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:
ZHANG YU & XIHUA LUO TRS (PLN250150)
RESOLUTION NO. 25-044
Resolution by the Monterey County Chief of Planning:

1) Considering the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, and finding the project consistent with the FEIR, which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines; and
2) Approving a Coastal Administrative Permit and Design Approval to allow construction of a 5,997 square foot single-family dwelling with an attached 610 square foot garage and a detached 1,172 square foot accessory dwelling unit, and associated site improvements including the removal of 91 Monterey pine and 1 Coast live oak.

[PLN250150, Zhang Yu & Xihua Luo Trs, 1461 Lisbon Ct, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-031-030-000)]

The Zhang Yu & Xihua Luo Trs application (PLN250150) came on for an administrative hearing before the Monterey of County Chief of Planning on September 17th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

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

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

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

b) Allowed Use. The property is located at 1461 Lisbon Court, Pebble Beach (Assessor's Parcel Number 008-031-030-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential with a Building Site 6 overlay and Design overlay or "LDR/B-6-D", which allows for the construction of a new single-family dwelling with an attached garage, and an accessory dwelling unit as a principally allowed use, subject to a Coastal Administrative Permit. Pursuant to Title 20 section 21.44, the development in the underlying zoning district is also subject to a Design Approval. Therefore, the project is an allowed land use for this site. The project involves the construction of an approximately 5,997 square foot one-story single-family dwelling inclusive of a 610 square foot attached two-car garage and the construction of a 1,172 square foot Accessory Dwelling Unit (ADU). The project also includes the removal of 91 Monterey pine trees and 1 Coast live oak; however, permits required for tree removal have been obtained through the creation of the residential lot (see Finding 5). Therefore, the development is an allowed use for this site. The parcel is vacant and located within the Poppy 2 Subdivision. The proposed project includes 1,218 square feet of covered porches, entries, and patios. Grading will involve approximately 1,005 cubic yards of cut and 920 cubic yards of fill.

c) Lot Legality. The parcel (Assessor's Parcel Number 008-031-030-000, 1.42 acres) is shown in its current configuration at Lot 11 of the Poppy 2 (Area I-2) Subdivision (Tract 1516), recorded as Volume 24, Page 37 of the Cities & Towns Map. Therefore, the County recognizes the subject property as a legal lot of record.

d) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Del Monte Forest Land Use Plan (DMF LUP) Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Policy 53 is enforced by DMF CIP section 20.147.070.B.3, adding that adequate setbacks and minimal tree removal shall be required, and that architectural design, material, and color be consistent with the nature of the Plan area. According to Figure 3, the subject property is designated as being in the viewshed from Point Lobos; however, the subject property is not seen from Point Lobos and is not visible from a common public viewing area due to intervening vegetation and topography. Residences within the Pebble Beach area are eclectic in architecture, ranging from modern to California-ranch and Spanish-style. The proposed exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. Retained Pine and Oak

trees will also continue to surround the property and shield the development from any public views. The project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

e) Development Standards and Impervious Coverage. Title 20 section 20.14.060 establishes the site development standards applicable to structures within the LDR zoning district. Pursuant to Title 20 section 20.42.030.F, the minimum requirements contain a lot size of at least 1 acre, a front setback of 30 feet, side setbacks equal to 10 percent of the lot width (up to a maximum of 20 feet), and a rear setback of 20 feet. The garage is attached to the proposed residence and therefore, is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K. As proposed, the residence and attached accessory structure will be over 30 feet from the front, over 20 feet from the side, over 20 feet from the rear, and a proposed height of 21 feet 9 inches for the residence as measured from average natural grade. The proposed habitable accessory structure (ADU) is subject to a 50-foot front setback, 6-foot side and rear setback, and a 15-foot maximum height, pursuant to Title 20 sections 20.14.060.C.2 and 20.64.030.C. As proposed, the accessory dwelling unit will meet the minimum setbacks and height requirements, as it has an over 50-foot front setback, over 6-foot side and rear setback, and a height of 15 feet. The subject property has an allowable building site coverage of 15 percent, and as proposed, the lot coverage will be 12.5 percent. There is a floor area ratio requirement of not over 20 percent, as proposed, the structures will be 12.5 percent. Pursuant to Del Monte Forest LUP Policy 77, the impervious surface of the proposed development shall not exceed 9,000 square feet of site coverage. As proposed, the development will contain 8,986 square feet of impervious surface. Therefore, the property complies with the required site development standards based on the applicable LDR zoning district.

f) Tree Removal. The proposed project involves the removal of 92 protected trees. However, as detailed in Finding No. 5 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. The previously approved PBC Concept Plan (HCD Planning File No. PLN100138; Board Resolution Nos. 12-148 and 12-149) allows the build-out development and preservation of remaining undeveloped PBC properties located within the DMF Coastal Zone. Poppy 2 Subdivision (Area I-2), a standard subdivision was one of the approved sub-projects under PLN100138. The approval of the Concept Plan included a coastal development permit to allow tree removal; therefore, subsequent coastal development permits to allow tree removal are not required provided the proposed development is consistent with the parameters of the Concept Plan. Therefore, in this case, a subsequent coastal development permit to allow tree removal is not required.

g) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a moderate archaeological sensitivity area and is not within a

known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction

h) Driveway. The DMF LUP Policy 1 and Coastal Implementation Plan (CIP) Section 20.147.090.A.2 (Land Use and Development) require new residential driveways to minimize surface length and width and provide simple and direct access. Based on topography, fire access requirements, and minimization of tree removal on the parcel, the proposed driveway and parking area meet these requirements. As configured, the development achieves the policy goal of providing simple and direct access to the property, minimizes impacts to trees and other vegetation on the project site, and provides the minimum required parking for the proposed ADU and single-family dwelling.

i) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.

j) Accessory Dwelling Unit. As demonstrated in Finding 8, the development is consistent with the accessory dwelling unit regulation in Title 20 section 20.64.030.

k) Land Use Advisory Committee. The project does not involve a public hearing Design Approval, a Lot Line Adjustment in the Coastal Zone, preparation of an Initial Study, or a Variance. Therefore, the project was not referred to the North County Land Use Advisory Committee (LUAC) for review as outlined in the LUAC Guidelines contained in Board Order Resolution No. 15-043.

l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250150.

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

EVIDENCE:

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

b) The following reports have been prepared:
- "(Addendum to) Tree Assessment/Forest Management Plan 1461 Lisbon Ct" (LIB250181) prepared by Frank Ono, Pacific Grove, CA on January 15, 2025.
- "Geotechnical Investigation for the Proposed Single Family Residence with Attached Garage and Accessory Dwelling Unit

with Attached Garage, 1461 Lisbon Ct" (LIB250182) prepared by Soils Surveys Group Inc, Salinas, CA on April 25, 2025.

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

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250150.

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

EVIDENCE:

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

b) All necessary public facilities are available to the subject property. Sewer service will be provided by Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal. The subject parcel is located outside of any identified FEMA Flood Zones, floodways, and recharge areas. No graywater/rainwater catchment systems are proposed as part of the project. Potable water will be provided by the California American Water Company using water credits purchased from Pebble Beach Company (PBC), and which were allocated for development of properties approved under the PBC Concept Plan (HCD-Planning File No. PLN100138). A water entitlement from the Monterey Peninsula Water Management District was included in the application for the subject property for domestic water use.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250150.

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

EVIDENCE:

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

b) Staff conducted a virtual site inspection and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250150.

5. FINDING: **TREE REMOVAL –** The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

EVIDENCE:

a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment and Forest Management Plan (County of Monterey Library No. LIB250181) was submitted to evaluate the proposed tree removal and address potential impacts.

b) The project includes the removal of 92 protected trees, including 1 Coast live oak and 90 Monterey pines, 1 of which is dead. Of the 92 trees, there are 3 landmark Monterey pines proposed for removal. The parcel is located within the Poppy 2 Subdivision (Area I-2), a standard subdivision was one of the approved sub-projects under PLN100138. The approval of the Concept Plan included a coastal development permit to allow tree removal; therefore, subsequent coastal development permits to allow tree removal are not required provided the proposed development is consistent with the parameters of the Concept Plan.

c) The subject lot is densely forested, containing 186 trees onsite. The trees are evenly scattered across the whole property. Avoiding tree removal is not feasible for developing this lot, especially with the size of the proposed project. The arborist report shows that the densest tree cover is in the north and east areas of the property. Consistent with DMF CIP section 20.147.050.C.4 and DMF LUP Policy 33, the applicants sited their development outside of these densely forested areas to impact as few trees as possible.

d) The original design required the removal of 105 trees to accommodate the development. Staff reviewed this request and encouraged the applicant to reduce the overall size of the project to reduce tree removal. Minimizing tree removal is required by Policy 33 of the DMF LUP, which states that "Siting, design, and land use concepts that minimize removal and damage should be applied and are preferred". The Applicant returned with a reduced scope of work and a request to remove 92 trees. After multiple reductions, the applicants have minimized the tree removal to the maximum extent. Ninety-two trees are the minimum amount to be removed under the circumstances.

e) To accommodate the proposed single-family residence, 1 landmark Monterey pine will be removed. This removal is necessary due to the placement of the proposed structure. Two landmark Monterey pine trees will be impacted due to the placement of the driveway and auto court. Eighty-eight (88) Monterey pines and one (1) Coast live oak are considered to be in a fair or poor condition. Due to the slight sloping topography of the property, excavation is required on the eastern portion of the property to create a level building surface. Additional grading is necessary for proper slope and grade transitions and other amenities (walkways, staircases, retaining walls, outdoor recreation, or meeting areas) surrounding the structure and driveway footprint. Of these trees

impacted by grading, two Oaks and two Pines are in poor condition. Trees proposed for removal associated with grading and driveway impacts have been minimized as required by DMF LUP Policy 35. Many of the trees proposed for removal were noted as having a shallow roots and root uplift, leading to high potential for wind throw failure.

f) The arborist confirmed the proposed tree removal will not have adverse impacts on forest resources. The lot has many trees, and over 50% of them will remain untouched by the project. There are no confirmed environmentally sensitive habitat areas (ESHA) on-site. As the tree removal is occurring outside of any ESHA, the project is consistent with section 20.147.050.C.3.a of the DMF CIP.

g) Pursuant to DMF CIP section 20.147.050.B.1, a Forest Management Plan was submitted to the County for review. This plan can be found on sheet A-1.2 of the attached plan set. It identifies the different fuel management zones and lists maintenance practices to minimize fuel onsite while maintaining a healthy forest.

h) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a Condition of Approval, Condition No. 4.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250150.

6. FINDING: **CEQA / Previously-Certified Environmental Impact Report (EIR) –** The project is consistent with the previously-certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan. Pursuant to Section 15162 of the CEQA Guidelines, the HCD Chief of Planning finds that the project does not require a subsequent EIR based on the following findings:

- No substantial changes are proposed by the project which will require major revisions to the previous EIR due to new significant environmental effects;
- No substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant environmental effects; or
- No new information of substantial importance has been provided which was not known at the time of the previous EIR

EVIDENCE: a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. None of the

conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

b) The Del Monte Forest (DMF) Agreement between the California Coastal Commission (CCC) and Pebble Beach Company (PBC) formed the basis for the associated Local Coastal Program (LCP) Amendment and development proposal, known as the PBC Concept Plan. The LCP Amendment was required to establish the regulatory framework for the development proposal, consisting of the build-out development and preservation of the remaining undeveloped PBC properties located within the Coastal Zone of the DMF. The subject parcel was part of the PBC Concept Plan development proposal.

c) On May 9, 2012, the CCC unanimously certified the amendment as submitted.

d) On May 22, 2012, the Monterey County Board of Supervisors acknowledged receipt of the CCC resolution certifying the LCP Amendment and adopted the LCP Amendment by adopting a resolution to amend the DMF Land Use Plan and adopting an ordinance to amend the Monterey County Coastal Implementation Plan.

e) On June 19, 2012, the Board of Supervisors certified the Final EIR (SCH# 2011041028) prepared for DMF LCP Amendment and PBC Concept Plan development proposal, pursuant to Board Resolution Nos. 12-148 and 12-149. The LCP Amendment became effective on June 22, 2012.

f) The project proposes residential development on a 1.42-acre lot identified in the Poppy 2 (Area I-2) as Lot 11, which was part of the certified EIR for the LCP Amendment and the PBC Concept Plan development proposal. The Final EIR identifies the lot to be impacted by up to 15,000 square feet of structural, hardscape, and landscape residential development. Tree removal proposed as part of this project was analyzed in the Final EIR and mitigated for off-site replacement. No mitigation measures from the Final EIR are required to be applied to this project.

g) The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a new significant effect, or development that would result in a new cumulative significant impact.

h) No adverse environmental effects were identified during staff review of the development application, and there are not any significant adverse impacts associated with this project that have not been adequately mitigated in the conditions of the PBC Concept Plan.

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

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

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
c) The subject property is not described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250150.

8. FINDING: **ACCESSORY DWELLING UNIT –** The project meets the 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, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 1,172 square foot Accessory Dwelling Unit (ADU) that includes independent living facilities as shown in the attached plans.
b) The ADU is below the maximum 1,200 square foot floor area and will be the first ADU on the subject property. The ADU is to be sited along the northwest side of the parcel, approximately 50 feet away from the front property line and 10 feet away from the rear property line (see attached plans and Finding 1, Evidence "e").
c) As defined in Title 20, Section 20.58.040, the ADU requires one parking space. Consistent with this requirement, the ADU will have two parking spaces located on the auto court as shown in the attached plans.
d) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.12.060 and Chapter 20.44 (See Finding 1, Evidence "d" and "e").
e) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3).
f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN250150.

9. 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 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
b) Coastal Commission. This project is not appealable through the Coastal Commission as it is not fit the coastal permit descriptions described in 20.86.080.A.

DECISION

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

1. Find the project consistent with the Final Environmental Impact Report, which does not warrant an addendum pursuant to CEQA Guidelines section 15162; and

2. Approve the Coastal Administrative Permit and Design Approval to allow the construction of a 5,986 square foot single family dwelling, a 610 square foot attached garage, associated site improvements, and a 1,172 square foot accessory dwelling unit with the removal of 91 Monterey Pine trees and 1 Coast Live Oak.

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 17th day of September 2025.

_____

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250150

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250150) allows the construction of a 5,986 square foot single family dwelling, a 610 square foot attached garage, associated site improvements, and a 1,172 square foot accessory dwelling unit with the removal of 91 Monterey Pine trees and 1 Coast Live Oak. The property is located at 1461 Lisbon Court, Pebble Beach (Assessor's Parcel Number 008-031-030-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-031-030-000 on September 17, 2025. The permit was granted subject to 10 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. 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.

7. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

8. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

9. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

DESIGN FOR LIVING

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ZHANG RESIDENCE

1461 LISBON COURT
PEBBLE BEACH, CA 93953
APN: 008-031-030

ABBREVIATIONS

&	And	LAB.	Laboratory
∟	Angle	LAM.	Laminate
@	At	LAV.	Lavatory
℄	Centerline	LKR.	Locker
ø	Diameter or Round	LT.	Light
⊥	Perpendicular		
#	Pound or Number	MAX.	Maximum
(E)	Existing	M.C.	Medicine Cabinet
		MECH.	Mechanical
ACOUS.	Acoustical	MEMB.	Membrane
A.D.	Area Drain	MET.	Metal
ADJ.	Adjustable	MFR.	Manufacturer
AGGR.	Aggregate	MH.	Manhole
AL.	Aluminum	MIN.	Minimum
APPROX.	Approximate	MIR.	Mirror
ARCH.	Architectural	MISC.	Miscellaneous
ASPH.	Asphalt	M.O.	Masonry Opening
		MTD.	Mounted
BD.	Board	MUL.	Mullion
BITUM.	Bituminous		
BLDG.	Building	N.	North
BLK.	Block	N.I.C.	Not In Contract
BLKG.	Blocking	NO. or #	Number
BM.	Beam	NOM.	Nominal
BOT.	Bottom	N.T.S.	Not To Scale
CAB.	Cabinet	OA.	Overall
C.B.	Catch Basin	OBS.	Obscure
CEM.	Cement	O.C.	On Center
CER.	Ceramic	O.D.	Outside Diameter (Dim.)
C.I.	Cast Iron	OFF.	Office
CLG.	Ceiling	OPNG.	Opening
CLO.	Closet	OPP.	Opposite
CLR.	Clear		
COL.	Column	PRCST.	Pre-cast
CONC.	Concrete	PL.	Plate
CONN.	Connection	P. LAM.	Plastic Laminate
CONSTR.	Construction	PLAS.	Plaster
CONT.	Continuous	PLYWD.	Plywood
CORR.	Corridor	PR.	Pair
CTSK.	Countersunk	PT.	Point
CNTR.	Counter	P.T.D.	Paper Towel Dispenser
CTR.	Center	P.T.D/R	Combination Paper Towel Dispenser & Receptacle
DBL.	Double	PTN.	Partition
DEPT.	Department	P.T.R.	Paper Towel Receptacle
D.F.	Drinking Fountain		
DET.	Detail	Q.T	Quarry Tile
DIA.	Diameter		
DIM.	Dimension	R.	Riser
DISP.	Dispenser	RAD.	Radius
DN.	Down	R.D.	Roof Drain
D.O.	Door Opening	REF.	Reference
DR.	Door	REFR.	Refrigerator
DWR.	Drawer	RGTR.	Register
DS.	Downspout	REINF.	Reinforced
D.S.P.	Dry Standpipe	REQ.	Required
DWG.	Drawing	RESIL.	Resilient
		RM.	Room
E.	East	R.O.	Rough Opening
EA.	Each	RWD.	Redwood
E.J.	Expansion Joint	R.W.L.	Rain Water Leader
EL.	Elevation		
ELEC.	Electrical	S.	South
ELEV.	Elevator	S.C.	Solid Core
EMER.	Emergency	S.C.D.	Seat Cover Dispenser
ENCL.	Enclosure	SCHED.	Schedule
E.P.	Electrical Panelboard	S.D.	Soap Dispenser
EQ.	Equal	S.F.	Square Feet
EQPT.	Equipment	SECT.	Section
E.W.C.	Electric Water Cooler	SH.	Shelf
EXST.	Existing	SHR.	Shower
EXPO.	Exposed	SHT.	Sheet
EXP.	Expansion	SIM.	Similar
EXT.	Exterior	S.N.D.	Sanitary Napkin Dispenser
		S.N.R.	Sanitary Napkin Receptacle
F.A.	Fire Alarm	SPEC.	Specification
F.B.	Flat Bar	SQ.	Square
F.D.	Floor Drain	SST.	Stainless Steel
FDN.	Foundation	S.SK.	Service Sink
F.E.	Fire Extiguisher	STA.	Station
F.E.C.	Fire Extinguisher Cabinet	STD.	Standard
F.H.C.	Fire Hose Cabinet	STL.	Steel
FIN.	Finish	STOR.	Storage
FL.	Floor	STRUCT.	Structural or Structure
FLASH.	Flashing	SUSP.	Suspended
FLUOR.	Fluorescent	SYM.	Symmetrical
F.O.C.	Face of Concrete		
F.O.F.	Face of Finish	TRD.	Tread
F.O.S.	Face of Studs	T.B.	Towel Bar
FPRF.	Fireproof	T.C.	Top of Curb
F.S.	Full Size	TEL.	Telephone
FT.	Foot or Feet	TER.	Terrazzo
FTG.	Footing	T.&G.	Tongue and Groove
FURR.	Furring	THK.	Thick
FUT.	Future	T.P.	Top of Pavement
		T.P.D.	Toilet Paper Dispenser
GA.	Gauge	T.V.	Television
GALV.	Galvanized	T.W.	Top of Wall
G.B.	Grab Bar	TYP.	Typical
GL.	Glass		
GND.	Ground	UNF.	Unfinished
GR.	Grade	U.O.N.	Unless Otherwise Noted
GYP.	Gypsum	UR.	Urinal
H.B.	Hose Bibb	VERT.	Vertical
H.C.	Hollow Core	VEST.	Vestibule
HDWD.	Hardwood		
HDWE.	Hardware	W.	West
HORIZ.	Horizontal	W/	With
HR.	Hour	W.C.	Water Closet
HGT.	Height	WD.	Wood
		W/O	Without
ID.	Inside Diameter (Dim.)	WP.	Waterproof
INSUL.	Insulation	WSCT.	Wainscot
INT.	Interior	WT.	Weight
JAN.	Janitor		
JT.	Joint		
KIT.	Kitchen		

LEGEND

NORTH ARROW — REF. NORTH, TRUE NORTH

DOOR REFERENCE — 101A — DOOR NUMBER (SEE DOOR SCHEDULE)

COLUMN OR GRID LINE — 1, A — LETTERS LEFT TO RIGHT. NUMBERS TOP TO BOTTOM.

WINDOW REFERENCE — A — WINDOW TYPE (SEE WINDOW SCHEDULE)

BUILDING SECTION — A / A4.1 — SECTION IDENTIFICATION; SHEET WHERE SECTION IS SHOWN

LOUVER REFERENCE — L1 — LOUVER TYPE (SEE LOUVER SCHEDULE)

WALL SECTION — D / A4.2 — SECTION IDENTIFICATION; SHEET WHERE SECTION IS SHOWN

CEILING HEIGHTS — +10'-0" — DIMENSION ABOVE DATUM

EXTERIOR ELEVATION — 2 / A5.1 — ELEVATION IDENTIFICATION; SHEET WHERE ELEVATION IS SHOWN

REVISION REFERENCE — 2 — REVISION NUMBER; CLOUD AROUND REVISION

SECTION DETAIL — 4 / FORMERLY — DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS SHOWN

WORK, CONTROL, OR DATUM POINT

PLAN DETAIL — 2 / A8.3 — DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS SHOWN

+10'-0" — DIMENSION ABOVE DATUM; REFERENCE ELEVATION

INTERIOR ELEVATION, MULTIPLE VIEWS — 1, 2, 3, 4 / A6.1 — ELEVATION IDENTIFICATION; SHEET WHERE ELEVATION IS SHOWN

MATCH LINE — SHADED HALF IS THE SIDE CONSIDERED

INTERIOR ELEVATION, SINGLE VIEW — A6.2 / 9 — ELEVATION IDENTIFICATION; SHEET WHERE ELEVATION IS SHOWN

CENTER LINE

ROOM IDENTIFICATION — ENTRY, 101 — ROOM NAME; ROOM NUMBER

PROPERTY LINE

KEY NOTE — 12 — CORRESPONDING NOTE NUMBER

WILDLAND URBAN INTERFACE NOTES

1. THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.3.1
2. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF 72 POUNDS MINERAL-SURFACED, NON-PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R337.5.2
3. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE PER CRC R337.7.3.2
4. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS PER CRC R337.8.2.1
   A. BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MIN. OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, OR
   B. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
   C. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR
   D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2
5. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING PER CRC R337.8.3
   A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
   B. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
      I. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK
      II. RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THE 3/8 INCH THICK
   C. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR
   D. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-8A-1
6. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN NO. 20 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND MINERAL SURFACED, NON-PERFORATED CAP SHEET, AT LEAST 36 INCH WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3
7. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS THE GUTTER PER CRC R337.5.4
8. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS PER CRC R337.6.2:
   A. DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH
9. MATERIALS USED SHALL BE NONCOMBUSTIBLE AND CORROSION RESISTANT
10. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES PER CRC R337.6.3
11. THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING PER CRC R337.7.6:
   A. NONCOMBUSTIBLE MATERIAL
   B. IGNITION-RESISTANT MATERIAL
   C. ONE LAYER OF 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
   D. THE EXTERIOR PARTITION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANT DESIGN MANUAL
   E.PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

DEFERRED APPROVAL

1. PHOTOVOLTAIC

- A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2. FIRE SPRINKLERS

- FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD.
- SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO SUBMITTAL TO THE LOCAL FIRE JURISDICTION OR BUILDING DEPARTMENT FOR THEIR REVIEW AND APPROVAL
- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN ALLOWABLE FIRE-FLOW APPENDIX TABLE B105.1, OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA. (EXISTING SQ. FT. CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT) AND/OR ADDITIONS EXCEEDING 750 SQ. FT. WHEN AUTOMATIC FIRE SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. SEE MUNICIPAL CODE SECTION R313.2
- THE OBLIGATION TO PROVIDE COMPLIANCE WITH THESE FIRE SPRINKLER REGULATIONS MAY NOT BE EVADED BY PERFORMING A SERIES OF SMALL ADDITIONS UNDERTAKEN OVER A THREE-YEAR PERIOD. THE PERMIT ISSUANCE DATE OF PAST ADDITIONS WHERE THESE REGULATIONS WERE IN EFFECT SHALL BE USED FOR DETERMINING COMPLIANCE
- ALL FIRE SPRINKLER PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION & APPROPRIATE FEES SHALL BE SUBMITTED DIRECTLY TO THE SANTA CLARA COUNTY FIRE DEPARTMENT BY A CALIFORNIA STATE LICENSED C-16 FIRE PROTECTION CONTRACTOR PER CRC SEC. 313.2 AS ADOPTED & AMENDED BY LAMC
- THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. THE CALIFORNIA WATER SERVICE REQUIRES DOUBLE CHECK VALVES INSTALLED ON BUILDINGS EQUIPPED WITH FIRE SPRINKLERS

PROJECT DESCRIPTION

NEW CONSTRUCTION OF SINGLE STORY 6,596 S.F. HOUSE AND 1,172 S.F. DETACHED ADU.

PROJECT DATA

PROJECT LOCATION	1461 LISBON COURT PEBBLE BEACH, CA 93953
OWNER	RICHARD ZHANG
ASSESSORS PARCEL NUMBER	008-031-030
LOT SIZE	62,128 S.F.
ZONING	LDR/B6-D (CZ)
OCCUPANCY	R3/U
CONSTRUCTION TYPE	V-B
MAIN STRUCTURE SETBACK	FRONT : 20' SIDE : 10' REAR : 10'
HEIGHT LIMIT MAIN BUILDING	30' ABOVE AVERAGE GRADE
BUILDING HEIGHT	21.75'
HEIGHT LIMIT ADU	16' ABOVE AVERAGE GRADE
ADU HEIGHT	16.0'
FIRE SPRINKLERS	REQUIRED. DEFERRED SUBMITTAL
PROPOSED CUT/FILL	80 C.Y.
SEWER PROVIDER	PEBBLE BEACH COMMUNITY SERVICES DISTRICT/CARMEL AREA WASTE WATER DISTRICT
WATER PROVIDE	CAL-AM
ELECTRIC	PG&E
MPWMD	YES

PROPOSED FLOOR AREA – 20% MAXIMUM F.A.R.

(SEE A1.2 AREA CALCULATIONS)

MAIN HOUSE	5,986 S.F.
GARAGE	610 S.F.
TOTAL FLOOR AREA	6,596 S.F.

F.A.R: 62,128/6,596 = 9.4% F.A.R.

BUILDING SITE COVERAGE – 15% MAXIMUM

(SEE A1.2 AREA CALCULATIONS)

MAIN HOUSE	5,986 S.F.
GARAGE	610 S.F.
ADU	1,172 S.F.
TOTAL BUILDINGS	7,768 S.F.

BUILDING SITE COVERAGE: 62,128/7,768 = 8%

IMPERVIOUS COVERAGE – 9,000 S.F. MAXIMUM

(SEE A1.2 AREA CALCULATIONS)

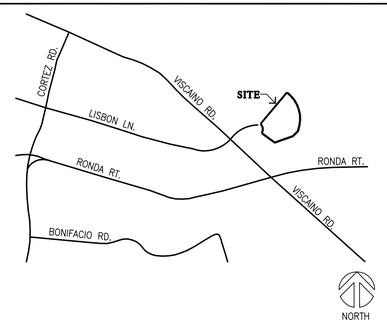
BUILDINGS	7,768 S.F.
COVERED PORCHES & PATIOS	1,218 S.F.
TOTAL IMPERVIOUS	8,986 S.F.

IMPERVIOUS COVERAGE: 62,128/8,986 = 6.9%

ADDITIONAL AREAS

DRIVEWAY & AUTO COURT:	7,098 S.F.
TOTAL AREA OF DISTURBANCE	35,190 S.F.

VICINITY MAP



APPLICABLE CODES

2022	CALIFORNIA BUILDING CODE (CBC)
2022	CALIFORNIA REFERENCE STANDARDS CODE (CRSC)
2022	CALIFORNIA ELECTRICAL CODE (CEC)
2022	CALIFORNIA MECHANICAL CODES (CMC),
2022	CALIFORNIA PLUMBING CODE (CPC)
2022	CALIFORNIA FIRE CODE (CFC)
2022	CALIFORNIA ENERGY CODE
2022	CALIFORNIA EXISTING BUILDING CODE (CEBC)
2022	CALIFORNIA RESIDENTIAL CODE (CRC)
2022	CALIFORNIA GREEN BUILDING STDS. CODE (CA GREEN) MANDATORY MEASURES ONLY

SHEET INDEX

ARCHITECTURAL

A0.0	TITLE SHEET
A1.1	SITE PLAN
A1.2	FIRE PROTECTION MANAGEMENT PLAN
A1.3	AREA CALCULATIONS
A2.1	FLOOR PLAN
A3.1	SECTIONS
A3.2	SECTIONS
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A5.1	ROOF PLAN
A6.2	EXTERIOR LIGHTING PLAN
A11.1	ADU FLOOR PLAN
A11.2	ADU SECTIONS
A11.3	ADU ELEVATIONS
A11.4	ADU ROOF PLAN

CIVIL

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

TOPOGRAPHIC SURVEY

1	BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT DIRECTORY

OWNER
RICHARD ZHANG
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rzhang2403@hotmail.com

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LICENSED ARCHITECT — LOUIE LEU — No. C15688 — 31 MAY 2027 RENEWAL DATE — STATE OF CALIFORNIA

SIGNATURE DATE:

Project No: 22417

Scale: As Noted

ZHANG RESIDENCE

1461 LISBON COURT, PEBBLE BEACH, CA 93953

TITLE SHEET

Date/Revisions:

03-20-25 PROGRESS

Sheet No:

A - 0.0

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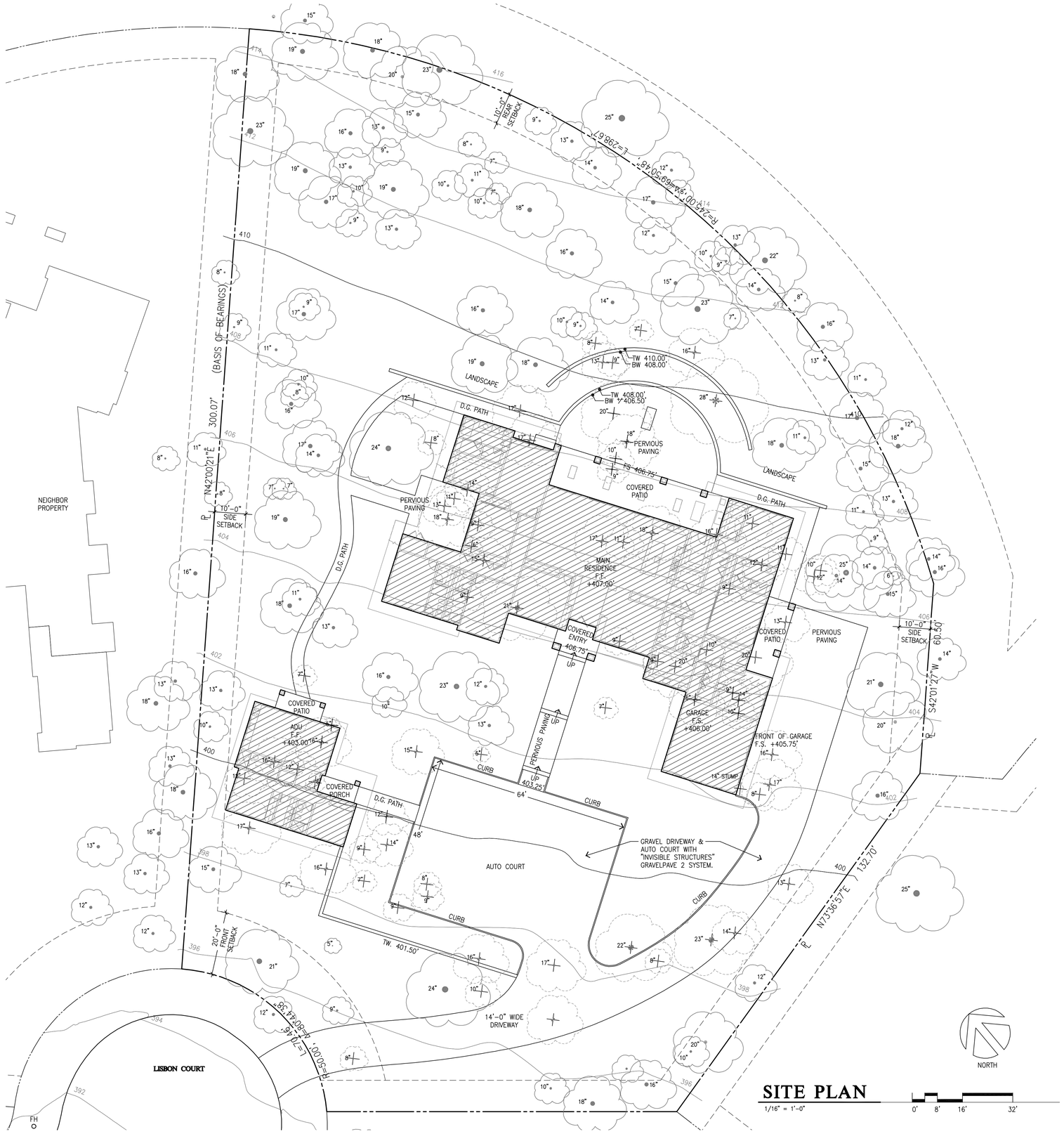
PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

DESIGN FOR LIVING

P:\22417-Zhang\A-Drawings\CAD\A1.1 Site Plan.dwg - 08.06.2025 - 2:37pm



LOUIE LEU ARCHITECT INC

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Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com

LICENSED ARCHITECT
LOUIE LEU
No. C15688
31 MAY 2027
RENEWAL DATE
STATE OF CALIFORNIA

SIGNATURE DATE:

Project No: 22417

ZHANG RESIDENCE

1461 LISBON COURT, PEBBLE BEACH, CA 93953

SITE PLAN

Scale: 1/16" = 1'-0"

Date/Revisions:

Sheet No:

A - 1.1

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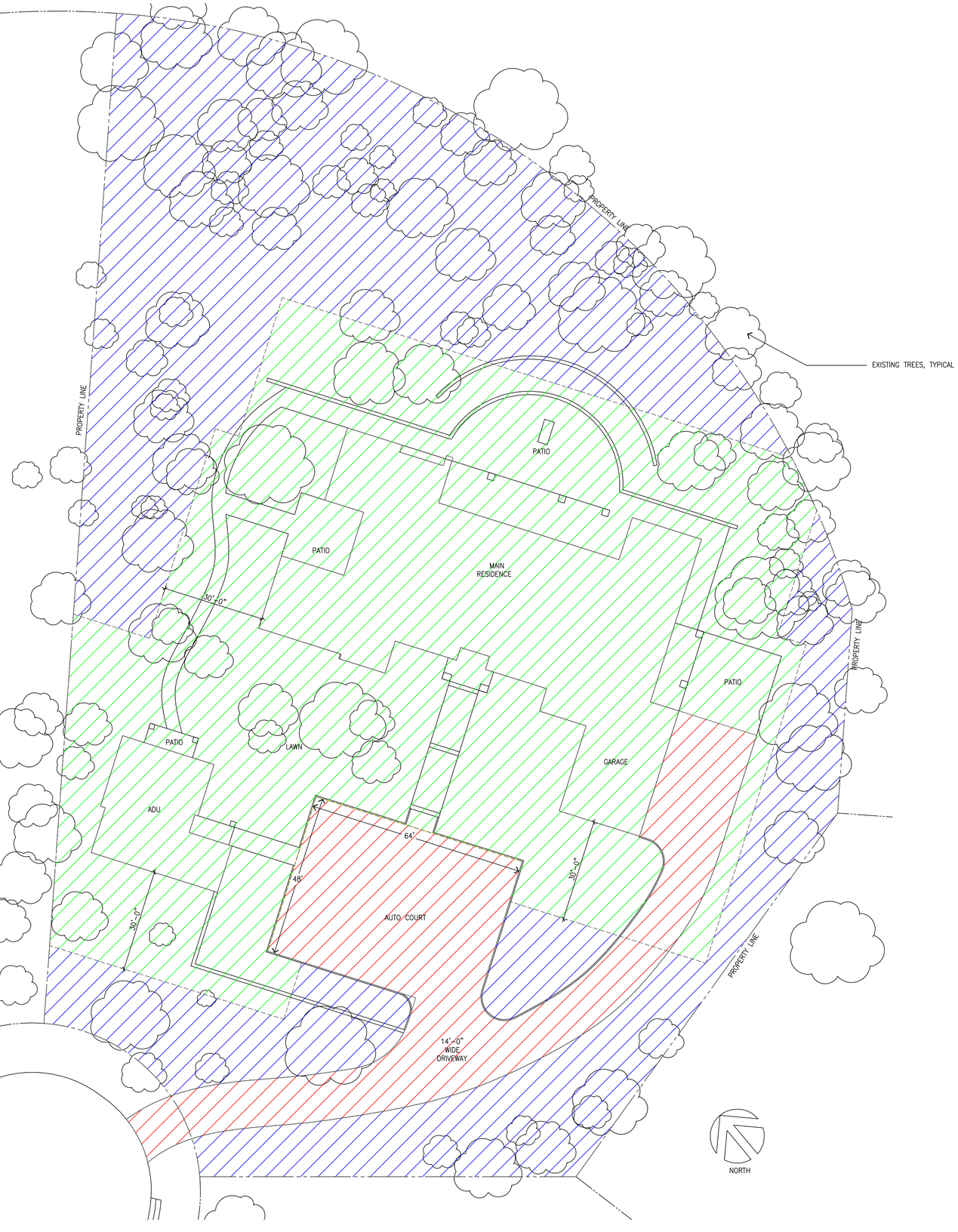
DESIGN FOR LIVING



LEGEND

"GREEN ZONE"
SEE NOTES BELOW

"MANAGEMENT ZONE"
SEE NOTES BELOW

"EMERGENCY VEHICLE ACCESS"
DRIVEWAY SLOPE: 8.4% MAX.
WIDTH: 14 FEET
SURFACE: CONCRETE

FIRE PROTECTION MANAGEMENT PLAN

1. CALIFORNIA LAW (PRC 4291) REQUIRES PROPERTY OWNERS TO CREATE AND MAINTAIN ADEQUATE DEFENSIBLE SPACE AROUND HOMES AND BUILDINGS. DEFENSIBLE SPACE IS CREATED THROUGH PROPER IMPLEMENTATION OF FUEL MODIFICATION AND MANAGEMENT PRACTICES AROUND STRUCTURES. THIS INCLUDES THE REMOVAL OF HIGHLY FLAMMABLE AND DEAD VEGETATION, THE THINNING AND PROPER SPACING OF DENSELY VEGETATED AREAS TO DISRUPT THE CONTINUITY OF COMBUSTIBLE FUEL LOADS, AND THE PROPER EXECUTION OF FIREWISE LANDSCAPING PRACTICES AND PRINCIPALS. FIREWISE OR FIRESAFE LANDSCAPING PRACTICES INCLUDE UTILIZING PLANT TYPES, PLANTING CONFIGURATIONS AND ARRANGEMENTS, AND LANDSCAPING MATERIALS AND DESIGN CONCEPTS THAT ARE LESS COMBUSTIBLE AND MORE FIRE RESISTANT THAT WILL ASSIST IN REDUCING THE ABILITY OF FIRE TO SPREAD HORIZONTALLY AND VERTICALLY. FOR EXAMPLE, A FIREWISE LANDSCAPE SHOULD CONSIST OF PROPERLY SPACED AND MAINTAINED SHRUBS AND TREES, AS WELL AS LOWER GROWING NATIVE PERENNIAL GRASSES, GROUNDCOVERS (INCLUDING MULCHES) AND/OR HERBACEOUS PERENNIALS THAT ARE GENERALLY LESS FLAMMABLE. ADDITIONALLY, MORE COMBUSTIBLE MASS PLANTINGS AND DENSE VEGETATION GROUPINGS SHOULD BE AVOIDED.

2. THE GREEN ZONE IS THE AREA 0–30 FEET IMMEDIATELY SURROUNDING THE FOLLOWING HOME REMODEL AND LANDSCAPE IMPROVEMENT ACTIVITIES THIS GREEN ZONE AREA WILL CONSIST OF FIRESAFE LANDSCAPE MATERIALS AND LOW COMBUSTIBILITY DROUGHT TOLERANT FLORA, INCLUDING SOME EXISTING ORNAMENTAL VEGETATION THAT WILL BE SELECTIVELY RETAINED. THIS FIRESAFE LANDSCAPE WILL BE DESIGNED AND MAINTAINED IN A MANNER TO PROVIDE PROPER HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES, AND LARGER GROWING TREES AND SHRUBS WILL BE MAINTAINED TO REMOVE DEAD AND HEALTHY COMBUSTIBLE MATERIALS.

3. THE MANAGEMENT ZONE (AKA, REDUCED FUEL ZONE) IS THE AREA 30–100 FEET (OR TO THE PROPERTY LINE) AROUND THE HOME. PRIOR TO THE DRY SEASON HIGHLY COMBUSTIBLE NON-NATIVE ANNUAL GRASSES WILL BE MOWED TO A HEIGHT OF 4 INCHES; DEAD MATERIALS THAT POSE A FIRE HAZARD WILL BE REMOVED AND PROPERLY DISPOSED; SHRUBS WILL BE THINNED AND MAINTAINED TO PROVIDE ADEQUATE HORIZONTAL AND VERTICAL SEPARATION (AMOUNT OF SPACE BETWEEN SHRUBS AND PLANT GROUPINGS DEPENDS ON STEEPNESS OF SLOPE AND SIZE AND TYPE OF PLANTS); AND DEAD, UNHEALTHY AND/OR STRUCTURALLY PROBLEMATIC TREE LIMBS WILL BE REMOVED TO A HEIGHT OF 6 FEET ABOVE GRADE OR TO 3X THE HEIGHT OF UNDERSTORY VEGETATION (WHICHEVER IS HIGHER) TO REMOVE POTENTIALLY HAZARDOUS LADDER FUELS. AVOID EXCESSIVE PRUNING AND REMOVAL OF HEALTHY AND STRUCTURALLY SOUND LIMBS, PARTICULAR LIMBS THAT ARE 6 INCHES DIAMETER DATE

4. FOR LANDSCAPE IMPROVMENTS AND ENHANCEMENT, USE NATIVE OR NON-INVASIVE ORNAMENTAL PLANTS THAT ARE APPROPRIATE TO THE SITE. PLANTS AND MATERIALS SELECTED FOR LANDSCAPING OPERATIONS SHOULD BE OF LOWER COMBUSTIBILITY AND VOLATILITY, DROUGHT TOLERANT, AND SHOULD NOT BE POTENTIALLY DEGRADING (E.G., INVASIVE) TO SURROUNDING HABITAT. INDIGENOUS FLORA OCCURING ON THE PROPERY SHOULD BE RETAINED AND PRESERVED. REMOVE AND MANAGE HIGHLY COMBUSTIBLE AND HABITAT DEGRADING EXOTIC INVASIVE WEEDS, AND PROMOTE THE ESTABLISHMENT NATIVE VEGETATION THAT GENERALLY TENDS TO BE LESS FLAMMABLE.

5. REMOVE DRY LEAVES AND PINE NEEDLES FROM ROOF AND RAIN GUTTERS, MAINTAIN ADEQUATE CLEARANCE AROUND STRUCTURE, AND KEEP TREE BRANCHES A MINIMUM 10 FEET AWAY FROM CHIMNEY OR STOVE OUTLETS.

LOUIE LEU ARCHITECT INC
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LICENSED ARCHITECT LOUIE LEU No. C15688 31 MAY 2027 RENEWAL DATE STATE OF CALIFORNIA

SIGNATURE DATE:

Project No: 22417

ZHANG RESIDENCE

1461 LISBON COURT, PEBBLE BEACH, CA 93953

FIRE PROTECTION MANAGEMENT PLAN

Scale: 1/16" = 1'-0"

Date/Revisions:
03-20-25 PROGRESS

Sheet No:

A - 1.2

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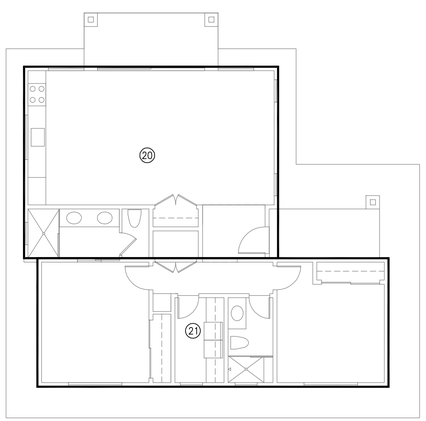
MAIN HOUSE FLOOR AREA

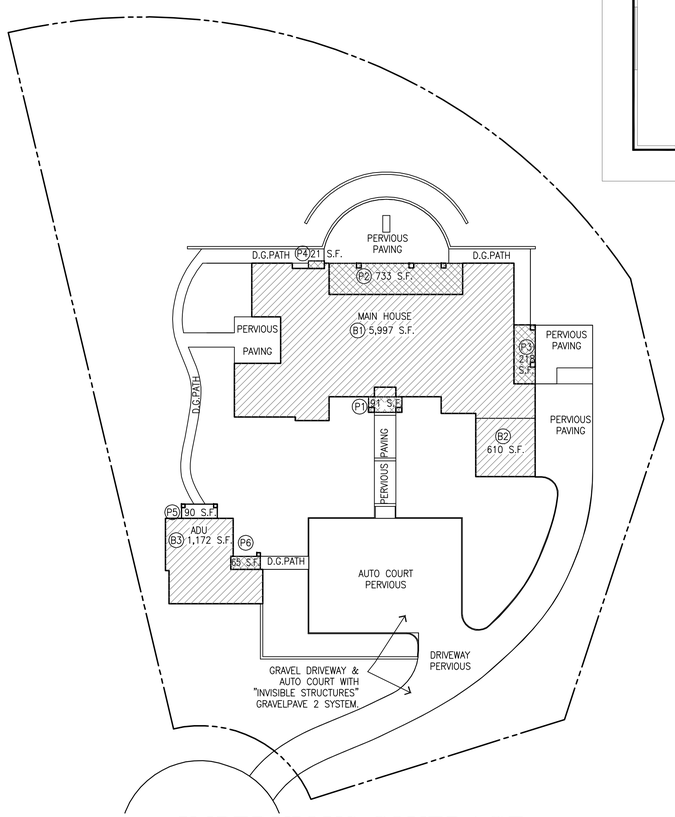
SCALE 1/8" = 1'-0"

PROPOSED FLOOR AREA		
TAG #	**CALCULATION**	**AREA**
MAIN HOUSE		
1	17'-0" X 22'-5"	381 SQ. FT.
2	15'-6" X 20'-3"	313 SQ. FT.
3	20'-4" X 19'-7"	398 SQ. FT.
4	56-0" X 37-5"	2,096 SQ. FT.
5	21'-6" X 50-6"	1,086 SQ. FT.
6	25'-6' X 22'-6"	575 SQ. FT.
7	14'-2" X 24'-0"	340 SQ. FT.
8	47'-0" X 5'-5"	256 SQ. FT.
9	14'-5" X 12'-6"	180 SQ. FT.
10	24'-11" X 14'-6"	361 SQ. FT.
	TOTAL HOUSE	**5,986** SQ. FT.
GARAGE		
11	24'-11" X 24'-6"	610 SQ. FT.
	TOTAL GARAGE	**610** SQ. FT.
	TOTAL FLOOR AREA (20% MAX F.A.R.)	**6,596** SQ. FT. (10.6%)
	SITE AREA	**62,128** SQ. FT.
ACCESSORY DWELLING UNIT (A.D.U.)		
20	28'-5" X 21'-5"	609 SQ. FT.
21	39'-3" X 14'-4"	563 SQ. FT.
	TOTAL A.D.U.	**1,172** SQ. FT.
BUILDING SITE COVERAGE		
	MAIN HOUSE	5,986 SQ. FT.
	GARAGE	610 SQ. FT.
	TOTAL HOUSE	**6,596** SQ. FT.
	A.D.U.	**1,172** SQ. FT.
	TOTAL BUILDING SITE COVERAGE (15% MAX)	**7,768** SQ. FT. (12.5%)
	SITE AREA	**62,128** SQ. FT.



ADU FLOOR AREA

SCALE 1/8" = 1'-0"



IMPERVIOUS COVERAGE

SCALE 1/30" = 1'-0"

IMPERVIOUS COVERAGE		
TAG #		**AREA**
B1	MAIN HOUSE	5,986 SQ. FT.
B2	GARAGE	610 SQ. FT.
B3	A.D.U.	1,172 SQ. FT.
	TOTAL BUILDING SITE COVERAGE	**7,768** SQ. FT.
P1	MAIN HOUSE COVERED ENTRY PORCH	91 SQ. FT.
P2	GREAT ROOM COVERED PATIO	733 SQ. FT.
P3	REC ROOM COVERED PATIO	218 SQ. FT.
P4	MASTER BEDROOM PATIO	21 SQ. FT.
P5	A.D.U. COVERED PATIO	90 SQ. FT.
P6	A.D.U. COVERED ENTRY PORCH	65 SQ. FT.
	TOTAL COVERED PATIOS	**1,218** SQ. FT.
	TOTAL IMPERVIOUS COVERAGE (9,000 SQ.FT. MAX.)	**8,986** SQ. FT.
	SITE AREA	**62,128** SQ. FT.

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AREA CALCULATIONS

Scale: 1/8" = 1'-0"

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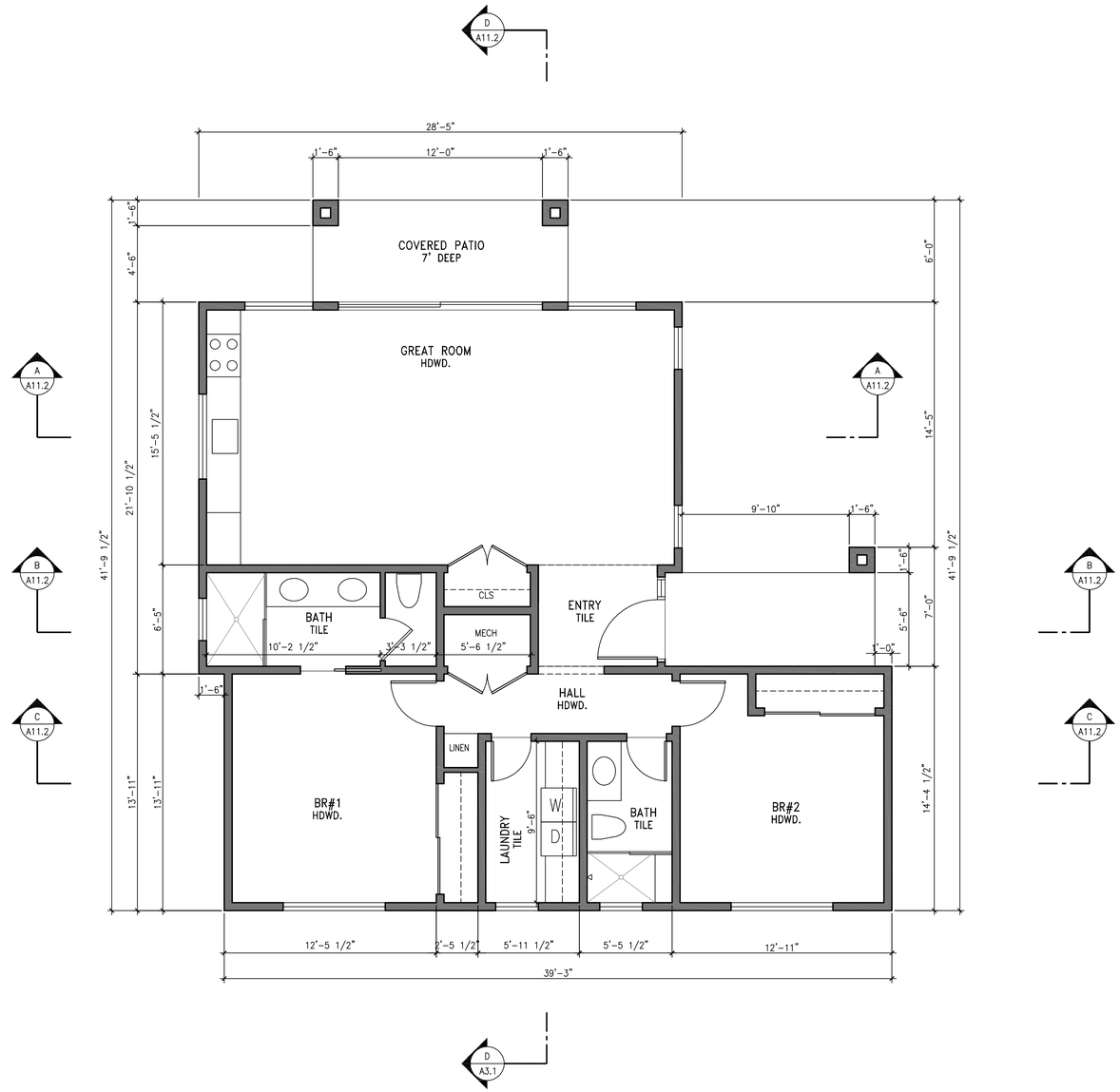

FLOOR PLAN ADU

1/4" = 1'-0"

0' 2' 4' 8'

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FLOOR PLAN ADU

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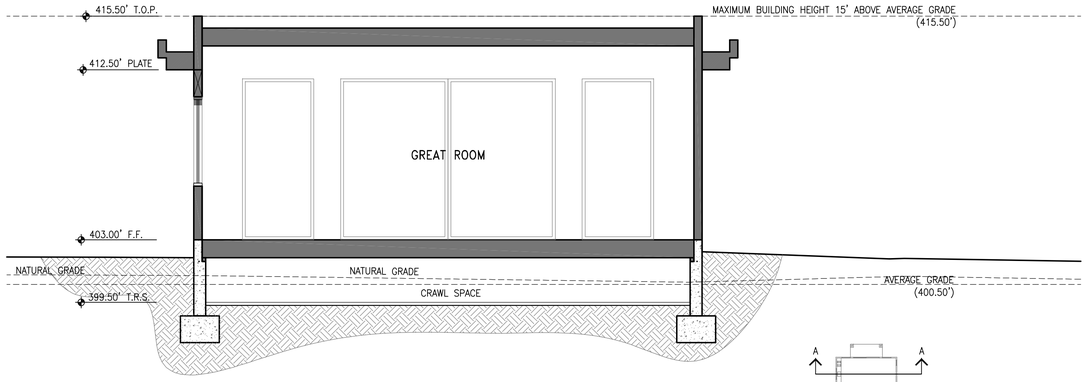

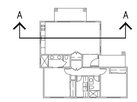

SECTION A

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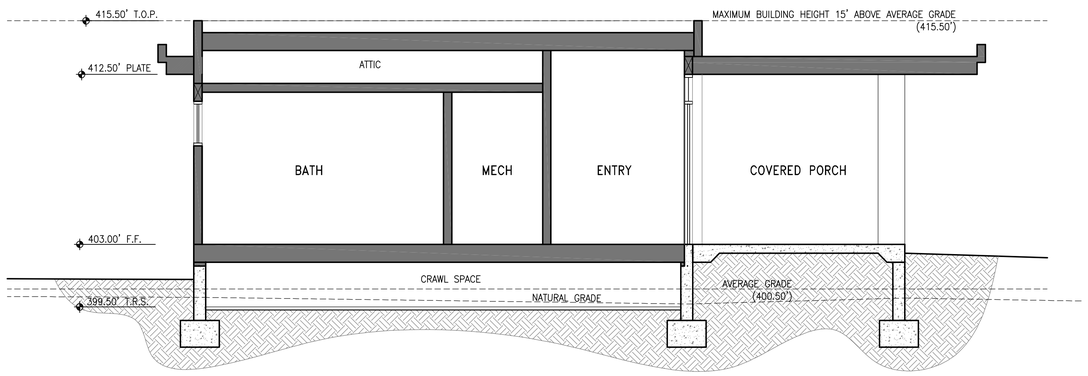

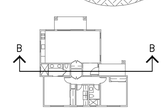

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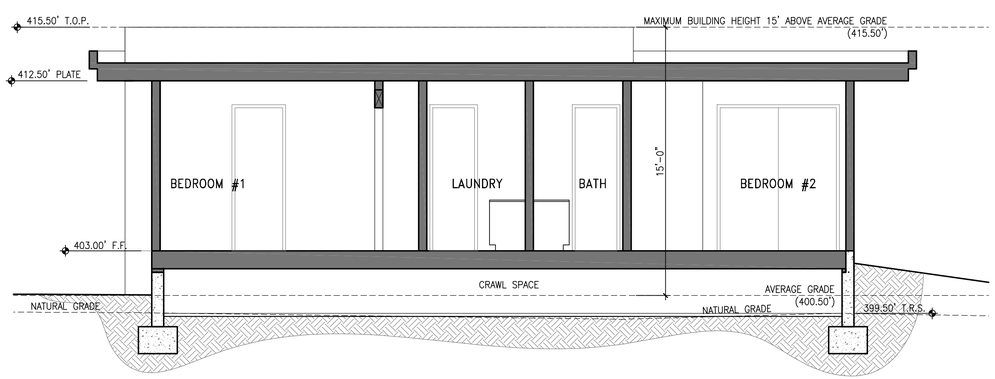

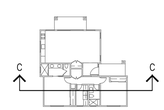

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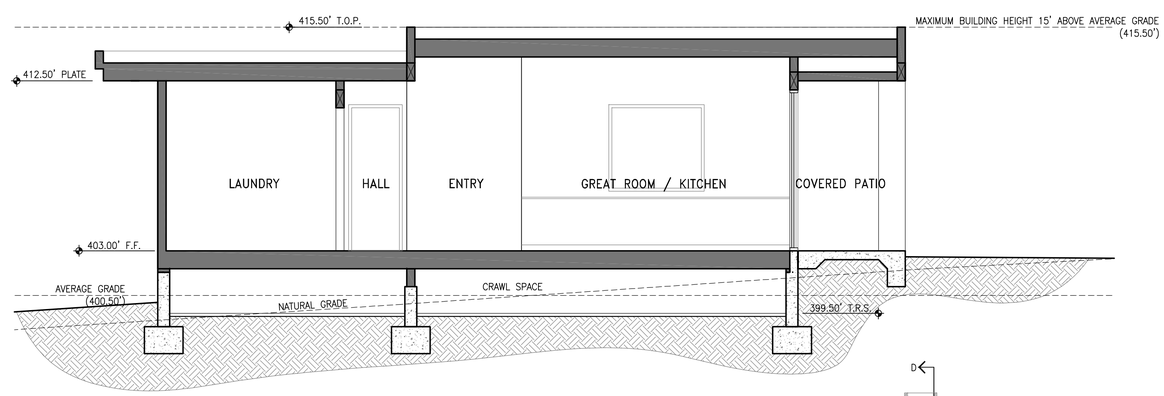

SECTION D

1/4" = 1'-0"

GENERAL NOTES

A. PROVICE FIREBLOCKING IN SPACES OF WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING LEVELS @ 10' MAX. INTERVALS, HORIZONTALLY & VERTICALLY.

B. SEE STRUCTURAL DRAWINGS FOR DETAILS AND ADDITIONAL INFORMATION

C. CONTRACTOR TO HAVE BLDG. ELEVATION HEIGHTS SURVEYED BY R.C.E. OR LLS OF RECORD FOR CONFORMANCE W/ HEIGHT RESTRICTIONS, PRIOR TO COMMENCEMENT OF UPPER FLOOR WALL AND ROOF FRAMING

D. SEE J&K/A-9.4 DETAILS FOR UNDERFLOOR VENTILATION CALCS

E. UNDERFLOOR PROTECTION (SECTION R337.7), THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS OR SHALL BE ENCLOSED TO GRADE.

F. THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS, FLOOR PROJECTIONS, UNDERFLOOR, AND UNDERSIDE OF APPENDAGES SHALL BE PROTECTED BY ONE OF THE FOLLOWING (SECTION R337.7.6, SECTION R337.7.7, SECTION R337.7.8, SECTION R337.7.9); A) NONCOMBUSTIBLE MATERIAL B) IGNITION-RESISTANT MATERIAL C) ONE LAYER OF 5/8" TYPE X DRYWALL ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK D) 1-HOUR RATED ASSEMBLY E) HORIZONTAL ASSEMBLIES THAT MEET THE TEST PROCEDURES SET FORTH IN ASTM E2957 F) HORIZONTAL ASSEMBLIES THAT MEET THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

G. DECKING (SECTION R337.9), WHEN WITHIN 10 FEET OF THE PRIMARY STRUCTURE, THE CONSTRUCTION OF DECKING SURFACES, STAIR TREADS AND RISERS AND LANDING OF DECKS, PORCHES AND BALCONIES SHALL COMPLY WITH ONE OF THE FOLLOWING: A) IGNITION RESISTANT, B) FIRE RETARDANT TREATED WOOD, C) NON-COMBUSTIBLE D) ANY MATERIAL THAT COMPLIES WITH SFM 12-7A-4A.

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LICENSED ARCHITECT
LOUIE LEU
No. C15688
31 MAY 2027
RENEWAL DATE
STATE OF CALIFORNIA

SIGNATURE DATE:

Project No: 22417

ZHANG RESIDENCE

1461 LISBON COURT, PEBBLE BEACH, CA 93953

SECTIONS - ADU

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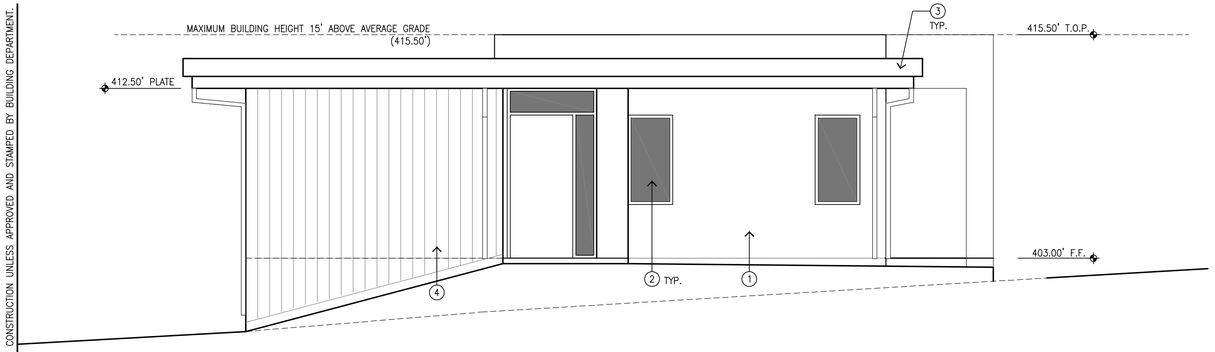
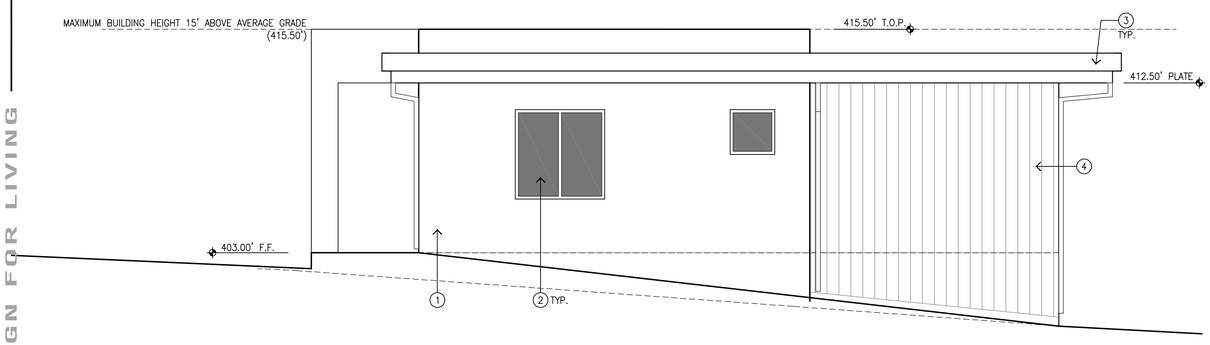


EAST ELEVATION

1/4" = 1'-0"



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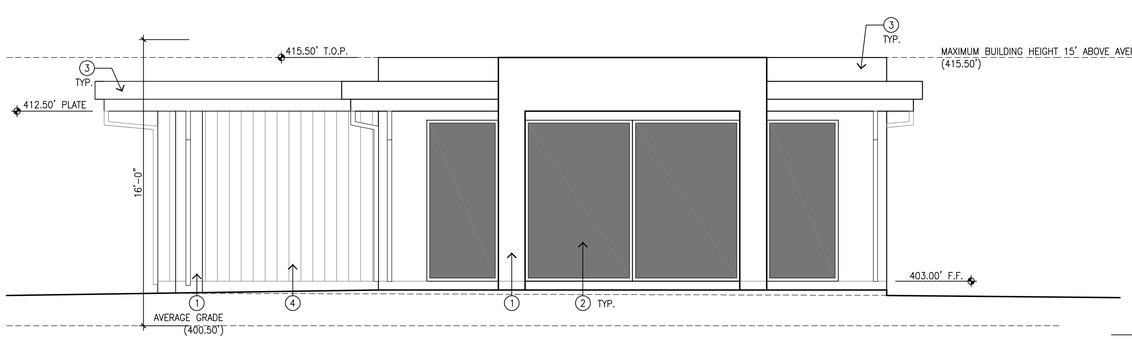

NORTH ELEVATION

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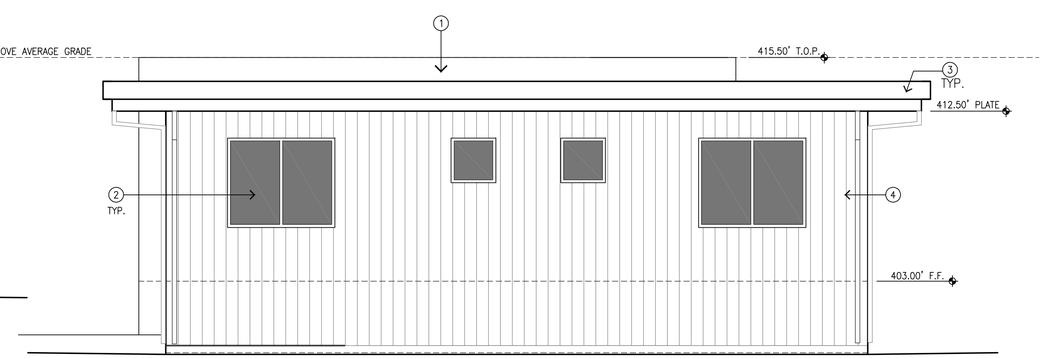

SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIALS

1. CEMENT PLASTER, COLOR DE6214, DUNN EDWARDS OR EQ. LRV 43
2. METAL WINDOWS & DOORS, COLOR DARK BRONZE
3. METAL FASCIA, MATCH METAL WINDOWS
4. LAP SIDING, TRESPA "PURA" COLOR TROPICAL IPE

EXTERIOR MATERIALS LEGEND

2022 CBC CH. 7A STATE FIRE MARSHAL MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

CBC 7A COMPLIANCE	EXTERIOR MATERIAL	METHOD / NOTES
705A	ROOF MEMBRANE	80 MIL. SINGLE PLY PVC ROOF BY IB ROOF SYSTEMS – CLASS 'A' RATED O/ TAPERED INSULATION SLOPE 1/4" FT. MIN.
707A.3	EXTERIOR WALLS: ADHERED STONE	NON COMBUSTIBLE MATERIAL: 1 1/2" NOMINAL THICKNESS ADHERED STONE OVER 3/4" MORTAR OVER 15# BUILDING PAPER.
707A.3	EXTERIOR WALLS: TRESPA PURA	NON COMBUSTIBLE MATERIAL INSTALLED OVER 5/8" GYP. SHEATHING: TRESPA PURA NFC IS A CLASS A FIRE RATED MATERIAL PER THE ASTM E84
707A.3	EXTERIOR WALLS: PLASTER	NON COMBUSTIBLE MATERIAL: 3 COAT 7/8" CEMENT PLASTER ASSEMBLY
707A.6	SOFFITS: PLASTER	NON COMBUSTIBLE MATERIAL: SOFFITS ARE 3/4" CEMENT PLASTER ASSEMBLY
708A2.1	EXTERIOR WINDOWS & GLAZED DOORS & SKYLIGHTS	CONSTRUCTED WITH MULTI–PANE TEMPERED GLAZING.
708A.3	EXTERIOR DOORS	THE EXTERIOR SURFACE OR CLADDING SHALL BE NON–COMBUSTABLE OR IGNITION–RESISTANT MATERIAL OR, SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS: –STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK. –RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
708A.4	GARAGE DOOR PERIMETER GAP	EXTERIOR GARAGE DOOR PERIMETER GAPS SHALL BE LIMITED TO 1/8" BY ONE OF THE METHODS LISTED BELOW. 1. PROVIDE WEATHER–STRIPPING PRODUCT MEETING SPECIFIC ASTM STANDARDS IN ACCORDANCE WITH CBC 708A.4(1) 2. DOOR OVERLAPS ONTO JAMBS AND HEADERS 3. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING.

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ELEVATIONS - ADU

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09-03-25 ADU HEIGHT

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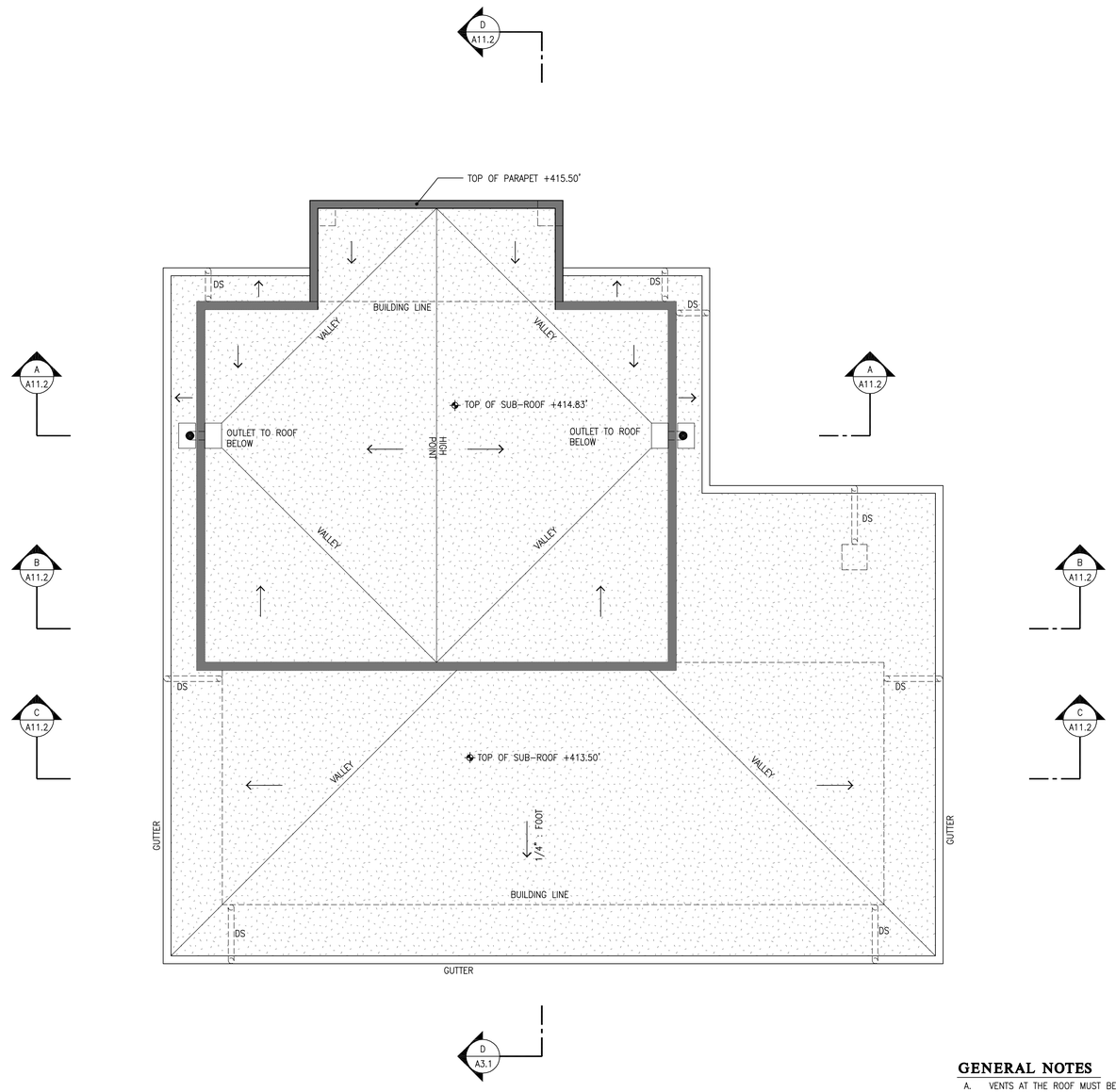

ROOF PLAN ADU

1/4" = 1'-0"

0' 2' 4' 8'

TRUE NORTH

REF. NORTH

GENERAL NOTES

A. VENTS AT THE ROOF MUST BE A MINIMUM OF 3' ABOVE OR 10' HORIZONTALLY AWAY FROM OPERABLE SKYLIGHTS PER CPC 906.2

LEGEND

80 MIL. SINGLE PLY PVC ROOF BY IB ROOF SYSTEMS – CLASS 'A' RATED O/ TAPERED INSULATION
MIN. SLOPE 1/4" FT. MIN.
COLOR: GRAY

ROOF DRAIN & OVERFLOW ASSEMBLY , SEE DETAIL

INDICATES TOP OF ROOF PLYWOOD SUB-DECK, (BENEATH TAPERED ROOF INSULATION)

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ROOF PLAN ADU

Scale: 1/4" = 1'-0"

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FLOOR PLAN - MAIN HOUSE

3/16" = 1'-0"

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FLOOR PLAN MAIN HOUSE

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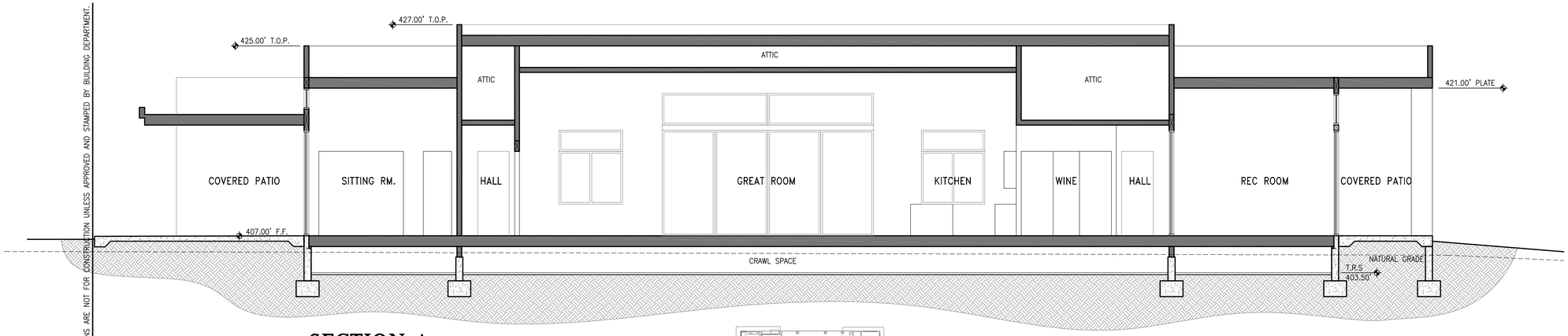
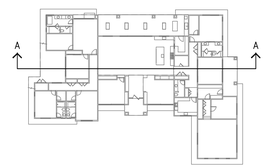
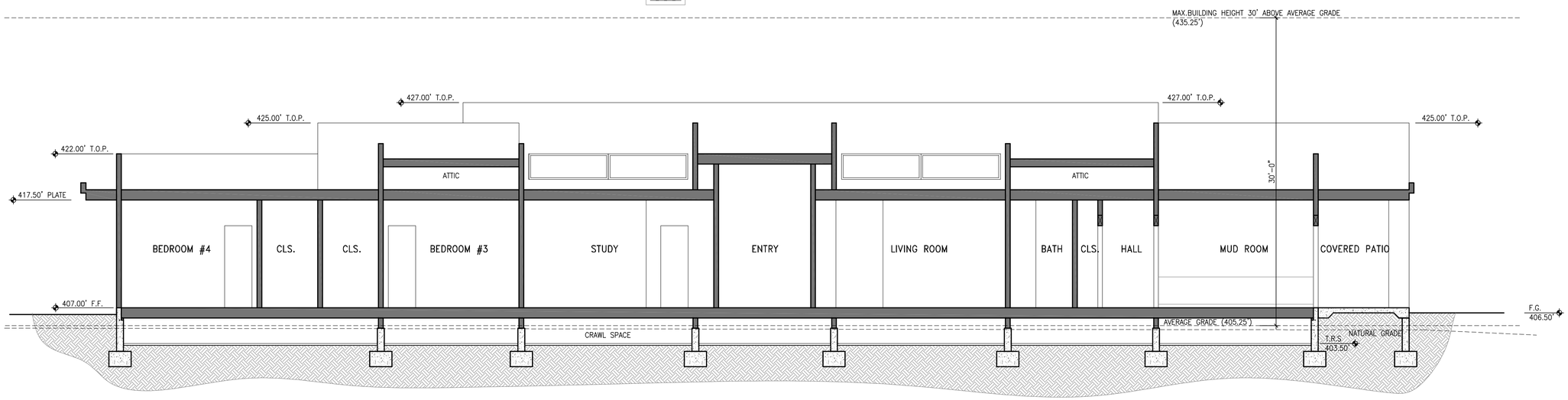


SECTION A

3/16" = 1'-0"





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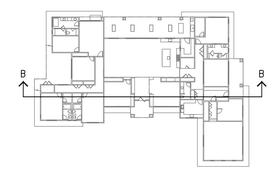

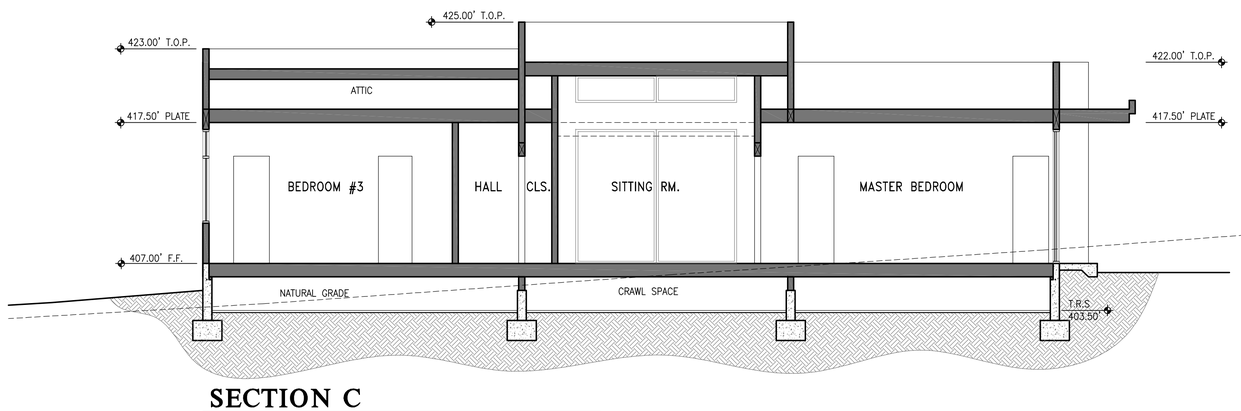

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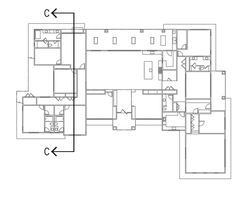

GENERAL NOTES

A. PROVICE FIREBLOCKING IN SPACES OF WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING LEVELS @ 10' MAX. INTERVALS, HORIZONTALLY & VERTICALLY.

B. SEE STRUCTURAL DRAWINGS FOR DETAILS AND ADDITIONAL INFORMATION

C. CONTRACTOR TO HAVE BLDG. ELEVATION HEIGHTS SURVEYED BY R.C.E. OR LLS OF RECORD FOR CONFORMANCE W/ HEIGHT RESTRICTIONS, PRIOR TO COMMENCEMENT OF UPPER FLOOR WALL AND ROOF FRAMING

D. SEE J&K/A-9.4 DETAILS FOR UNDERFLOOR VENTILATION CALCS

E. UNDERFLOOR PROTECTION (SECTION R337.7), THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS OR SHALL BE ENCLOSED TO GRADE.

F. THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS, FLOOR PROJECTIONS, UNDERFLOOR, AND UNDERSIDE OF APPENDAGES SHALL BE PROTECTED BY ONE OF THE FOLLOWING (SECTION R337.7.6, SECTION R337.7.7, SECTION R337.7.8, SECTION R337.7.9); A) NONCOMBUSTIBLE MATERIAL B) IGNITION-RESISTANT MATERIAL C) ONE LAYER OF 5/8" TYPE X DRYWALL ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK D) 1-HOUR RATED ASSEMBLY E) HORIZONTAL ASSEMBLIES THAT MEET THE TEST PROCEDURES SET FORTH IN ASTM E2957 F) HORIZONTAL ASSEMBLIES THAT MEET THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.

G. DECKING (SECTION R337.9), WHEN WITHIN 10 FEET OF THE PRIMARY STRUCTURE, THE CONSTRUCTION OF DECKING SURFACES, STAIR TREADS AND RISERS AND LANDING OF DECKS, PORCHES AND BALCONIES SHALL COMPLY WITH ONE OF THE FOLLOWING: A) IGNITION RESISTANT, B) FIRE RETARDANT TREATED WOOD, C) NON-COMBUSTIBLE D) ANY MATERIAL THAT COMPLIES WITH SFM 12-7A-4A.

LOUIE LEU ARCHITECT INC
236 N. Santa Cruz Ave., Suite 210, Los Gatos, Ca 95030
Ph. (408) 399-2222 Fax (408) 399-2223 www.louieleuarch.com

LICENSED ARCHITECT LOUIE LEU No. C15688 31 MAY 2027 RENEWAL DATE STATE OF CALIFORNIA

SIGNATURE DATE:

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

DESIGN FOR LIVING

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Project No: 22417

Scale: 3/16" = 1'-0"

ZHANG RESIDENCE

1461 LISBON COURT, PEBBLE BEACH, CA 93953

SECTIONS

Date/Revisions:
03-20-25 PROGRESS

Sheet No:

A - 3.1

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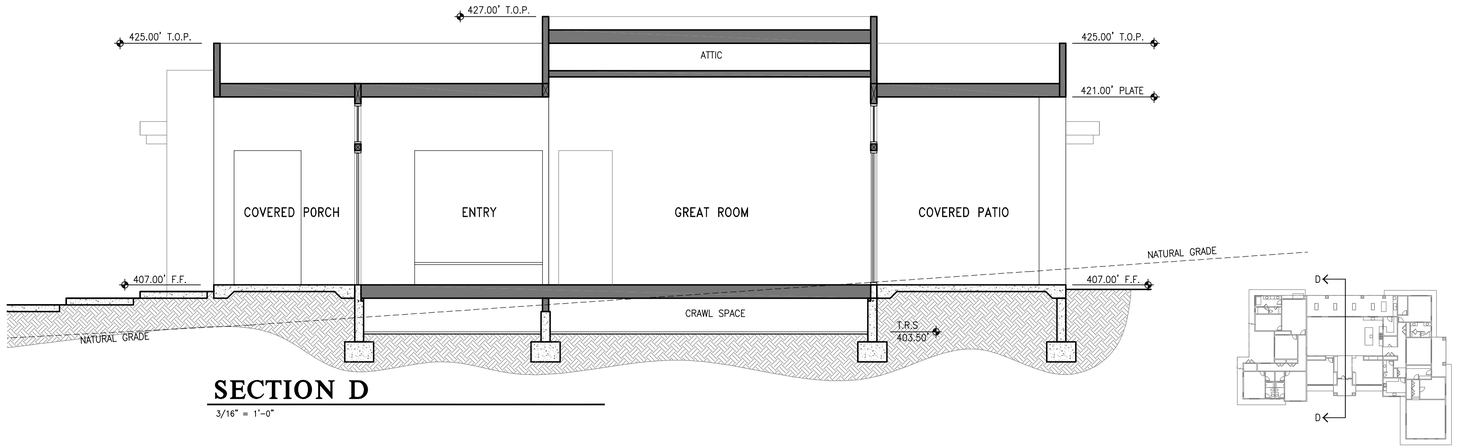

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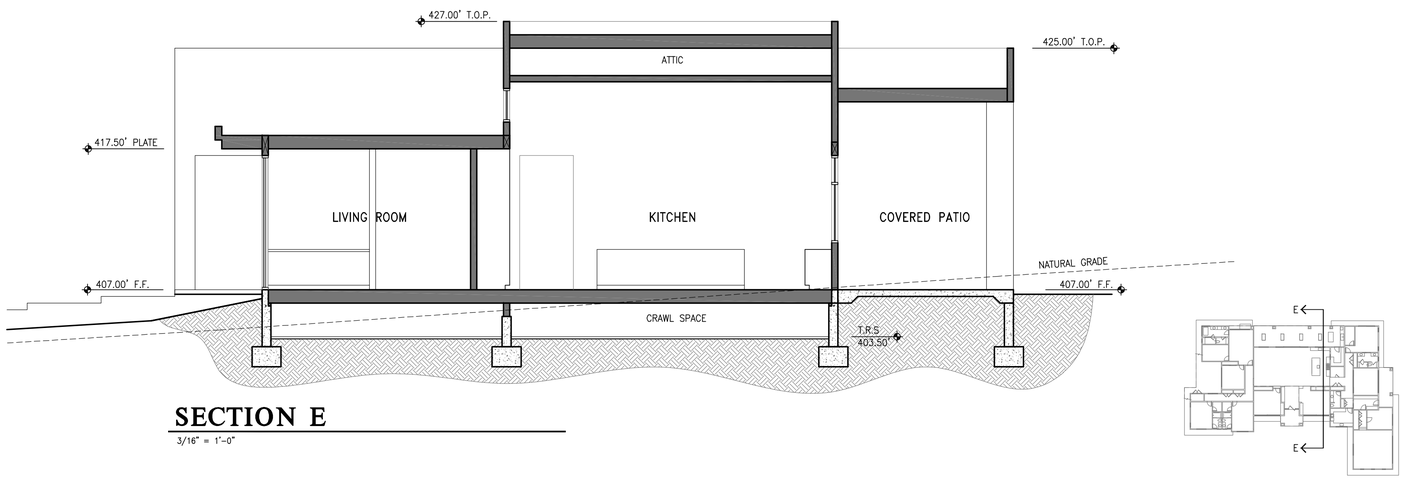

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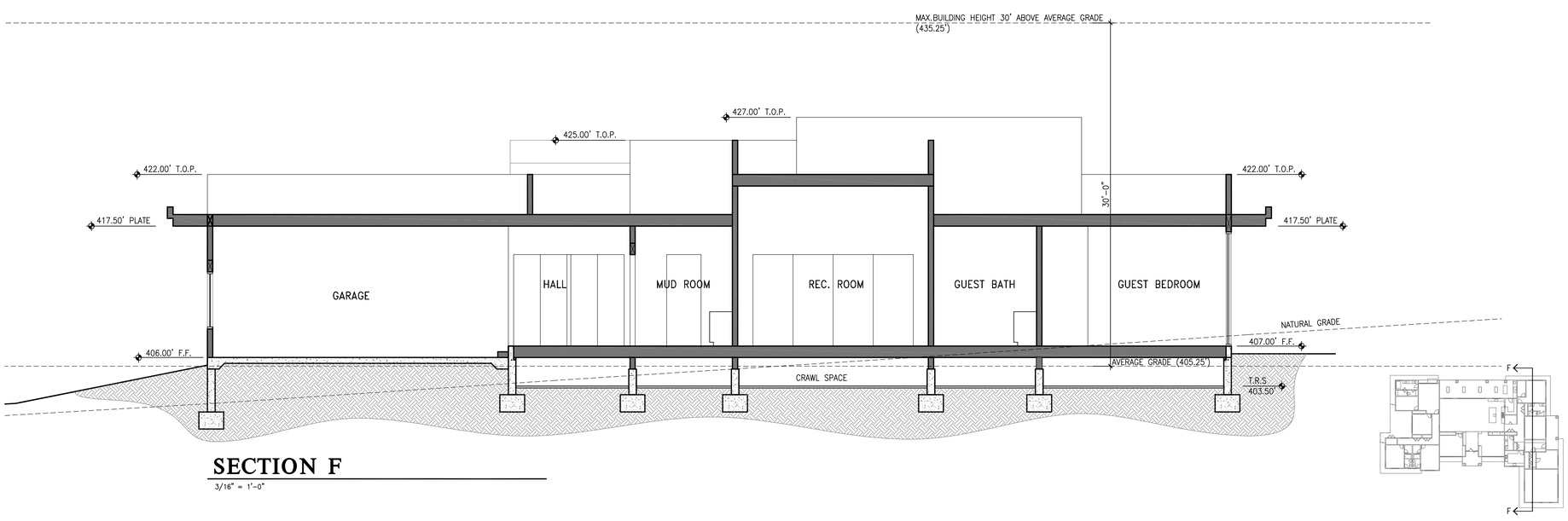

SECTION F

3/16" = 1'-0"

GENERAL NOTES

A. PROVICE FIREBLOCKING IN SPACES OF WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING LEVELS @ 10' MAX. INTERVALS, HORIZONTALLY & VERTICALLY.

B. SEE STRUCTURAL DRAWINGS FOR DETAILS AND ADDITIONAL INFORMATION

C. CONTRACTOR TO HAVE BLDG. ELEVATION HEIGHTS SURVEYED BY R.C.E. OR LLS OF RECORD FOR CONFORMANCE W/ HEIGHT RESTRICTIONS, PRIOR TO COMMENCEMENT OF UPPER FLOOR WALL AND ROOF FRAMING

D. SEE J&K/A-9.4 DETAILS FOR UNDERFLOOR VENTILATION CALCS

E. UNDERFLOOR PROTECTION (SECTION R337.7), THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS OR SHALL BE ENCLOSED TO GRADE.

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LICENSED ARCHITECT
LOUIE LEU
No. C15688
31 MAY 2027
RENEWAL DATE
STATE OF CALIFORNIA

SIGNATURE DATE:

Project No: 22417

ZHANG RESIDENCE

1461 LISBON COURT, PEBBLE BEACH, CA 93953

SECTIONS

Scale: 3/16" = 1'-0"

Date/Revisions:

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SOUTH ELEVATION

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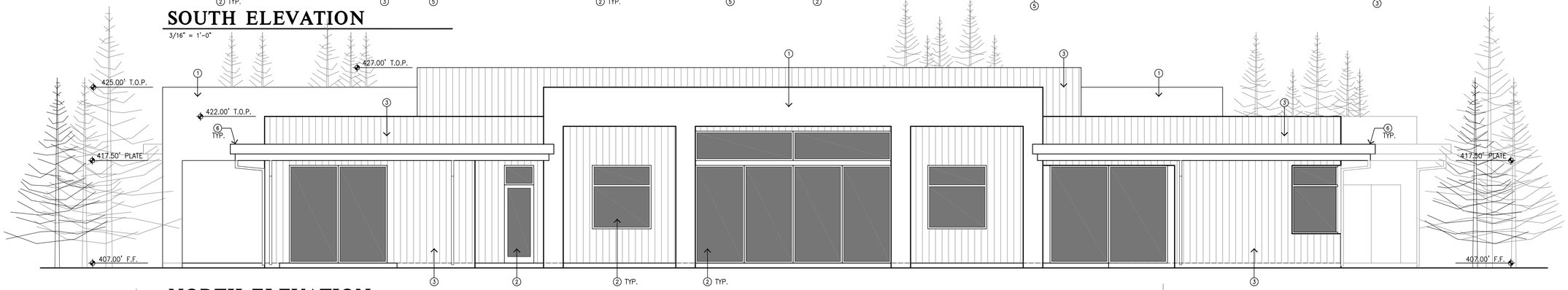

NORTH ELEVATION

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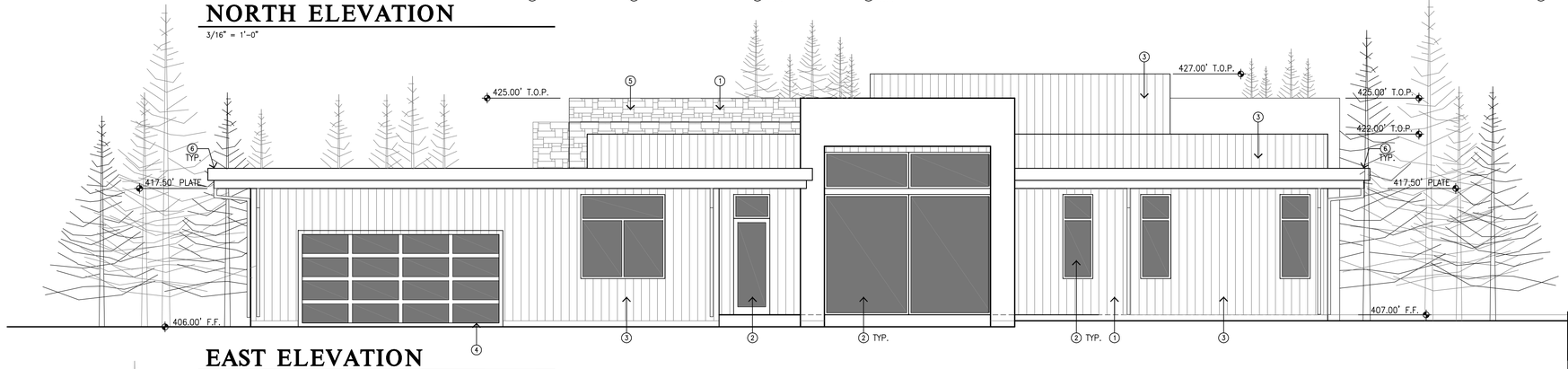
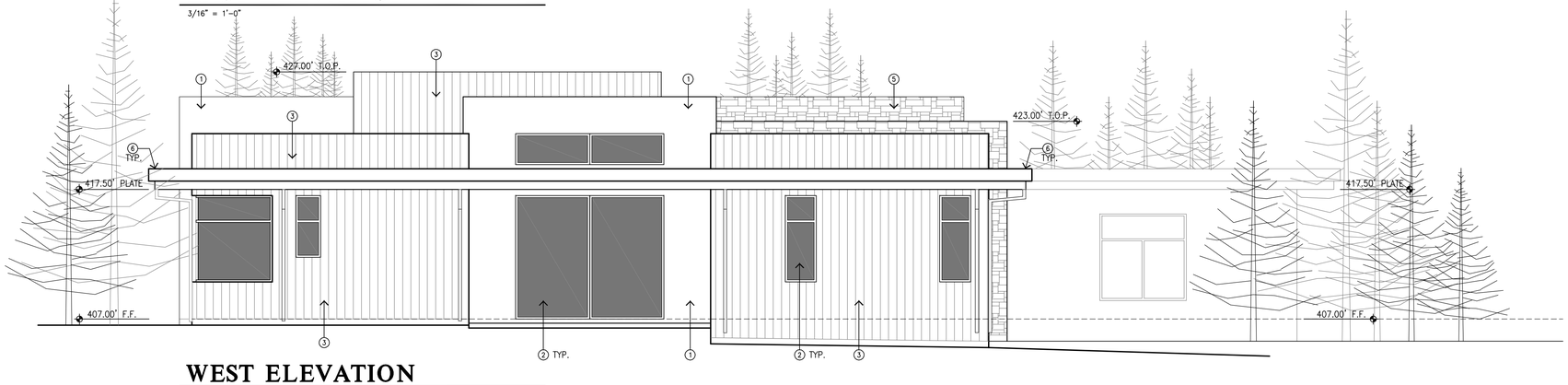


EAST ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"

EXTERIOR MATERIALS

1. CEMENT PLASTER, COLOR DE6214, DUNN EDWARDS OR EQ. LRV 43
2. METAL WINDOWS & DOORS, COLOR DARK BRONZE
3. LAP SIDING, TRESPA "PURA" COLOR TROPICAL IPE
4. METAL GARAGE DOOR
5. STONE VENEER, AAA NATURAL STONE, COLOR REGENT BUFF.
6. METAL FASCIA, MATCH METAL WINDOWS

EXTERIOR MATERIALS LEGEND

2022 CBC CH. 7A STATE FIRE MARSHAL MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

CBC 7A COMPLIANCE	EXTERIOR MATERIAL	METHOD / NOTES
705A	ROOF MEMBRANE	80 MIL. SINGLE PLY PVC ROOF BY IB ROOF SYSTEMS – CLASS 'A' RATED O/ TAPERED INSULATION SLOPE 1/4" FT. MIN.
707A.3	EXTERIOR WALLS: ADHERED STONE	NON COMBUSTIBLE MATERIAL: 1 1/2" NOMINAL THICKNESS ADHERED STONE OVER 3/4" MORTAR OVER 15# BUILDING PAPER.
707A.3	EXTERIOR WALLS: TRESPA PURA	NON COMBUSTIBLE MATERIAL INSATLLED OVER 5/8" GYP. SHEATHING: TRESPA PURA NFC IS A CLASS A FIRE RATED MATERIAL PER THE ASTM E84
707A.3	EXTERIOR WALLS: PLASTER	NON COMBUSTIBLE MATERIAL: 3 COAT 7/8" CEMENT PLASTER ASSEMBLY
707A.6	SOFFITS: PLASTER	NON COMBUSTIBLE MATERIAL: SOFFITS ARE 3/4" CEMENT PLASTER ASSEMBLY
708A2.1	EXTERIOR WINDOWS & GLAZED DOORS & SKYLIGHTS	CONSTRUCTED WITH MULTI-PANE TEMPERED GLAZING.
708A.3	EXTERIOR DOORS	THE EXTERIOR SURFACE OR CLADDING SHALL BE NON-COMBUSTABLE OR IGNITION-RESISTANT MATERIAL OR, SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS: -STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK. -RAISED PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
708A.4	GARAGE DOOR PERIMETER GAP	EXTERIOR GARAGE DOOR PERIMETER GAPS SHALL BE LIMITED TO 1/8" BY ONE OF THE METHODS LISTED BELOW. 1. PROVIDE WEATHER-STRIPPING PRODUCT MEETING SPECIFIC ASTM STANDARDS IN ACCORDANCE WITH CBC 708A.4(1) 2. DOOR OVERLAPS ONTO JAMBS AND HEADERS 3. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING.

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SIGNATURE DATE:

Project No: 22417

Scale: 3/16" = 1'-0"

ZHANG RESIDENCE

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ELEVATIONS

Date/Revisions:

03-20-25 PROGRESS

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A - 4.1

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DESIGN FOR LIVING

WEST ELEVATION

N.T.S.

EAST ELEVATION

N.T.S.

NORTH ELEVATION

N.T.S.

SOUTH ELEVATION

N.T.S.

P:\22417-Zhang\A-Drawings\CAD\A4.2 Elevations.dwg - 08.05.2025 - 4:05pm

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ELEVATIONS

Scale: N.T.S.

Date/Revisions:

03-20-25 PROGRESS

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A - 4.2

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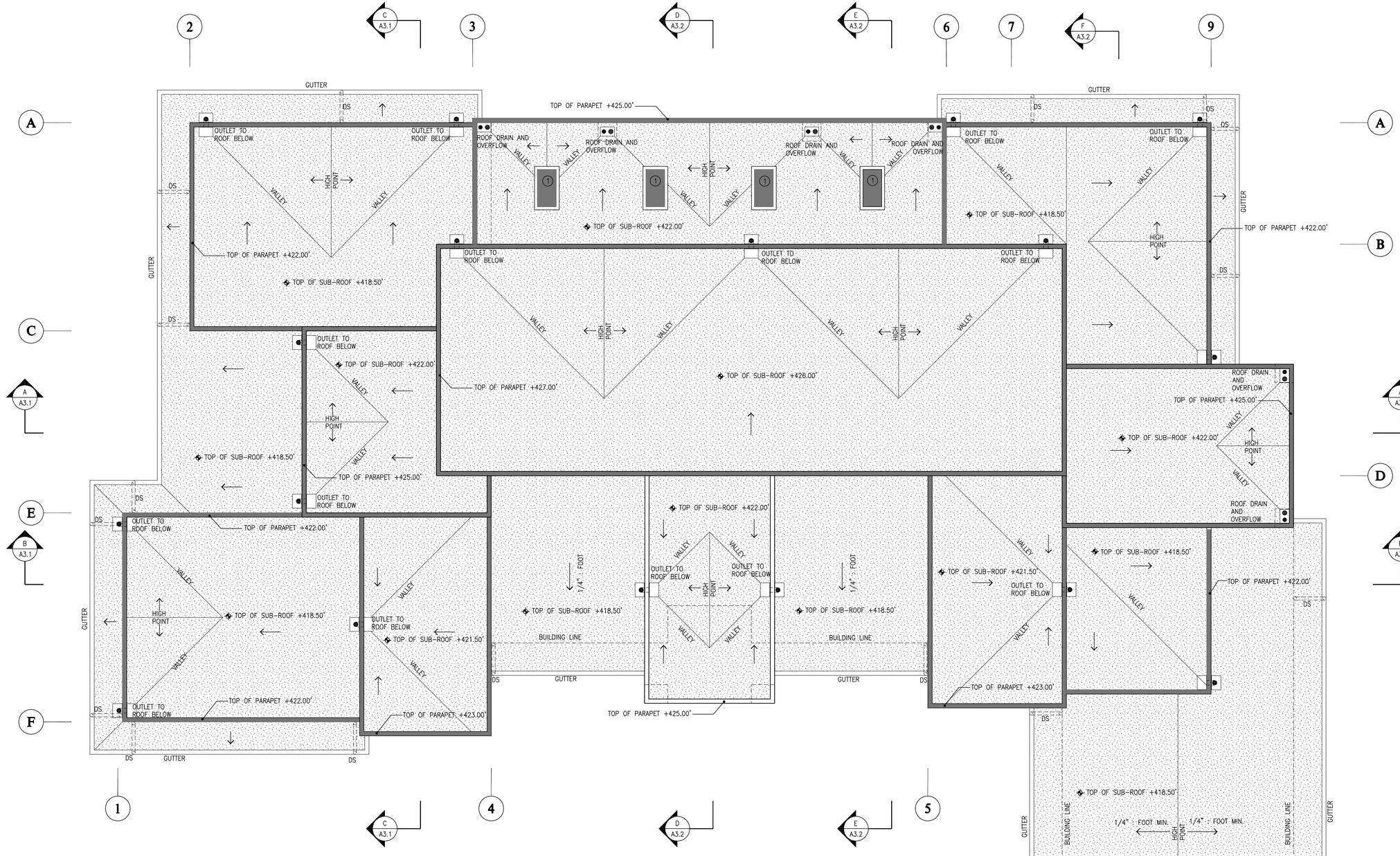

GENERAL NOTES

A. VENTS AT THE ROOF MUST BE A MINIMUM OF 3' ABOVE OR 10' HORIZONTALLY AWAY FROM OPERABLE SKYLIGHTS PER CPC 906.2

LEGEND

80 MIL. SINGLE PLY PVC ROOF BY IB ROOF SYSTEMS – CLASS 'A' RATED O/ TAPERED INSULATION MIN. SLOPE 1/4" FT. MIN. COLOR: GRAY

ROOF DRAIN & OVERFLOW ASSEMBLY , SEE DETAIL

OUTLET TO ROOF BELOW

INDICATES TOP OF ROOF PLYWOOD SUB-DECK, (BENEATH TAPERED ROOF INSULATION)

KEY NOTES

1. 24" X 48" SKYLIGHT, NON-OPERABLE, TEMPERED GLASS

ROOF PLAN

3/16" = 1'-0"

0' 2' 4' 8' 12'

TRUE NORTH

REF. NORTH

PLANS ARE NOT FOR CONSTRUCTION UNLESS APPROVED AND STAMPED BY BUILDING DEPARTMENT.

DESIGN FOR LIVING

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Scale: 3/16" = 1'-0"

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ROOF PLAN

Date/Revisions:

03-20-25 PROGRESS

Sheet No:

A - 5.1

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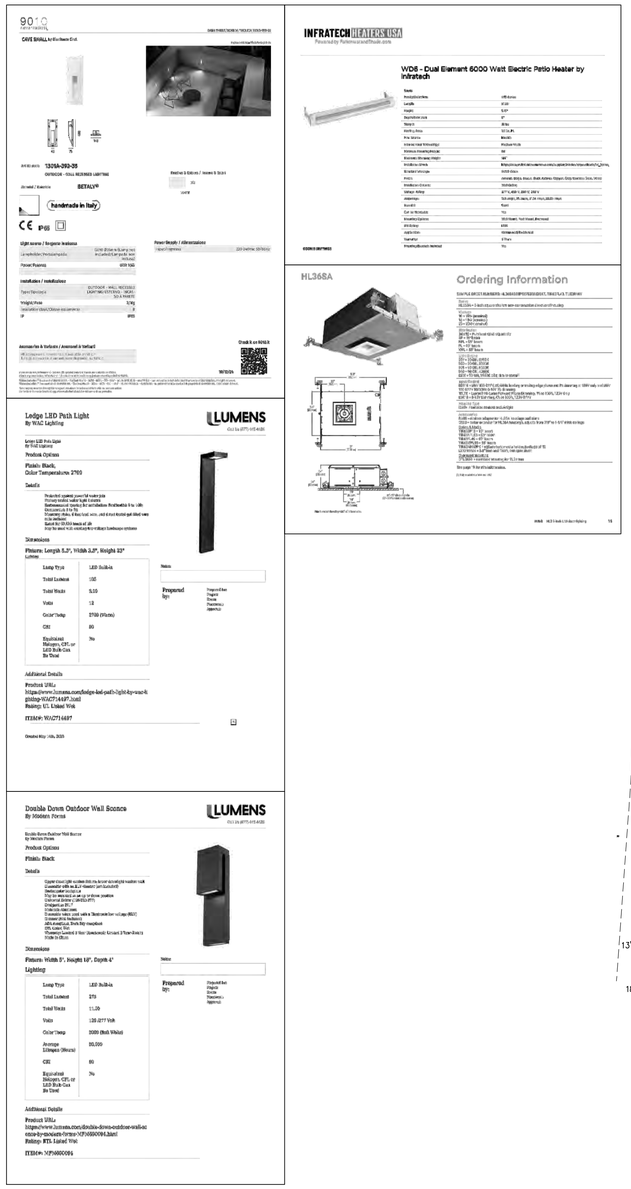
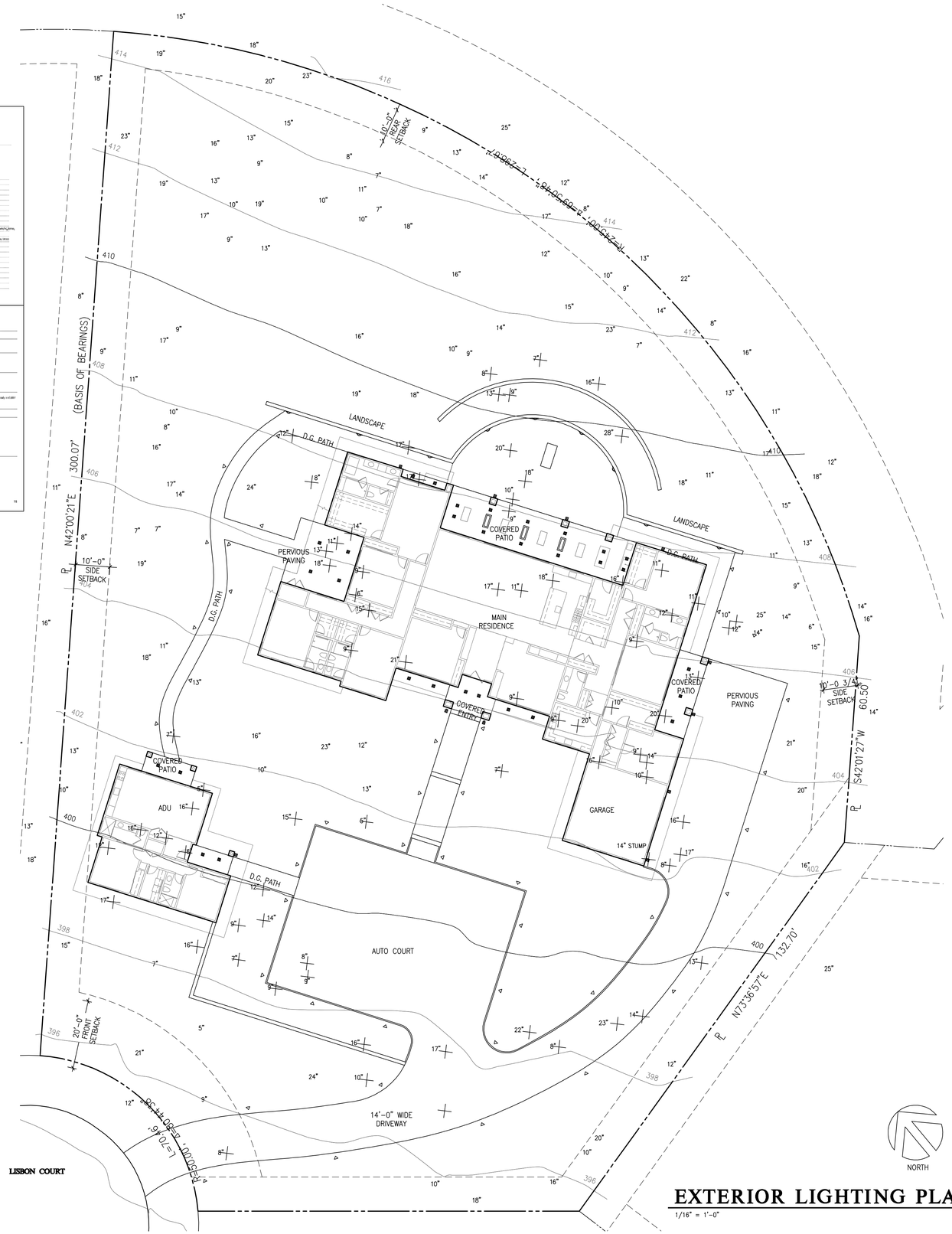
DESIGN FOR LIVING



EXTERIOR LIGHTING SPECS.

NTS



EXTERIOR LIGHTING PLAN

1/16" = 1'-0"

LEGEND

- EXTERIOR WALL MOUNTED LIGHT FIXTURE W/ MOTION SENSOR AND PHOTOCELL
- EXTERIOR RECESSED CAN LIGHT FIXTURE WITH MOTION SENSOR AND PHOTOCELL
- STEP LIGHT + 18" A.F.F. UNLESS OTHERWISE NOTED
- EXTERIOR SECURITY LIGHT
- HEATER

0' 8' 16' 32'

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ZHANG RESIDENCE

1461 LISBON COURT, PEBBLE BEACH, CA 93953

EXTERIOR LIGHTING PLAN

Scale: 1/16" = 1'-0"

Date/Revisions:

03-20-25 PROGRESS

Sheet No:

A - 6.2

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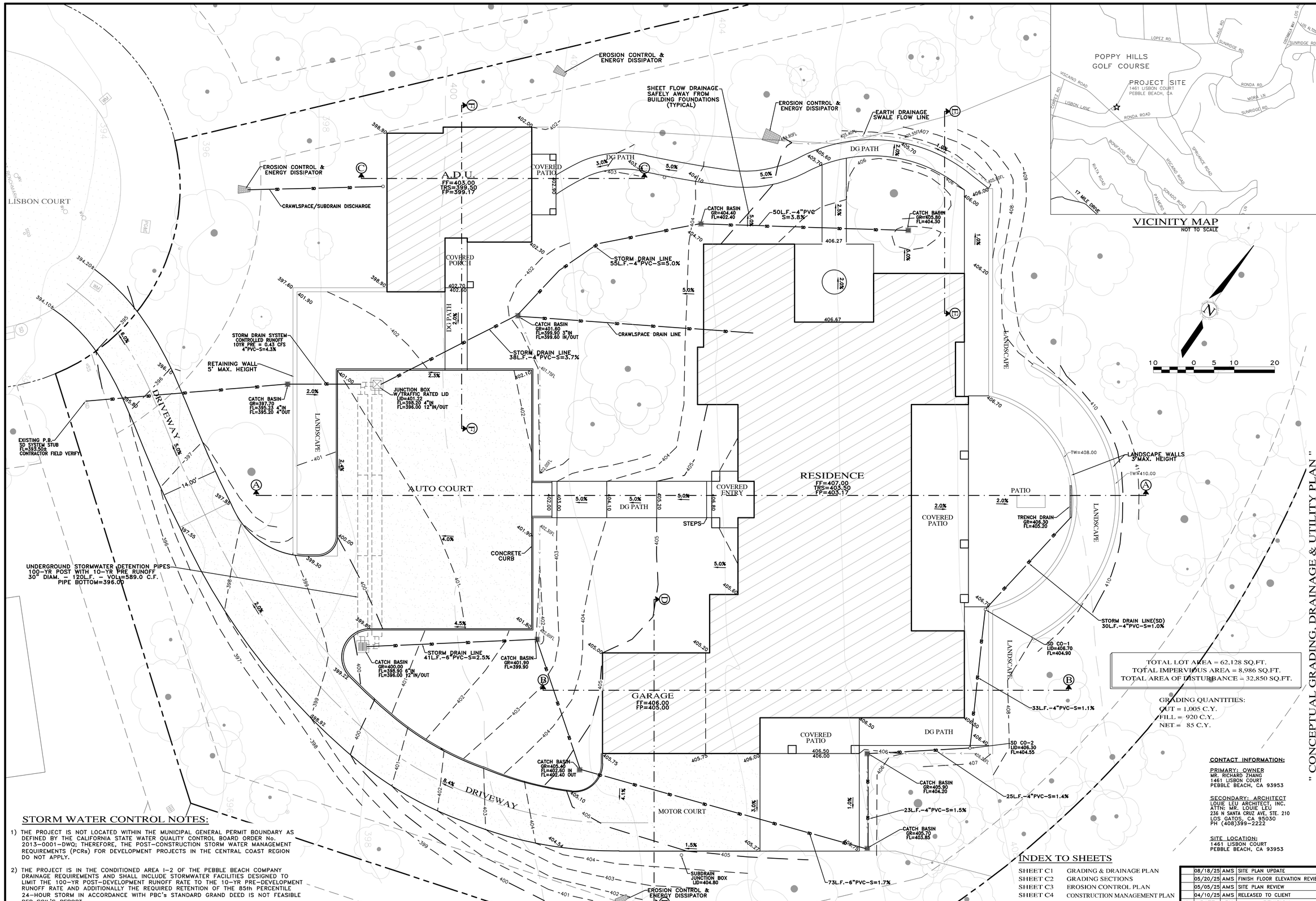


STORM WATER CONTROL NOTES:

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 IN THE CONDITIONED AREA I-2 OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND SHALL INCLUDE STORMWATER FACILITIES DESIGNED TO LIMIT THE 100-YR POST-DEVELOPMENT RUNOFF RATE TO THE 10-YR PRE-DEVELOPMENT RUNOFF RATE AND ADDITIONALLY THE REQUIRED RETENTION OF THE 85th PERCENTILE 24-HOUR STORM IN ACCORDANCE WITH PBC's STANDARD GRAND DEED IS NOT FEASIBLE PER SOIL'S REPORT.

TOTAL LOT AREA = 62,128 SQ.FT.
TOTAL IMPERVIOUS AREA = 8,986 SQ.FT.
TOTAL AREA OF DISTURBANCE = 32,850 SQ.FT.

GRADING QUANTITIES:
CUT = 1,005 C.Y.
FILL = 920 C.Y.
NET = 85 C.Y.

CONTACT INFORMATION:

PRIMARY: OWNER
MR. RICHARD ZHANG
1461 LISBON COURT
PEBBLE BEACH, CA 93953

SECONDARY: ARCHITECT
LOUIE LEU ARCHITECT, INC.
ATTN: MR. LOUIE LEU
236 N SANTA CRUZ AVE, STE. 210
LOS GATOS, CA 95030
PH (408)399-2222

SITE LOCATION:
1461 LISBON COURT
PEBBLE BEACH, CA 93953

INDEX TO SHEETS

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

No.	DATE	BY	REVISION
	08/18/25	AMS	SITE PLAN UPDATE
	05/20/25	AMS	FINISH FLOOR ELEVATION REVIEW
	05/05/25	AMS	SITE PLAN REVIEW
	04/10/25	AMS	RELEASED TO CLIENT

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

APPROVED BY:
GUY R. GIRARDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6770 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

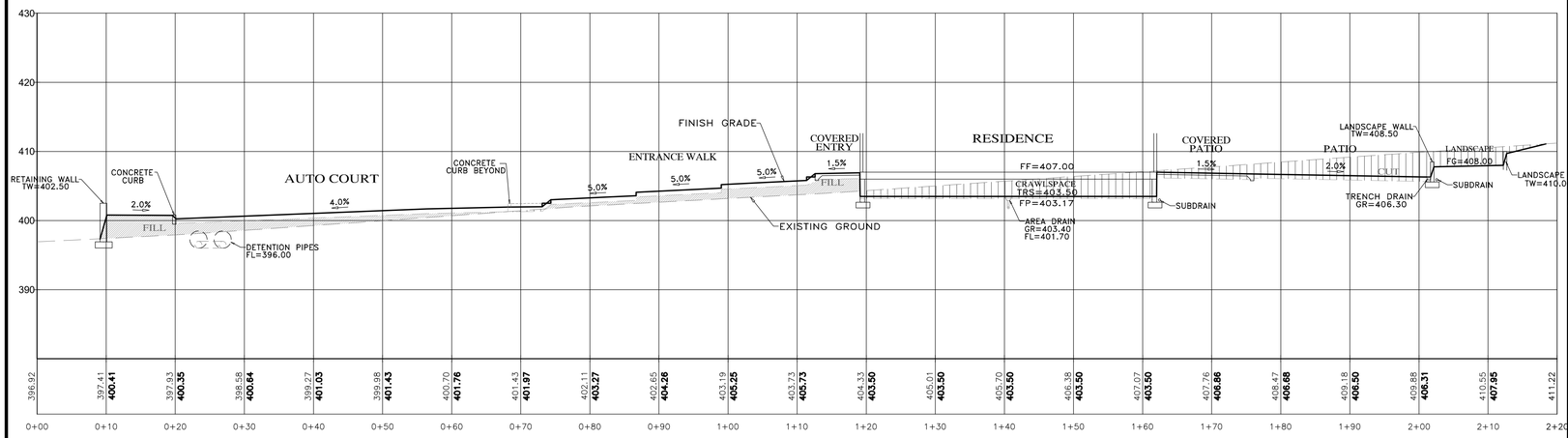
ZHANG RESIDENCE
A.P.N.: 008-031-030
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. RICHARD ZHANG

" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

SCALE: 1"=10'
DATE: APRIL 2025
JOB NO. 2886-01

SHEET C1 OF 4 SHEETS

L:\PROJ\2886-ZHANG\2886-CIVIL\DWG\2886-GDECP.DWG/24x36C1



SECTION A-A

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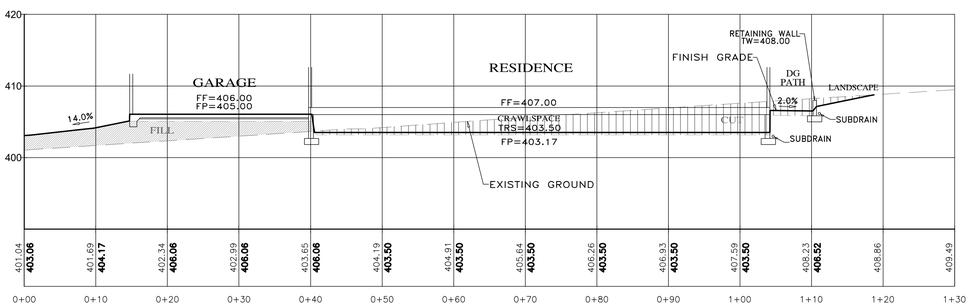

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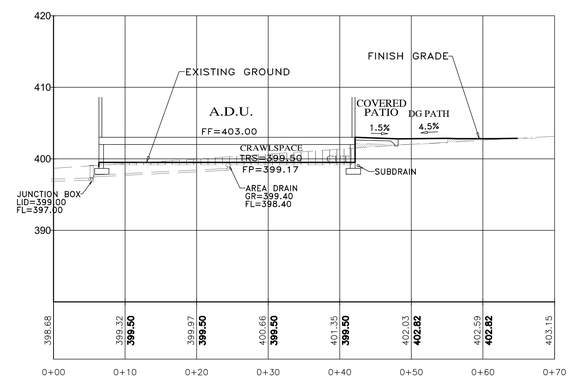

SECTION C-C

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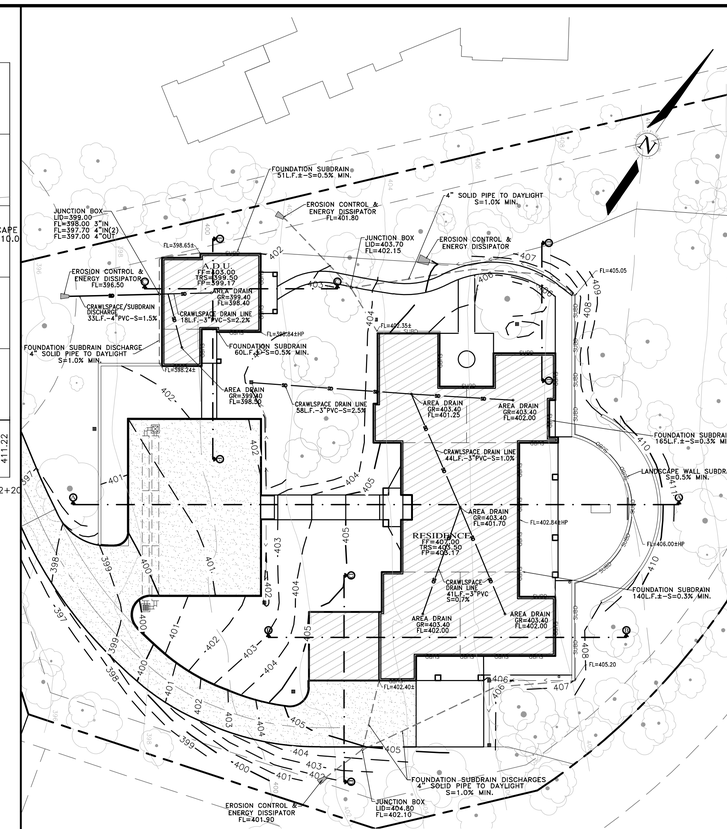
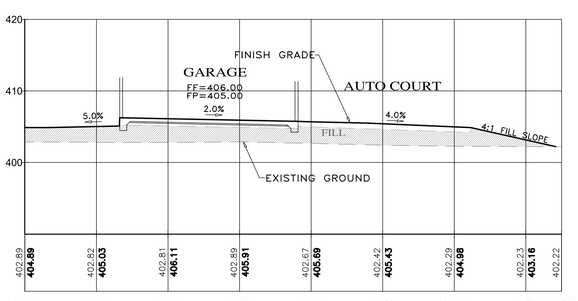


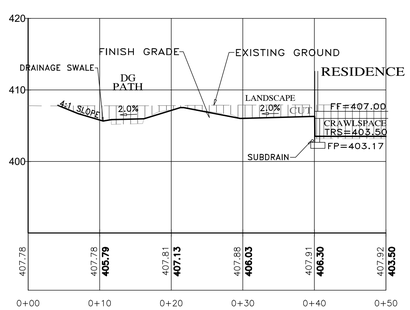
CRAWLSPACE DRAINAGE & FOUNDATIONS SUBDRAIN

NOT TO SCALE



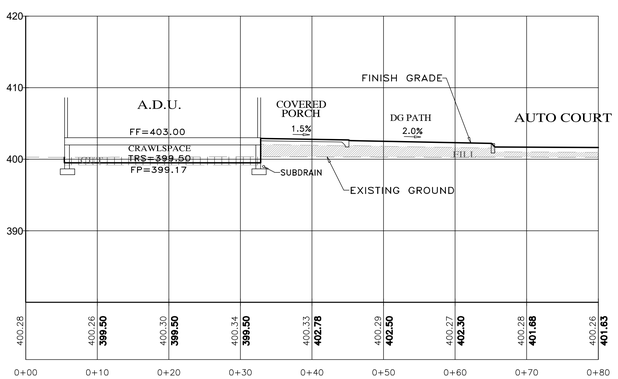
SECTION D-D

SCALE: 1"=10' H&V



SECTION E-E

SCALE: 1"=10' H&V



SECTION F-F

SCALE: 1"=10' H&V

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

ZHANG RESIDENCE

A.P.N.: 008-031-030

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

MR. RICHARD ZHANG

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

APPROVED BY:

GUY R. GIRARDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
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www.landsetengineers.com

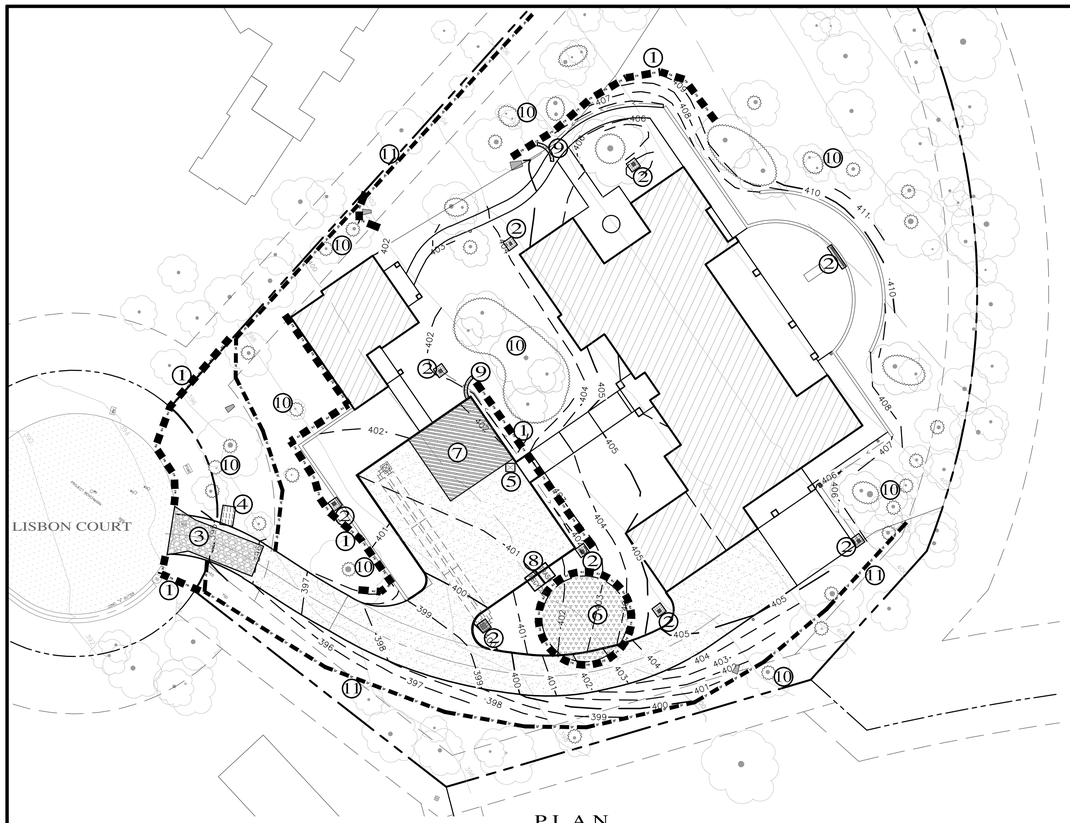
SCALE: 1"=10' H&V
DATE: APRIL 2025
JOB NO. 2886-01

No.	DATE	BY	REVISION
	08/18/25	AMS	SITE PLAN UPDATE
	05/20/25	AMS	FINISH FLOOR ELEVATION REVIEW
	05/05/25	AMS	SITE PLAN REVIEW
	04/10/25	AMS	RELEASED TO CLIENT

SHEET C2

OF 4 SHEETS

L:\PROJ\2886-ZHANG\2886-CIVIL\DWG\2886-GDECP.DWG/24x36C2



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.

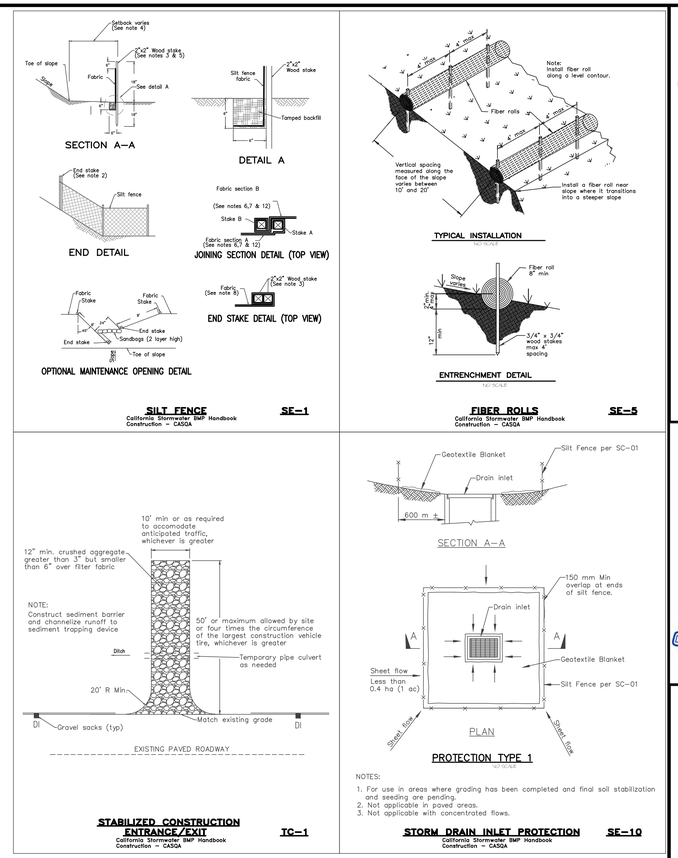
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE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

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

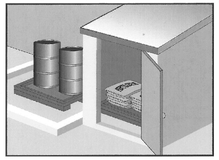
CONSTRUCTION INSPECTION REQUIREMENTS

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.

Material Delivery and Storage WM-1



Categories
- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

Legend: ☑ Primary Category; ☒ Secondary Category

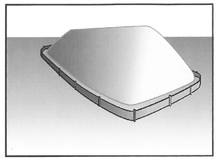
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Targeted Constituents
- Sediment ☑
- Nutrients ☑
- Trash ☑
- Metals ☑
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives
None

Stockpile Management WM-3



Categories
- EC Erosion Control
- SE Sediment Control ☒
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☒
- WM Waste Management and Materials Pollution Control ☑

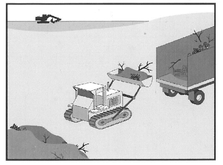
Legend: ☑ Primary Category; ☒ Secondary Category

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Targeted Constituents
- Sediment ☑
- Nutrients ☑
- Trash ☑
- Metals ☑
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives
None

Solid Waste Management WM-5



Categories
- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

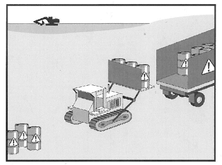
Legend: ☑ Primary Objective; ☒ Secondary Objective

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Targeted Constituents
- Sediment ☑
- Nutrients ☑
- Trash ☑
- Metals ☑
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives
None

Hazardous Waste Management WM-6



Categories
- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

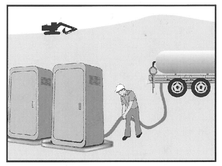
Legend: ☑ Primary Objective; ☒ Secondary Objective

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Targeted Constituents
- Sediment
- Nutrients ☑
- Trash ☑
- Metals ☑
- Bacteria ☑
- Oil and Grease ☑
- Organics ☑

Potential Alternatives
None

Sanitary/Septic Waste Management WM-9



Categories
- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

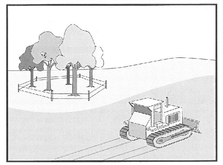
Legend: ☑ Primary Category; ☒ Secondary Category

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Targeted Constituents
- Sediment
- Nutrients ☑
- Trash ☑
- Metals
- Bacteria ☑
- Oil and Grease
- Organics ☑

Potential Alternatives
None

Preservation Of Existing Vegetation EC-2



Categories
- EC Erosion Control ☑
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend: ☑ Primary Objective; ☒ Secondary Objective

Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Targeted Constituents
- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

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

APPROVED BY: GUY R. GIRARDO

LANDSET ENGINEERS, INC.
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GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

ZHANG RESIDENCE

A.P.N.: 008-031-030

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

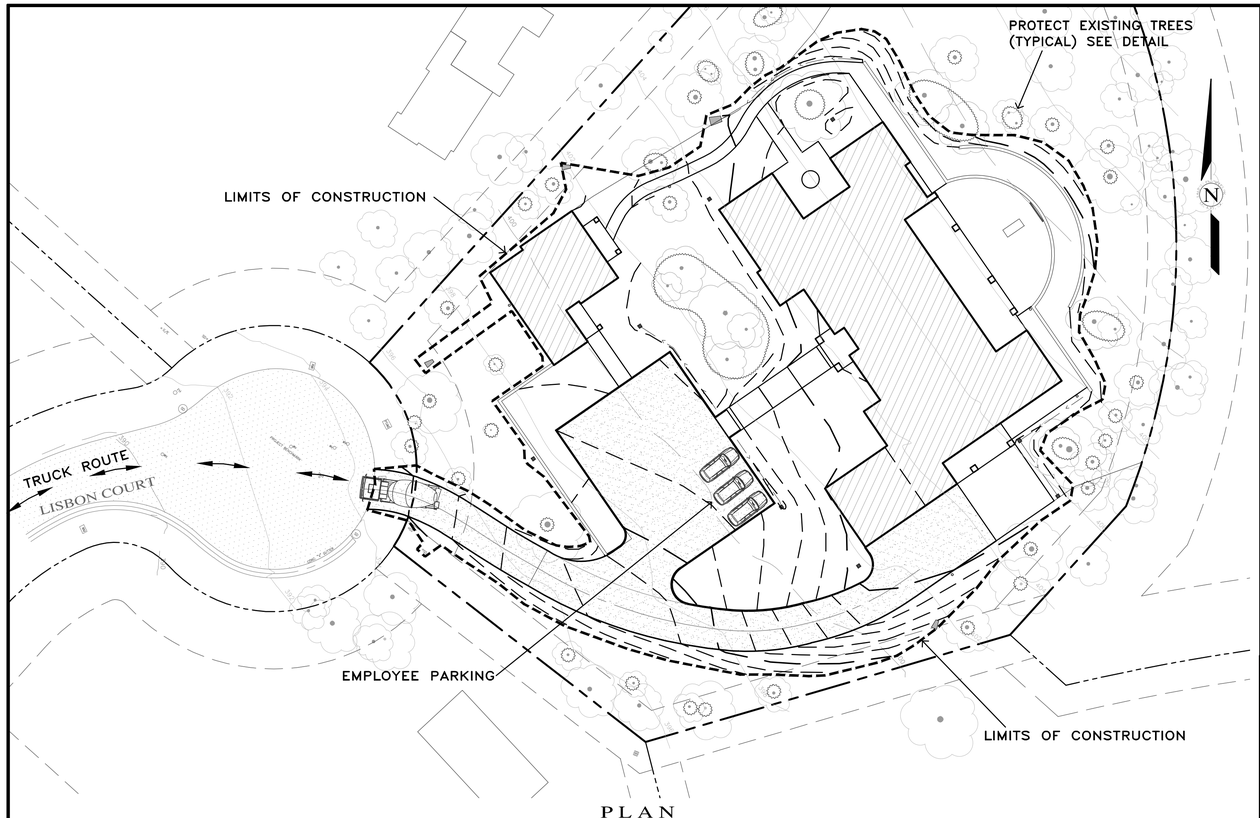
MR. RICHARD ZHANG

" EROSION & SEDIMENT CONTROL PLAN "

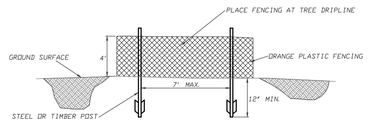
No.	DATE	BY	REVISION
	08/18/25	AMS	SITE PLAN UPDATE
	05/20/25	AMS	FINISH FLOOR ELEVATION REVIEW
	05/05/25	AMS	SITE PLAN REVIEW
	04/10/25	AMS	RELEASED TO CLIENT

SCALE: AS SHOWN
DATE: APRIL 2025
JOB NO. 2886-01

SHEET C3 OF 4 SHEETS



PLAN
NOT TO SCALE



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
1,005 CY CUT
920 CY FILL

CONSTRUCTION STAGING:

A. MOBILIZE, CLEAR & GRAB..

B. SITE GRADING.

C. UTILITY INSTALLATION.

D. CONSTRUCT STRUCTURE.

E. INSTALL PERVIOUS DRIVEWAY AND MOTOR COURT AND LANDSCAPING.

F. SITE CLEANING, PUNCH LIST.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON THE LISBON COURT 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:
HAUL TRUCKS ENTER THE SITE FROM THE HIGHWAY 1 TO 17 MILE DRIVE TO SUNRIDGE ROAD TO RONDA ROAD TO VISCAINO ROAD TO LISBON COURT. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON THE LISBONE COURT. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B, C AND D, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREET 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. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG THE LISBON COURT, 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 AND PINE TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

Ⓐ CONSTRUCTION STAGING PLAN

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	4	2
ENGINEERING MATERIALS (IMPORT)	1	1
TOTALS	9	7

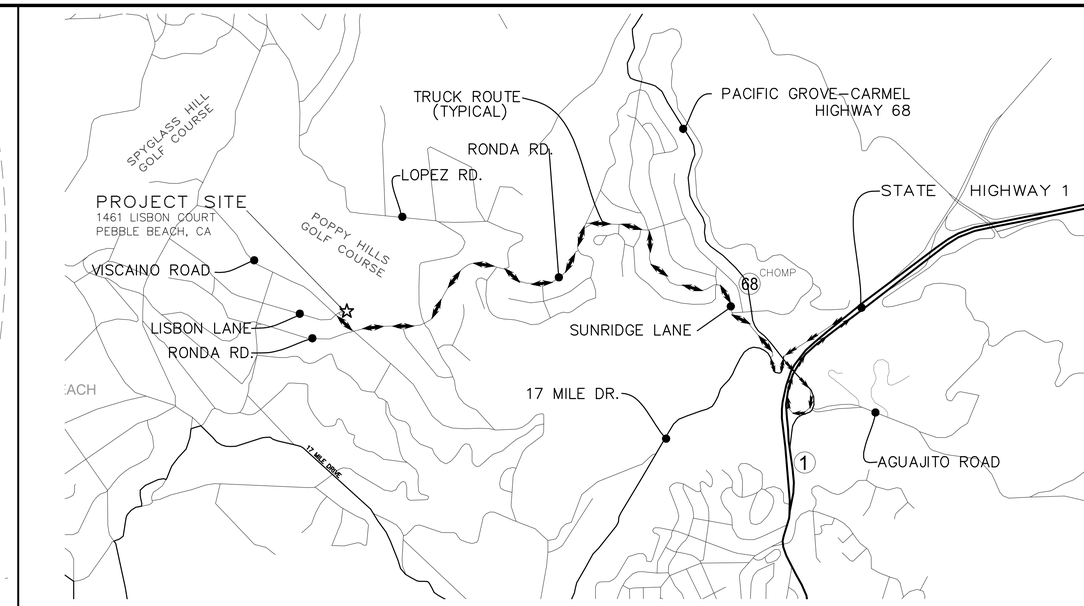
TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE 85 C.Y. OF SOIL MATERIAL THAT WILL BE EXPORTED OFF 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 100 & 160 CUBIC YARDS.

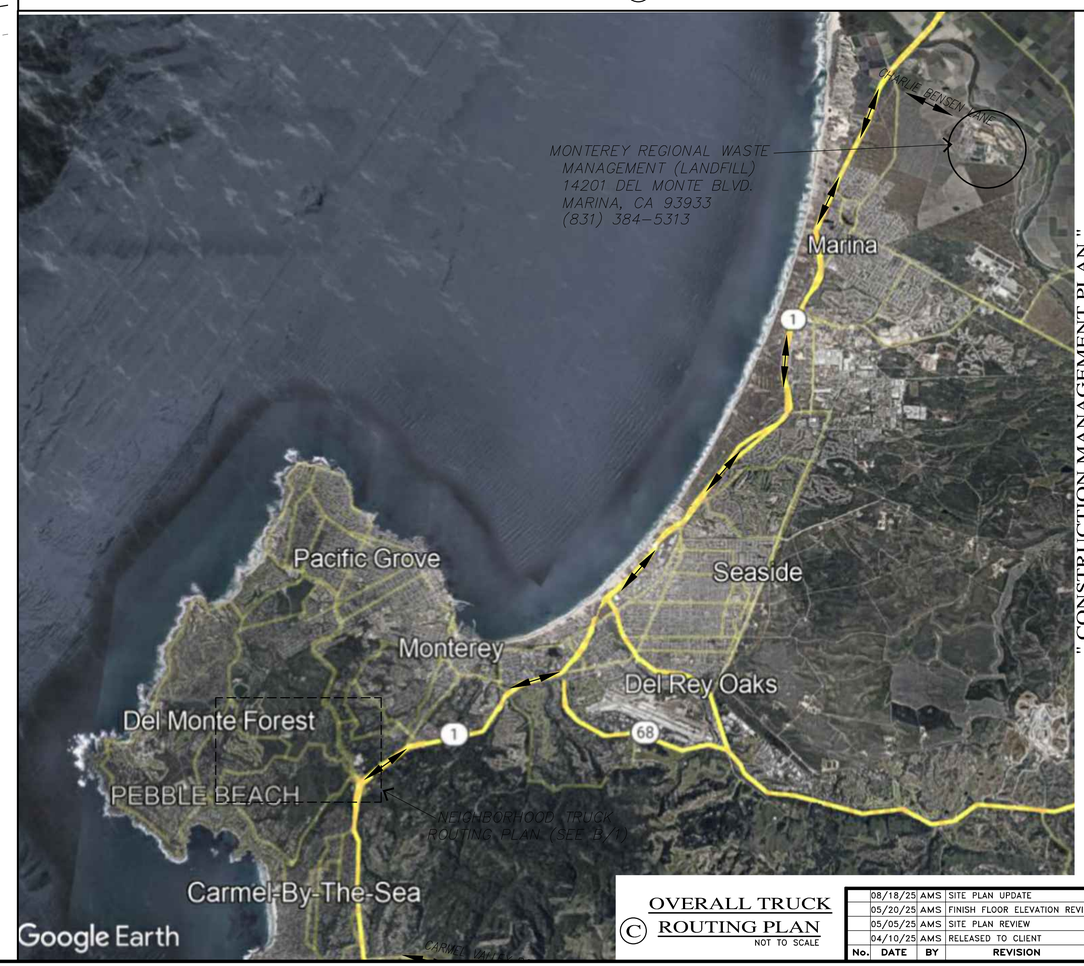
NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 15 SEPTEMBER 2025, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 18 MONTHS.



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN



Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

No.	DATE	BY	REVISION
	08/18/25	AMS	SITE PLAN UPDATE
	05/20/25	AMS	FINISH FLOOR ELEVATION REVIEW
	05/05/25	AMS	SITE PLAN REVIEW
	04/10/25	AMS	RELEASED TO CLIENT

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

APPROVED BY:
GUY R. GIRANDO

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
ZHANG RESIDENCE
A.P.N.: 008-031-030
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. RICHARD ZHANG

SCALE: AS SHOWN
DATE: APRIL 2025
JOB NO. 2886-01

SHEET C4
OF 4 SHEETS

LSPROJ\2886-ZHANG\2886-CIVIL\DWG\2886-GDECP.DWG\14236.CMP

VICINITY MAP

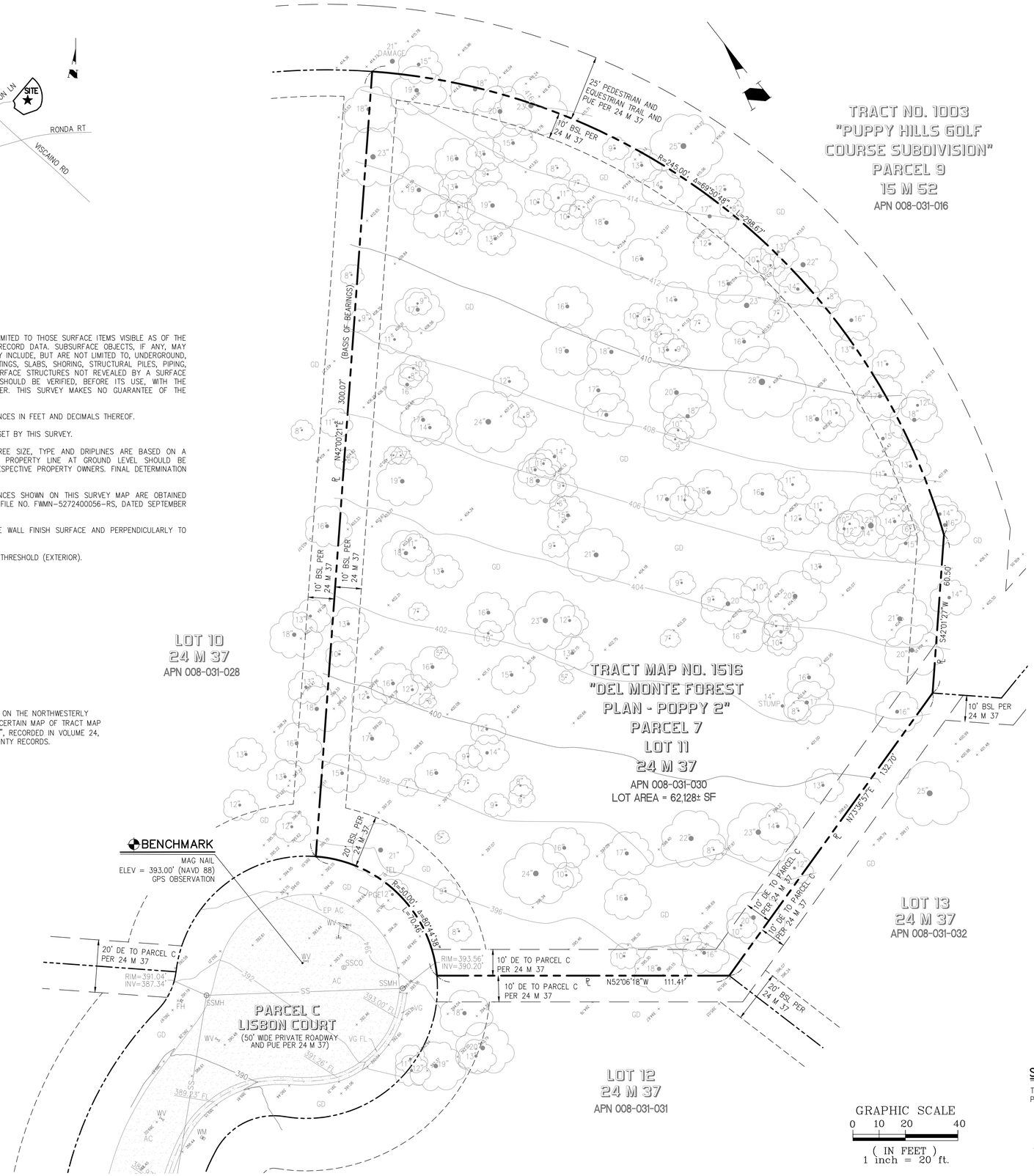
NTS

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.
5. EASEMENTS, SETBACKS AND OTHER ENCUMBRANCES SHOWN ON THIS SURVEY MAP ARE OBTAINED FROM THE RECORDED MAPS AND TITLE REPORT FILE NO. FWMN-5272400056-RS, DATED SEPTEMBER 27, 2024.
6. DISTANCES FROM BUILDING SHOWN ARE TO THE WALL FINISH SURFACE AND PERPENDICULARLY TO THE PROPERTY LINES.
7. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE NORTHWESTERLY LINE OF LOT 11, AS SHOWN AS N42°00'21"E ON CERTAIN MAP OF TRACT MAP NO. 1516 "DEL MONTE FOREST PLAN – POPPY 2", RECORDED IN VOLUME 24, CITIES AND TOWNS, AT PAGE 37, MONTEREY COUNTY RECORDS.



GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND & ABBREVIATIONS

AD	AREA DRAIN	AB	AGGREGATE BASE
	BENCHMARK	AC	ASPHALT CONCRETE
	BOLLARD	AD	AREA DRAIN
	BORDER LINE	AE	ANCHOR EASEMENT
	BOUNDARY	APN	ASSESSOR'S PARCEL NUMBER
	CATCH BASIN	BB	BUBBLER BOX
	CENTERLINE	BD	BRASS DISK
	BRICK	BLDG	BUILDING
	CONCRETE	BRK	BRICK
	WOOD	BSL	BUILDING SETBACK LINE
E	ELECTRICIAL LINE	BW	BOTTOM OF WALL
E(OH)	ELECTRICAL OVERHEAD	CCIP	CURED IN PLACE PIPE LINING
69	EXISTING CONTOUR	CG	CURB & GUTTER
	EASEMENT LINE	℄	CENTERLINE
	ELECTRICAL METER	CLF	CHAIN LINK FENCE
+70.69 OR (70.69)	EXISTING ELEVATION	CLM	COLUMN
X X	EXISTING CHAIN LINK FENCE	CLST	CLOSET
	EXISTING HYDRANT	CO	SANITARY SEWER CLEANOUT
	EXISTING WOOD FENCE	COP	CURB OPENING
	EXISTING IRON FENCE	CONC	CONCRETE
10"	EXISTING TREE AND DIAMETER	CSD	CITY STANDARD DETAIL
	FLOW LINE	DE	DRAINAGE EASEMENT
G	GAS LINE	DI	DRAINAGE INLET
G	GAS METER	DS	DOWNSPOUT
	GUY POLE	DMG	DAMAGE
	GUY WIRE ANCHOR	DWY	DRIVEWAY
	INLET	EA	EASEMENT
JP	JOINT POLE	ELEC	ELECTRICAL
	LIGHT POST	ELEV	ELEVATION
M	MANHOLE	EM	ELECTRIC METER
	MONUMENT LINE	E(OH)	ELECTRIC OVERHEAD
MB	MAIL BOX	E(UG)	ELECTRIC UNDERGROUND
	FOUND MONUMENT	EG	EDGE OF GUTTER
	PARCEL LINE/RIGHT OF WAY	EDG	EDGING
4"	PVC PIPE AND DIAMETER	EP	EDGE OF PAVEMENT
C	SANITARY SEWER CLEAN OUT	EX	EXISTING
S	SANITARY SEWER MANHOLE	FC	FACE OF CURB
	SETBACK LINE	FD	FOUND
D	STORM DRAIN MANHOLE	FF	FINISH FLOOR
	STREET MONUMENT	FG	GROUND FINISH GRADE
	STREET SIGN	FH	FIRE HYDRANT
	STUMP	FL	FLOW LINE
TEL	TELECOMMUNICATION BOX	G(UG)	GAS UNDERGROUND
10"	TREE STUMP AND DIAMETER	GD	GROUND
UB	UTILITY BOX	GPE	GENERAL PUBLIC EASEMENT
W	WATER LINE	GSB	GRADING SETBACK
W	WATER METER	GM	GAS METER
	WATER VALVE	HP	HI POINT
		INV	INVERT
		IP	IRON PIPE
		LD	LANDING
		LIP	LIP OF GUTTER
		MH	MANHOLE
		MIN	MINIMUM
		MB	MONUMENT BOX
		MW	MONUMENT WELL
		(N)	NEW
		N&S	NAIL AND SILVER
		NTS	NOT TO SCALE
		OH	OVERHEAD
		OG	ORIGINAL GROUND
		P	PAVEMENT FINISH GRADE
		PN	PIN
		PAD	PAD ELEVATION
		ℙ	PROPERTY LINE
		PERF	PERFORATED
		PGE	PACIFIC GAS & ELECTRIC
		PP	POWER POLE PROP PROPOSED
		PSE	PUBLIC SERVICE EASEMENT
		PT	PACIFIC TELEPHONE
		PUE	PUBLIC UTILITY EASEMENT
		PVMT	PAVEMENT
		PVC	POLYVINYL CHLORIDE
		R	RADIUS
		RC	ROLLING CURB
		RW	RETAINING WALL
		REM	REMOVE
		RRR	ROCK RIPRAP
		R/W	RIGHT OF WAY
		SD	STORM DRAIN
		SDE	STORM DRAIN EASEMENT
		SE	SLOPE EASEMENT
		SF	SQUARE FEET
		SS	SANITARY SEWER/LATERAL
		SSE	SANITARY SEWER EASEMENT
		STA	STATION
		STD	STANDARD DETAIL
		SW	SIDEWALK
		TB	TOP OF BANK
		TC	TOP OF CURB
		TEMP	TEMPORARY
		TOC	TOP OF COVER
		TOE	TOE OF BANK
		TG	TOP OF GRATE
		TPF	TREE PROTECTION FENCE
		TW	TOP OF WALL
		TYP	TYPICAL
		VG	VALLEY GUTTER
		YS	YELLOW STRIPE
		W	WATER
		WCE	WIRE CLEARANCE EASEMENT
		WLK	WALKWAY
		WM	WATER METER
		WOE	WIRE OVERHANG EASEMENT
		WV	WATER VALVE
		WS	WHITE STRIPE
		WSO	WHITE STRIPE OLD

SURVEYOR'S STATEMENT

THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

Wason Chui

H. W. CHUI
RCE NO. 32912 EXP.06-30-2026

10/24/2024
DATE

REGISTERED PROFESSIONAL ENGINEER
H. W. CHUI
No. 32912
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	APP'D	DATE	BY

TT	DESIGNED	10/24/2024 DATE
TT	DRAWN	10/24/2024 DATE
1" = 20'	SCALE	
CT	CHECKED	10/24/2024 DATE

LE ENGINEERING
598 E Santa Clara St, Ste 270
San Jose, CA 95112
Phone: (408) 806-7187

BOUNDARY AND TOPOGRAPHIC SURVEY

1461 LISBON COURT

APN 008-031-030

Pebble Beach California

PROJECT NO.
CONTRACT NO.
DRAWING NO.
SHT NO. 1 OF 1
FILE NO.

ROAD NAME : LISBON COURT