

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:

YANG PHILLIP & YANG MARIKO TRS (PLN250127)

RESOLUTION NO. 25-062

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow the demolition of a 2,592 square foot single one-story family residence and construction of a 2,813 square foot two-story single-family dwelling with an attached 595 square foot two-car garage, and associated site improvements.

[PLN250127 Yang Phillip Chung-Ming, 3332 Ondulado Rd, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-302-025-000)]

The YANG PHILLIP CHUNG-MING application (PLN250127) came on for an administrative decision before the County of Monterey Chief of Planning on December 3rd, 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; a
 - Del Monte Forest Coastal Implementation Plan Part 5; 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 3332 Ondulado Rd, Pebble Beach, Del Monte Forest Land Use Plan (Assessor's Parcel Number 008-302-025-000). The parcel is zoned Low Density Residential, 1.5

acres per unit with a Design Control overlay, Coastal Zone, or “LDR/1.5-D(CZ)”, which allows for the establishment of a first single family dwelling as a principally allowed use, subject to the granting of a Coastal Administrative Permit. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the demolition of a 2,592 square foot single-family residence and construction of a 3,382 square foot two-story single-family dwelling with an attached 595 square foot two-car garage, and associated site improvements, including 6,426 square feet of a new pervious driveway, the removal of one acacia tree, 10 yards of grading cut, and 50 cubic yards of grading fill. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property (65,340 square feet), APN: 008-302-025-000, is identified in its current configuration at Lot No. 1 on a Final Map entitled “Map of Par Ro El Pescadero” within Griffin Property Minor Subdivision, recorded on April 5th, 1991 (Vol. 18, Page 106). Therefore, the County recognizes this lot as a legal lot of record.
- d) Development Standards. The project meets all required development standards for Low Density Residential zoning district, which are identified in Title 20 section 20.14.060. Pursuant to Title 20 section 20.14.030.F, the required setbacks are 30 feet (front), 20 percent (side), and 20 feet (rear). The proposed single-family dwelling will generously meet the front setback at 114 feet 2 inches, side setbacks of 115 feet and 3 inches to the west and 122 feet 9 inches to the east, and a rear setback of 63 feet 6 inches. The LDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling will have a height of 26 feet 1 inch. The LDR zoning district allows a maximum building site coverage of 15% and the allowed Floor Area Ratio (FAR) is 17.5%. The subject property is 65,340 square feet and thus allows a site coverage of 9,801 square feet and an FAR of 11,434.5 square feet. The proposed project will have a building site coverage of 3,408 square feet or 5.21% and an FAR of 3,382 square feet, or 5.17%. Therefore, the project meets all required development standards.
- e) Site Access. Pursuant to DMF LUP Policy 1, the proposed driveway provides simple and direct access, which incorporates pervious decomposed granite to ensure runoff is minimized.
- f) Design/Neighborhood and Community Character. The project site and surrounding area are designated as being within a Design Control District or “D” overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The proposed structure is a blend of mountain modern and northwest contemporary design, which is compatible with the varying architectural styles of nearby residences (ranging from Mediterranean to modern ranch to standard modern). The exterior design includes colors and materials of smooth stucco siding in a beige color, western red cedar wood siding, a rusty autumn and gray stack stone wall cladding, cool stone single-ply PVC roofing, and clear aluminum window finishings. The entrance gate and property line fence will consist of vertical wood and natural stone

columns. The exterior finishes will not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character.

DMF LUP Figure 3 identifies the subject property to be within the public viewshed when viewed from Point Lobos, a public viewing area pursuant to DMF LUP Policy 47. Although the subject property is identified to be within the viewshed from Point Lobos, the proposed development is not visible from public access areas and vista points, or along ridgelines, as the staking required by DMF CIP section 20.147.070.A.1 and flagging was provided which showed the subject property was not visible from Point Lobos. Additionally, existing topography and vegetation screen the subject property from both Highway 1 and Point Lobos. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

- g) Pescadero Watershed Coverage Limitation. The subject property is located within the Pescadero Watershed (Area of Drainage of Carmel Area A.S.B.S). DMF LUP Policy 77 states that new residential development within the Pescadero Watershed is limited to a maximum of 9,000 square feet of site coverage, including both structural and other impervious surface coverage. The proposed development has 2,480 square feet of impervious coverage and thus will be below the maximum allowed impervious coverage listed DMF LUP Policy 77 and in CIP section 20.147.030. The proposed single-family dwelling of 2,813 square feet is larger than the impervious surface due to the house being two stories, with the first floor being 1,234 square feet, and the second floor 1,579 square feet. Therefore, the proposed project complies with the maximum impervious coverage for the Pescadero Watershed.
- h) Cultural Resources. The Monterey County Geographic Information System (GIS) identifies the subject property to a high archaeological sensitivity. Pursuant to CIP Part 5 section 20.147.080.B.1, a Phase I Archaeological Survey (County of Monterey Library No. LIB250278) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the 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.
- i) Historical Resources. The property contains an existing structure over 50 years of age that once a stable that was converted into a caretaker's cottage is to be demolished. Pursuant to General Plan section CIP Part 5 20.147.080.B.1, a Phase One Historical Assessment Evaluation (County of Monterey Library No. LIB250280) was conducted. The assessment deemed that the subject property cannot be considered a historic

resource as defined by the California Environmental Quality Act (CEQA). Therefore, the project will not impact any historical resources.

- j) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on October 16th, 2025, and continued the item due to the number of public comments against the proposed project. The project returned to the LUAC on November 6, 2025, to resolve the concerns of the comments received, resulting in a 4-0 vote made by the LUAC.
- k) The project planner conducted a site inspection on October 21st, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250127.

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 the 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) Staff identified potential impacts to Archaeological Resources, Geotechnical Resources, and Historical Resources. The following reports have been prepared:
 - “Phase I Archaeological Assessment” (County of Monterey Library No. LIB250278) prepared by Susan Morley, Marina, CA, March 18th, 2025.
 - “Geotechnical Investigation” (County of Monterey Library No. LIB250279) prepared by Butano Geotechnical Engineering Inc, Watsonville, CA, June 9th, 2025.
 - “Historical Evaluation” (County of Monterey Library No. LIB250280) prepared by Margaret Clovis, Salinas, CA, March 3rd, 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) Staff conducted a site inspection on October 14th, 2025, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250127.

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 the 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. Domestic water and sewage services are currently, and will continue to be, provided by California American Water Company (Cal Am) and the Pebble Beach Community Services District. Sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility. Potable water is provided by the Cal Am.
 - c) Staff conducted a site inspection on October 14th, 2025, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250127.
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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on October 14th, 2025, 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 County of Monterey HCD-Planning found in Project File PLN250127.
5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

- b) The replacement single-family dwelling and garage will have the same residential purpose and capacity as the original structures. In comparison to the existing residence, the replacement residence's footprint is shifted towards the center of the property, but still within an area previously disturbed. Therefore, the proposed project meets the Class 2 Categorical Exemption requirements.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The historical report concluded that the existing main residence has no historical significance or integrity. The Phase I archaeological report concluded that there will be no impact on archaeological resources with the implementation of the project. Construction of the proposed residential development will neither create nor significantly contribute to geologic instability or geologic hazards, and the project will not lead to an unacceptable level of risk to life and property. See Finding Nos. 2 and 3 and supporting evidence. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on October 14th, 2025.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250127.

- 6. FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.
 - 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, but is not visible from (Figure 8, DMF LUP).
 - d) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137

and will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.

- e) The project planner completed a site inspection on October 21st, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans to verify that the proposed development will not impact public access or visual resources/access. See evidence “d” above. See also Finding No. 1 and supporting evidence.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250127.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and first through public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

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

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15300.2, and there are no exceptions pursuant to Section 15300.2;
2. Approve the Coastal Administrative Permit and Design Approval to allow demolition of a 2,592 square foot single one-story family residence and construction of a 2,813 square foot two-story single-family dwelling with an attached 595 square foot two-car garage, and associated site improvements.

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

PASSED AND ADOPTED this 3rd day of December 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.

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County of Monterey HCD Planning

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

PLN250127

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250127) to allow for the demolition of a 2,592 square foot single one-story family residence and construction of a 2,813 square foot two-story single-family dwelling with an attached 595 square foot two-car garage. The property is located at 3332 Ondulado Rd, Pebble Beach (Assessor's Parcel Number 008-302-025-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-302-025-000 on December 3rd, 2025. The permit was granted subject to 8 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. 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.

6. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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

Responsible Department: Planning

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

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

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

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

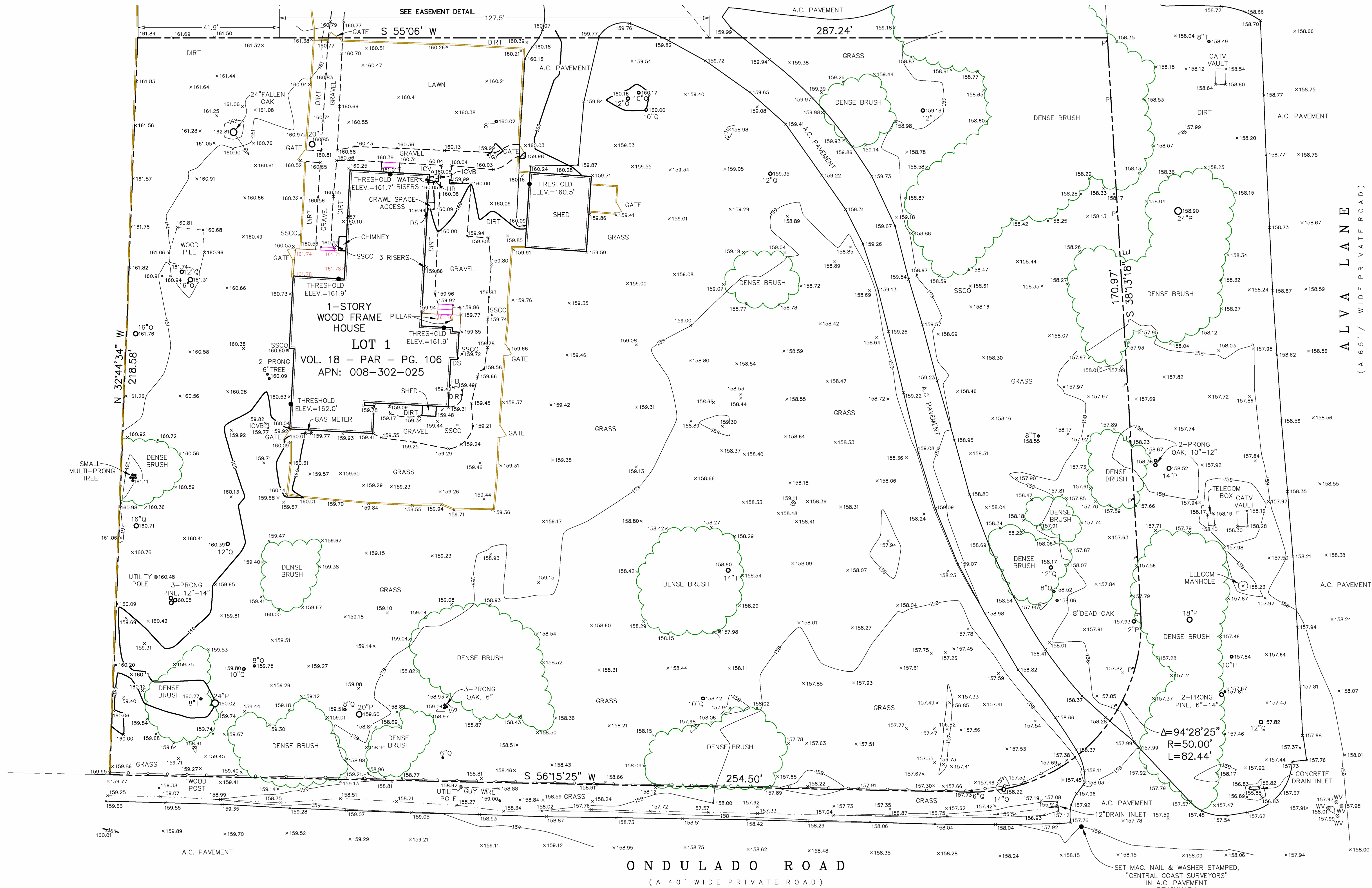
8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

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NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF ONDULADO ROAD SHOWN HEREON.
ELEVATION = 158.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 13, 2024.

LEGEND:

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

TOPOGRAPHIC MAP

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

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Phillip Yang

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

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

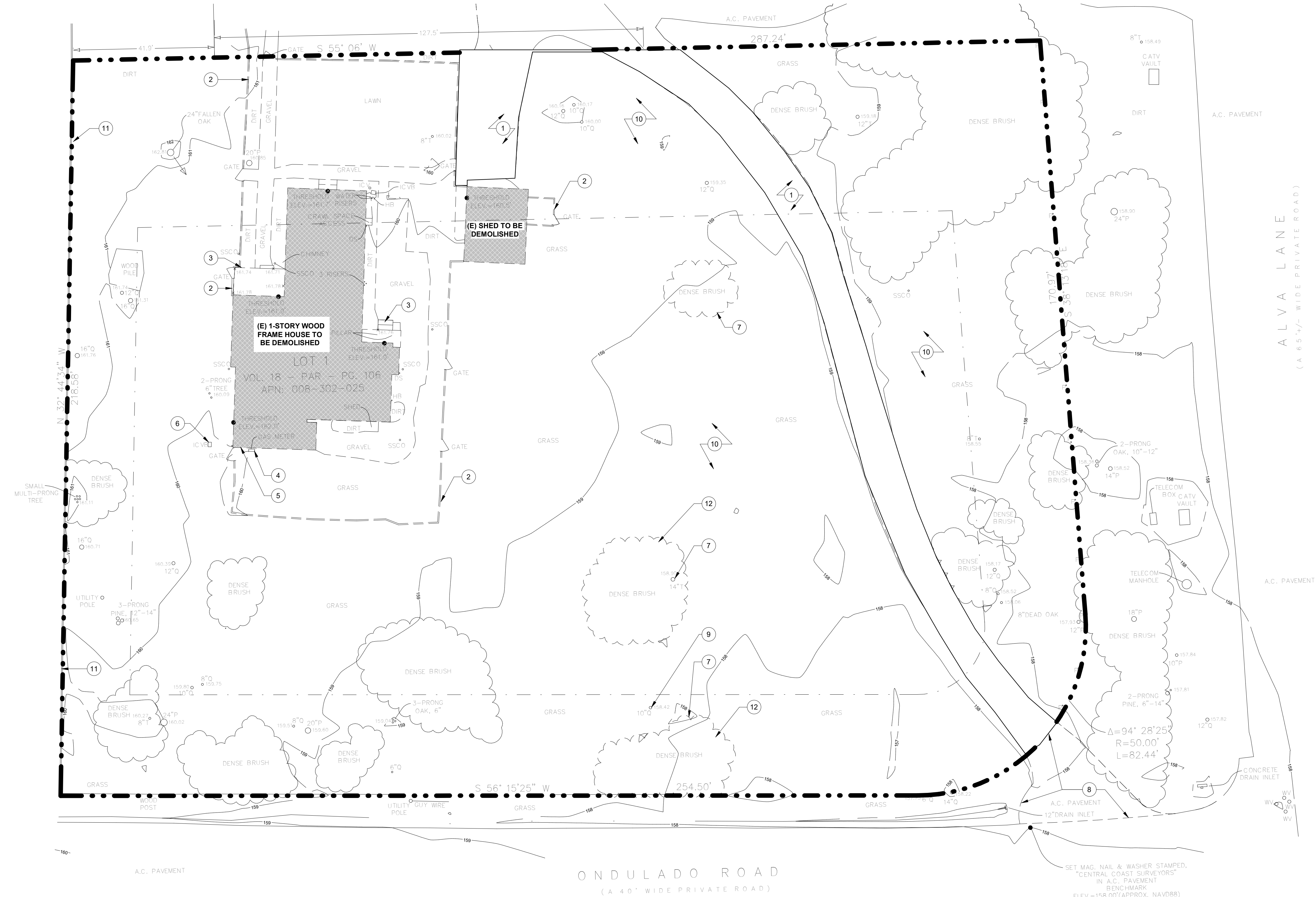
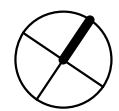
PREPARED BY: JTI

APN 008-302-025



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



KEYNOTES - EXISTING/DEMO SITE PLAN

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

SITE PLAN EXT/DEMO - LEGEND

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



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940

Ph: 831.649.6001
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Date 2025-11-03

Scale As indicated

Drawn by EB

Project number 24.07

No.	Description	Date

EXISTING AND DEMOLITION SITE PLAN

YANG. YOSHIHARA RESIDENCE

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Pebble Beach, Ca 93953
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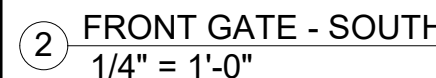
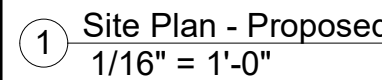
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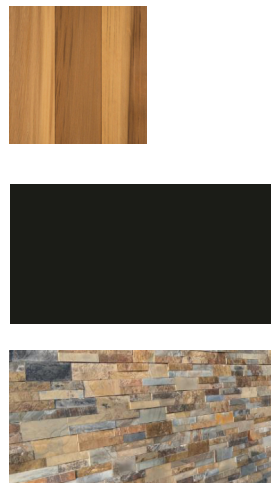
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- ① (N) GAS METER LOCATION
- ② (N) ELECTRIC METER LOCATION
- ③ (N) TREE, REFER TO SHEET L1 FOR ADDITIONALLY INFORMATION
- ④ (N) DG DRIVEWAY (PERMEABLE)
- ⑤ (N) CONCRETE APRON (IMPERMEABLE)
- ⑥ (N) CONCRETE WALKWAY, BROOM FINISH
- ⑦ (N) 6'-0" STONE PIERS
- ⑧ (N) MECHANICAL GATE
- ⑨ (N) 3'-10" X 6'-0" MAN DOOR
- ⑩ (N) 6'-0" WOOD FENCE
- ⑪ (E) DENSE SHRUB TO REMAIN, TYP.
- ⑫ (E) TREE TO REMAIN, TYP.

- 13 (E) OAK TREE TO REMAIN, PROTECT DURING CONSTRUCTION
- 14 (E) 14" DIA. ACACIA TREE TO BE REMOVED, NOT A PROTECTED SPECIE
- 15 (N) 4X8 PERMEABLE INTERLOCKING CONCRETE PAVERS, CALSTONE
NARROW JOINT PERMEABLE MISSION
- 16 CONSTRUCTION PARKING WITHIN PROPERTY LINE
- 17 (E) GRASS MEADOW TO REMAIN. RESTORE TO NATIVE
VEGETATION IN AREAS AFFECTED BY CONSTRUCTION
- 18 TRASH / RECYCLE BIN ENCLOSURE, 2X4 WOOD FENCE, 4'-6" HIGH
- 19 NON-STRUCTURAL SITE WALL - LEDGE STONE, RANDOM RUNNING BOND
- 20 6X6 PLANTER WELLS
- 21 WESTERN RED CEDAR DECK AND STAIRS
- 22 (N) DG WALKWAY
- 23 GATE ENTRY KEYPAD SYSTEM
- 24 DRIVEWAY GATE OPERATOR AND JUNCTION BOX
- 25 VEHICLE MOTION DETECTOR PROBE



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






PROPERTY LINE

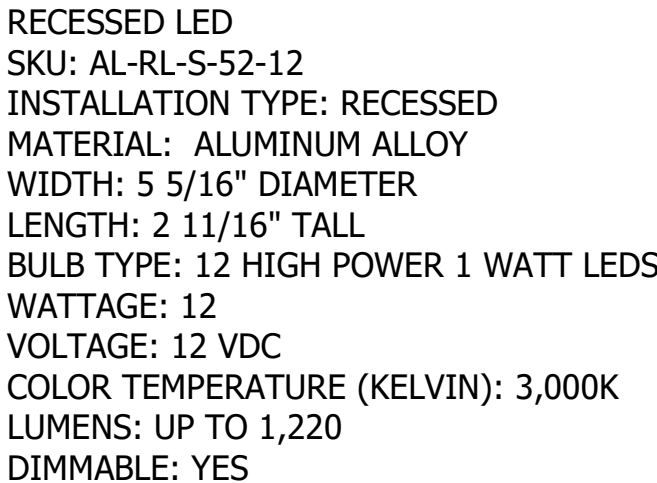
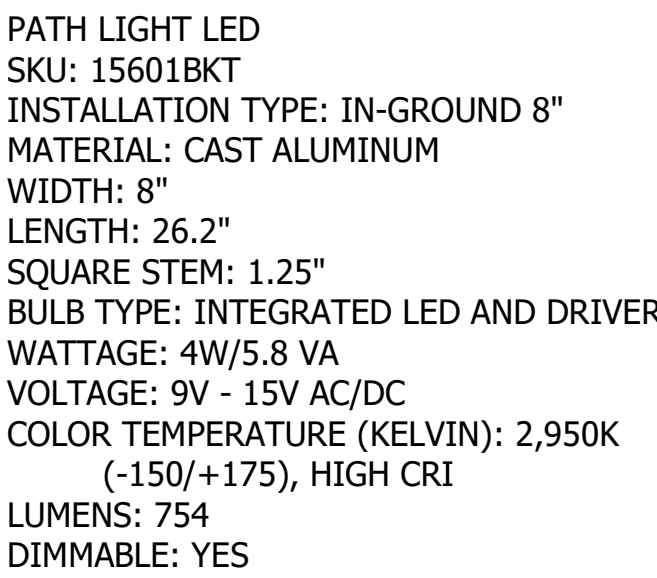
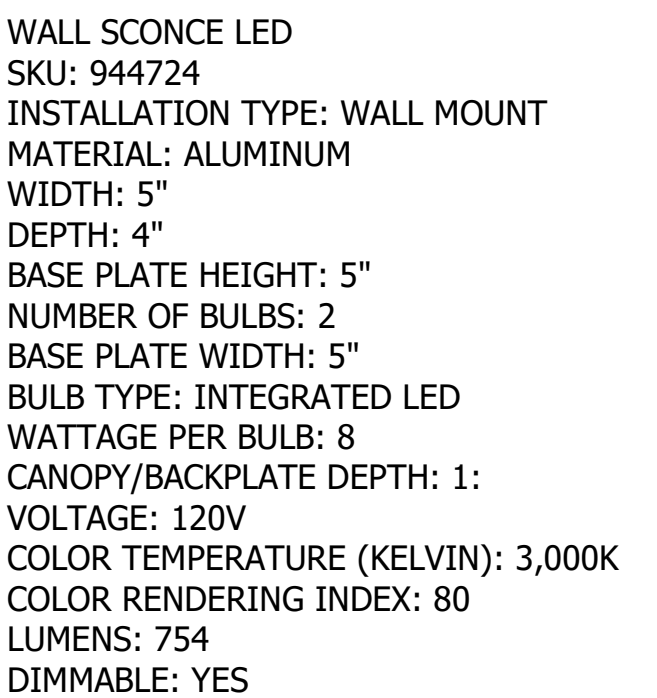
SETBACK

EXISTING GROUND CONTOUR
(1' INTERVAL)

PROPOSED GROUND CONTOUR
(1' INTERVAL)

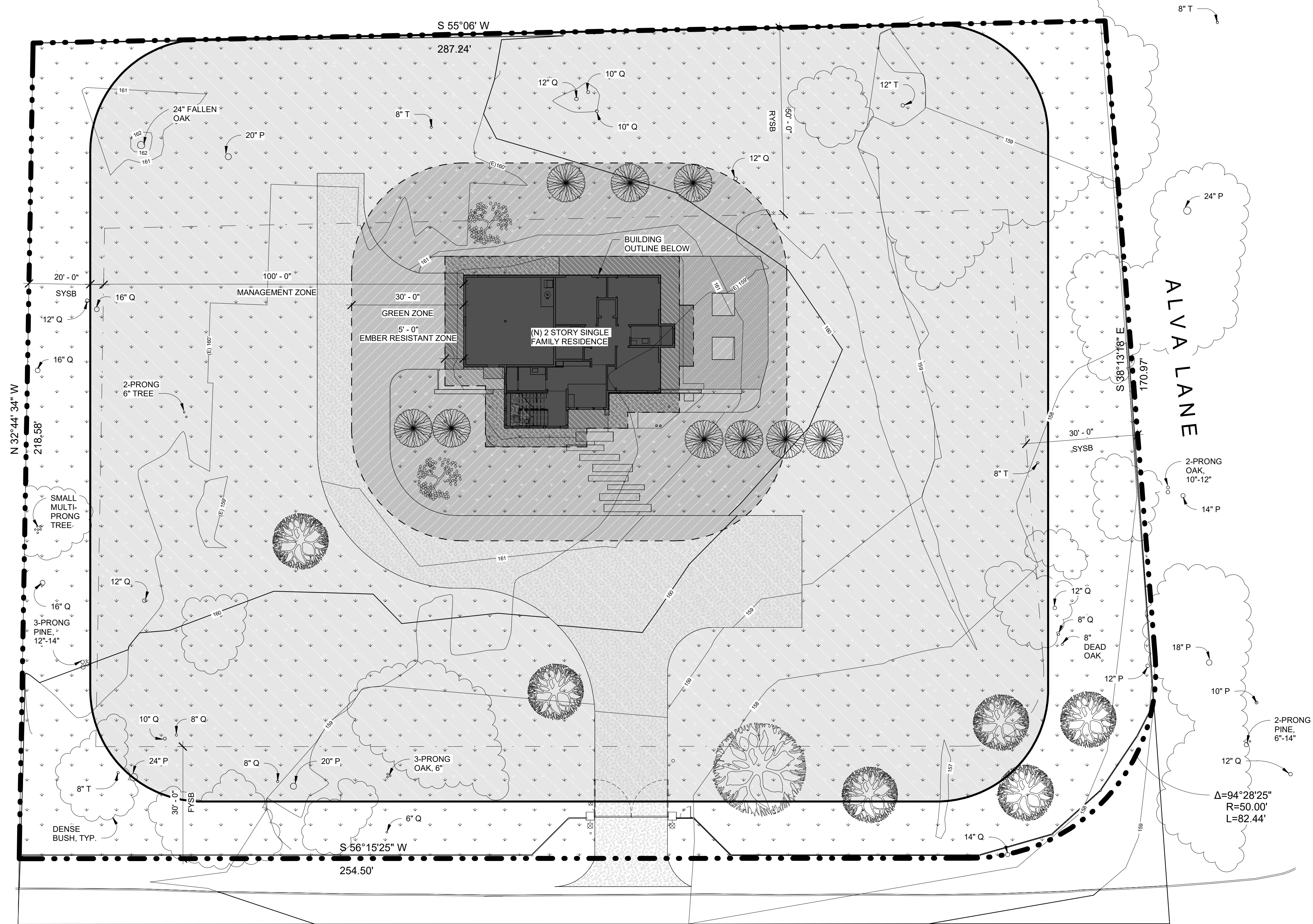
NEW WOOD FENCE

-  OUTDOOR PATH LIGHT LED
-  OUTDOOR WALL SCENCE LED
-  OUTDOOR RECESSED LED



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



FUEL MANAGEMENT PLAN - LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING GROUND CONTOUR (1' INTERVAL)
- PROPOSED GROUND CONTOUR (1' INTERVAL)
- NEW WOOD FENCE
- NATURAL VEGETATION TO BE RETAINED
- EMBER RESISTANT ZONE (0-5 FEET)
- GREEN ZONE (5-30 FEET)
- MANAGEMENT ZONE (30+ FEET)
- EXISTING TREE TO REMAIN
12" DIA. OAK TREE (TYP.)
12" DIA. PINE TREE (TYP.)
12" DIA. TREE (TYP.)
- REFER TO SHEET L1 FOR ADDITIONAL LANDSCAPE INFORMATION

HOLDREN+LIETZKE
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FUEL MANAGEMENT PLAN

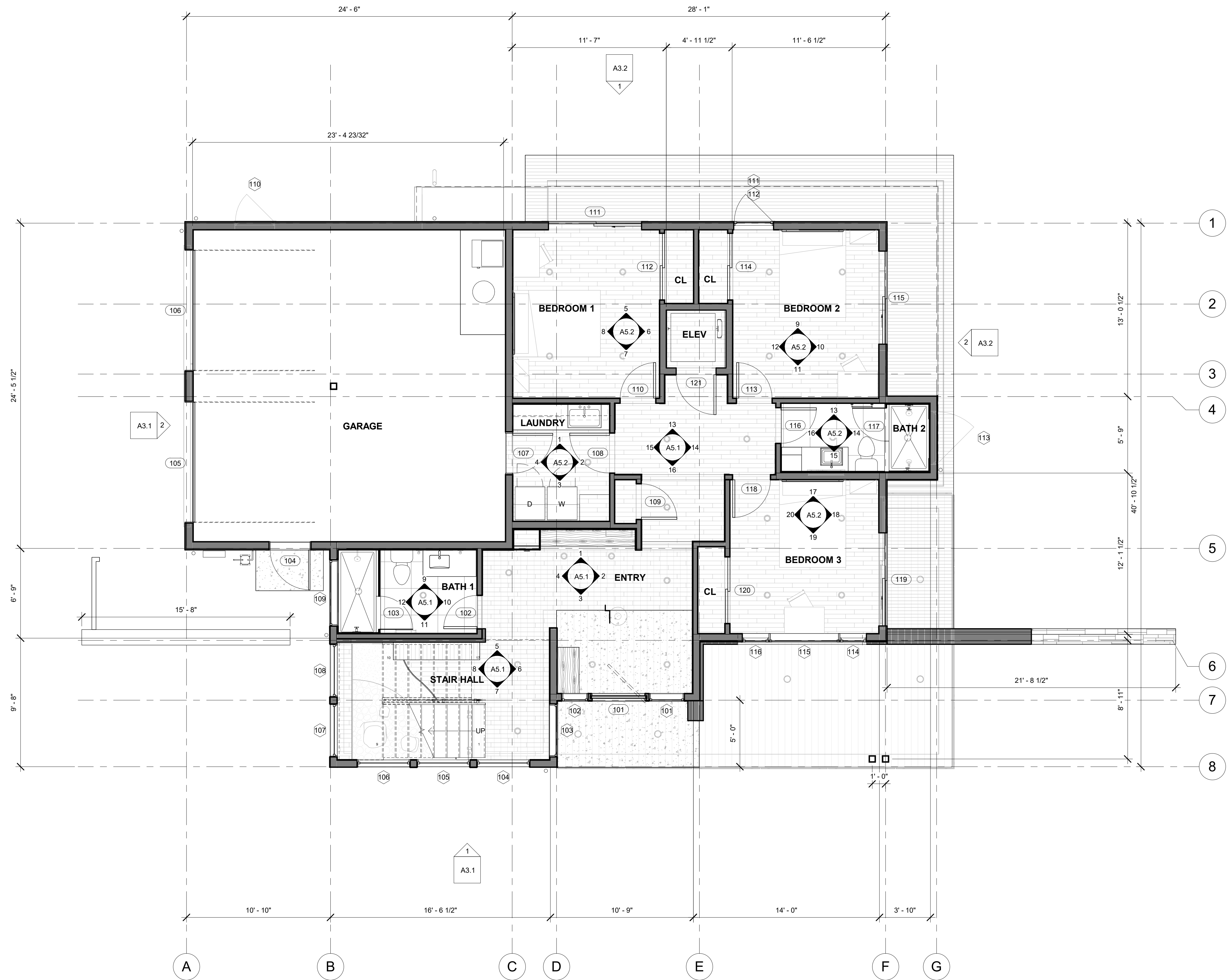
YANG. YOSHIHARA RESIDENCE

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

A1.2

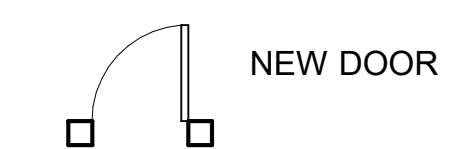
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1 Main Floor F.F.
1/4" = 1'-0"



WALL LEGEND

NEW WOOD FRAMED WALL



NEW DOOR



NEW WINDOW



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FIRST FLOOR PLAN
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A2.1



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SECOND FLOOR PLAN

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A2.2

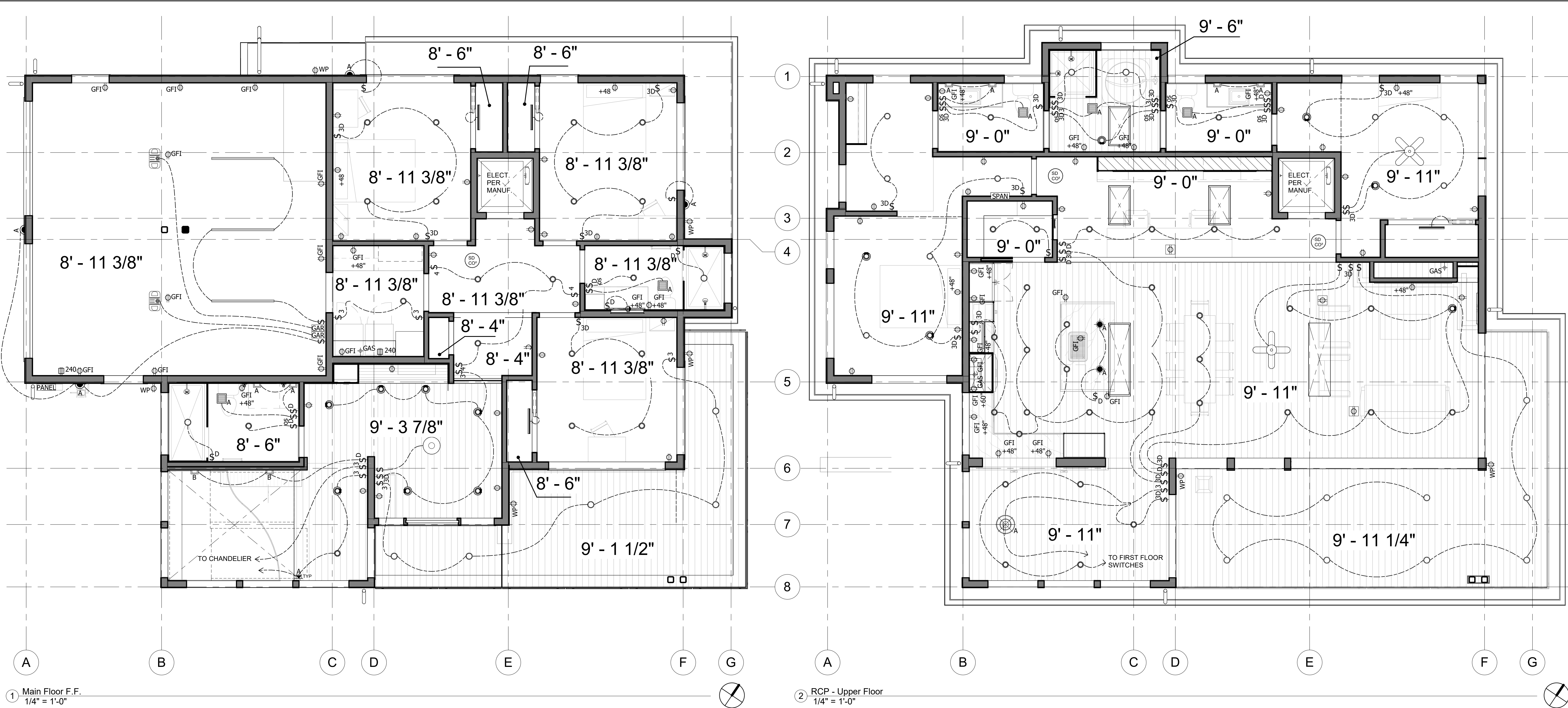


NEW WOOD FRAMED WALL



① Upper Floor
1/4" = 1'-0"

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ELECTRICAL LEGEND/SCHEDULE

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

MECHANICAL LEGEND/SCHEDULE

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

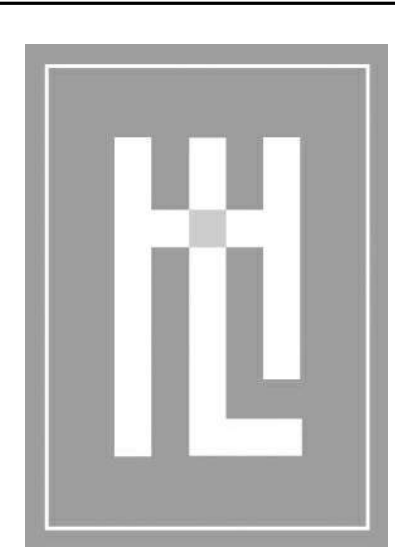
LIGHTING LEGEND/SCHEDULE

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

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

LOW VOLTAGE LEGEND/SCHEDULE

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



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No.	Description	Date

REFLECTED CEILING PLANS

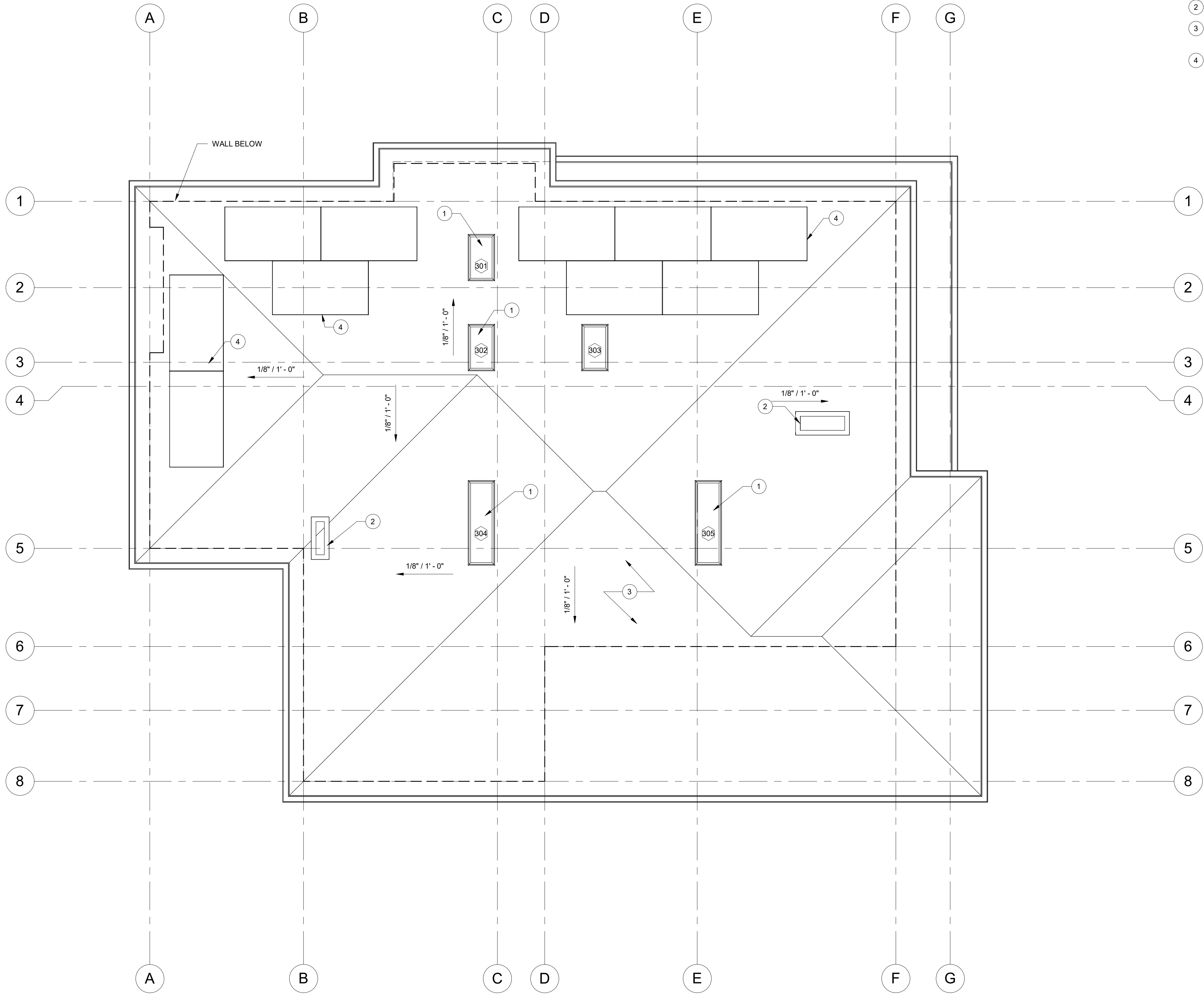
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A2.3

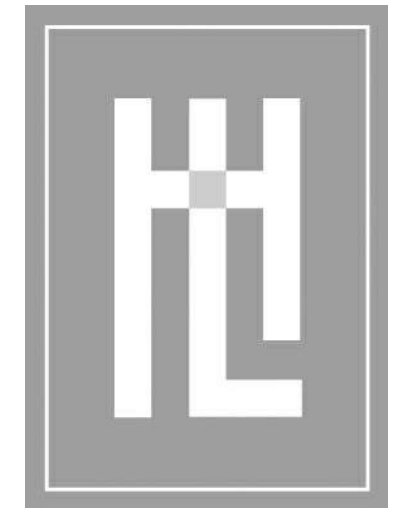
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1 Roof Plan
1/4" = 1'-0"



KEYNOTES - ROOF PLAN

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



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Scale 1/4" = 1'-0"

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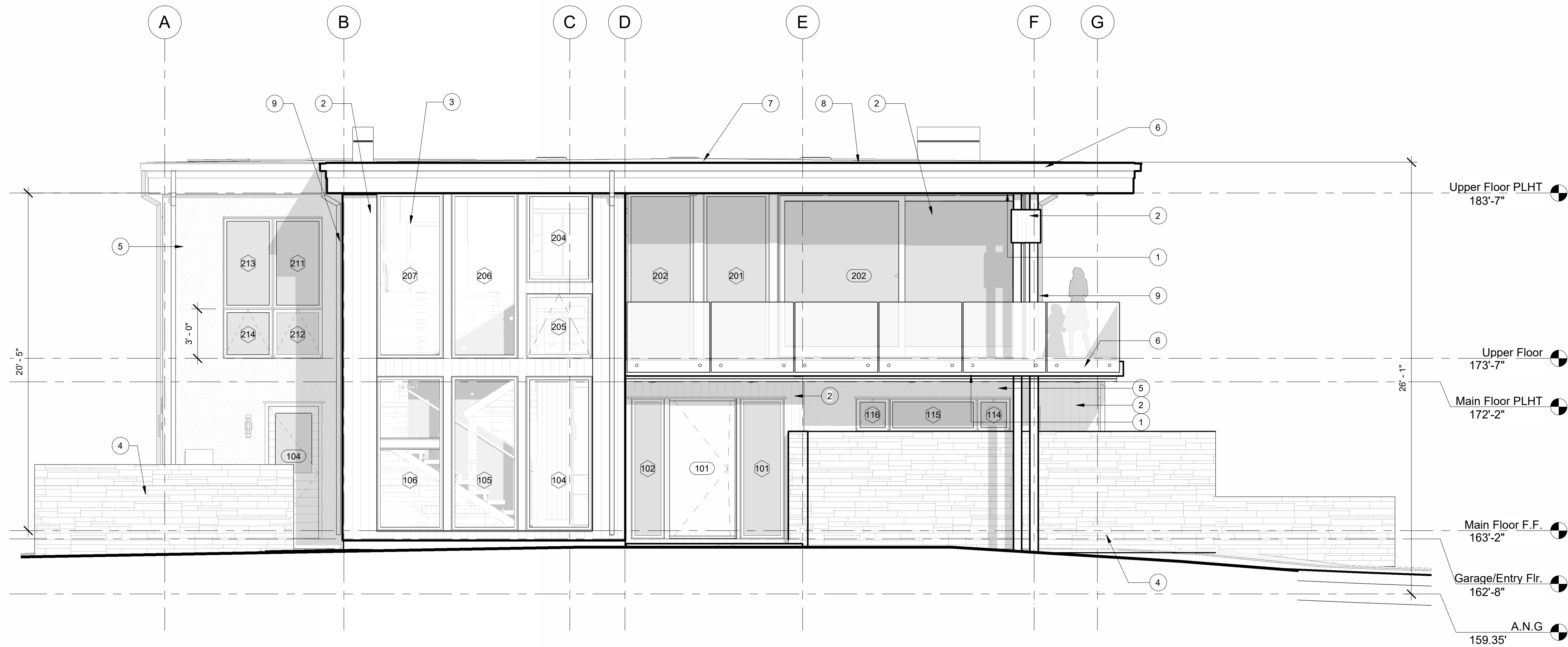
No.	Description	Date

ROOF PLAN
YANG. YOSHIHARA RESIDENCE

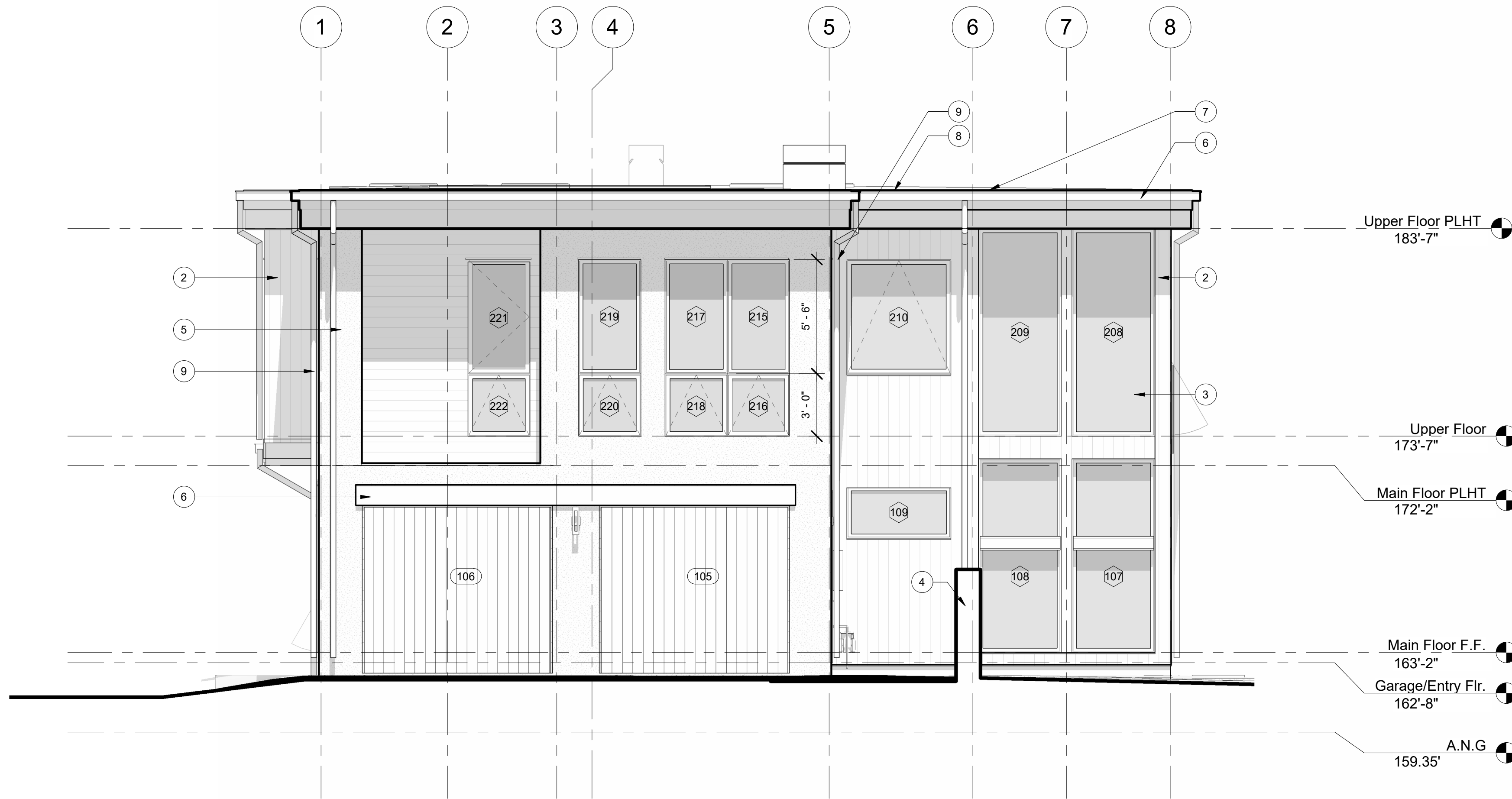
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A2.4

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



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

EXTERIOR MATERIAL PALETTE

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



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



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



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



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



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



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



8 **GUTTER**
FINISH TO MATCH FASCIA



9 **DOWNSPOUT**
COLOR: COPPER



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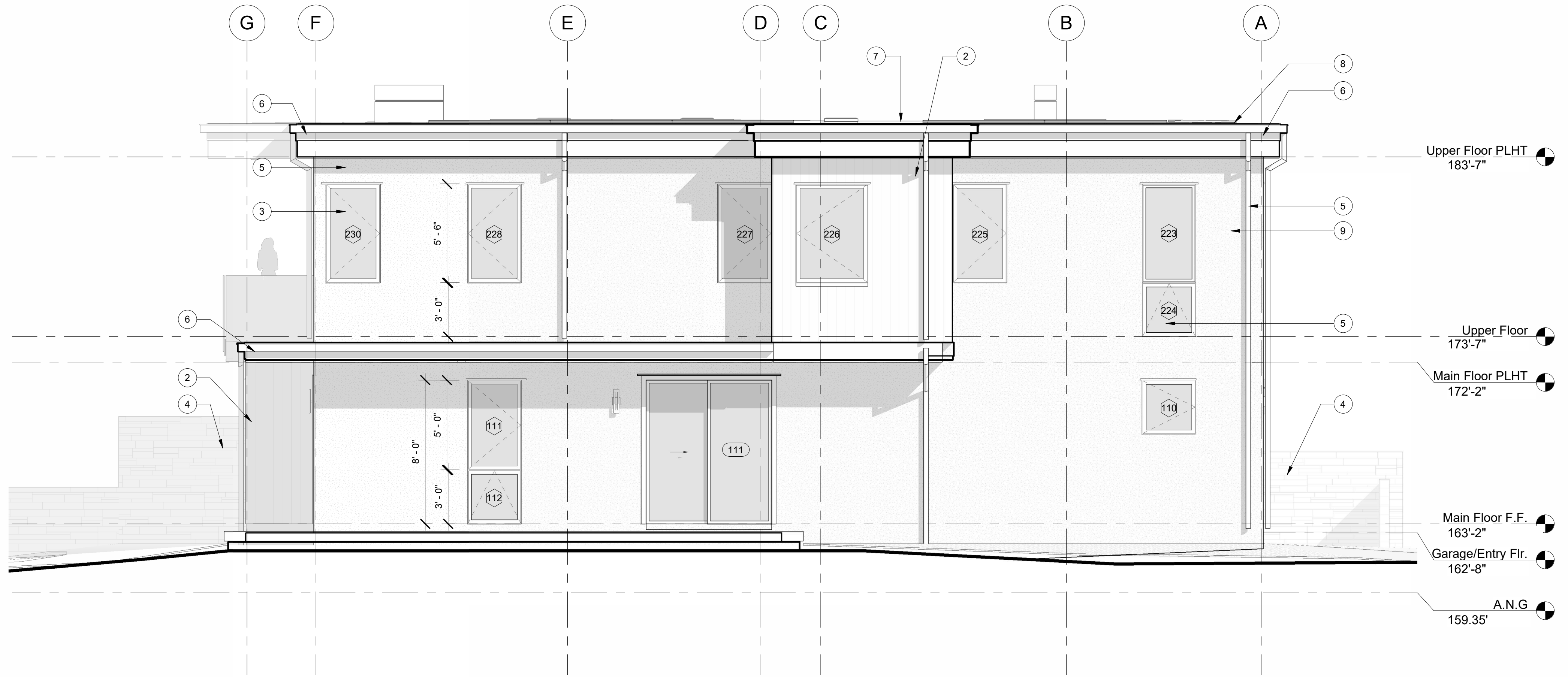
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EXTERIOR ELEVATIONS

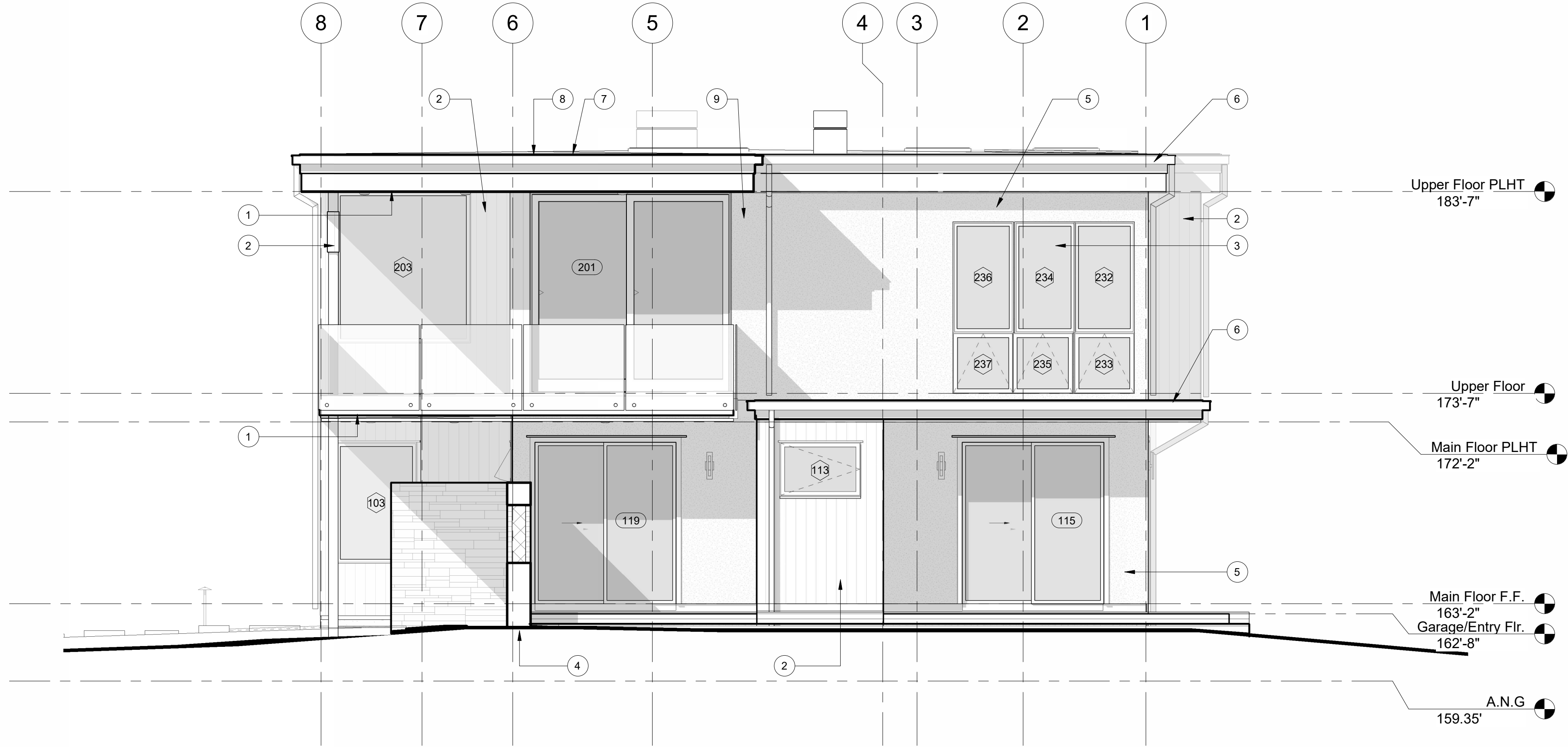
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A3.1



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



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

EXTERIOR MATERIAL PALETTE

- 1 SOFFIT WOOD SIDING**
TONGUE AND GROOVE
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERGLAZE
- 2 VERTICAL WOOD SIDING**
HARDIEPANEL FIBER CEMENT BOARDS, CEDARMILL VERTICAL SIDING
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERGLAZE
- 3 WINDOWS**
WOOD, ANODIZED ALUMINUM FINISH
COLOR: CLASS I CLEAR
- 4 STONE WALL**
LEDGE STONE
RANDOM RUNNING BOND
COLOR: VARIABLE BLEND
LIGHT GRAY GROUT
- 5 STUCCO**
SMOOTH TEXTURE
COLOR: SHERWIN WILLIAMS
GOLDEN FLEECE SW6388
- 6 TRIM, FASCIA**
HARDIEPANEL FIBER CEMENT BOARD
COLOR: SHERWIN WILLIAMS
URBANE BRONZE SW7048
- 7 ROOFING**
PVC SINGLE-PLY 60 MIL
COLOR: COOL STONE
- 8 GUTTER**
FINISH TO MATCH FASCIA
- 9 DOWNSPOUT**
COLOR: COPPER



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EXTERIOR ELEVATIONS

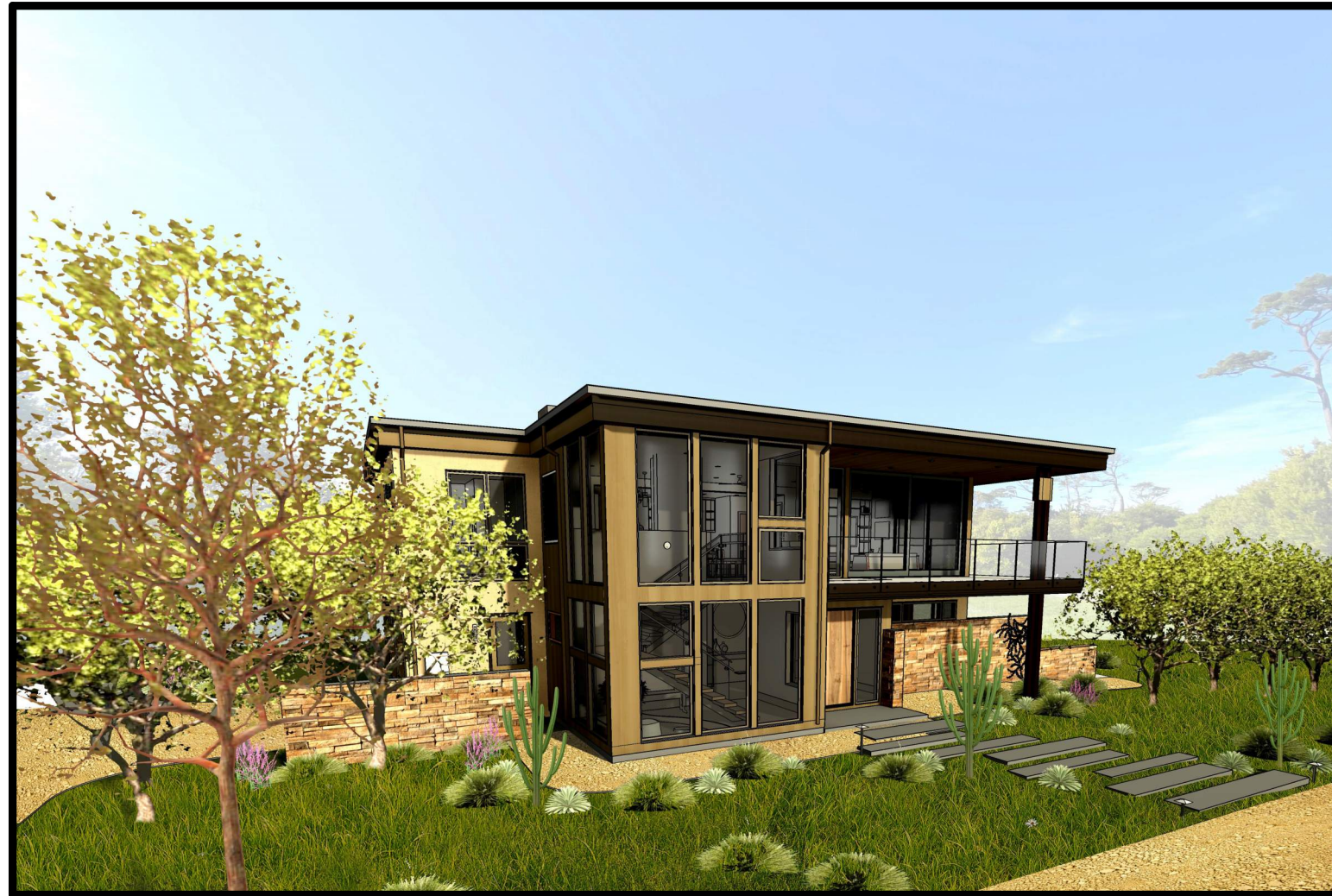
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A3.2



(A) EAST VIEW



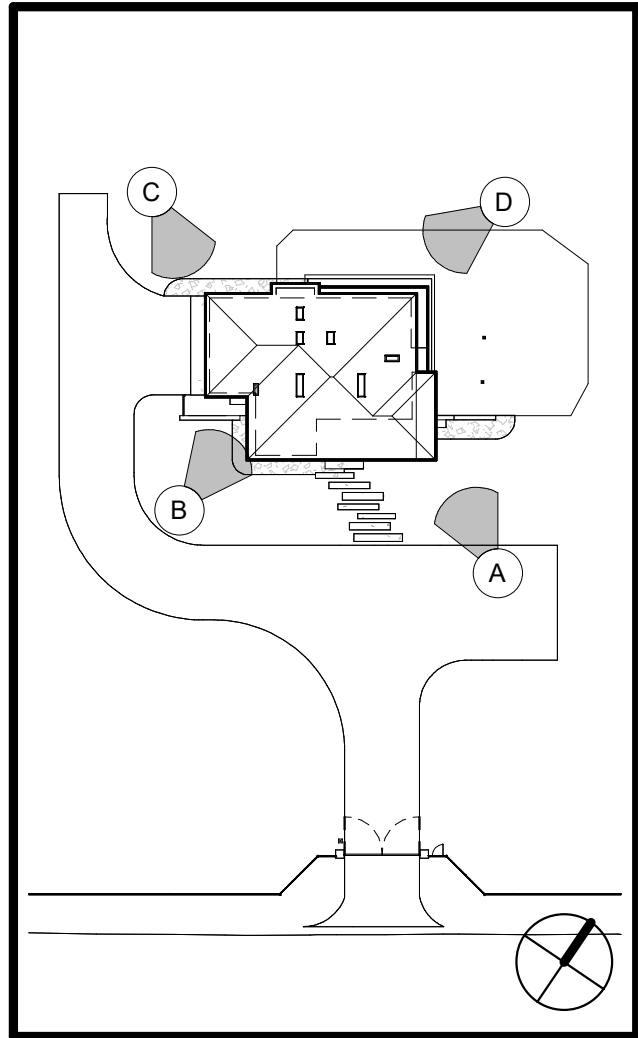
(B) WEST VIEW



(C) WEST VIEW



(D) NORTH VIEW



VIEWS KEY PLAN

EXTERIOR MATERIAL PALETTE

- 1

SOFFIT WOOD SIDING
TONGUE AND GROOVE
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERGLAZE
- 2

VERTICAL WOOD SIDING
HARDIEPANEL FIBER CEMENT BOARDS, CEDARMILL VERTICAL SIDING
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERGLAZE
- 3

WINDOWS
WOOD, ANODIZED ALUMINUM FINISH
COLOR: CLASS I CLEAR
- 4

STONE WALL
LEDGE STONE
RANDOM RUNNING BOND
COLOR: VARIABLE BLEND
LIGHT GRAY GROUT
- 5

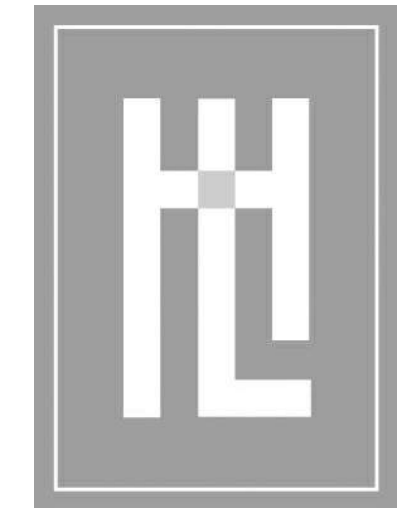
STUCCO
SMOOTH TEXTURE
COLOR: SHERWIN WILLIAMS
GOLDEN FLEECE SW6388
- 6

TRIM, FASCIA
HARDIEPANEL FIBER CEMENT BOARD
COLOR: SHERWIN WILLIAMS
URBANE BRONZE SW7048
- 7

ROOFING
PVC SINGLE-PLY 60 MIL
COLOR: COOL STONE
- 8

GUTTER
FINISH TO MATCH FASCIA
- 9

DOWNSPOUT
COLOR: COPPER



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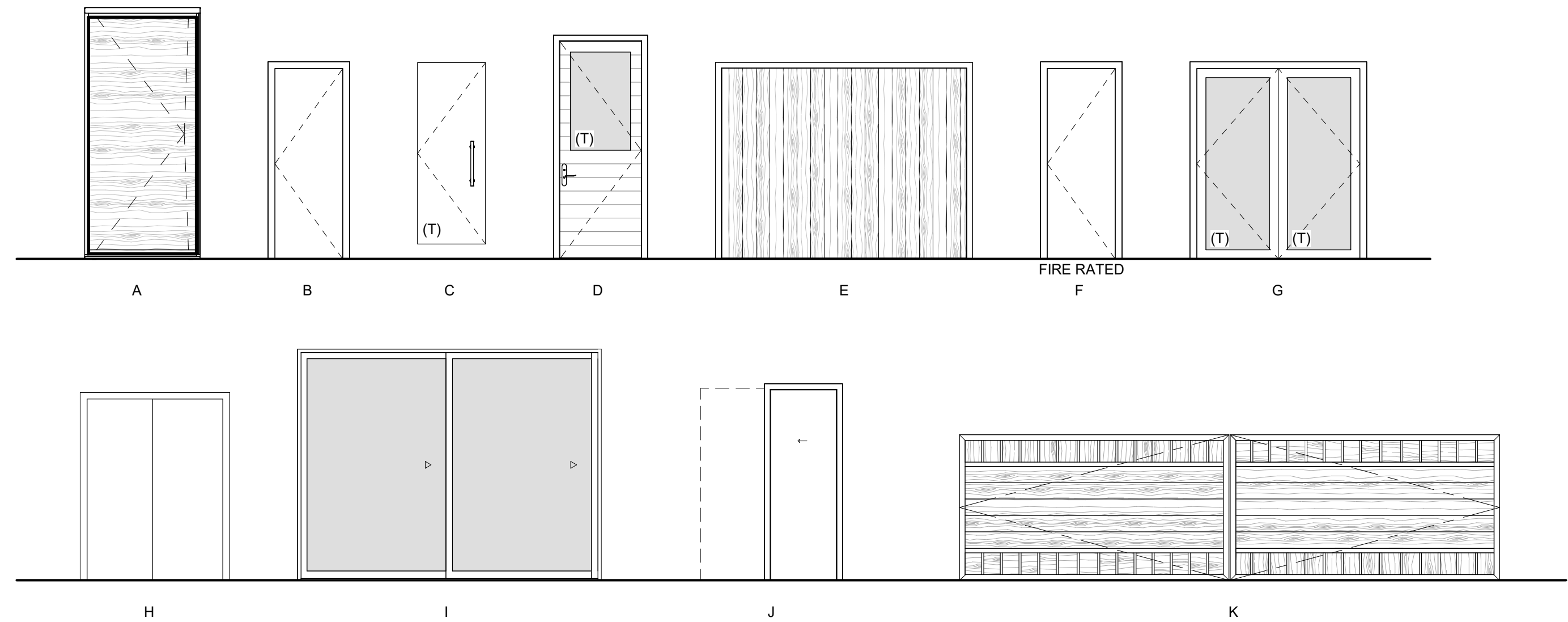
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PERSPECTIVES - MATERIALS AND COLORS

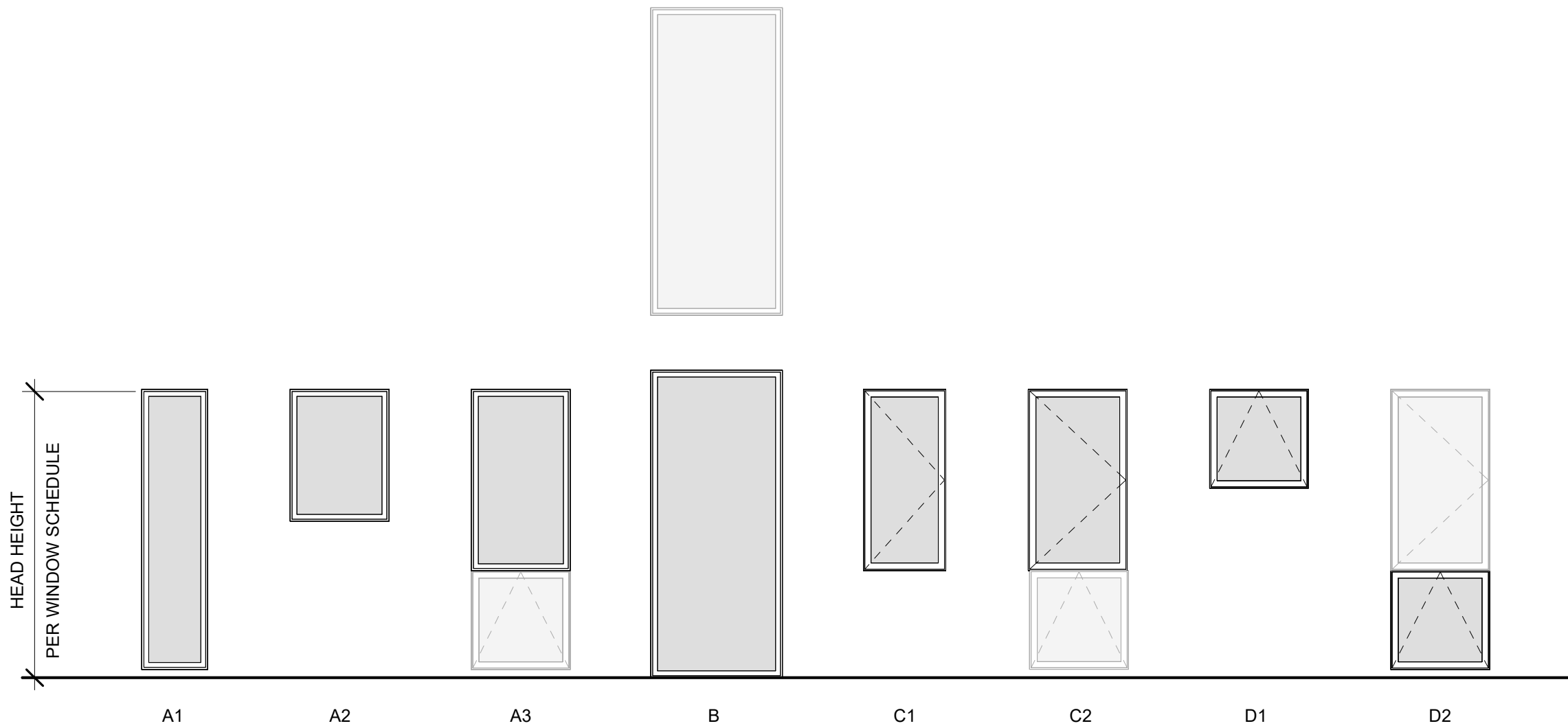
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DOOR SCHEDULE										
MARK	DOOR TYPE	ROOM NAME	WIDTH	HEIGHT	THICKNESS	GLAZING TYPE	FRAME	FINISH		
								DOOR	FRAME	COMMENTS
101	A	ENTRY	4' - 2 15/16"	8' - 8 1/2"	2 1/4"					
102	B	BATH 1	2' - 6"	8' - 0"	1 3/4"					
103	C	BATH 1	2' - 6"	7' - 8"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



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



HOLDREN+LIETZKE
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225 CANNERY ROW - SUITE A
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Date 2025-11-03

Scale 1/4" = 1'-0"

Drawn by EB

Project number 24.07

No.	Description	Date

WINDOW AND DOOR SCHEDULES AND DETAIL

YANG. YOSHIHARA RESIDENCE

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



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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Ph: 831.649.6001

WWW.H-ARC.COM

Date 2025-11-03

Scale 3/8" = 1'-0"

Drawn by Author

Project number 24.07

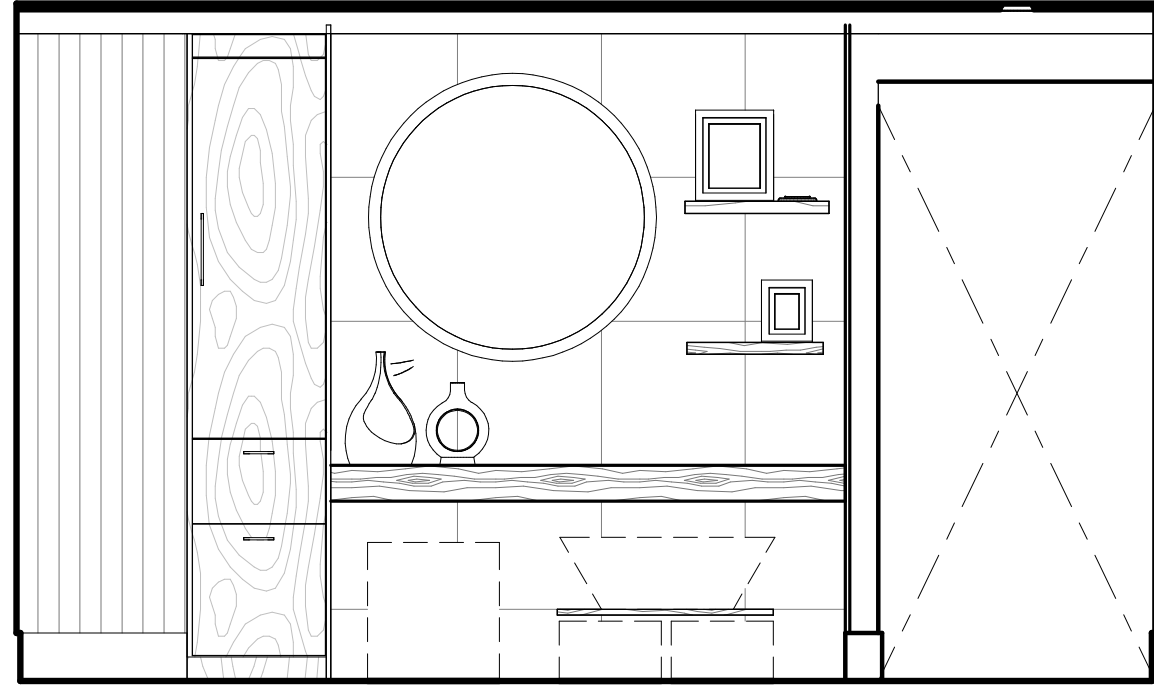
No.	Description	Date

INTERIOR ELEVATIONS

YANG. YOSHIHARA RESIDENCE

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

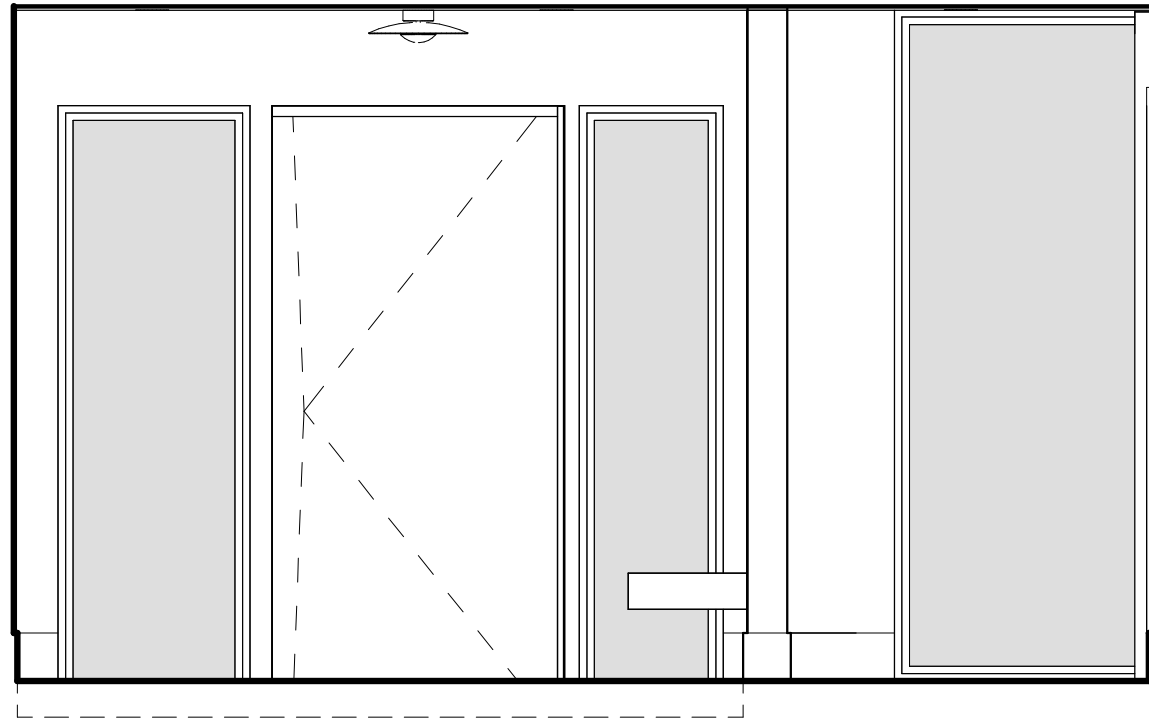
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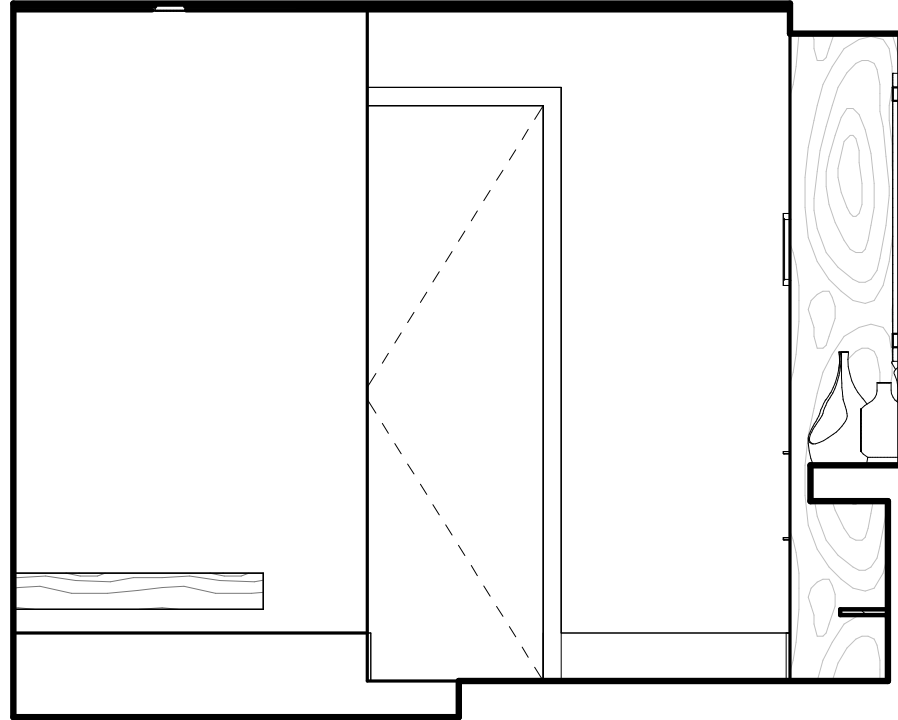
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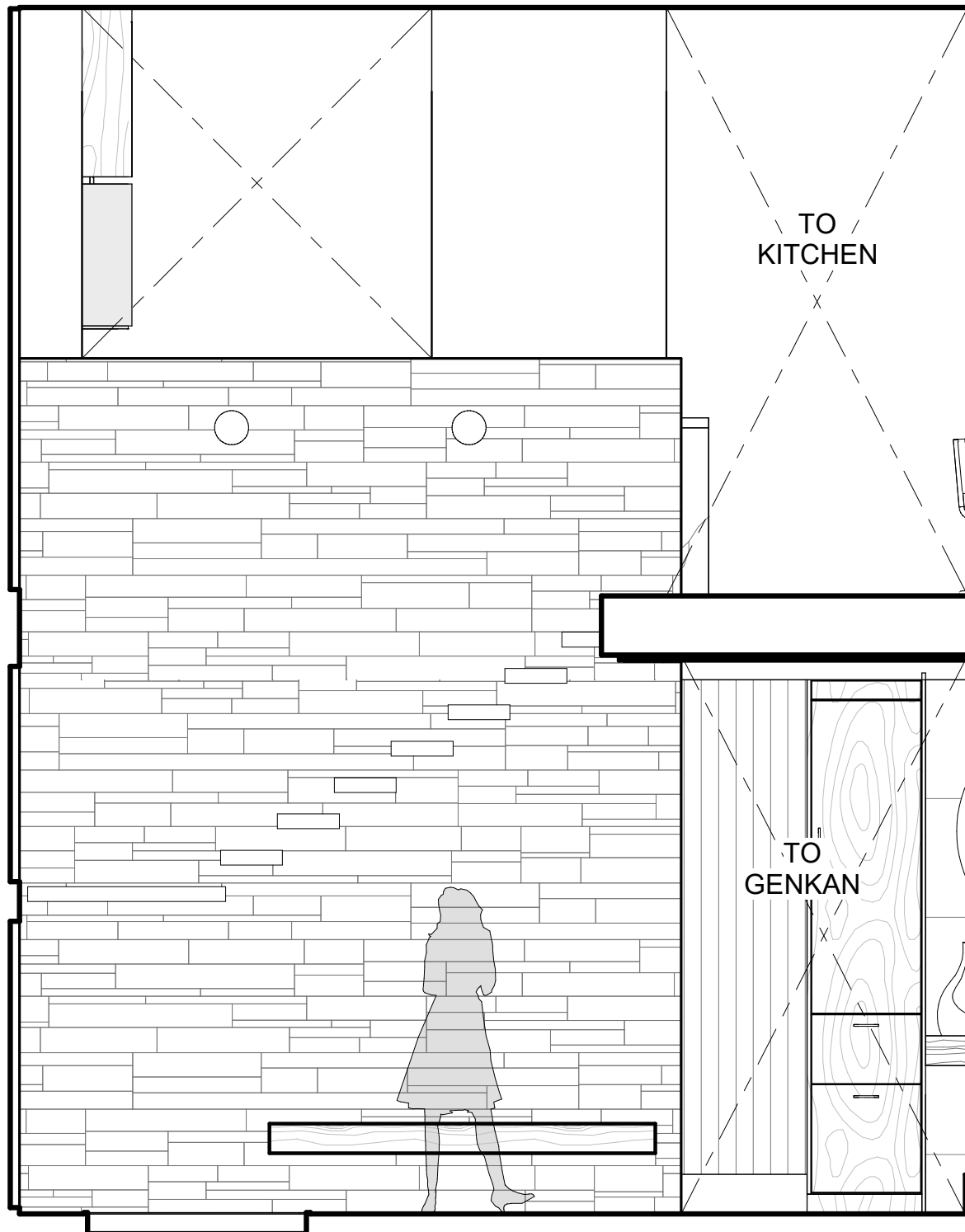
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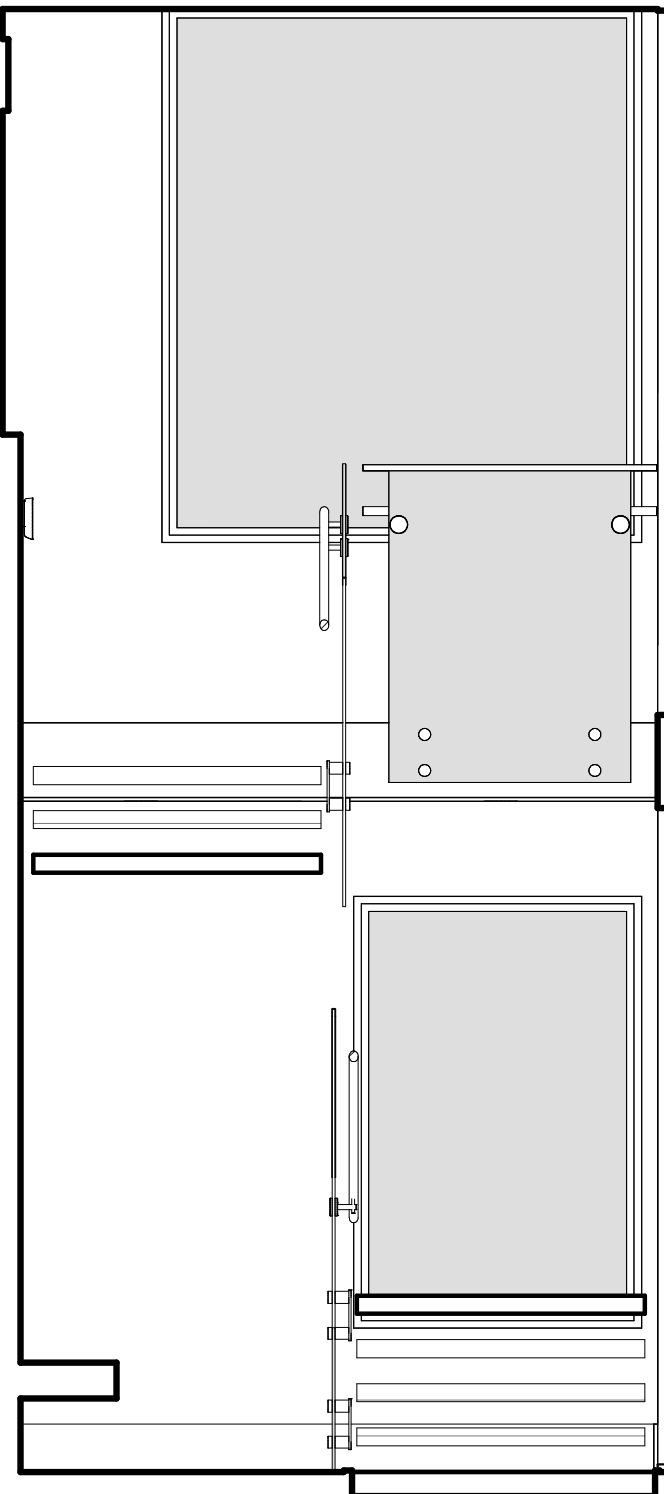
3 GENKAN SOUTH
3/8" = 1'-0"



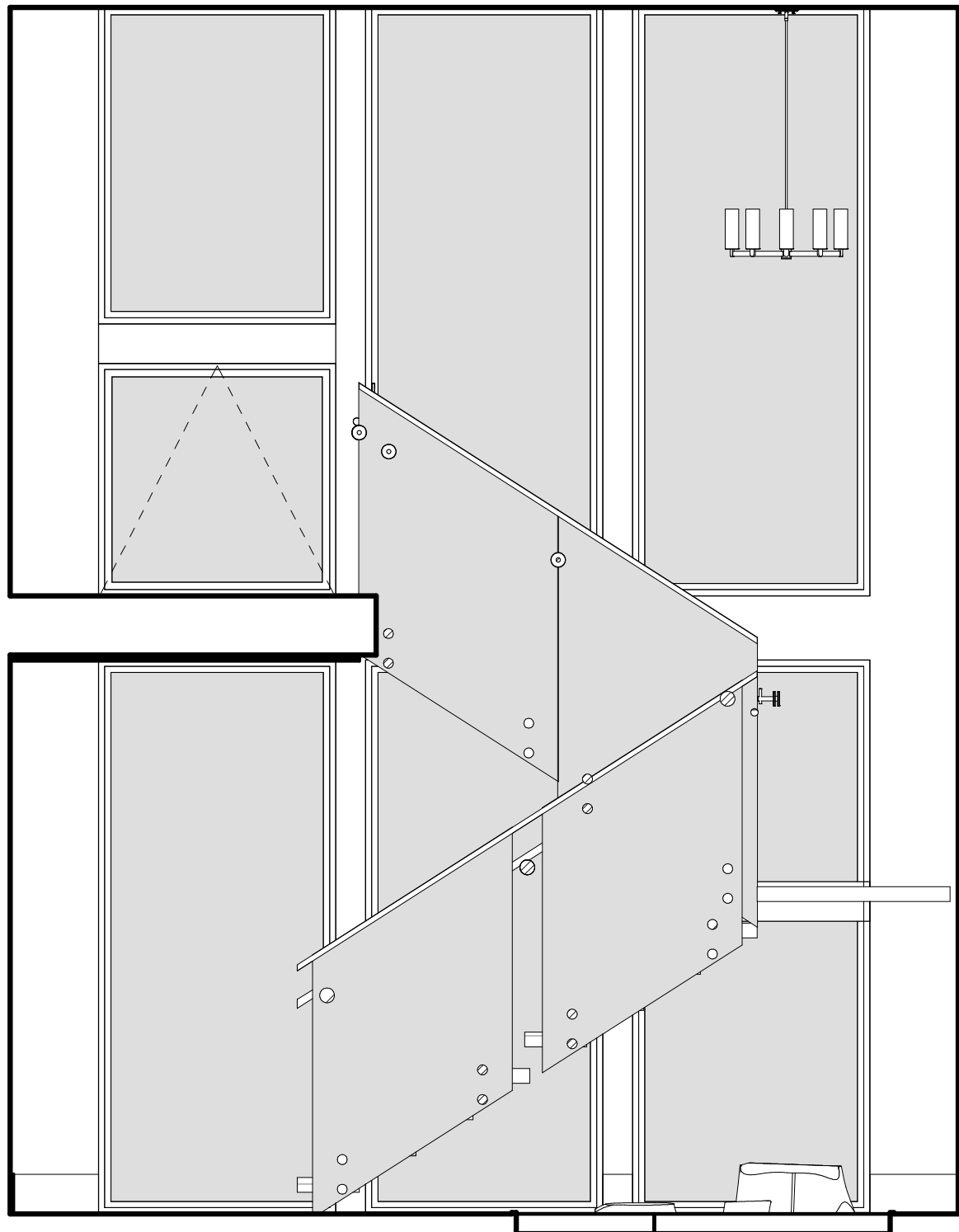
4 GENKAN WEST
3/8" = 1'-0"



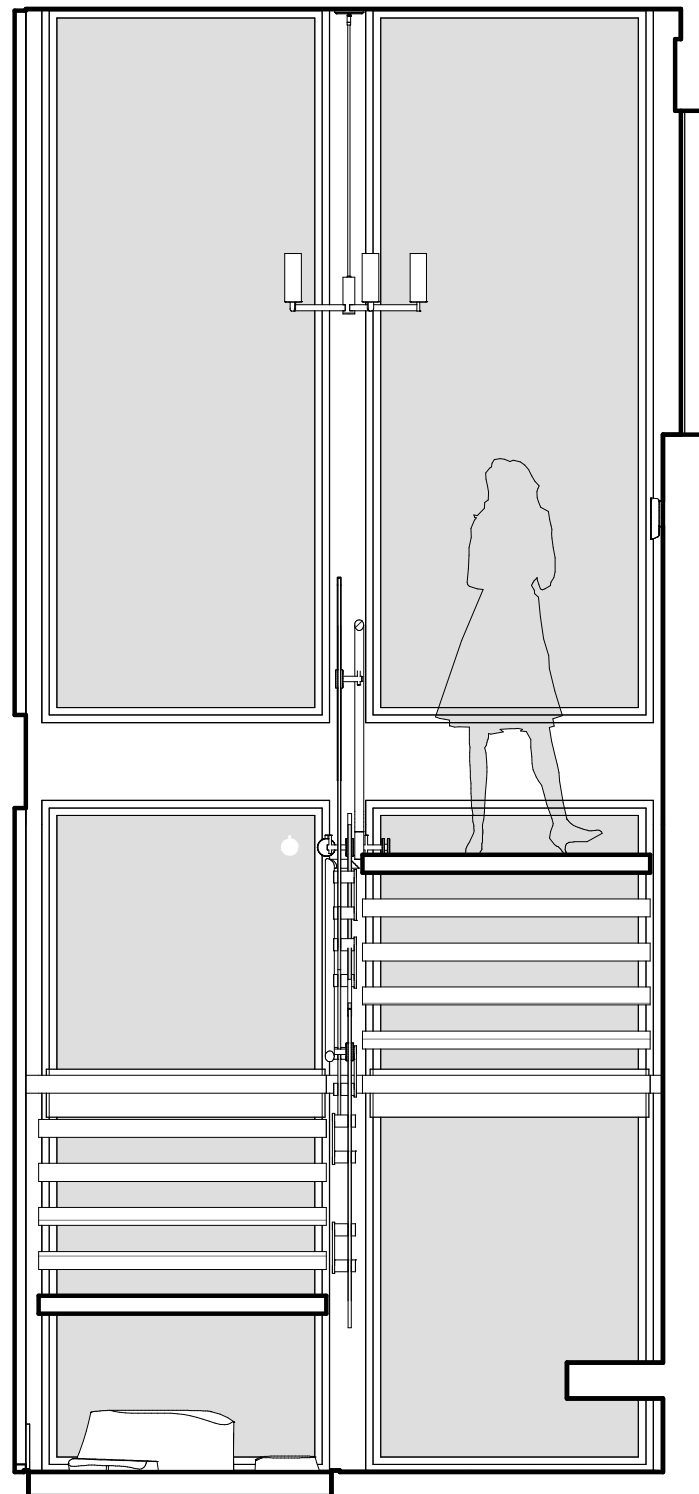
5 STAIR HALL NORTH
3/8" = 1'-0"



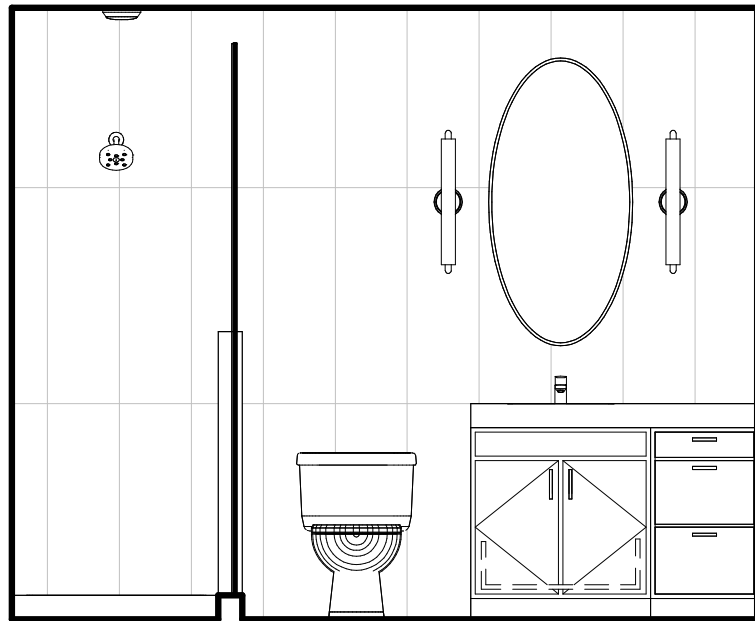
6 STAIR HALL EAST
3/8" = 1'-0"



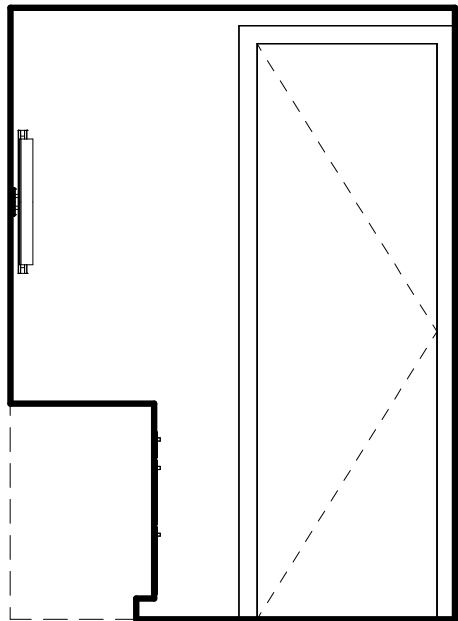
7 STAIR HALL SOUTH
3/8" = 1'-0"



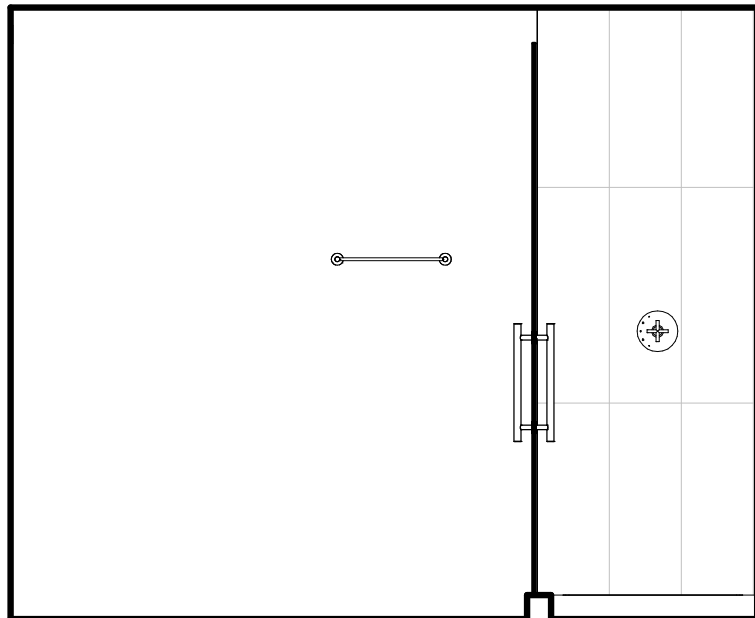
8 STAIR HALL WEST
3/8" = 1'-0"



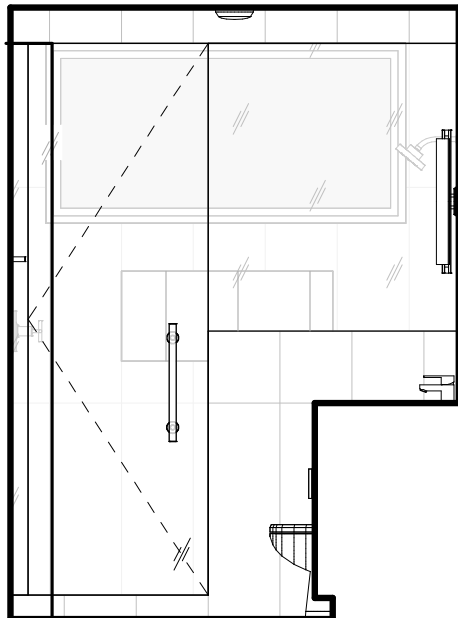
9 BATH 1 NORTH
3/8" = 1'-0"



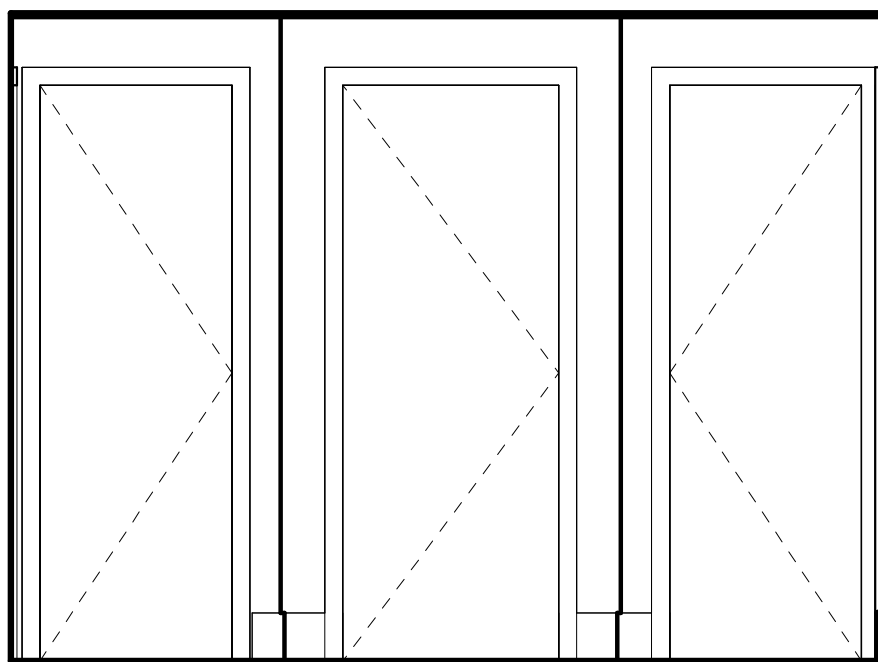
10 BATH 1 EAST
3/8" = 1'-0"



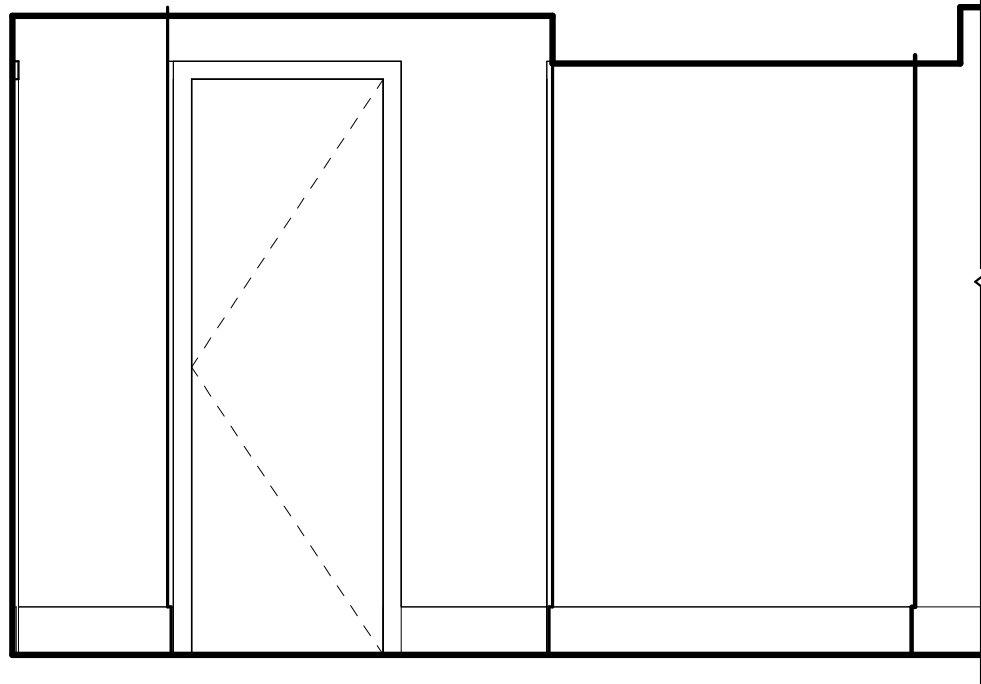
11 BATH 1 SOUTH
3/8" = 1'-0"



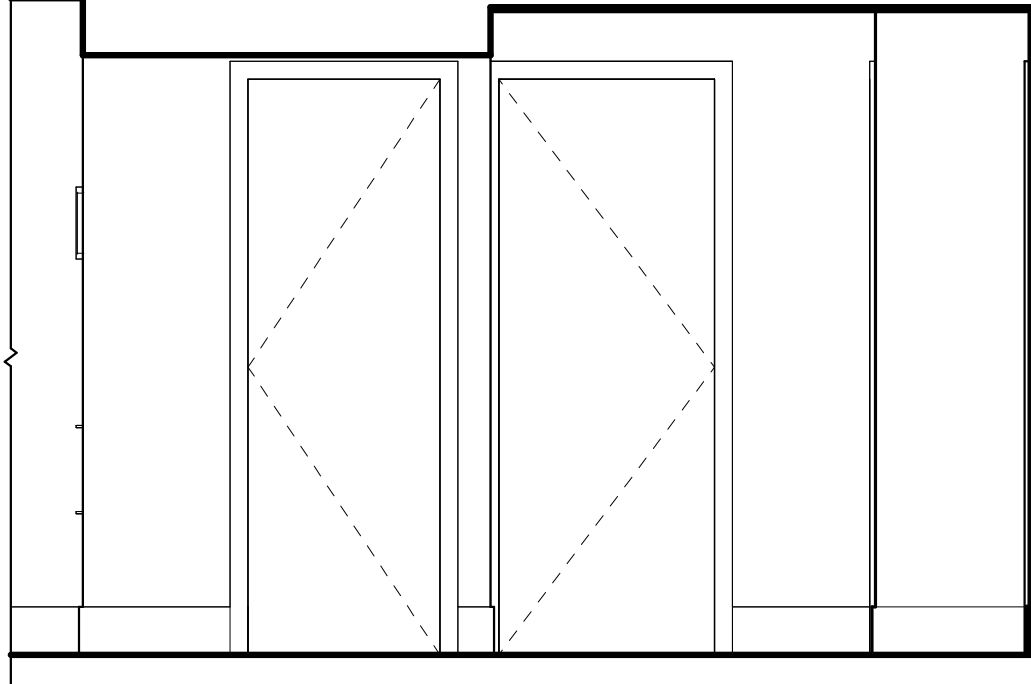
12 BATH 1 WEST
3/8" = 1'-0"



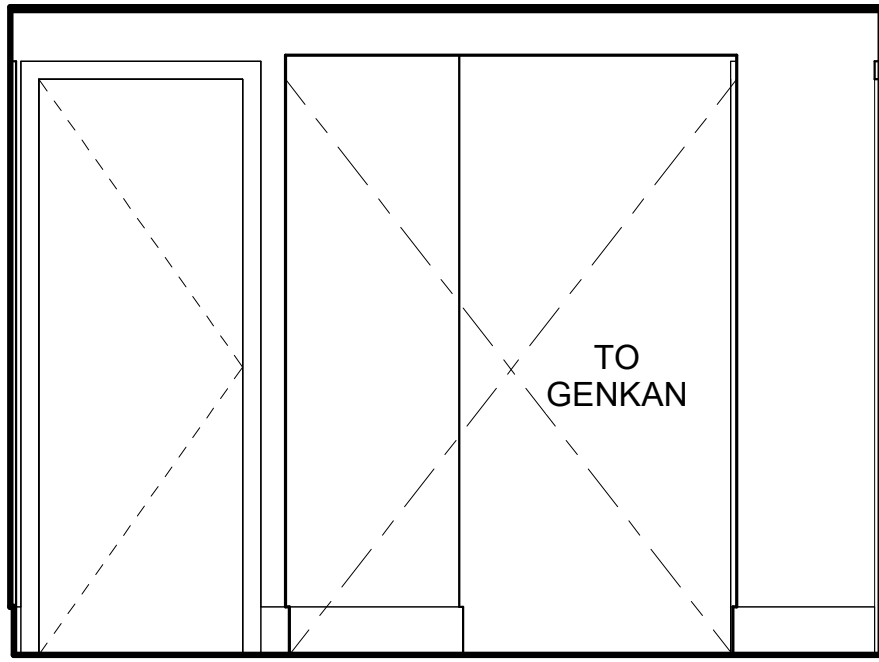
13 HALL NORTH
3/8" = 1'-0"



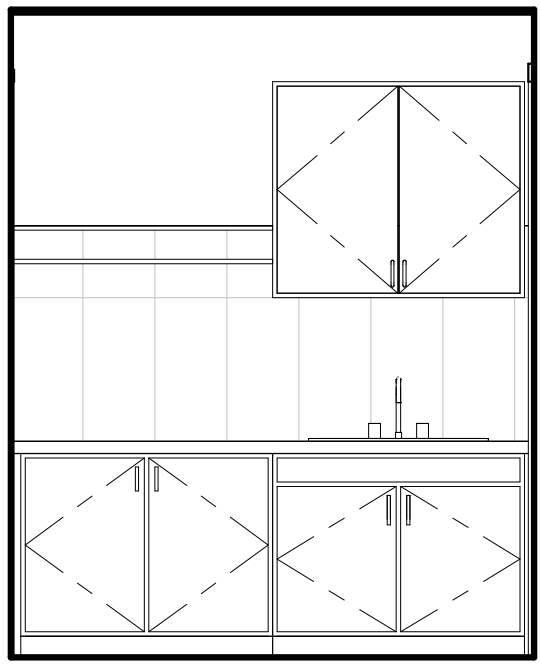
14 HALL EAST
3/8" = 1'-0"



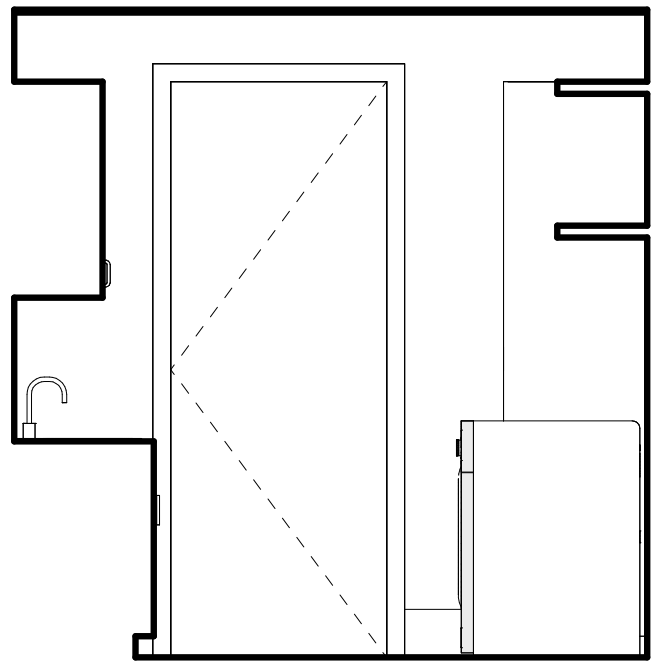
15 HALL WEST
3/8" = 1'-0"



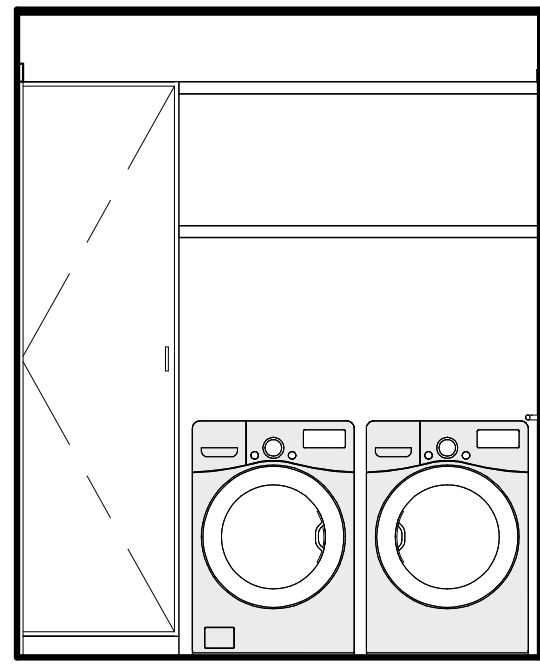
16 HALL SOUTH
3/8" = 1'-0"



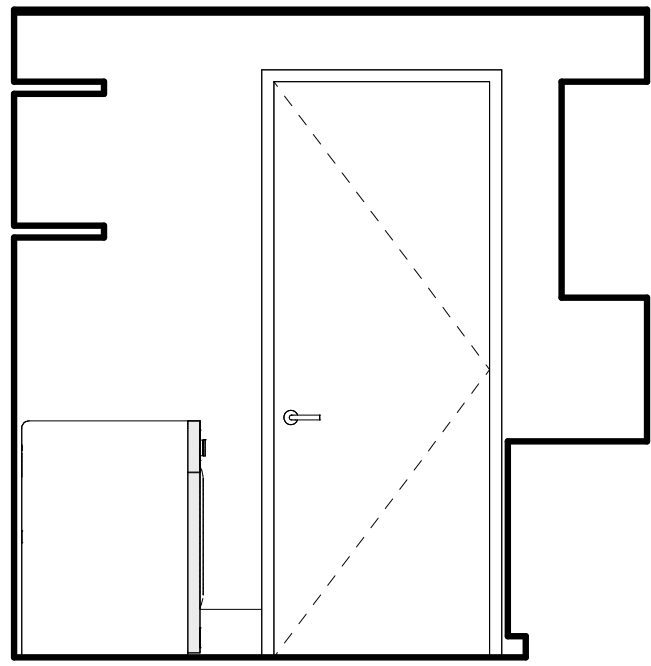
1 LAUNDRY NORTH
3/8" = 1'-0"



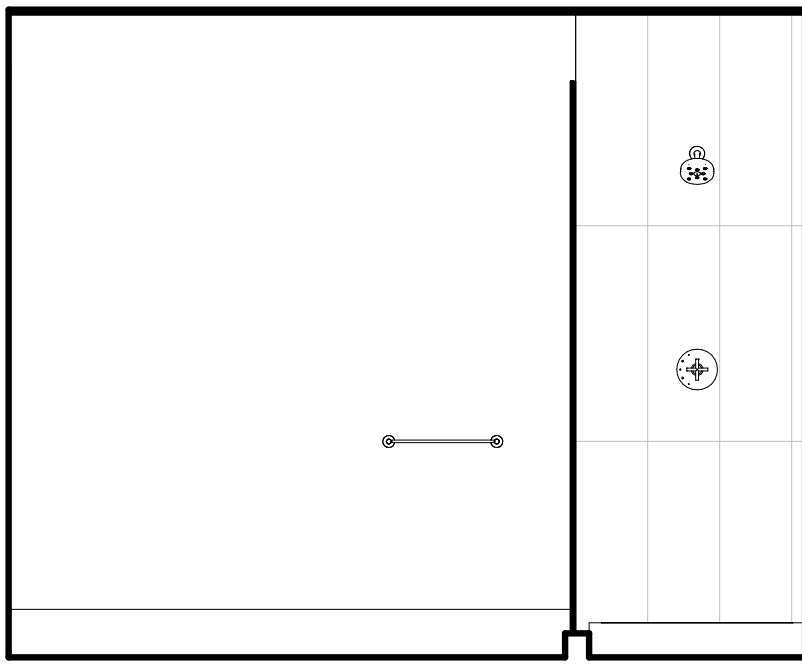
2 LAUNDRY EAST
3/8" = 1'-0"



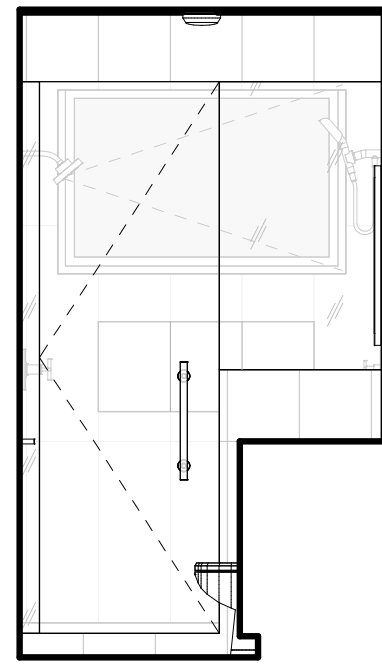
3 LAUNDRY SOUTH
3/8" = 1'-0"



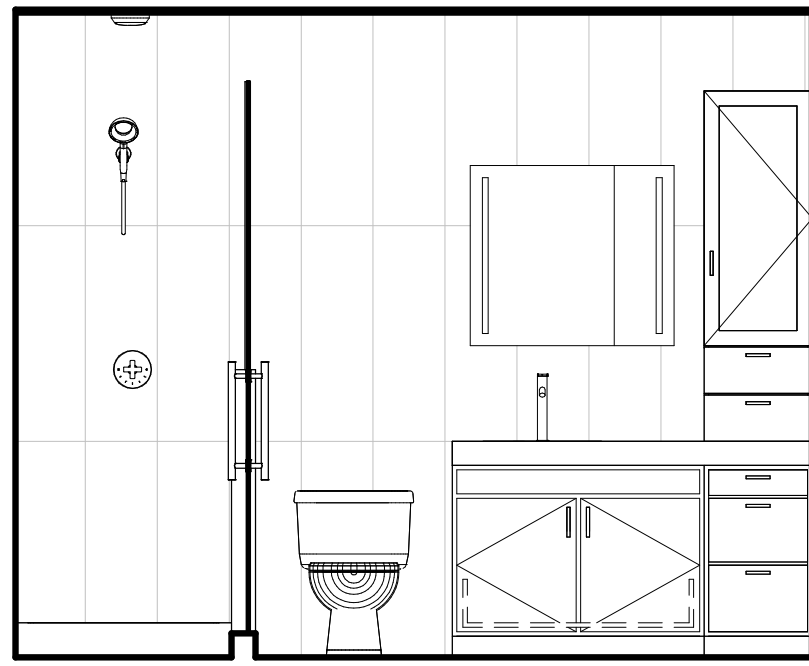
4 LAUNDRY WEST
3/8" = 1'-0"



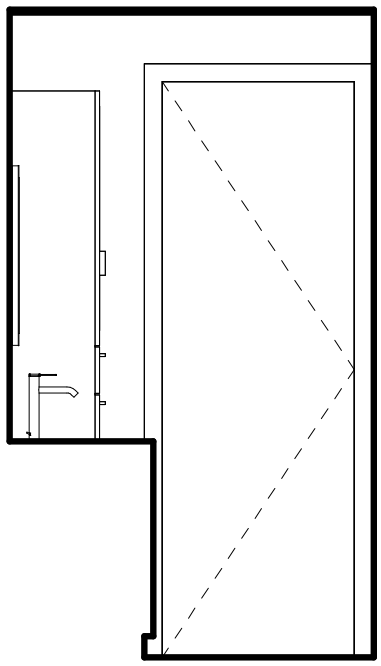
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3/8" = 1'-0"



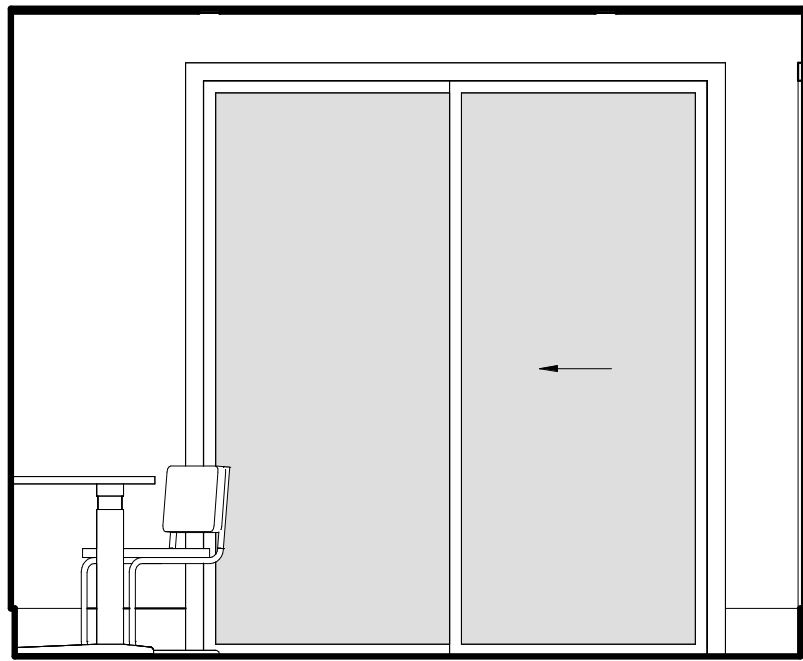
14 BATH 2 EAST
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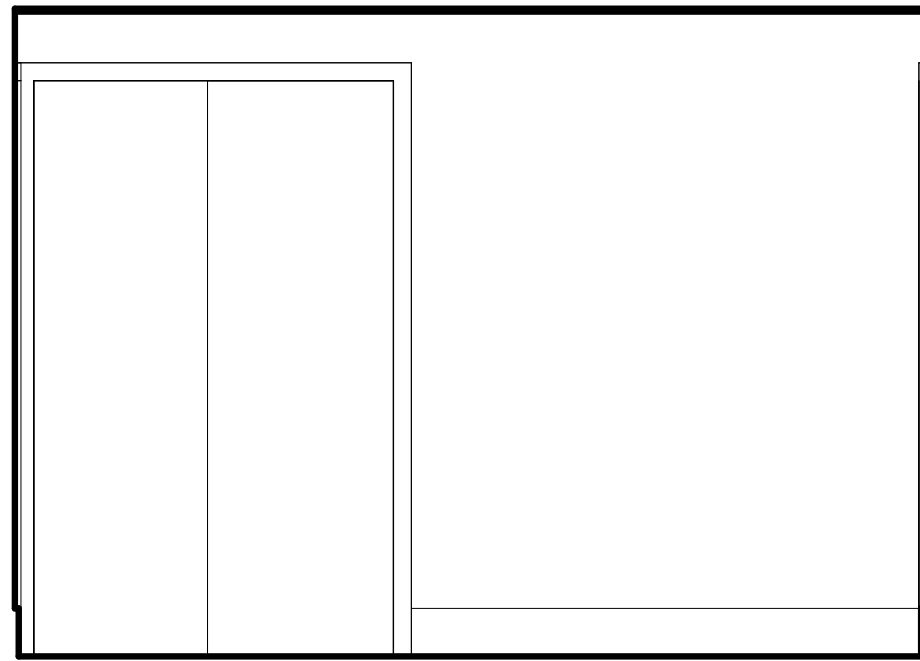
15 BATH 2 SOUTH
3/8" = 1'-0"



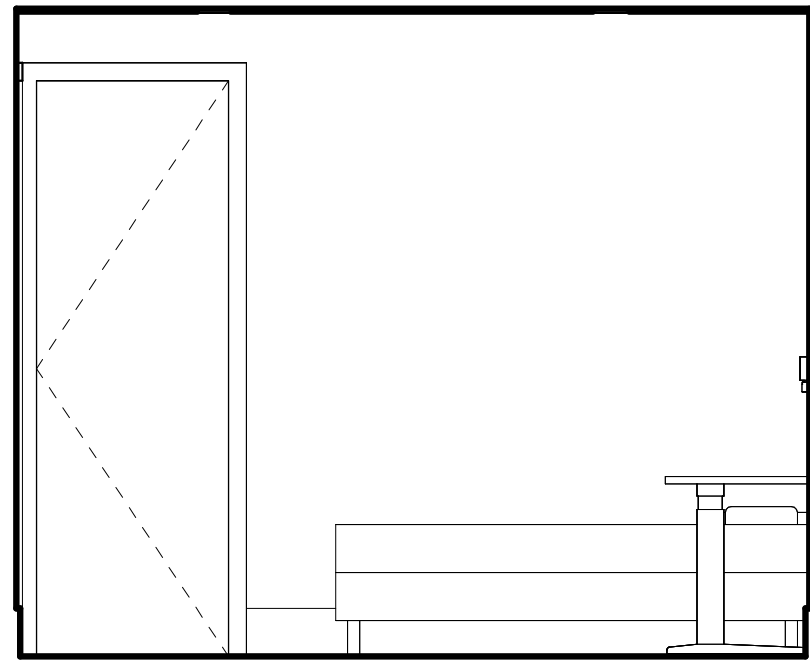
16 BATH 2 WEST
3/8" = 1'-0"



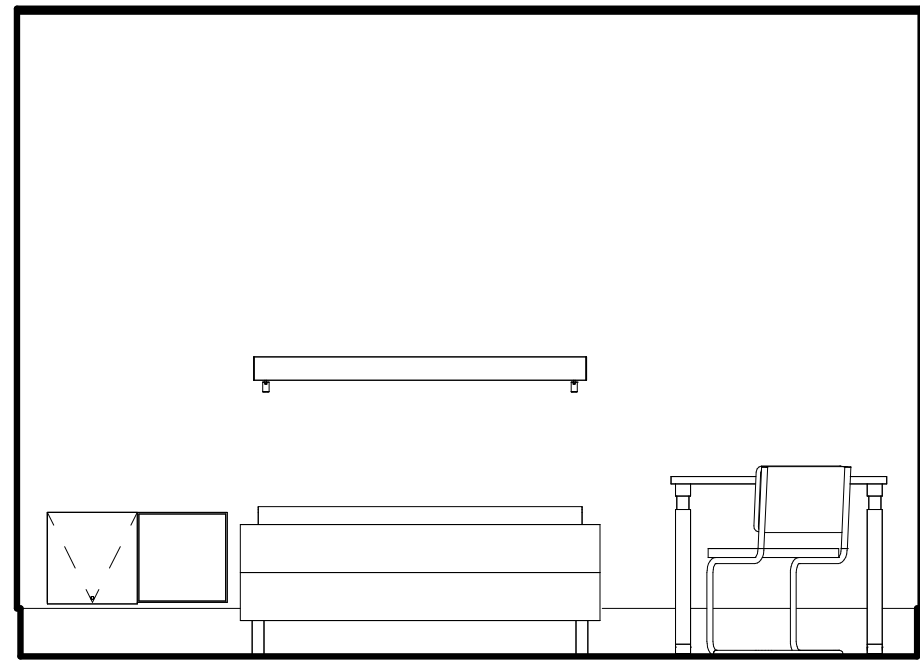
5 BEDROOM 1 NORTH
3/8" = 1'-0"



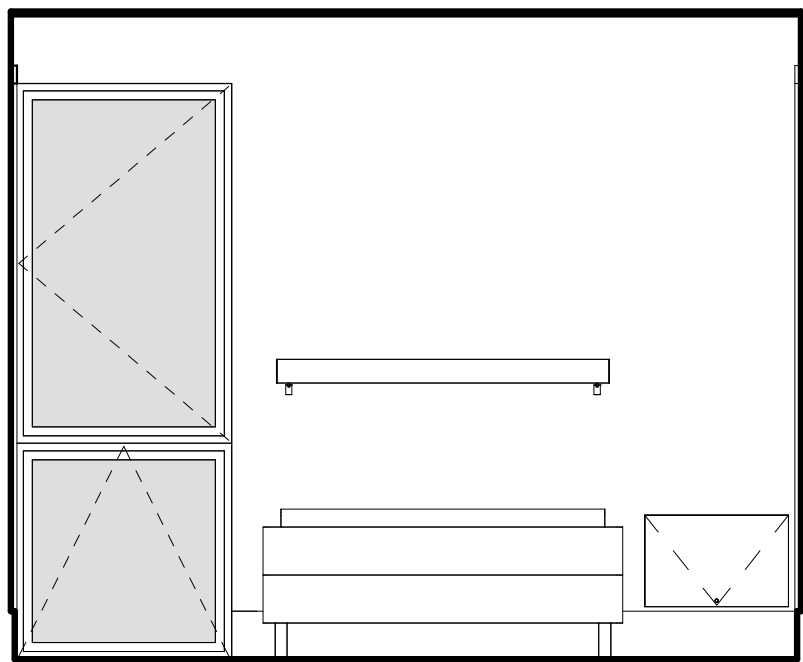
6 BEDROOM 1 EAST
3/8" = 1'-0"



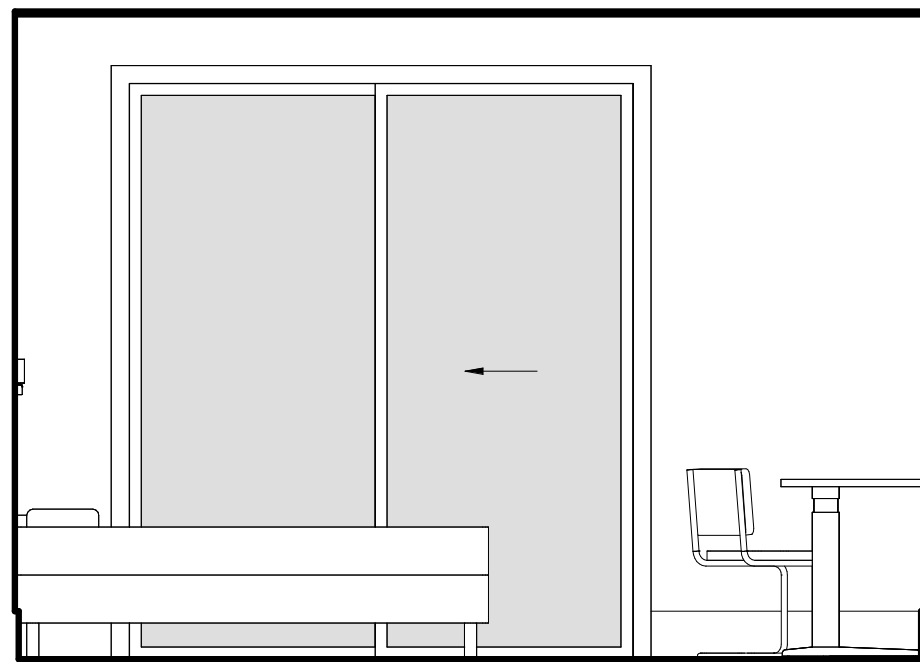
7 BEDROOM 1 SOUTH
3/8" = 1'-0"



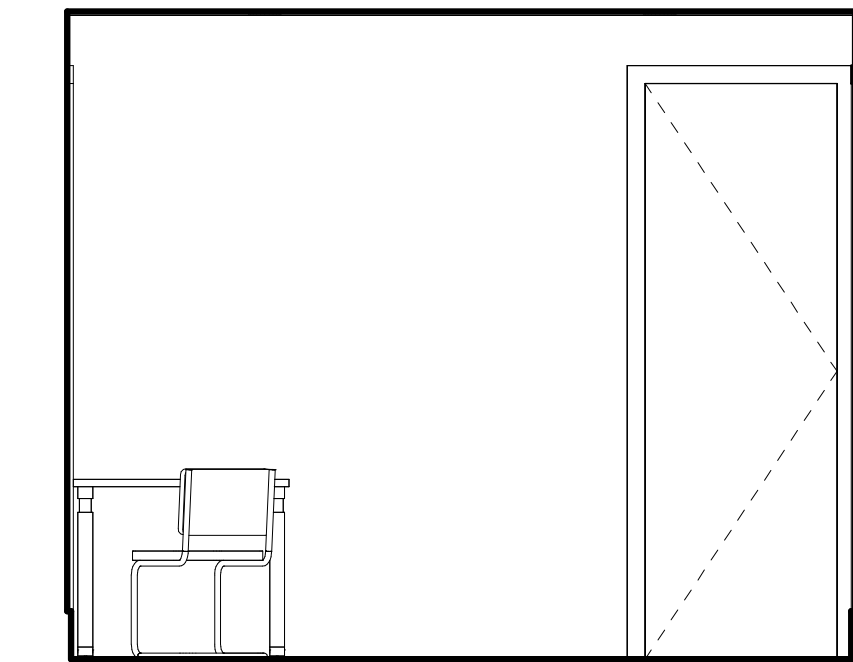
8 BEDROOM 1 WEST
3/8" = 1'-0"



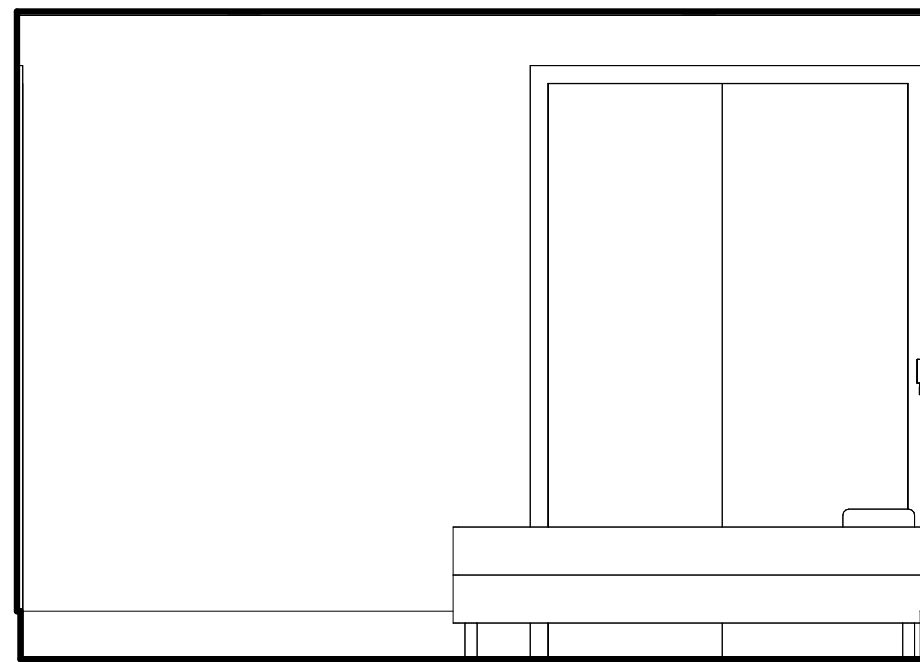
9 BEDROOM 2 NORTH
3/8" = 1'-0"



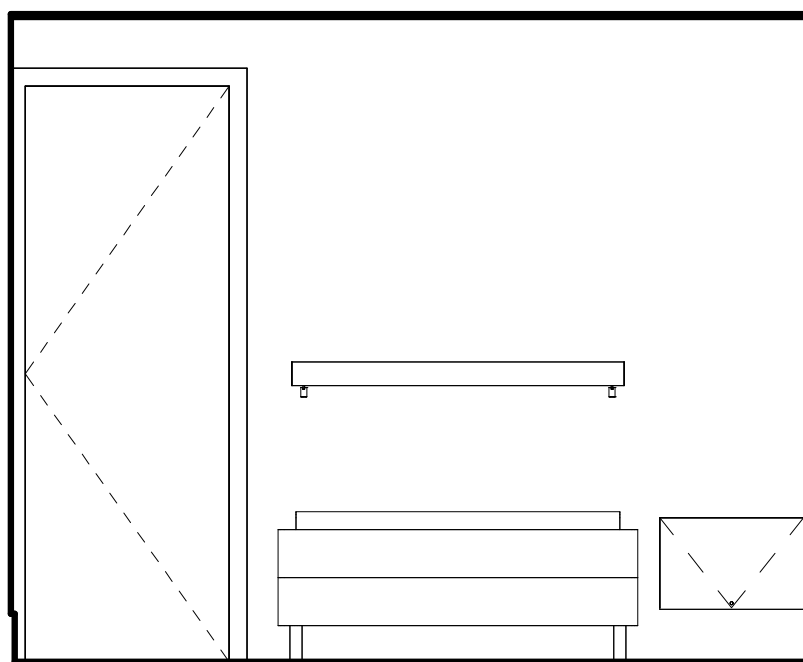
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3/8" = 1'-0"



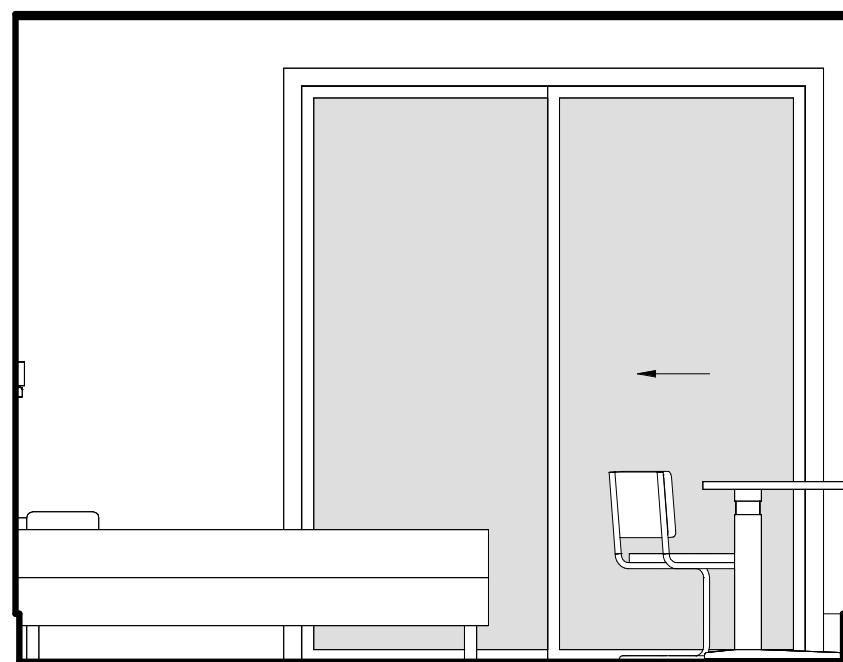
11 BEDROOM 2 SOUTH
3/8" = 1'-0"



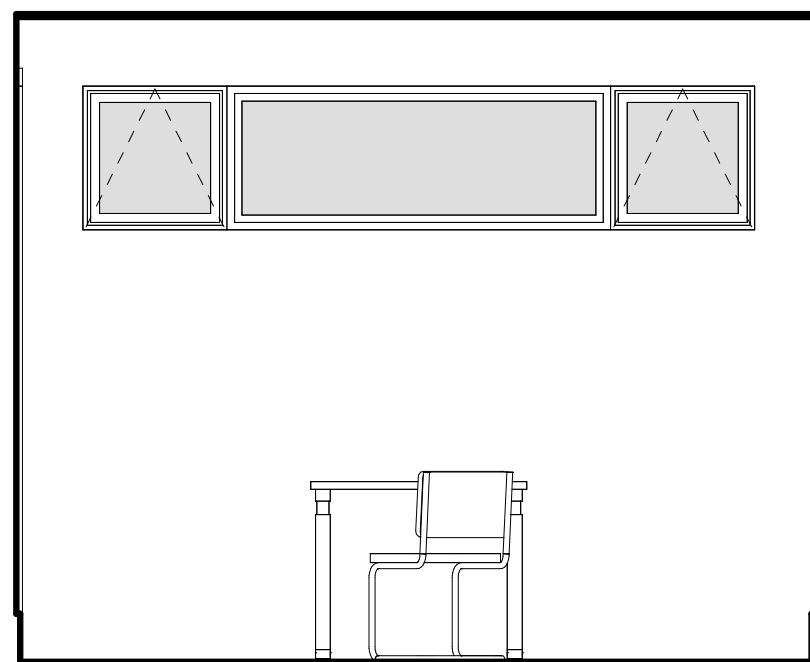
12 BEDROOM 2 WEST
3/8" = 1'-0"



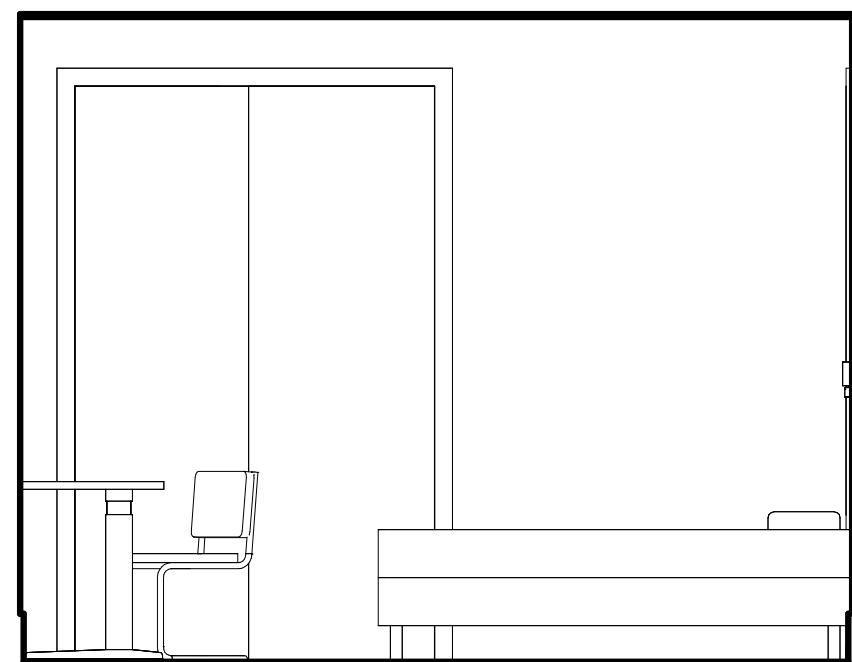
17 BEDROOM 3 NORTH
3/8" = 1'-0"



18 BEDROOM 3 EAST
3/8" = 1'-0"



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



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



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Date 2025-11-03

Scale 3/8" = 1'-0"

Drawn by Author

Project number 24.07

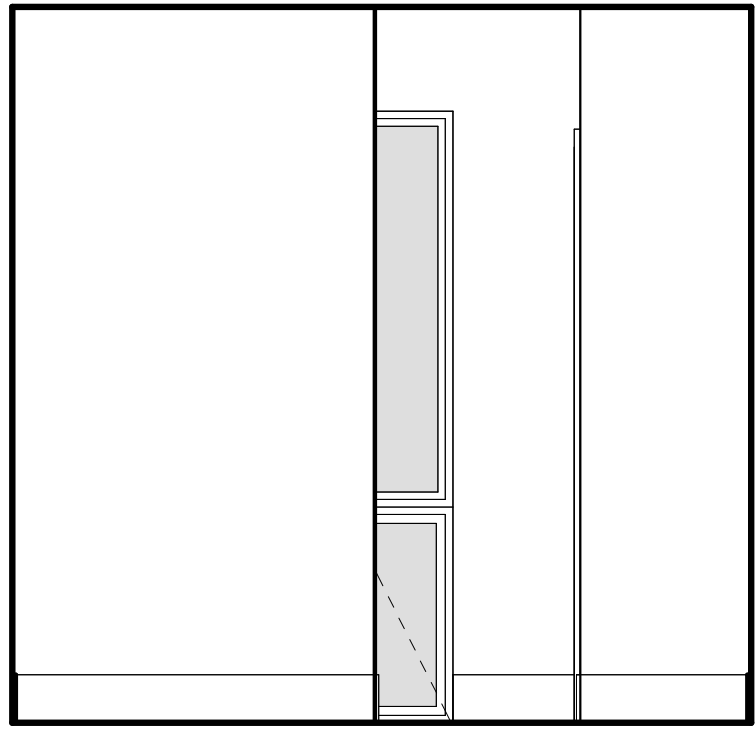
No.	Description	Date

INTERIOR ELEVATIONS

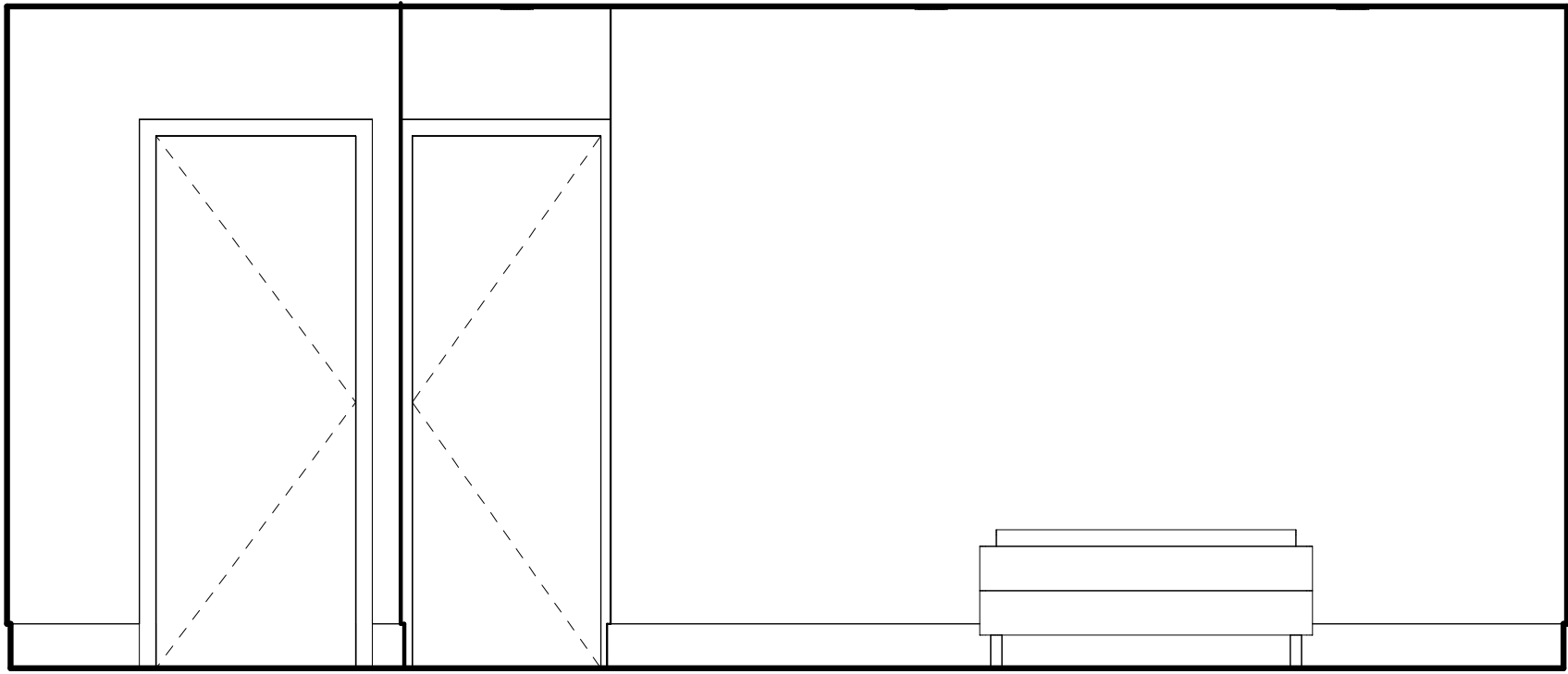
YANG. YOSHIHARA RESIDENCE

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

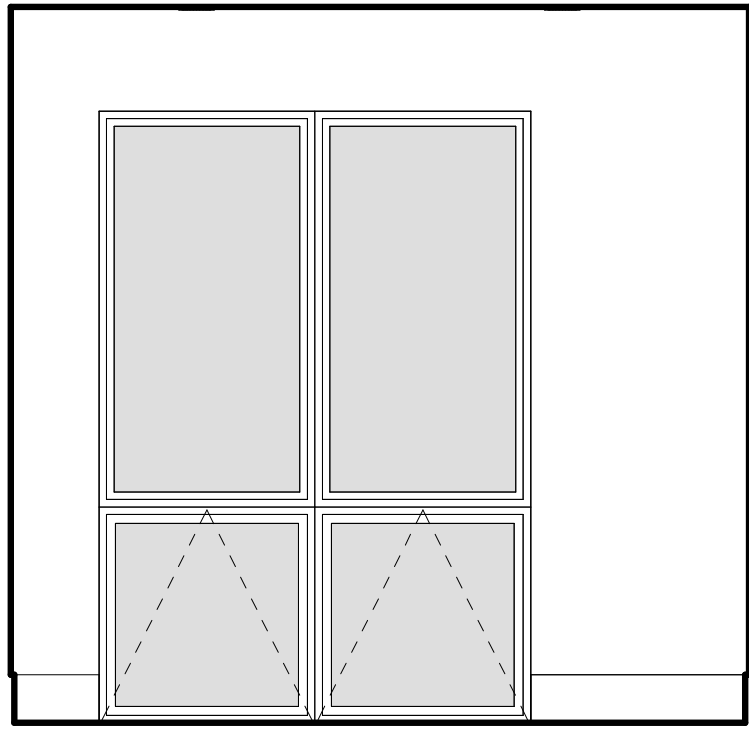
A5.2



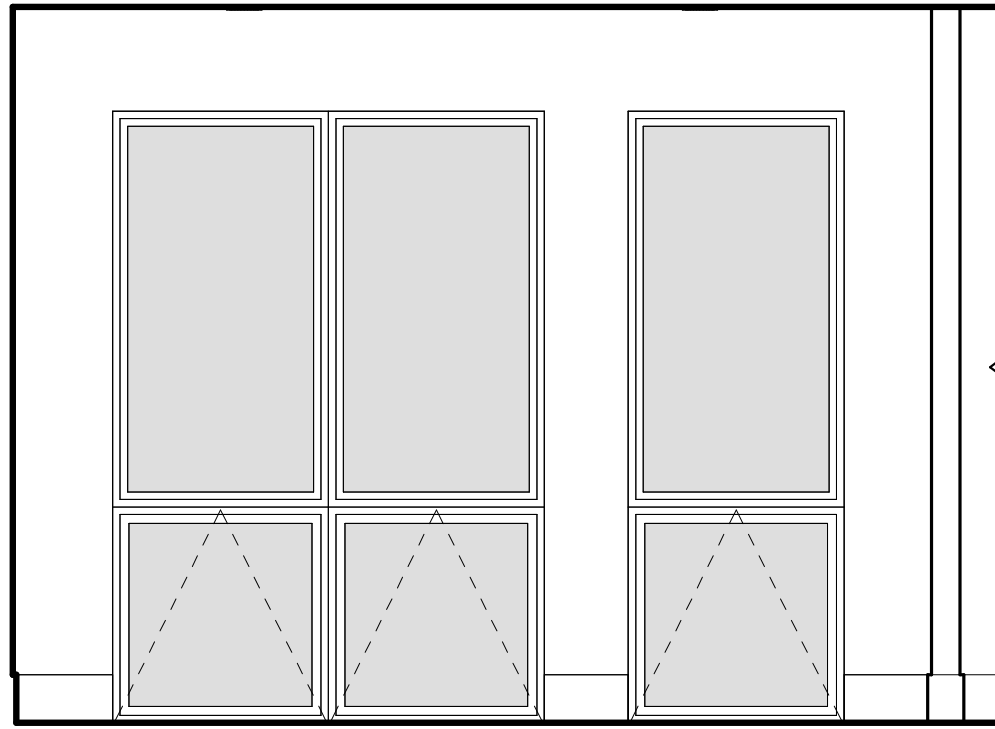
① HIS SLEEPING RM NORTH
3/8" = 1'-0"



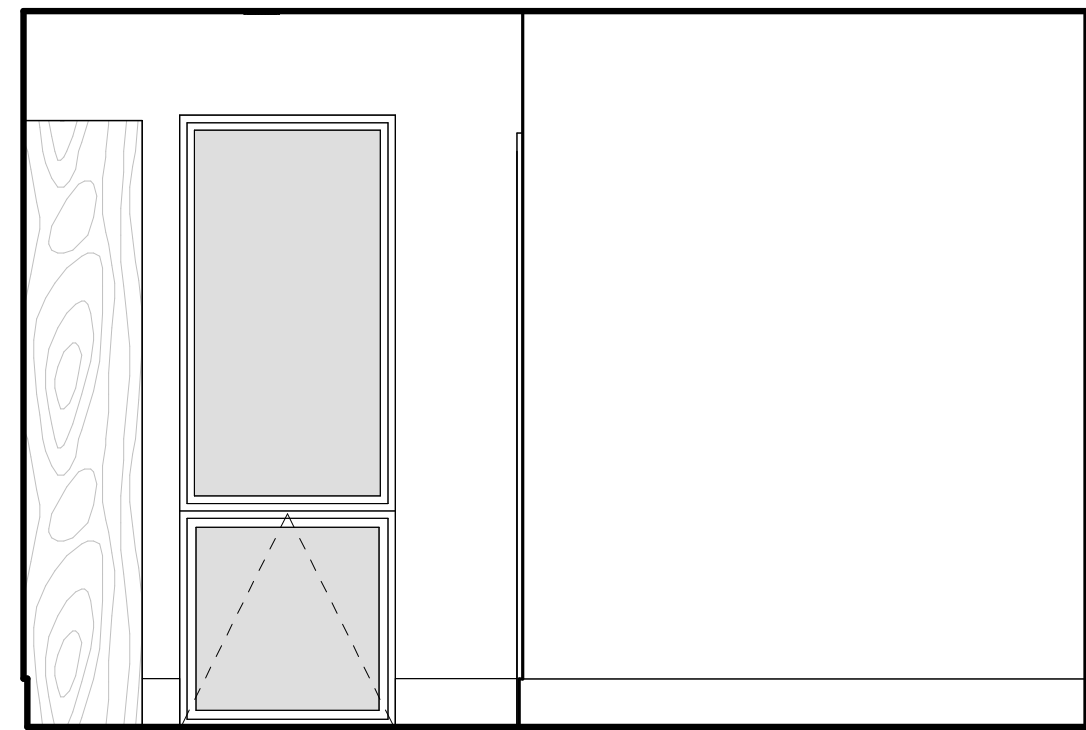
② HIS SLEEPING RM EAST
3/8" = 1'-0"



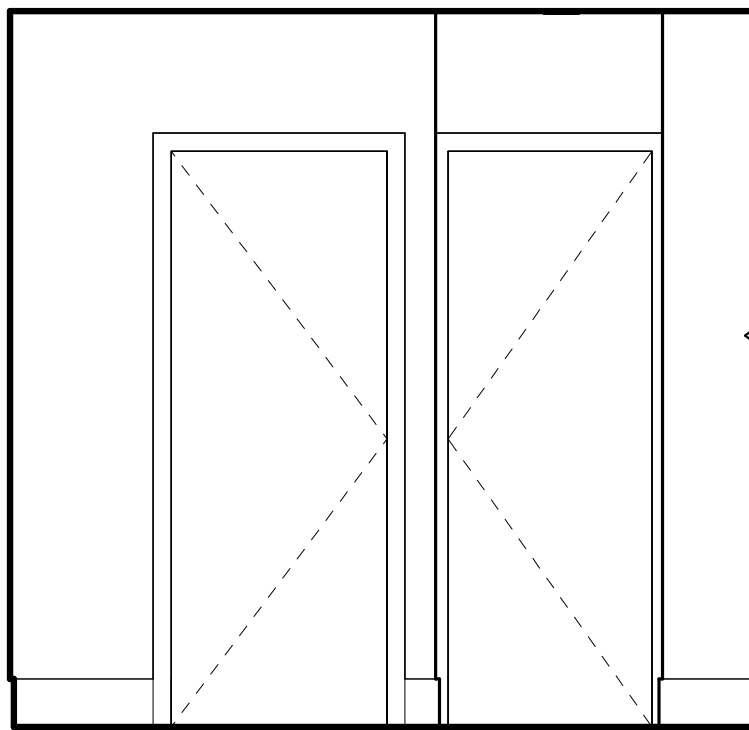
③ HIS SLEEPING RM SOUTH
3/8" = 1'-0"



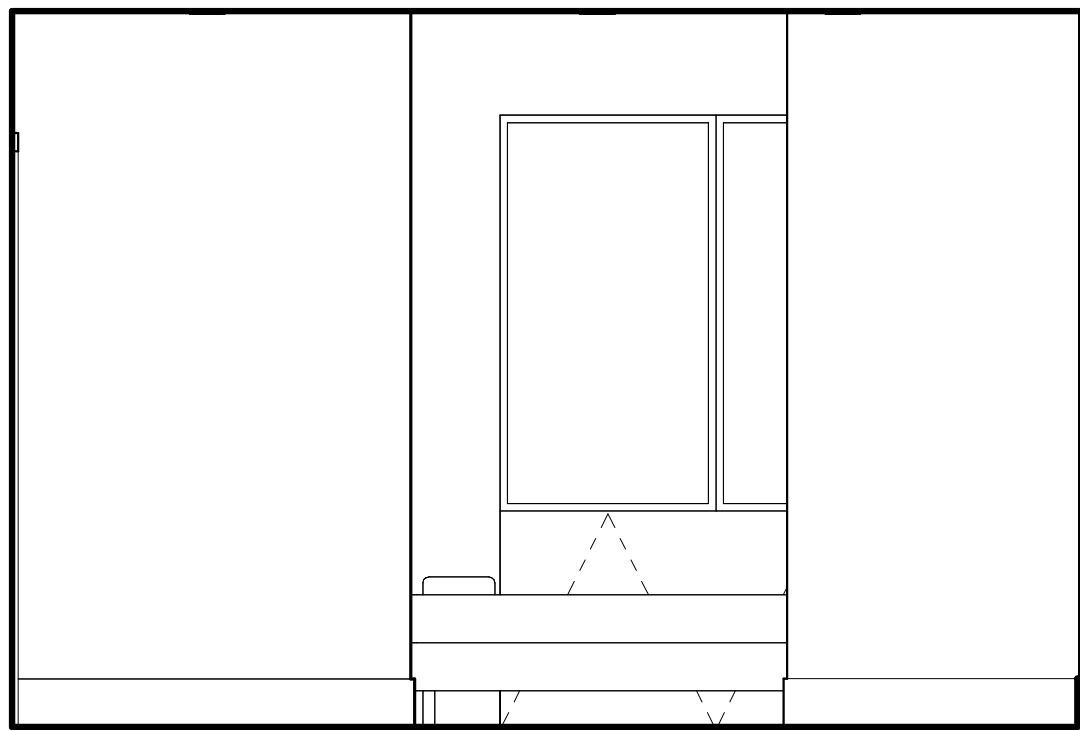
④ HIS SLEEPING RM WEST
3/8" = 1'-0"



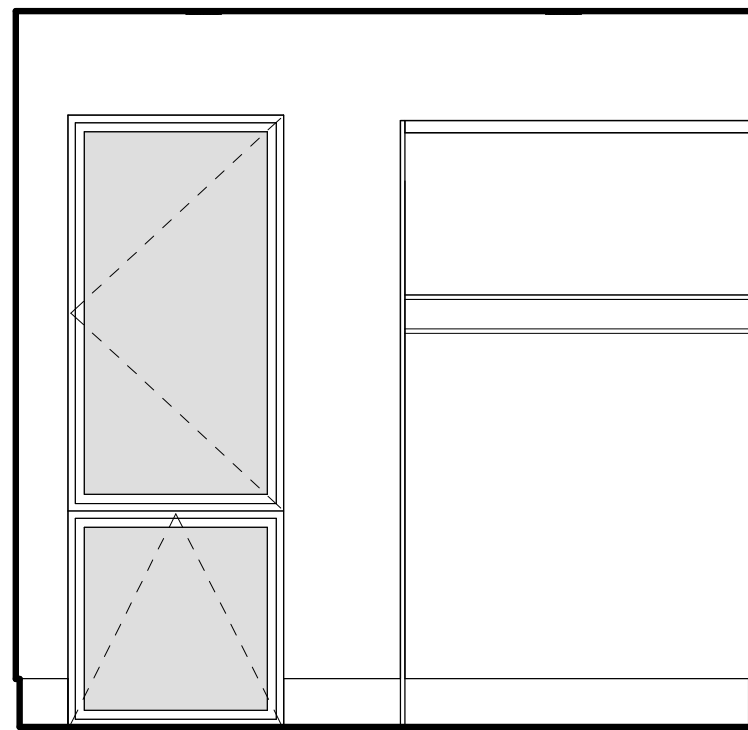
⑤ HIS CLOSET NORTH
3/8" = 1'-0"



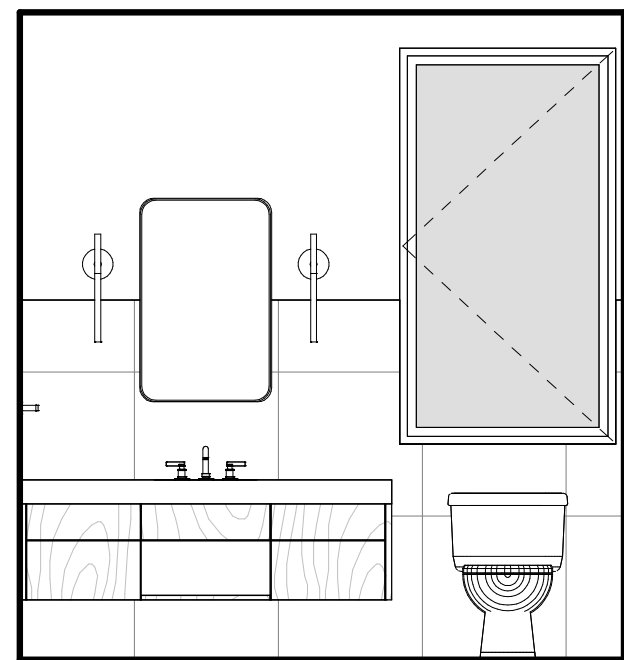
⑥ HIS CLOSET EAST
3/8" = 1'-0"



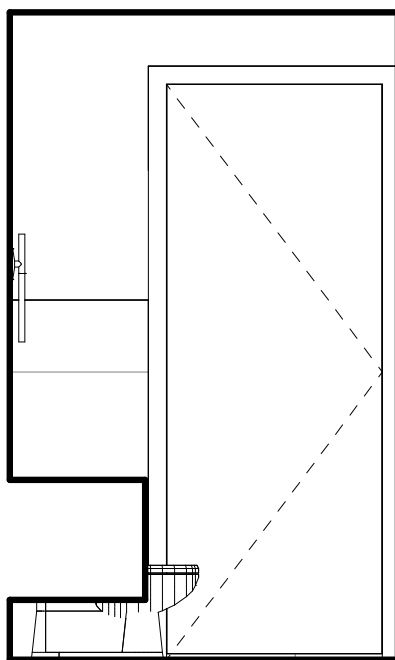
⑦ HIS CLOSET SOUTH
3/8" = 1'-0"



⑧ HIS CLOSET WEST
3/8" = 1'-0"



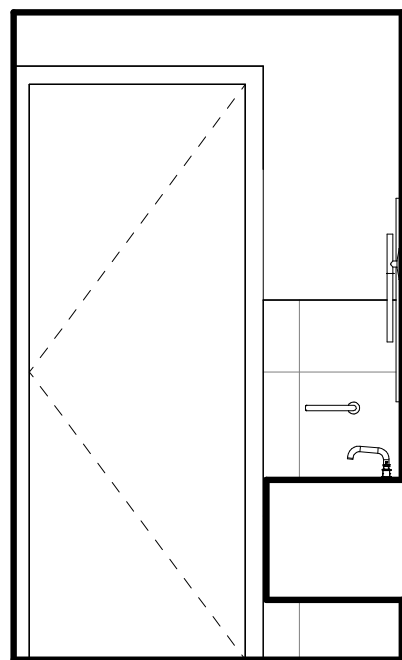
⑨ HIS BATH NORTH
3/8" = 1'-0"



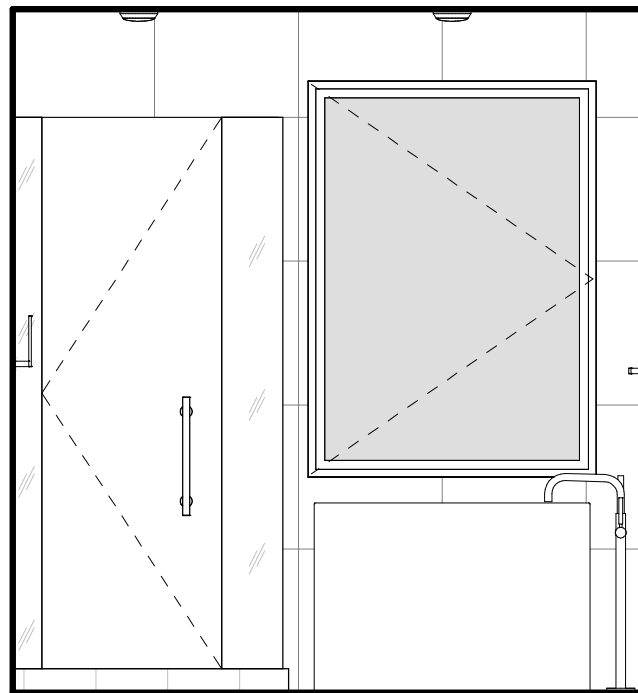
⑩ HIS BATH EAST
3/8" = 1'-0"



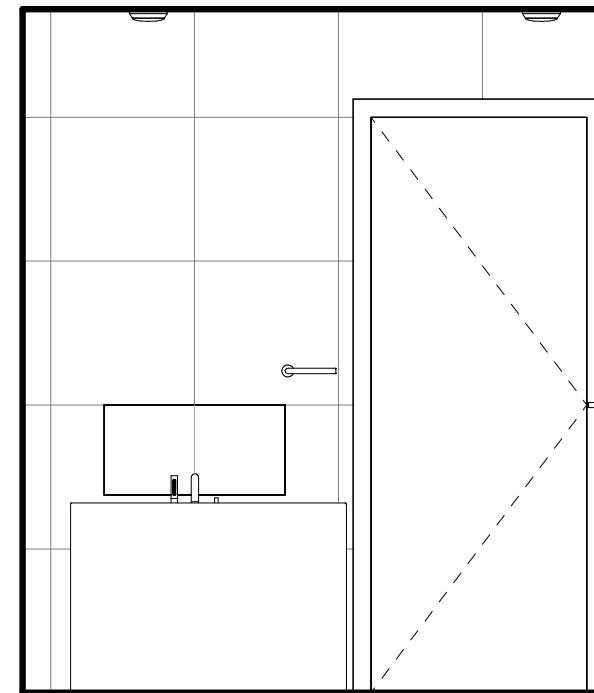
⑪ HIS BATH SOUTH
3/8" = 1'-0"



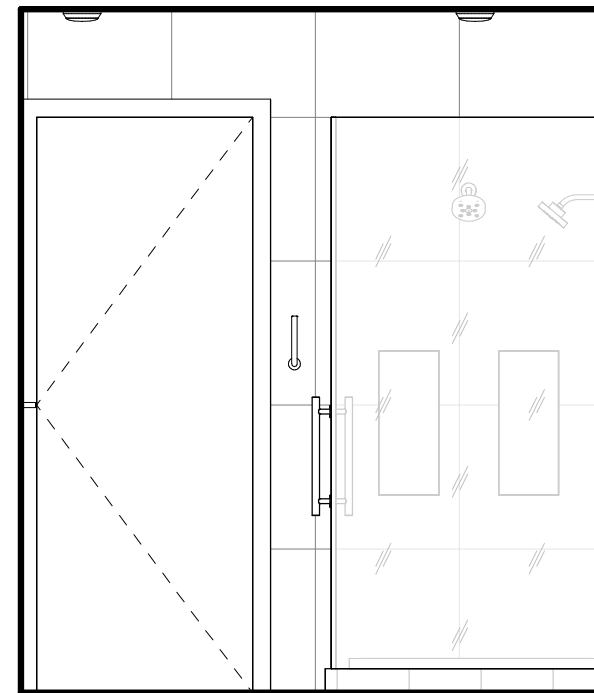
⑫ HIS BATH WEST
3/8" = 1'-0"



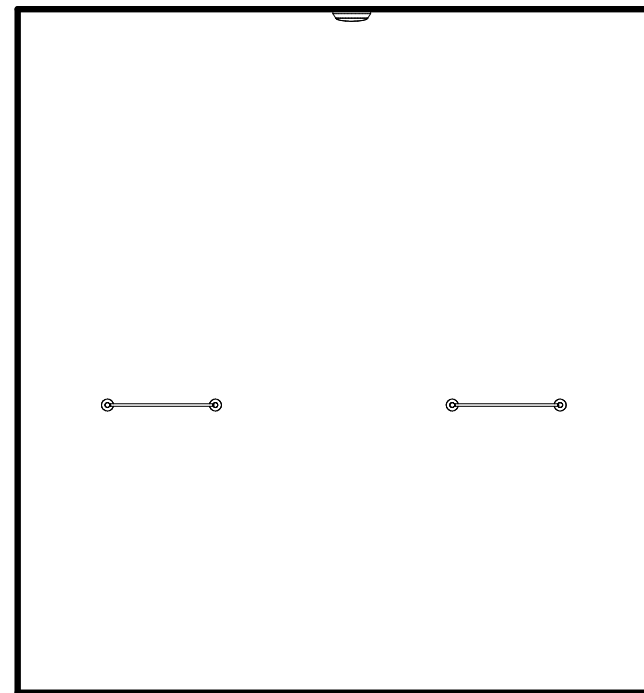
⑬ M SHOWER / TUB NORTH
3/8" = 1'-0"



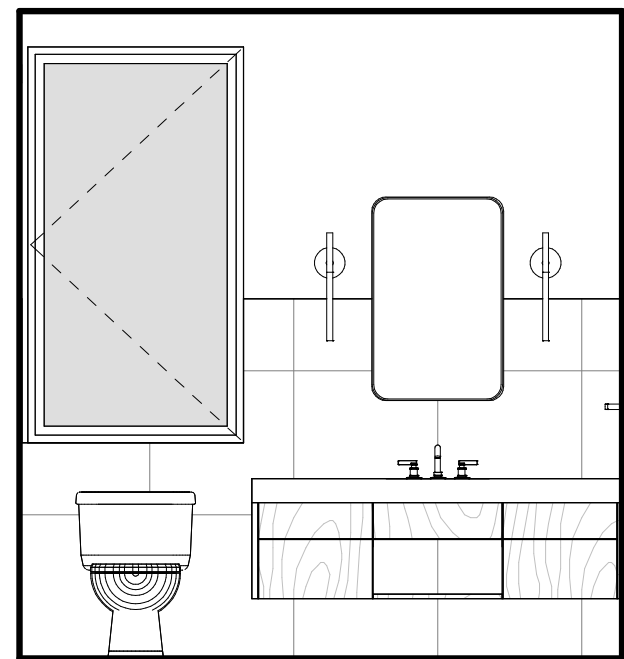
⑭ M SHOWER / TUB EAST
3/8" = 1'-0"



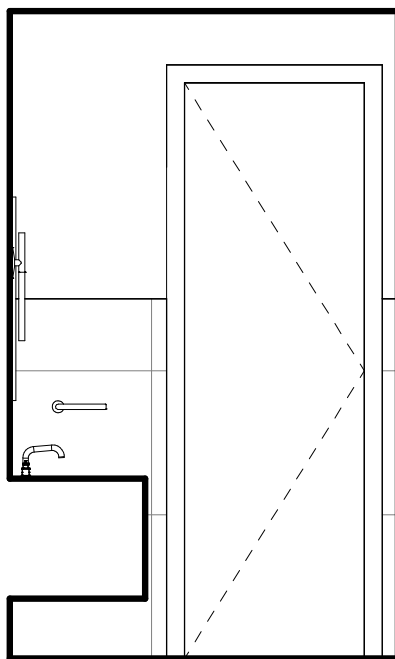
⑮ M SHOWER / TUB WEST
3/8" = 1'-0"



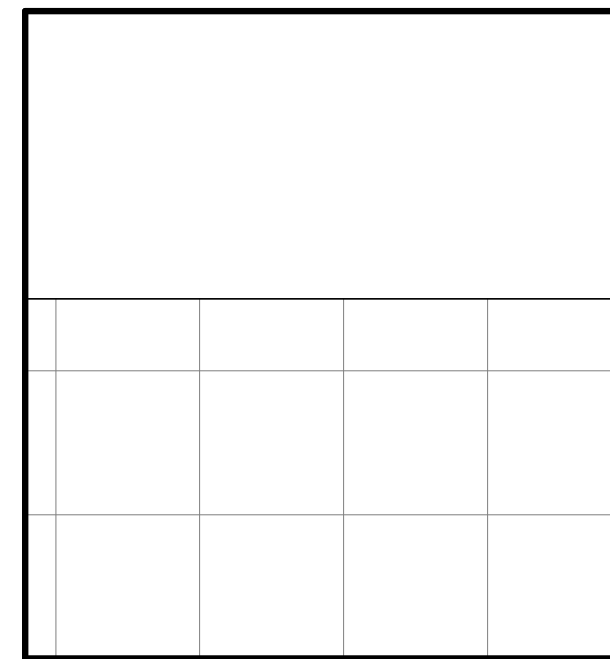
⑯ M SHOWER / TUB SOUTH
3/8" = 1'-0"



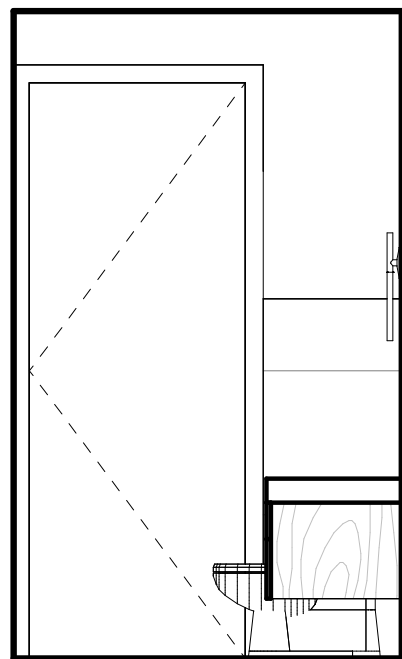
⑰ HER BATH NORTH
3/8" = 1'-0"



⑱ HER BATH EAST
3/8" = 1'-0"



⑲ HER BATH SOUTH
3/8" = 1'-0"



⑳ HER BATH WEST
3/8" = 1'-0"



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940

Ph: 831.649.6001

WWW.H-ARC.COM

Date 2025-11-03

Scale 3/8" = 1'-0"

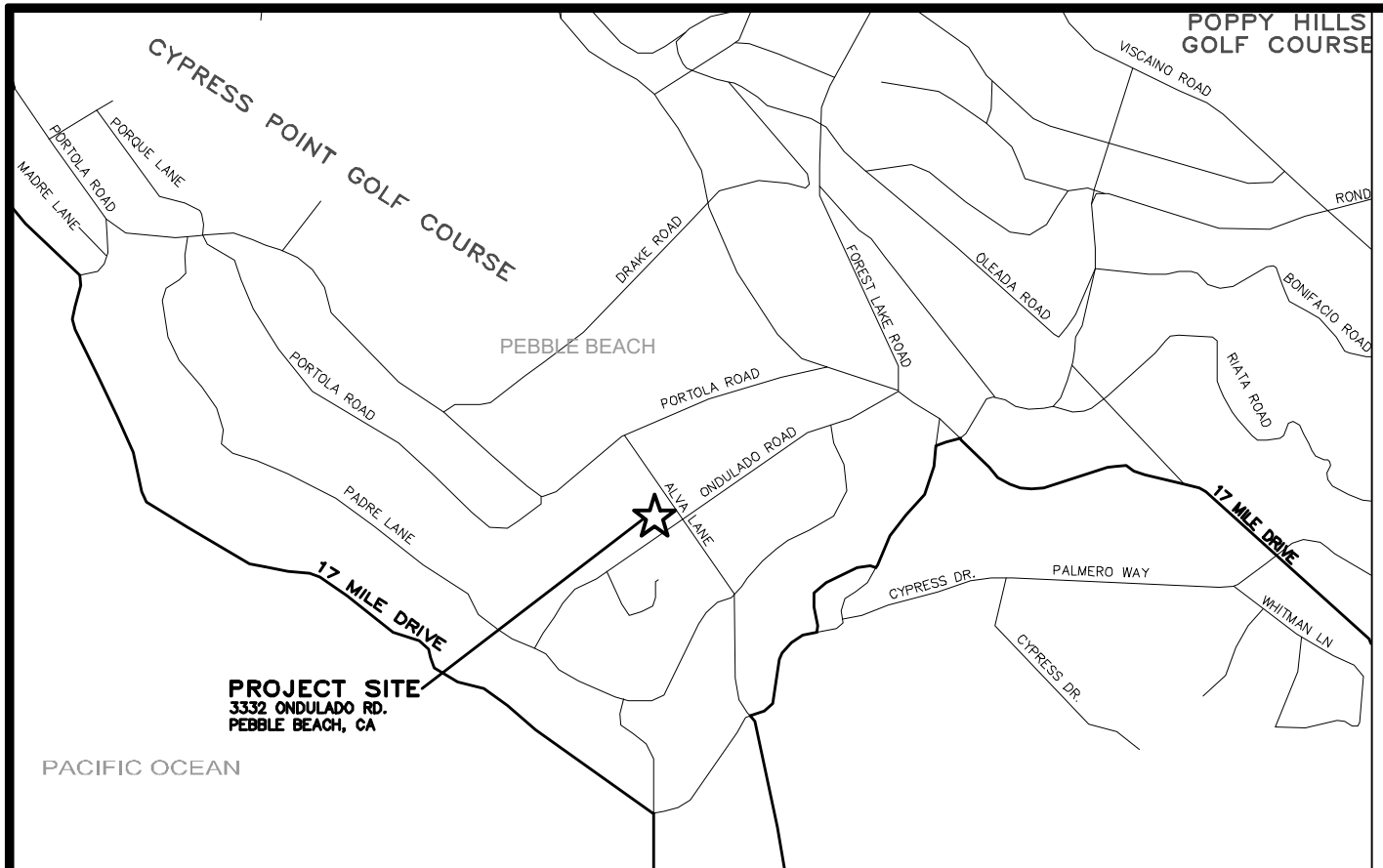
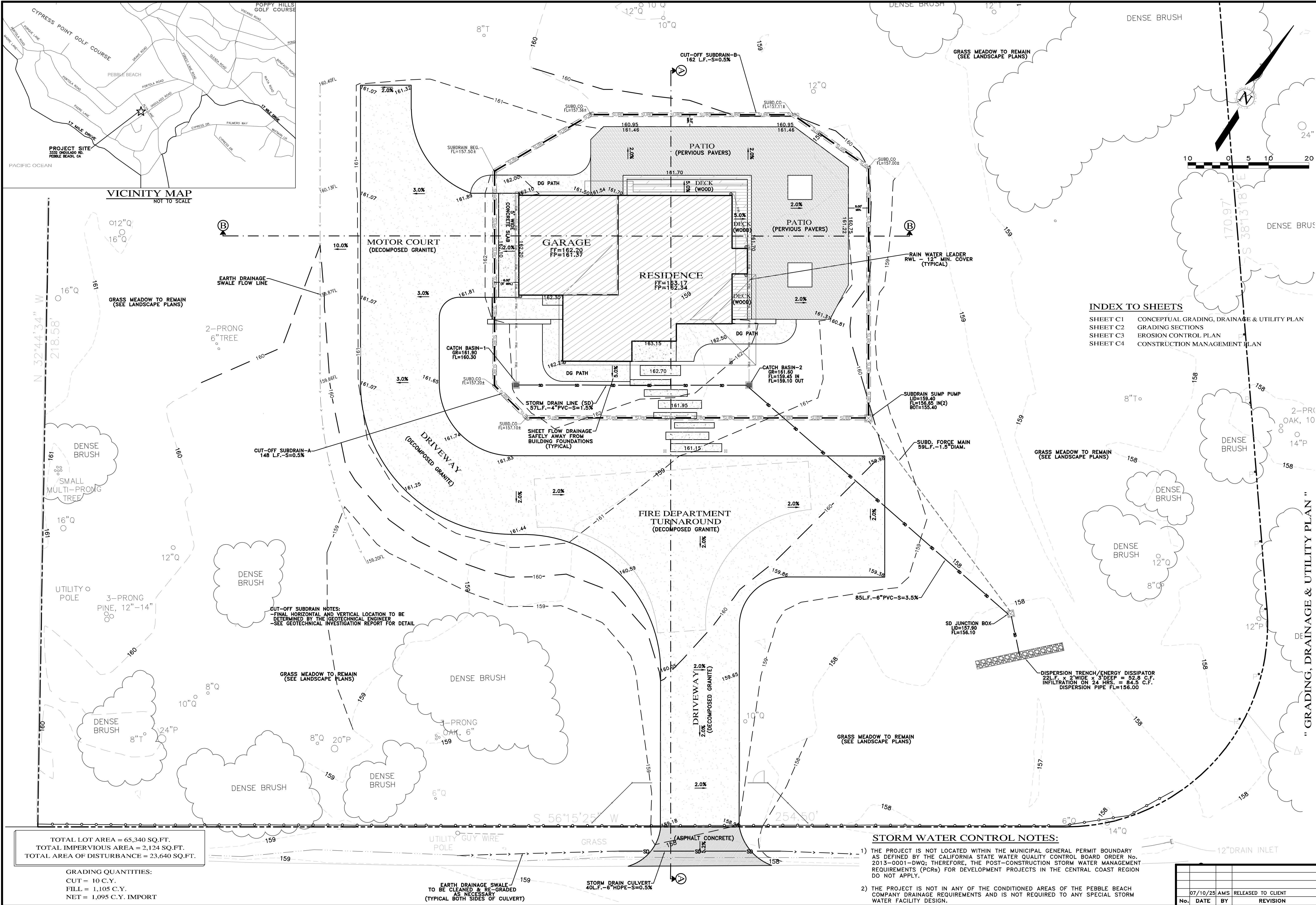
Drawn by Author

Project number 24.07

No.	Description	Date

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

A5.3



INDEX TO SHEETS

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

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

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

EARTH DRAINAGE SWALE
TO BE CLEANED & RE-GRADED
AS NECESSARY
(TYPICAL BOTH SIDES OF CULVERT)

- STORM WATER CONTROL NOTES:
- 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.
 - THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

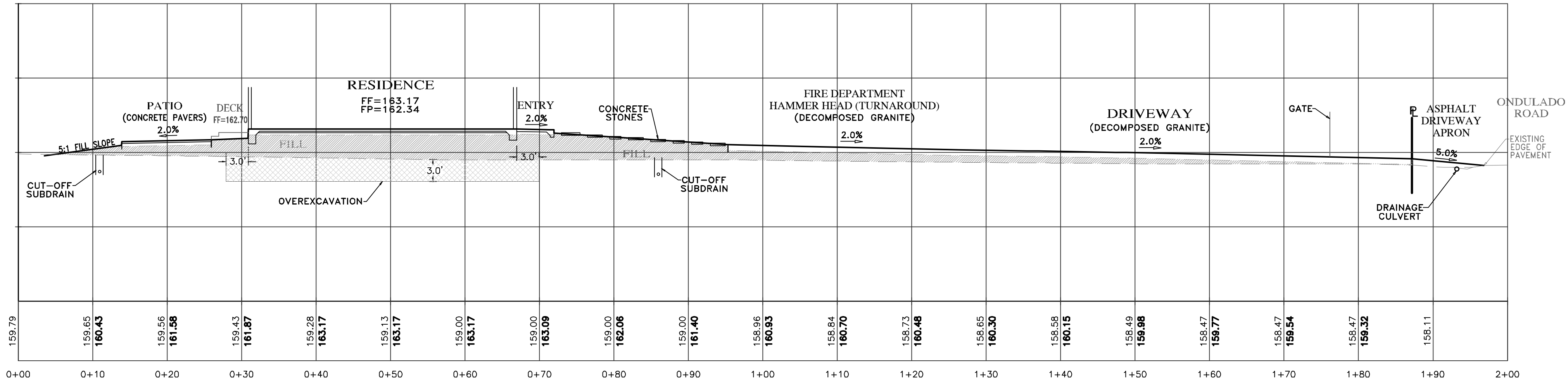
No.	DATE	BY	REVISION
07/10/25	AMS	RELEASED TO CLIENT	

LANDSET ENGINEERS, INC.
520-B Gray Horse Canyon Road
Salinas, California 95307
Office (831) 443-3801
www.landseteng.com

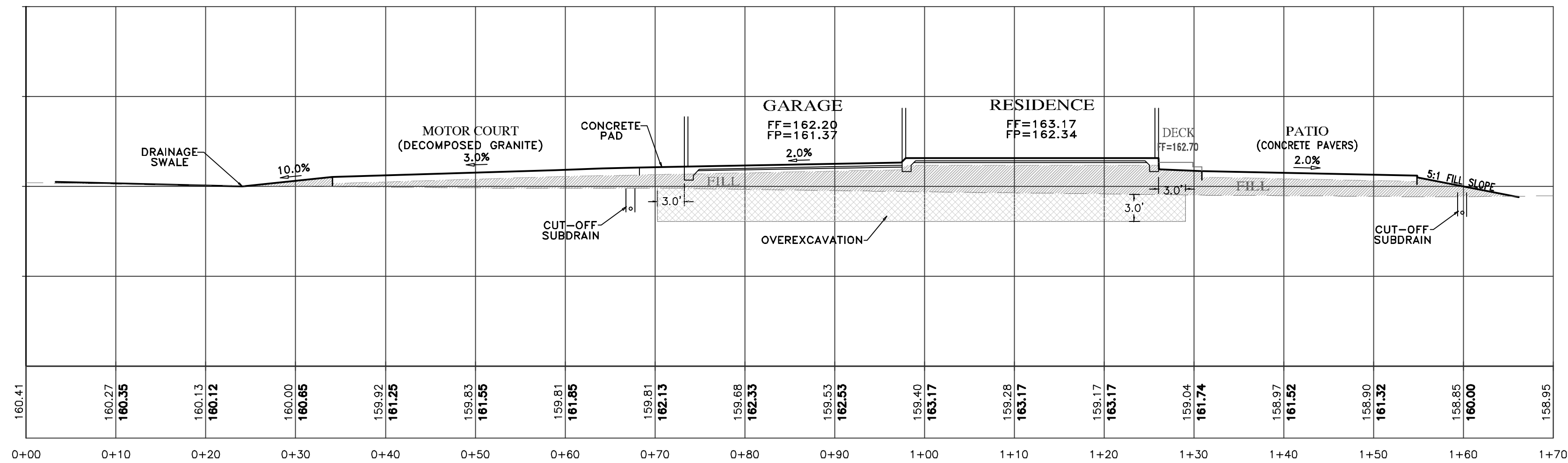
APPROVED BY:
GUY R. GIRARDI
REGISTERED PROFESSIONAL ENGINEER
No. 56569
Exp. 06-30-27

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

SCALE: 1"=10'
DATE: JULY 2025
JOB NO. 2913-01
SHEET C1
OF 4 SHEETS

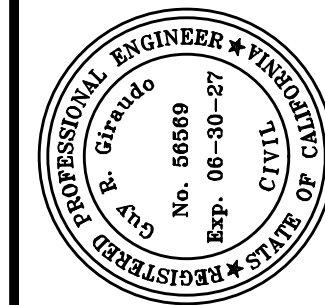


SECTION A-A
SCALE: 1"=10' H&V



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

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



APPROVED BY:

GUY R. GIRARDO



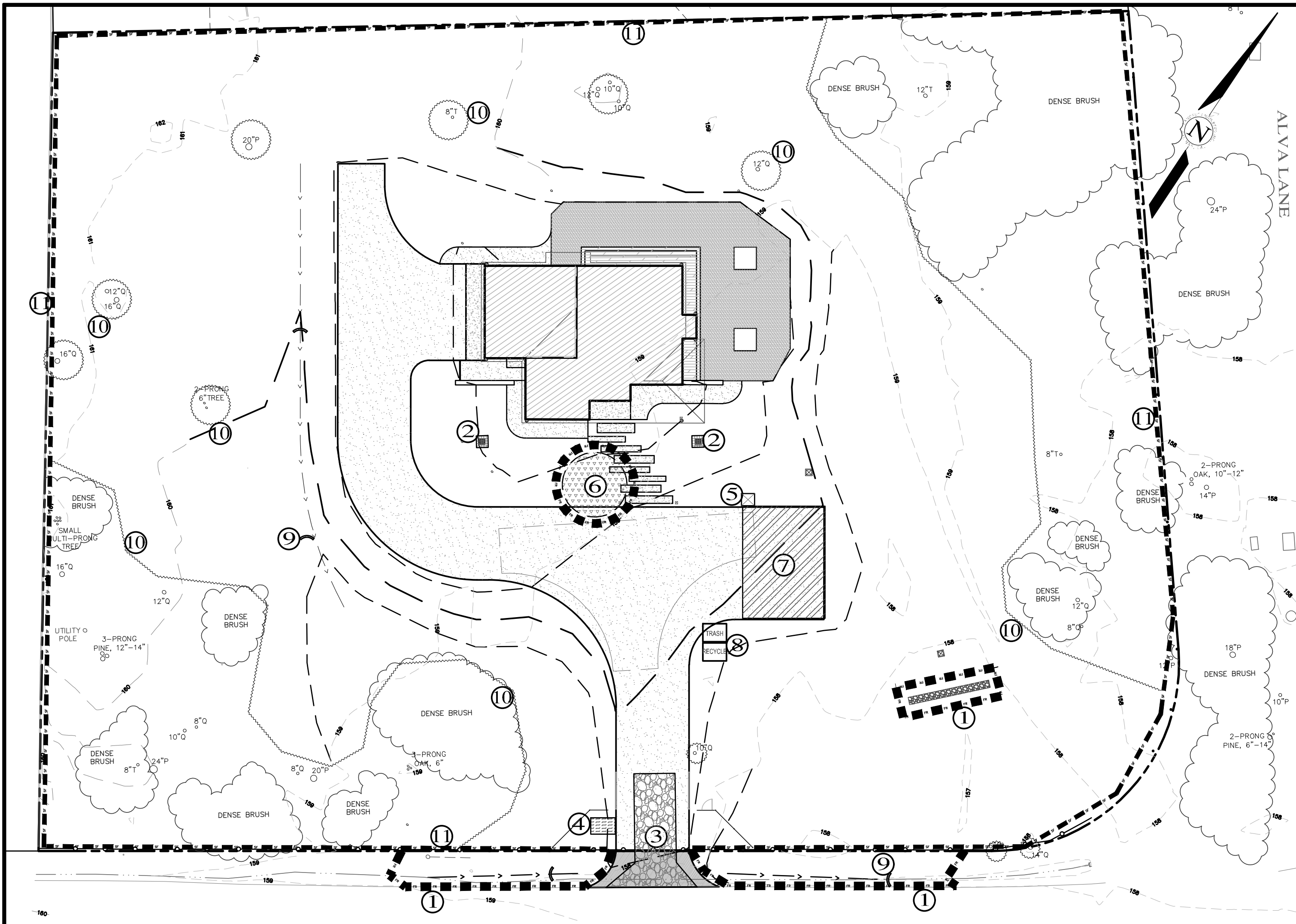
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
YANG YOSHIHARA RESIDENCE
A.P.N.: 008-302-025
FOR
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
PHILIP YANG & MARKO YOSHIHARA

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

SHEET C2

OF 4 SHEETS

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



PLAN
NOT TO SCALE

LEGEND:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 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.
- 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 BY A LICENSED AND CERTIFIED ARBORIST.
- 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 thicknesses 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

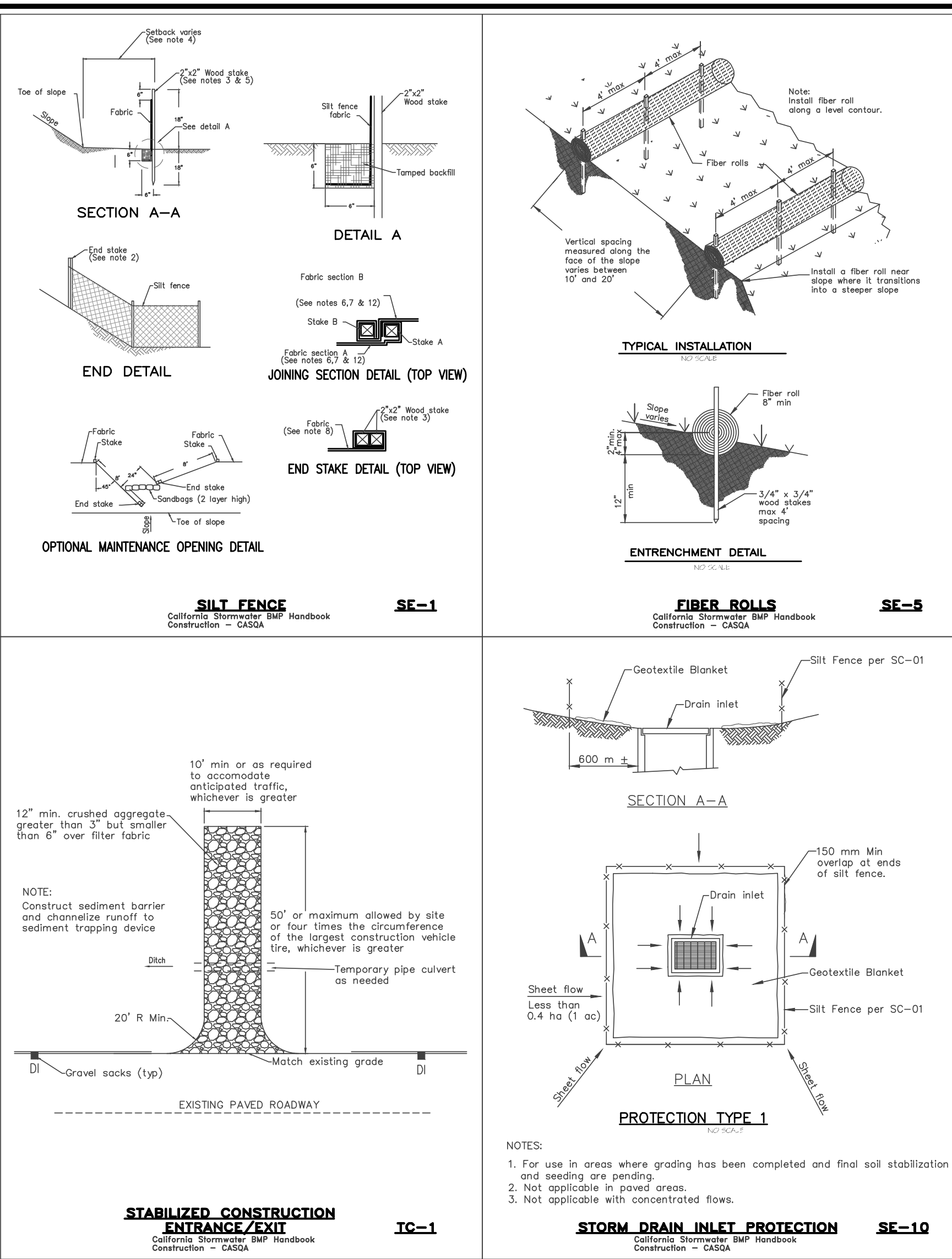
A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

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.

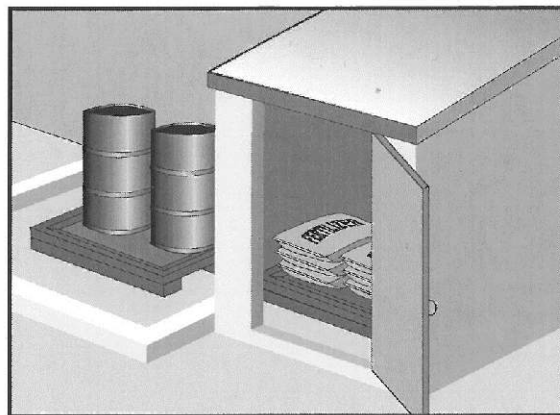
C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL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

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 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.
- ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 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.
- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 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.
- 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.
- 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.
- 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 SEEDDED 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.
- 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.
- 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.



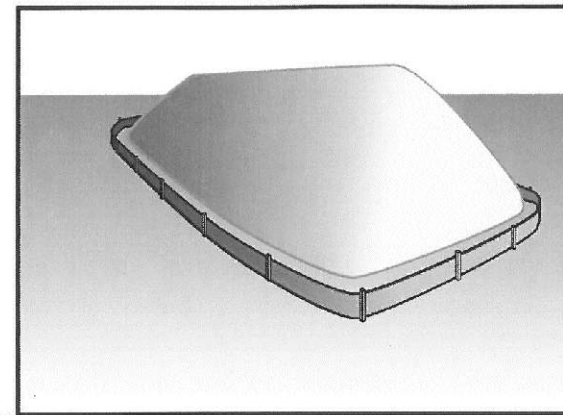
Material Delivery and Storage WM-1



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or waterreuses 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 WY-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

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:
<input checked="" type="checkbox"/> Primary Category
<input checked="" type="checkbox"/> Secondary Category
Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

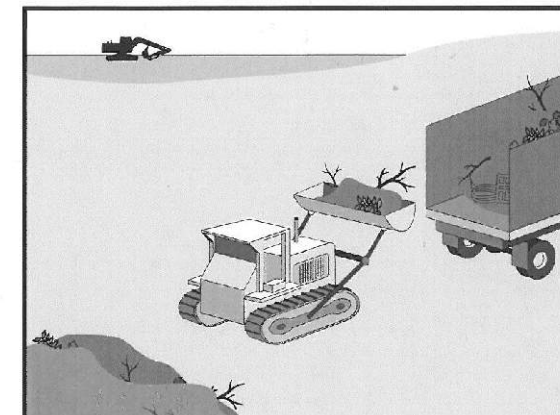
Stockpile Management WM-3



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 binder (so called "cold mix" asphalt), and pressure treated wood.

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:
<input checked="" type="checkbox"/> Primary Category
<input checked="" type="checkbox"/> Secondary Category
Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

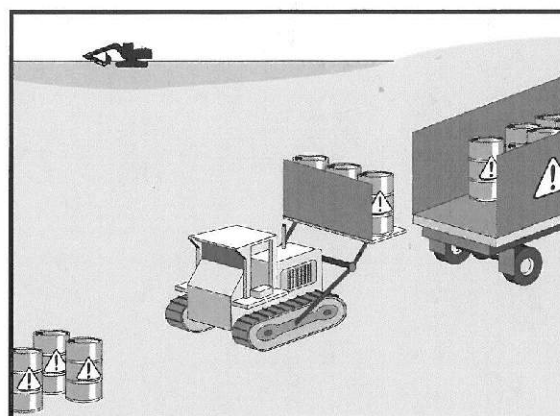
Solid Waste Management WM-5



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.

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:
<input checked="" type="checkbox"/> Primary Objective
<input checked="" type="checkbox"/> Secondary Objective
Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

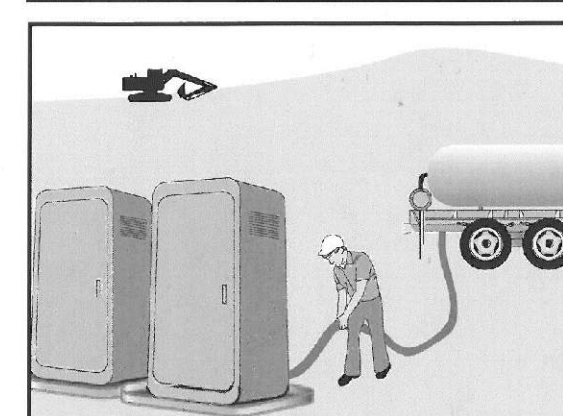
Hazardous Waste Management WM-6



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.

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:
<input checked="" type="checkbox"/> Primary Objective
<input checked="" type="checkbox"/> Secondary Objective
Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

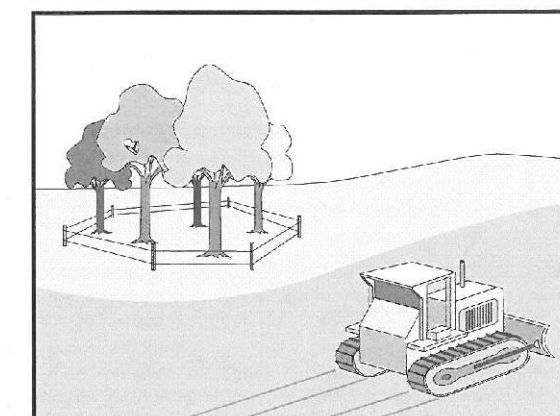
Sanitary/Septic Waste Management WM-9



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.

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:
<input checked="" type="checkbox"/> Primary Category
<input checked="" type="checkbox"/> Secondary Category
Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Preservation Of Existing Vegetation EC-2



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.

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:
<input checked="" type="checkbox"/> Primary Objective
<input checked="" type="checkbox"/> Secondary Objective
Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

" EROSION & SEDIMENT CONTROL PLAN "

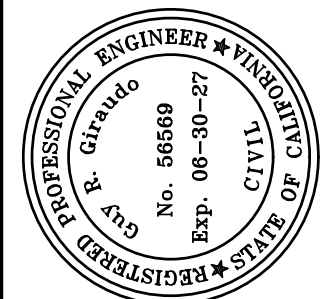
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
YANG YOSHIMURA RESIDENCE

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

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR
PHILIP YANG & MARKO YOSHIMURA



APPROVED BY:

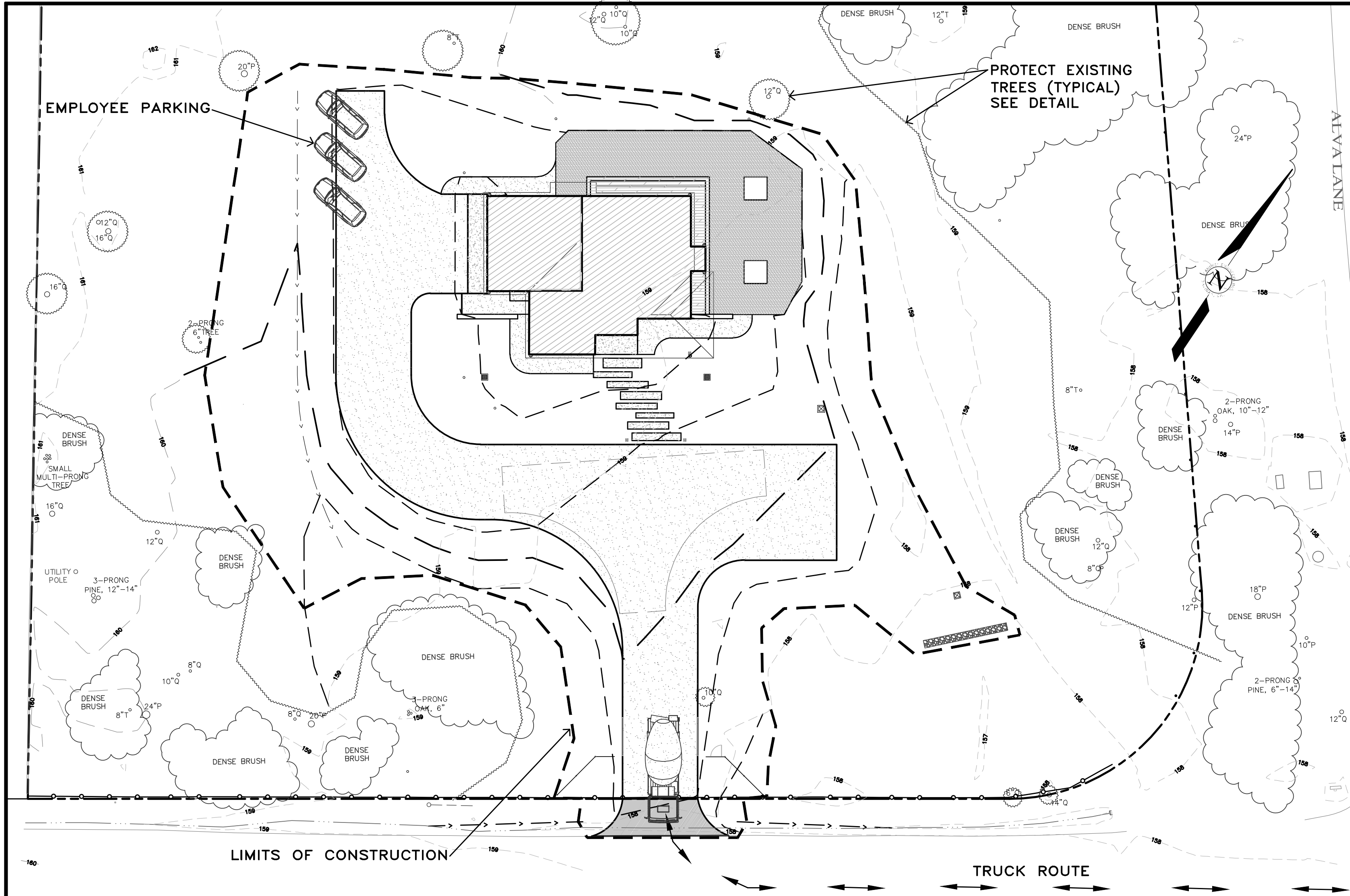
GUY R. GIRAUDO
CIVIL



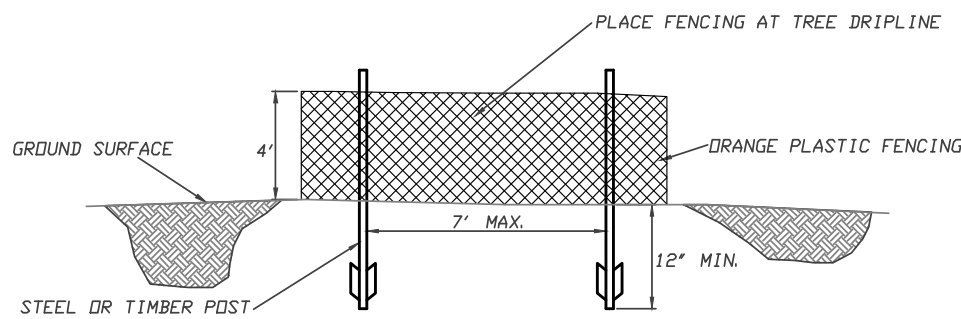
GRADING, DRAINAGE & EROSION CONTROL PLAN

SCALE: AS SHOWN
DATE: JULY 2025
JOB NO. 2913-01
SHEET C3
OF 4 SHEETS

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



PLAN
SCALE: 1"=20'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:

10 CY CUT
1,105 CY FILL

CONSTRUCTION STAGING:

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

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

INSTALL NEW DECOMPOSED GRANITE DRIVEWAY AND LANDSCAPING.

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

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

HAUL ROUTES:

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

MATERIAL DELIVERIES:

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

EMPLOYEE PARKING:

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

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

A CONSTRUCTION STAGING PLAN

TRUCK TRIP GENERATION CHART:

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

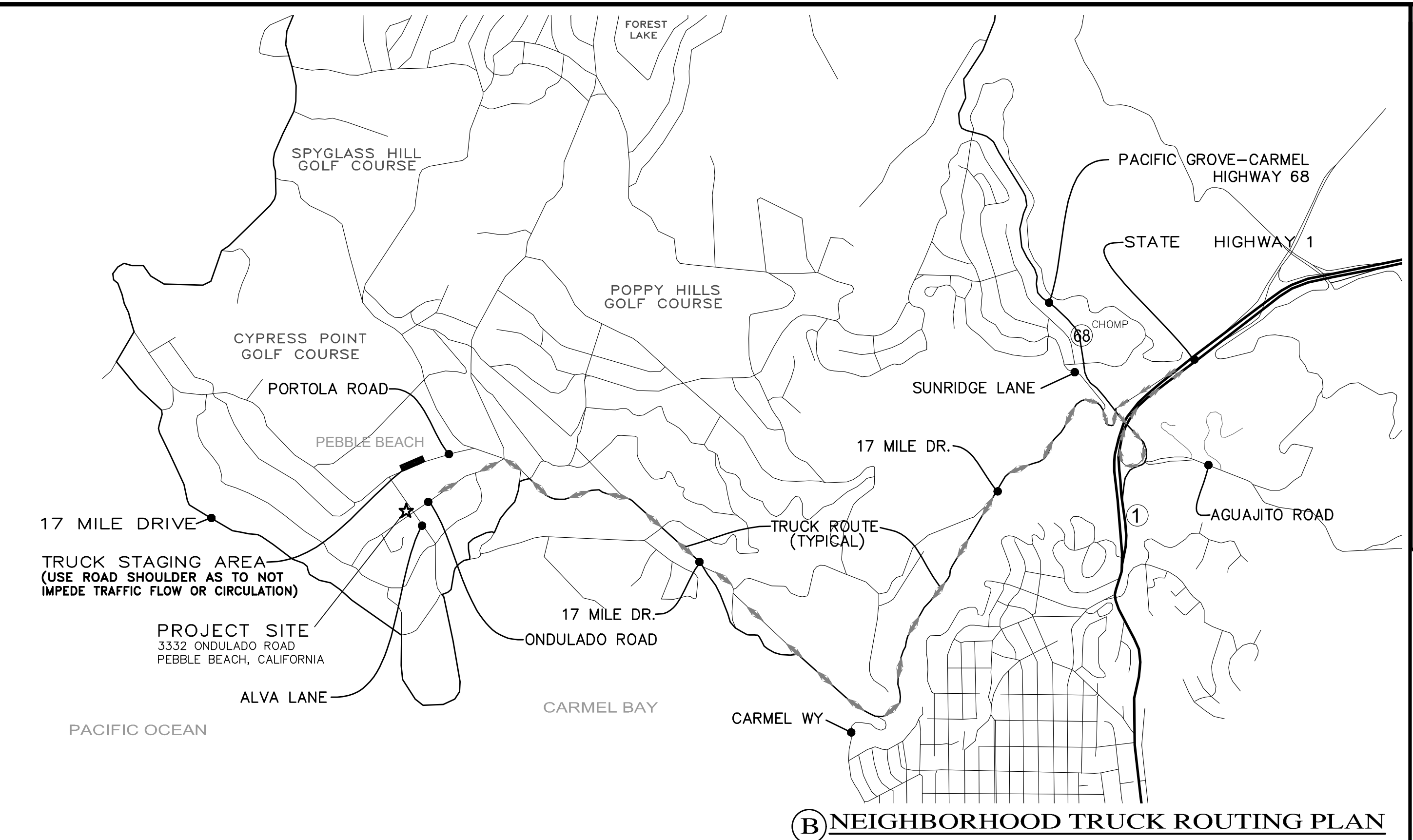
TRUCK TRIP GENERATION NOTES:

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

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

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



B NEIGHBORHOOD TRUCK ROUTING PLAN



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

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

CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

YANG YOSHIHARA RESIDENCE

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

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

PHILIP YANG & MARKO YOSHIHARA

SCALE: AS SHOWN

DATE: JULY 2025

JOB NO. 2913-01

SHEET C4

OF 4 SHEETS

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER - CIVIL

STATE OF CALIFORNIA

NO. 54660

EXP. 06-30-27

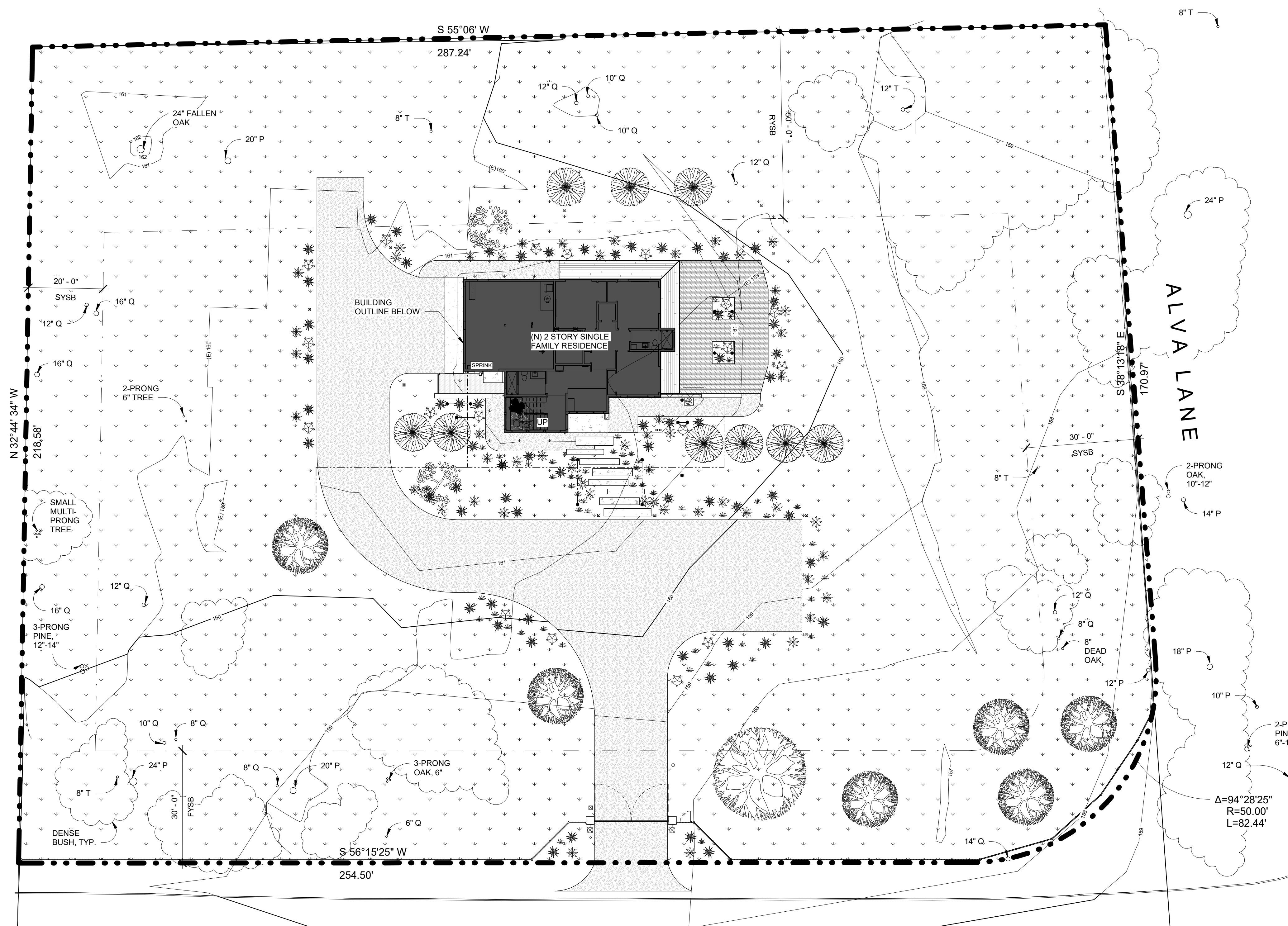
LANDSET ENGINEERS, INC.

520-B Crazy Horse Canyon Road

Salinas, California 93907

Office (831) 443-6970 Fax (831) 443-3801

www.landseteng.com



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



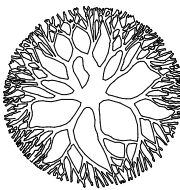

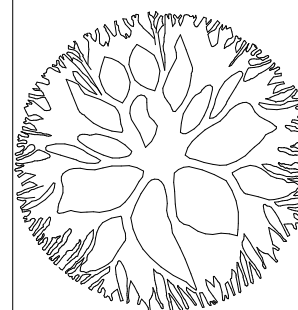

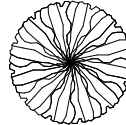

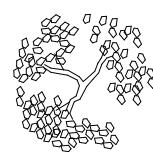

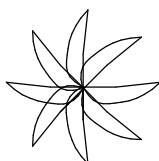



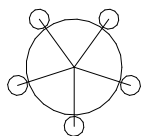

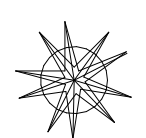

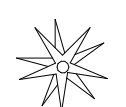

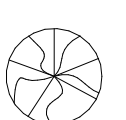

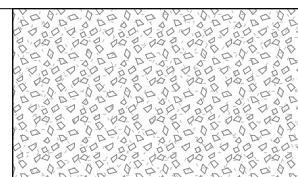

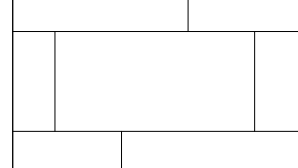
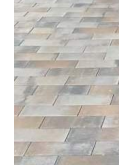


EXISTING SOUTH WEST CORNER LOT VIEW



EXISTING SOUTH EAST CORNER LOT VIEW



PROPOSED SOUTH EAST CORNER LOT VIEW

SYMBOL		NAME	QTY.	SIZE	
PLANT SUMMARY		QUERCUS AGRIFOLIA LIVE OAK TREE	5	24" BOX	
		QUERCUS AGRIFOLIA LIVE OAK TREE	2	36" BOX	
		CALIFORNIA ASH	9	5 GAL.	
		POPULUS TRICHOCARPA	2	24" BOX	
		AGAVE 'BLUE GLOW'	30	1 GAL.	
		SENECIO MANDRALISCAE (BLUE CHALKSTICS)	40	1 GAL.	
		LUPINUS SUCCULENTUS (RODEO ROSE)	25	1 GAL.	
		FESTUCA CALIFORNIA	35	1 GAL.	
		EUPHORBIA	3	5 GAL.	
		BOUGAINVILLEA SPECTABILIS	1	5 GAL.	
HARDSCAPING SUMMARY		DECOMPOSED GRANITE - TAN/GOLD BLEND	6,896 SF	3/4" 1/2" 3/8"	
		CALSTONE NARROW JOINT PERMEABLE MISSION	1,578 SF	4" x 8"	
		CONCRETE PAVEMENT DARK GRAY, BRUSH FINISH	350 SF	4"	

LANDSCAPE PLAN - LEGEND

-
- PROPERTY LINE
 - - - - - SETBACK
 _____ 200' _____ EXISTING GROUND CONTOUR (1' INTERVAL)
 _____ 200' _____ PROPOSED GROUND CONTOUR (1' INTERVAL)
 □ □ □ □ □ NEW WOOD FENCE
 (E) NATURAL VEGETATION TO BE RETAINED
 ○ 12" Q
 ○ 12" P
 ○ 12" T
 SPRINKLER CONTROLLER
 - - - - - UNDERGROUND DISTRIBUTION TUBING
 16 GPH ADJUSTABLE DRIP MULTI STREAM EMITTER

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940

Ph: 831.649.6001

WWW.hl-arc.com

Date	2025-11-03	
Scale	As indicated	
Drawn by	EB	
Project number	24.07	
No.	Description	Date

LANDSCAPE PLAN

YANG. YOSHIHARA RESIDENCE

3332 Onduludo RD

0002 Emeralds Rd
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

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