

EASEMENT DETAIL:
NOT TO SCALE

NOTES:

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

LEGEND:

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



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

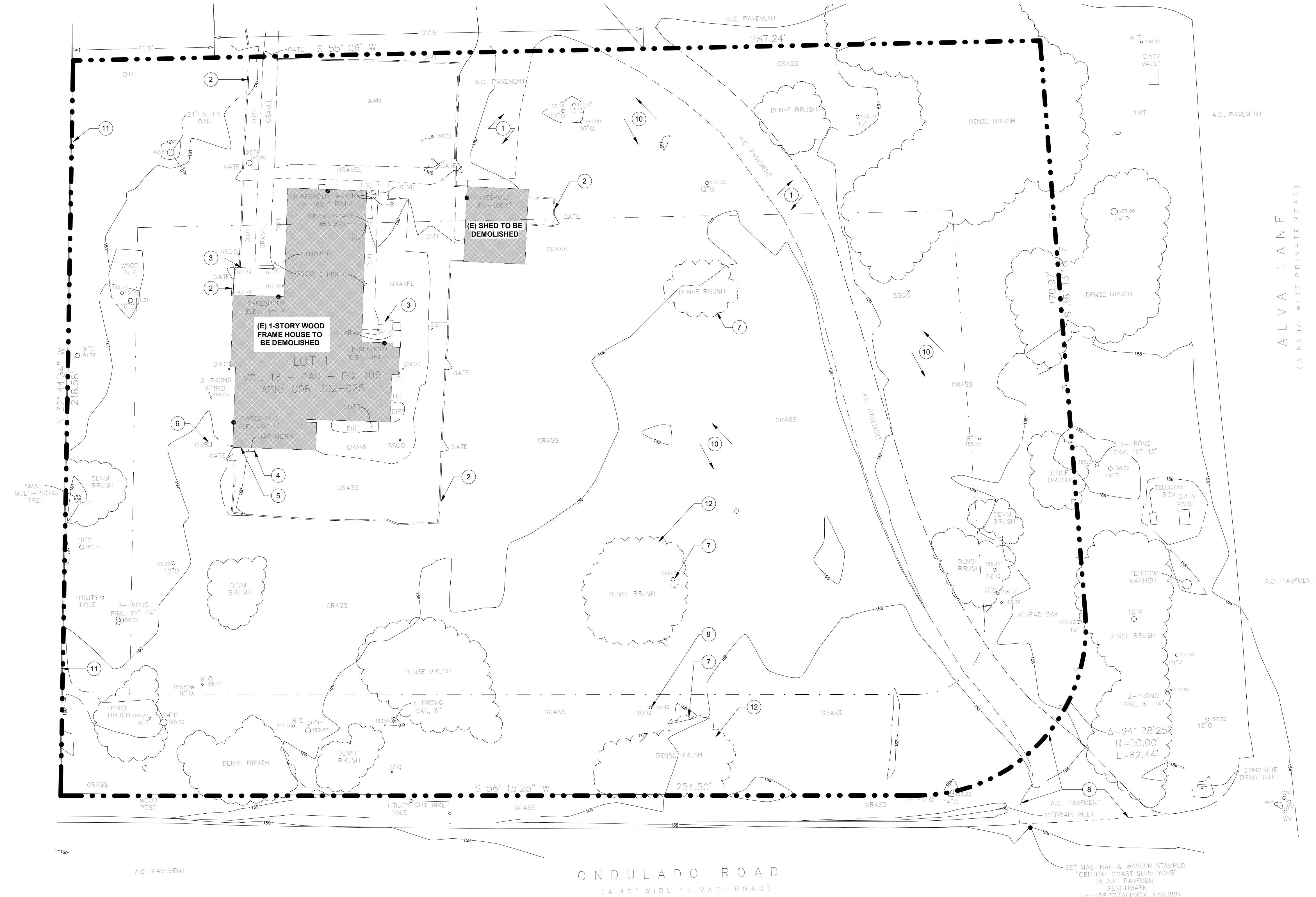
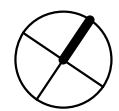
PREPARED FOR
Phillip Yang
BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

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
- EXISTING GROUND CONTOUR (1' INTERVAL)



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940

Ph: 831.649.6001
WWW.H-arc.com

Date 2025-07-28

Scale As indicated

Drawn by EB

Project number 24.07

No.	Description	Date

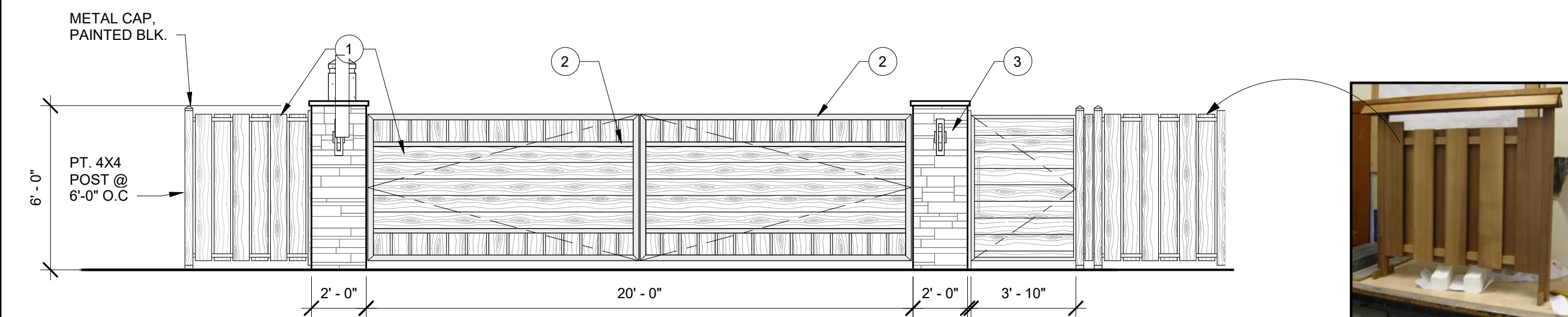
EXISTING AND DEMOLITION SITE PLAN

YANG. YOSHIHARA RESIDENCE

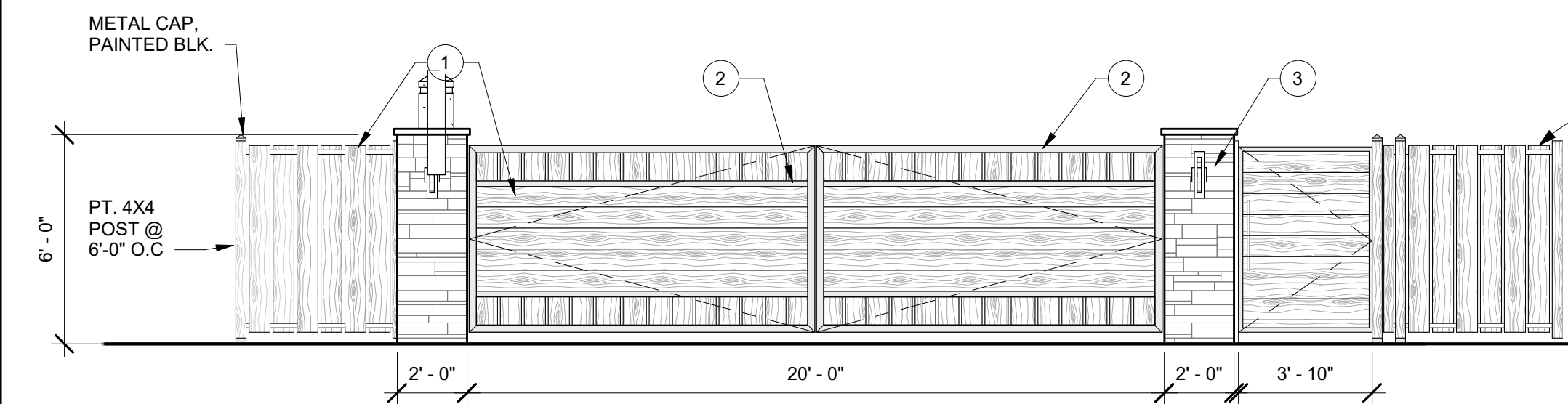
3332 Ondulado RD
Pebble Beach, Ca 93953
A.P.N. 008-302-025-000

A1.0

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

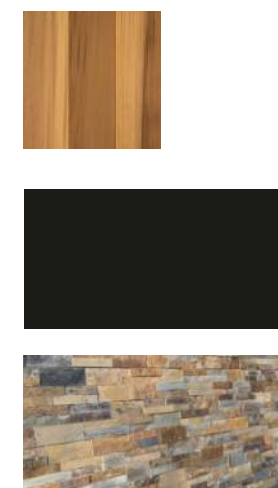


2 FRONT GATE - SOUTH
1/4" = 1'-0"



GATE MATERIAL PALETTE

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



KEYNOTES - PROPOSED SITE PLAN

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

EXTERIOR LIGHTING



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

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

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



SITE PLAN PROPOSED - LEGEND

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

PROPOSED SITE PLAN

YANG. YOSHIHARA RESIDENCE

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HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940
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Scale	As indicated	
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Project number	24.07	
No.	Description	Date



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ate 2025-07-2

scale As indicated

rawn by E

project number 24.0

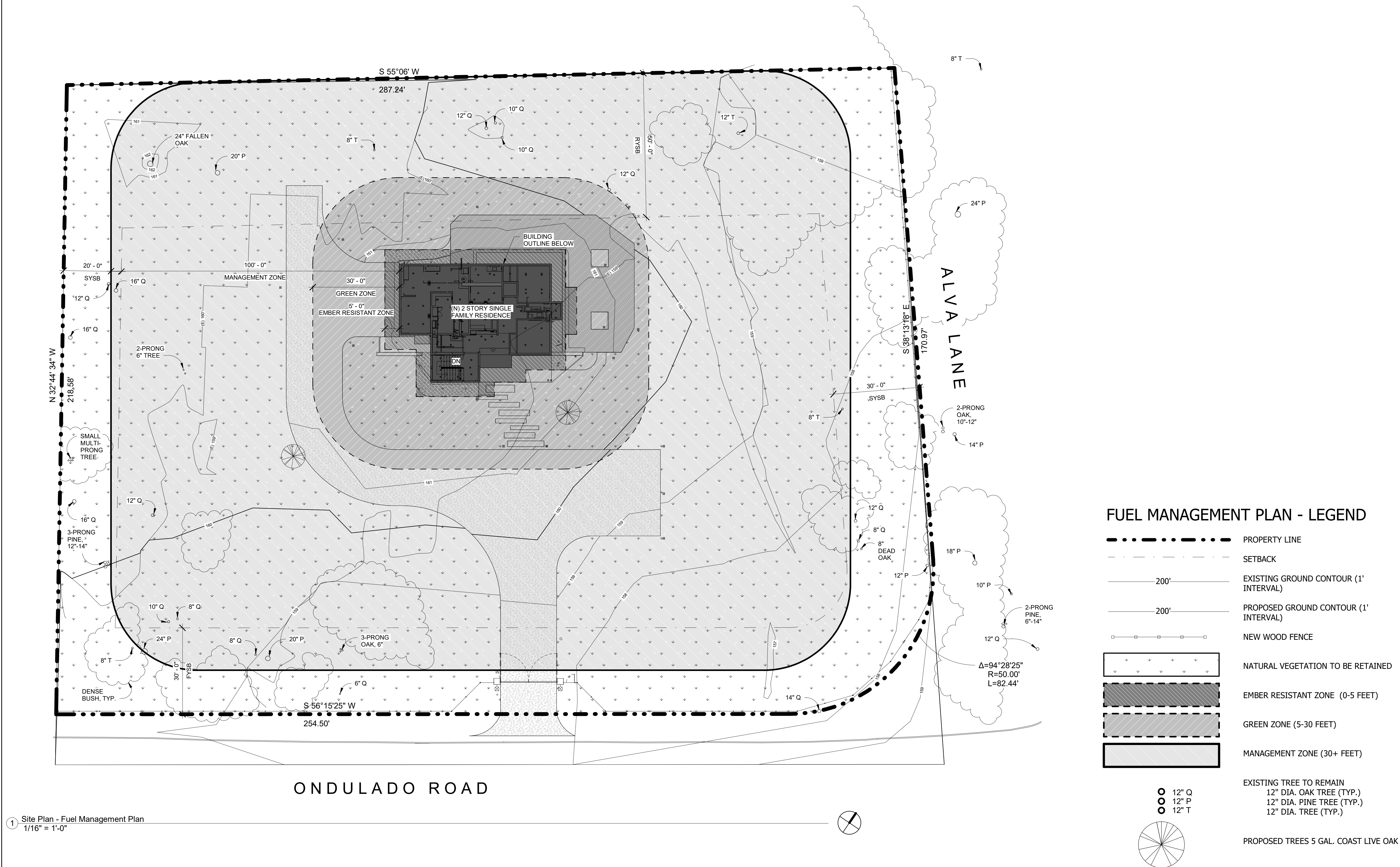
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YANG, YOSHIHARA RESIDENCE

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A P N 008-302-025-000

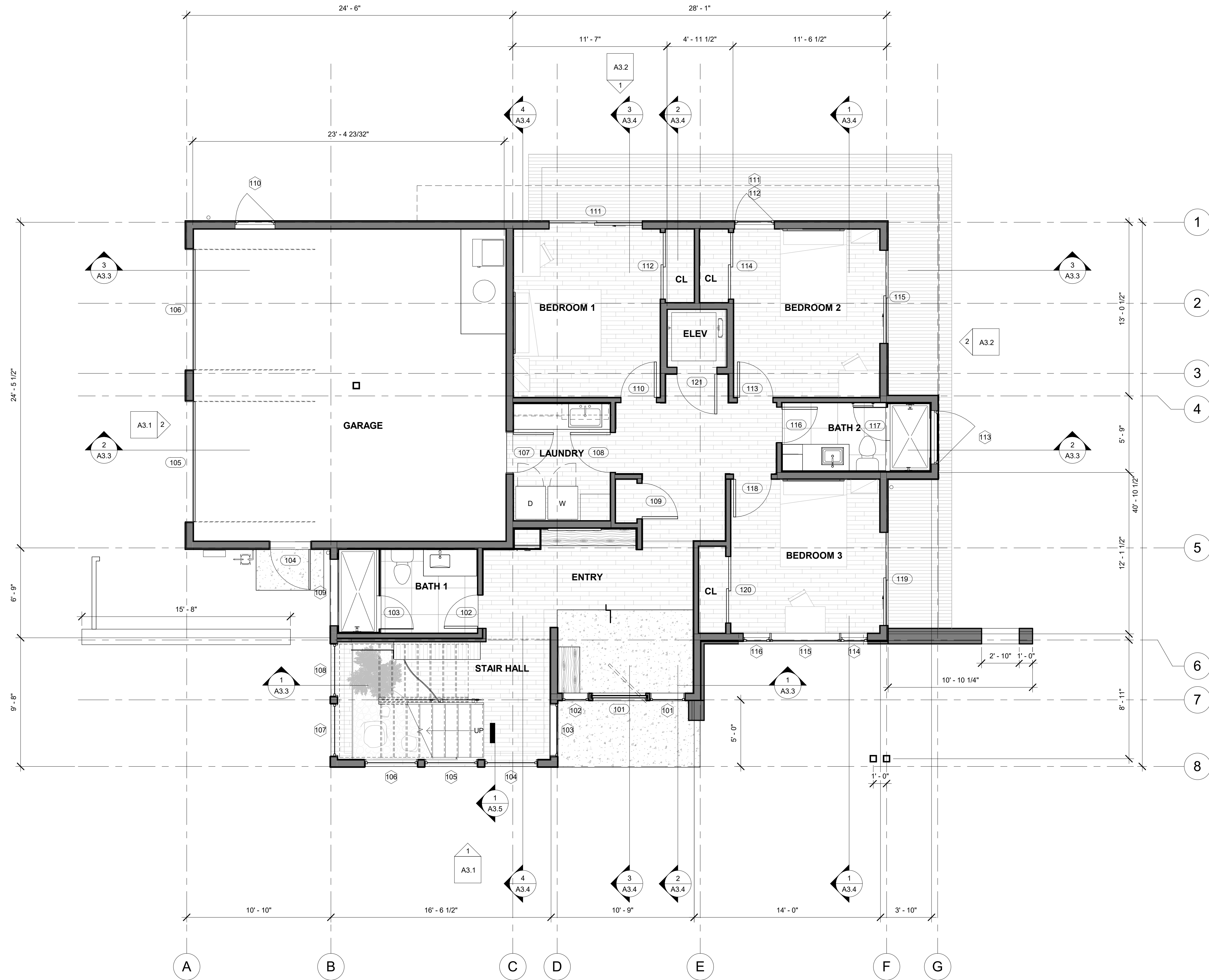
A1.2



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

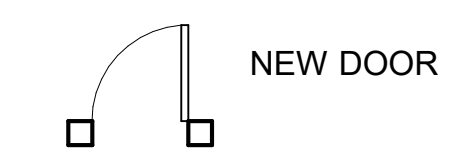
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1 Main Floor F.F.
1/4" = 1'-0"

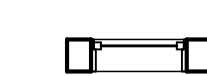


WALL LEGEND

NEW WOOD FRAMED WALL



NEW DOOR



NEW WINDOW



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Scale 1/4" = 1'-0"

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No.	Description	Date

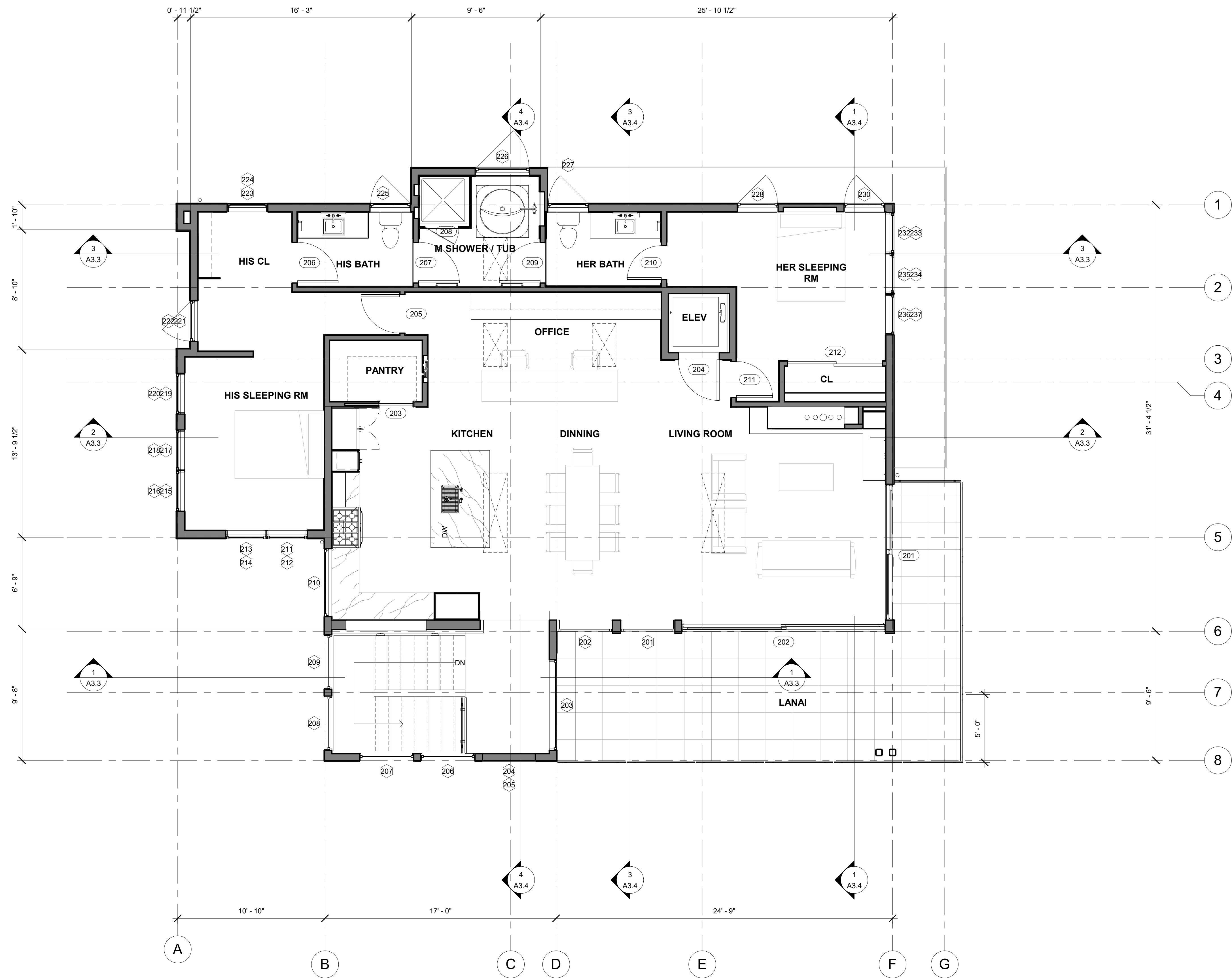
FIRST FLOOR PLAN
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A2.1

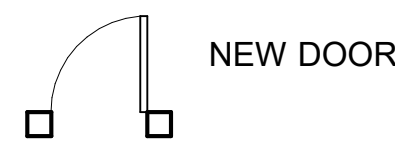
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1 Upper Floor
1/4" = 1'-0"

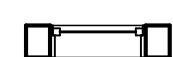


WALL LEGEND

NEW WOOD FRAMED WALL



NEW DOOR



NEW WINDOW



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Scale 1/4" = 1'-0"

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Project number 24.07

No.	Description	Date

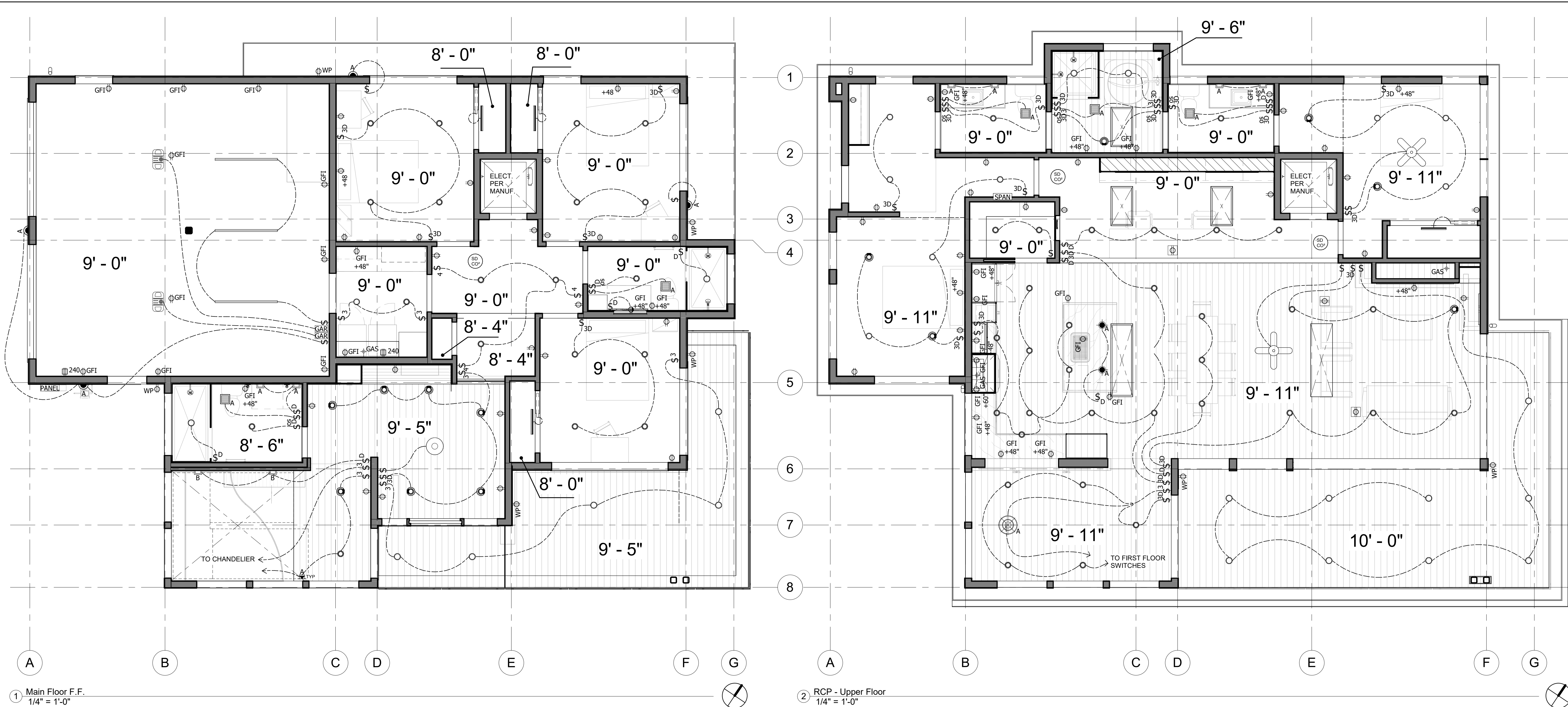
SECOND FLOOR PLAN

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A2.2

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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	
Φ	DUPLEX OUTLET	LEVITON	DECORA - WHITE	
Φ	QUADPLEX OUTLET	LEVITON	DECORA - WHITE	
ΦGFI	DUPLEX OUTLET, GFCI	LEVITON	DECORA - WHITE	GROUND FAULT CIRCUIT INTERRUPTER
ΦWP	DUPLEX OUTLET, WATER PROOF	LEVITON	DECORA - WHITE	GROUND FAULT CIRCUIT INTERRUPTER
Φ	DUPLEX OUTLET, HALF HOT	LEVITON	DECORA - WHITE	
Φ	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)	WHISPERCEILING FV-20VQ3	190 CFM

LIGHTING LEGEND/SCHEDULE

	ITEM	MFGR.	MODEL/ COLOR.	NOTES
○	RECESSED CAN LIGHT #1	HALO	H457ICAT1E - EL406930 - TL411WB	3000K LIGHT, WHITE BAFFLE/TRIM
○	RECESSED CAN LIGHT #2 (WET LOCATION)	HALO	H457ICAT1E - EL406930 - TL422PS	3000K LIGHT, WHITE BAFFLE, PRISMATIC CLEAR LENS
○	RECESSED CAN LIGHT #3 (DIRECTIONAL)	HALO	H457ICAT1E - ELG406930WH	ADJUSTABLE GIMBAL 35 TILT, 3000K LIGHT, WHITE TRIM
●	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	



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
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Project number 24.07

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REFLECTED CEILING PLANS

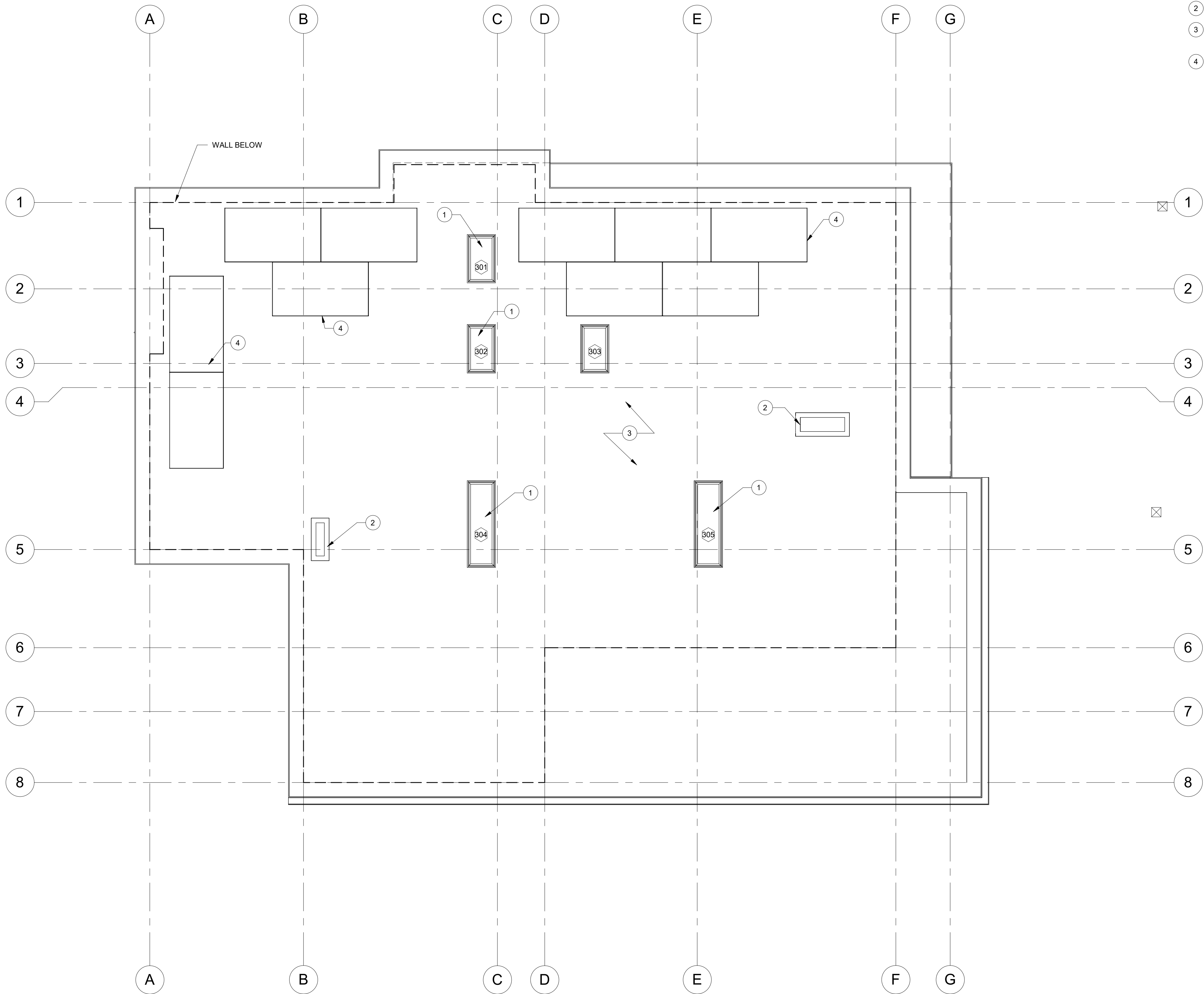
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A2.3

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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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ROOF PLAN

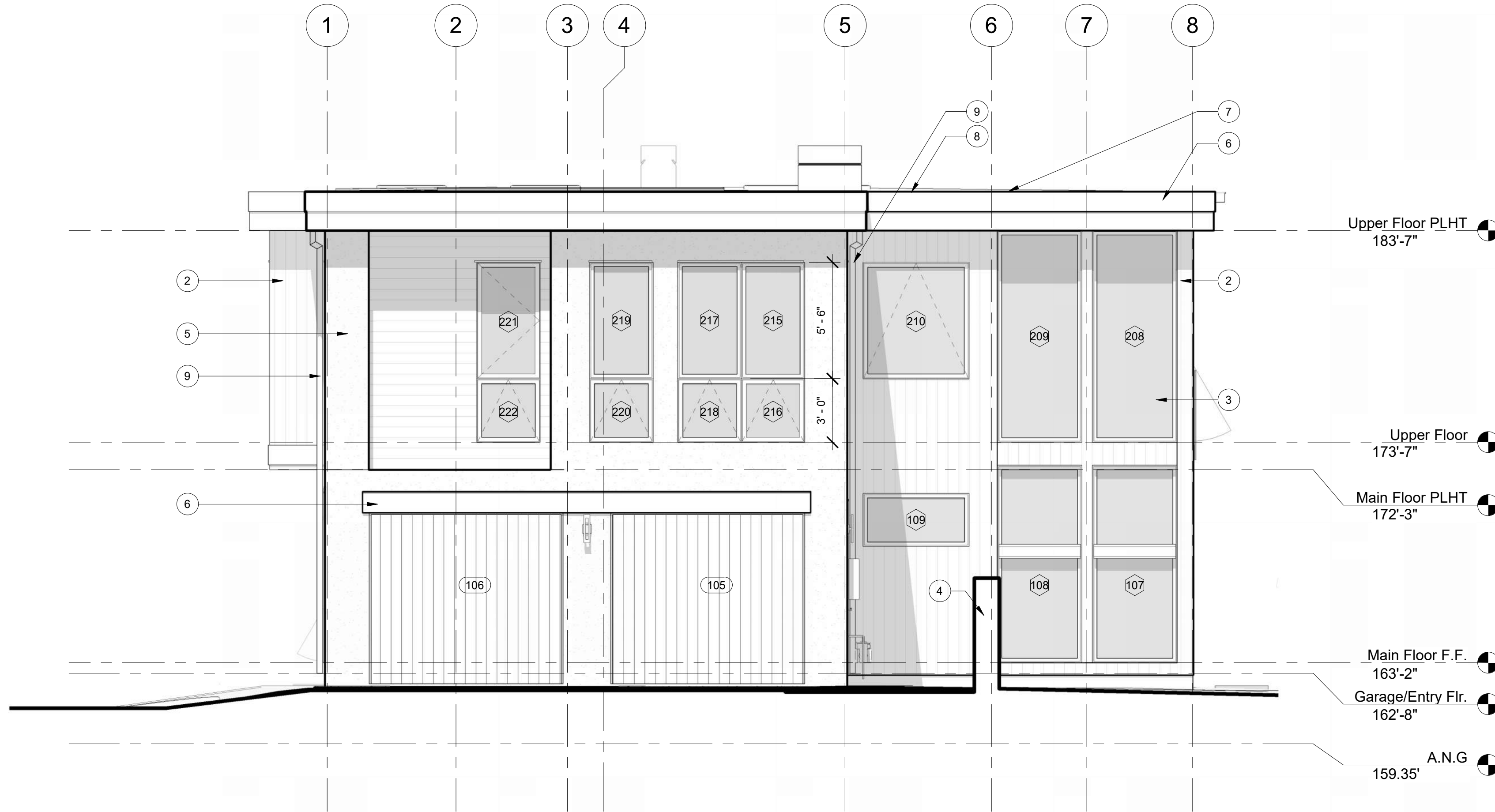
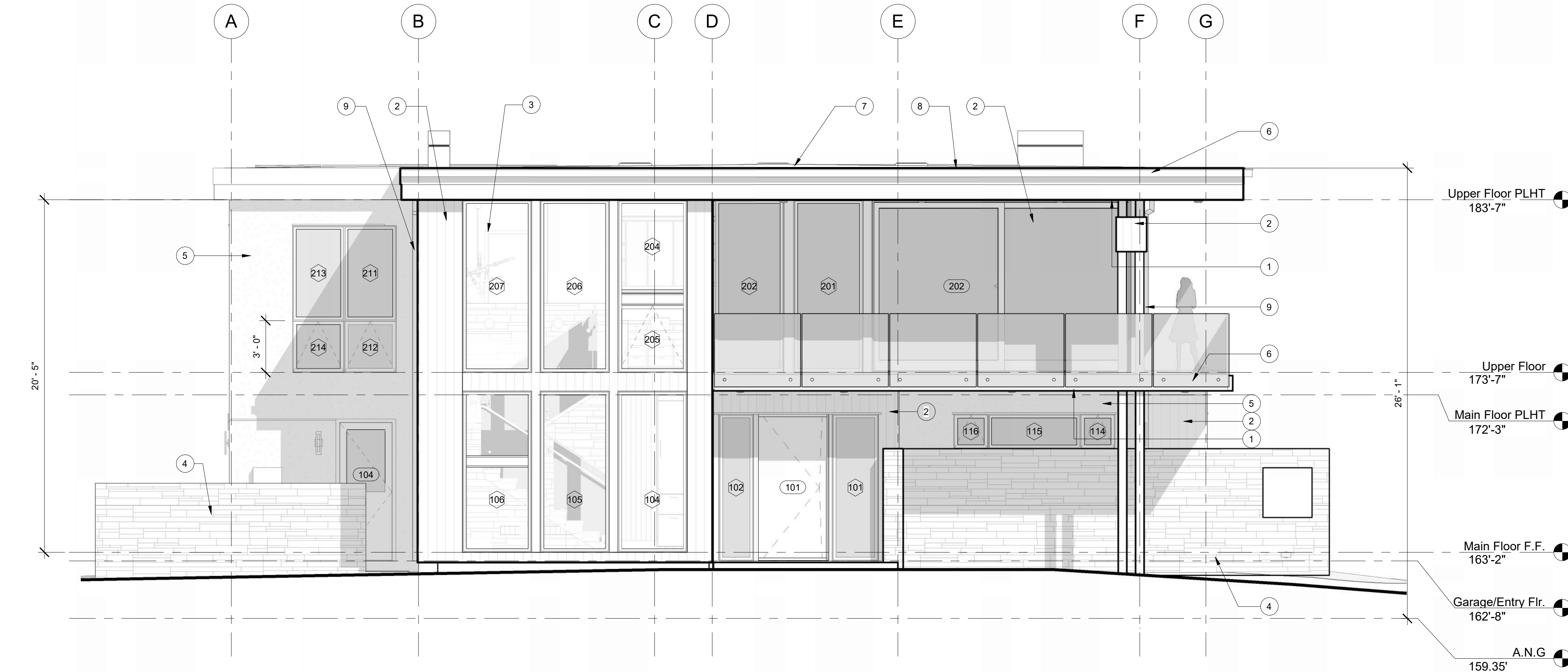
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A2.4

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

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



EXTERIOR MATERIAL PALETTE

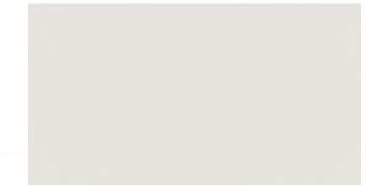
1 **SOFFIT WOOD SIDING**
TONGUE AND GROOVE
COLOR: WESTERN RED CEDAR, LIGHT GRAY OVERGLAZE



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



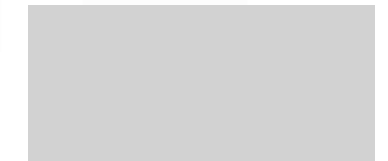
5 **STUCCO**
SMOOTH TEXTURE
COLOR: SHERWIN WILLIAMS
GOLDEN FLEECE SW6388



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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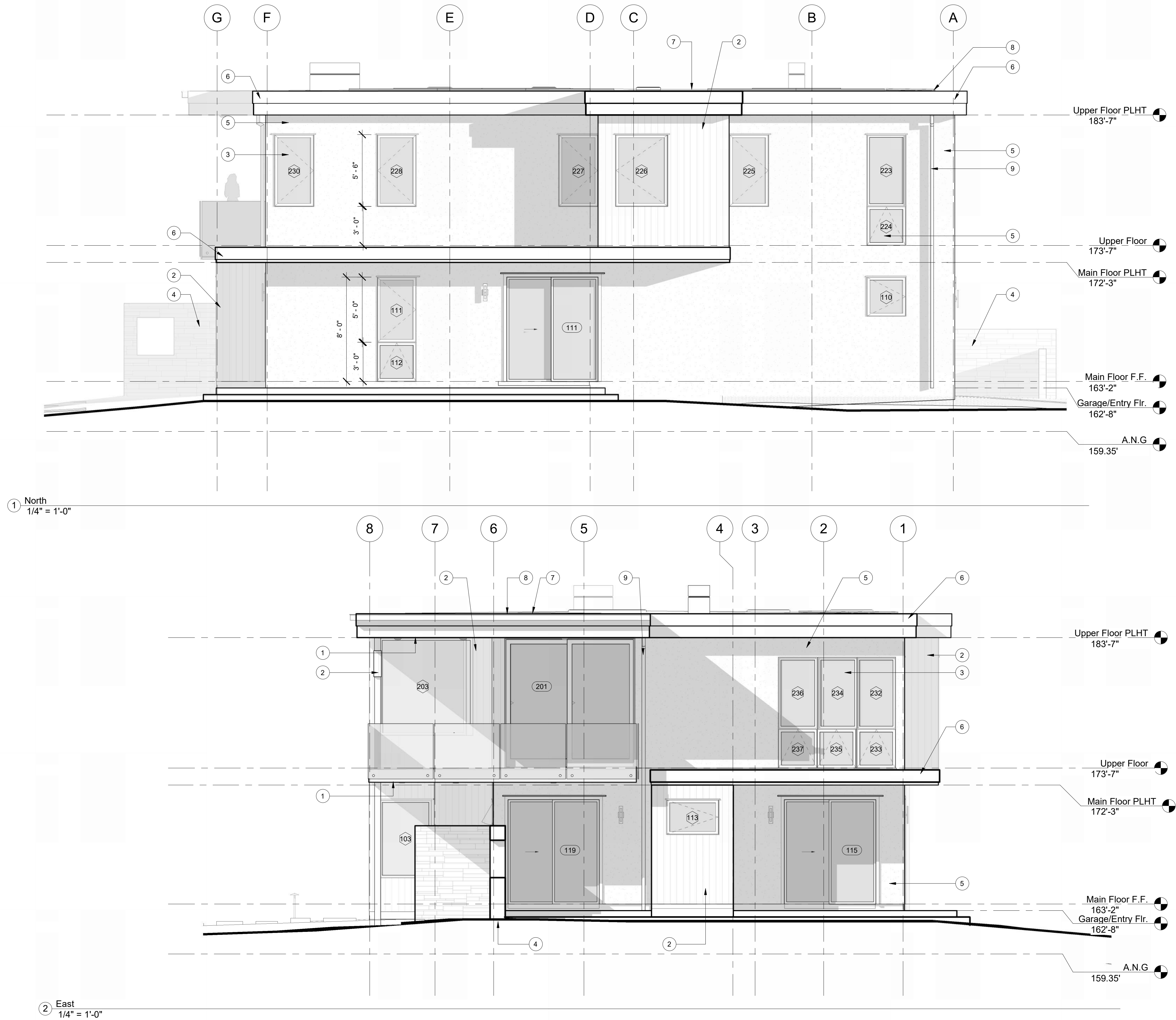
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EXTERIOR ELEVATIONS

YANG. YOSHIHARA RESIDENCE

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

A3.1



EXTERIOR MATERIAL PALETTE

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



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EXTERIOR ELEVATIONS

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A3.2



(A) EAST VIEW



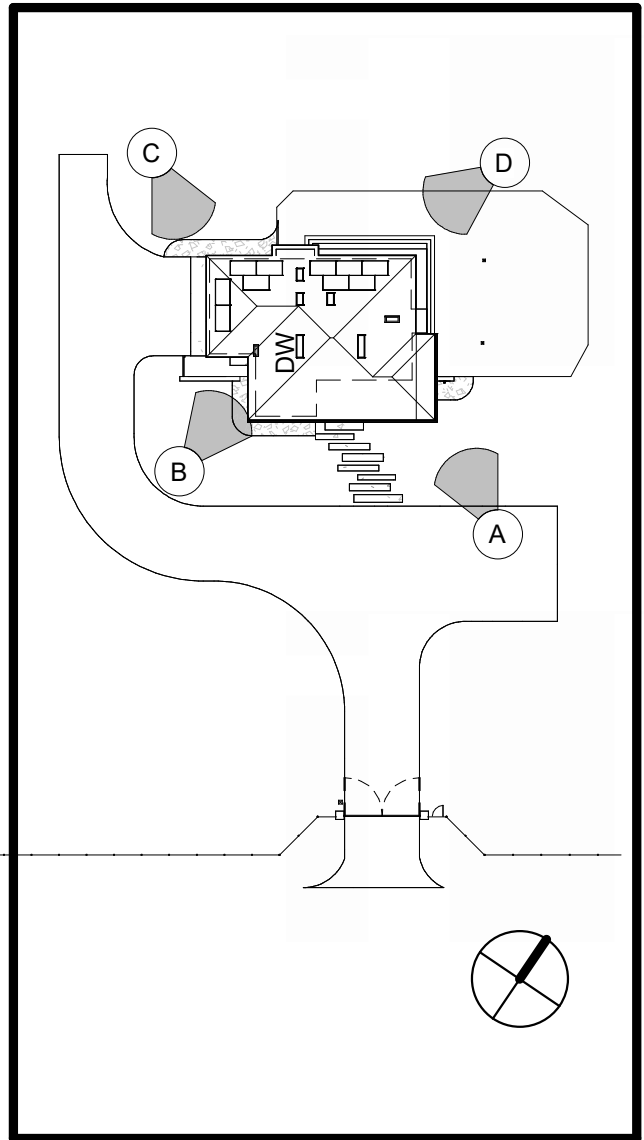
(B) SOUTH VIEW



(C) WEST VIEW



(D) NORTH VIEW



VIEWS KEY PLAN

EXTERIOR MATERIAL PALETTE

- 1

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

VERTICAL WOOD SIDING
HARDIEPANEL FIBER CEMENT BOARDS, CEDARMILL VERTICAL SIDING
COLOR: WESTERN RED CEDAR, LIGHT GRAY 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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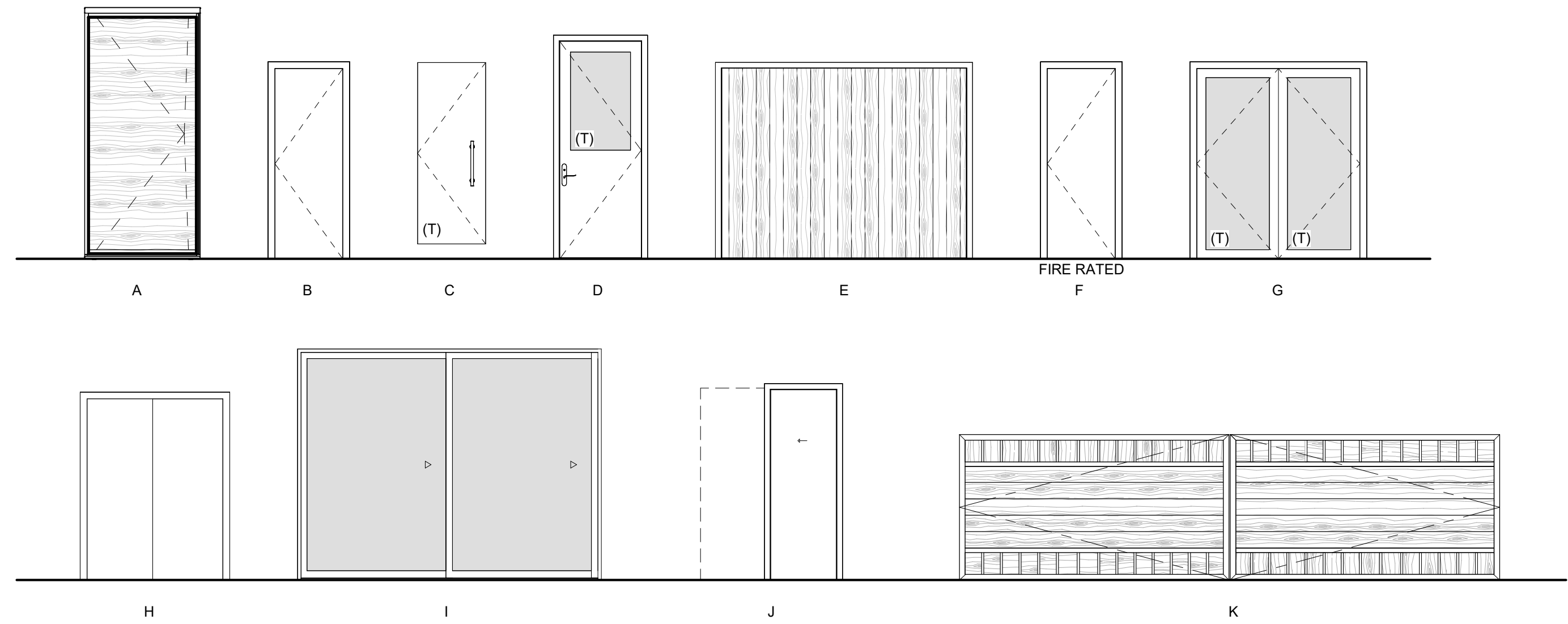
No.	Description	Date

PERSPECTIVES - MATERIALS AND COLORS

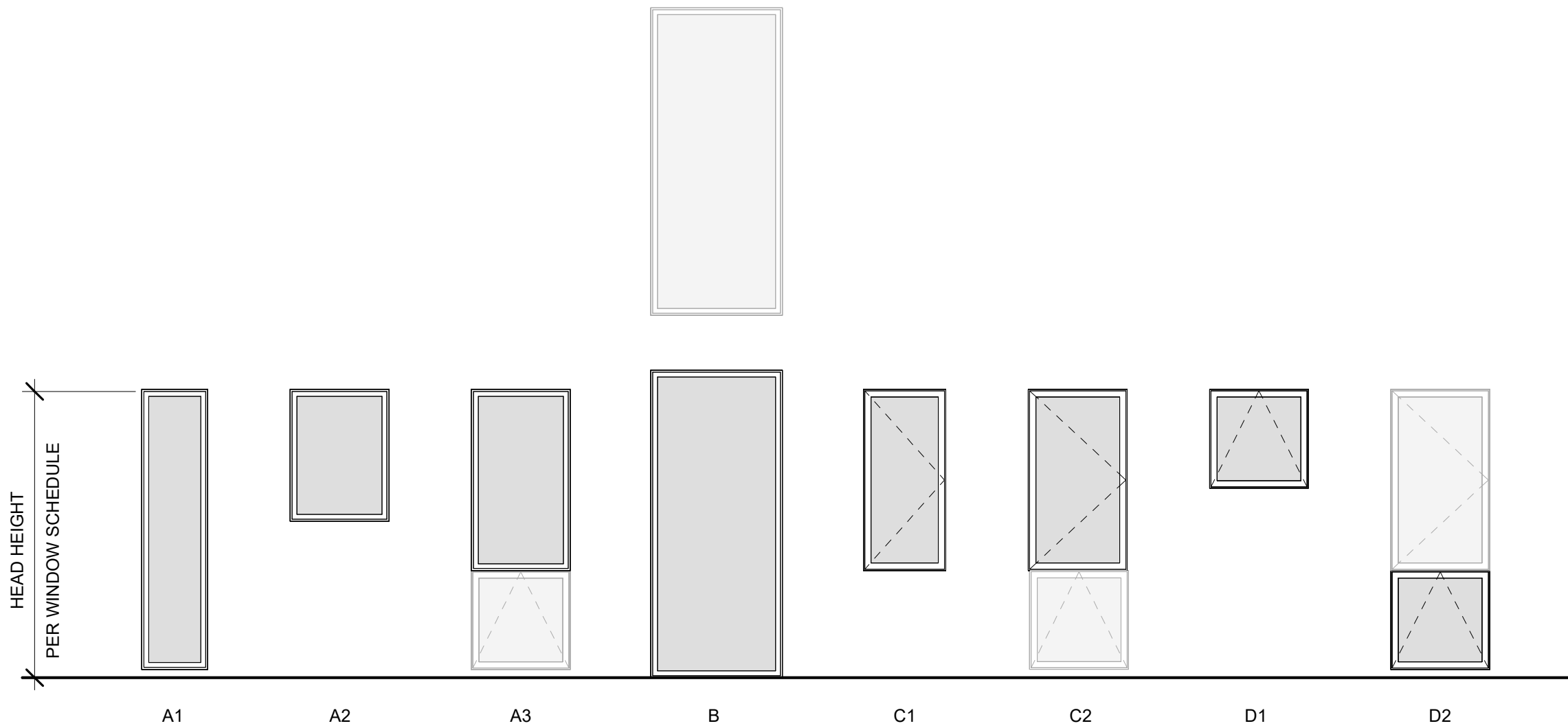
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A.P.N. 008-302-025-000

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
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940

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Date 2025-07-28

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 2025-07-28

Scale 3/8" = 1'-0"

Drawn by Author

Project number 24.07

No.	Description	Date

INTERIOR ELEVATIONS

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

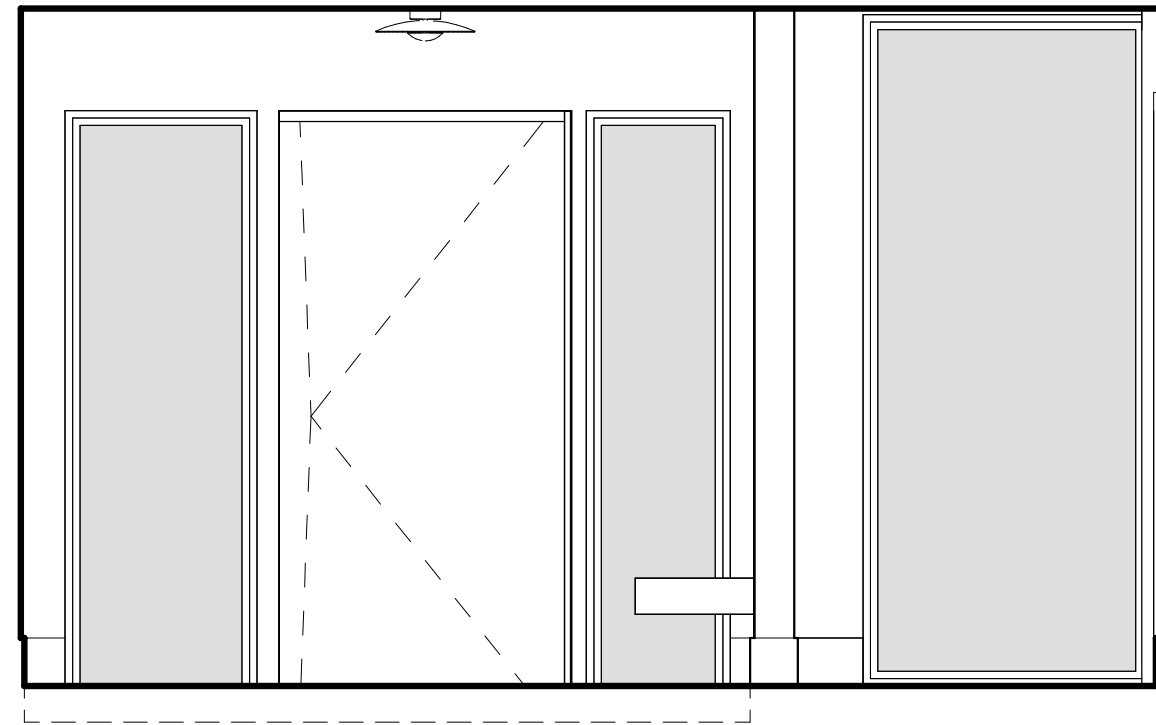
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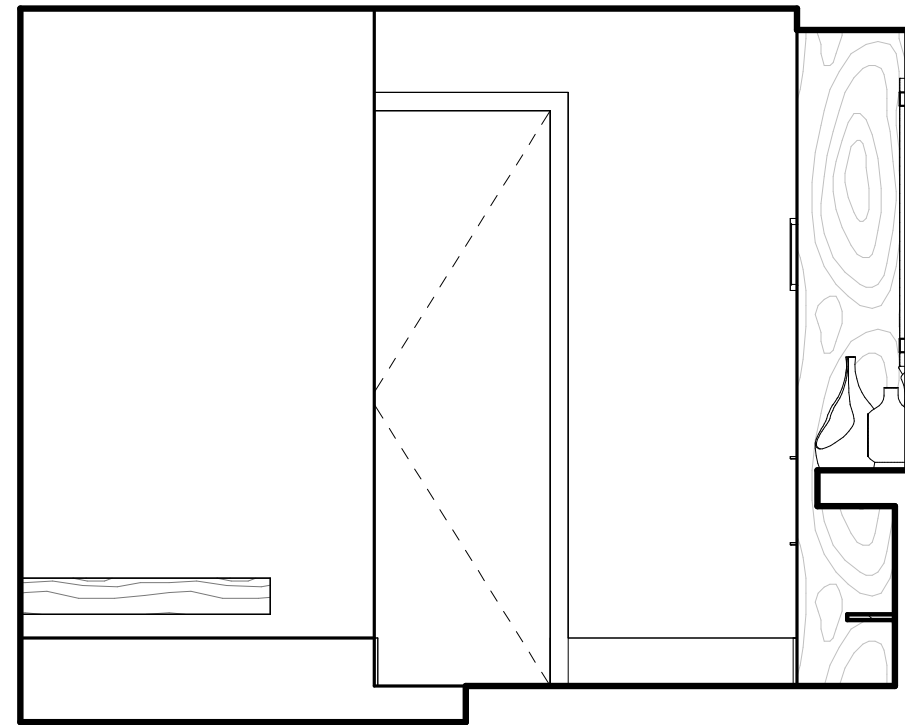
1 GENKAN NORTH
3/8" = 1'-0"



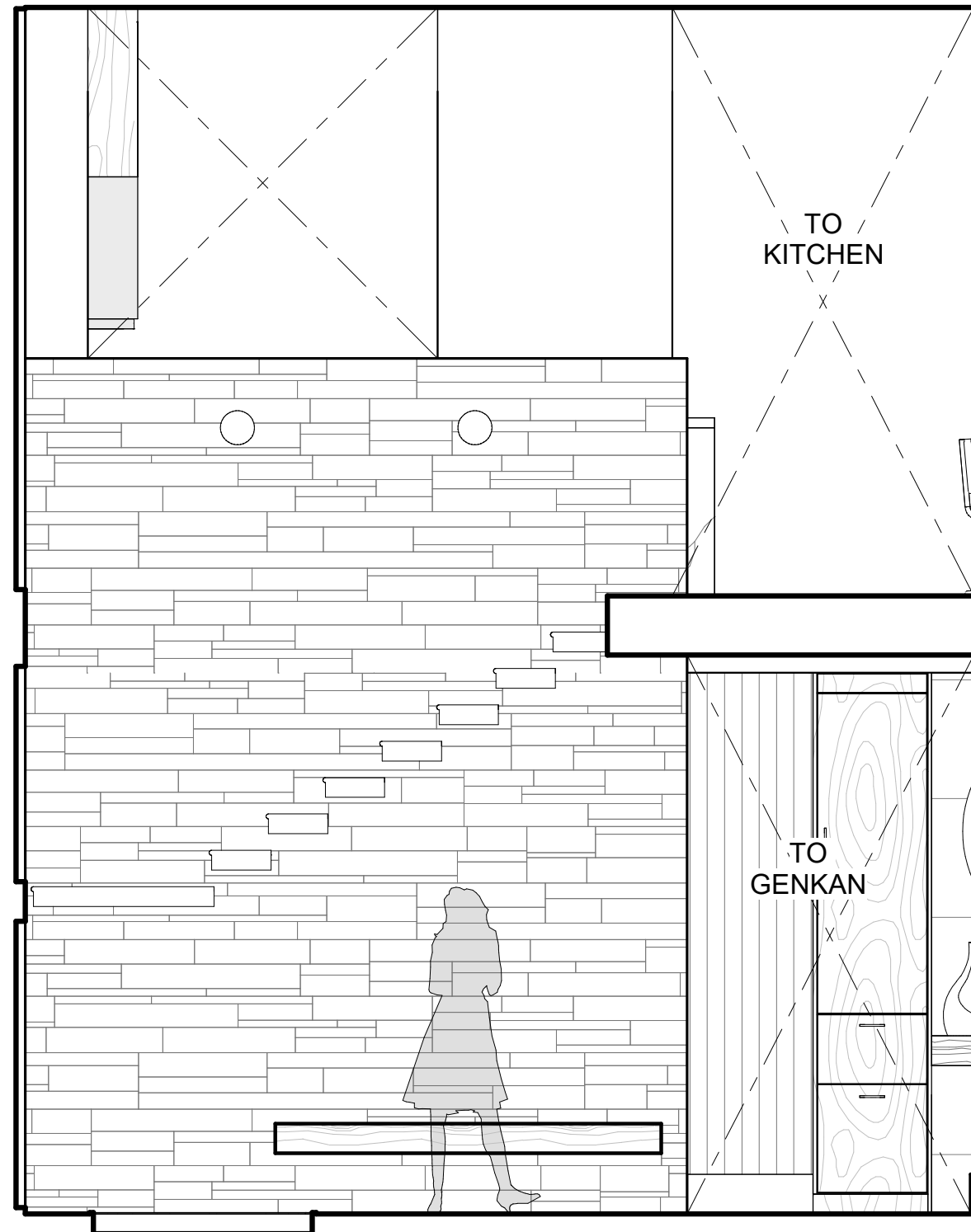
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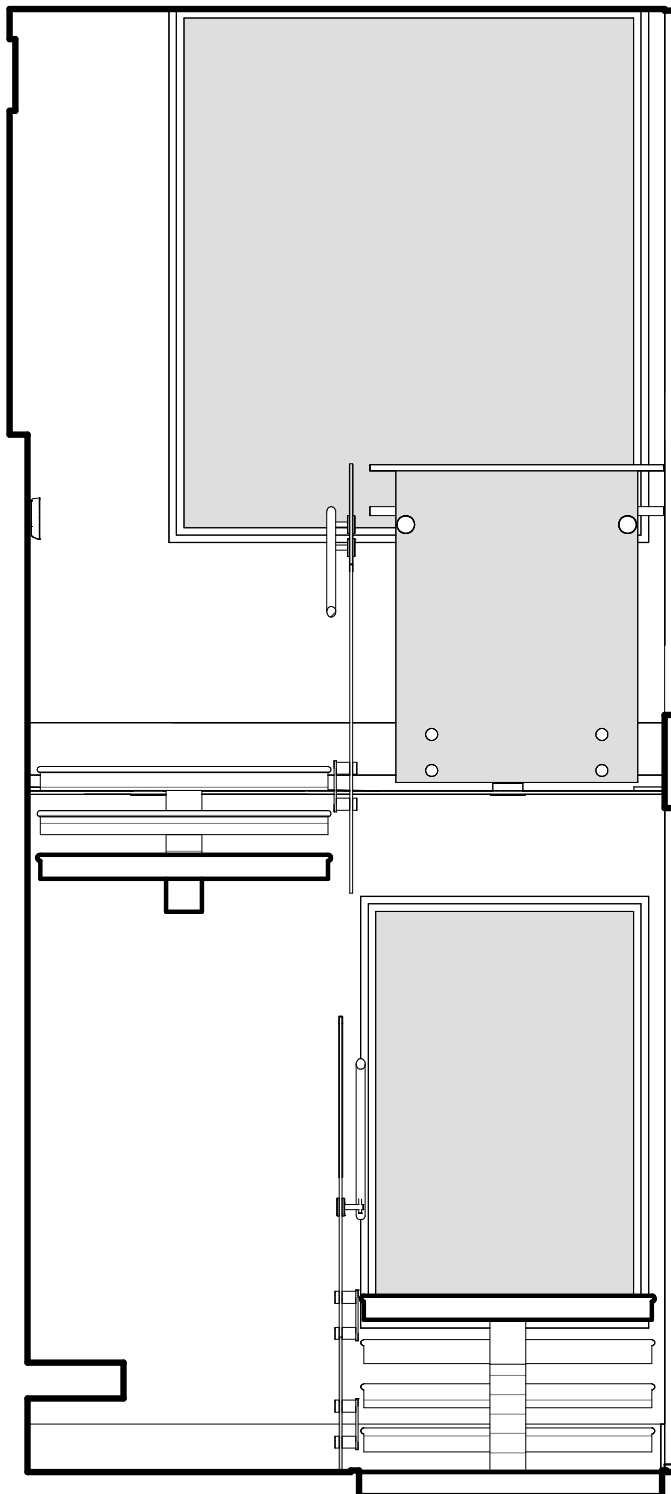
3 GENKAN SOUTH
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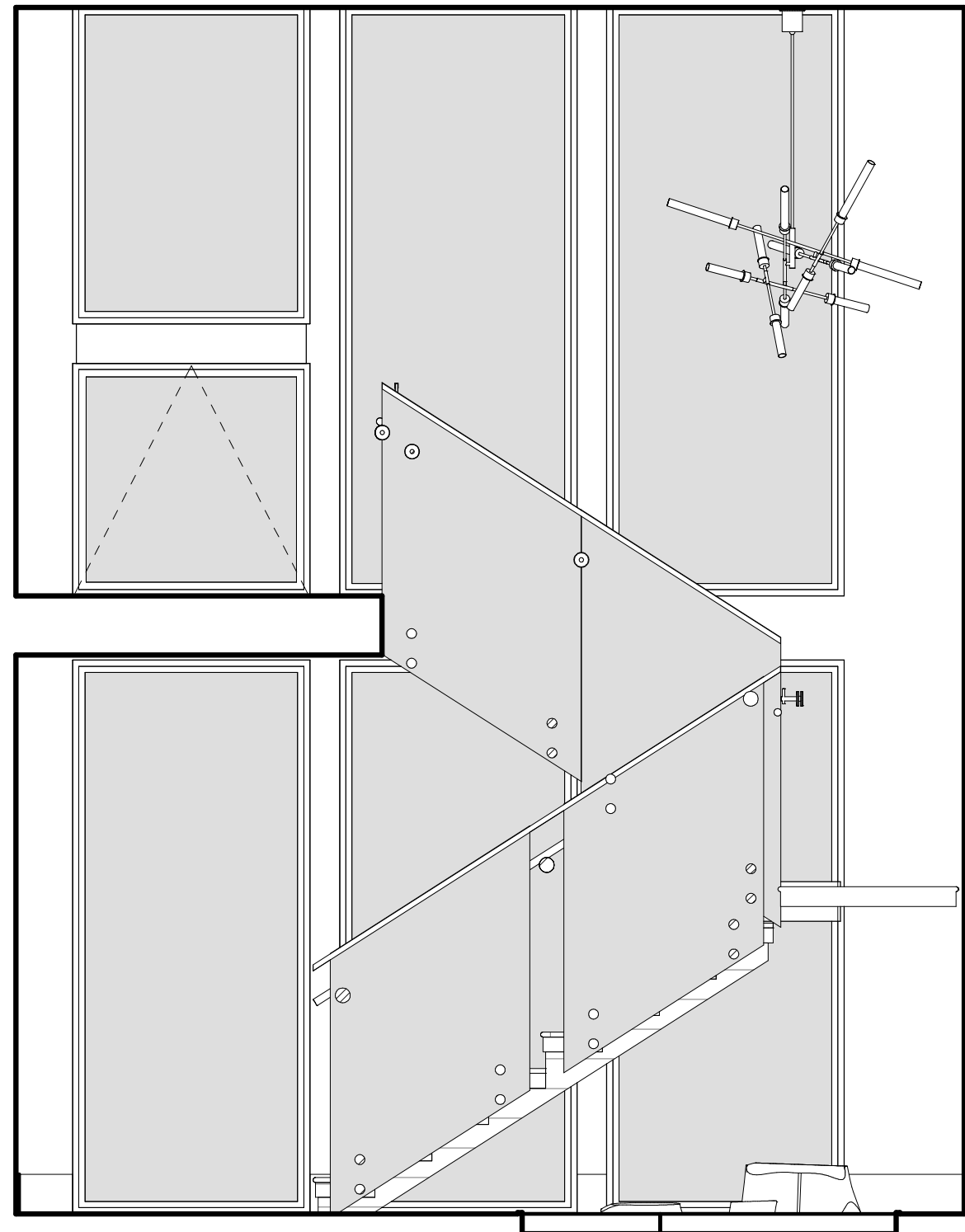
4 GENKAN WEST
3/8" = 1'-0"



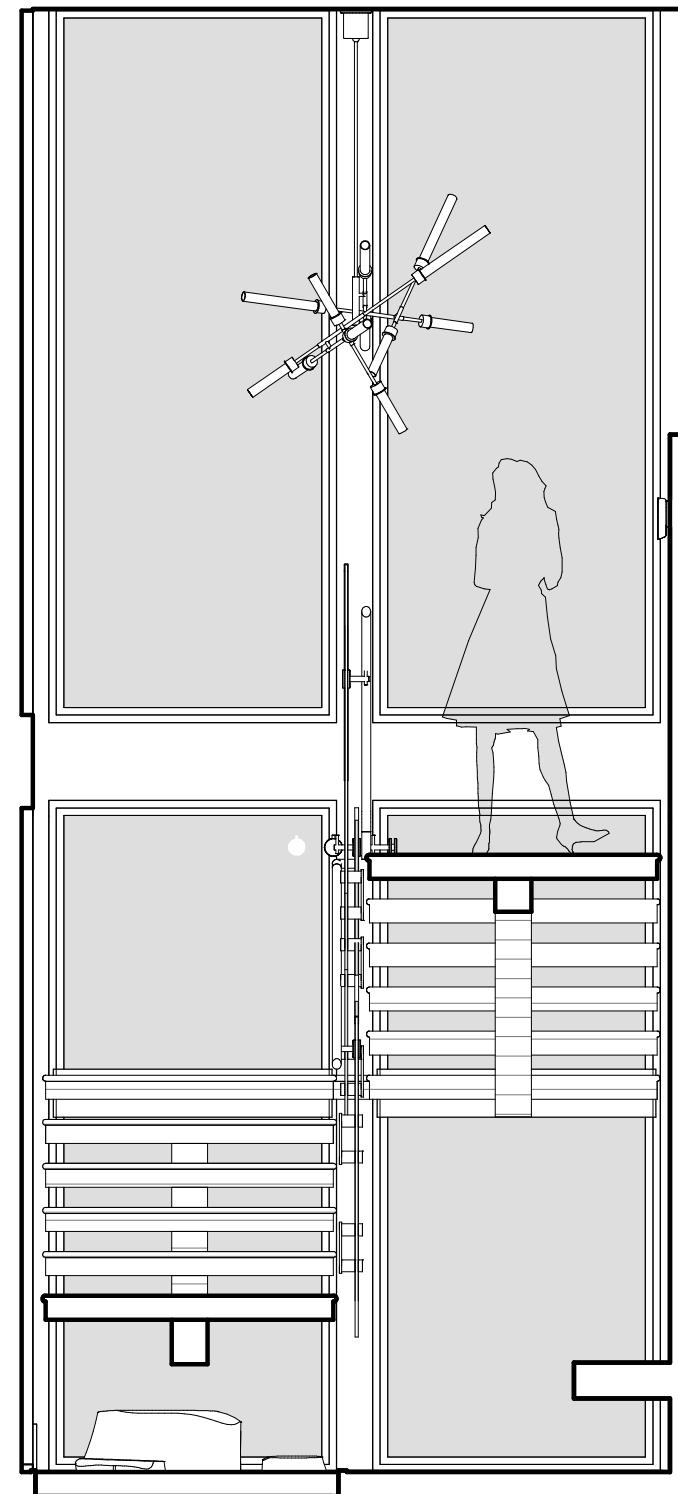
5 STAIR HALL NORTH
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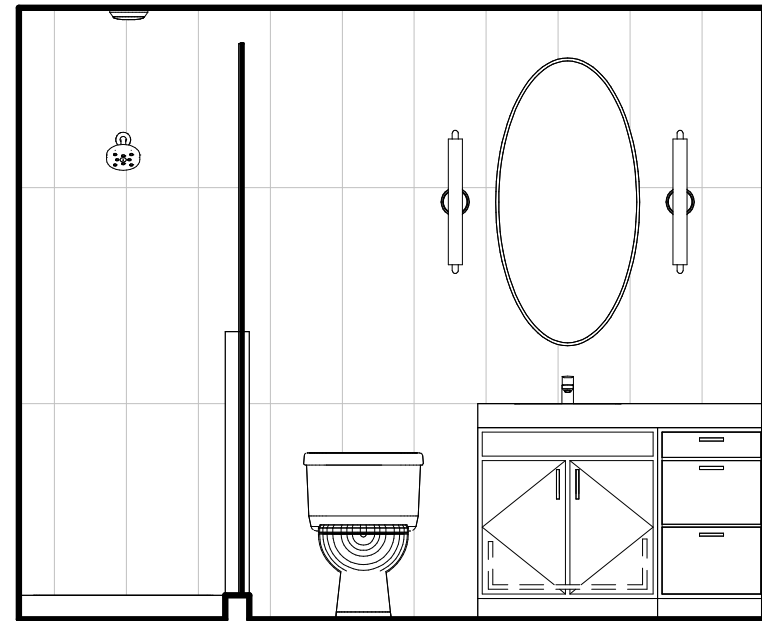
6 STAIR HALL EAST
3/8" = 1'-0"



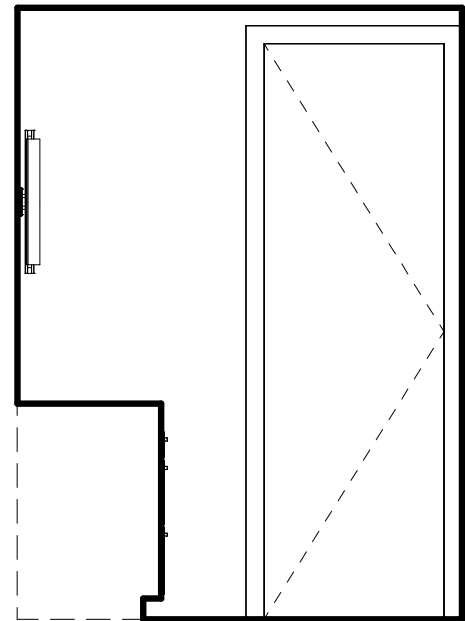
7 STAIR HALL SOUTH
3/8" = 1'-0"



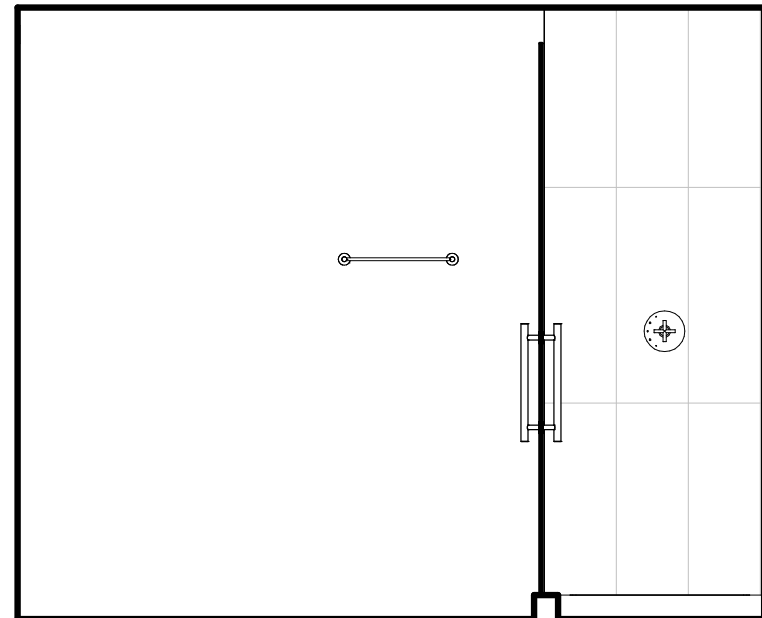
8 STAIR HALL WEST
3/8" = 1'-0"



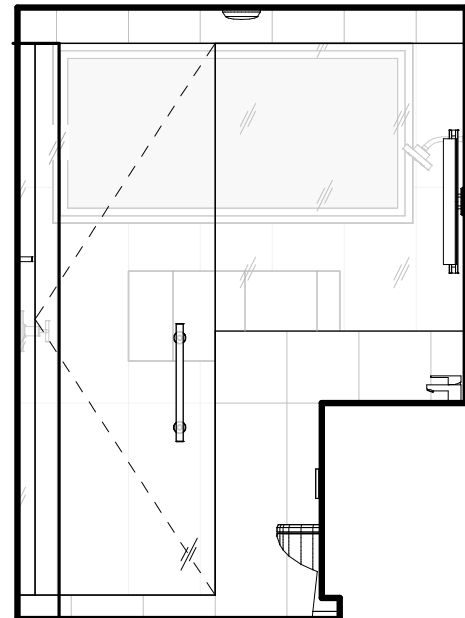
9 BATH 1 NORTH
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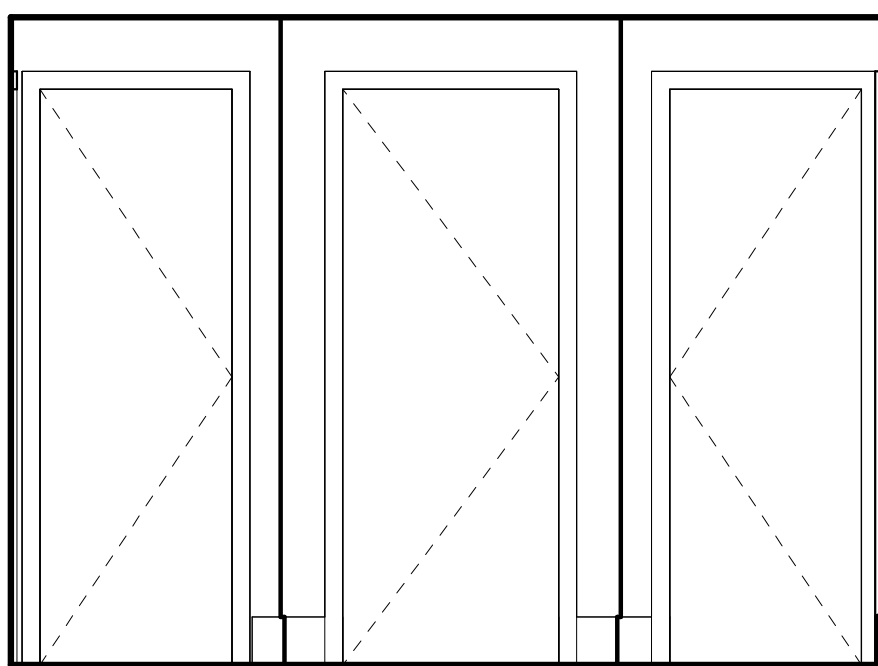
10 BATH 1 EAST
3/8" = 1'-0"



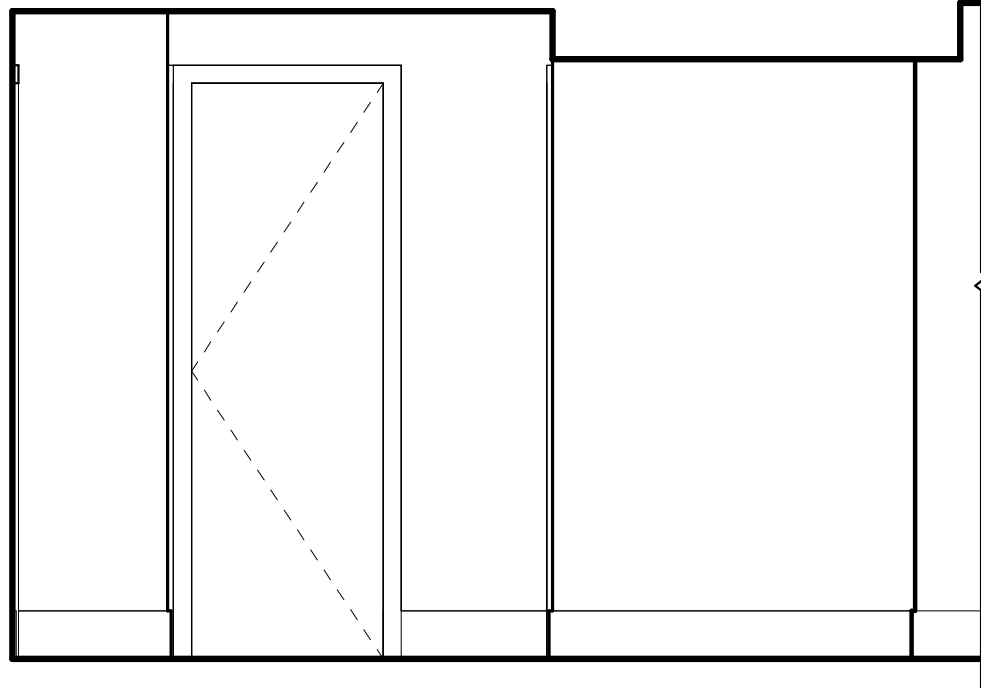
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3/8" = 1'-0"



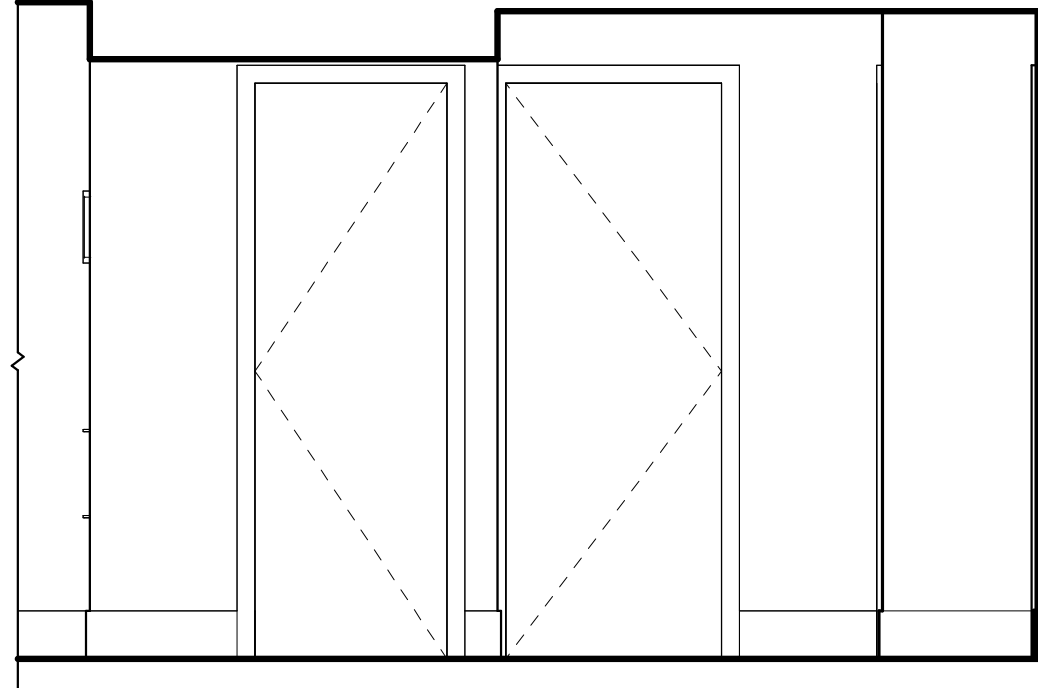
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3/8" = 1'-0"



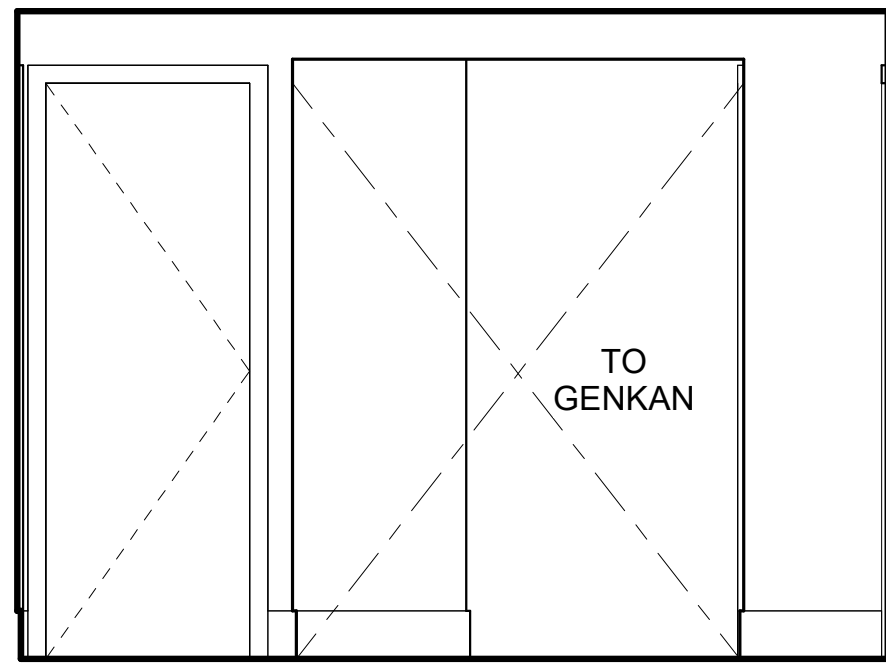
13 HALL NORTH
3/8" = 1'-0"



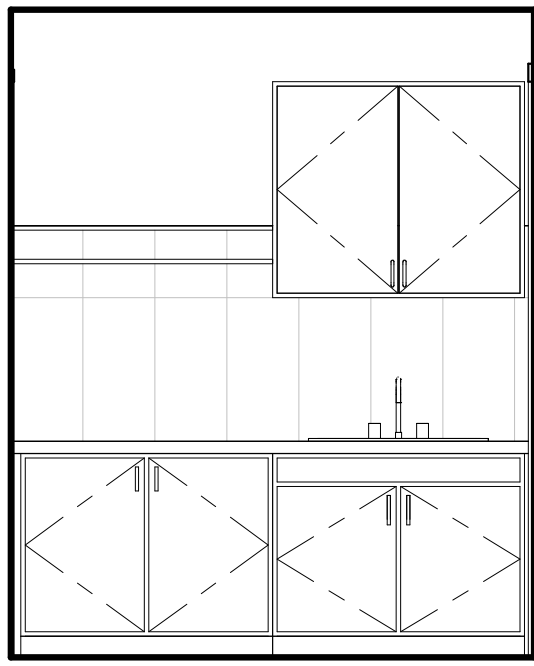
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3/8" = 1'-0"



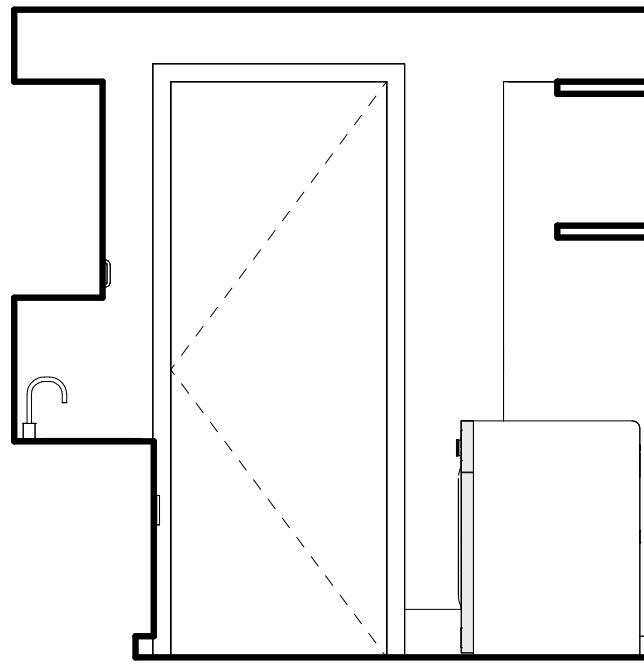
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3/8" = 1'-0"



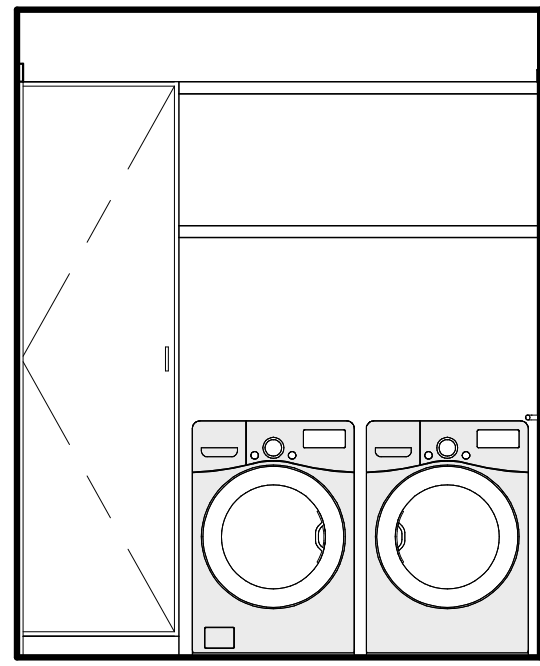
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3/8" = 1'-0"



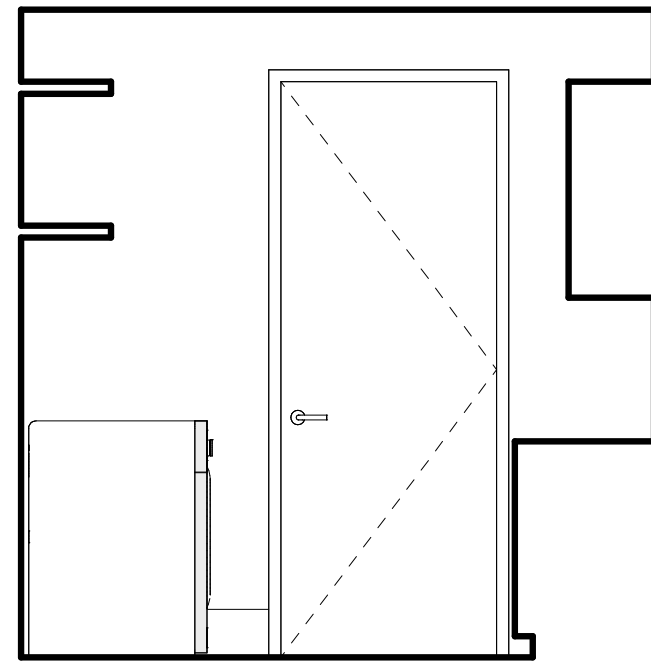
1 LAUNDRY NORTH
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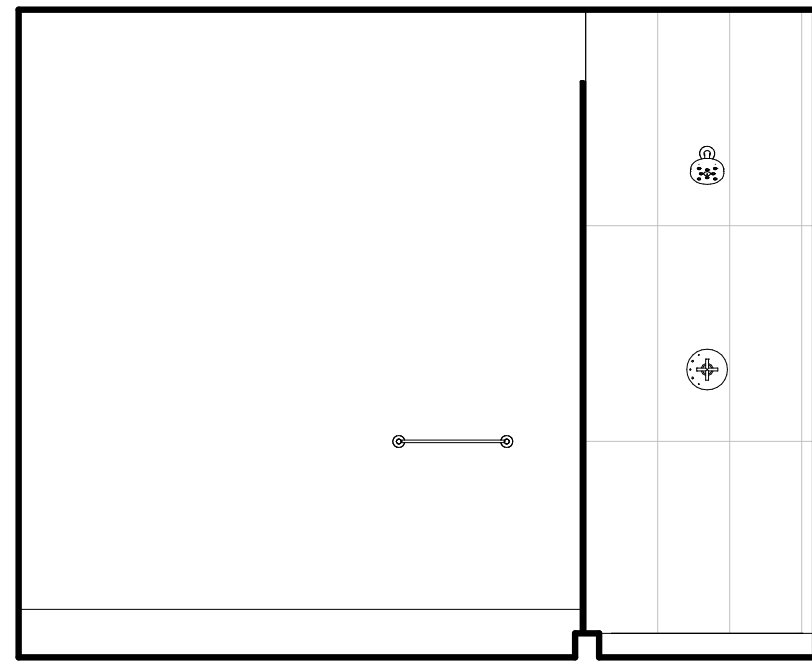
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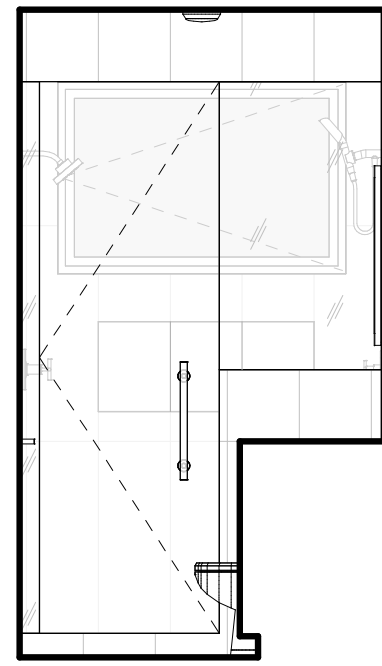
3 LAUNDRY SOUTH
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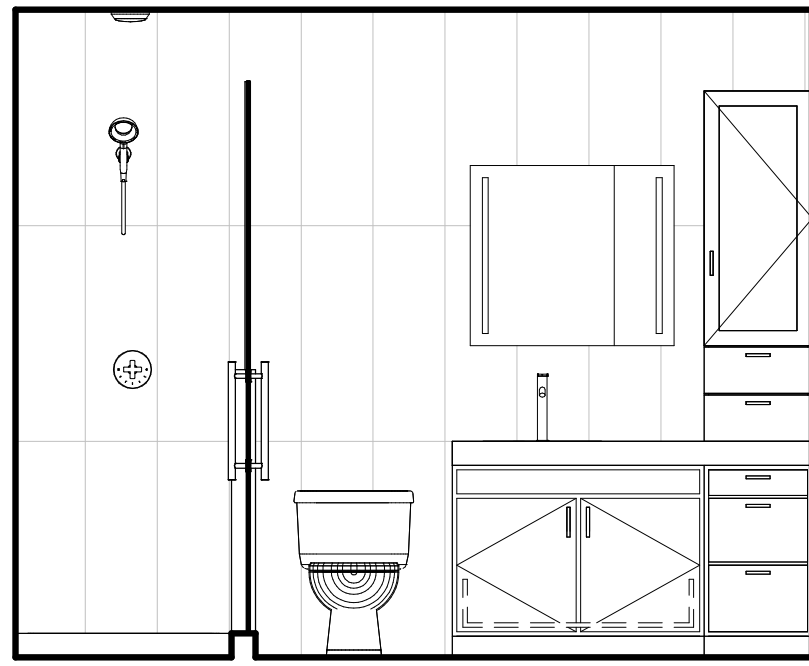
4 LAUNDRY WEST
3/8" = 1'-0"



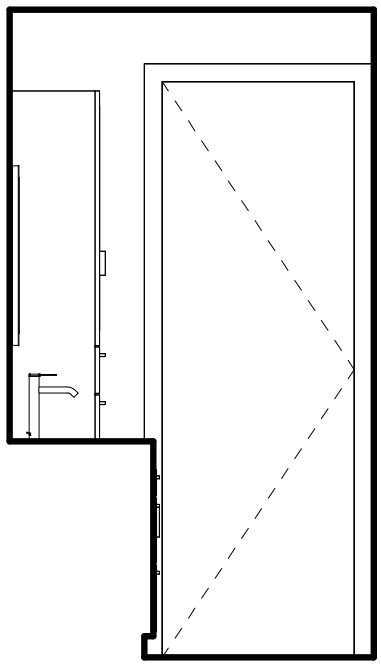
13 BATH 2 NORTH
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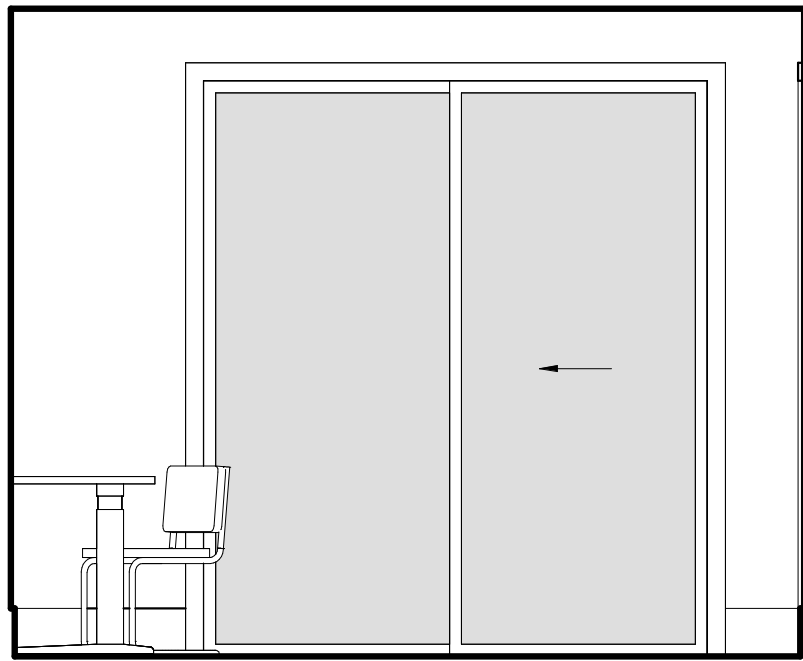
14 BATH 2 EAST
3/8" = 1'-0"



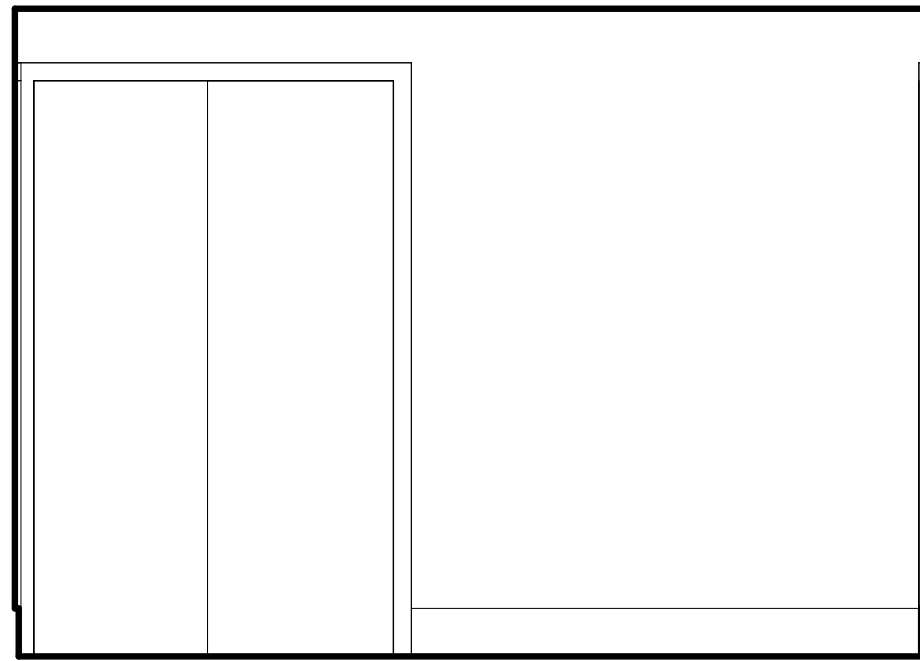
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3/8" = 1'-0"



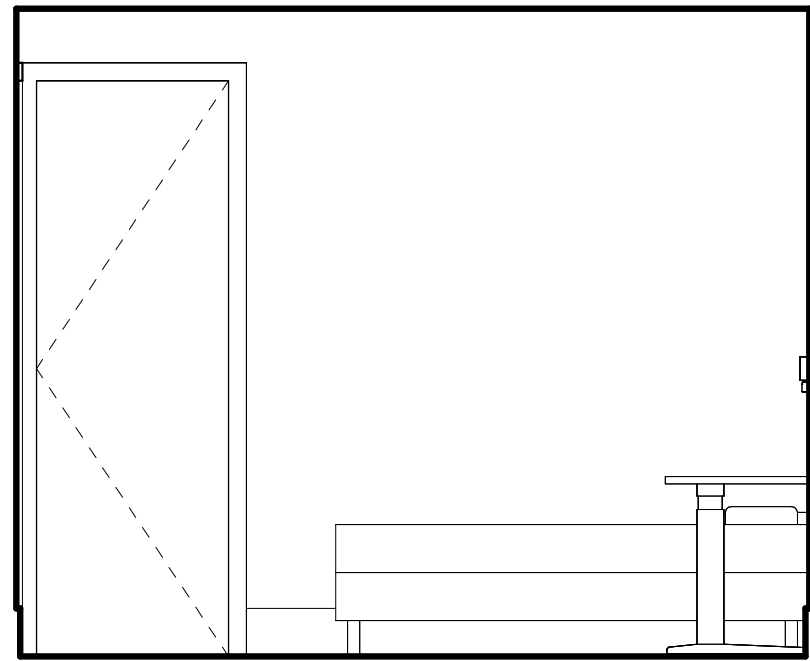
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3/8" = 1'-0"



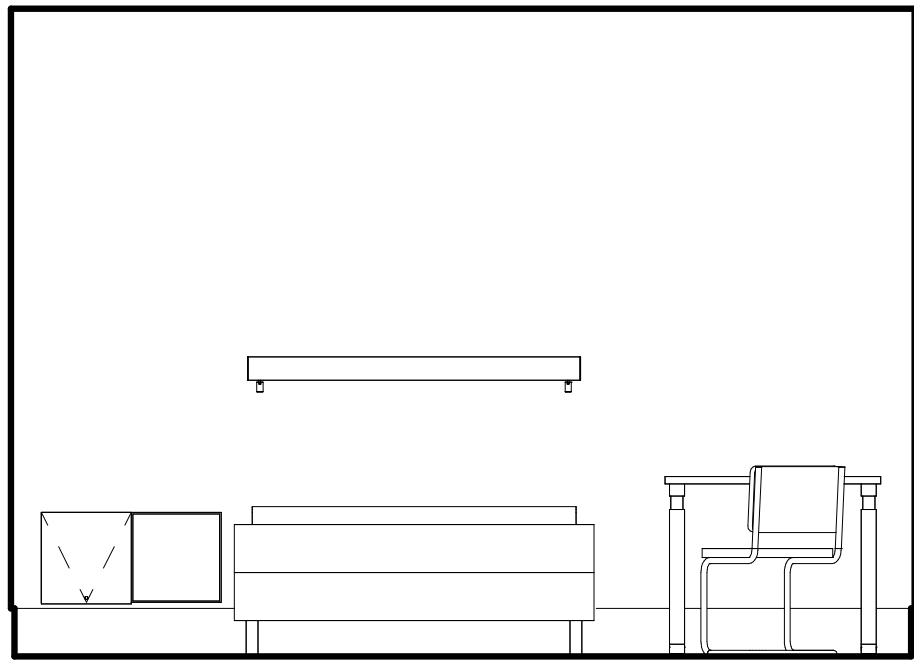
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3/8" = 1'-0"



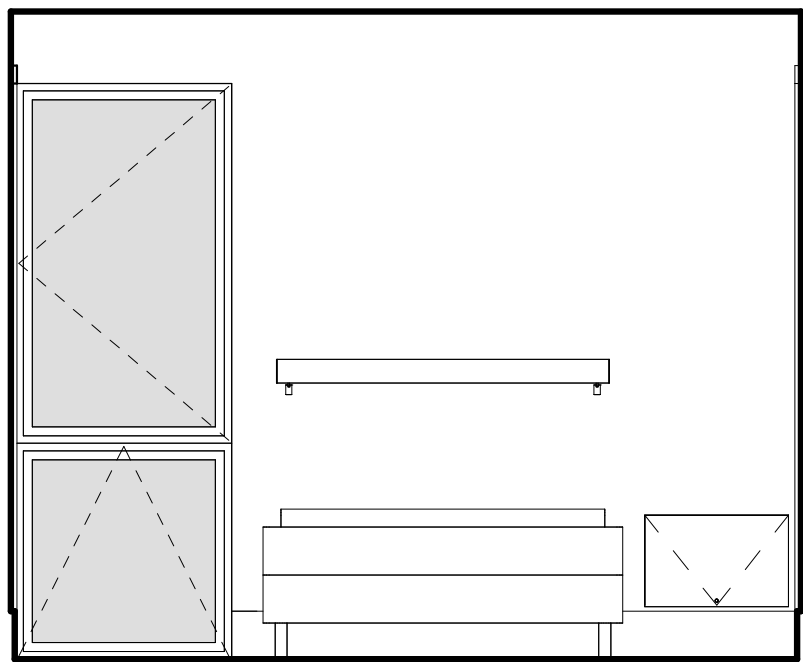
6 BEDROOM 1 EAST
3/8" = 1'-0"



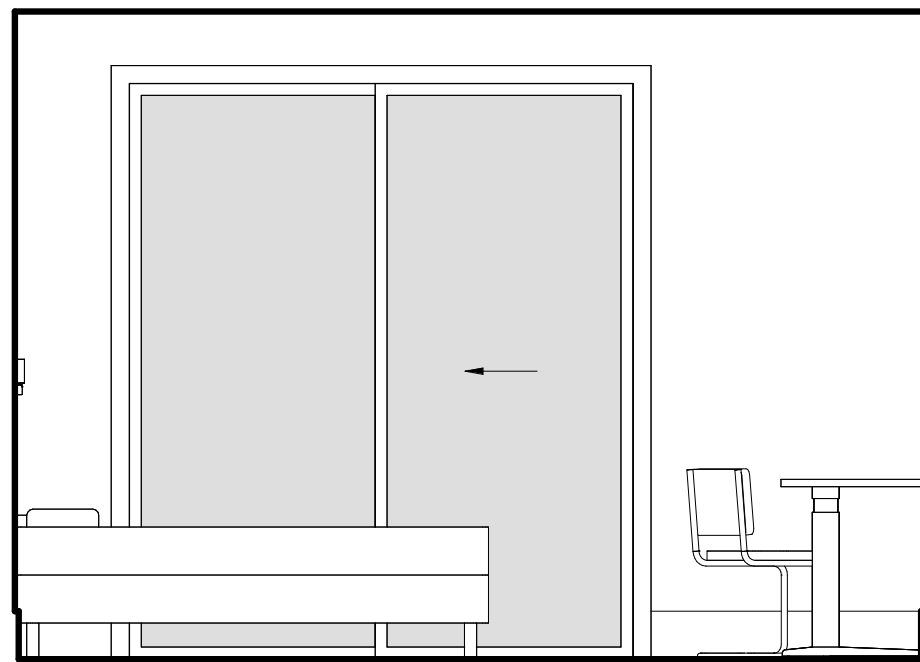
7 BEDROOM 1 SOUTH
3/8" = 1'-0"



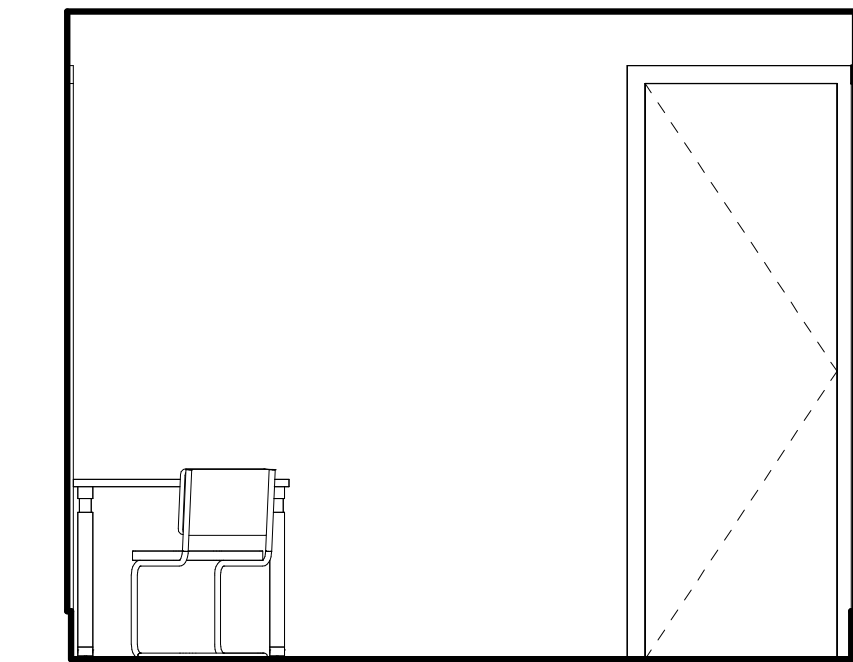
8 BEDROOM 1 WEST
3/8" = 1'-0"



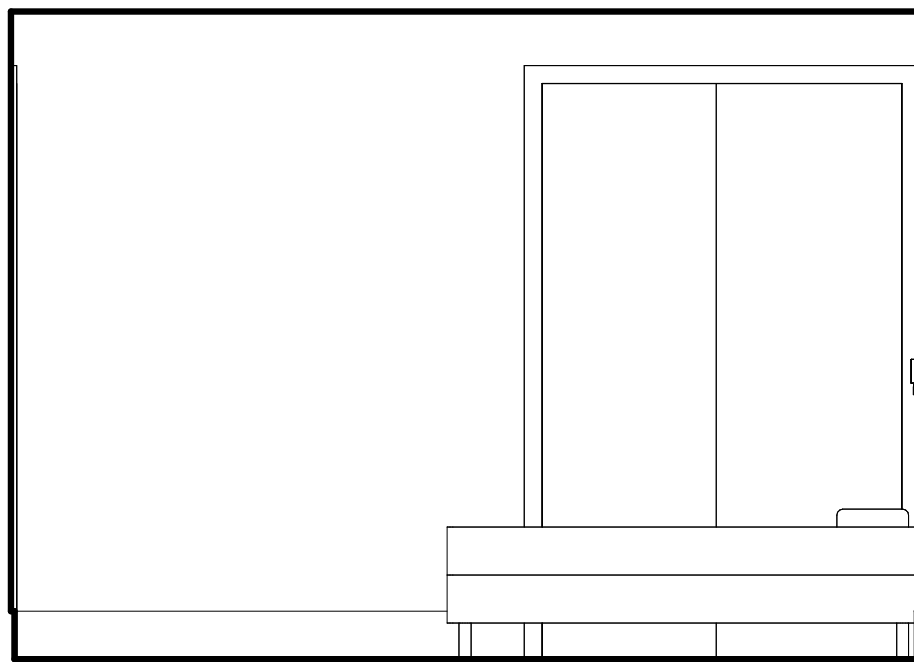
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3/8" = 1'-0"



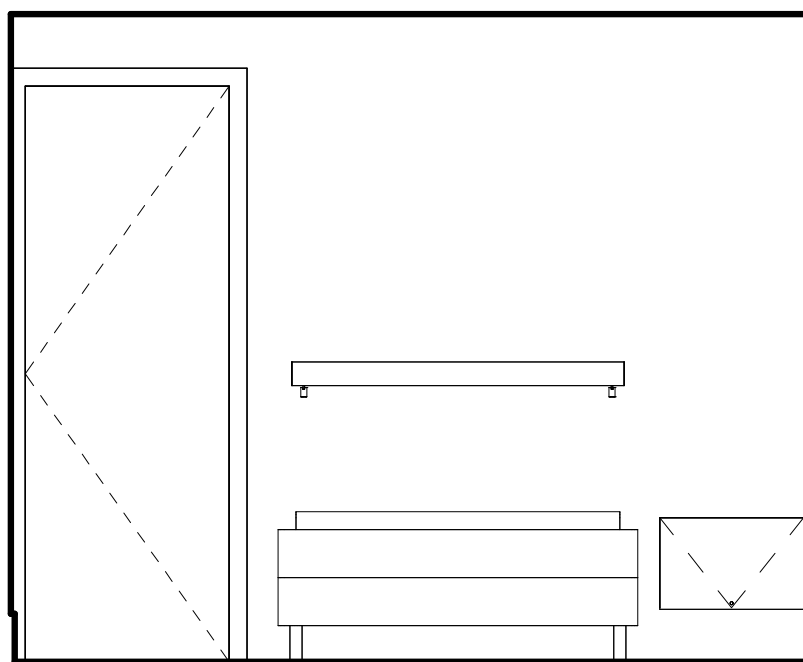
10 BEDROOM 2 EAST
3/8" = 1'-0"



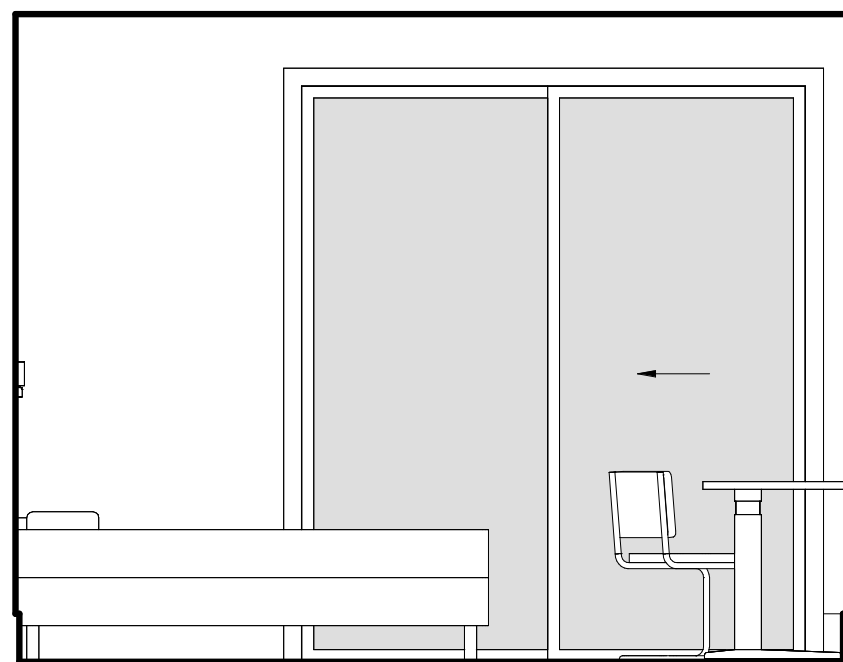
11 BEDROOM 2 SOUTH
3/8" = 1'-0"



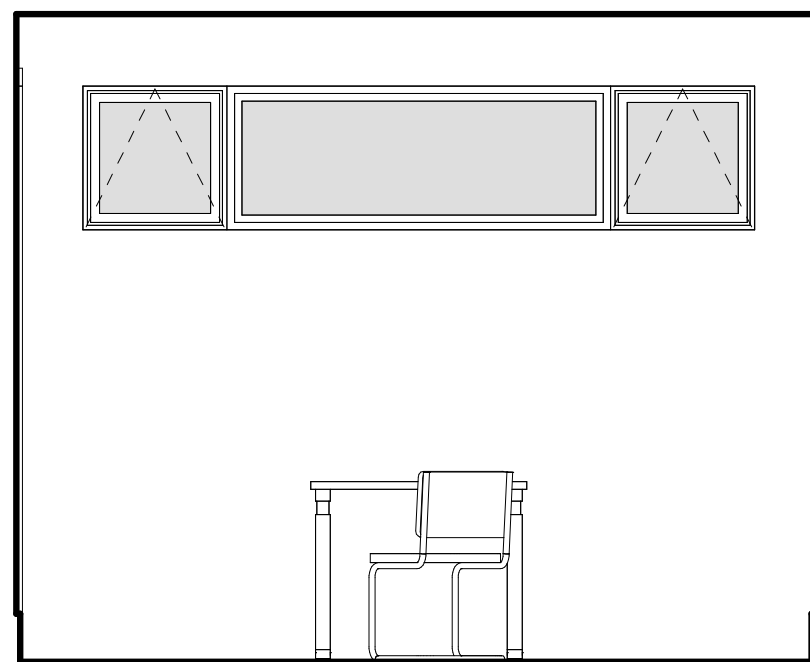
12 BEDROOM 2 WEST
3/8" = 1'-0"



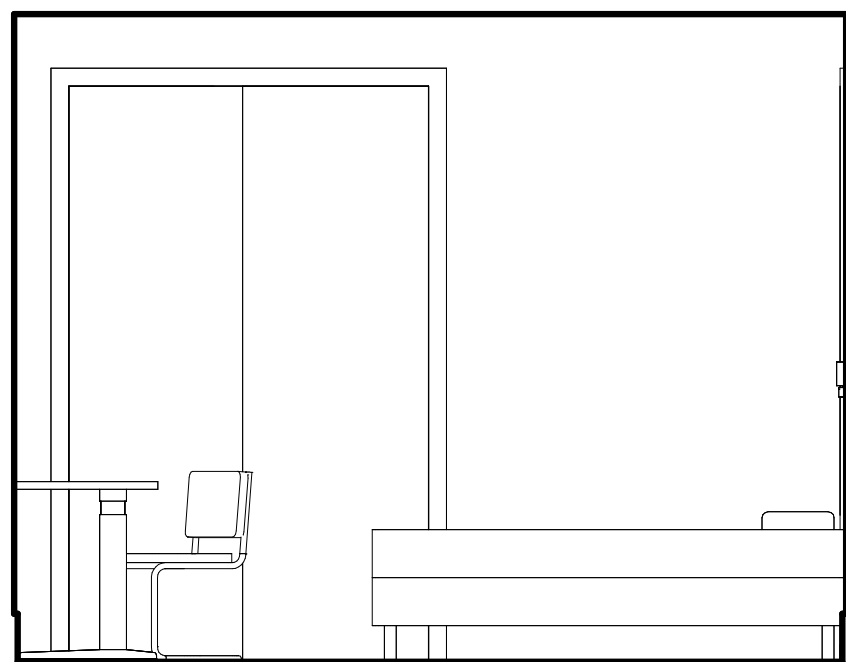
17 BEDROOM 3 NORTH
3/8" = 1'-0"



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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225 CANNERY ROW - SUITE A
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Date 2025-07-28

Scale 3/8" = 1'-0"

Drawn by Author

Project number 24.07

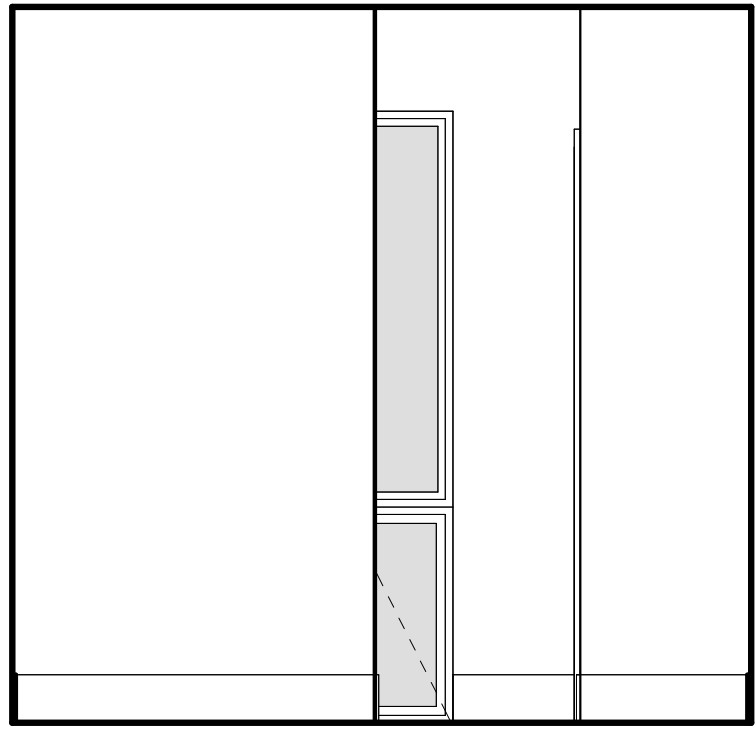
No.	Description	Date

INTERIOR ELEVATIONS

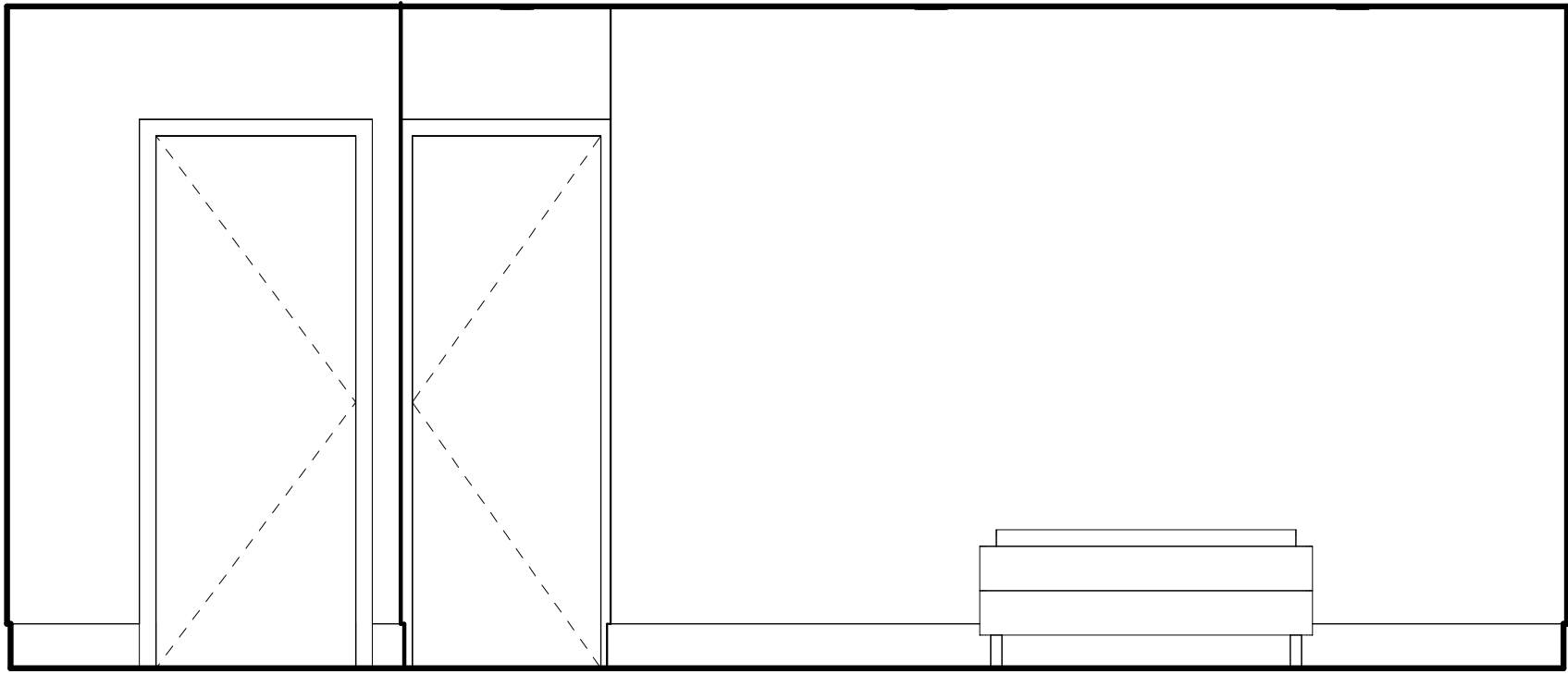
YANG. YOSHIHARA RESIDENCE

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

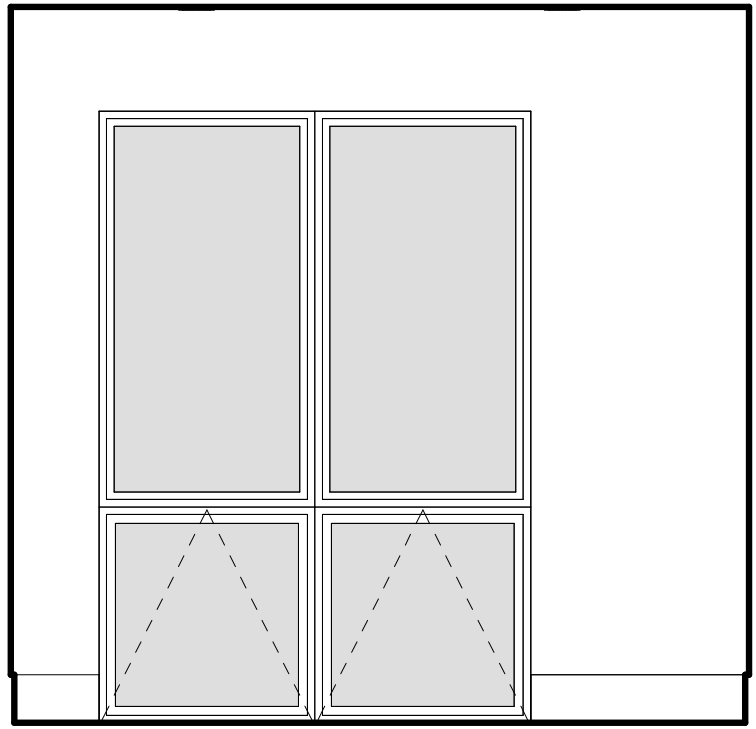
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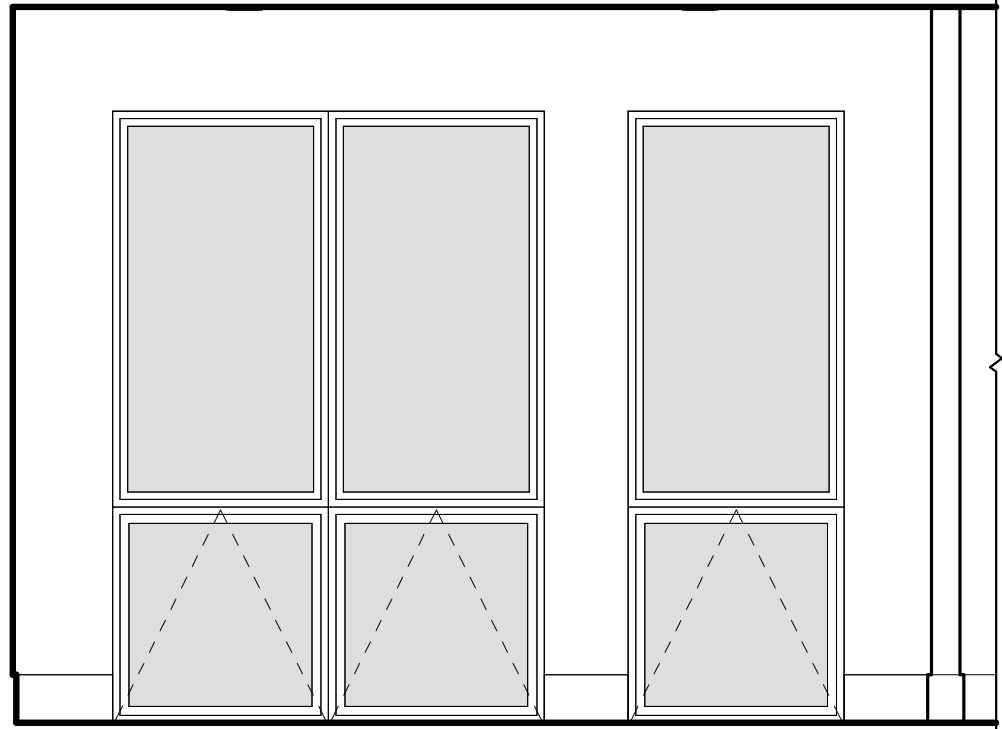
① HIS SLEEPING RM NORTH
3/8" = 1'-0"



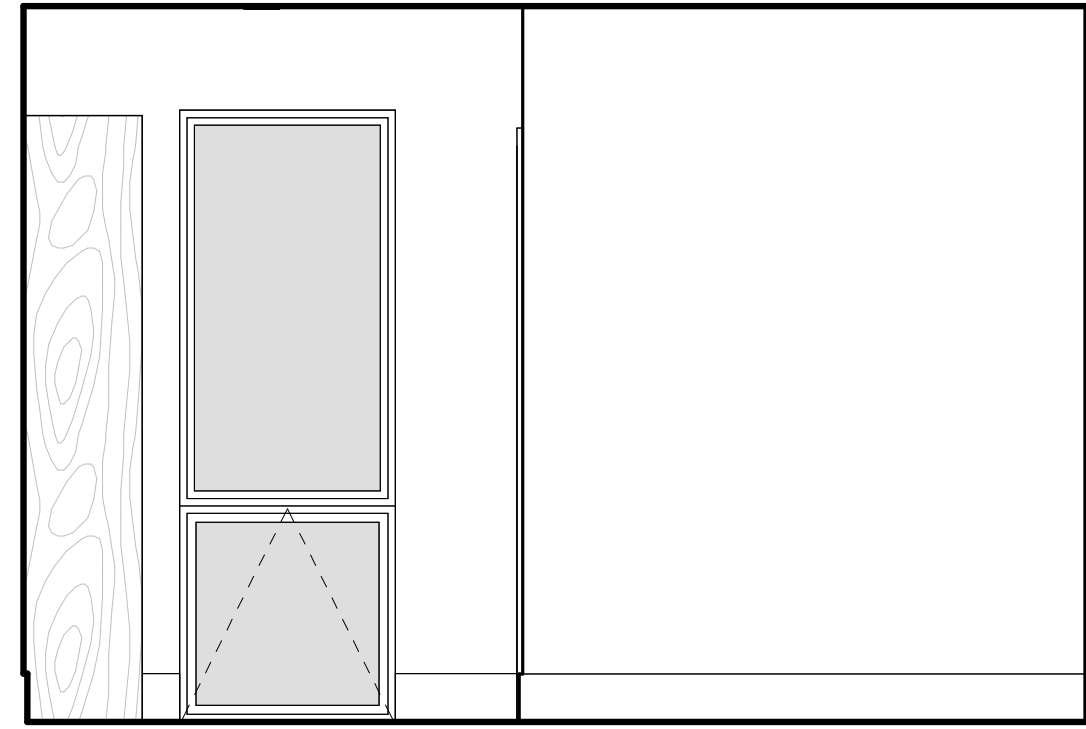
② HIS SLEEPING RM EAST
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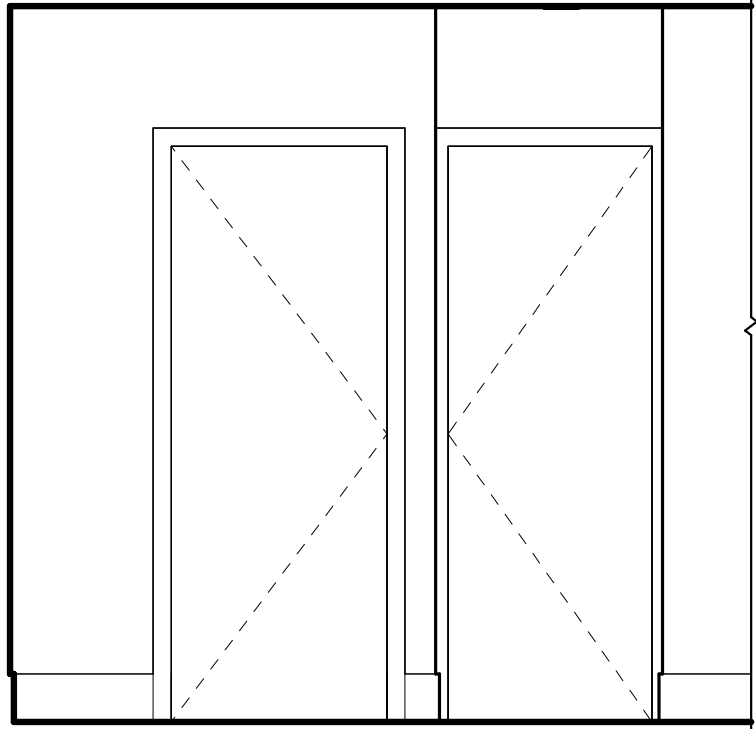
③ HIS SLEEPING RM SOUTH
3/8" = 1'-0"



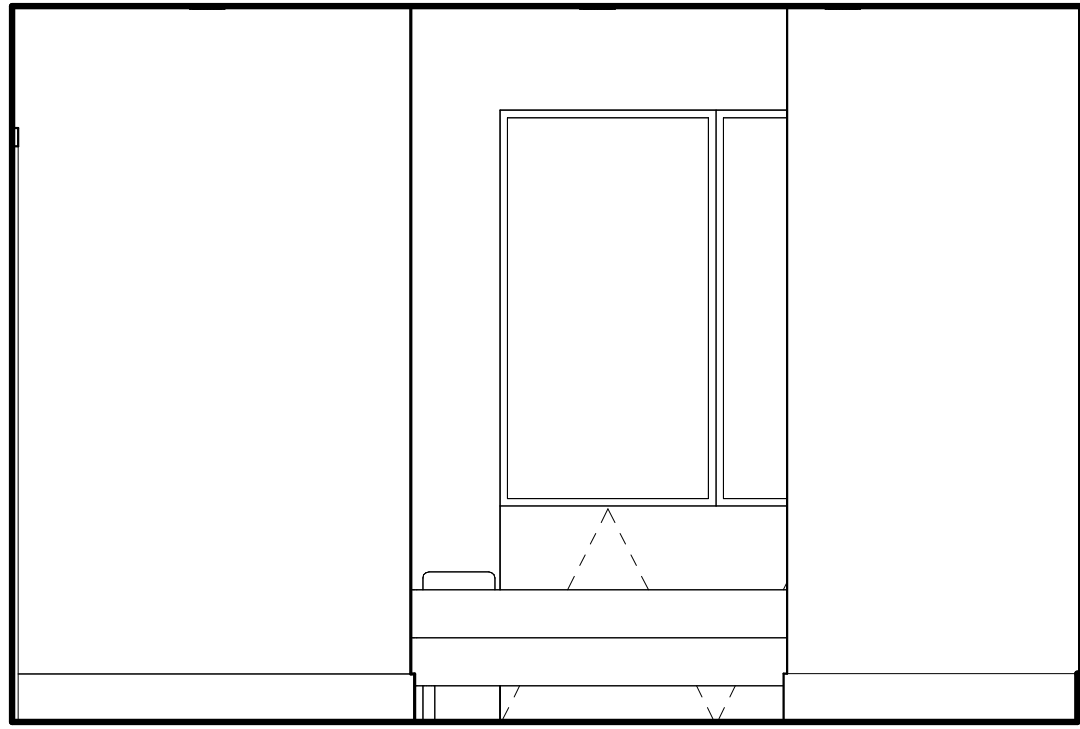
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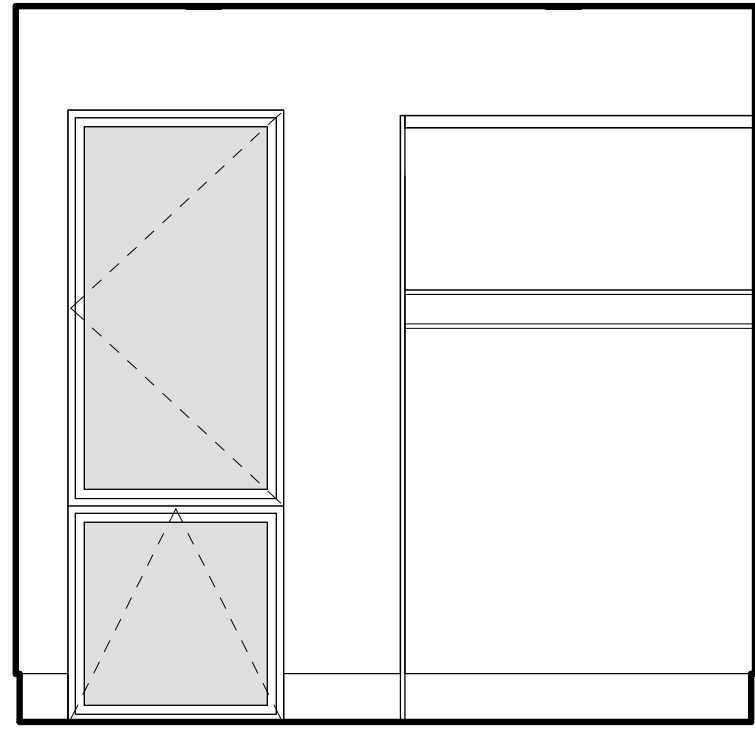
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3/8" = 1'-0"



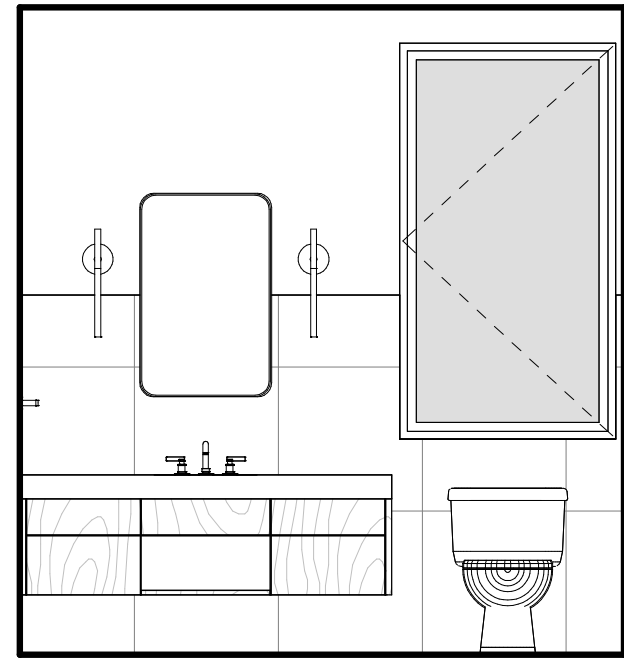
⑥ HIS CLOSET EAST
3/8" = 1'-0"



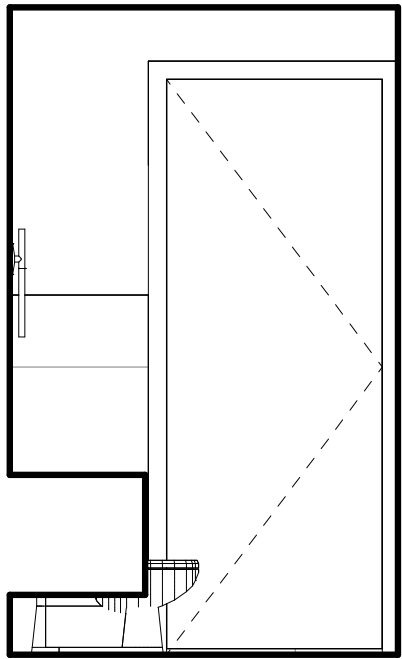
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3/8" = 1'-0"



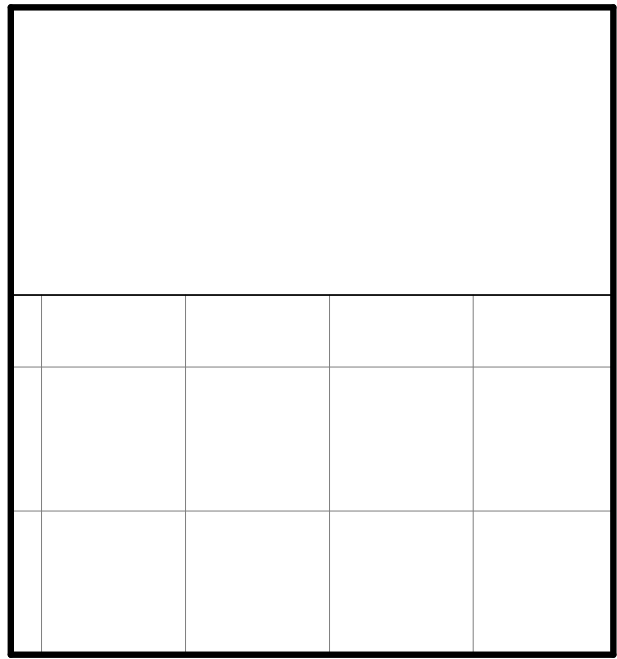
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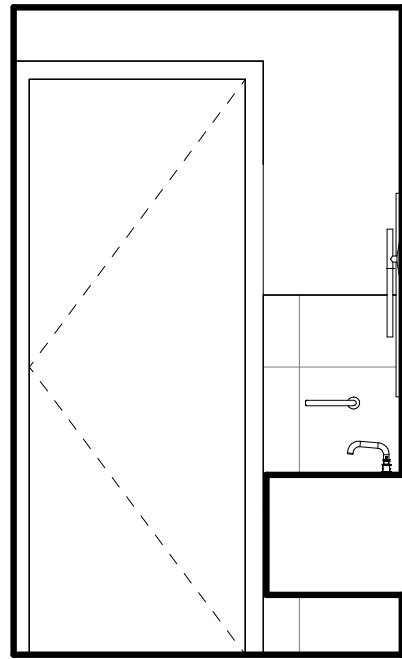
⑨ HIS BATH NORTH
3/8" = 1'-0"



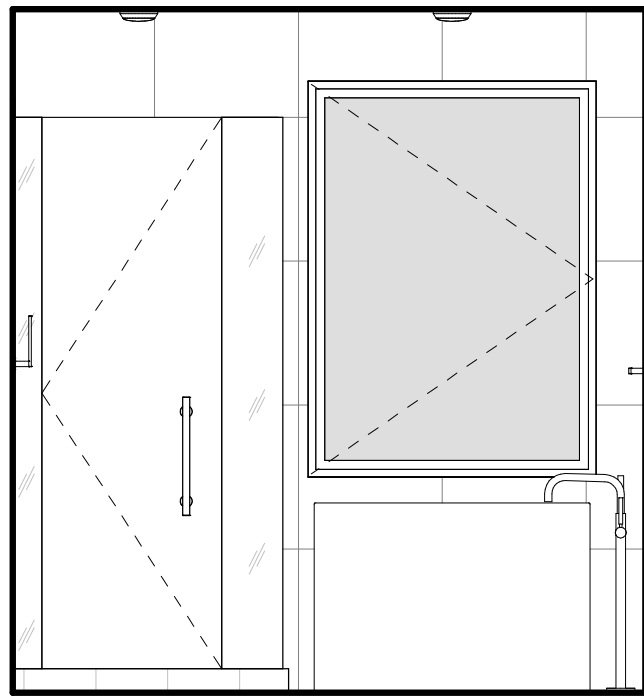
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3/8" = 1'-0"



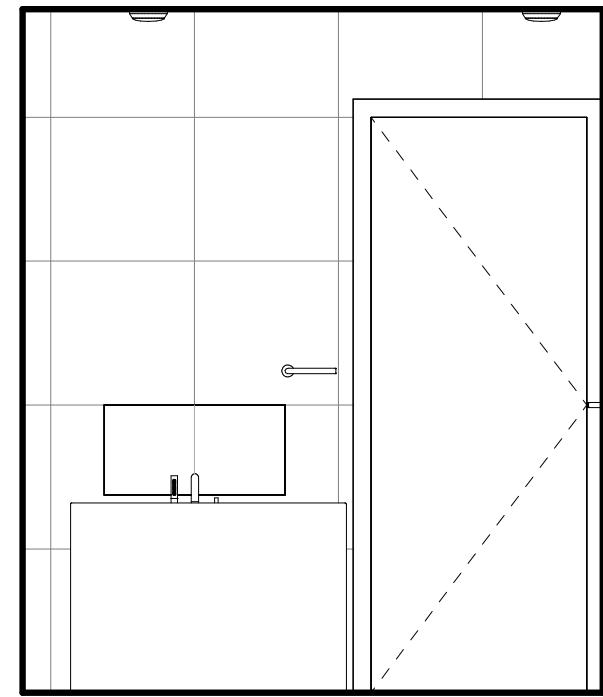
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3/8" = 1'-0"



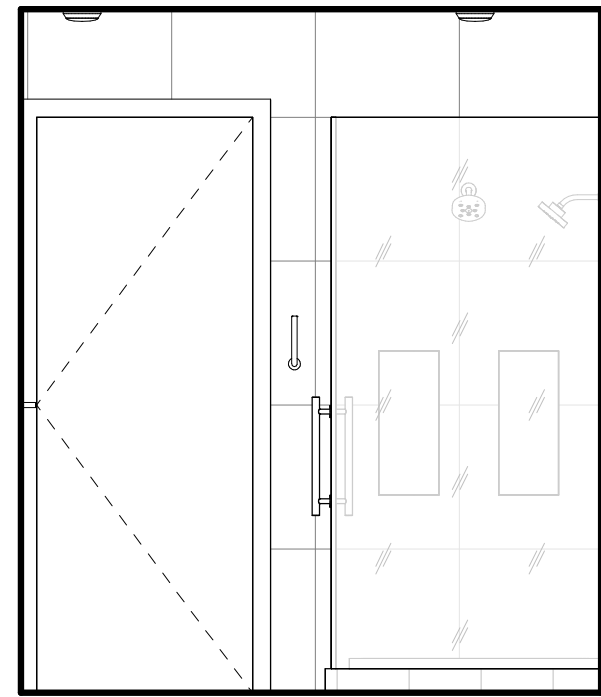
⑫ HIS BATH WEST
3/8" = 1'-0"



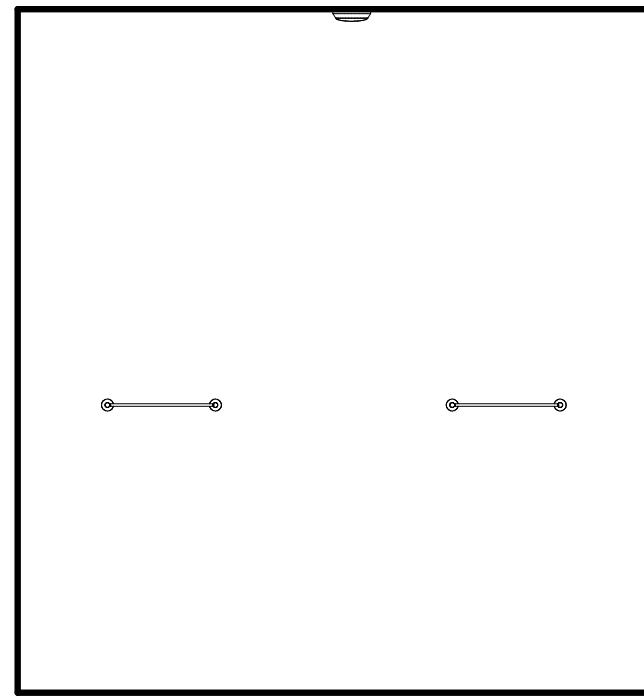
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3/8" = 1'-0"



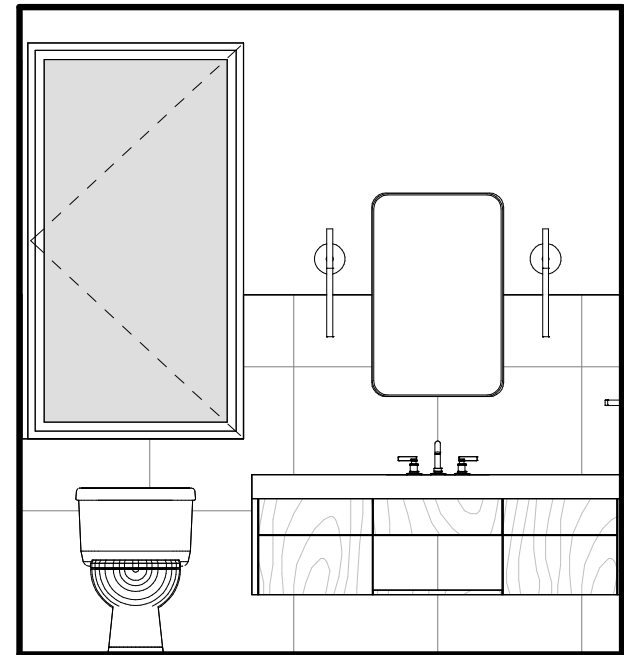
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3/8" = 1'-0"



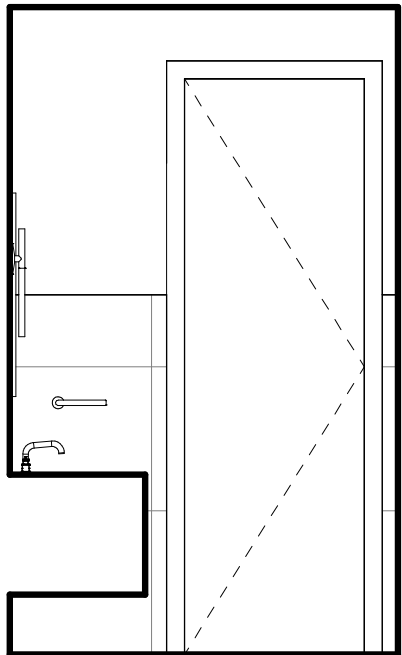
⑮ M SHOWER / TUB WEST
3/8" = 1'-0"



⑯ M SHOWER / TUB SOUTH
3/8" = 1'-0"



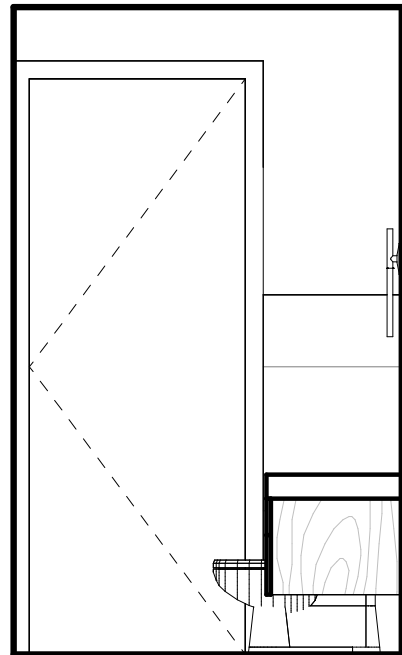
⑰ HER BATH NORTH
3/8" = 1'-0"



⑱ HER BATH EAST
3/8" = 1'-0"



⑲ HER BATH SOUTH
3/8" = 1'-0"



⑳ HER BATH WEST
3/8" = 1'-0"



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Date 2025-07-28

Scale 3/8" = 1'-0"

Drawn by Author

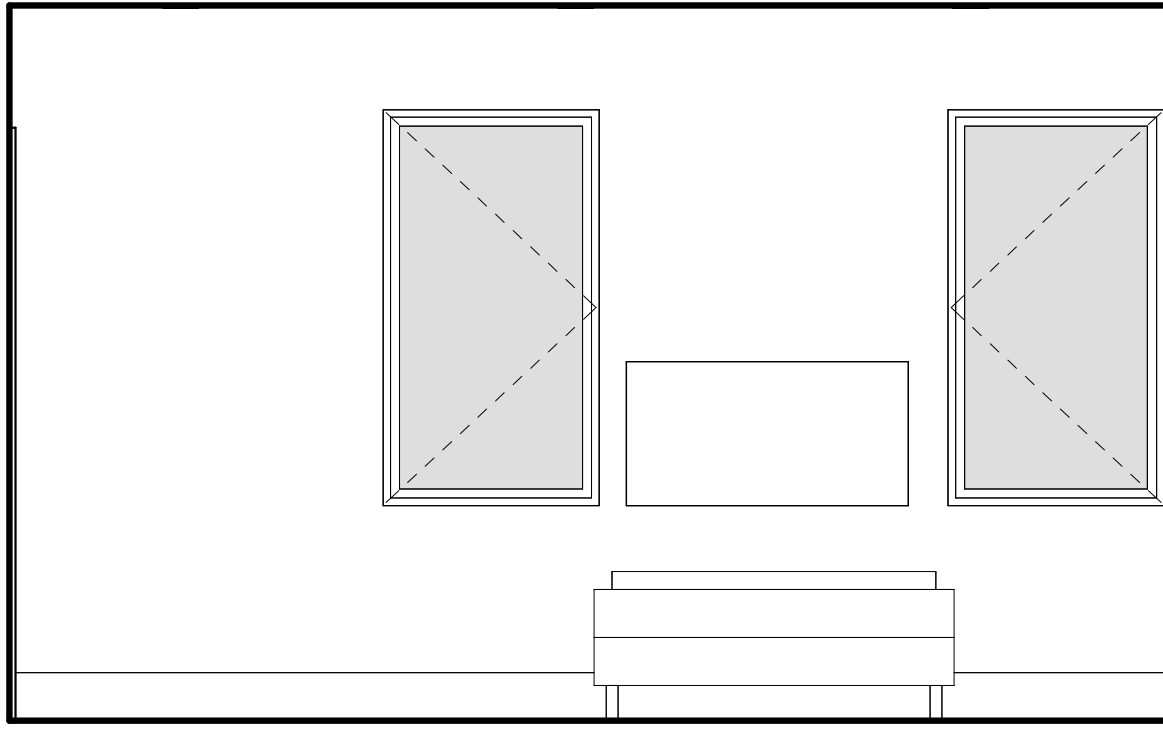
Project number 24.07

No.	Description	Date

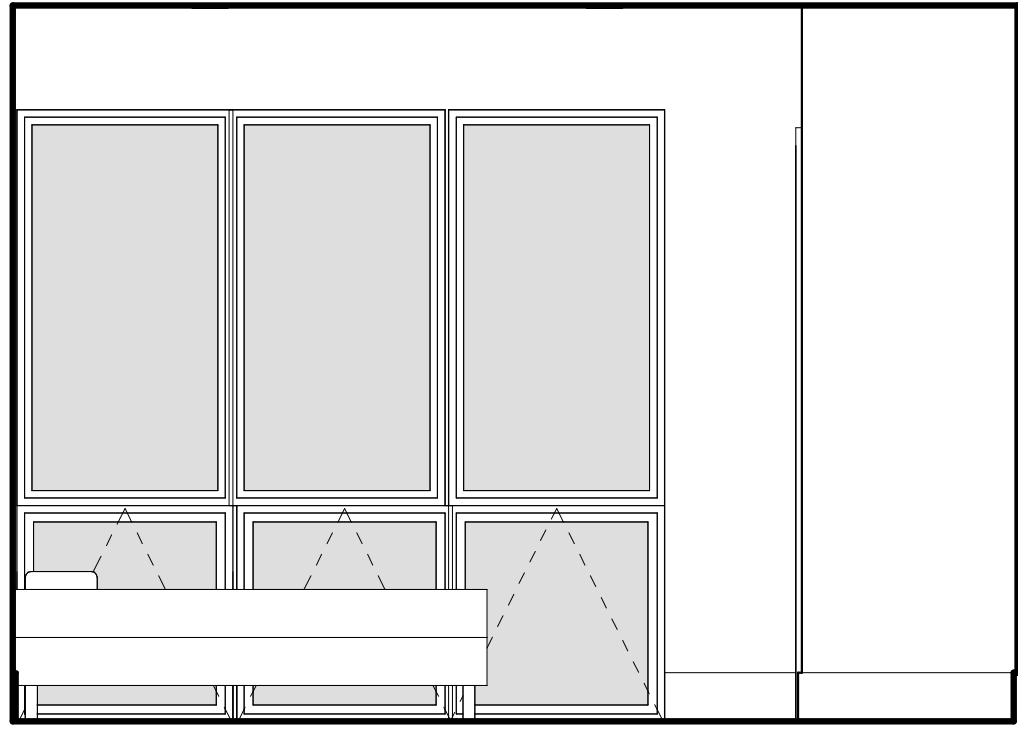
INTERIOR ELEVATIONS
YANG. YOSHIHARA RESIDENCE

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

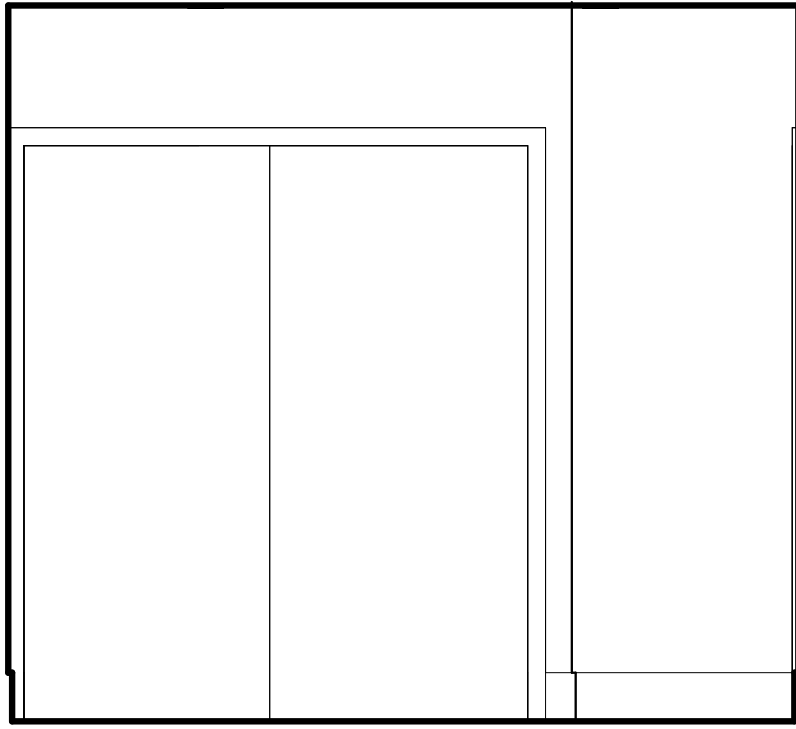
A5.3



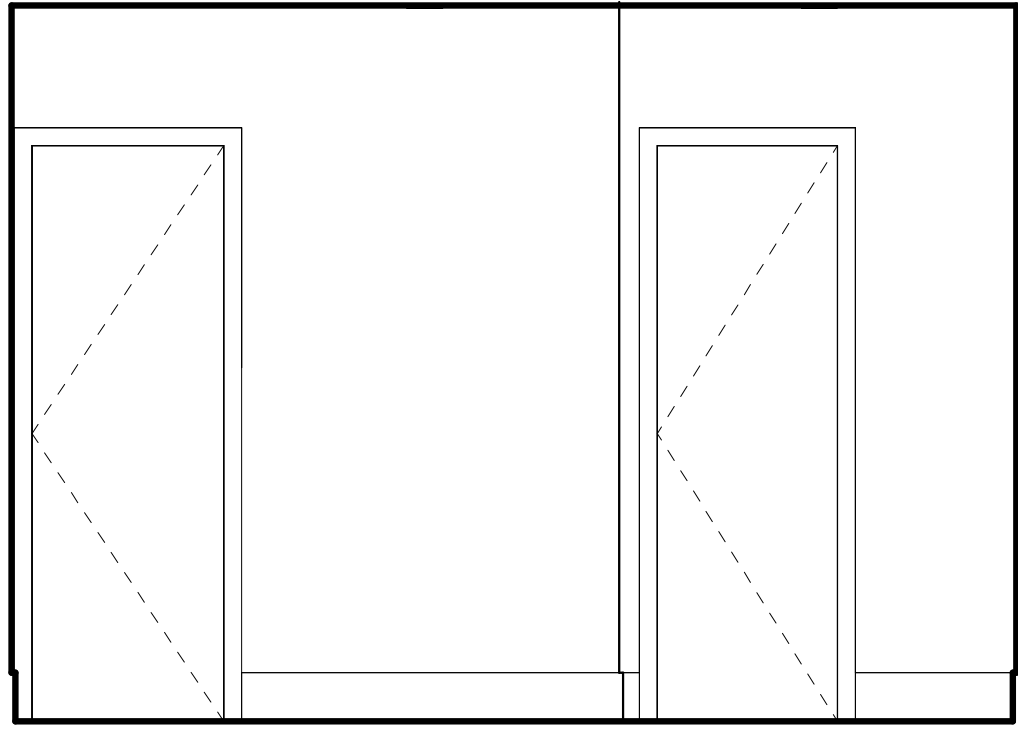
① HER SLEEPING RM NORTH
3/8" = 1'-0"



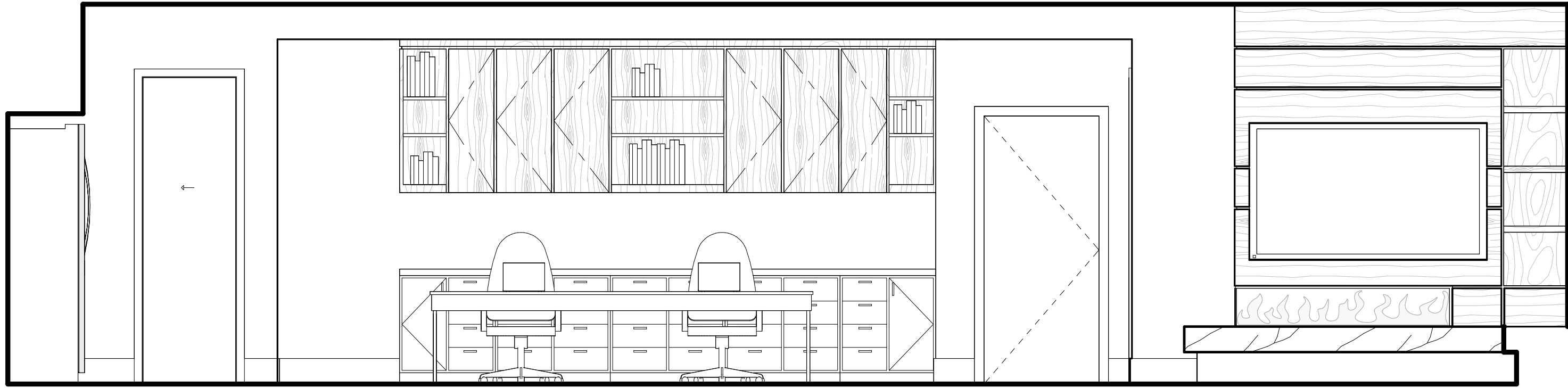
② HER SLEEPING RM EAST
3/8" = 1'-0"



③ HER SLEEPING RM SOUTH
3/8" = 1'-0"



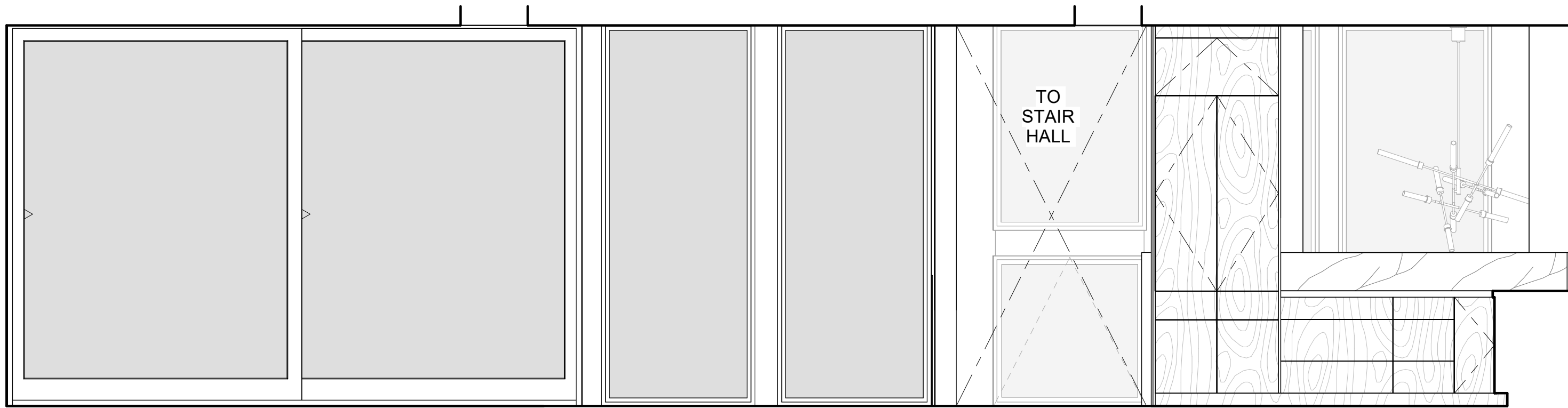
④ HER SLEEPING RM WEST
3/8" = 1'-0"



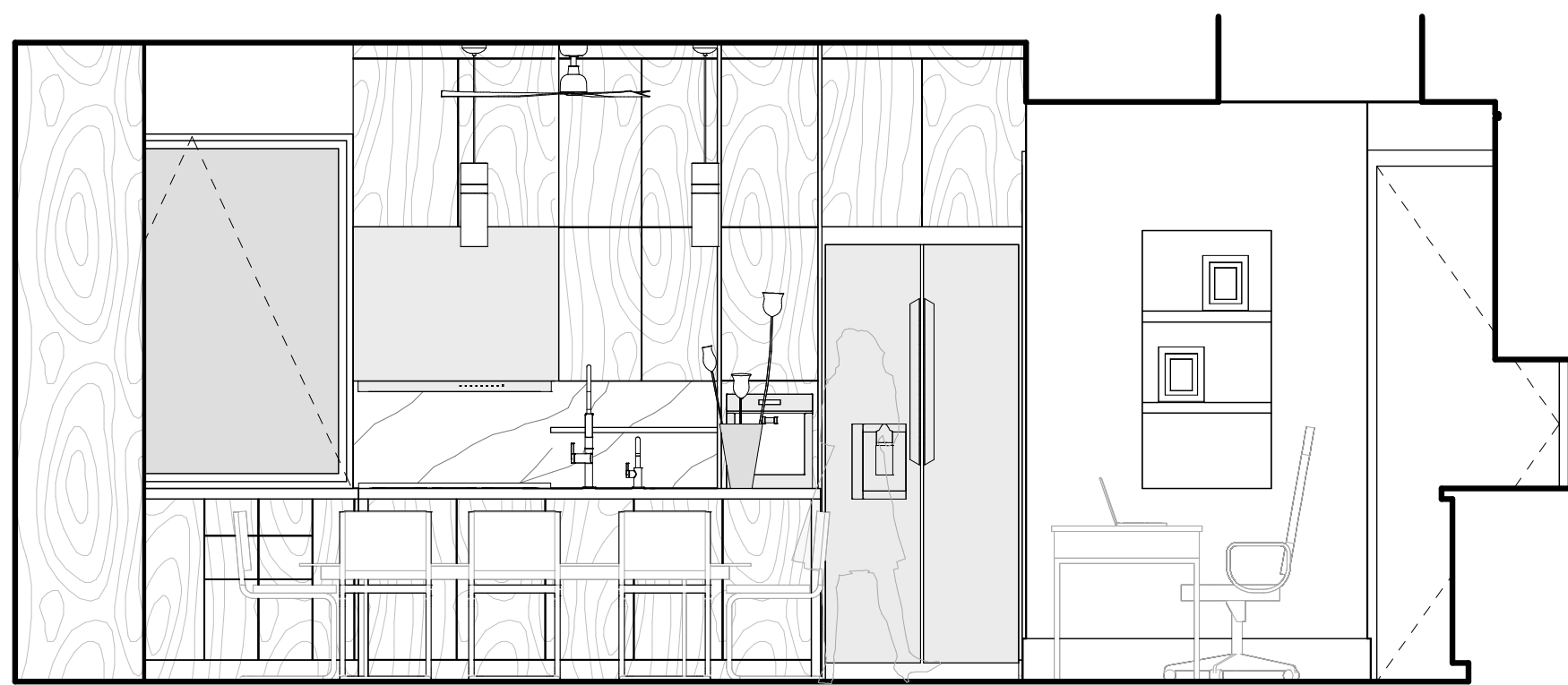
⑤ DINING / LIVING NORTH
3/8" = 1'-0"



⑥ DINING / LIVING EAST
3/8" = 1'-0"



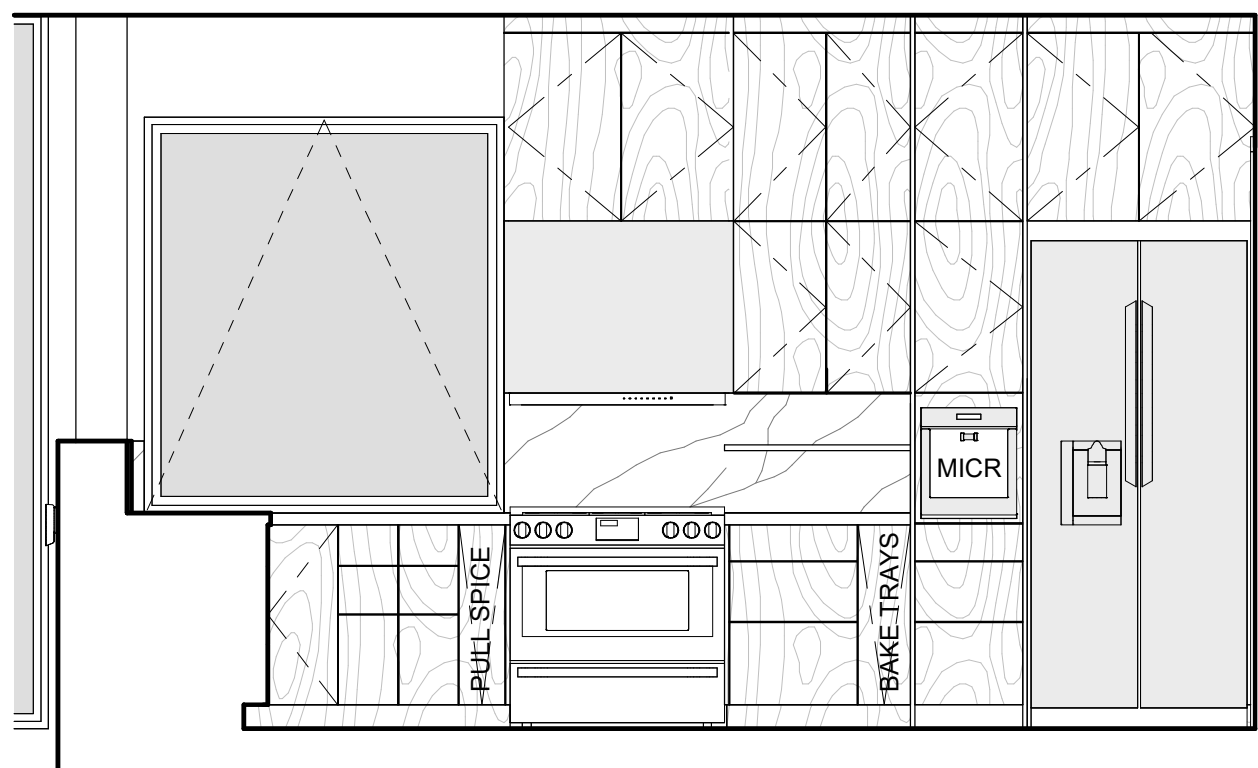
⑦ DINING / LIVING SOUTH
3/8" = 1'-0"



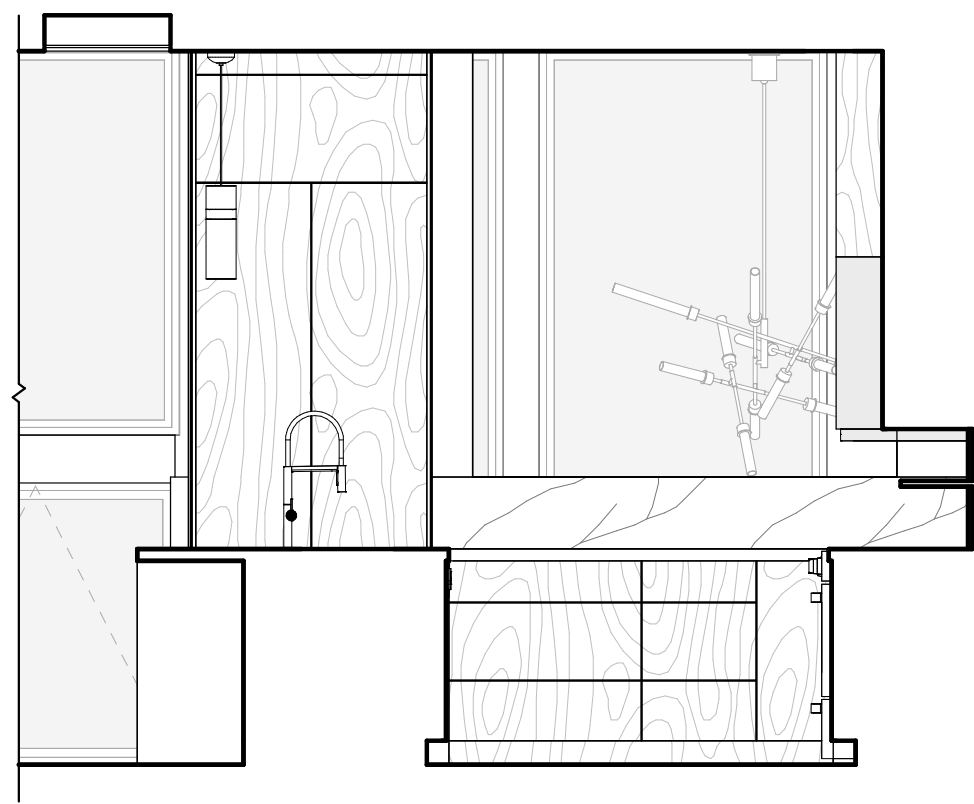
⑧ DINING / LIVING WEST
3/8" = 1'-0"



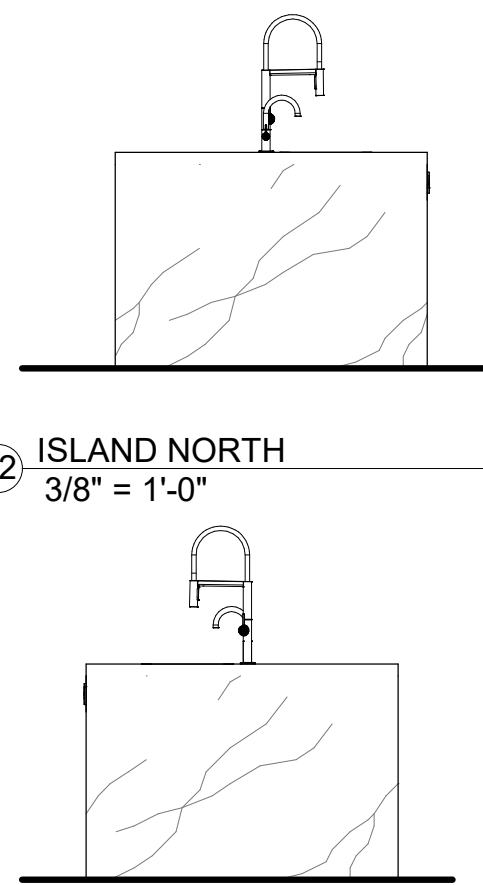
⑨ KITCHEN NORTH
3/8" = 1'-0"



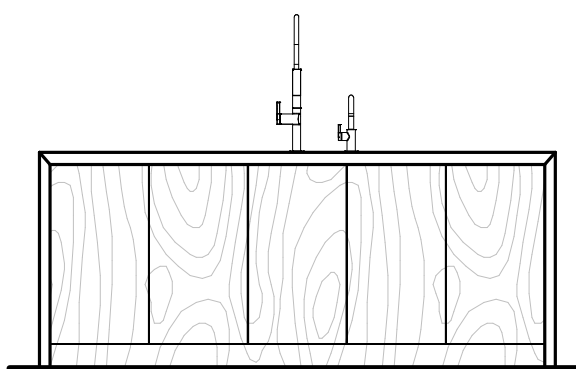
⑩ KITCHEN WEST
3/8" = 1'-0"



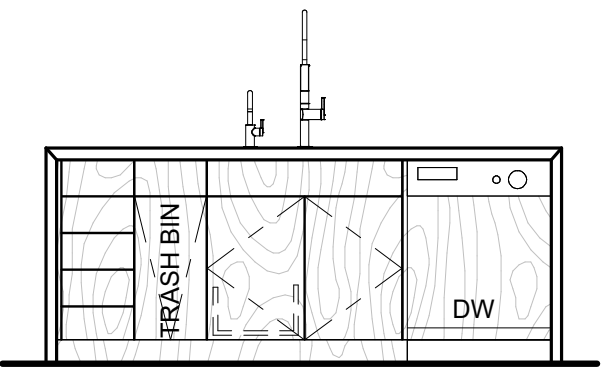
⑪ KITCHEN SOUTH
3/8" = 1'-0"



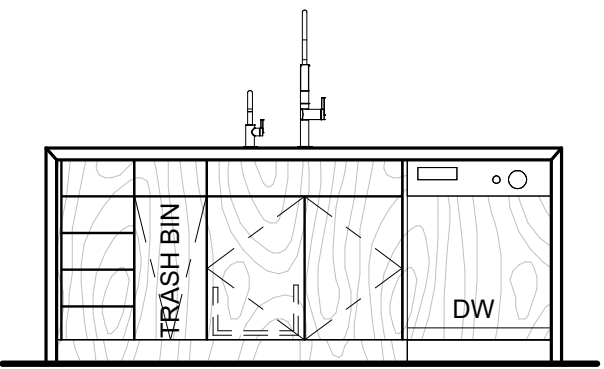
⑫ ISLAND NORTH
3/8" = 1'-0"



⑬ ISLAND EAST
3/8" = 1'-0"



⑭ ISLAND SOUTH
3/8" = 1'-0"



⑮ ISLAND WEST
3/8" = 1'-0"



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Scale 3/8" = 1'-0"

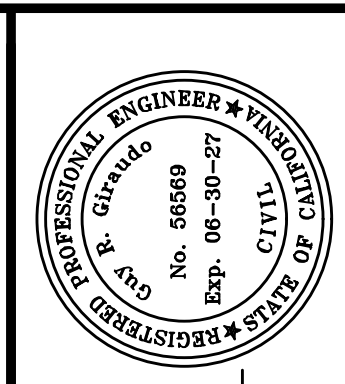
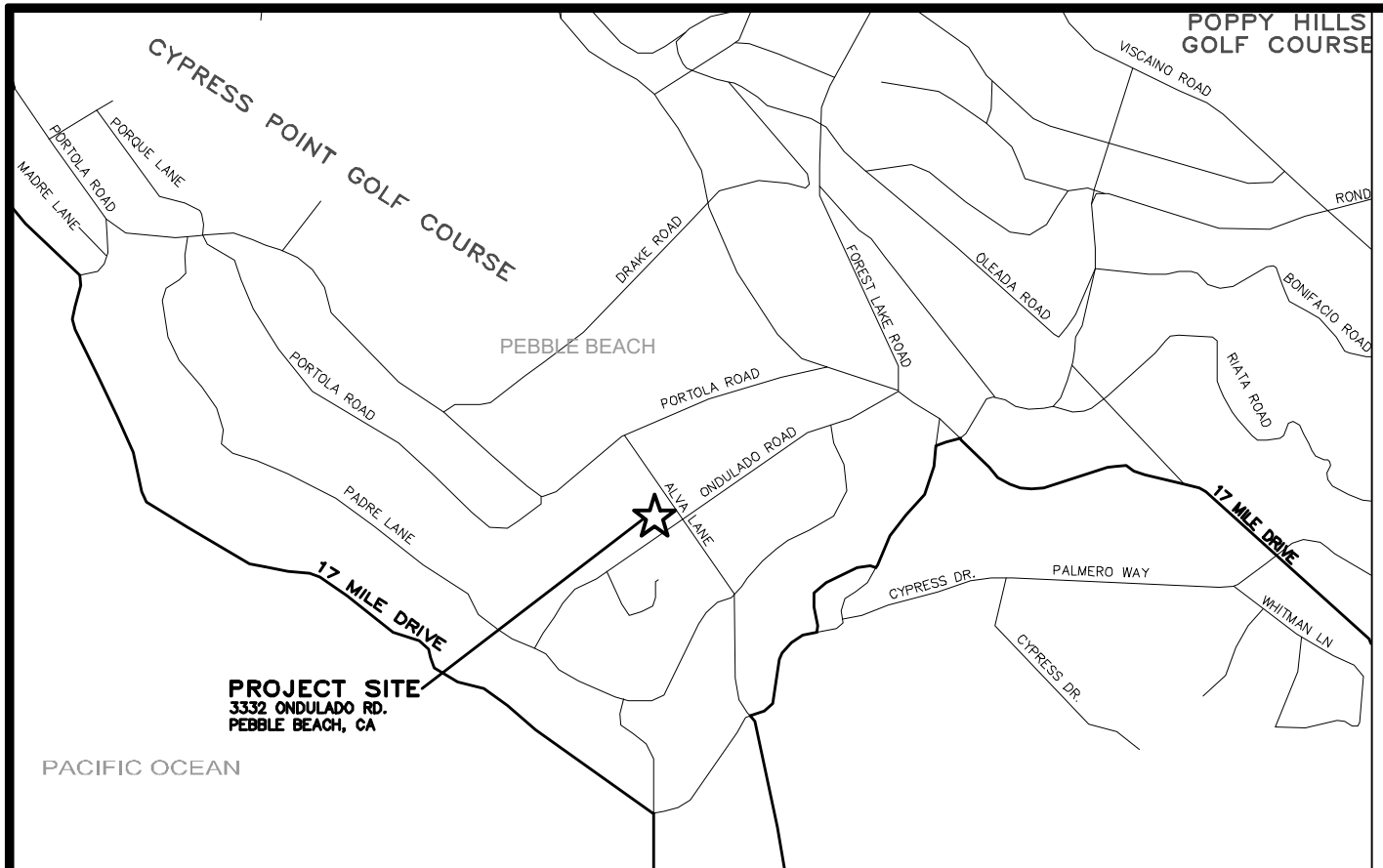
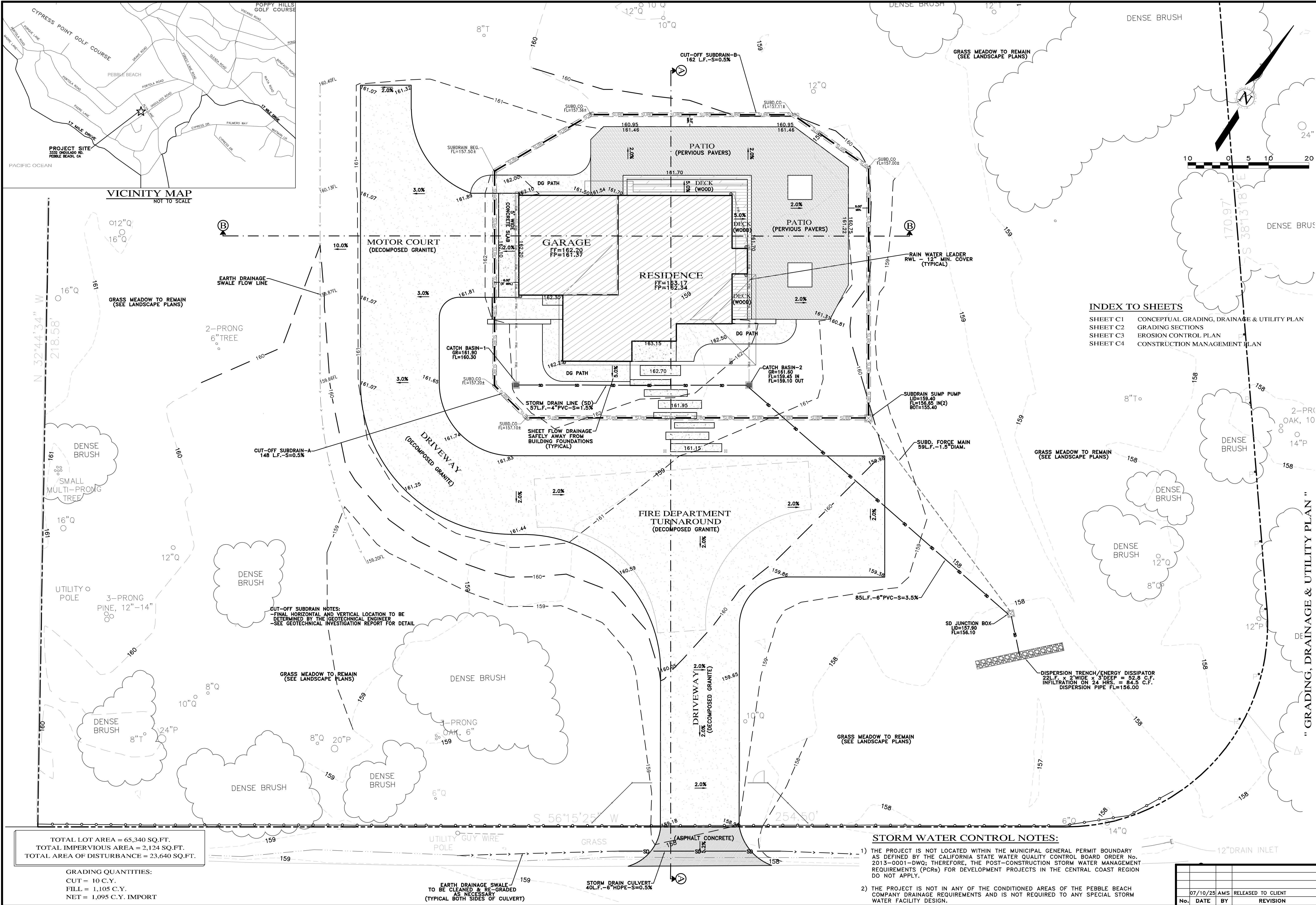
Drawn by Author

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

A5.4



APPROVED BY:

GUY R. GIRARDO



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

No.	DATE	BY	REVISION

SHEET **C1**
OF 4 SHEETS

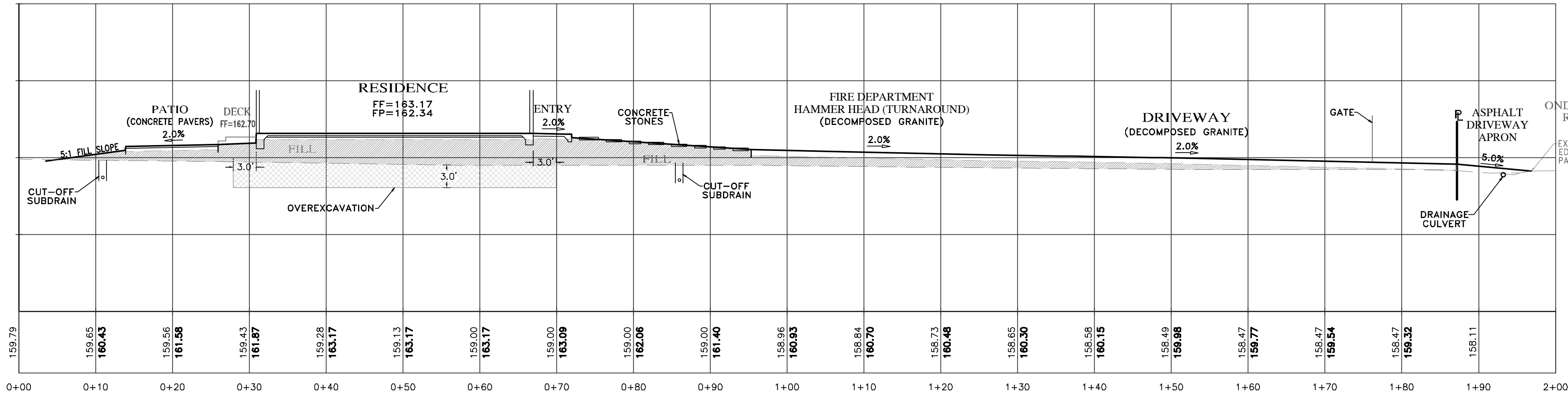
INDEX TO SHEETS

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

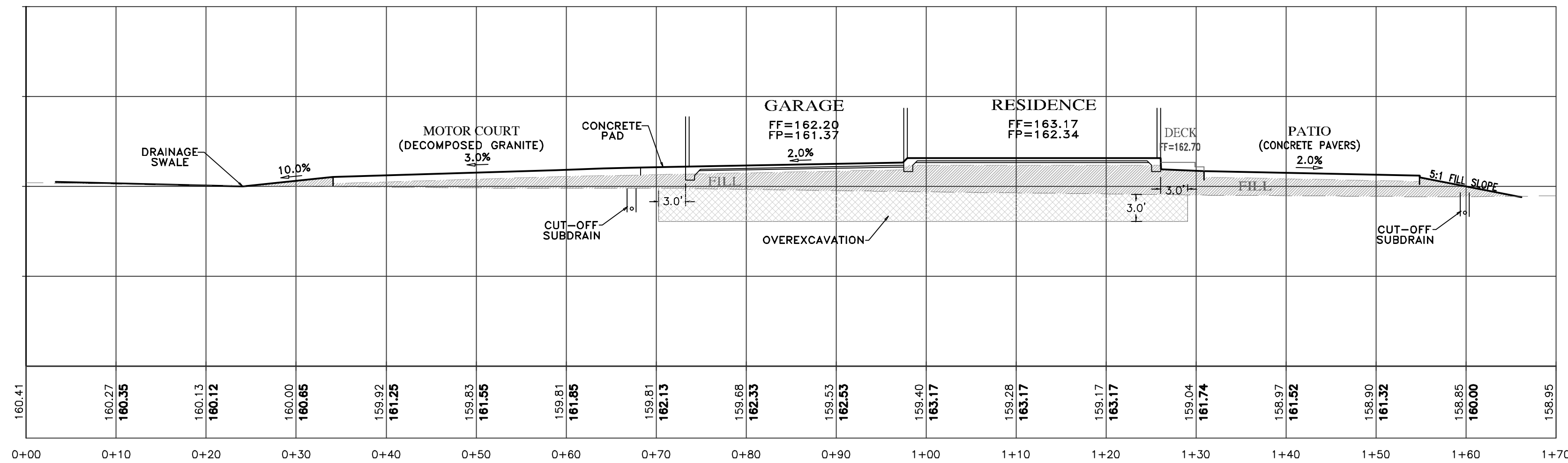
- STORM WATER CONTROL NOTES:**
- THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE 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.

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

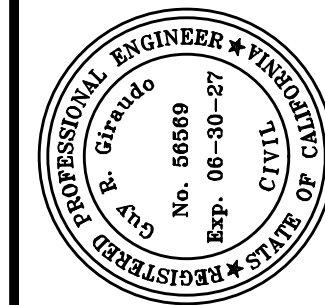


SECTION A-A
SCALE: 1"=10' H&V



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

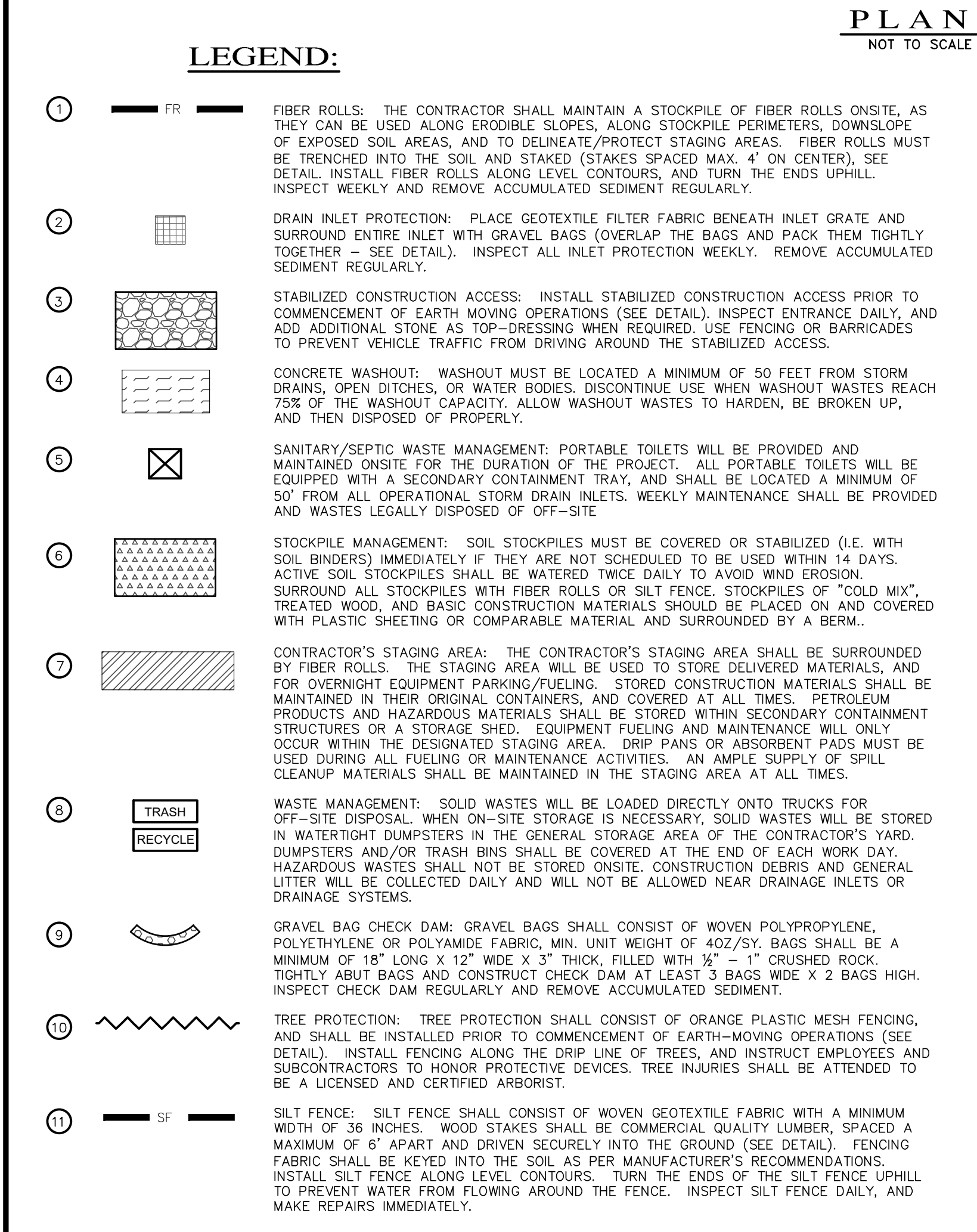
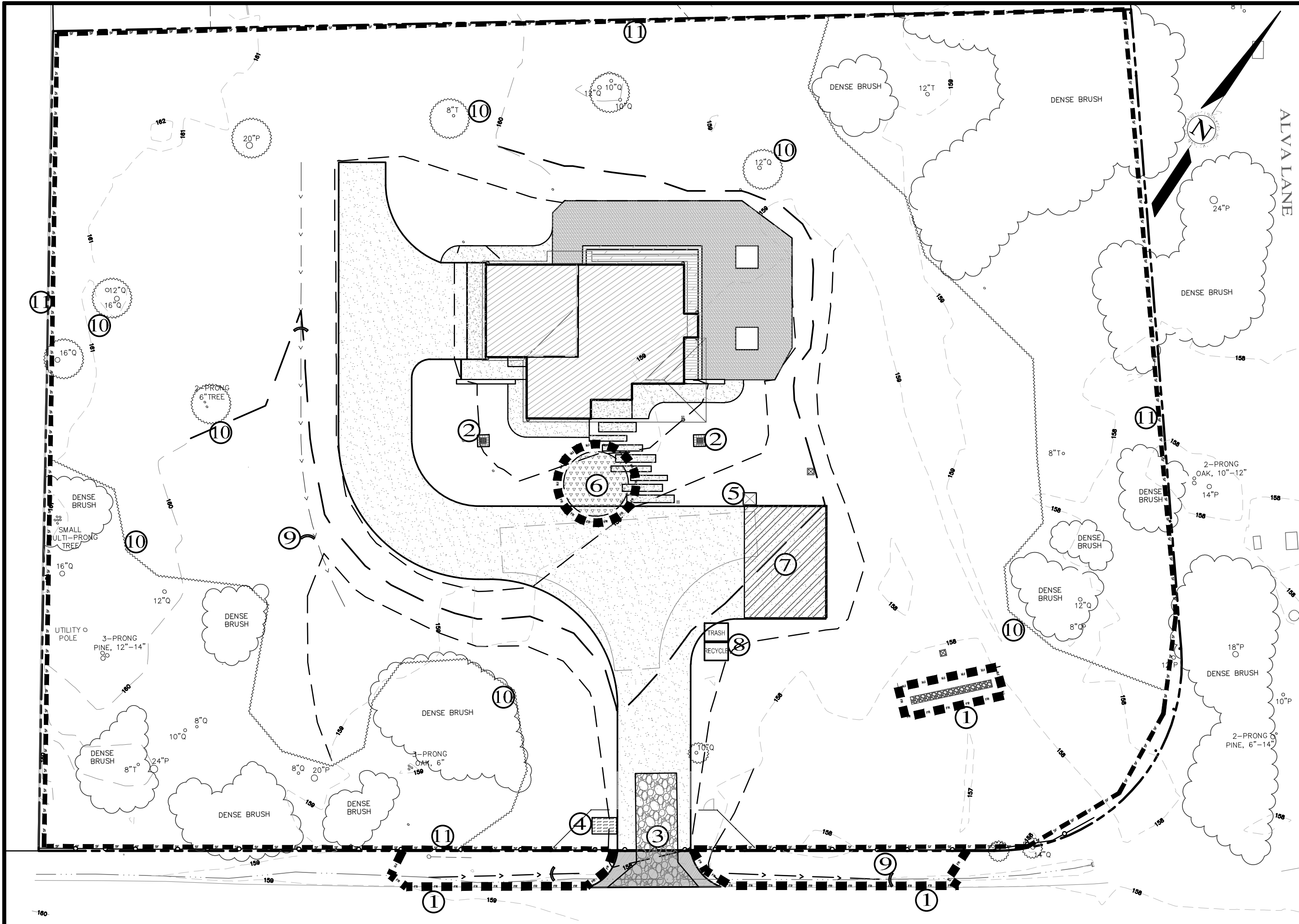


GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
YANG YOSHIHARA RESIDENCE
A.P.N.: 008-302-025
FOR
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
PHILIP YANG & MARKO YOSHIHARA

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



SPRINT (2013) - LAND (2013) - CIVIL (2013) - 000000 - 000000 - 000000 - 000000 - 000000

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE 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 RUNRYMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

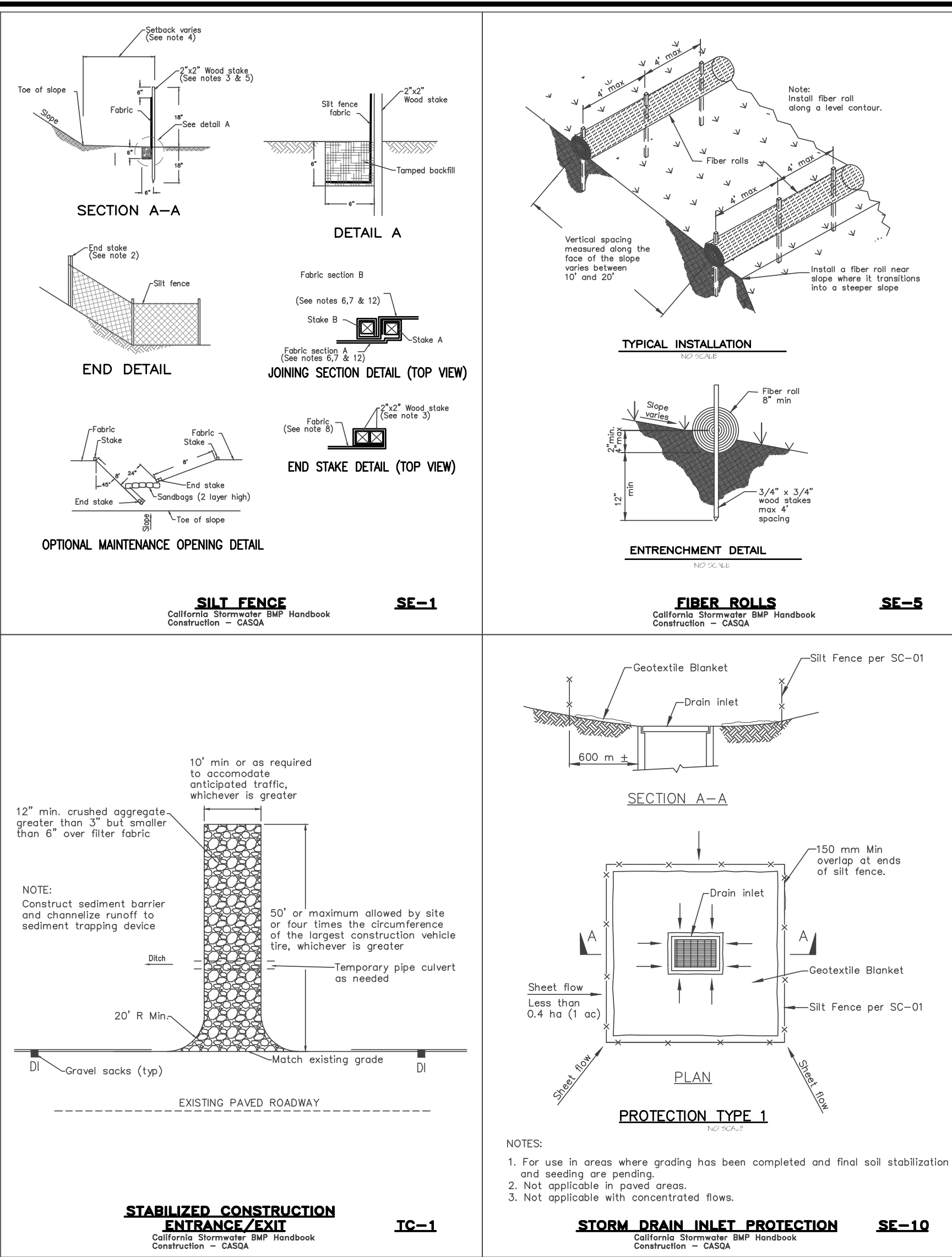


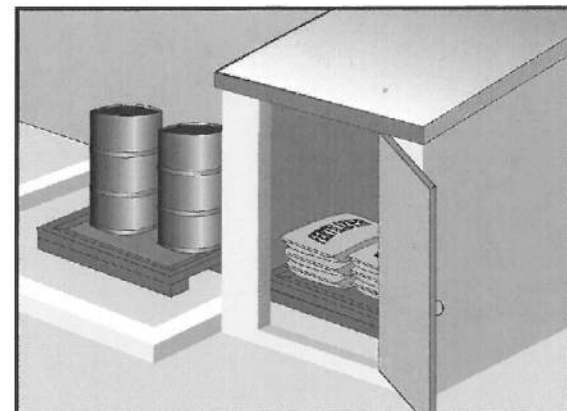
TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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 DEVICES INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1



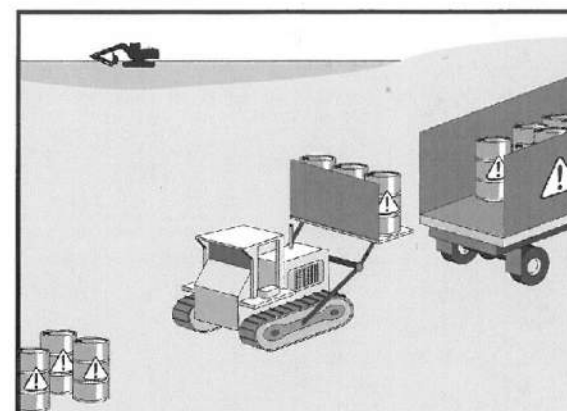
Description and Purpose

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

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

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Category
Secondary Category
Targeted Constituents
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Hazardous Waste Management WM-6

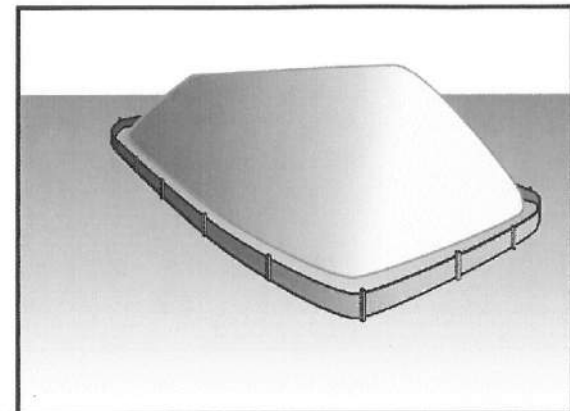


Description and Purpose

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:
Primary Objective
Secondary Objective
Targeted Constituents
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Stockpile Management WM-3

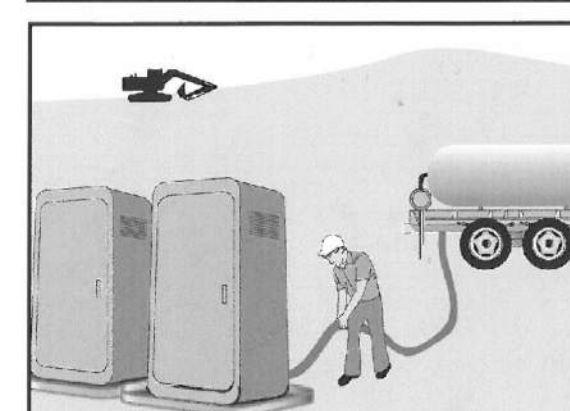


Description and Purpose

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:
Primary Category
Secondary Category
Targeted Constituents
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Sanitary/Septic Waste Management WM-9

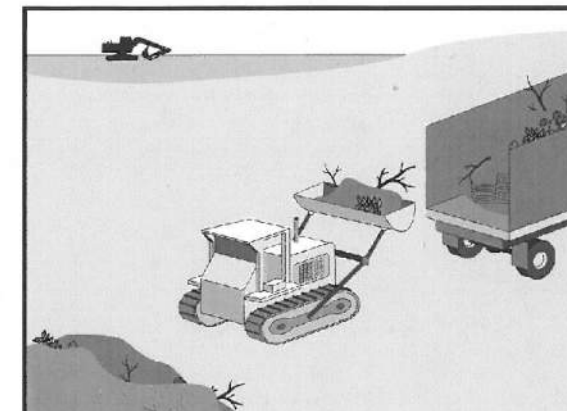


Description and Purpose

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:
Primary Category
Secondary Category
Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Solid Waste Management WM-5

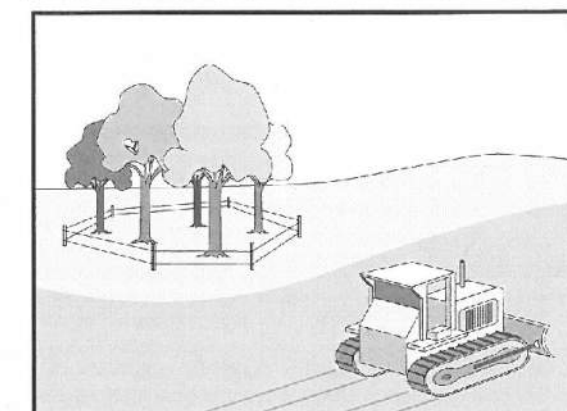


Description and Purpose

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:
Primary Objective
Secondary Objective
Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Preservation Of Existing Vegetation EC-2



Description and Purpose

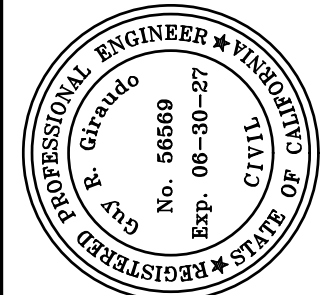
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

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:
Primary Objective
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



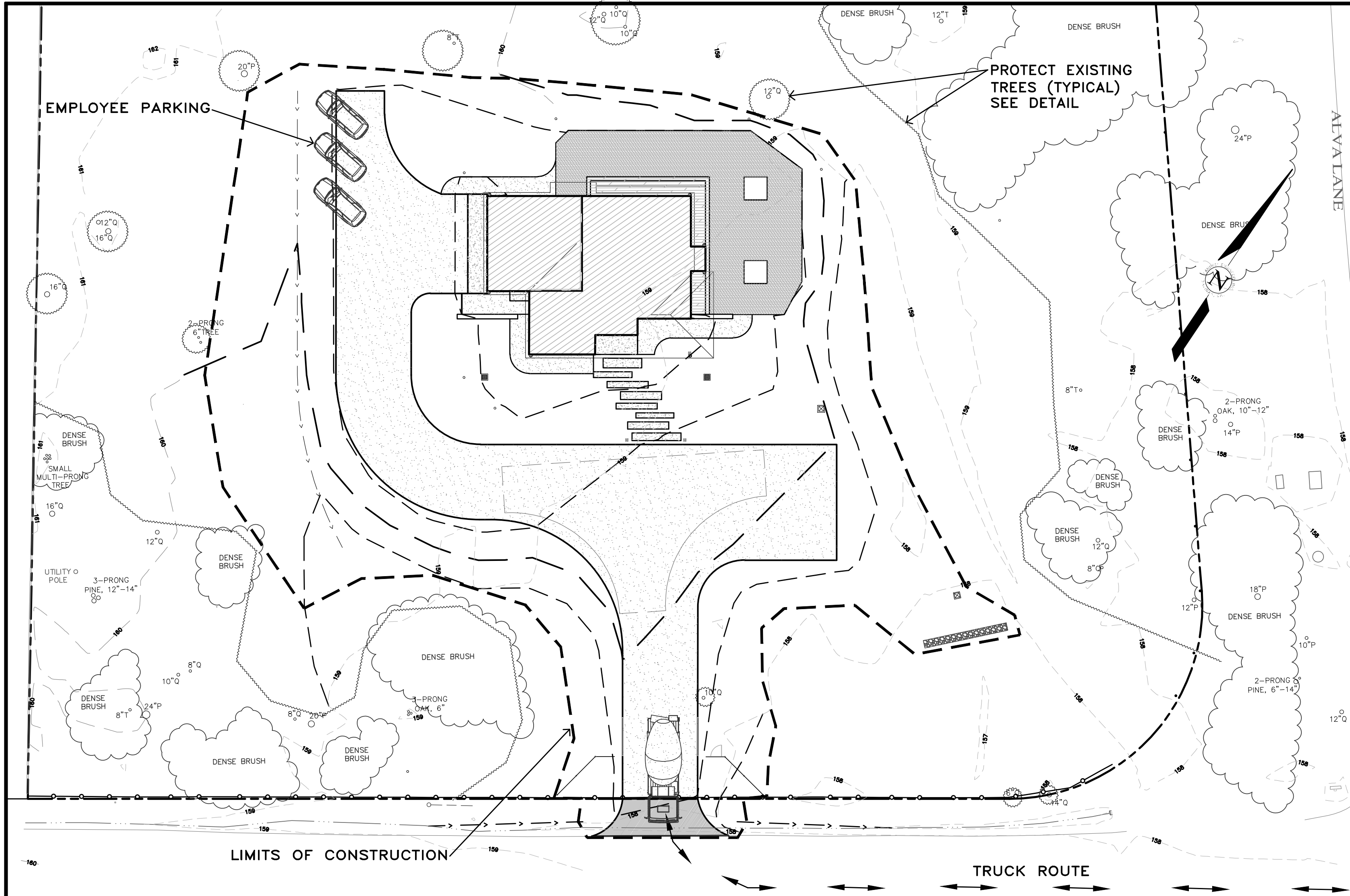
APPROVED BY:
GUY R. GIRARD
CIVIL
Exp. 08-30-27



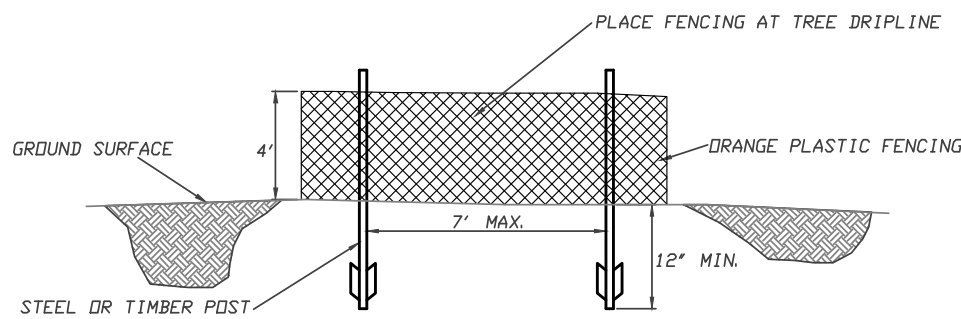
GRADING, DRAINAGE & EROSION CONTROL PLAN

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).

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

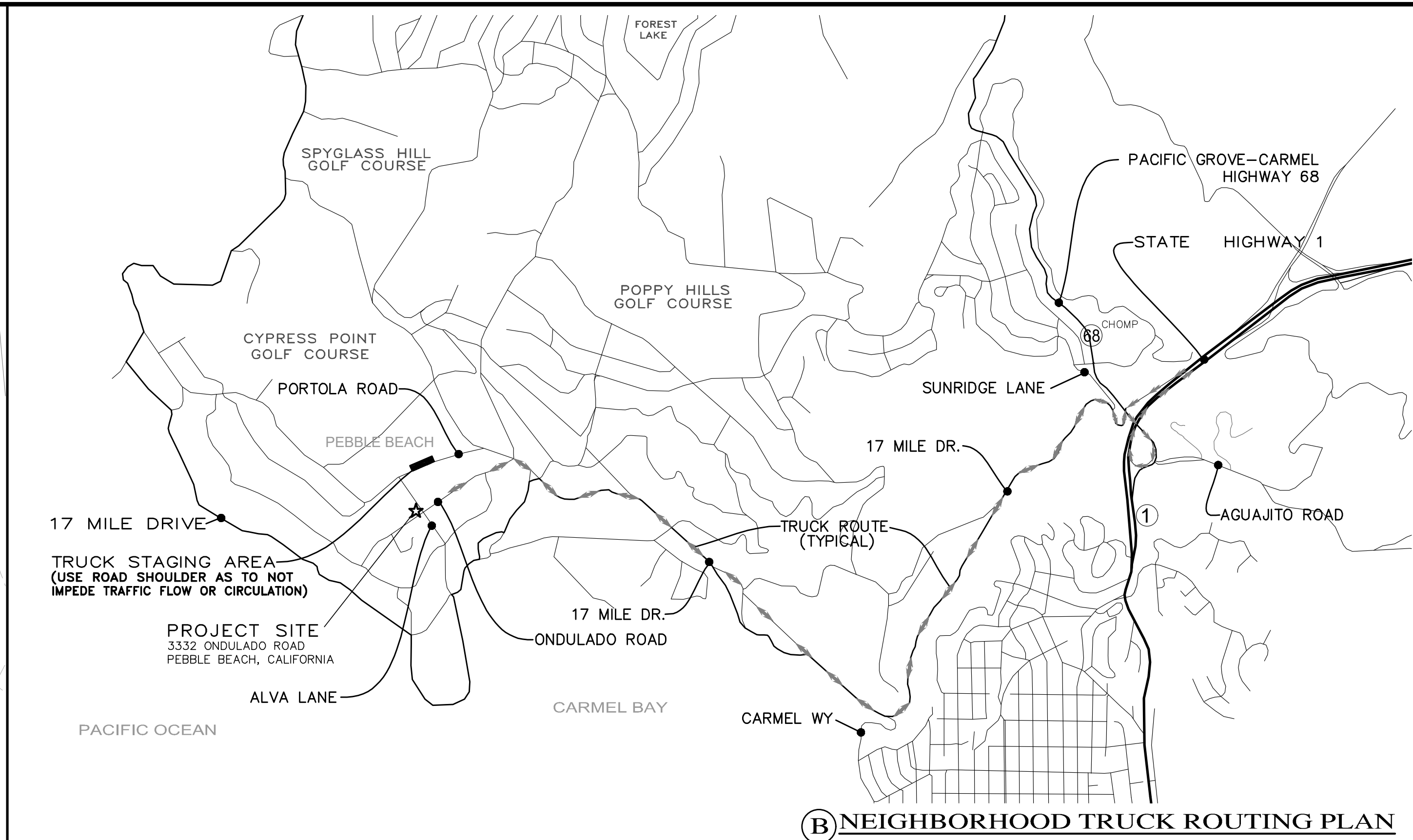
TRUCK TRIP GENERATION NOTES:

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.

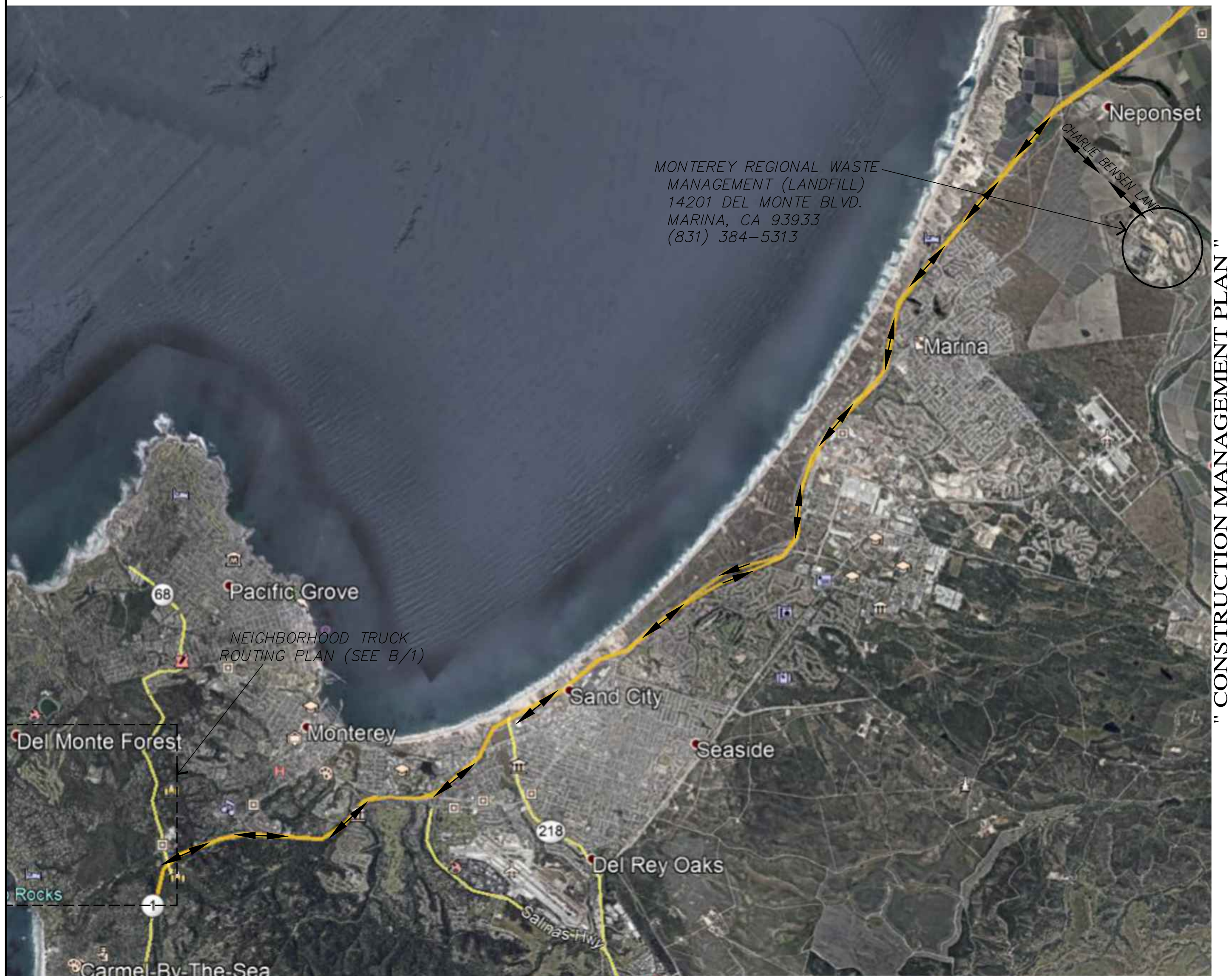
NUMBER OF EMPLOYEES/DAY: 6-10

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

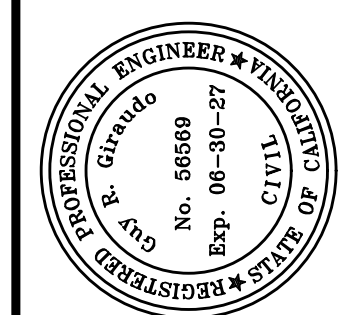
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CONSTRUCTION MANAGEMENT PLAN "A" GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
YANG YOSHIHARA RESIDENCE
A.P.N.: 008-302-025
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

PHILIP YANG & MARKO YOSHIHARA

SHEET C4
OF 4 SHEETS



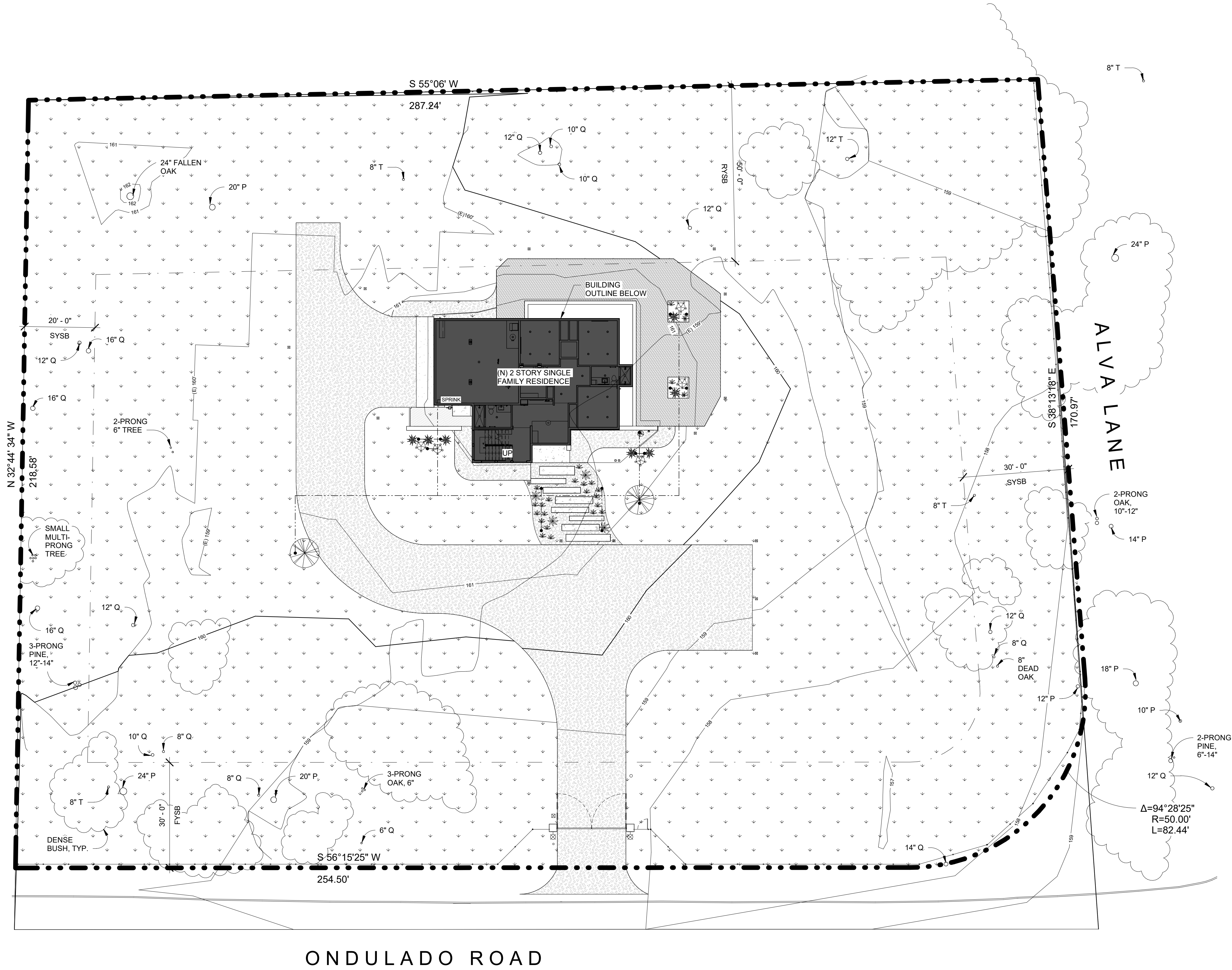
APPROVED BY:

GUY R. GIRA, P.E.



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



PLANT SUMMARY	SYMBOL	NAME	QTY.	SIZE	
		QUERCUS AGRIFOLIA LIVE OAK TREE	2	60" H 4" DIA.	
		AGAVE 'BLUE GLOW'	4	24" H 12" W	
		SENECIO MANDRALISCAE (BLUE CHALKSTICS)	24	12" H 10" W	
		LUPINUS SUCCULENTUS (RODEO ROSE)	5	36" H 24" W	
		FESTUCA CALIFORNIA	x	36" H 36" W	

HARDSCAPING SUMMARY		DECOMPOSED GRANITE - TAN/GOLD BLEND	6,896 SF	3/4" 1/2" 3/8"	
		CALSTONE NARROW JOINT PERMEABLE MISSION	1,578 SF	4" x 8"	
		BEACH PEBBLE - BLACK/GRAY BLEND PERMEABLE	331 SF	1"- 2"	
		CONCRETE PAVEMENT DARK GRAY, BRUSH FINISH	350 SF	1"- 2"	

LANDSCAPE PLAN - LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING GROUND CONTOUR (1' INTERVAL)
- PROPOSED GROUND CONTOUR (1' INTERVAL)
- NEW WOOD FENCE
- (E) NATURAL VEGETATION TO BE RETAINED
- EXISTING TREE TO REMAIN
12" DIA. OAK TREE (TYP.)
12" DIA. PINE TREE (TYP.)
12" DIA. TREE (TYP.)
- AUTOMATIC SPRINKLER CONTROLLER
- UNDERGROUND DISTRIBUTION TUBING
- 16 GPH ADJUSTABLE DRIP MULTI STREAM EMITTER

**HOLDREN+LIETZKE
ARCHITECTURE**

225 CANNERY ROW - SUITE A
MONTEREY, CA. 93940
Ph: 831.649.6001
WWW.H-arc.com

Date 2025-07-28

Scale As indicated

Drawn by EB

Project number 24.07

No.	Description	Date

LANDSCAPE PLAN

YANG. YOSHIHARA RESIDENCE

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