

MERGE ONTO CA-1 N/CABRILLO HWY

TAKE EXIT 412 FOR DEL MONTE BLVD.

TURN RIGHT ONTO DEL MOTE BLVD.

TURN LEFT ONTO CHARLES BENSON RD.

CONTINUE ONTO CHARLIE BENSON RD.

DEFERRED ITEMS

1. REVIEW AND APPROVAL MUST BE OBTAINED FROM THE UTILITY PROVIDER AND A NOTICE OF APPROVED SUBMITTAL TO THE SANTA LUCIA PRESERVE ARCHITECTURAL REVIEW COMMITTEE.

2. A LICENSED C-16 CONTRACTOR SHALL SUBMIT FOUR (4) SETS OF PLANS, DETAILS AND CALCULATIONS FOR ALL FIRE SPRINKLER SYSTEM DESIGNS TO THE MONTEREY COUNTY BUILDING DIVISION AND PRESIDING FIRE AUTHORITY PRIOR TO INSTALLATION.

1. PLANS, DETAILS AND CALCULATIONS FOR ALL FIRE SPRINKLER SYSTEM DESIGNS SHALL BE SUBMITTED TO THE MONTEREY COUNTY BUILDING DIVISION AND PRESIDING FIRE AUTHORITY PRIOR TO INSTALLATION.

2. A LICENSED C-16 CONTRACTOR SHALL SUBMIT FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS, AND APPROVED PRIOR TO INSTALLATION.

3. ROUGH-IN INSPECTIONS MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

4. AT THE TIME OF FINAL INSPECTION AN 'OPERATION AND MAINTENANCE MANUAL' SHALL BE PLACED IN THE BUILDING, AND SHALL CONTAIN THE INFORMATION SPECIFIED IN CGBSC SECTION 4.410.1.

5. PRIOR TO COMMENCEMENT OF WORK THE LICENSED GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION AND WASTE MANAGEMENT PLAN, COMPLYING WITH CGBSC SECTION 4.408.2 FOR APPROVAL.

6. AUTOMATIC IRRIGATION CONTROLLERS FOR LANDSCAPING TO BE INSTALLED BEFORE FINAL INSPECTION, COMPLYING WITH CGBSC SECTION 4.304.1.

7. SIZING CALCULATIONS FOR GAS PIPING TO (N) APPLIANCES SHALL BE PROVIDED AT TIME OF INSPECTION.

CONDITIONS OF APPROVAL

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LANDSCAPE	
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Grand total: 22	

SPECIAL INSPECTIONS

VICINITY MAP

N.T.S.

PROJECT DATA

SCOPE OF WORK:
EXISTING SINGLE FAMILY RESIDENCE (2,592 SF) TO BE DEMOLISHED. NEW 2 STORY 2,813 SQ. FT. SINGLE FAMILY RESIDENCE WITH ATTACHED 595.0 SQ. FT. TWO-CAR GARAGE.

APN:	008.302.025.000
LOT DESCRIPTION:	LOT 1, AS SHOWN AND DESIGNATED ON THE PARCEL MAP FILED FOR RECORD APRIL 5, 1991, IN VOLUME 18 OF PARCEL MAPS AT PAGE 106, OFFICIAL RECORDS OF SAID COUNTY.
LOT SIZE:	65,340 SF. (1.5 ACRES)
ZONING:	LDR / 1.5-D (CZ)
TREE INFORMATION:	1 TREES (BLACK ACACIA) TO BE REMOVED. NO PROTECTED TREES TO BE REMOVED.
OCCUPANCY GROUP:	RESIDENCE: R-1 GARAGE: U
TYPE OF CONSTRUCTION:	V-B
AVERAGE NATURAL GRADE:	159.35'
RIDGE HEIGHT ABOVE LOWEST GRADE:	26'-1 MAX.
GRADING CUT/FILL:	10 C.Y. CUT/ 50 C.Y. FILL (0 C.Y. EXPORT)
PARKING PROVIDED:	2 COVERED, 3 UNCOVERED (MIN 2 REQ.)
WATER SUPPLIER:	CALIFORNIA AMERICAN WATER
SEWER:	PEBBLE BEACH COMMUNITY SERVICE DIST.
FIRE SPRINKLERS @ RESIDENCE:	YES

SITE SETBACKS:	REQUIRED:	PROPOSED
FRONT	30'-0"	114'-2"
REAR	50'-0"	63'-6"
SIDE (WEST)	20'-0"	115'-3"
SIDE (EAST)	20'-0"	122'-9"
MAX. BUILDING HEIGHT (FROM A.N.G)	30'-0"	26'-1"

BUILDING FLOOR AREA:	EXISTING	DEMO	PROPOSED
EXISTING			
SINGLE FAMILY RESIDENCE	2,592 SF	2,592 SF	0 SF
SHED	406 SF	406 SF	0 SF
PROPOSED			
NEW SINGLE FAMILY RESIDENCE			
MAIN FLOOR	-	-	1,234 SF
UPPER FLOOR	-	-	1,579 SF
GARAGE			595 SF
TOTAL			**3,408 SF**

FLOOR AREA RATIO

ALLOWED: 15% x 65,340 = 9,801
PROPOSED: 3,382 / 65,340 = **5.22%**

PROJECT TEAM

OWNER:
PHILLIP YANG AND MARIKO YOSHIHARA
972 MEARS CT
STANFORD, CA 94305

SITE ADDRESS:
3332 ONDULADO RD
PEBBLE BEACH, CA 93953

ARCHITECT:
CONTACT: CRAIG HOLDREN
HOLDREN + LIETZKE ARCHITECTURE
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PH: (831) 649-6001

SURVEYOR:
CONTACT: DAVID T. EDSON
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CALIFORNIA 93940
PH: (831) 394-4930

CIVIL:
CONTACT: GUY R. GIRAUDO, P.E., P.L.S.
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH. (831) 443-6970

STRUCTURAL:
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UYEDA AND ASSOCIATES STRUCTURAL ENGINEERS
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PH: (831) 373-3181

BUTANO GEOTECHNICAL ENGINEERING INC.
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ARCHAEOLOGY:
CONTACT: BRENNA WHEELIS, B.A
ACHASTA ARCHAEOLOGICAL SERVICES
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HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940

Ph: 831.649.6001

WWW.hl-arc.com

Date	2025-07-28
Scale	N.T.S
Drawn by	EB
Project number	24.07

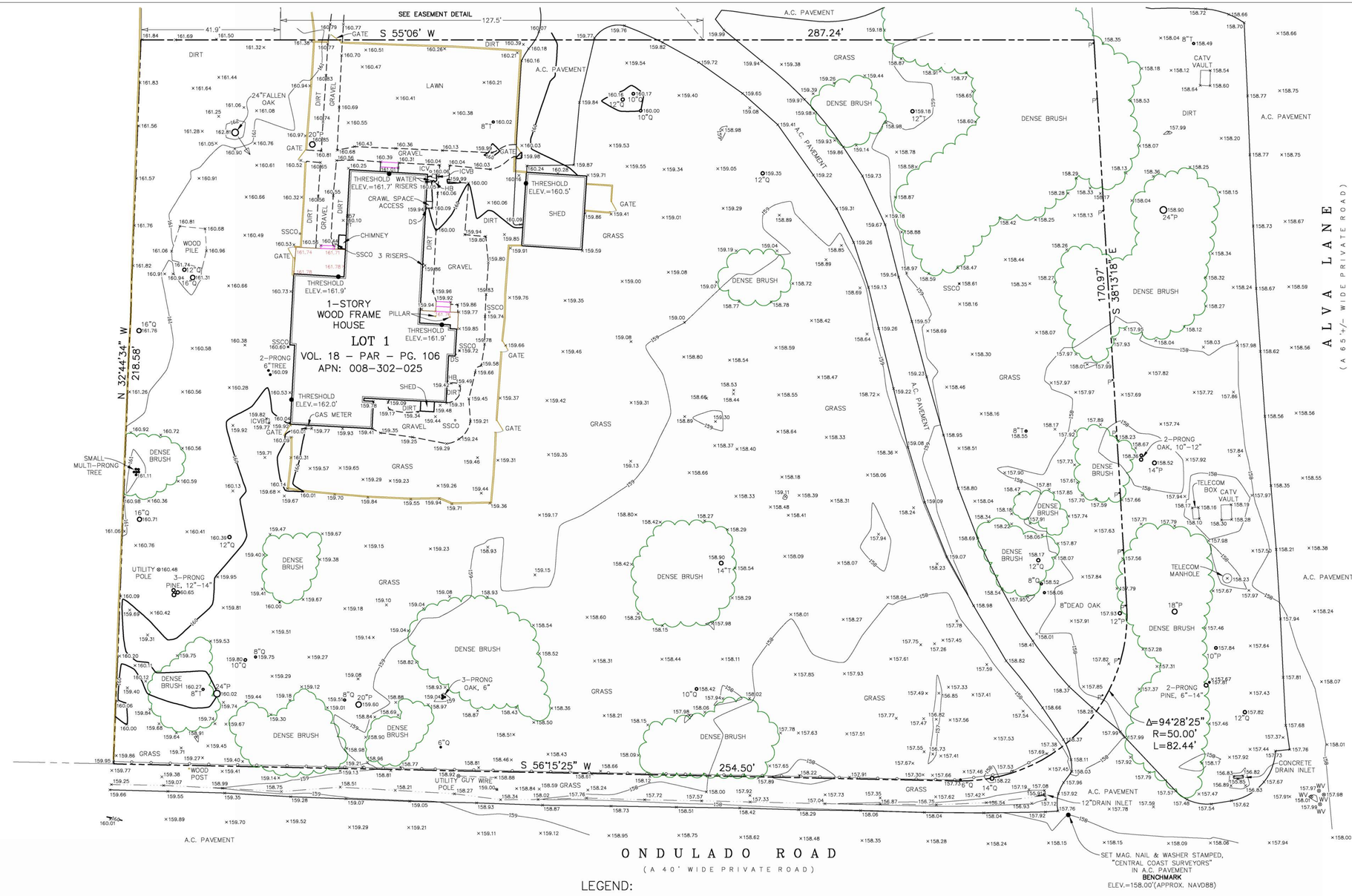
No.	Description	Date

COVER SHEET

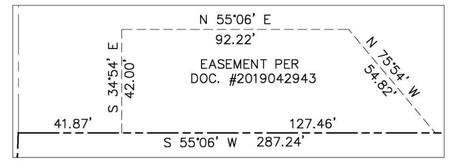
YANG. YOSHIHARA RESIDENCE
3332 Ondulado RD
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

A0.1

7/28/2025 4:08:47 PM



SCALE: 1" = 16'



EASEMENT DETAIL:

NOT TO SCALE

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF ONDULADO ROAD SHOWN HEREON.

   ELEVATION = 158.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 13, 2024.

LEGEND:

DS	DOWNSPOUT
ICV	IRRIGATION CONTROL VALVE
ICVB	IRRIGATION CONTROL VALVE BOX
HB	HOSEBIB
SSCO	SANITARY SEWER CLEANOUT
WV	WATER VALVE
	DENOTES EDGE OF BRUSH
	DENOTES A FLOWLINE
P	DENOTES A METAL POST
	DENOTES A WIRE FENCE
	DENOTES A WOOD FENCE
12"Q	DENOTES A 12" DIA. OAK TREE(TYP.)
12"P	DENOTES A 12" DIA. PINE TREE(TYP.)
12"T	DENOTES A 12" DIA. TREE(TYP.)
	DENOTES A WOOD DECK
	DENOTES A STEP

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

LOT 1 AS SHOWN ON THE MAP FILED IN VOL. 18, "PARCEL MAPS", PG. 106 OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR

Phillip Yang

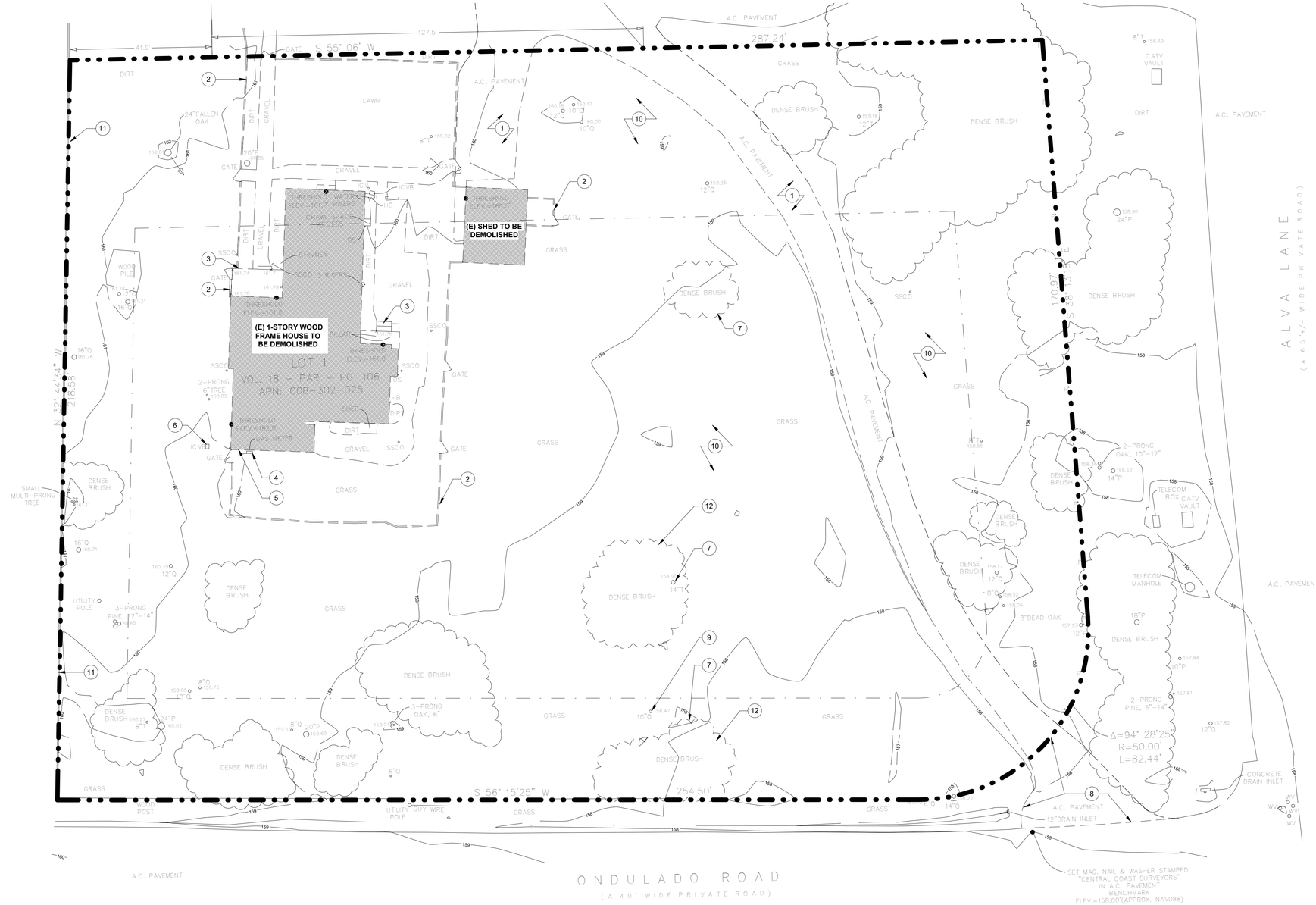
BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' | JOB No. 24-71 | NOVEMBER 2024

PREPARER: JTI

APN 008-302-025



KEYNOTES - EXISTING/DEMO SITE PLAN

1. REMOVE (E) A.C. PAVEMENT
2. DEMO (E) WOOD FENCE AND GATE
3. DEMO (E) WOOD DECK
4. REMOVE (E) GAS METER AND RELOCATE. REFER TO 1 / A1.1 FOR NEW LOCATION.
5. REMOVE (E) ELECTRICAL PANEL AND RELOCATE. REFER TO 1 / A1.1 FOR NEW LOCATION.
6. CUT AND ABANDON (E) IRRIGATION CONTROL
7. (E) 14" DIA. ACACIA TREE TO BE REMOVED, NOT A PROTECTED SPECIE
8. REMOVE (E) A.C. PAVEMENT AND RESTORE TO NATIVE VEGETATION
9. (E) OAK TREE TO REMAIN, PROTECT DURING CONSTRUCTION
10. (E) GRASS MEADOW TO REMAIN. RESTORE TO NATIVE VEGETATION IN AREAS AFFECTED BY DEMOLITION IF POSSIBLE.
11. (E) WOOD FENCE ALONG WEST PROPERTY LINE TO REMAIN
12. REMOVE DENSE BUSH AND SHRUBS

SITE PLAN EXT/DEMO - LEGEND

- PROPERTY LINE
- SETBACK
- 200' EXISTING GROUND CONTOUR (1' INTERVAL)

1 EXISTING & DEMO SITE PLAN
1/16" = 1'-0"

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HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940

Ph: 831.649.6001

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Date	2025-07-28
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Project number	24.07

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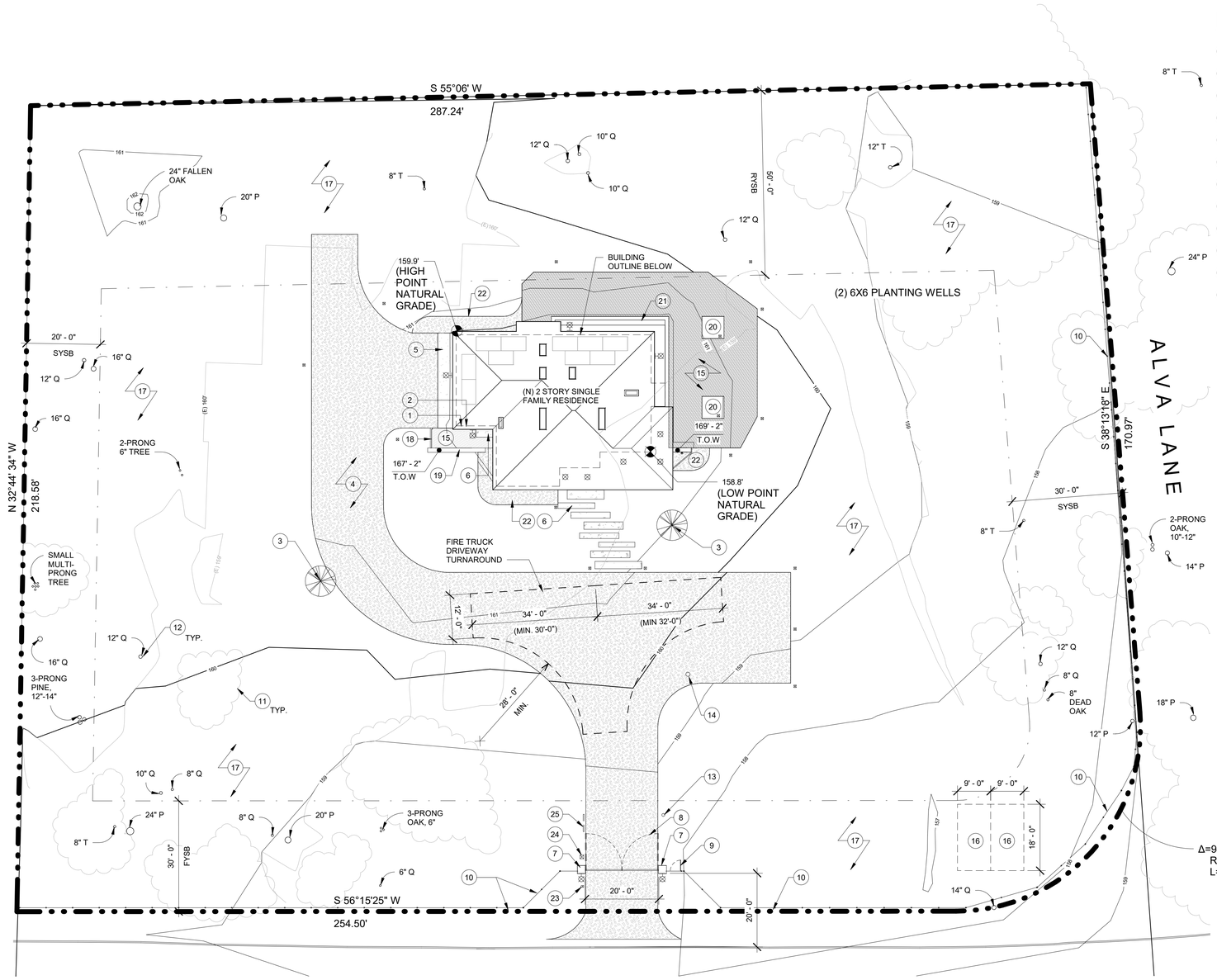
EXISTING AND DEMOLITION SITE PLAN

YANG. YOSHIHARA RESIDENCE

3332 Ondulado RD
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

A1.0



KEYNOTES - PROPOSED SITE PLAN

1. (N) GAS METER LOCATION
2. (N) ELECTRIC METER LOCATION
3. (N) TREE, 5 GAL. COAST LIVE OAK
4. (N) DG DRIVEWAY (PERMEABLE)
5. (N) CONCRETE APRON (IMPERMEABLE)
6. (N) CONCRETE WALKWAY, BROOM BRUSH
7. (N) 6'-0" STONE PIERS
8. (N) MECHANICAL GATE
9. (N) 3'-10" X 6'-0" MAN DOOR
10. (N) 6'-0" WOOD FENCE
11. (E) DENSE SHRUB TO REMAIN, TYP.
12. (E) TREE TO REMAIN, TYP.
13. (E) OAK TREE TO REMAIN, PROTECT DURING CONSTRUCTION
14. (E) 14" DIA. ACACIA TREE TO BE REMOVED, NOT A PROTECTED SPECIE
15. (N) 4X8 PERMEABLE INTERLOCKING CONCRETE PAVERS, CALSTONE NARROW JOINT PERMEABLE MISSION
16. CONSTRUCTION PARKING WITHIN PROPERTY LINE
17. (E) GRASS MEADOW TO REMAIN. RESTORE TO NATIVE VEGETATION IN AREAS AFFECTED BY CONSTRUCTION
18. TRASH / RECYCLE BIN ENCLOSURE, 2X4 WOOD FENCE, 4'-6" HIGH
19. NON-STRUCTURAL SITE WALL - LEDGE STONE, RANDOM RUNNING BOND
20. 6X6 PLANTER
21. WESTERN RED CEDAR DECK AND STAIRS
22. (N) DG WALKWAY
23. GATE ENTRY KEYPAD SYSTEM
24. DRIVEWAY GATE OPERATOR AND JUNCTION BOX
25. VEHICLE MOTION DETECTOR PROBE

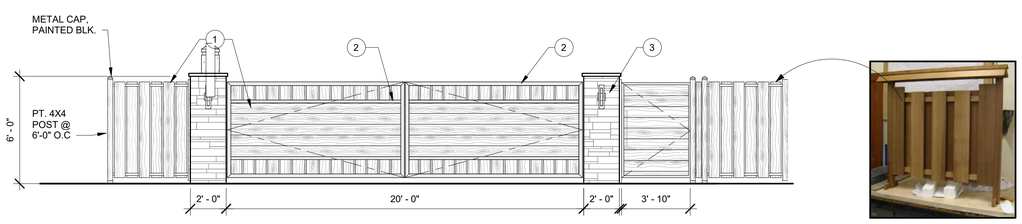
EXTERIOR LIGHTING

WALL SCONCE LED
SKU: 944724
INSTALLATION TYPE: WALL MOUNT
MATERIAL: ALUMINUM
WIDTH: 5"
DEPTH: 4"
BASE PLATE HEIGHT: 5"
NUMBER OF BULBS: 2
BASE PLATE WIDTH: 5"
BULB TYPE: INTEGRATED LED
WATTAGE PER BULB: 8
CANOPY/BACKPLATE DEPTH: 1:
VOLTAGE: 120V
COLOR TEMPERATURE (KELVIN): 3,000K
COLOR RENDERING INDEX: 80
LUMENS: 754
DIMMABLE: YES

PATH LIGHT LED
SKU: 15601BKT
INSTALLATION TYPE: IN-GROUND 8"
MATERIAL: CAST ALUMINUM
WIDTH: 8"
LENGTH: 26.2"
SQUARE STEM: 1.25"
BULB TYPE: INTEGRATED LED AND DRIVER
WATTAGE: 4W/5.8 VA
VOLTAGE: 9V - 15V AC/DC
COLOR TEMPERATURE (KELVIN): 2,950K (-150/+175), HIGH CRI
LUMENS: 754
DIMMABLE: YES

RECESSED LED
SKU: AL-RL-S-52-12
INSTALLATION TYPE: RECESSED
MATERIAL: ALUMINUM ALLOY
WIDTH: 5 5/16" DIAMETER
LENGTH: 2 11/16" TALL
BULB TYPE: 12 HIGH POWER 1 WATT LEDS
WATTAGE: 12
VOLTAGE: 12 VDC
COLOR TEMPERATURE (KELVIN): 3,000K
LUMENS: UP TO 1,220
DIMMABLE: YES

1 Site Plan - Proposed
1/16" = 1'-0"



2 FRONT GATE - SOUTH
1/4" = 1'-0"

GATE MATERIAL PALETTE

1. **WOOD FENCE**
   CONSTRUCTION GRADE RED WOOD
   COLOR: NATURAL WEATHERED
2. **METAL**
   GALVANIZED STEEL
   COLOR: PAINTED BLACK
3. **STONE WALL**
   LEDGE STONE
   RANDOM RUNNING BOND
   COLOR: VARIABLE BLEND
   LIGHT GRAY GROUT

SITE PLAN PROPOSED - LEGEND

- PROPERTY LINE
- SETBACK
- 200' EXISTING GROUND CONTOUR (1' INTERVAL)
- 200' PROPOSED GROUND CONTOUR (1' INTERVAL)
- NEW WOOD FENCE
- OUTDOOR PATH LIGHT LED
- OUTDOOR WALL SCONCE LED
- OUTDOOR RECESSED LED

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
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PROPOSED SITE PLAN

YANG. YOSHIHARA RESIDENCE
3332 Ondulado RD
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

A1.1

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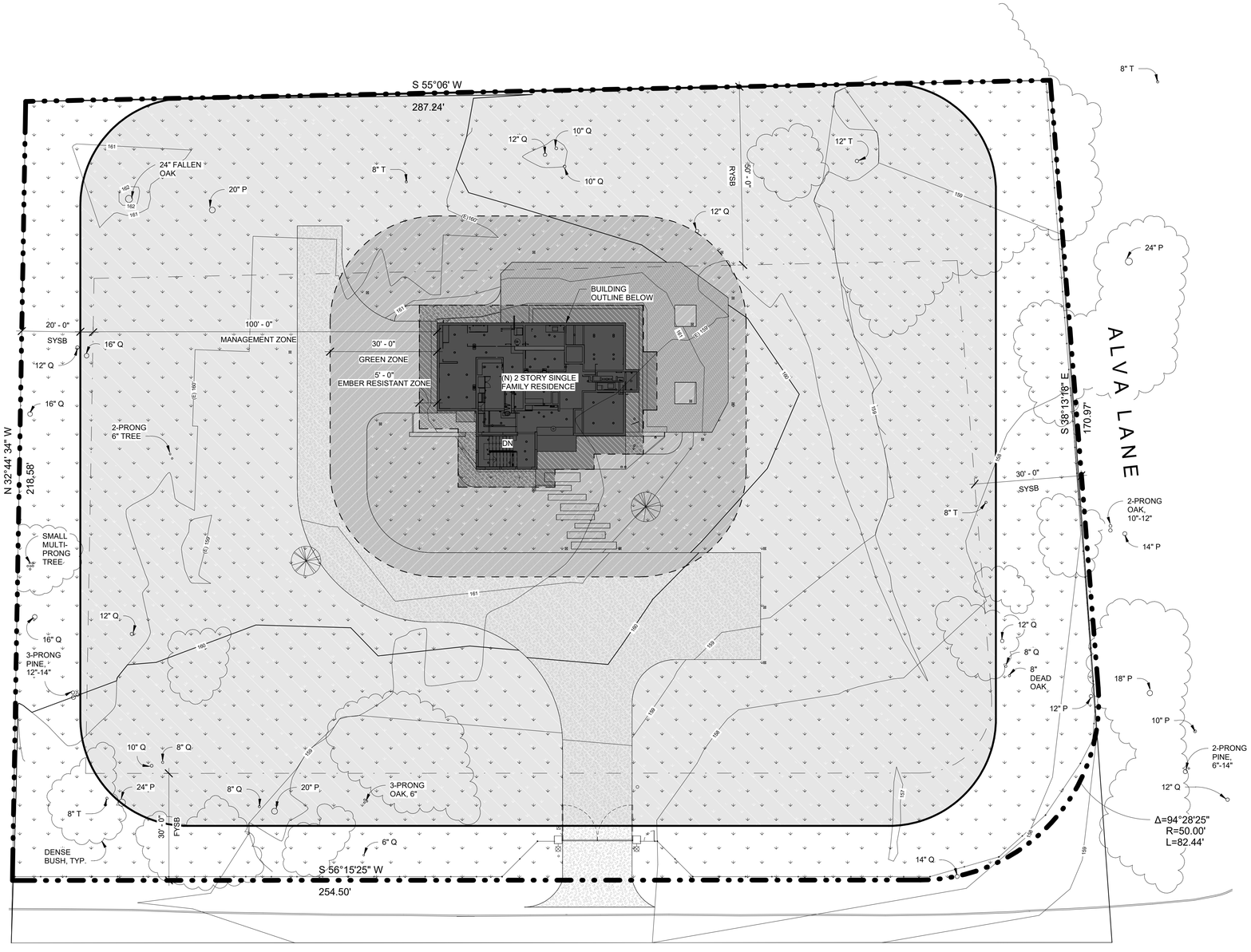

1 Site Plan - Fuel Management Plan
1/16" = 1'-0"

FUEL MANAGEMENT PLAN - LEGEND

- PROPERTY LINE
- SETBACK
- 200' — EXISTING GROUND CONTOUR (1' INTERVAL)
- 200' — PROPOSED GROUND CONTOUR (1' INTERVAL)
- NEW WOOD FENCE
- NATURAL VEGETATION TO BE RETAINED
- EMBER RESISTANT ZONE (0-5 FEET)
- GREEN ZONE (5-30 FEET)
- MANAGEMENT ZONE (30+ FEET)
- EXISTING TREE TO REMAIN
  - 12" DIA. OAK TREE (TYP.)
  - 12" DIA. PINE TREE (TYP.)
  - 12" DIA. TREE (TYP.)
- 12" Q / 12" P / 12" T
- PROPOSED TREES 5 GAL. COAST LIVE OAK

HOLDREN+LIETZKE ARCHITECTURE

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FUEL MANAGEMENT PLAN

YANG. YOSHIHARA RESIDENCE

3332 Ondulado RD
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

A1.2

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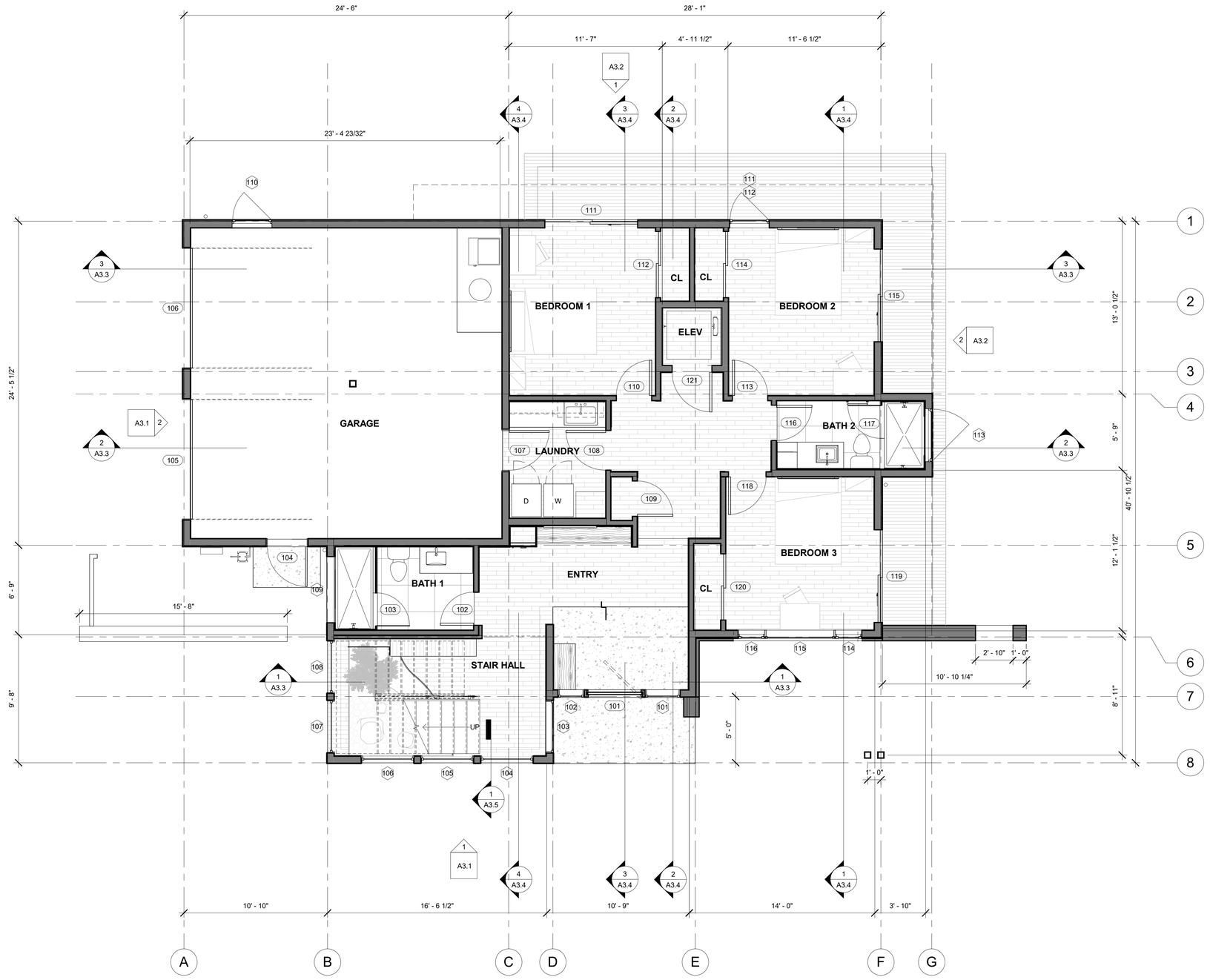

WALL LEGEND

NEW WOOD FRAMED WALL

NEW DOOR

NEW WINDOW

1 Main Floor F.F.
1/4" = 1'-0"

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HOLDREN+LIETZKE ARCHITECTURE

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FIRST FLOOR PLAN

YANG. YOSHIHARA RESIDENCE

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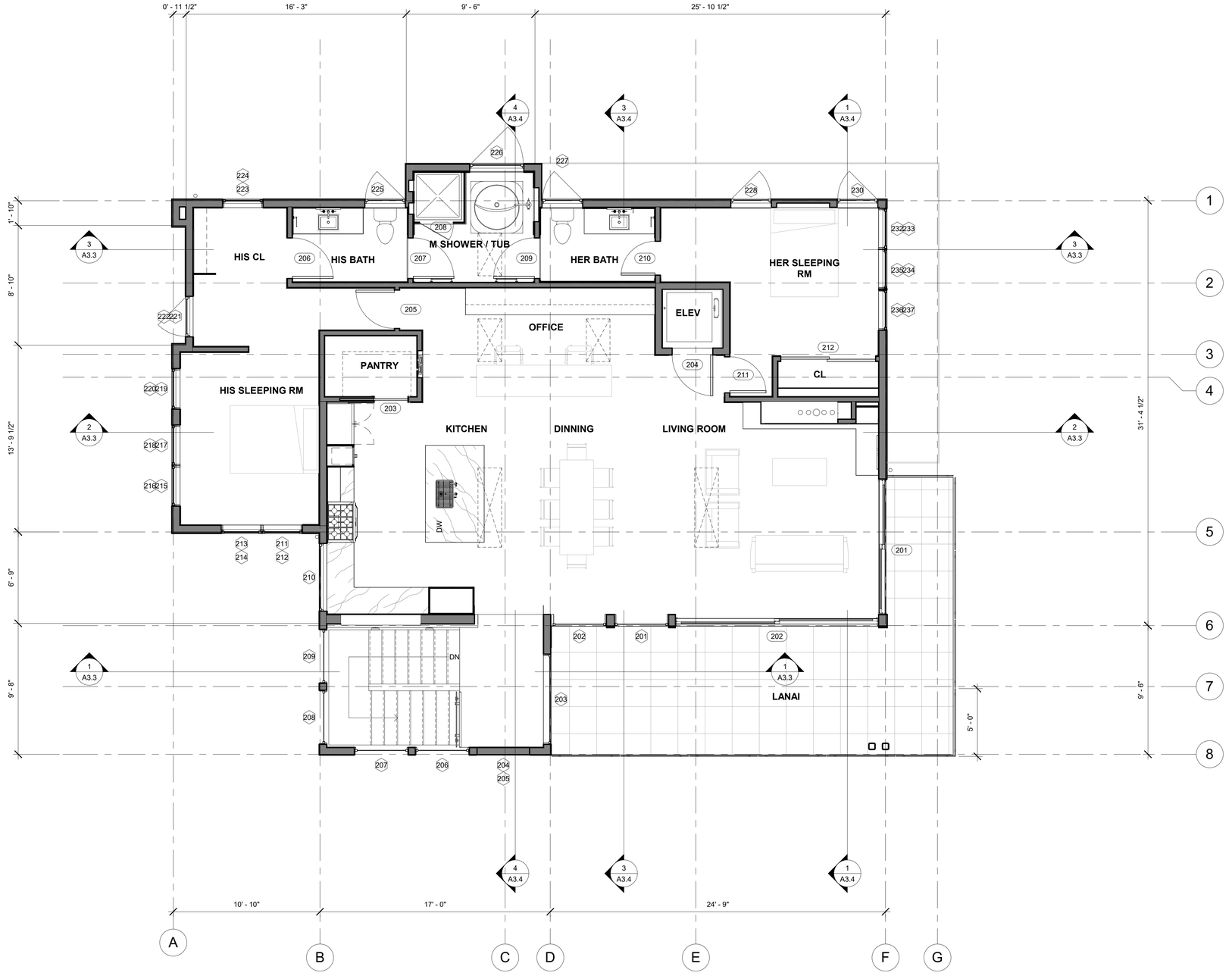
A.P.N. 008-302-025-000

A2.1



1 Upper Floor
1/4" = 1'-0"

WALL LEGEND

NEW WOOD FRAMED WALL

NEW DOOR

NEW WINDOW

HOLDREN+LIETZKE ARCHITECTURE

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Date	2025-07-28
Scale	1/4" = 1'-0"
Drawn by	EB
Project number	24.07

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YANG. YOSHIHARA RESIDENCE

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SECOND FLOOR PLAN

A2.2

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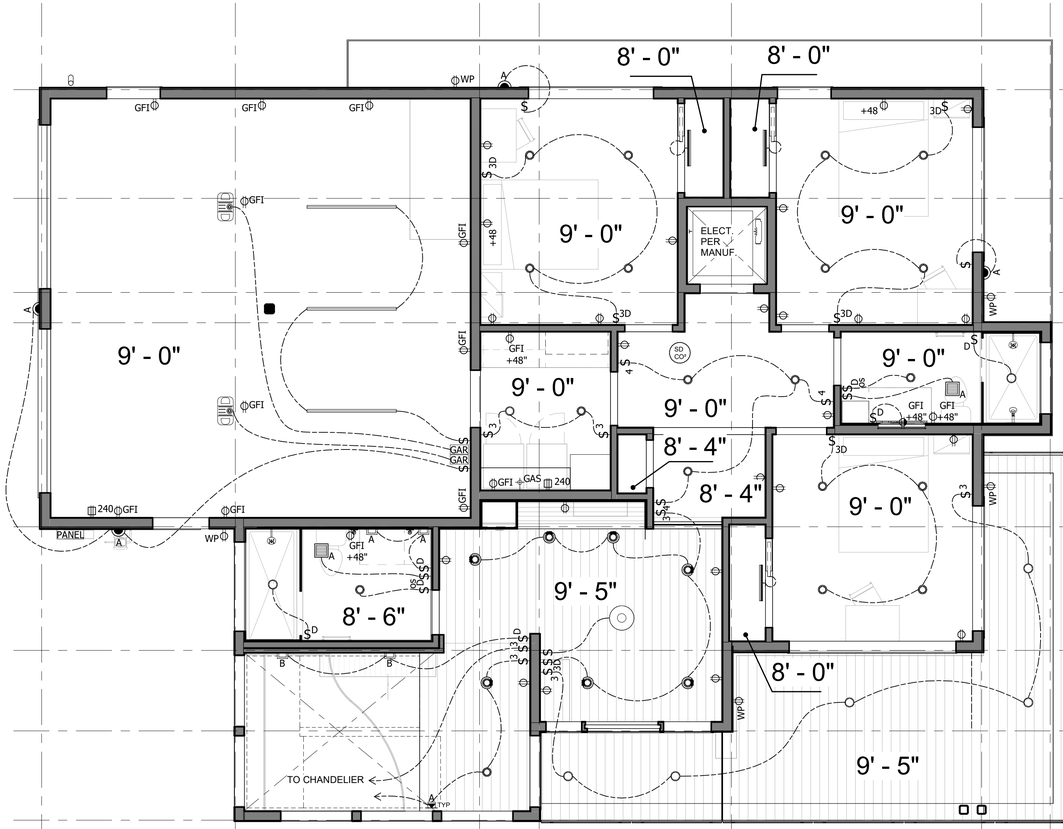
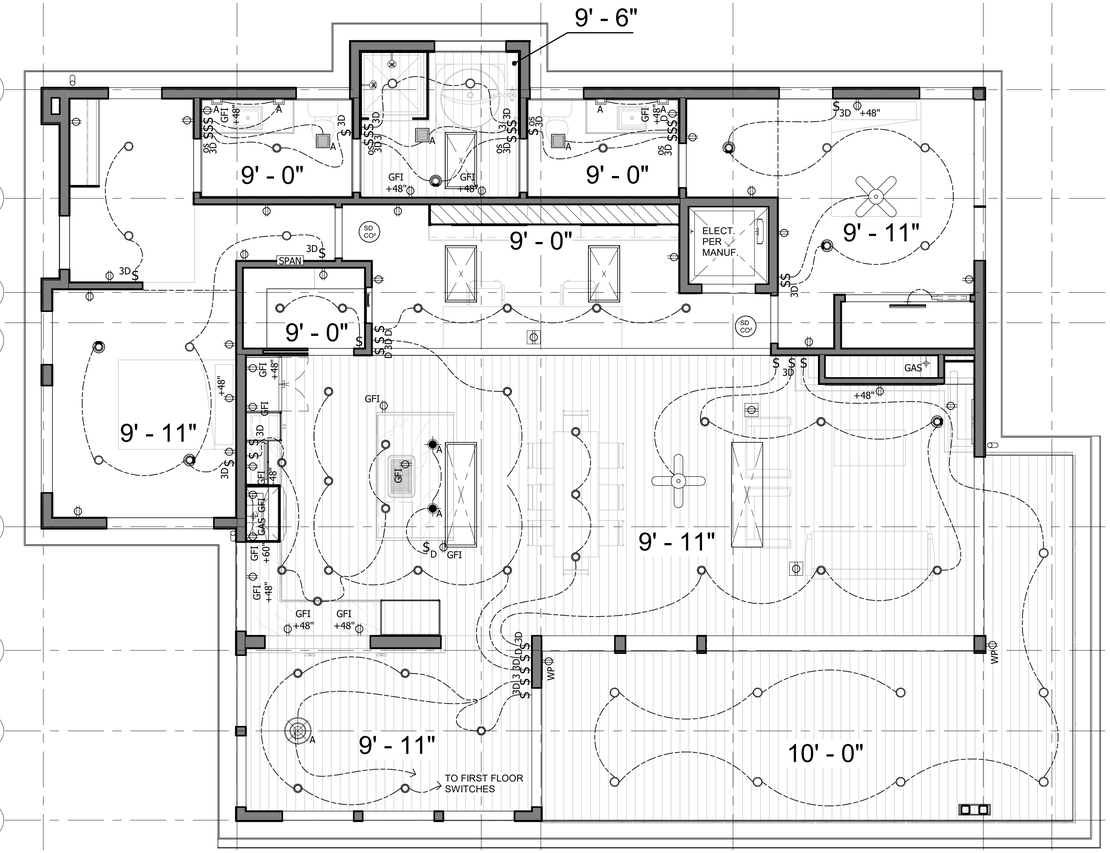


1 Main Floor F.F.
1/4" = 1'-0"



2 RCP - Upper Floor
1/4" = 1'-0"

ELECTRICAL LEGEND/SCHEDULE

	ITEM	MFGR.	ITEM	NOTES
$	SWITCH	LEVITON, OR EQUAL	DECORA - WHITE	TOGGLE SWITCH
$3	THREE-WAY SWITCH	LEVITON	DECORA - WHITE	TOGGLE SWITCH
$D	DIMMER SWITCH	LEVITON	DECORA - WHITE	TOGGLE SWITCH W/ SLIDE DIMMER
$DOS	DIMMER SWITCH & OCCUPANCY SENSOR	LEVITON	DECORA - WHITE	TOGGL SWITCH W/ MANUAL ON - AUTOMATIC OFF
$G	GARAGE DOOR MOTOR SWITCH	LEVITON	DECORA - WHITE	TOGGLE SWITCH
$4	FOUR-WAY SWITCH	LEVITON	DECORA - WHITE	TOGGLE SWITCH W/ SLIDE DIMMER
	PRESSURE SWITCH BUTTON	TBD	TBD	
	DUPLEX OUTLET	LEVITON	DECORA - WHITE	
	QUADPLEX OUTLET	LEVITON	DECORA - WHITE	
GFI	DUPLEX OUTLET, GFCI	LEVITON	DECORA - WHITE	GROUND FAULT CIRCUIT INTERRUPTER
WP	DUPLEX OUTLET, WATER PROOF	LEVITON	DECORA - WHITE	GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX OUTLET, HALF HOT	LEVITON	DECORA - WHITE	
	DUPLEX OUTLET, IN-FLOOR WITH COVER	TBD	TBD	
240	240V OUTLET	TBD	TBD	
PANEL	ELECTRICAL PANEL	TBD	TBD	
SPAN	ELECTRICAL SUBPANEL	TBD	TBD	
GAR	GARAGE DOOR OPERATOR	TBD	TBD	
GD	GARBAGE DISPOSAL	TBD	TBD	

MECHANICAL LEGEND/SCHEDULE

	ITEM	MFGR.	ITEM	NOTES
GAS	GAS CONNECTION	BY CONTRACTOR		
A	EXHAUST FAN	PANASONIC (OR EQ)	WHISPERCEILING FV-20VQ3	190 CFM

LIGHTING LEGEND/SCHEDULE

	ITEM	MFGR.	MODEL/ COLOR.	NOTES
	RECESSED CAN LIGHT #1	HALO	H457ICAT1E - EL406930 - TL411WB	3000K LIGHT, WHITE BAFFLE/TRIM
	RECESSED CAN LIGHT #2 (WET LOCATION)	HALO	H457ICAT1E - EL406930 - TL422PS	3000K LIGHT, WHITE BAFFLE, PRISMATIC CLEAR LENS
	RECESSED CAN LIGHT #3 (DIRECTIONAL)	HALO	H457ICAT1E - ELG406930WH	ADJUSTABLE GIMBAL 35 TILT, 3000K LIGHT, WHITE TRIM
A	HANGING PENDANT (LED)	BY OWNER	BY OWNER	TBD
B	HANGING PENDANT (LED)	BY OWNER	BY OWNER	TBD
A	CHANDELIER (LED)	BY OWNER	BY OWNER	TBD
A	WALL SCONCE	CONT. LIGHTING	BY OWNER	TBD
B	WALL SCONCE	BY OWNER	BY OWNER	TBD
A	WALL SCONCE (EXTERIOR) (LED)	CONT. LIGHTING	BY OWNER	TBD
B	WALL SCONCE (EXTERIOR) (LED)	CONT. LIGHTING	BY OWNER	TBD
A	STEP LIGHT (LED)	BY OWNER	BY OWNER	LED NOSE STRIP, TYP ON ALL RISERS
	FAN W/ LIGHT	BY OWNER	BY OWNER	TBD
	LED STRIP - VARIABLE LENGTH	DIODE LED OR SIM.	CHROMAPATHR BUNDLE: RECESSED	TBD
	WARDROBE LIGHT STRIP - 24"	BY OWNER	BY OWNER	TBD

NOTE: ALL LIGHTS TO BE LED U.O.N

LOW VOLTAGE LEGEND/SCHEDULE

	ITEM	MFGR.	ITEM	NOTES
SD CO	COMBINATION CARBON MONOXIDE & SMOKE DETECTOR W/ PRIMARY POWER FROM BUILDING & BATTERY BACKUP	TBD	TBD	

HOLDREN+LIETZKE ARCHITECTURE

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MONTEREY, CA. 93940

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REFLECTED CEILING PLANS

YANG. YOSHIHARA RESIDENCE

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Pebble Beach, Ca 93953
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A2.3

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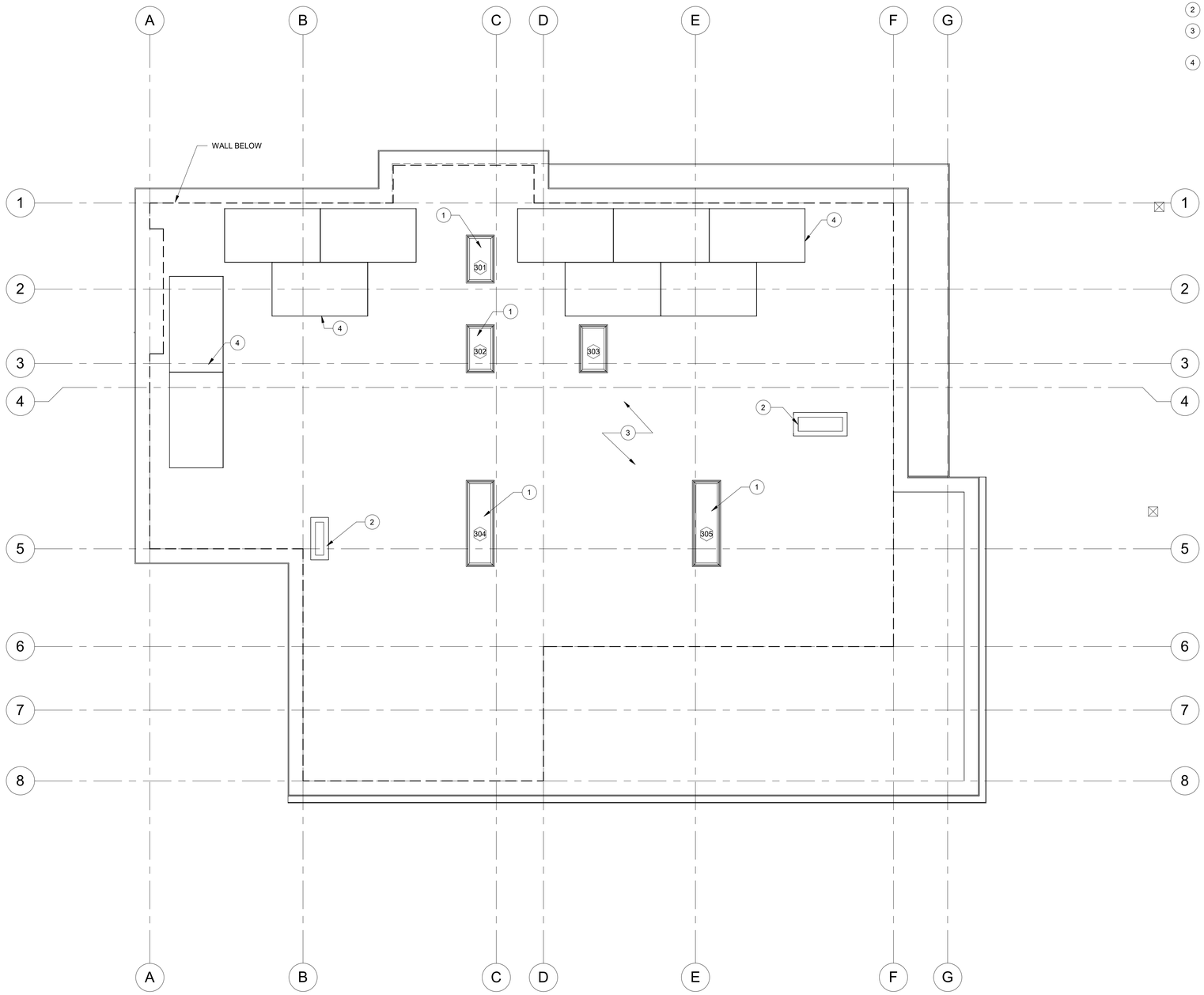
KEYNOTES - ROOF PLAN

1. SKYLIGHT
2. CHIMNEY, METAL SHROUD
3. PVC SINGLE-PLY 60 MIL, SLOPED 1/8" PER FOOT
   COLOR: COOL STONE
4. SOLAR PANELS: SUN POWER PERFORMANCE 3UPP
   500-475 W OR SIMILAR



1 Roof Plan
1/4" = 1'-0"

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
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ROOF PLAN

YANG. YOSHIHARA RESIDENCE

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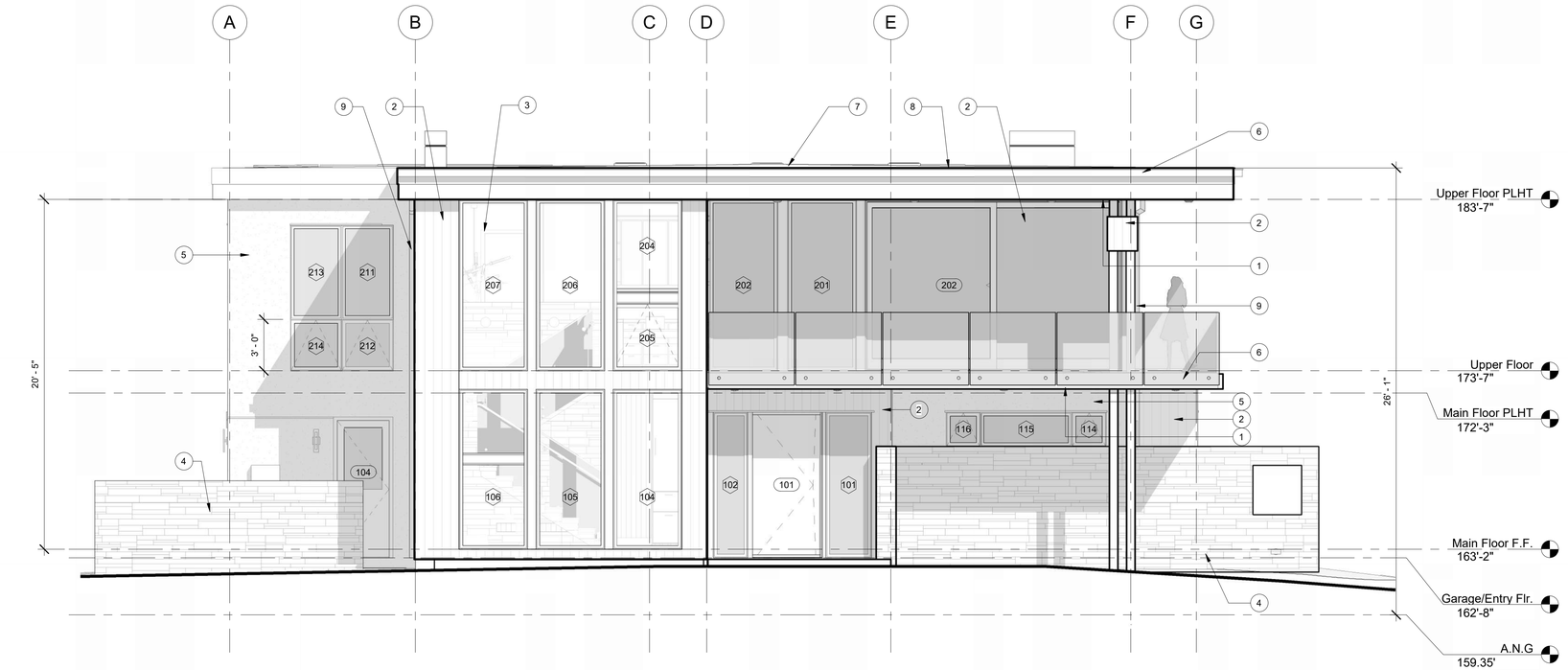
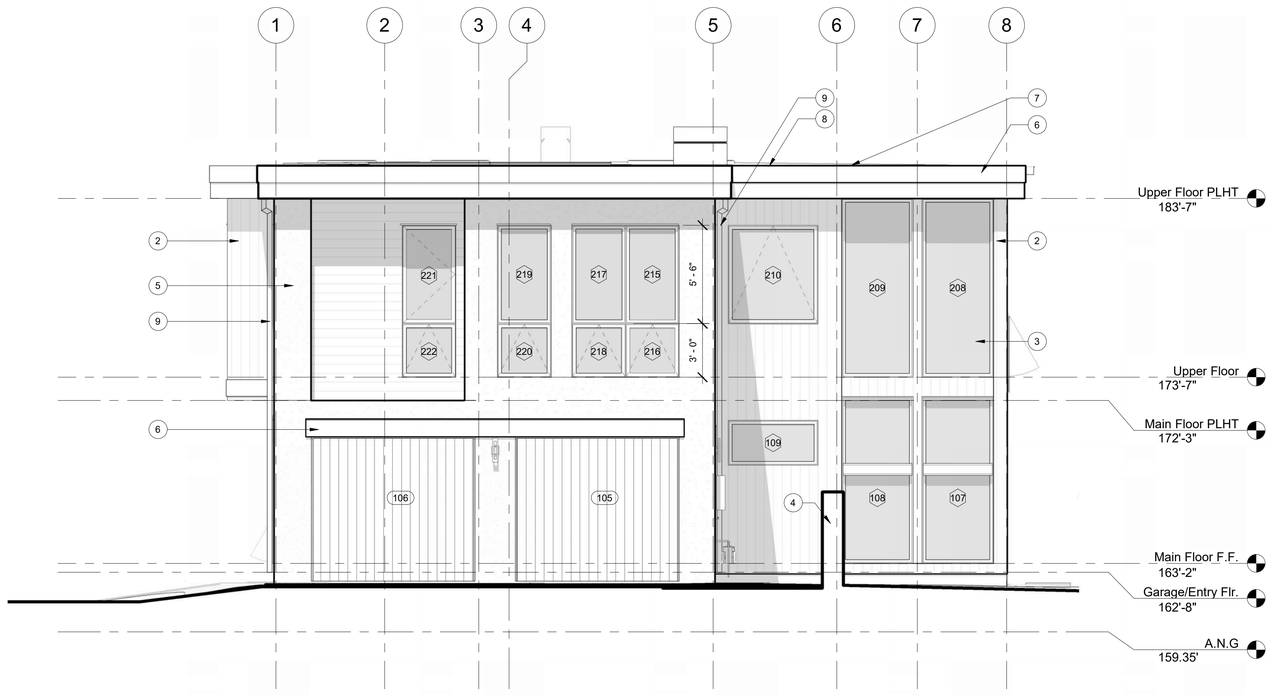


1 South
1/4" = 1'-0"



2 West
1/4" = 1'-0"

EXTERIOR MATERIAL PALETTE

1 **SOFFIT WOOD SIDING**
TONGUE AND GROOVE
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERGLAZE

2 **VERTICAL WOOD SIDING**
HARDIEPANEL FIBER CEMENT BOARDS, CEDARMILL VERTICAL SIDING
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERLGAZE

3 **WINDOWS**
WOOD, ANODIZED ALUMINUM FINISH
COLOR: CLASS I CLEAR

4 **STONE WALL**
LEDGE STONE
RANDOM RUNNING BOND
COLOR: VARIABLE BLEND
LIGHT GRAY GROUT

5 **STUCCO**
SMOOTH TEXTURE
COLOR: SHERWIN WILLIAMS
GOLDEN FLEECE SW6388

6 **TRIM, FASCIA**
HARDIEPANEL FIBER CEMENT BOARD
COLOR: SHERWIN WILLIAMS
URBANE BRONZE SW7048

7 **ROOFING**
PVC SINGLE-PLY 60 MIL
COLOR: COOL STONE

8 **GUTTER**
FINISH TO MATCH FASCIA

9 **DOWNSPOUT**
COLOR: COPPER

HOLDREN+LIETZKE ARCHITECTURE

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EXTERIOR ELEVATIONS

YANG. YOSHIHARA RESIDENCE

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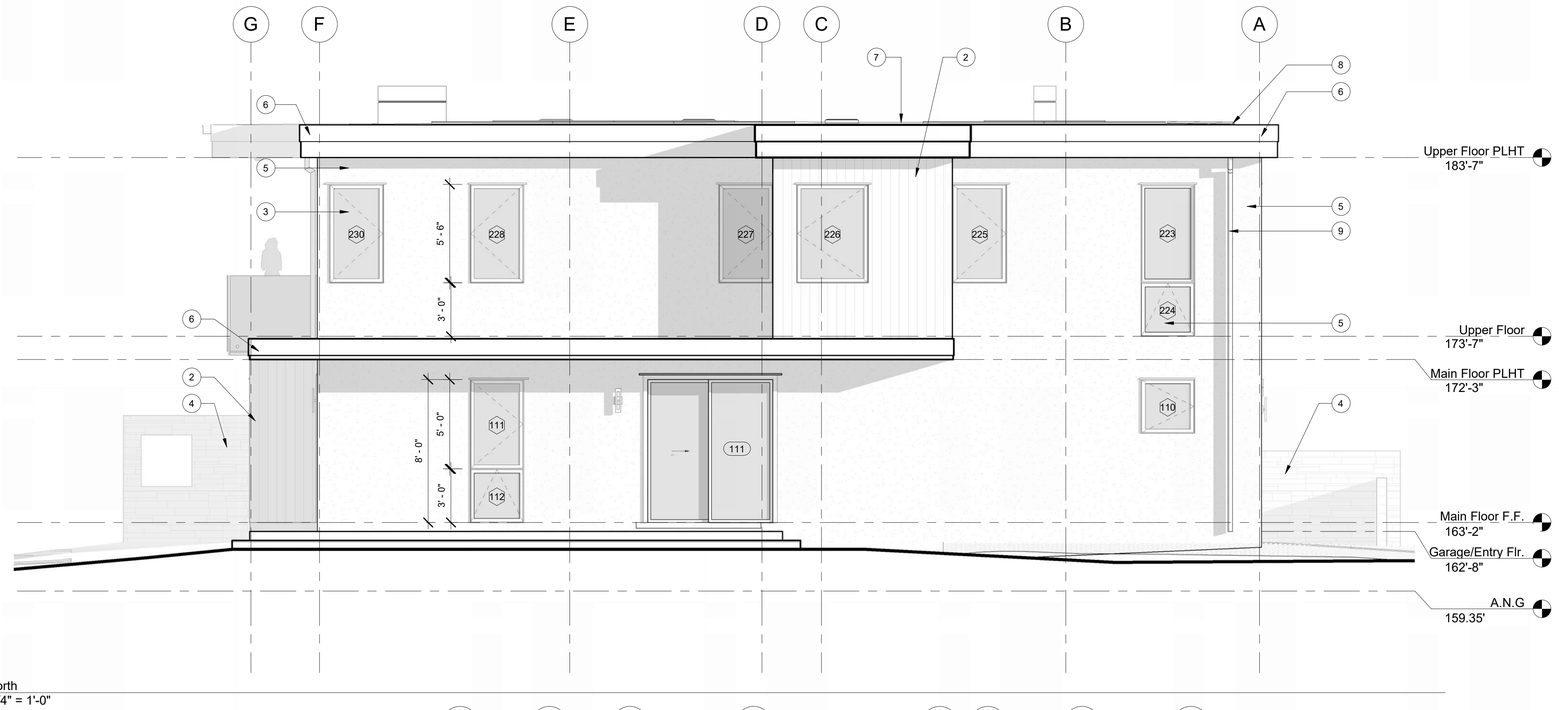
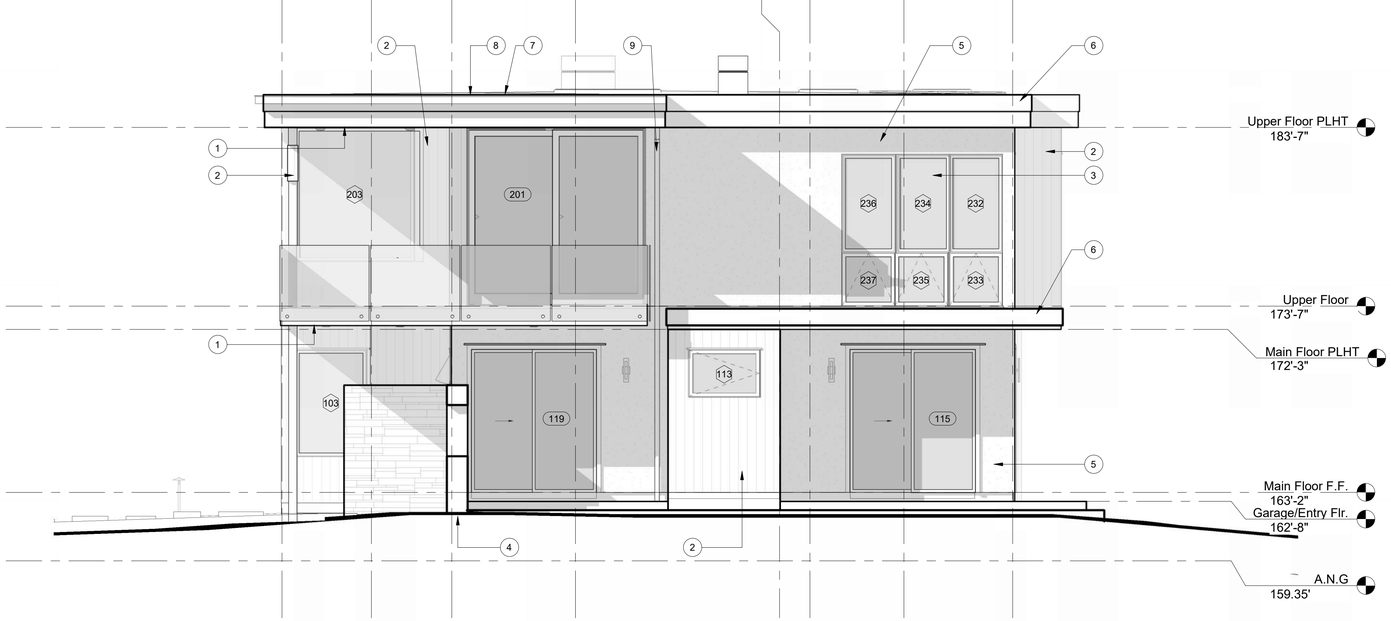


1 North
1/4" = 1'-0"



2 East
1/4" = 1'-0"

EXTERIOR MATERIAL PALETTE

1 **SOFFIT WOOD SIDING**
TONGUE AND GROOVE
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERGLAZE

2 **VERTICAL WOOD SIDING**
HARDIEPANEL FIBER CEMENT BOARDS, CEDARMILL VERTICAL SIDING
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERLGAZE

3 **WINDOWS**
WOOD, ANODIZED ALUMINUM FINISH
COLOR: CLASS I CLEAR

4 **STONE WALL**
LEDGE STONE
RANDOM RUNNING BOND
COLOR: VARIABLE BLEND
LIGHT GRAY GROUT

5 **STUCCO**
SMOOTH TEXTURE
COLOR: SHERWIN WILLIAMS
GOLDEN FLEECE SW6388

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HARDIEPANEL FIBER CEMENT BOARD
COLOR: SHERWIN WILLIAMS
URBANE BRONZE SW7048

7 **ROOFING**
PVC SINGLE-PLY 60 MIL
COLOR: COOL STONE

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FINISH TO MATCH FASCIA

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COLOR: COPPER

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EXTERIOR ELEVATIONS

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A3.2

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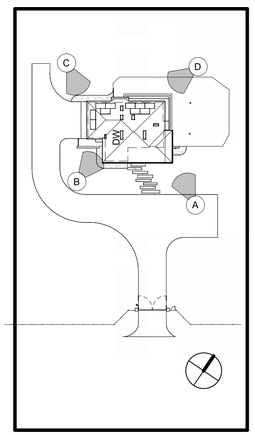
A EAST VIEW

B SOUTH VIEW

C WEST VIEW

D NORTH VIEW



VIEWS KEY PLAN

EXTERIOR MATERIAL PALETTE

1 **SOFFIT WOOD SIDING**
TONGUE AND GROOVE
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERGLAZE

2 **VERTICAL WOOD SIDING**
HARDIEPANEL FIBER CEMENT BOARDS, CEDARMILL VERTICAL SIDING
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERLGAZE

3 **WINDOWS**
WOOD, ANODIZED ALUMINUM FINISH
COLOR: CLASS I CLEAR

4 **STONE WALL**
LEDGE STONE
RANDOM RUNNING BOND
COLOR: VARIABLE BLEND
LIGHT GRAY GROUT

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9 **DOWNSPOUT**
COLOR: COPPER

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940

Ph: 831.649.6001

WWW.hl-arc.com

Date	2025-07-28
Scale	As indicated
Drawn by	EB
Project number	24.07

No.	Description	Date

PERSPECTIVES - MATERIALS AND COLORS

YANG. YOSHIHARA RESIDENCE

3332 Ondulado RD
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

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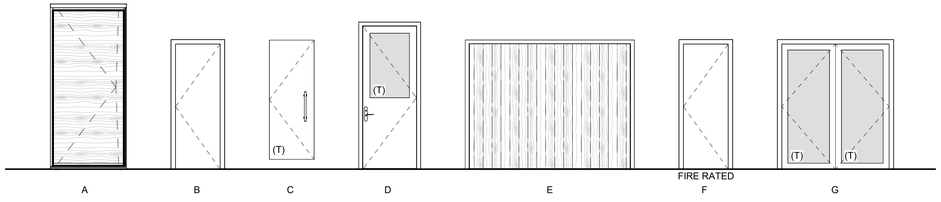
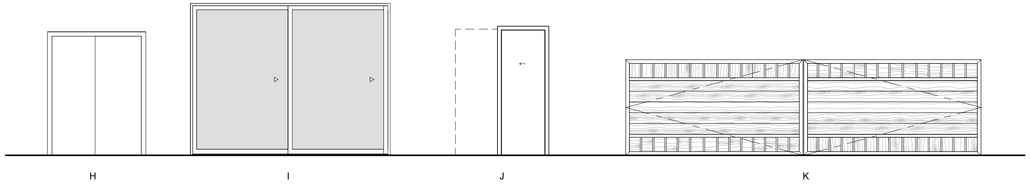
DOOR SCHEDULE

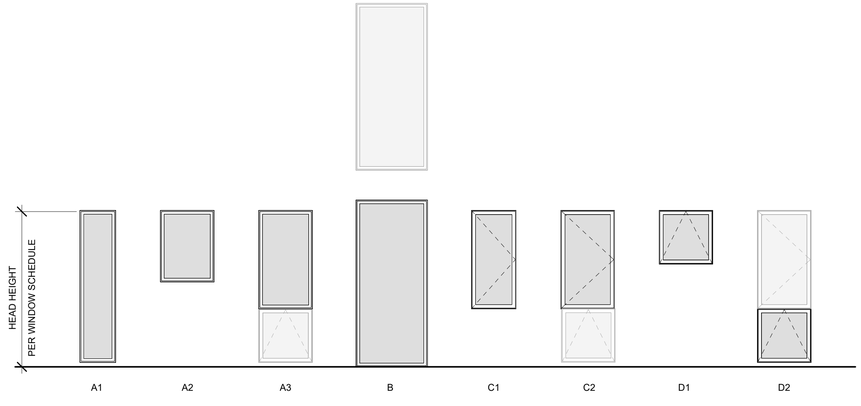
MARK	DOOR TYPE	ROOM NAME	WIDTH	HEIGHT	THICKNESS	GLAZING TYPE	FRAME	FINISH		COMMENTS
								DOOR	FRAME	
101	A	ENTRY	4' - 2 15/16"	8' - 8 1/2"	2 1/4"					
102	B	BATH 1	2' - 6"	8' - 0"	1 3/4"					
103	C	BATH 1	2' - 6"	7' - 8"	3/8"	TEMPERED				SHOWER DOOR
104	D	GARAGE	3' - 0"	8' - 0"	2 1/4"	TEMPERED				
105	E	GARAGE	9' - 0"	8' - 0"	PER MFR.					
106	E	GARAGE	9' - 0"	8' - 0"	PER MFR.					
107	F	GARAGE	3' - 0"	8' - 0"	2 1/4"					20 MIN. FIRERATED
108	B	LAUNDRY	3' - 0"	8' - 0"	1 3/4"					
109	B	HALL CLOSET	2' - 8"	8' - 0"	1 3/4"					
110	B	BEDROOM 1	2' - 8"	8' - 0"	1 3/4"					
111	G	BEDROOM 1	7' - 0"	8' - 0"	2"	TEMPERED				
112	H	BEDROOM 1	5' - 0"	8' - 0"	1 3/8"					
113	B	BEDROOM 2	2' - 8"	8' - 0"	1 3/4"					
114	H	BEDROOM 2	5' - 0"	8' - 0"	1 3/8"					
115	G	BEDROOM 2	7' - 0"	8' - 0"	2"					
116	B	BATH 2	2' - 8"	8' - 0"	1 3/4"					
117	C	MASTER BATH	2' - 6"	7' - 8"	3/8"					SHOWER DOOR
118	B	BEDROOM 3	2' - 10"	8' - 0"	1 3/4"					
119	G	BEDROOM 3	7' - 0"	8' - 0"	2"					
120	H	BEDROOM 3	5' - 0"	8' - 0"	1 3/8"					
121	B	ELEVATOR	3' - 0"	8' - 0"	1 3/4"					
201	I	LIVING ROOM	10' - 0"	10' - 0"	2 3/4"	TEMPERED				
202	I	LIVING ROOM	15' - 0"	10' - 0"	2 3/4"	TEMPERED				
203	J	PANTRY	2' - 6"	8' - 0"	1 3/4"					
204	B	ELEVATOR	3' - 0"	7' - 0"	1 3/4"					
205	B	HIS SLEEPING RM	2' - 10"	8' - 0"	1 3/4"					
206	B	HIS BATH	3' - 0"	8' - 0"	1 3/4"					
207	B	M SHOWER / TUB	3' - 0"	8' - 0"	1 3/4"					
208	C	M SHOWER / TUB	2' - 6"	7' - 8"	3/8"	TEMPRED				SHOWER DOOR
209	B	M SHOWER / TUB	3' - 0"	8' - 0"	1 3/4"					
210	B	HER BATH	2' - 6"	8' - 0"	1 3/4"					
211	B	HER SLEEPING RM	2' - 8"	8' - 0"	1 3/4"					
212	H	HER CLOSET	7' - 0"	8' - 0"	1 3/8"					
G100	K	DRIVEWAY GATE	20' - 0"	6' - 0"	3 1/4"					





WINDOW SCHEDULE

MARK	WINDOW TYPE	ROOM NAME	OPERATION	WIDTH	HEIGHT	HEAD HEIGHT	FRAME	FINISH	GLASS TYPE	COMMENTS
101	A1	ENTRY	FIXED	2' - 8"	8' - 6"	8' - 0"			DUAL PANE, LOW E	TEMPERED
102	A1	ENTRY	FIXED	2' - 0"	8' - 6"	8' - 0"			DUAL PANE, LOW E	TEMPERED
103	A2	STAIR HALL	FIXED	4' - 0"	6' - 0"	8' - 0"			DUAL PANE, LOW E	
104	B	STAIR HALL	FIXED	4' - 0"	9' - 4"	9' - 4"			DUAL PANE, LOW E	TEMPERED
105	B	STAIR HALL	FIXED	4' - 0"	9' - 4"	9' - 4"			DUAL PANE, LOW E	TEMPERED
106	B	STAIR HALL	FIXED	4' - 0"	9' - 4"	9' - 4"			DUAL PANE, LOW E	TEMPERED
107	B	STAIR HALL	FIXED	4' - 0"	9' - 4"	9' - 4"			DUAL PANE, LOW E	TEMPERED
108	B	STAIR HALL	FIXED	4' - 0"	9' - 4"	9' - 4"			DUAL PANE, LOW E	TEMPERED
109	A2	BATH 1	FIXED	5' - 0"	2' - 6"	8' - 0"			DUAL PANE, LOW E	TEMPERED
110	C1	GARAGE	CASEMENT	3' - 0"	3' - 0"	8' - 0"			DUAL PANE, LOW E	
111	C2	BEDROOM 2	CASEMENT	3' - 0"	5' - 0"	8' - 0"			DUAL PANE, LOW E	
112	D2	BEDROOM 2	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
113	D1	BATH 2	CASEMENT	4' - 0"	2' - 8"	8' - 0"			DUAL PANE, LOW E	TEMPERED, FROSTED FILM BOTTOM HALF
114	D1	BEDROOM 3	AWNING	2' - 0"	2' - 0"	8' - 0"			DUAL PANE, LOW E	
115	A2	BEDROOM 3	FIXED	5' - 4"	2' - 0"	8' - 0"			DUAL PANE, LOW E	
116	D1	BEDROOM 3	AWNING	2' - 0"	2' - 0"	8' - 0"			DUAL PANE, LOW E	
201	A1	LIVING ROOM	FIXED	4' - 0"	10' - 0"	10' - 0"			DUAL PANE, LOW E	TEMPERED
202	A1	LIVING ROOM	FIXED	4' - 0"	10' - 0"	10' - 0"			DUAL PANE, LOW E	TEMPERED
203	A2	STAIR HALL	FIXED	6' - 8"	7' - 6"	10' - 0"			DUAL PANE, LOW E	
204	A3	STAIR HALL	FIXED	4' - 0"	5' - 5"	10' - 0"			DUAL PANE, LOW E	
205	D2	STAIR HALL	AWNING	4' - 0"	3' - 11"	3' - 11"			DUAL PANE, LOW E	TEMPERED
206	B	STAIR HALL	FIXED	4' - 0"	10' - 0"	10' - 0"			DUAL PANE, LOW E	TEMPERED
207	B	STAIR HALL	FIXED	4' - 0"	10' - 0"	10' - 0"			DUAL PANE, LOW E	
208	B	STAIR HALL	FIXED	4' - 0"	10' - 0"	10' - 0"			DUAL PANE, LOW E	
209	B	STAIR HALL	FIXED	4' - 0"	10' - 0"	10' - 0"			DUAL PANE, LOW E	
210	D1	KITCHEN	AWNING	5' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
211	A3	HIS SLEEPING RM	FIXED	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
212	D2	HIS SLEEPING RM	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
213	A3	HIS SLEEPING RM	FIXED	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
214	D2	HIS SLEEPING RM	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
215	A3	HIS SLEEPING RM	FIXED	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
216	D2	HIS SLEEPING RM	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
217	A3	HIS SLEEPING RM	FIXED	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
218	D2	HIS SLEEPING RM	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
219	A3	HIS SLEEPING RM	FIXED	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
220	D2	HIS SLEEPING RM	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
221	C2	HIS CL	CASEMENT	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
222	D2	HIS CL	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
223	A3	HIS CL	FIXED	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
224	D2	HIS CL	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
225	C1	HIS BATH	CASEMENT	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
226	C1	M SHOWER / TUB	CASEMENT	4' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	TEMPERED
227	C1	HER BATH	CASEMENT	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
228	C2	HER SLEEPING RM	CASEMENT	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
230	C2	HER SLEEPING RM	CASEMENT	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
232	C2	HER SLEEPING RM	FIXED	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
233	D2	HER SLEEPING RM	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
234	C2	HER SLEEPING RM	FIXED	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
235	D2	HER SLEEPING RM	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
236	C2	HER SLEEPING RM	FIXED	3' - 0"	5' - 6"	8' - 6"			DUAL PANE, LOW E	
237	D2	HER SLEEPING RM	AWNING	3' - 0"	3' - 0"	3' - 0"			DUAL PANE, LOW E	TEMPERED
301			SKYLIGHT	1' - 10 3/8"	3' - 3 3/8"				DUAL PANE, LOW E	
302			SKYLIGHT	1' - 10 3/8"	3' - 3 3/8"				DUAL PANE, LOW E	
303			SKYLIGHT	1' - 10 3/8"	3' - 3 3/8"				DUAL PANE, LOW E	
304			SKYLIGHT	1' - 10 3/8"	5' - 11 3/4"				DUAL PANE, LOW E	
305			SKYLIGHT	1' - 10 3/8"	5' - 11 3/4"				DUAL PANE, LOW E	



HOLDREN+LIETZKE ARCHITECTURE

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Date	2025-07-28
Scale	1/4" = 1'-0"
Drawn by	EB
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No.	Description	Date

WINDOW AND DOOR SCHEDULES AND DETAIL

YANG. YOSHIHARA RESIDENCE

3332 Ondulado RD
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

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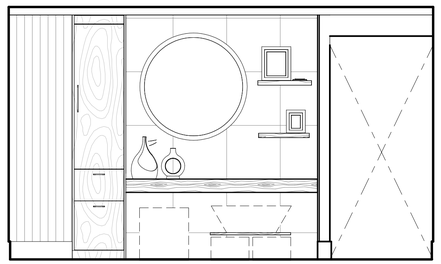
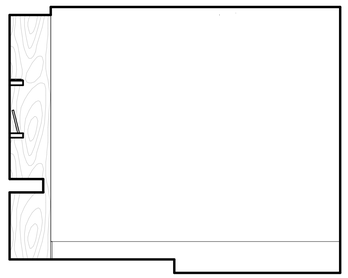
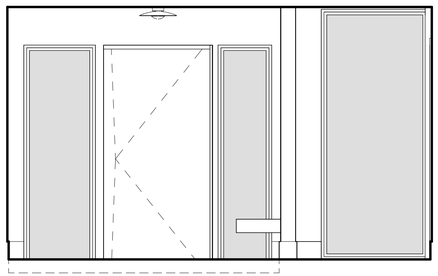


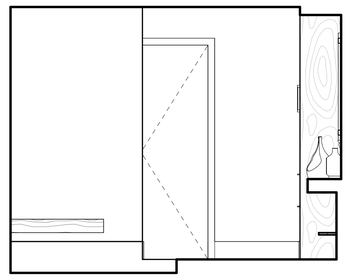
1 GENKAN NORTH
3/8" = 1'-0"



2 GENKAN EAST
3/8" = 1'-0"



3 GENKAN SOUTH
3/8" = 1'-0"



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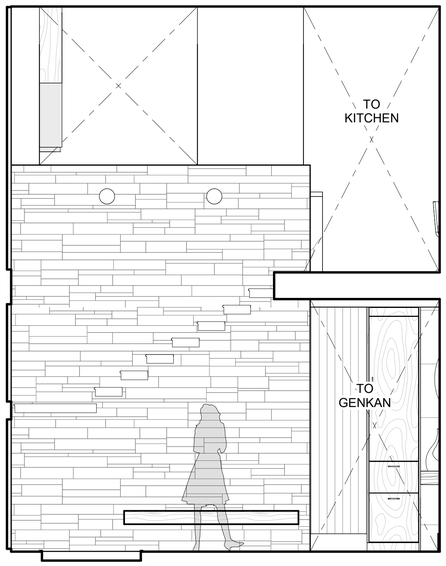
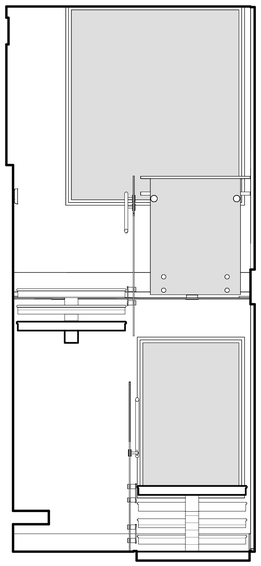
3/8" = 1'-0"



5 STAIR HALL NORTH
3/8" = 1'-0"



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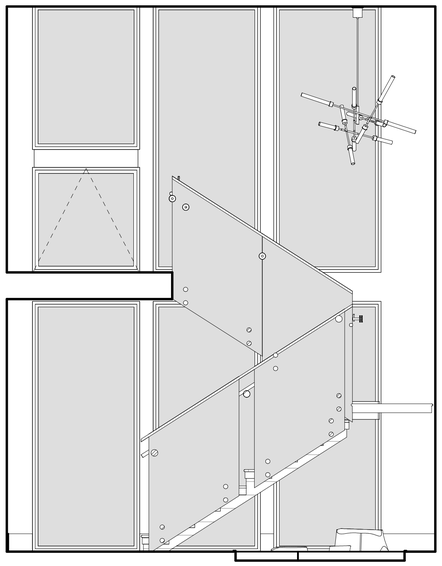
3/8" = 1'-0"



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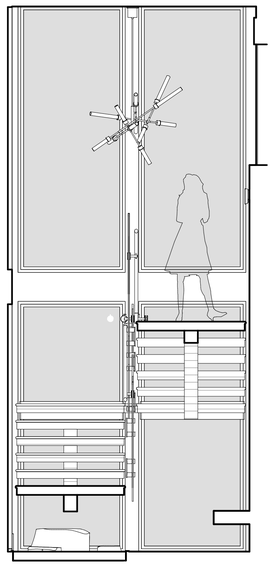
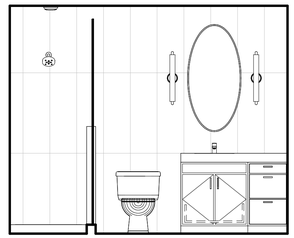
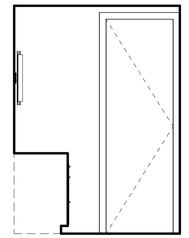
3/8" = 1'-0"



8 STAIR HALL WEST
3/8" = 1'-0"



9 BATH 1 NORTH
3/8" = 1'-0"



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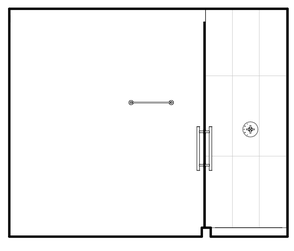
3/8" = 1'-0"



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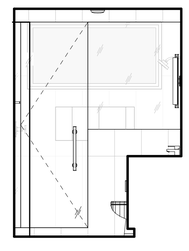

12 BATH 1 WEST
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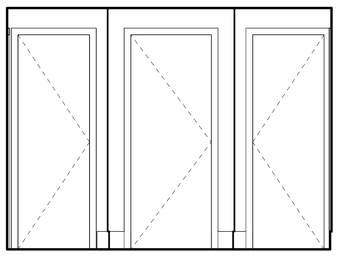

13 HALL NORTH
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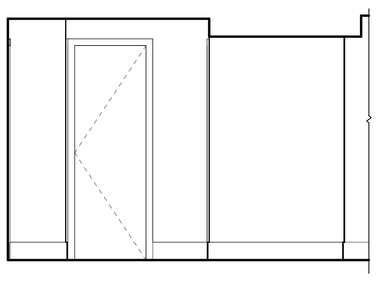
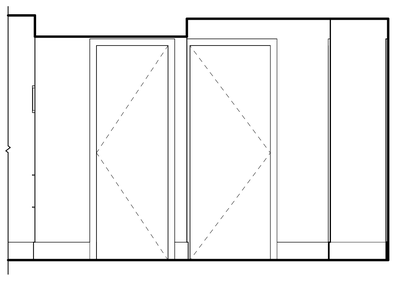
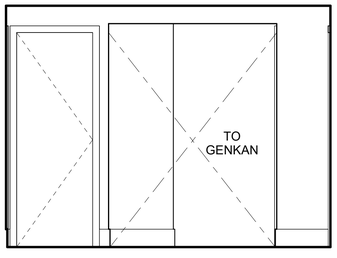


14 HALL EAST
3/8" = 1'-0"



15 HALL WEST
3/8" = 1'-0"



16 HALL SOUTH
3/8" = 1'-0"

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Date	2025-07-28
Scale	3/8" = 1'-0"
Drawn by	Author
Project number	24.07

No.	Description	Date

INTERIOR ELEVATIONS

YANG. YOSHIHARA RESIDENCE

3332 Ondulado RD
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

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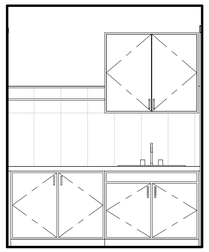
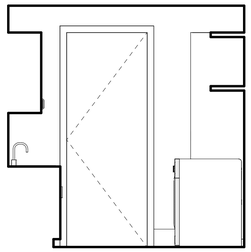


1 LAUNDRY NORTH
3/8" = 1'-0"



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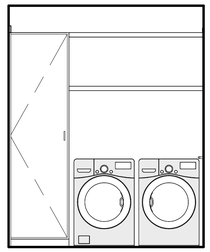
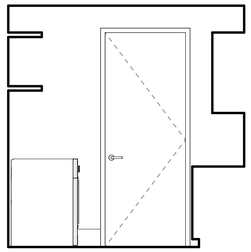
3/8" = 1'-0"

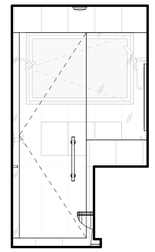


3 LAUNDRY SOUTH
3/8" = 1'-0"

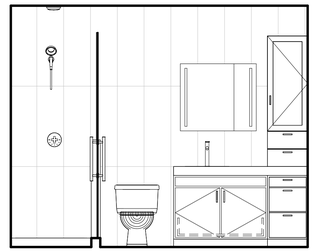


4 LAUNDRY WEST
3/8" = 1'-0"

13 BATH 2 NORTH
3/8" = 1'-0"



14 BATH 2 EAST
3/8" = 1'-0"



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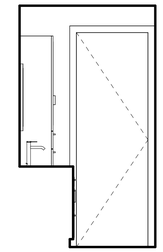
3/8" = 1'-0"



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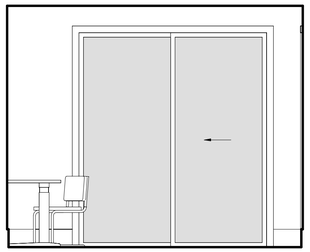
3/8" = 1'-0"



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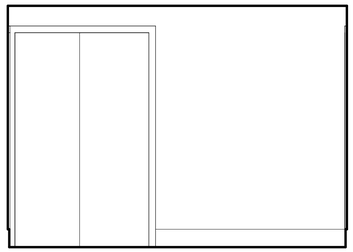
3/8" = 1'-0"



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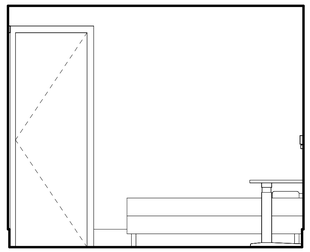
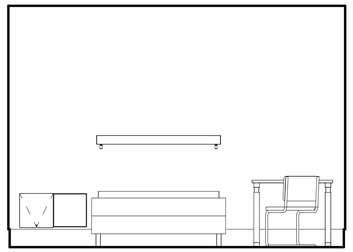


7 BEDROOM 1 SOUTH
3/8" = 1'-0"



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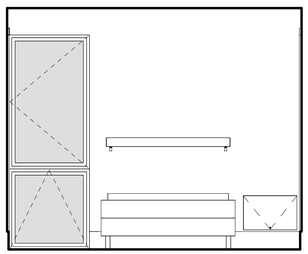
3/8" = 1'-0"



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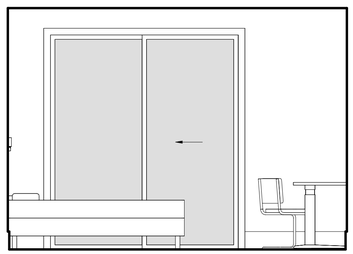
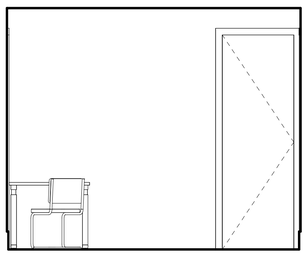


10 BEDROOM 2 EAST
3/8" = 1'-0"



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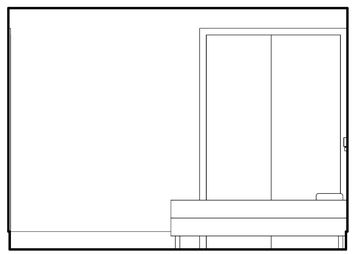
3/8" = 1'-0"



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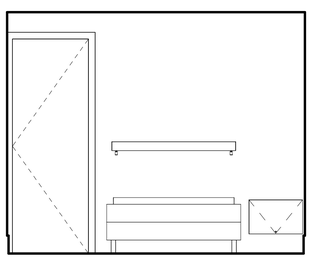

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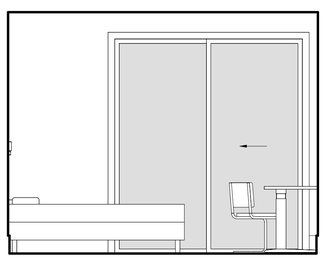

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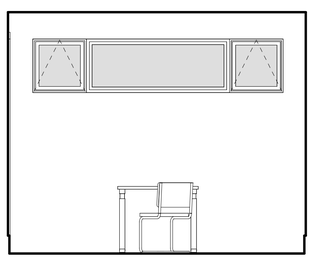

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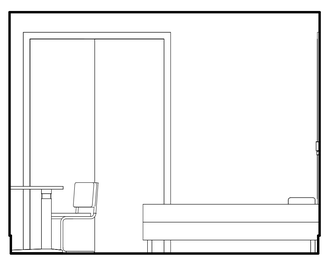

20 BEDROOM 3 WEST
3/8" = 1'-0"

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INTERIOR ELEVATIONS

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3332 Ondulado RD
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

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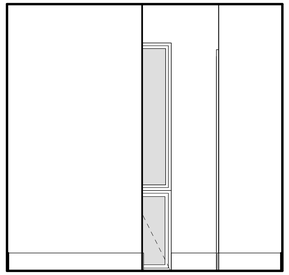
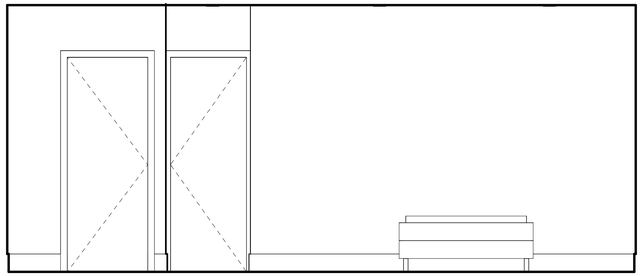


1 HIS SLEEPING RM NORTH
3/8" = 1'-0"



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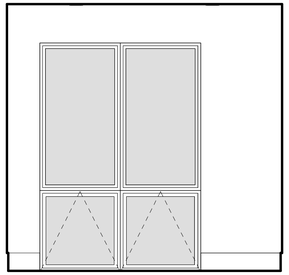

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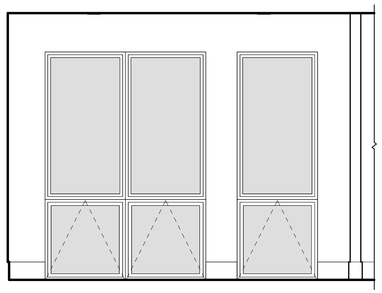

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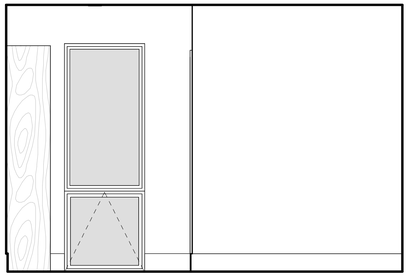
3/8" = 1'-0"



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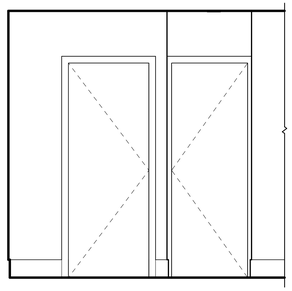
3/8" = 1'-0"



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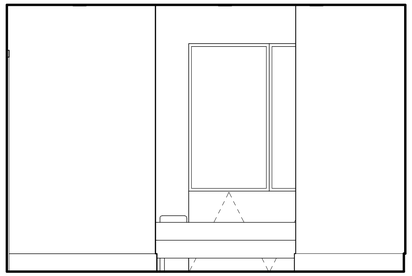
3/8" = 1'-0"



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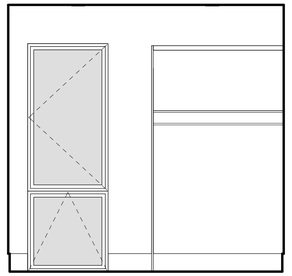
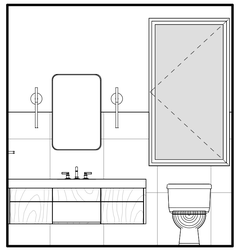
3/8" = 1'-0"



8 HIS CLOSET WEST
3/8" = 1'-0"



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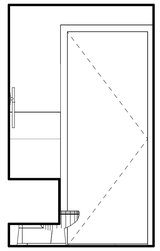
3/8" = 1'-0"



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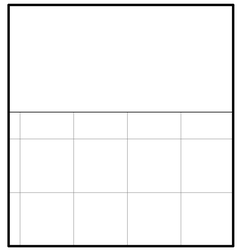
3/8" = 1'-0"



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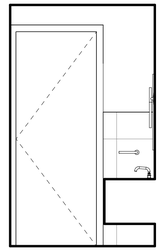
3/8" = 1'-0"



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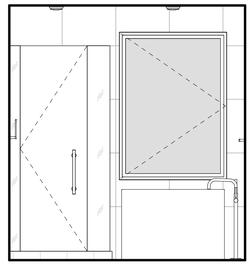
3/8" = 1'-0"



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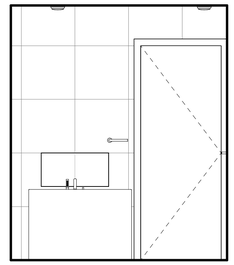

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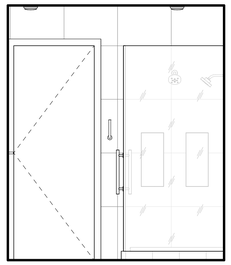

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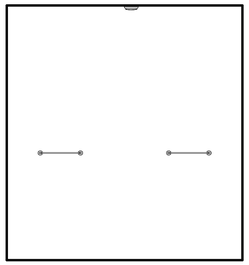
3/8" = 1'-0"



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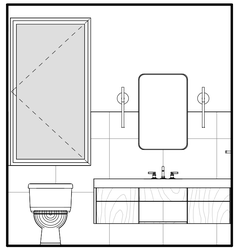

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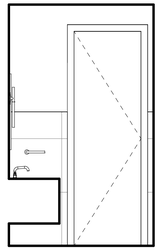

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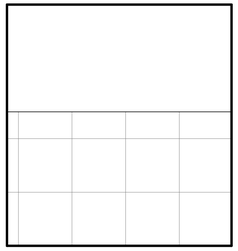

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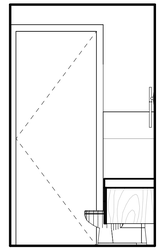

20 HER BATH WEST
3/8" = 1'-0"

HOLDREN+LIETZKE
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A.P.N. 008-302-025-000

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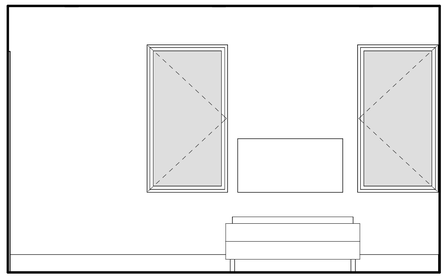
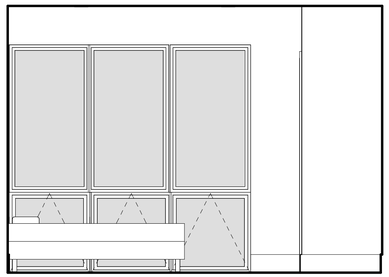


1 HER SLEEPING RM NORTH
3/8" = 1'-0"



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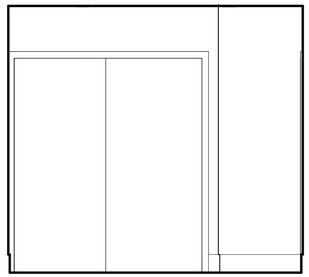
3/8" = 1'-0"



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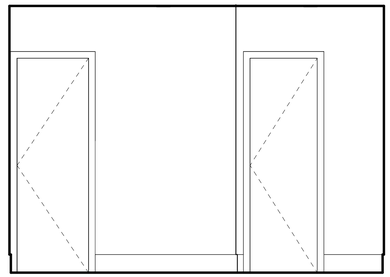

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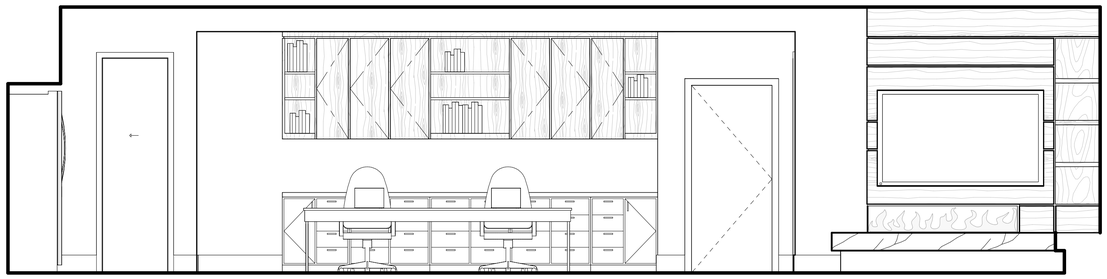
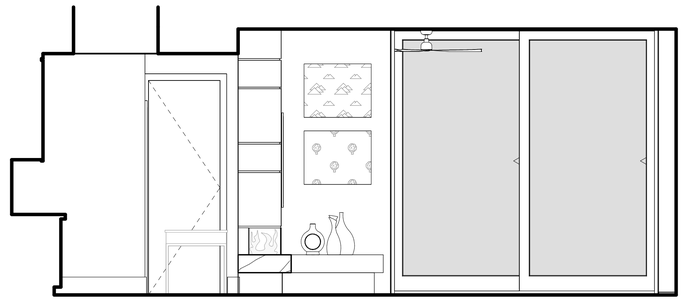
3/8" = 1'-0"



5 DINING / LIVING NORTH
3/8" = 1'-0"



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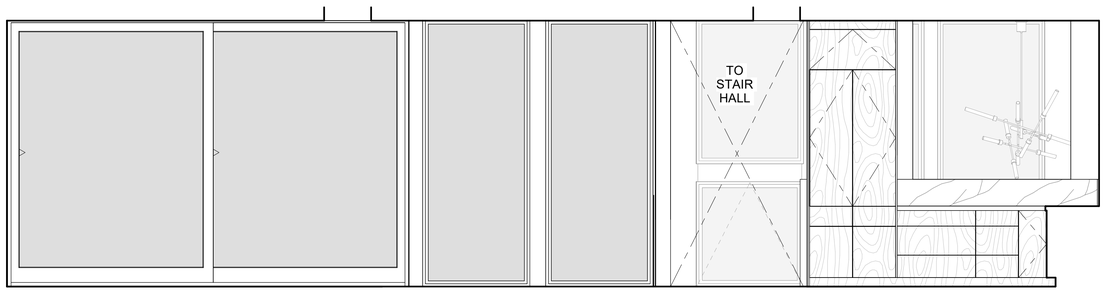

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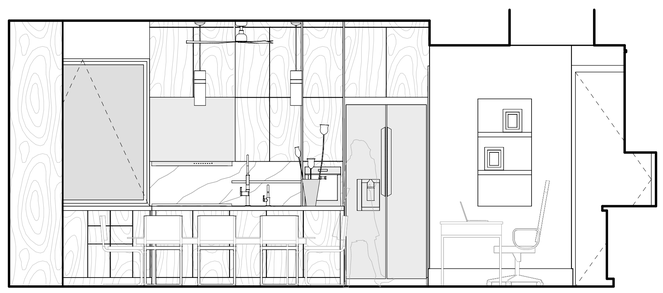
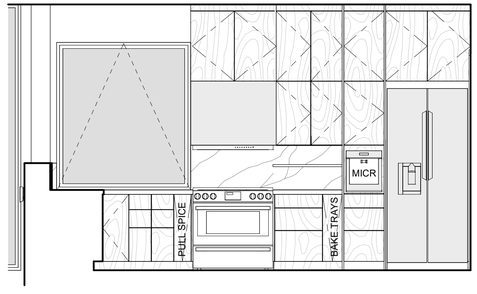


8 DINING / LIVING WEST
3/8" = 1'-0"

9 KITCHEN NORTH
3/8" = 1'-0"



10 KITCHEN WEST
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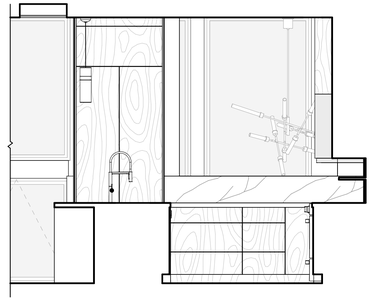

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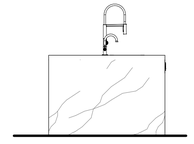

12 ISLAND NORTH
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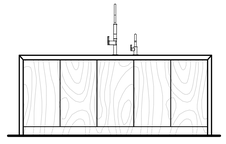

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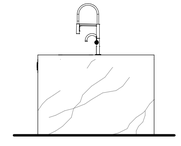

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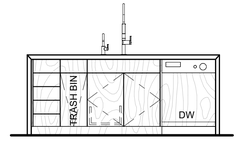

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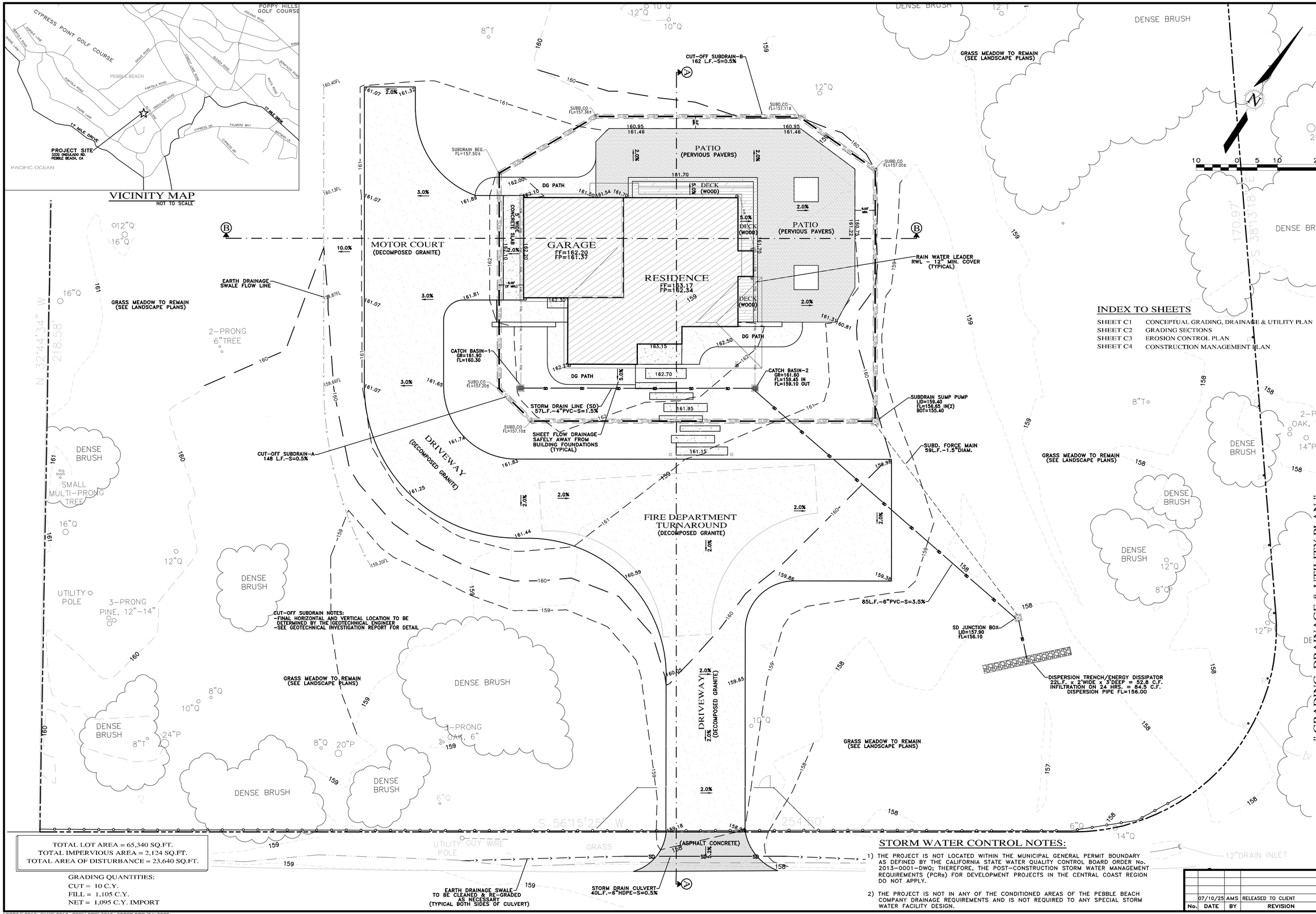


INDEX TO SHEETS

SHEET C1 CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
SHEET C2 GRADING SECTIONS
SHEET C3 EROSION CONTROL PLAN
SHEET C4 CONSTRUCTION MANAGEMENT PLAN

TOTAL LOT AREA = 65,340 SQ.FT.
TOTAL IMPERVIOUS AREA = 2,124 SQ.FT.
TOTAL AREA OF DISTURBANCE = 23,640 SQ.FT.

GRADING QUANTITIES:
CUT = 10 C.Y.
FILL = 1,105 C.Y.
NET = 1,095 C.Y. IMPORT

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

No.	DATE	BY	REVISION
	07/10/25	AMS	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

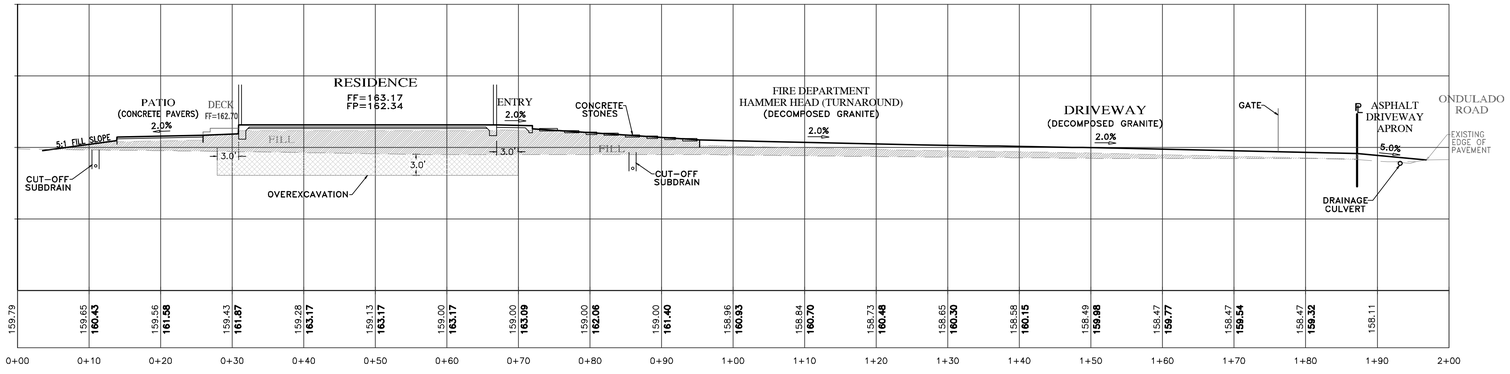
OF

YANG YOSHIHARA RESIDENCE
A.P.N.: 008-302-025
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
PHILIP YANG & MARKO YOSHIHARA

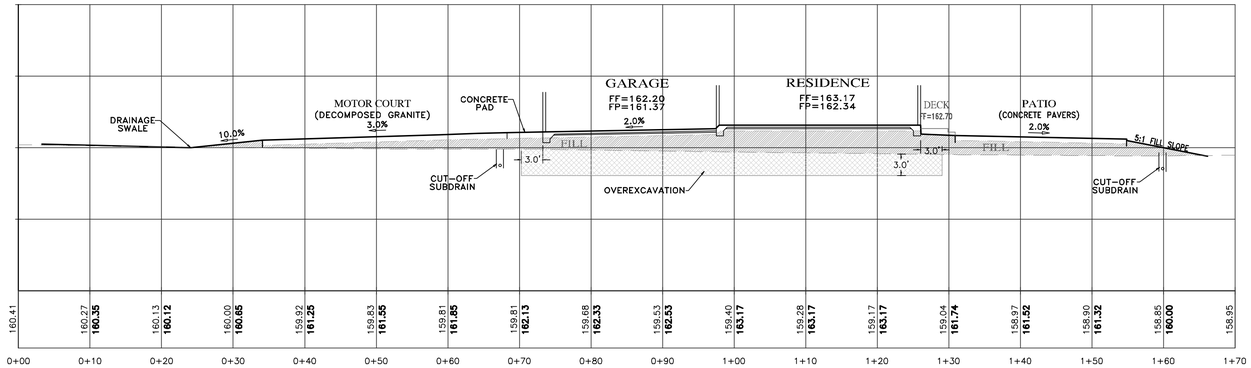
SCALE: 1"=10'
DATE: JULY 2025
JOB NO. 2913-01

SHEET C1
OF 4 SHEETS

LSPROJ\2913-YANG\2913-CIVIL\DWG\2913-GDECP.DWG/24x36C3



SECTION A-A
SCALE: 1"=10' H&V



SECTION B-B
SCALE: 1"=10' H&V

NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

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GRADING, DRAINAGE & EROSION CONTROL PLAN

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PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

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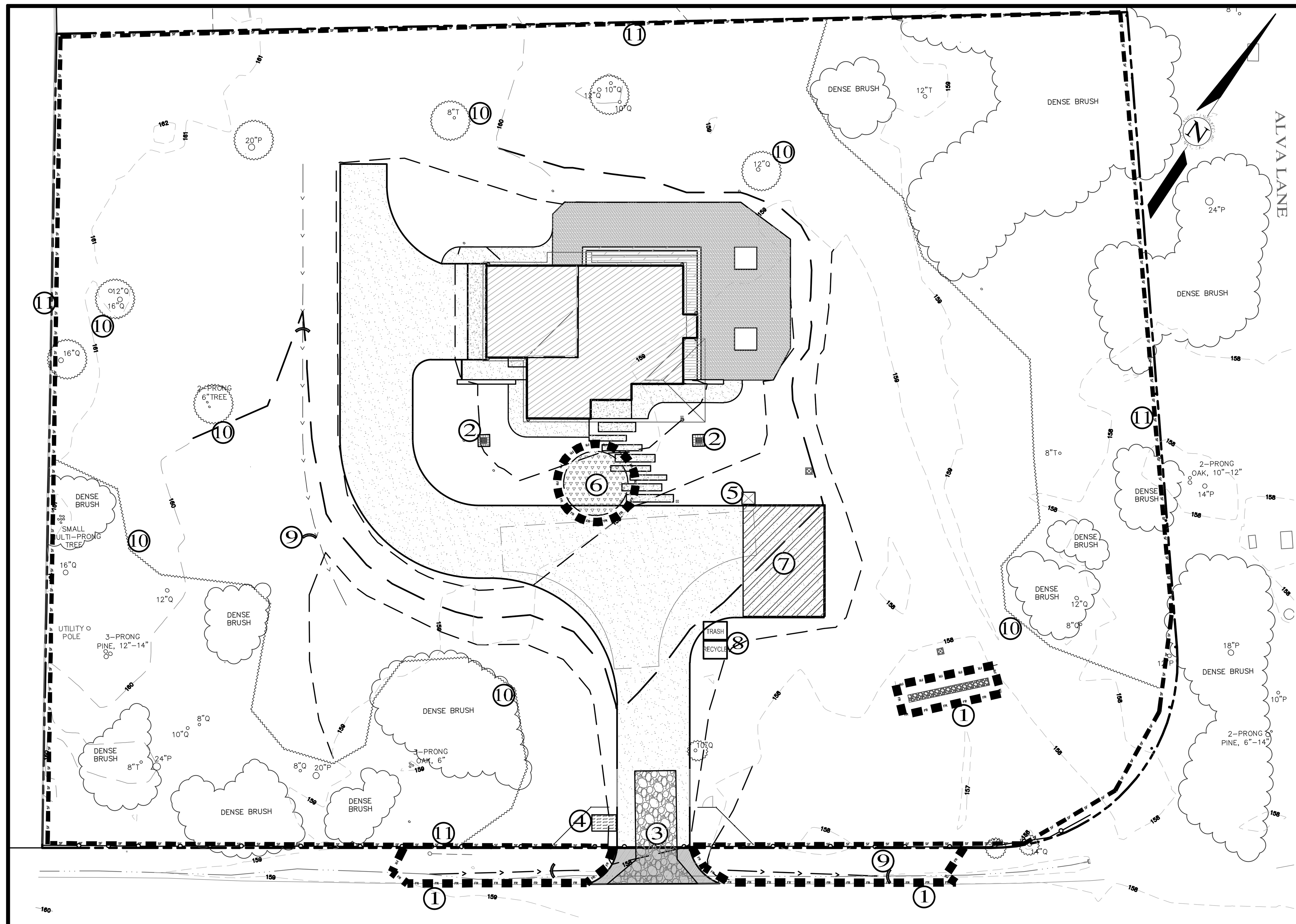
SHEET C2

OF 4 SHEETS



PLAN
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

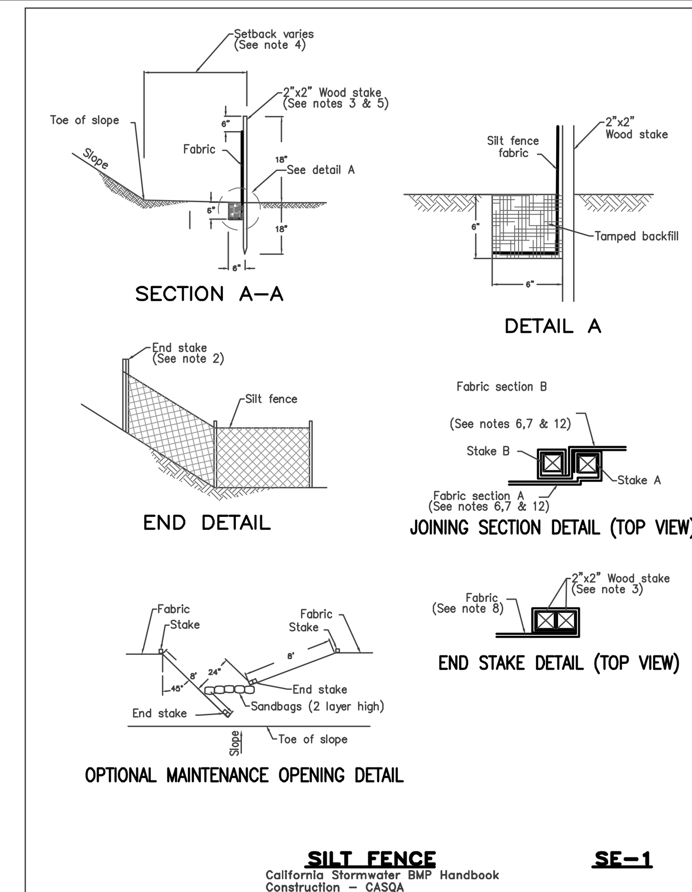
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

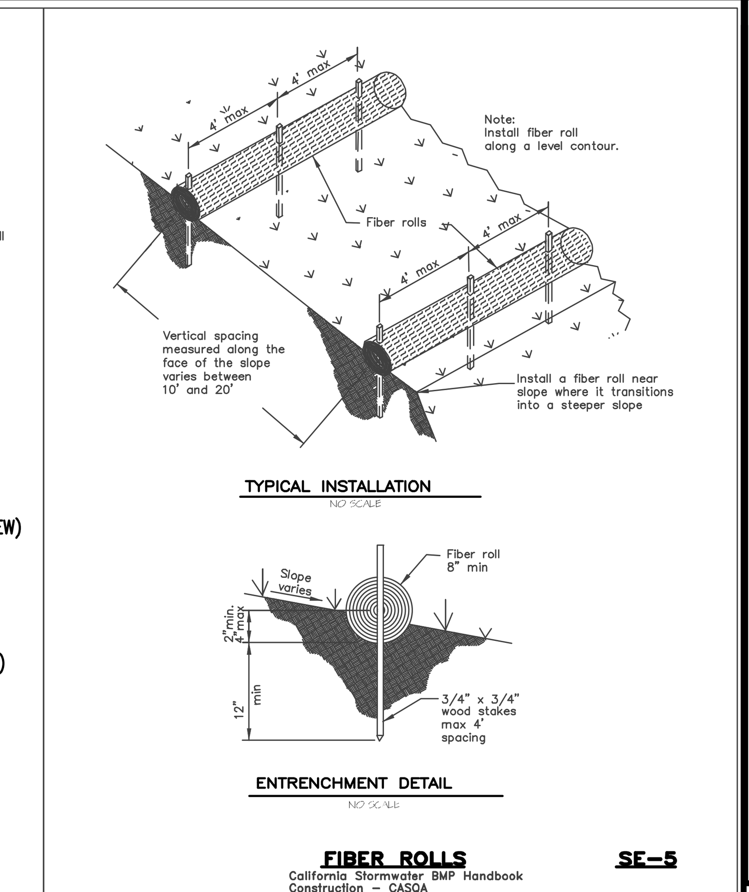
11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

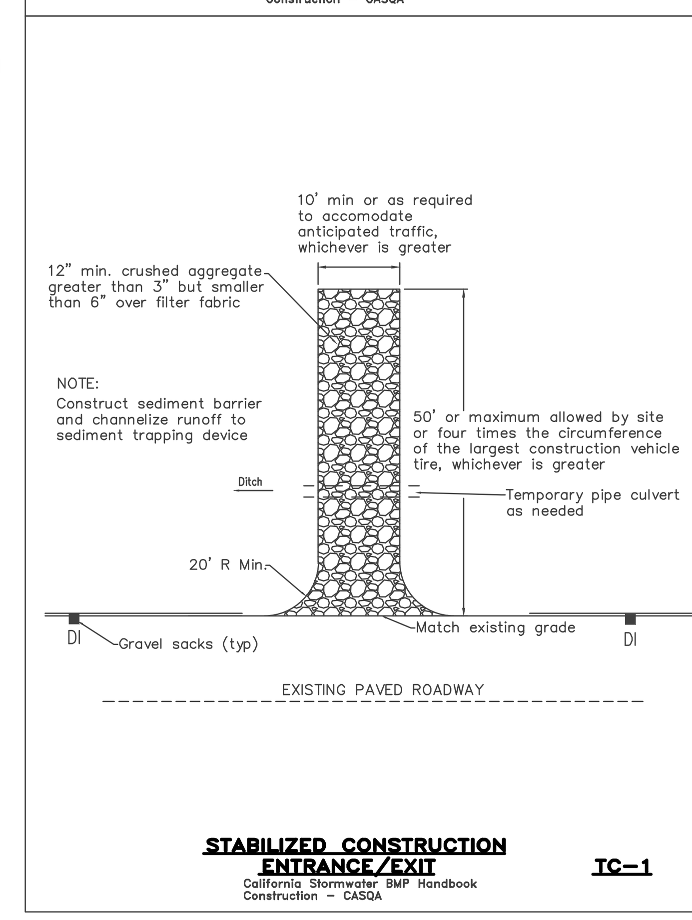
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

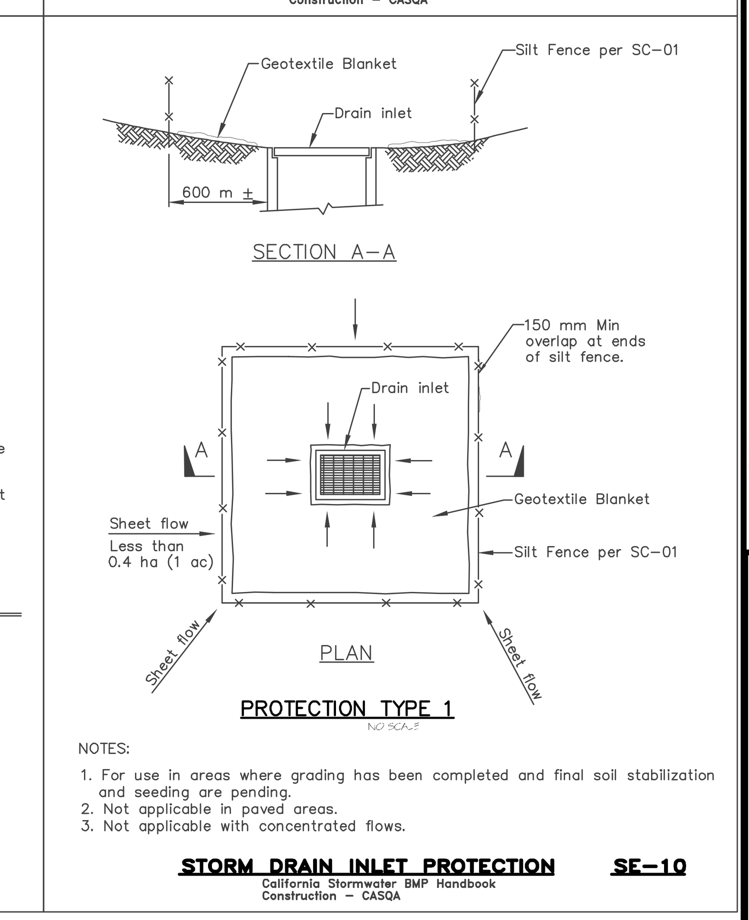
13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.









LEGEND:

1 — FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

2 DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

3 STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

4 CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

5 SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

6 STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..

7 CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

8 TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

9 GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

10 TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

11 — SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

LSPROJ\2913-YANG\2913-CIVIL\DWG\2913-GDECP.DWG/24x36C3

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

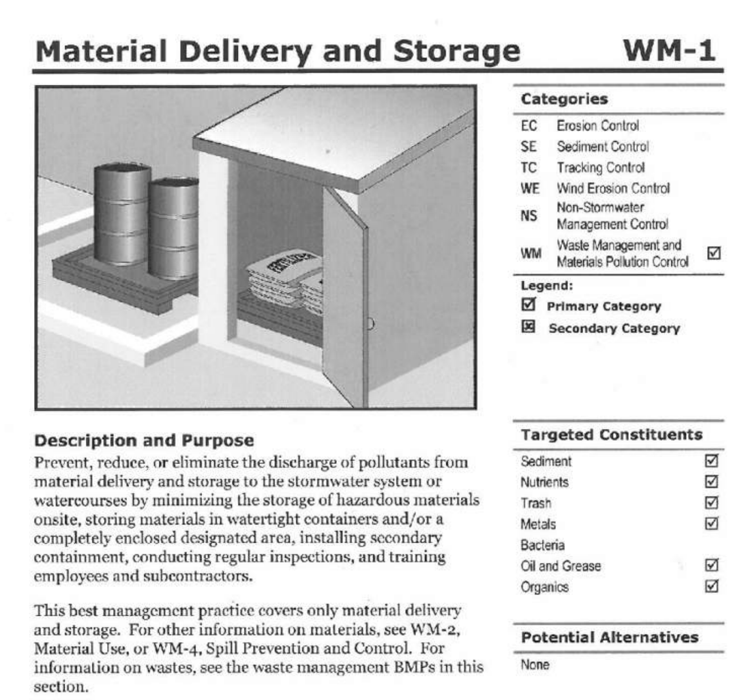
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

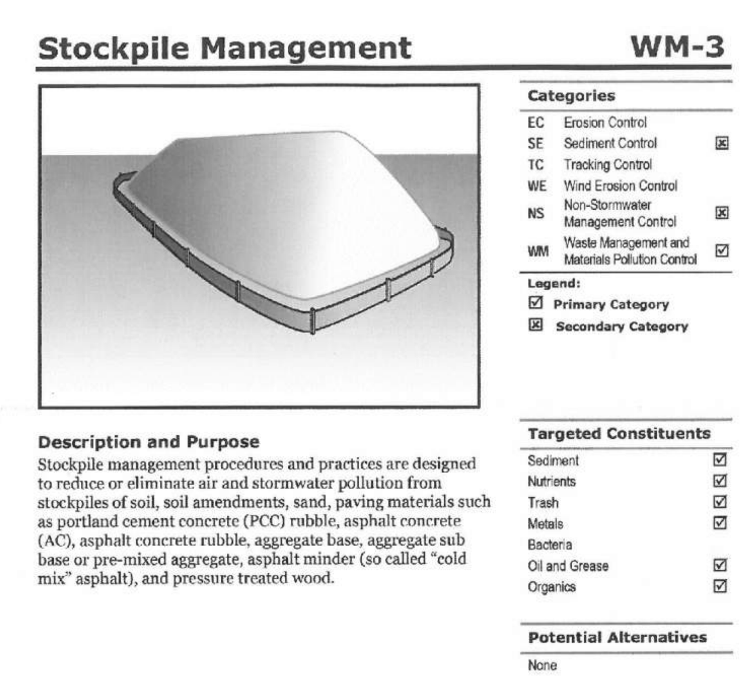
CONSTRUCTION INSPECTION REQUIREMENTS

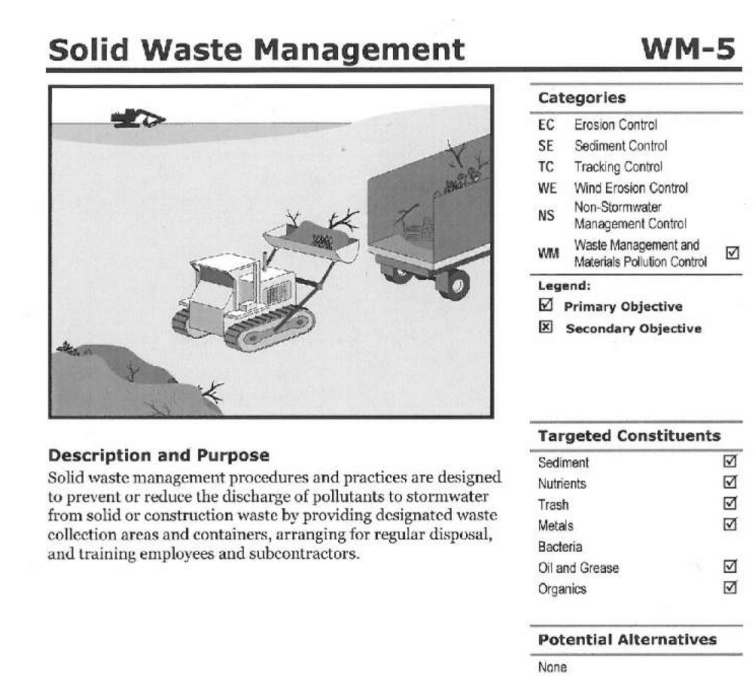
A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

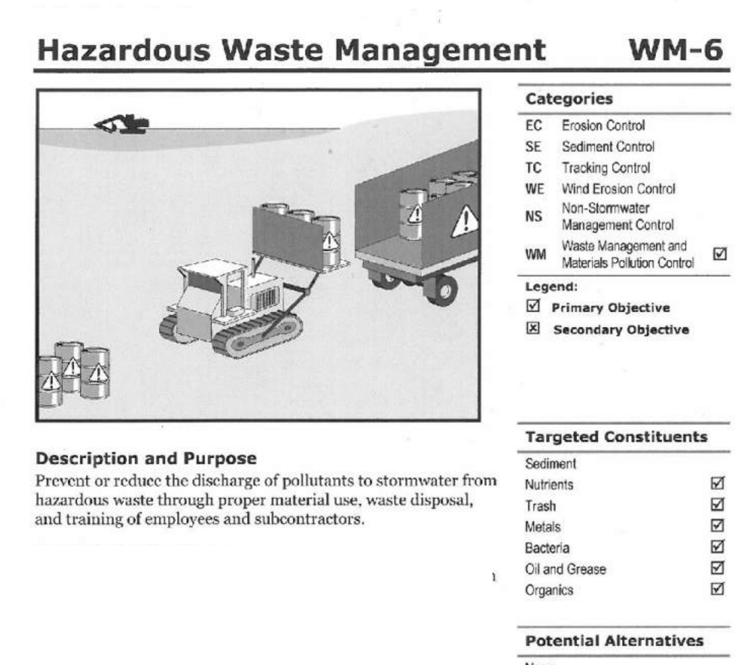
B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

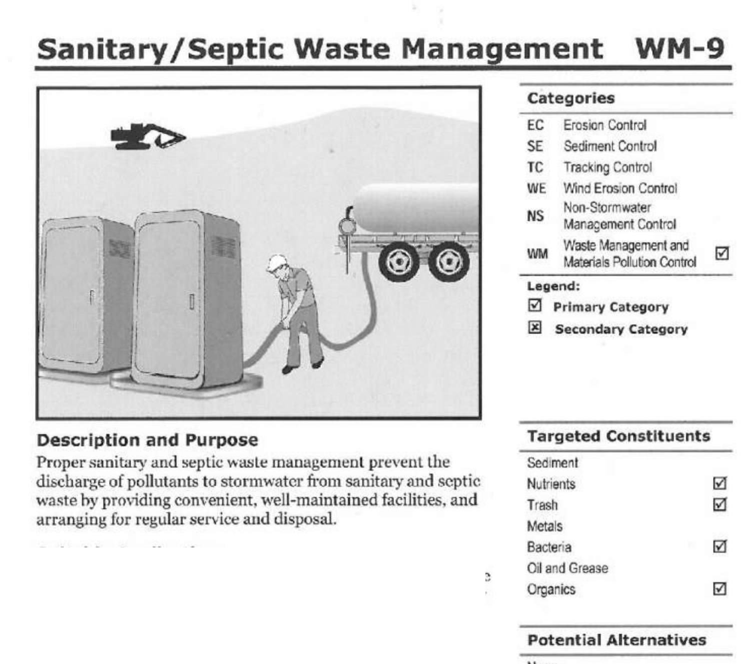
C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

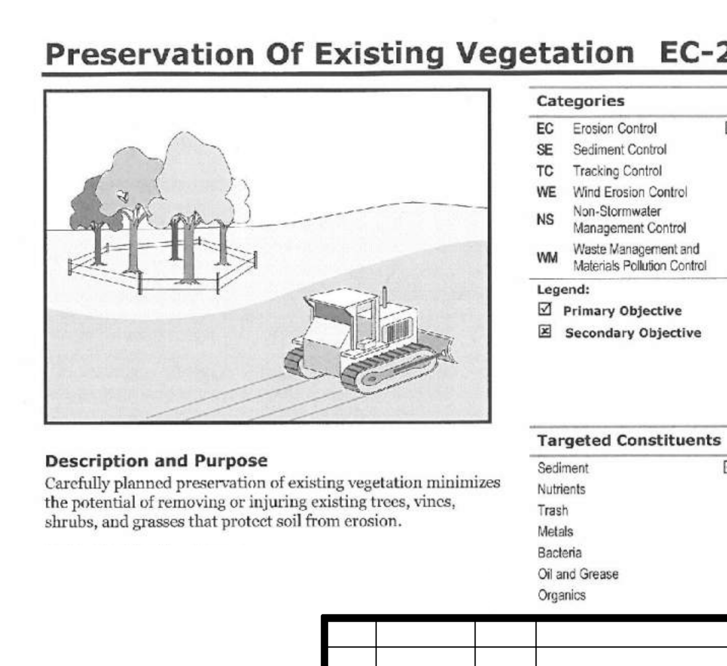












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" EROSION & SEDIMENT CONTROL PLAN "

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OF
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A.P.N.: 008-302-025
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
PHILIP YANG & MARKO YOSHIHARA

REGISTERED PROFESSIONAL ENGINEER ★ STATE OF CALIFORNIA ★ Guy R. Giraudo No. 56569 Exp. 06-30-27 CIVIL

APPROVED BY: GUY R. GIRAUDO 7/10/25

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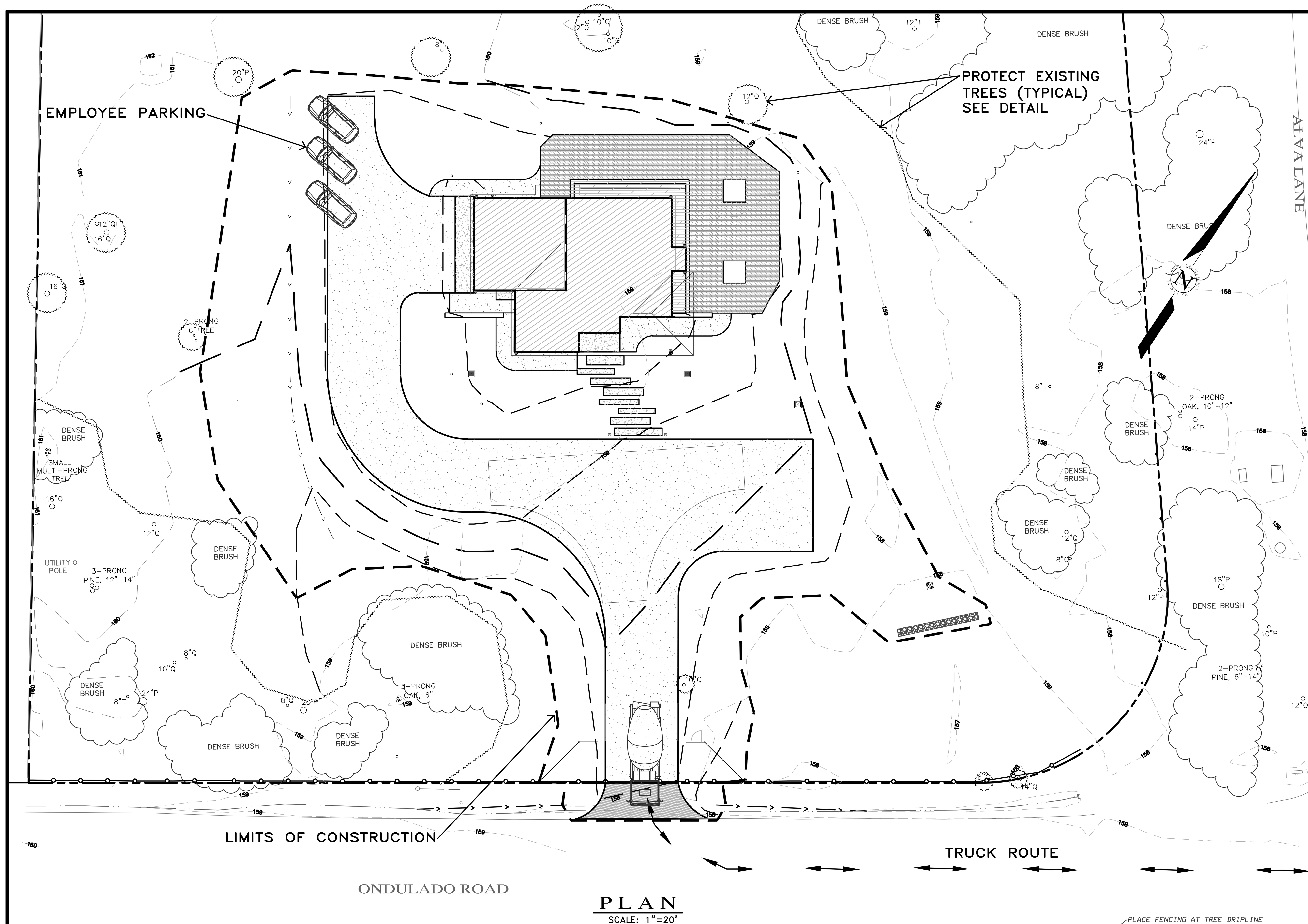
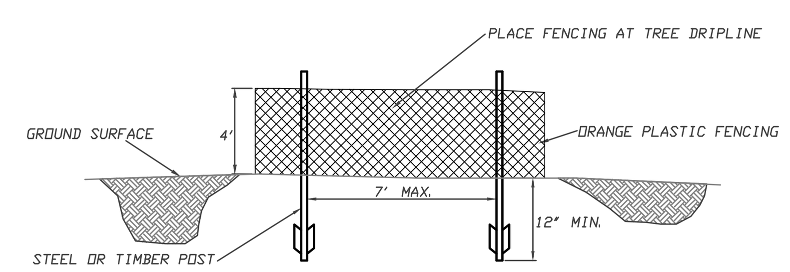


PLAN
SCALE: 1"=20'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
10 CY CUT
1,105 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: PROPOSED DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DECOMPOSED GRANITE DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON ONDULADO ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM 17 MILE DRIVE TO PORTOLA ROAD TO ONDULADO ROAD. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON ONDULADO ROAD. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN THE PROPOSED GUEST PARKING AREAS AND IN LEGAL SPACES ALONG ONDULADO ROAD, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLEARING	4	2
GRADING & SOIL REMOVAL (EXPORT)	1	1
ENGINEERING MATERIALS (IMPORT)	55	7
TOTALS	60	10

TRUCK TRIP GENERATION NOTES:

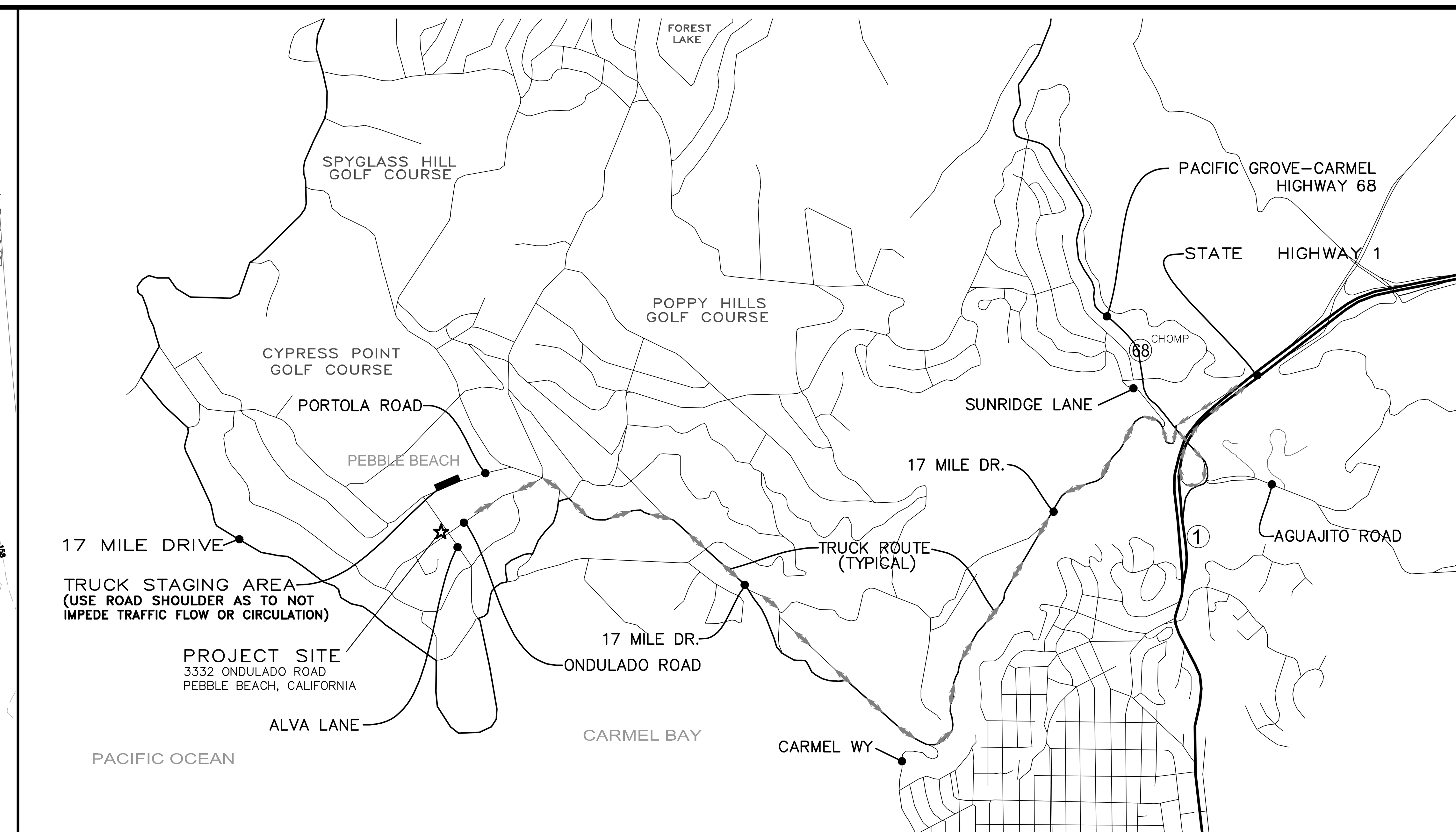
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
2. THERE ARE 1,095 C.Y. OF FILL MATERIAL THAT WILL BE IMPORTED TO THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 11 AUGUST 2025, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

(A) CONSTRUCTION STAGING PLAN



(B) NEIGHBORHOOD TRUCK ROUTING PLAN

(C) OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

"CONSTRUCTION MANAGEMENT PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
YANG YOSHIHARA RESIDENCE
A.P.N.: 008-302-025
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
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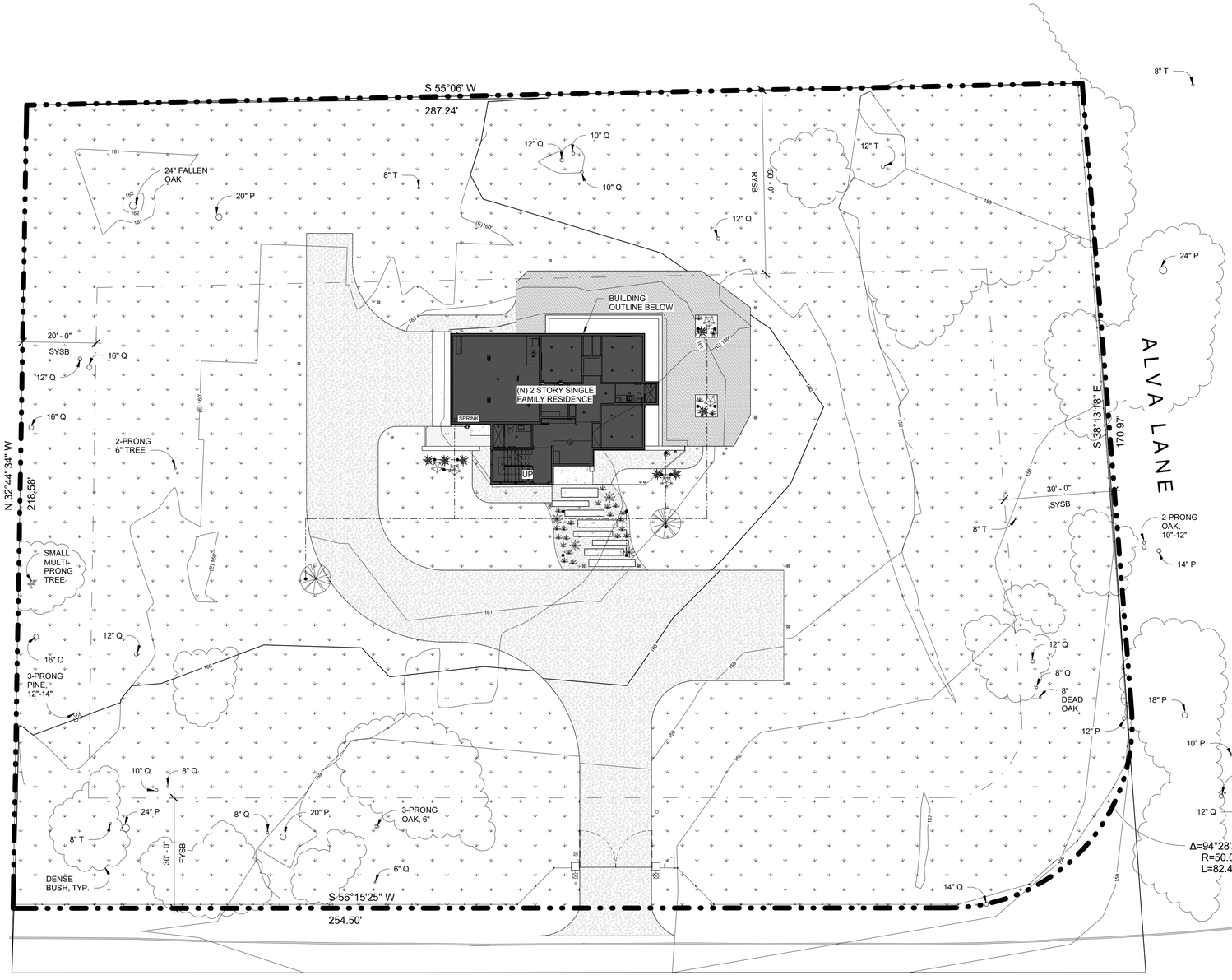

1 Site Plan - Landscape Plan
1/16" = 1'-0"

	SYMBOL	NAME	QTY.	SIZE	
PLANT SUMMARY		QUERCUS AGRIFOLIA LIVE OAK TREE	2	60" H 4" DIA.	
		AGAVE 'BLUE GLOW'	4	24" H 12" W	
		SENECIO MANDRALISCAE (BLUE CHALKSTICS)	24	12" H 10" W	
		LUPINUS SUCCULENTUS (RODEO ROSE)	5	36" H 24" W	
		FESTUCA CALIFORNIA	x	36" H 36" W	
		BOUGAINVILLEA SPECTABILIS	1	60" H 6" DIA.	
HARDSCAPING SUMMARY		DECOMPOSED GRANITE - TAN/GOLD BLEND	6,896 SF	3/4" 1/2" 3/8"	
		CALSTONE NARROW JOINT PERMEABLE MISSION	1,578 SF	4" x 8"	
		BEACH PEBBLE - BLACK/GRAY BLEND PERMEABLE	331 SF	1"-2"	
		CONCRETE PAVEMENT DARK GRAY, BRUSH FINISH	350 SF	1"-2"	

LANDSCAPE PLAN - LEGEND

- PROPERTY LINE
- SETBACK
- 200' — EXISTING GROUND CONTOUR (1' INTERVAL)
- 200' — PROPOSED GROUND CONTOUR (1' INTERVAL)
- NEW WOOD FENCE
- (E) NATURAL VEGETATION TO BE RETAINED
- EXISTING TREE TO REMAIN
  - 12" Q — 12" DIA. OAK TREE (TYP.)
  - 12" P — 12" DIA. PINE TREE (TYP.)
  - 12" T — 12" DIA. TREE (TYP.)
- SPRINK — AUTOMATIC SPRINKLER CONTROLLER
- UNDERGROUND DISTRIBUTION TUBING
- 16 GPH ADJUSTABLE DRIP MULTI STREAM EMITTER

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940

Ph: 831.649.6001

WWW.hl-arc.com

Date	2025-07-28
Scale	As indicated
Drawn by	EB
Project number	24.07

No.	Description	Date

LANDSCAPE PLAN

YANG. YOSHIHARA RESIDENCE

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