

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

YING RICHARD JAY & CHRISTINE TUTTLE TRS (PLN250228)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies as 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 Design Approval to allow the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements.
- [PLN250228, Ying Richard Jay & Christine Tuttle Trs., 1002 Wranglers Trail, Pebble Beach, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number 007-244-003-000)]

The Ying Richard Jay & Christine Tuttle Trs., application (PLN250228) came on for a public hearing before the County of Monterey Zoning Administrator on December 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

RECITALS

WHEREAS, the proposed project [PLN250228], located at 1002 Wranglers Trail, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-244-003-000), is consistent with the policies of the Monterey County 2010 General Plan, the Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Medium Density Residential, with Building Site – 6, Design Control, and Recreational Equipment Storage zoning overlays (“MDR/B-6-D-RES”), which allows for the construction of the first single family dwelling on a legal lot of record, subject to the granting of a Design Approval;

WHEREAS, as proposed, the project consists of the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,461 square foot single family dwelling, inclusive of a 2,877 square foot basement and an attached 453 square foot garage, and associated site improvements including a driveway, deck, patio, concrete walls, and landscaping;

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) Section 21.12.060 and 2010 General Plan Policy LU-2.33(a);

WHEREAS, the proposed colors and materials include light brown shiplap siding, natural limestone veneer, gray concrete accent siding, and a black metal roof. The proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan;

WHEREAS, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report was prepared. The results of the Phase I pedestrian survey were

negative and indicated that the proposed project will have no significant effect on archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the Applicant/Owner to enter into a contract with a registered Archaeologist for on-call services, and for the contractor to stop work if previously unidentified resources are discovered during construction;

WHEREAS, the subject property (0.2 acres) is identified in its current configuration as Lot 3 of Block 32 on a Final Map entitled "Monterey Peninsula Ccountry Club Subdivision No.1", recorded in March 1925 (Volume 3, Cities & Towns, Page 26). Therefore, the County recognizes the subject property as a legal lot of record;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS, this project warrants referral to the Del Monte Forest (DMF) Land Use Advisory Committee (LUAC) because it involves a Design Approval subject to a public hearing. Accordingly, HCD-Planning staff attempted to schedule the project for the DMF LUAC review. However, no DMF LUAC meeting room is available until 2026, and thus all Del Monte Forest LUAC meetings in November and December 2025 were cancelled. Therefore, the LUAC did not make a recommendation on this project. To ensure timely processing, staff scheduled the project for the Zoning Administrator's hearing;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts the replacement 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 being replaced. The project involves the demolition of an existing single-family dwelling construction of a new single-family dwelling on a residentially zoned lot; therefore, the proposed development is consistent with CEQA Guidelines Section 15302. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. 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. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known resources of concern, including biological, historical, or archaeological, are present. Therefore, the proposed development is consistent with CEQA Guidelines section 15302 and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project; and

WHEREAS, pursuant to Title 21 section 21.44.070, the Board of Supervisors shall consider appeals from the discretionary decisions of the Zoning Administrator, and the decision of the Board of Supervisors would be final and may not be appealed.

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the Monterey County Zoning Administrator does hereby:

- 1) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements.

PASSED AND ADOPTED this 11th day of December, 2025.

Mike Novo, AICP, Zoning Administrator

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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.
2. 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.
3. 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.

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County of Monterey HCD Planning

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

PLN250228

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval allows the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements. The property is located at 1002 Wranglers Trail, Pebble Beach (Assessor's Parcel Number 007-244-003-000), Greater Monterey Peninsula Area 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 Design Approval (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 007-244-003-000 on December 11, 2025. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-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 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 issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

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 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.

6. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: Planning

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

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;

2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;

3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.

(HCD - Planning)

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

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

7. PD055 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (as applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
 - Summary table including:
 - Types of construction vehicles and number of trucks and/or vehicle trips/day.
 - Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
 - Hours of operation.
 - Project scheduling (dates) and duration of construction.
 - Map illustrating:
 - Location of project (vicinity map).
 - Proposed route for hauling material.
 - Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
 - Location of stockpiles and parking for construction vehicles.
 - Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.
 - The CMP shall:
 - Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
 - Prohibit blocking of access roads or driveways.
 - Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
 - Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
 - Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
 - If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
 - The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
 - Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
 - Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.
- (HCD - Planning)

- Compliance or
Monitoring
Action to be
Performed:**
1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.
 2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase yes, they of the project.

general notes

- THESE PLANS HAVE BEEN DEVELOPED TO INDICATE A GENERAL SCOPE OF WORK TO BE PERFORMED. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS TO DETERMINE THE TOTAL SCOPE OF EXISTING CONDITIONS AND THE WORK REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS, AND CONFORMANCE WITH ALL APPLICABLE CODES AND THE HIGHEST INDUSTRY STANDARDS. COSTS OF THE WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BID. CHANGE ORDERS FOR OBVIOUS, VISIBLE OR FORESEEABLE CONDITIONS SHALL NOT BE ALLOWED.
- THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS THEY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.
- ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.
- GENERAL NOTES APPLY TO EVERY SHEET.
- ALL DIMENSIONS ARE ACTUAL, AND ARE FROM FINISH FACE OF WALLS OR BUILDING LAYOUT LINES, UNLESS NOTED OTHERWISE.
- ARCHITECTURAL FINISH FLOOR ELEVATIONS ARE MEASURED TO T.O. PLYWOOD OR CONCRETE SLAB ON GRADE.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED. THIS INCLUDES PLATES AND PLYWOOD.
- CEILING HEIGHTS AS SHOWN IN REFLECTED CEILING PLANS ARE FROM FINISH FLOOR OF SCHEDULED ROOM; T.O. PLYWOOD SUB-FLOOR OR CONCRETE SLAB.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK.
- ALL ASPECTS AND ITEMS NOT SPECIFICALLY MENTIONED BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE INCLUDED IN THE CONTRACTOR'S BID. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION. THE JOB SITE SHALL BE KEPT IN A BROOM CLEAN CONDITION AND FREE OF WASTE MATERIALS AT ALL TIMES DURING THE PROJECT.
- THE ARCHITECT SHALL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- CITY APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL NOT BE USED BY WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS' CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED SETS. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF STAMPED CITY APPROVED PLANS WITH ALL REVISIONS, ADDENDUMS AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT AND MUST BE MADE AVAILABLE TO BUILDING INSPECTORS FOR REFERENCE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED.
- THE CONTRACTOR SHALL PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OR STAGING AREAS AND MUST ENSURE THAT MATERIALS DELIVERY AND STORAGE DOES NOT INTERFERE WITH DAILY OPERATION OF ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.
- ALL PIPING, CONDUIT AND DUCTS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, OR IN ARCHITECT APPROVED UTILITY SPACES. IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS, EXPOSED ITEMS MUST BE IN A LOCATION APPROVED BY ARCHITECT.
- ALL RATED DETAIL ASSEMBLIES SHALL BE APPROVED BY UL, ICC, FM, USC OR ANSL.
- ALL INTERIOR PARTITIONS AND FLOORS TO BE INSULATED FOR ACOUSTICAL PRIVACY, WITH ACOUSTICAL BATTS.
- NO ASBESTOS OR PCB CONTAINING MATERIAL SHALL BE USED ON THIS PROJECT.
- ALL MATERIALS TO BE INSTALLED PER DRAWINGS, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, SUBSTITUTIONS ARE ALLOWED WITH OWNER AND ARCHITECT'S APPROVAL ONLY.
- PROVIDE PROTECTIVE CONSTRUCTION FENCING (BETWEEN 7'2" AND 8'4" IN HEIGHT) ALONG THE PEDESTRIAN WALKWAY (FRONT ELEVATION). PROVIDE ADDITIONAL PROTECTIVE FENCING IN ADDITION TO THE EXISTING FENCES ALONG THE REMAINING PROPERTY LINES AS REQUIRED.

symbols legend

- BUILDING ELEVATION
REF. SHEETS A3.0+A3.1
A3.0
- ELEVATION MARK
+ ELEVATION INFO
- DETAIL MARK
X
A6.0
- GLASS ELEVATION
REF. SHEET A5.1
A
- DOOR NUMBER
REF. SHEET A5.0
01

deferred submittals

- THE FOLLOWING PLANS WILL BE SUBMITTED BY OTHERS UNDER SEPARATE PERMIT; DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY. ITEMS FOR DEFERRED SUBMITTALS:
- FIRE SPRINKLER DRAWINGS (SPRINKLERS SHALL COMPLY WITH NFPA 13D)
 - CESTIAN FIRE SPINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION
 - AIR CONDITIONING CONDENSER SOUND ATTENUATION DESIGN: CONTRACTOR SHALL DETERMINE EXACT CONDENSER SPECIFICATION AND PROVIDE SOUND LEVEL DATA PER CITY REQUIREMENTS. CONDENSERS SHALL BE LOCATED AT GRADE ALONG THE SIDE YARDS
 - ROOF TRUSS DESIGN AND CALCULATIONS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THEIR DELIVERY ON SITE. PROVIDE A KEY PLAN WITHIN THE TRUSS PLANS IDENTIFYING ALL TRUSSES AND DRAG TRUSSES ALONG WITH THE REQUIRED CAPACITY OF THE DRAG ELEMENT. THE PLANS SUBMITTED TO THE BUILDING DIVISION SHALL CONTAIN NO RED LINE REVISIONS OR CORRECTIONS TO THE TRUSS PACKAGE. THE ENGINEER OF RECORD SHALL PROVIDE A NOTE ON THE TRUSS PLANS OR A SHOP DRAWING APPROVAL STAMP STATING THAT THE TRUSS PLANS ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.
 - SOLAR SYSTEM BY OTHERS UNDER SEPARATE PLAN REVIEW AND PERMIT; SYSTEM SHALL HAVE MINIMUM CAPACITY OF 3.71 KW
 - POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWING AND PERMITS
 - THE FOLLOWING ITEMS REQUIRE SEPARATE PLAN SUBMITTAL AND PERMITS:
 1. BLOCK WALLS ALONG THE EAST PROPERTY LINE
 2. WALLS AND FENCES IN THE FRONT YARD
 3. OUTDOOR KITCHEN CABINET WITH ELECTRICAL AND PLUMBING UTILITIES

project data

- LOT SQUARE FOOTAGE:
10,252 S.F.
- BUILDABLE LOT AREA (LOT AREA, LESS SETBACKS):
5,904 S.F.
- PROPOSED FLOOR AREA:
1st FLOOR 3,131 S.F.
BASEMENT 2,877 S.F. +
TOTAL LIVABLE AREA 6,008 S.F.
- GARAGE AREA:
3 CAR GARAGE: 453 S.F.
- FLOOR AREA RATIO:
10,252 S.F. LOT AREA:
35% MAX. LOT COVERAGE = 3,588 S.F.
3,131 S.F. (1st FLOOR) + 453 S.F. (GARAGE) = 3,584 S.F.
3,585 S.F. (34.95%) < 3,588 S.F. = O.K.
- NUMBER OF STORIES:
1 STORY ABOVE GRADE
FULL BASEMENT BELOW
- ROOF VENTILATION:
ROOF AREA (**AREA NOT INCL. GARAGE) = 3,131 S.F.
450.864 S.I. / 150 = 3,006 S.I. REQUIRED
(3) NEW POWERED ROOF VENTS @ 1,170 S.I. EACH = 3,510 S.I.
TOTAL VENTILATION = 3,510 S.I. > 3,131 S.I. REQUIRED = O.K.
- BUILDING HEIGHT:
MAX. ALLOWABLE BLDG. HEIGHT: 27'-0"
ACTUAL BUILDING HEIGHT: 20'-5 1/4" (FROM F.F. TO ROOF PEAK)
- FIRE SPRINKLERS:
FIRE SPRINKLERS ARE REQUIRED WITHIN THIS STRUCTURE AND SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL UNDER A SEPARATE PERMIT
- DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
ERIC AUST ARCHITECT SHALL SERVE AS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT AND SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING (CDC APPENDIX CHAPTER 1, 106.3.4)

project data

- PROJECT NAME:
YING RESIDENCE
1002 WRANGLERS TRAIL, LINE
PEBBLE BEACH, CALIFORNIA 93953
- PROJECT DESCRIPTION:
DEMOLITION OF EXISTING 3,136 S.F., 3 BEDROOM, 3 BATH SINGLE FAMILY RESIDENCE AND ATTACHED 600 S.F. GARAGE.
PROJECT TO CONSIST OF A NEW 6,008 S.F. SINGLE FAMILY RESIDENCE WITH 453 S.F. ATTACHED, ENCLOSED 2 CAR GARAGE;
NEW RESIDENCE TO CONSIST OF 3 BEDROOMS AND 5 FULL BATHROOMS AND 2 HALF BATHS
- APPLICABLE CODES:
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE (TITLE E-24)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CONSTRUCTION TYPE:
TYPE V-B (NFTA-13D)
- OCCUPANCY GROUP:
U (ATTACHED GARAGE)
- ZONING:
MOR/B-6-D - RESIDENTIAL NON-COASTAL
- FIRE HAZARD ZONE:
HIGH
- ASSESSOR'S PARCEL NO.:
A.P.N.: 007-244-003-000
- LOT DESIGNATION:
LOT 3, BLOCK 32, 3 MAPS 25
10,252 S.F. PARCEL (0.235 ACRES)
- PARKING REQUIREMENTS:
2 COVERED, ENCLOSED PARKING SPACES PROVIDED IN A 453 S.F. GARAGE.
- SETBACKS:
NORTH PROPERTY LINE (FRONT): 20' 20'-0"
EAST PROPERTY LINE (SIDE): 10' 10'-0 1/8"
WEST PROPERTY LINE (SIDE): 10' 6'-9 1/2"
SOUTH PROPERTY LINE (REAR): 10' 14'-4 1/4"

project consultants

- PROPERTY OWNER:
YING RESIDENCE
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA 93953
- ARCHITECT:
ERIC AUST ARCHITECT
62 BALBOA COVES
NEWPORT BEACH, CA 92663
TEL 949.637.5220
- STRUCTURAL ENGINEER:
SUNG ENGINEERING, INC.
CONTACT: PETER SUNG
29300 KOHOUTEK WAY, SUITE 190
UNION CITY, CA 94587
TEL 510.475.7900
- GEOTECHNICAL ENGINEER:
CORNERSTONE EARTH GROUP
1259 DAKMLAD PARKWAY
SUNNYVALE, CA 94085
TEL 408.245.4600
- ENERGY CALCULATIONS:
ALLIANCE 24 TITLE
325 BERRY STREET, UNIT #24
SAN FRANCISCO, CA 94138
TEL 530.753.7510
- CIVIL ENGINEER:
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
TEL 510.887.4086
- LANDSCAPE ARCHITECT:
KAREN AITKEN & ASSOCIATES LANDSCAPE ARCHITECTS
6262 RANCHO REAL
GILROY, CA 95020
TEL 408.857.6275
- HOMEOWNER'S ASSOCIATION:
DEL MONTE FOREST COMMUNITY ASSOCIATION
C/O PEBBLE BEACH COMPANY
CONTACT: MIKE SIMON
3101 FOREST LAKE ROAD
PEBBLE BEACH, CA 93953
TEL 831.625.9459

sheet index

- A0.0 SITE/ROOF PLAN + PROJECT DATA
- S1.0 STORY POLE STAGING PLAN
- SUI TOPOGRAPHIC SURVEY
- C-1.0 CIVIL TITLE SHEET
- C-2.0 GRADING & DRAINAGE PLAN
- C-2.1 BASEMENT GRADING, DRAINAGE & UTILITY PLAN
- C-3.0 UTILITY PLAN
- C-2.1 EROSION CONTROL PLAN
- D1.0 DEMOLITION PLAN
- A1.0 1st FLOOR PLAN
- A1.1 BASEMENT FLOOR PLAN
- A1.2 ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 BUILDING MATERIALS
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS
- L-1 LANDSCAPE PLANTING PLAN

20.0

site plan + project data

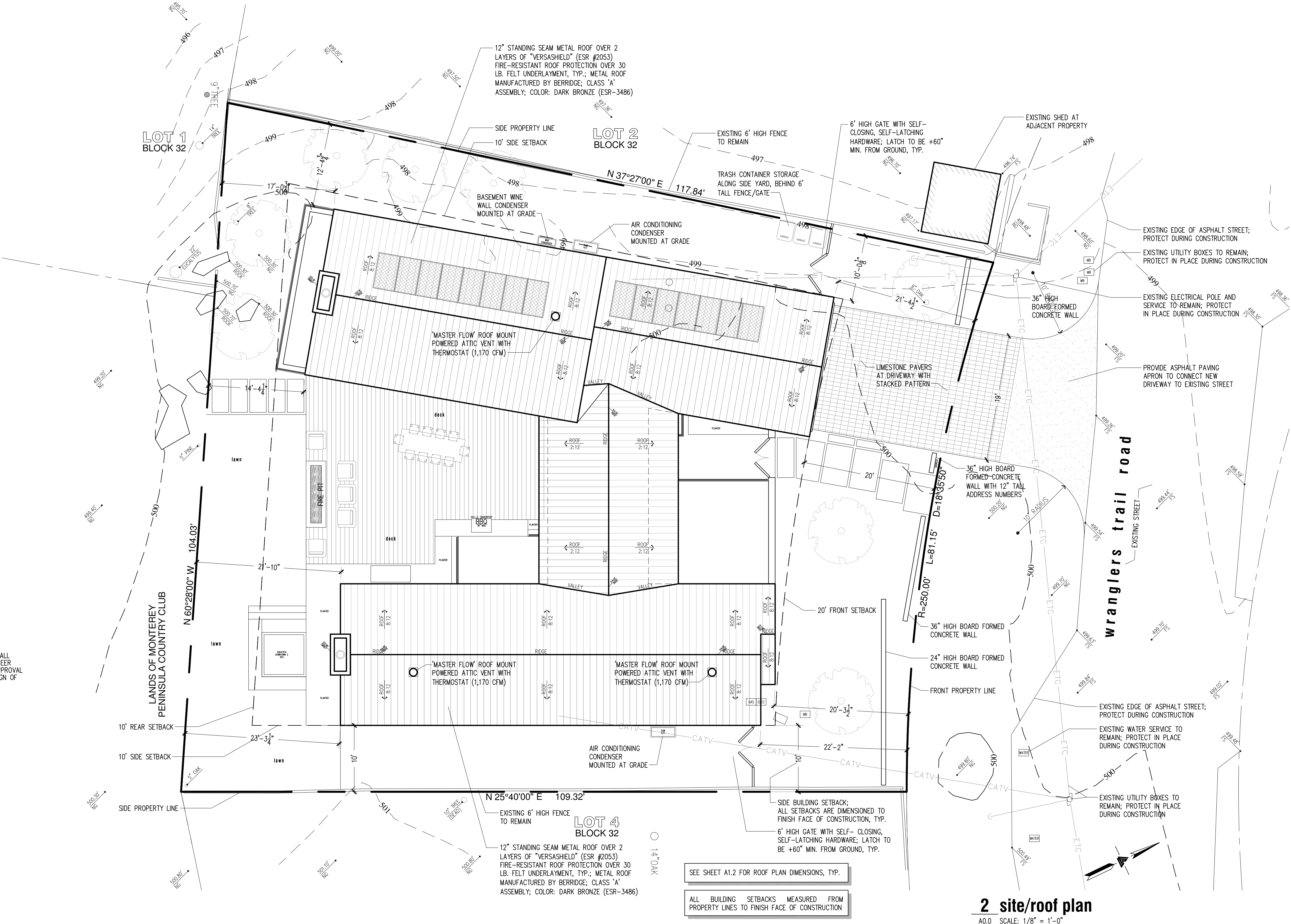
1/8"=1'-0"

ying residence

1002 wranglers trail road

pebble beach, california

93953



05 june 2025
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job #2427

eric aust
architect

62 balboa coves
newport beach, california 92663
tel 949.637.5220

client:
rich + christy ying
501 valley view drive
los altos, california 94024
tel 650.823.1111

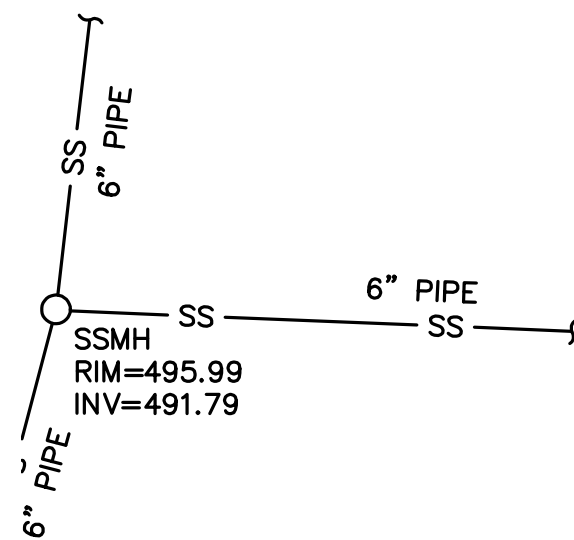
1 vicinity map

A0.0 NOT TO SCALE

PROJECT SITE -
1002 WRANGLERS TRAIL ROAD

2 site/roof plan

A0.0 SCALE: 1/8" = 1'-0"

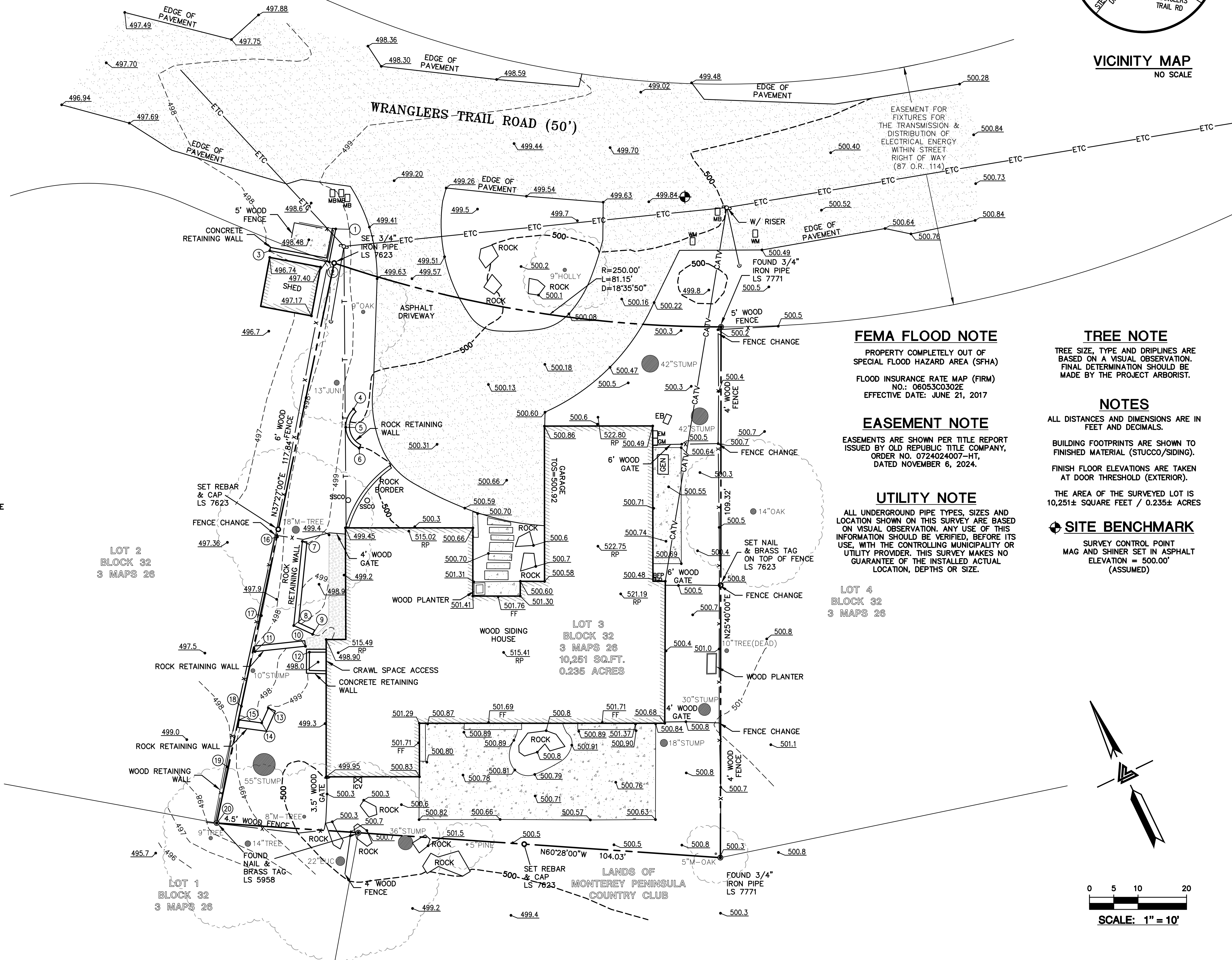


LEGEND AND NOTES

- BOUNDARY LINE
- CATV CABLE TV OVERHEAD LINE
- T TELEPHONE OVERHEAD LINE
- ETC ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
- EASEMENT
- x FENCE LINE
- SS SANITARY SEWER LINE
- BFP BACK FLOW PREVENTER
- BM BENCHMARK
- BW BOTTOM RETAINING WALL
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- EUC EUCALYPTUS
- FF FINISH FLOOR
- GM GAS METER
- GEN GENERATOR
- GUY ANCHOR
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- JOINT POLE
- JUNI JUNIPER
- M- MULTI-TRUNK TREE
- MB MAIL BOX
- ROCK
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MAINTENANCE HOLE
- TOS TOP OF SLAB
- TW TOP OF RETAINING WALL
- WM WATER METER
- WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL

RETAINING WALL SPOTGRADES

- | | | |
|-------------|-------------|-------------|
| 1 498.83TW | 8 498.90TW | 15 499.12TW |
| 2 498.53BW | 9 498.40BW | 16 498.12BW |
| 3 498.90TW | 10 499.44TW | 17 499.35TW |
| 4 498.10BW | 11 498.94BW | 18 497.85BW |
| 5 498.92TW | 12 499.13TW | 19 499.47TW |
| 6 497.02BW | 13 498.13BW | 20 497.67BW |
| 7 498.82TW | 14 498.22TW | |
| 8 499.32BW | 15 498.41TW | |
| 9 500.08TW | 16 499.72BW | |
| 10 499.08BW | 17 499.25TW | |
| 11 500.08TW | 18 498.10BW | |
| 12 499.5BW | 19 499.16TW | |
| 13 499.16TW | 20 497.66BW | |
| 14 499.39TW | | |
| 15 498.39BW | | |



FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP (FIRM) NO.: 06053C0302E EFFECTIVE DATE: JUNE 21, 2017

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0724024007-HT, DATED NOVEMBER 6, 2024.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 10,251± SQUARE FEET / 0.235± ACRES

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 500.00' (ASSUMED)

1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH
CALIFORNIA

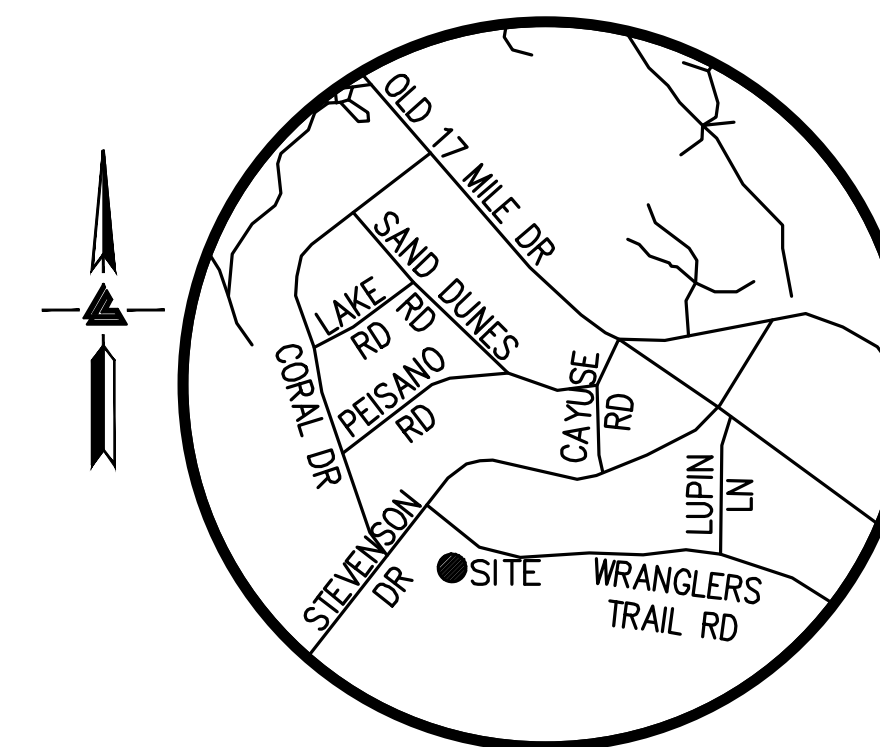
TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO: 2242375	
DATE: 1-7-25	
SCALE: 1"=10'	
BNDY BY: MT	
FIELD BY: ES	
DRAWN BY: KF	
SHEET NO:	

SU1

1 OF 1 SHEETS

1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA



VICINITY MAP

NO SCALE

OWNER'S INFORMATION

OWNER:
RICH YING & CHRISTY YING
501 VALLEY VIEW DRIVE
LOS ALTOS, CA 94024

APN: 007-244-003

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, ENTITLED;
"TOPOGRAPHIC SURVEY"
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA
DATED: 01-08-2025
JOB# 2242375 SU

2. SITE PLAN BY ERIC AUST ARCHITECT ENTITLED:
"YING RESIDENCE"
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA 93953

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP (FIRM)
NO.: 06053C0302E
EFFECTIVE DATE: JUNE 21, 2017

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE
BASED ON A VISUAL OBSERVATION.
FINAL DETERMINATION SHOULD BE
MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO
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FINISH FLOOR ELEVATIONS ARE TAKEN
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THE AREA OF THE SURVEYED LOT IS
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SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 500.00'
(ASSUMED)

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ORDER NO. 0724024007-HT,
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UTILITY NOTE

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RETAINING WALL NOTES

KEY MAP

$$1'' = 16'$$

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL. NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS. WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO RELIEVE HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL PER CBC.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	1,750	0	1,750
FILL	0	0	0
EXPORT			1,750

NOTE:

GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.


LEGEND

[illegible]

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
CL	CENTER LINE	PE	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIS	POST INDICATOR VALVE
CO	CLEANOUT	PV	PUBLIC SERVICES EASEMENT
COTG	CLEANOUT TO GRADE	R	PROPERTY LINE
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCT OR -TION	PUE	PUBLIC UTILITY EASEMENT
CONC COR	CONCRETE CORNER	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
DI	DIAMETER	RCP	REINFORCED CONCRETE PIPE
D	DROP INLET	RIM	RIM ELEVATION
DIP	DUCTILE IRON PIPE	RW	RAINWATER
EA	EACH	R/W	RIGHT OF WAY
EC	END OF CURVE	S	SLOPE
EL	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	ELEVATIONS	SAN	SANITARY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EQ	EQUIPMENT	SDMH	STORM DRAIN MANHOLE
EW	EACH WAY	SHT	SHEET
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
FC	FACE OF CURB	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST.	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAS	STD	STANDARD
GA	GAGE OR GAUGE	STRUCT	STRUCTURAL
GB	GRADE BREAK	T	TELEPHONE
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W.	WITH
LNDD	LANDING	W, WL	WATER LINE
		WM	WATER METER
		WWE	WELD. WIRE, FERRIC

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

 **LEA & BRAZE ENGINEERING, INC.**
CIVIL ENGINEERS | LAND SURVEYORS

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
ROSEVILLE, CALIFORNIA 94545
(510) 887-4086

REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE

WWW.LEABRAZE.COM

YING RESIDENCE
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA

APN: 007-244-003

UNINCORPORATED MONTEREY COUNTY

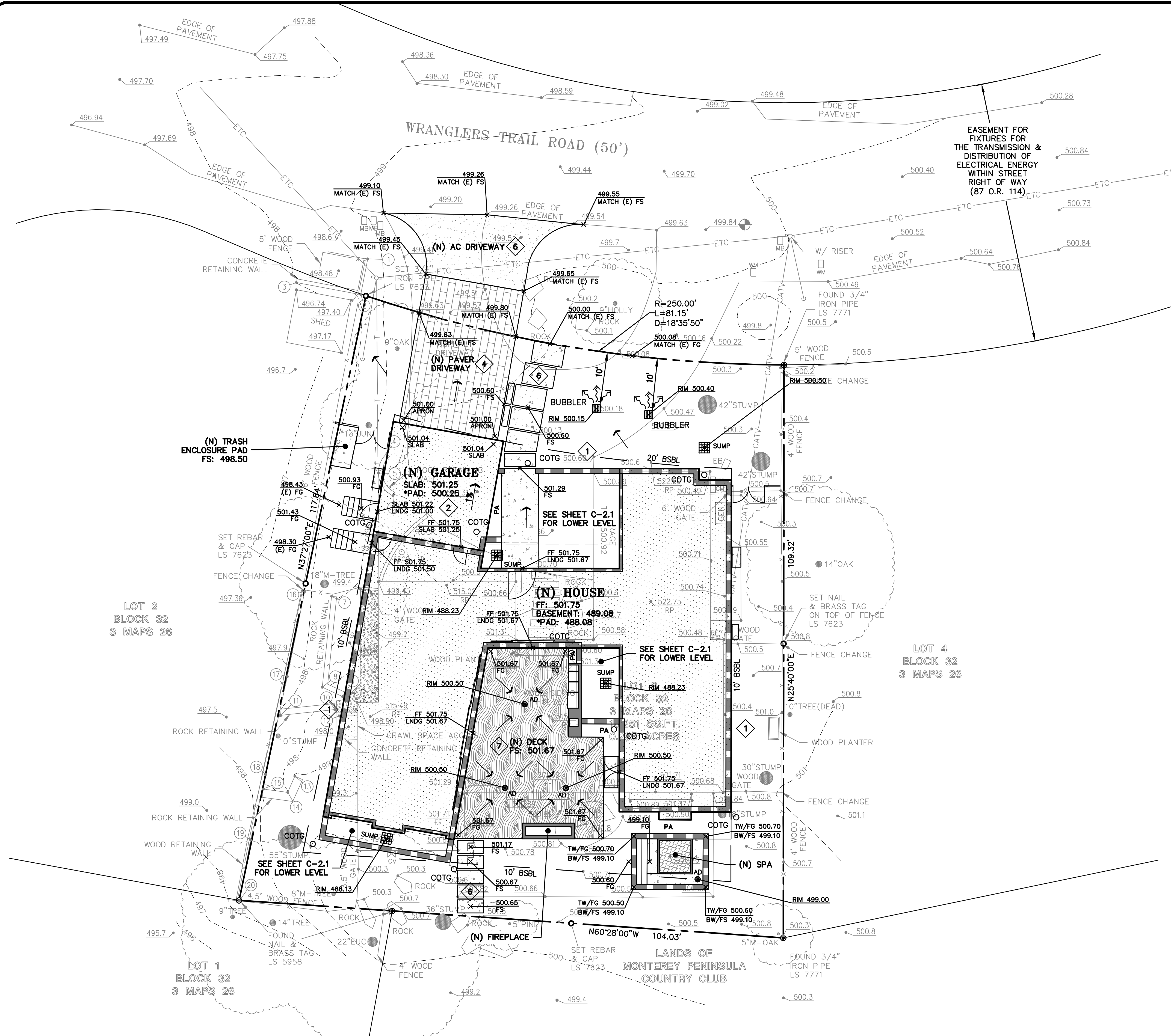
TITLE SHEET

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—	—
REVISIONS	BY
JOB NO:	2250039
DATE:	06—20—25
SCALE:	AS NOTED
DESIGN BY:	SL
CHECKED BY:	RB
SHEET NO:	

C-1.0

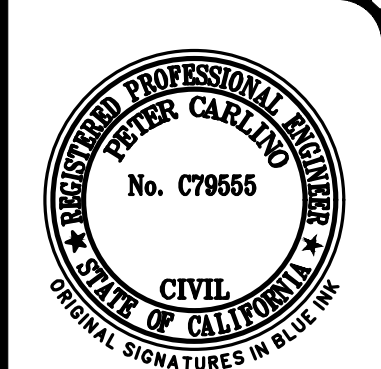
01 OF 05 SHEETS

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- FLATWORK** KEYNOTES 1 TO 7
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
- 2 SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
- 3 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
- 4 (N) CONCRETE PAVER DRIVEWAY.
- 5 (N) AC DRIVEWAY.
- 6 (N) CONCRETE PATIOS/WALKWAYS.
- 7 (N) WOOD DECK.

- DEMOLITION** KEYNOTES 50 TO 52
- 50 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
- 51 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
- 52 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.



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CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
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SAN FRANCISCO
SAN DIEGO
SAN ANTONIO
SAN JOSE
WWW.LEABRAZE.COM

YING RESIDENCE
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 007-244-003

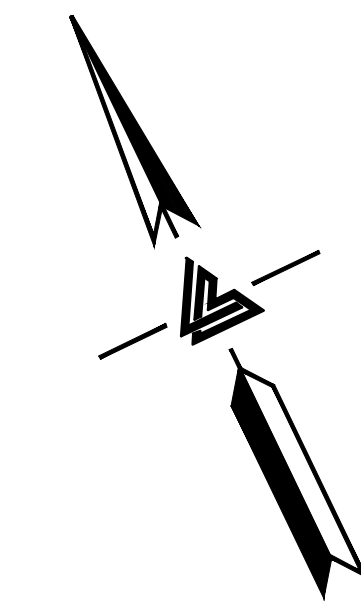
**GRADING & DRAINAGE
PLAN**

REVISIONS	BY
JOB NO: 2250039	
DATE: 06-20-25	
SCALE: AS NOTED	
DESIGN BY: SL	
CHECKED BY: RB	
SHEET NO:	
C-2.0	
02 OF 05 SHEETS	



*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabrazeng.com



SCALE: 1" = 10'



*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS
REQUIRED. REFER TO
STRUCTURAL PLANS
FOR SLAB SECTION OR
CRAWL SPACE DEPTH
TO ESTABLISH PAD
LEVEL.

NOTE:
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SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
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HAYWARD, CALIFORNIA 94545
(510) 887-4086

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ROSEVILLE
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YING RESIDENCE
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA

APN: 007-244-003

UNINCORPORATED MONTEREY COUNTY

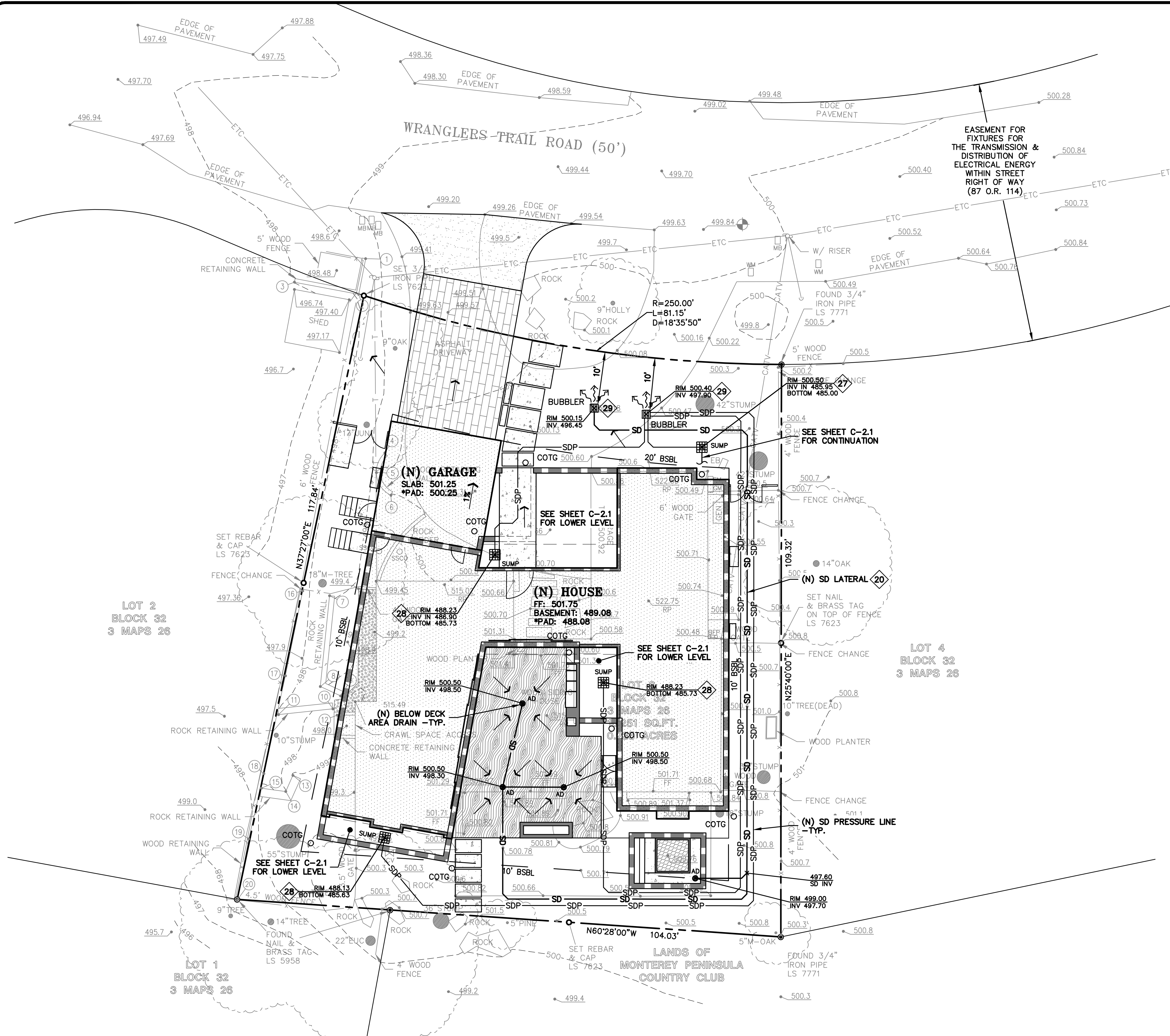
BASEMENT GRADING, DRAINAGE & UTILITY PLAN

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-	-
-	-
-	-
-	-

JOB NO:	2250039
DATE:	06-20-25
SCALE:	AS NOTED
DESIGN BY:	SL
CHECKED BY:	RB
SHEET NO:	

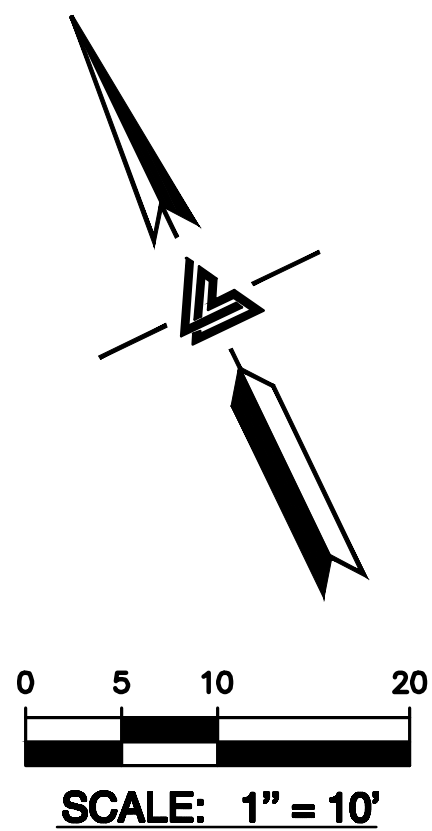
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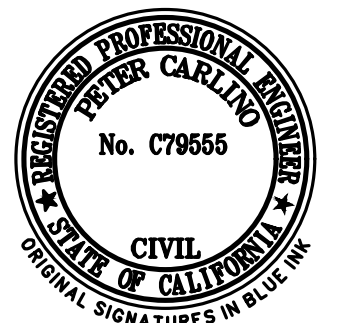
- STORM DRAIN** KEYNOTES 20 TO 29
- 20 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 - 21 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
 - 22 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
 - 23 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB).
 - 24 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE).
 - 25 (N) PEDESTAL LIGHTWELL.
 - 26 INSTALL (N) LIGHTWELL OVERFLOW DRAIN.
 - 27 INSTALL (N) SUMP PUMP FOR SUBDRAIN SYSTEM.
 - 28 INSTALL (N) SUMP PUMP FOR LIGHTWELL DRAINAGE.
 - 29 (N) RAINWATER BUBBLER.

- UTILITIES** KEYNOTES 40 TO 42
- 40 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
 - 41 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
 - 42 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.



*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabrazeng.com



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
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SAN JOSE OFFICE: 1000 RIVINGTON AVE., SUITE 100, SAN JOSE, CA 95128 (408) 887-4086
WWW.LEABRAZE.COM

YING RESIDENCE
1002 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 007-244-003
UNINCORPORATED MONTEREY COUNTY

UTILITY PLAN

REVISIONS	BY
JOB NO:	2250039
DATE:	06-20-25
SCALE:	AS NOTED
DESIGN BY:	SL
CHECKED BY:	RB
SHEET NO:	
C-3.0	
04 OF 05 SHEETS	

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC UTILITIES AND ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION'S BEST MANAGEMENT PRACTICES FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF WEEDS SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1ST THROUGH APRIL 30TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY DIRT DURING CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS, NO STOCKPILING OF BUILDING MATERIALS WITHIN THE COUNTY RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SLT FENCES, AND EARTHEN BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARP/LIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

25. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE COUNTY INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 1ST AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1ST, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. CHANGES AND ADDITIONS MAY BE MADE TO THIS PLAN WHILE IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



SCALE: 1" = 10'

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED
TO ACCEPT STORM WATER AND DIRECT
FLOWS TEMPORARILY TO FUNCTIONAL
SEDIMENTATION BASIN INLETS. -TYP

LOT 1
BLOCK 32

LOT 2
BLOCK 32

LOT 3
BLOCK 32
10,251 S.F.
0.235 ACRES

LOT 4
BLOCK 32

demolition method and sequencing

—HOUSE TO BE DEMOLISHED BY DOZER OR LOADER WRECKING

—DEMOLITION SHALL BE SEQUENCED AS FOLLOWS:

1. RESIDENTIAL STRUCTURE (TWO STORY HOUSE) INCLUDING FOUNDATION
2. YARD + DECK INCLUDING BOULDERS AND TREES AS NOTED
3. INSTALLATION OF SHORING (AS REQUIRED FOR BASEMENT CONSTRUCTION)
4. OVER-EXCAVATION AND RECOMPACTION OF SOIL IN PREPARATION OF NEW FOUNDATION

EXISTING 6" HIGH FENCE ALONG SIDE PROPERTY LINE
TO REMAIN DURING CONSTRUCTION TO PROTECT
ADJACENT PROPERTIES FROM DEBRIS AND EROSION;
PROVIDE TARPS/SAND BAGS AS REQUIRED TO
RESTRICT DRAINAGE TO ADJACENT PROPERTIES

DASHED LINE INDICATES ON-SITE
CONSTRUCTION PARKING AREA;
NO OFF-SITE PARKING REQUIRED
AS PART OF THIS PROJECT

DASHED LINE INDICATES ON-SITE
CONSTRUCTION PARKING AREA;
NO OFF-SITE PARKING REQUIRED
AS PART OF THIS PROJECT

wall legend

EXISTING 1 STORY, SINGLE FAMILY
RESIDENCE TO BE DEMOLISHED

○ EXISTING ADJACENT STRUCTURE TO REMAIN

1 demolition plan

D1.0 SCALE: 1/4" = 1'-0"

GENERAL NOTE:
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE
NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE
WITH SECTION 4.408.1 CALGREEN CODE

d1.0

demolition plan
1/4"=1'-0"

ying
residence

1002 wranglers trail road
pebble beach, california
93953

wranglers trail road



0 1' 2' 4' 8' 16'

05 june 2025

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job #2427

eric aust
architect

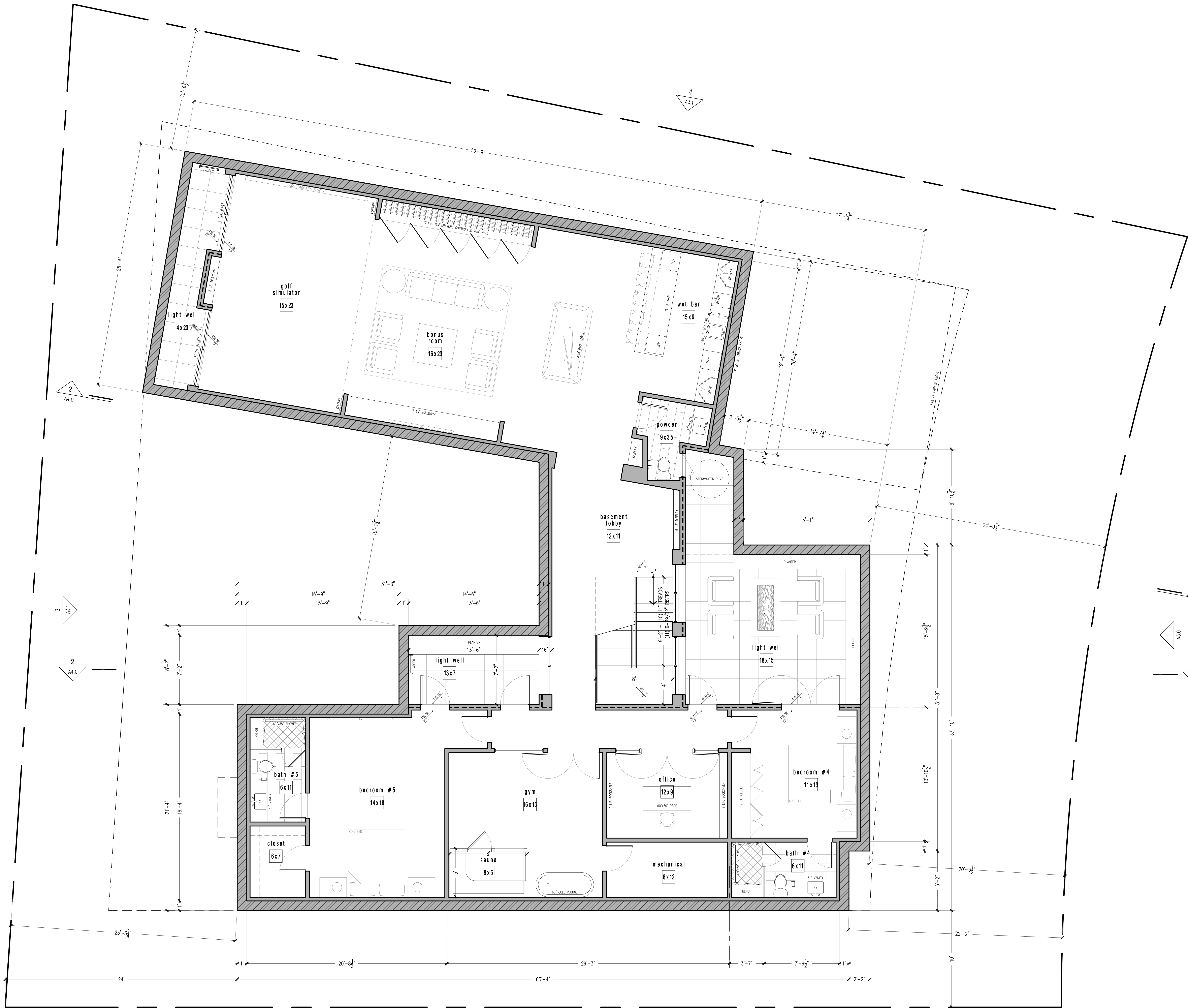
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tel 949.637.5220

client:

rich + christy ying

501 valley view drive
los altos, california 94024

tel 650.823.1111



2 basement floor plan

A1.1 SCALE: 1/4" = 1'-0"

project area analysis

3,131 s.f. 1st floor
+ 2,877 s.f. basement
6,008 s.f. total livable area
453 s.f. garage area



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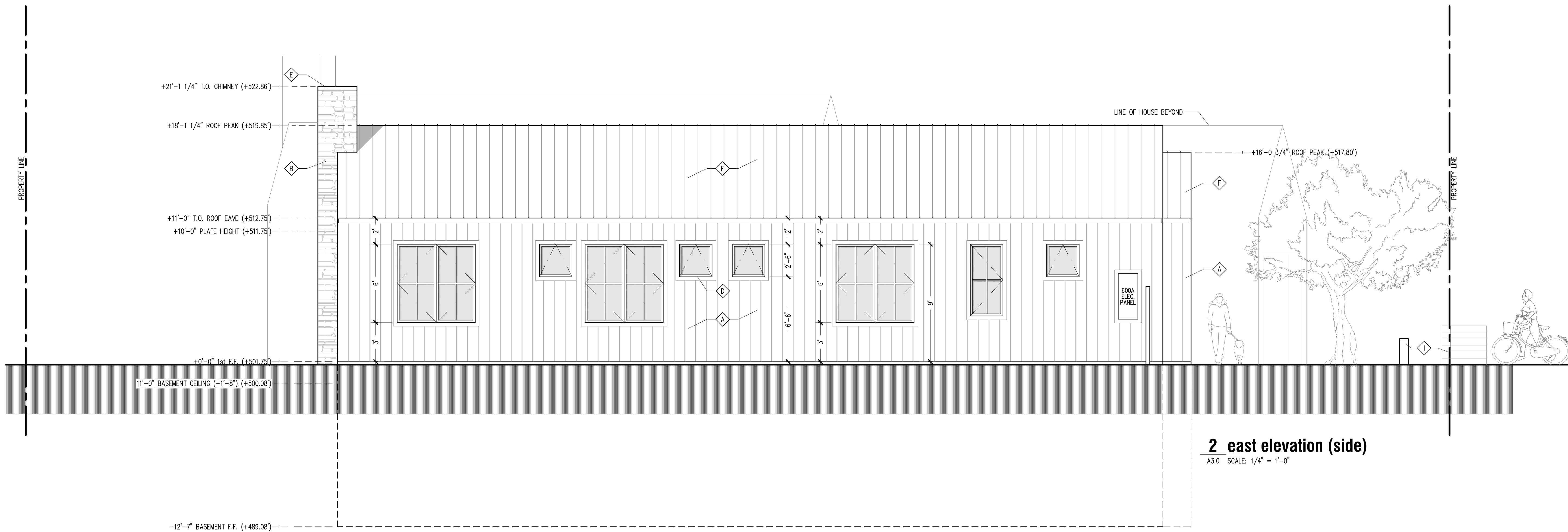
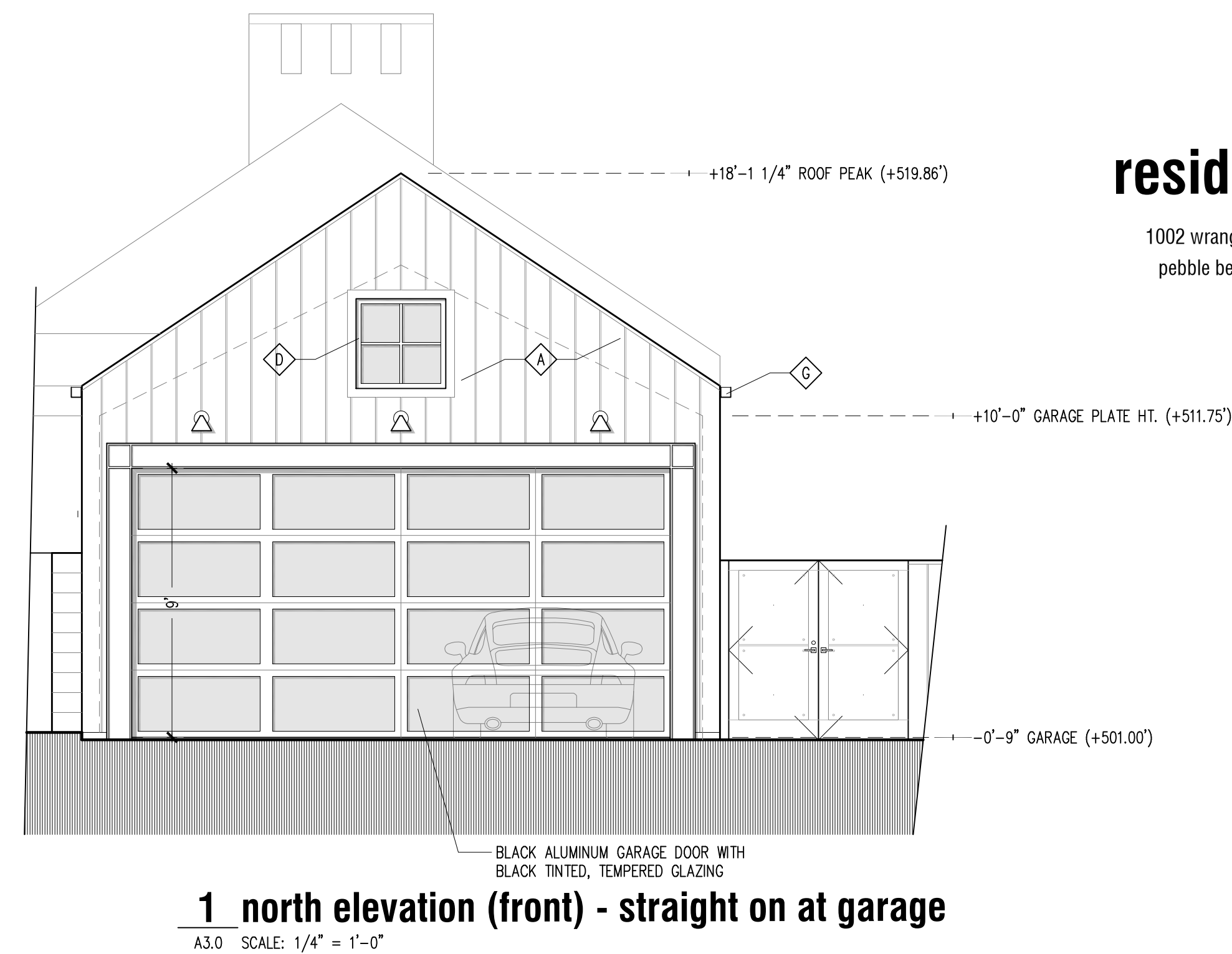
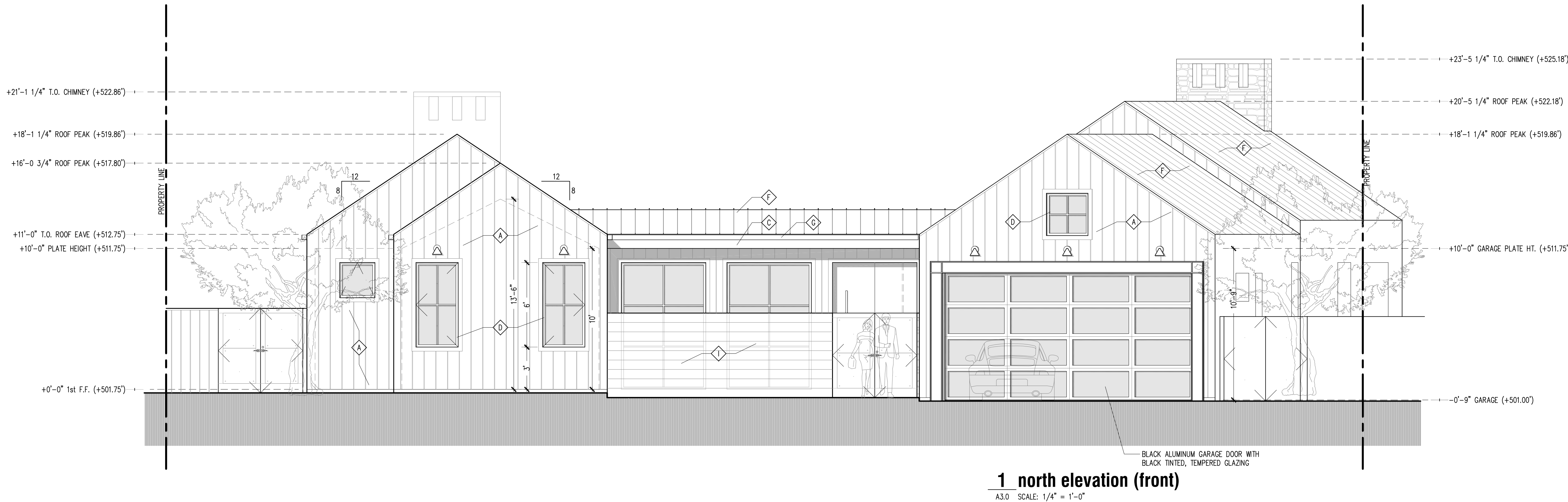


a3.0

exterior elevations
1/4"=1'-0"

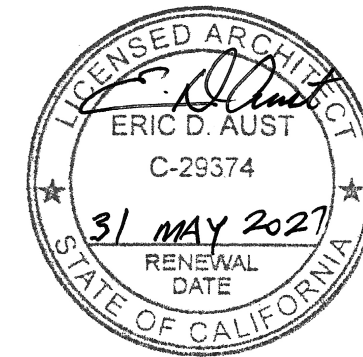
ying
residence

1002 wranglers trail road
pebble beach, california
93953



materials

SYMBOL	MATERIAL	DESCRIPTION
A	VERTICAL SIDING	NUCEDAR 10\"
B	STONE VENEER	3/4\"
C	TRIM	NUCEDAR 5/4\"x12\" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR \"QUIVER TAN\", NC-10
D	WINDOW/DOOR	QUAKER QUARTZ LUXURY \"EDGE LINE\" STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
E	PRECAST CONC.	CALIFORNIA STONECRAFT PRECAST WALL CAP; STYLE WC-1401 (8-1/4\"x3\") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER
F	METAL ROOF	12\" STANDING SEAM METAL ROOF OVER 2 LAYERS OF \"VERSASHIELD\" FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE MANUFACTURING; COLOR TO BE DARK BRONZE, KYNAR 500; CLASS A ASSEMBLY; ESR #3486 (BERRIDGE), #2053 (VERSASHIELD)
G	GUTTERS	DARK BRONZE CONTINUOUS HALF ROUND GUTTER AND DOWNSPOUTS; CONFIRM EXACT DESIGN WITH OWNER
H	GLASS RAILING	42\" HIGH, 9/16\" THK. LAMINATED, FRAMELESS GLASS GUARDRAIL WITH STAINLESS STEEL SHOE (ESR-3842) PROVIDE MATTIE BLACK GLAZING
I	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE



0 1' 2' 4' 8'

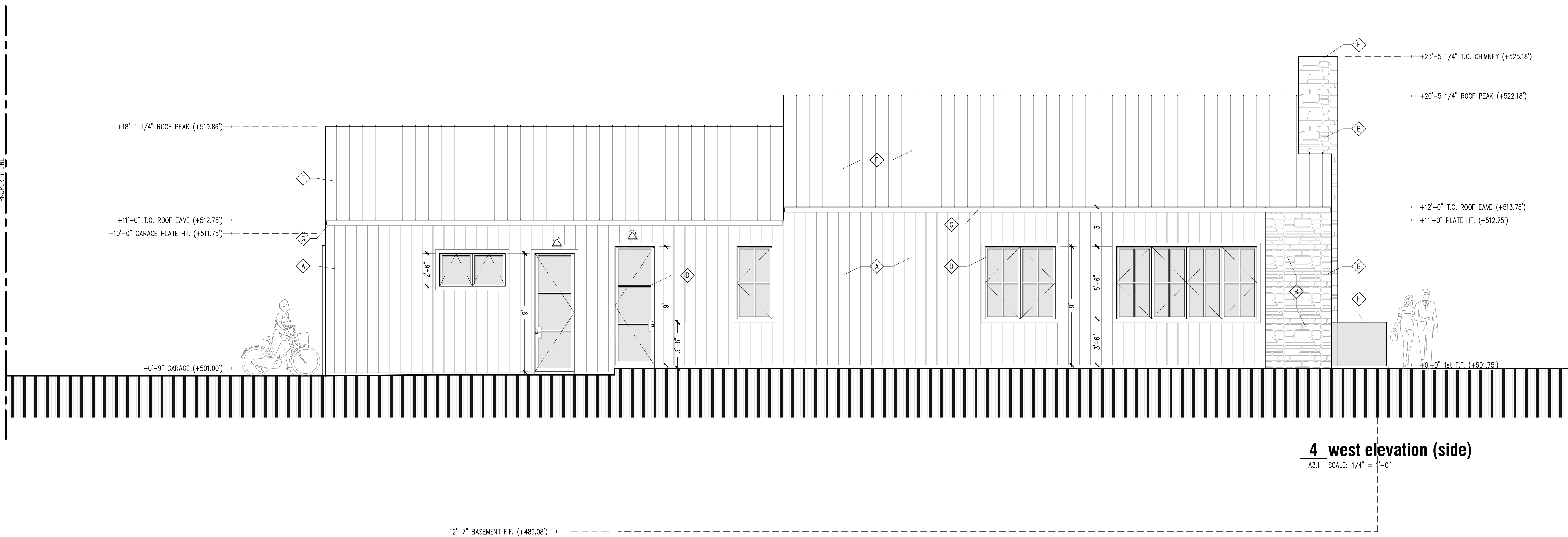
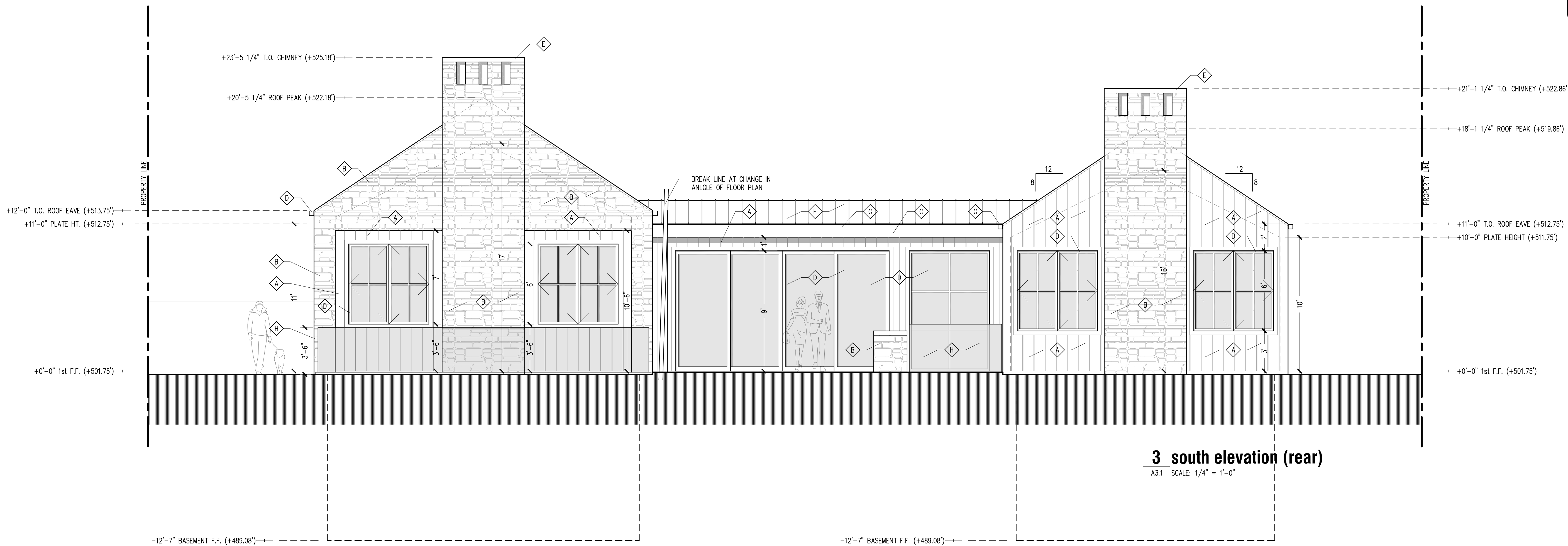
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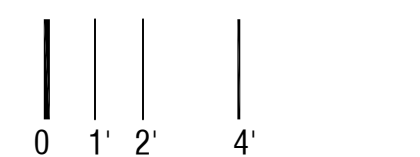
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materials

SYMBOL	MATERIAL	DESCRIPTION
A	VERTICAL SIDING	NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "OLIVER TAN", NC-10; PROVIDE TYVEK HOMEWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
B	STONE VENEER	3/4" THICK (MAX.) DIMENSIONAL CUT TEXAS LIMESTONE VENEER (LESS THAN 15 LBS./S.F.) INSTALLED 0/ SCRATCH & BROWN COAT OVER WIRE LATH 0/ TYVEK STUCCOWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
C	TRIM	NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "OLIVER TAN", NC-10
D	WINDOW/DOOR	QUAKER QUARTZ LUXURY "EDGE LINE" STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
E	PRECAST CONC.	CALIFORNIA STONECRAFT PRECAST WALL CAP, STYLE WC-1401 (8-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER
F	METAL ROOF	12" STANDING SEAM METAL ROOF OVER 2 LAYERS OF "VERSASHIELD" FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE MANUFACTURING; COLOR TO BE DARK BRONZE, KYNAR 500; CLASS A ASSEMBLY; ESR #3486 (BERRIDGE), #2053 (VERSASHIELD)
G	GUTTERS	DARK BRONZE CONTINUOUS HALF ROUND GUTTER AND DOWNSPOUTS; CONFIRM EXACT DESIGN WITH OWNER
H	GLASS RAILING	42" HIGH, 9/16" THK. LAMINATED, FRAMELESS GLASS GUARDRAIL WITH STAINLESS STEEL SHOE (ESR-3842) PROVIDE MATTE BLACK CLADDING
I	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE



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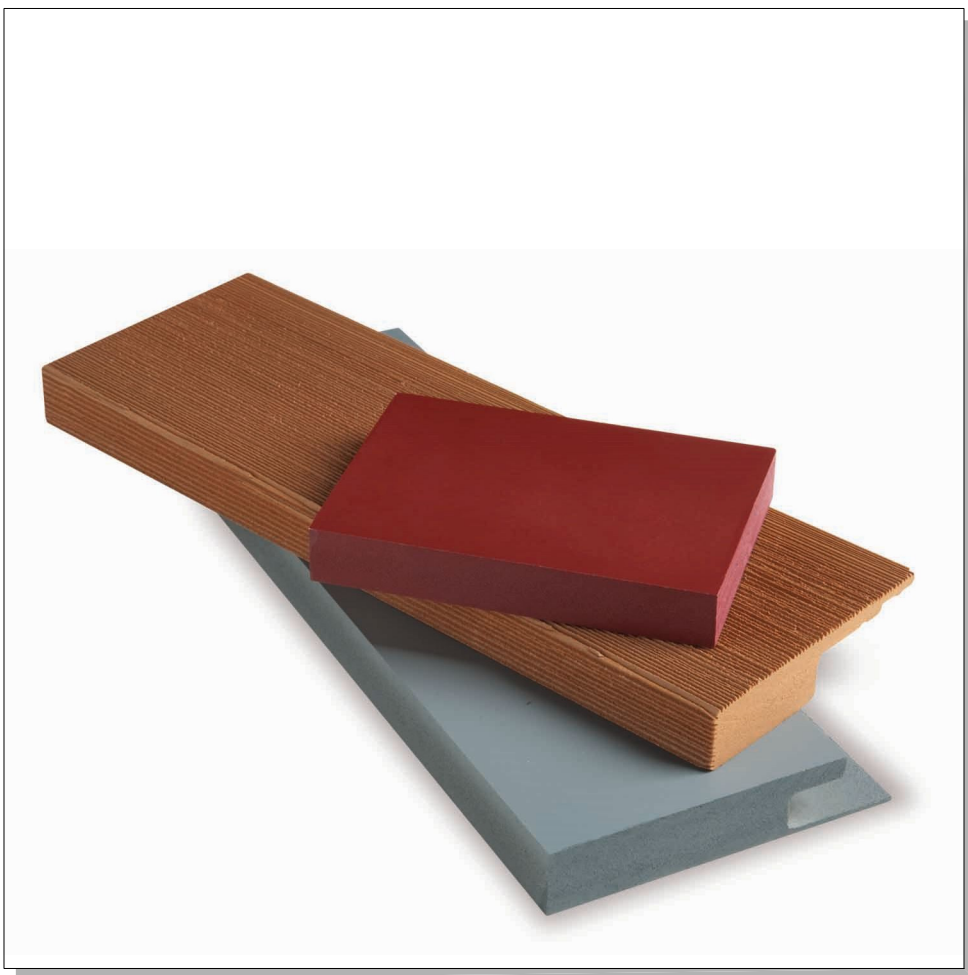
A vertical siding

A3.2 NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "QUIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING



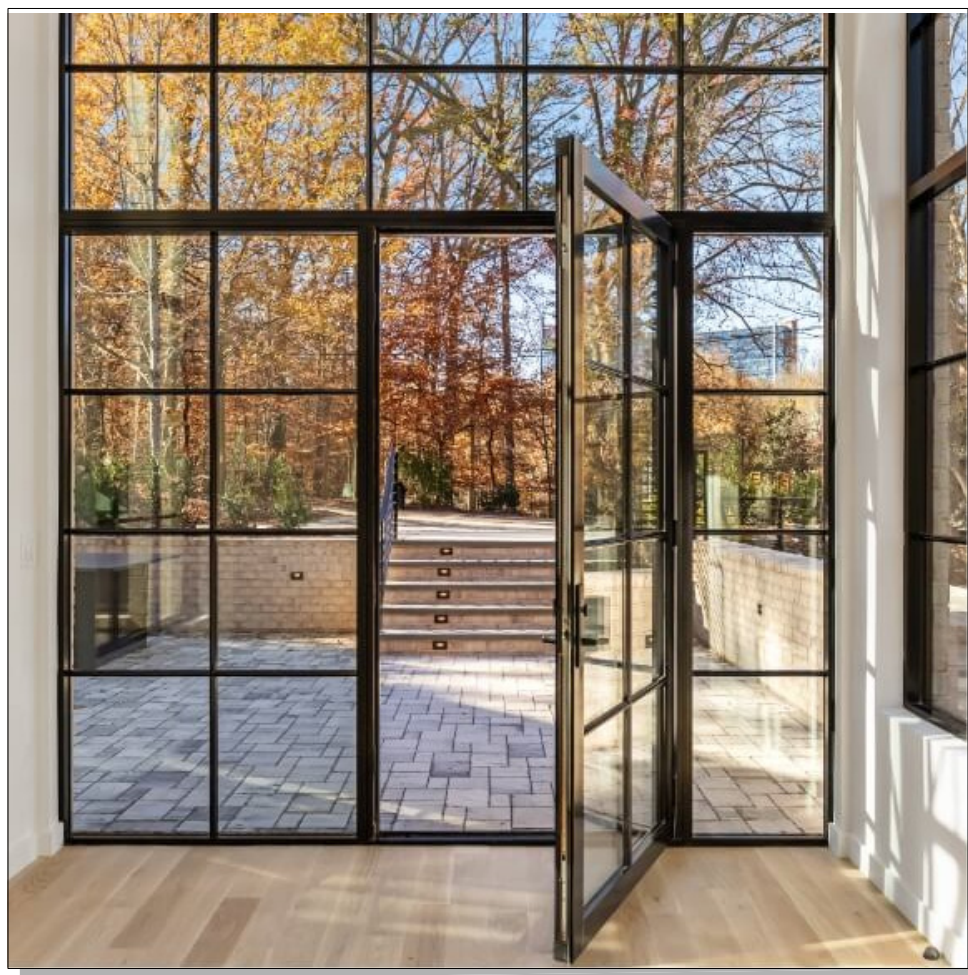
B stone veneer

A3.2 3/4" THICK (MAX.) DIMENSIONAL CUT TEXAS LIMESTONE VENEER (LESS THAN 15 LBS./S.F.) INSTALLED 0/ SCRATCH & BROWN COAT OVER WIRE LATH 0/ TYVEK STUCCOWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING



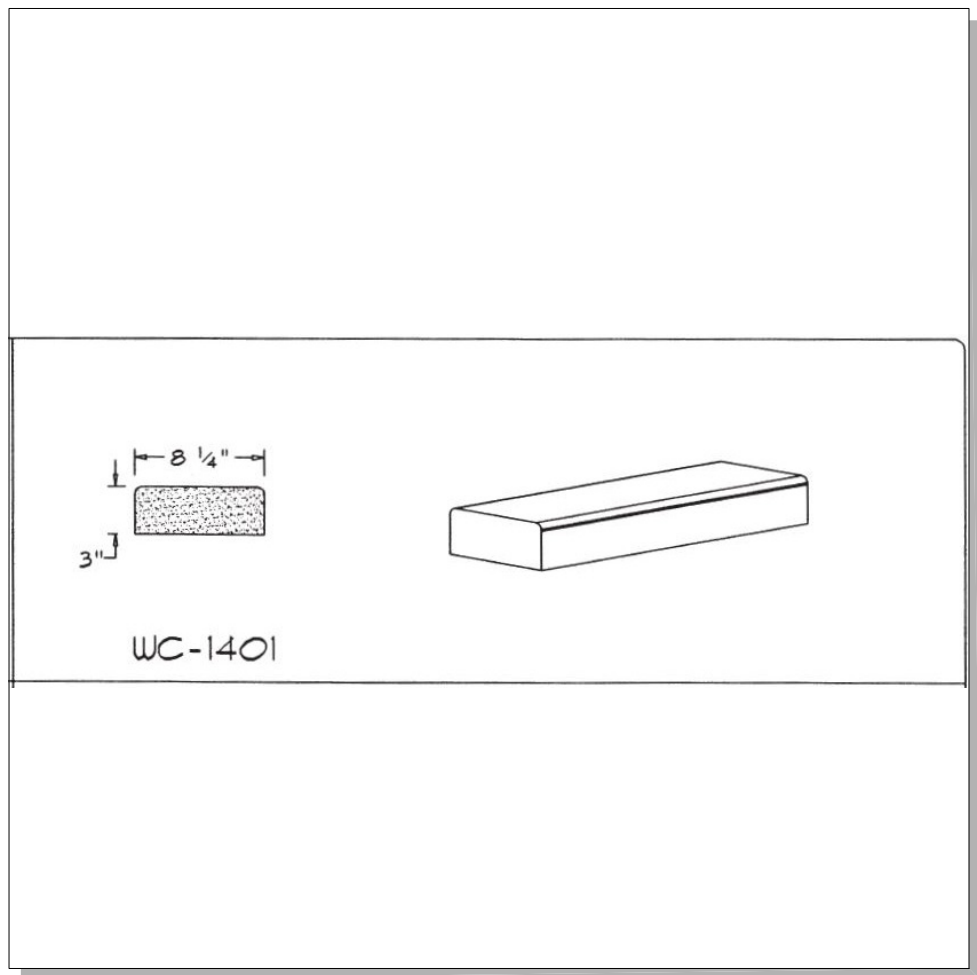
C trim

A3.2 NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "QUIVER TAN", NC-10



D window/door

A3.2 QUAKER QUARTZ LUXURY "EDGE LINE" STEEL REPLICA SERIES WINDOWS/DOORS WITH BLACK ALUMINUM FINISH



E concrete

A3.2 CALIFORNIA STONECRAFT PRECAST WALL CAP, STYLE WC-1401 (8'-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER



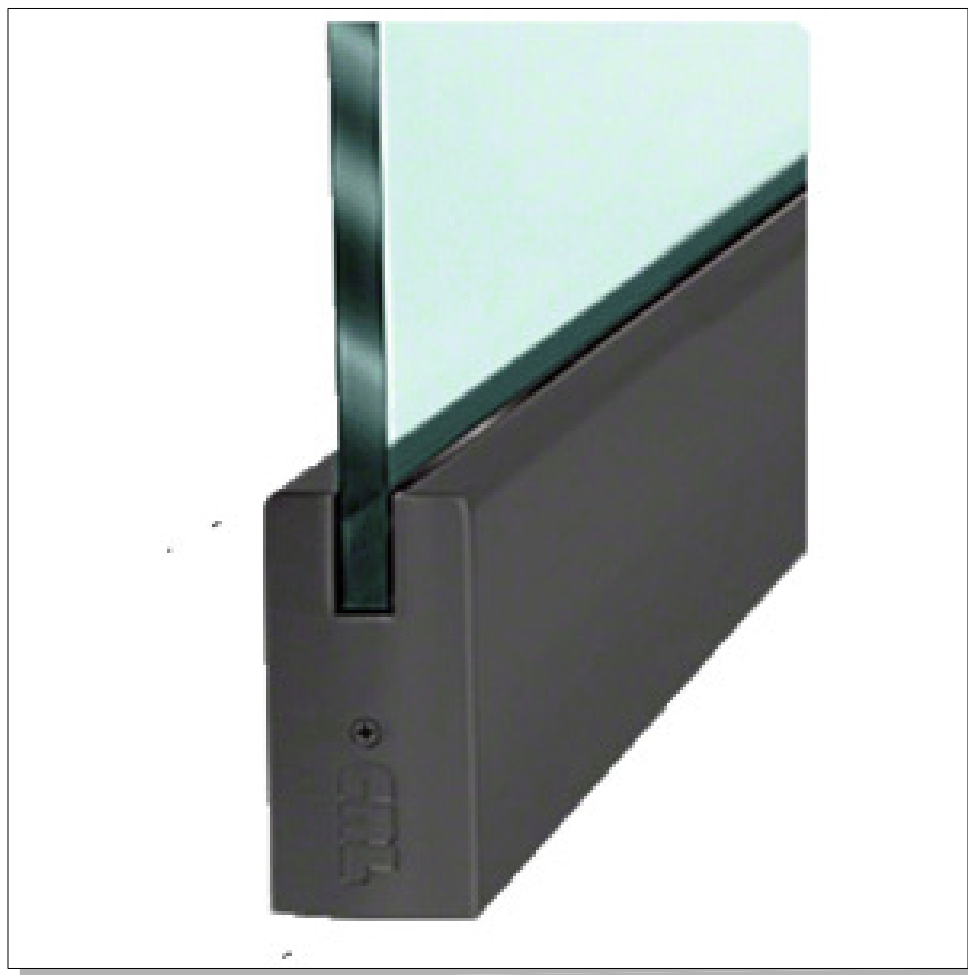
F metal roof

A3.2 12" STANDING SEAM METAL ROOF OVER 2 LAYERS OF "VERSASHIELD" FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE MANUFACTURING; COLOR TO BE DARK BRONZE, KYNAR 500; CLASS A ASSEMBLY



G gutter/downspout

A3.2 DARK BRONZE CONTINUOUS HALF ROUND GUTTER AND DOWNSPOUTS



H glass railing

A3.2 42" HIGH, 9/16" THK. LAMINATED, FRAMELESS GLASS GUARDRAIL WITH STAINLESS STEEL SHOE (ESR-3842); PROVIDE MATTE BLACK CLADDING



I concrete

A3.2 HORIZONTAL BOARD FORMED CONCRETE



1 exterioir light fixture

A3.2 GENERATION LIGHTING "CRITTENDEN" BLACK; DARK SKY OUTDOOR WALL LIGHT 75W BULB

materials

SYMBOL	MATERIAL	DESCRIPTION
A	VERTICAL SIDING	NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "QUIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
B	STONE VENEER	3/4" THICK (MAX.) DIMENSIONAL CUT TEXAS LIMESTONE VENEER (LESS THAN 15 LBS./S.F.) INSTALLED 0/ SCRATCH & BROWN COAT OVER WIRE LATH 0/ TYVEK STUCCOWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
C	TRIM	NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "QUIVER TAN", NC-10
D	WINDOW/DOOR	QUAKER QUARTZ LUXURY "EDGE LINE" STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
E	PRECAST CONC.	CALIFORNIA STONECRAFT PRECAST WALL CAP; STYLE WC-1401 (8'-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER
F	METAL ROOF	12" STANDING SEAM METAL ROOF OVER 2 LAYERS OF "VERSASHIELD" FIRE-RESISTANT ROOF PROTECTION OVER 30 LB. FELT UNDERLAYMENT, TYP.; METAL ROOF MANUFACTURED BY BERRIDGE MANUFACTURING; COLOR TO BE DARK BRONZE, KYNAR 500; CLASS A ASSEMBLY; ESR #3486 (BERRIDGE), #2053 (VERSASHIELD)
G	GUTTERS	DARK BRONZE CONTINUOUS HALF ROUND GUTTER AND DOWNSPOUTS; CONFIRM EXACT DESIGN WITH OWNER
H	GLASS RAILING	42" HIGH, 9/16" THK. LAMINATED, FRAMELESS GLASS GUARDRAIL WITH STAINLESS STEEL SHOE (ESR-3842) PROVIDE MATTE BLACK CLADDING
I	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE



1 rendering at front of house
A3.3



2 rendering at front of house
A3.3



3 rendering at front of house
A3.3



4 rendering at rear of house
A3.3

a3.3

exterior renderings

ying residence

1002 wranglers trail road
pebble beach, california
93953

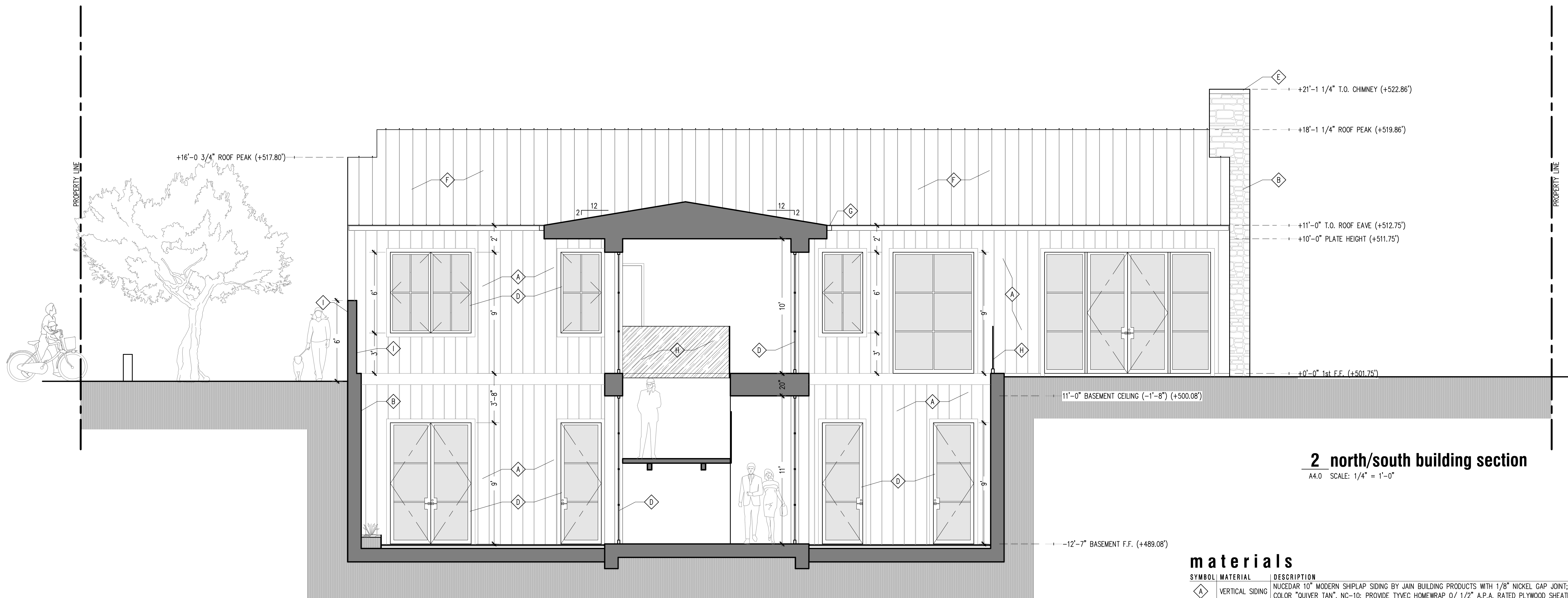
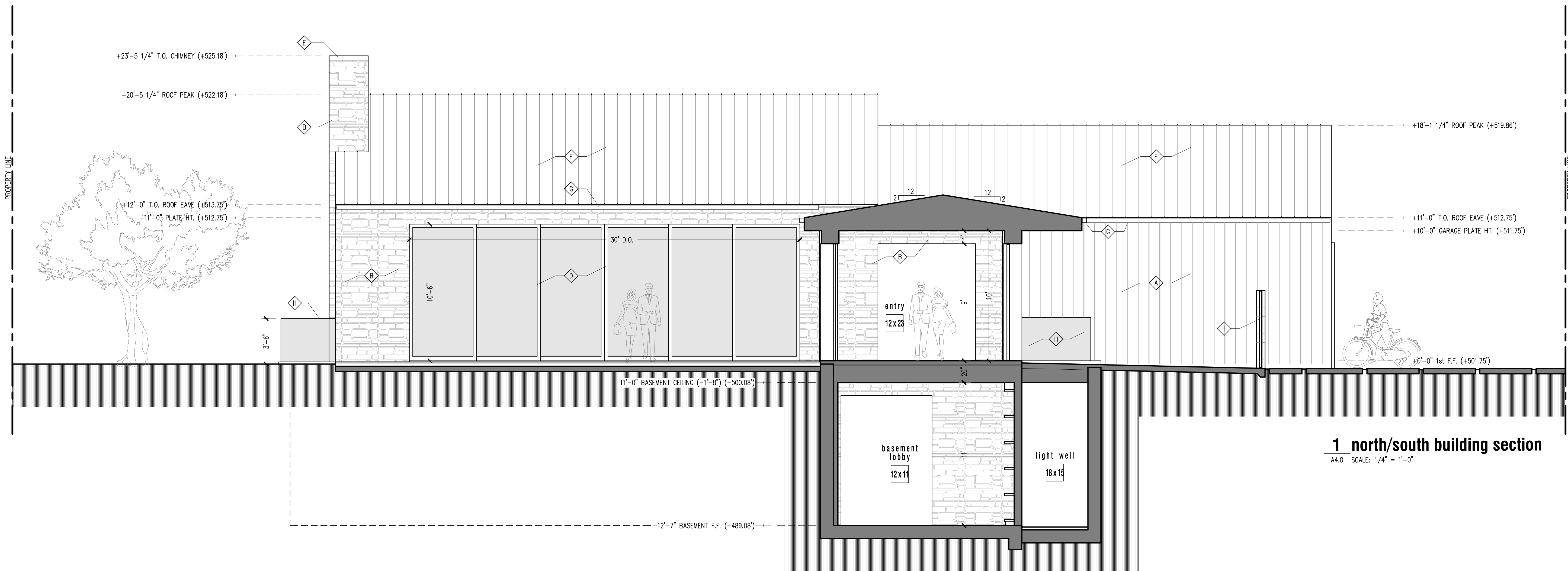


05 june 2025
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job #2427

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materials

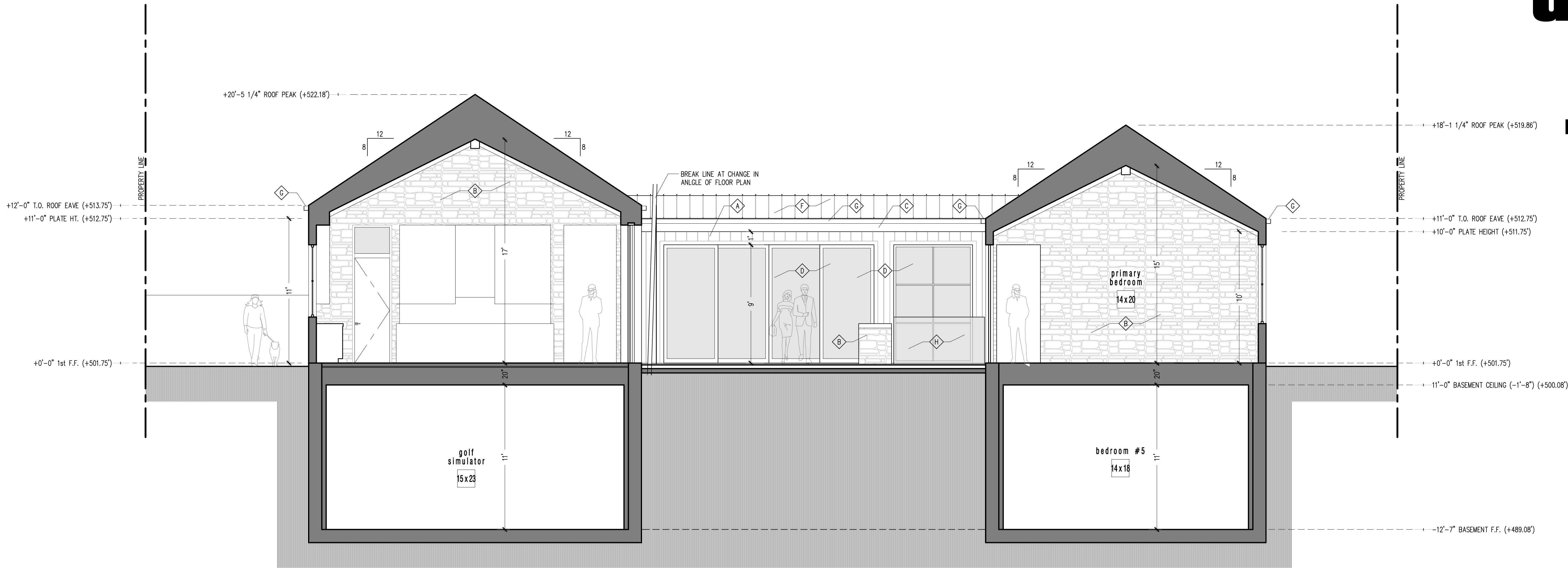
SYMBOL	MATERIAL	DESCRIPTION
A	VERTICAL SIDING	NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL CAP JOINT; COLOR "QUIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
B	STONE VENEER	3/4" THICK (MAX.) DIMENSIONAL CUT TEXAS LIMESTONE VENEER (LESS THAN 15 LBS./S.F.) INSTALLED 0/ SCRATCH & BROWN COAT OVER WIRE LATH 0/ TYVEK STUCCOWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
C	TRIM	NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "QUIVER TAN", NC-10
D	WINDOW/DOOR	QUAKER QUARTZ LUXURY 'EDGELINE' STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
E	PRECAST CONC.	CALIFORNIA STONECRAFT PRECAST WALL CAP; STYLE WC-1401 (8'-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER
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I	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE



0 1' 2' 4' 8'

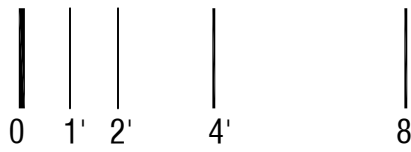
05 june 2025

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3 east/west building section

A4.1 SCALE: 1/4" = 1'-0"



materials

SYMBOL	MATERIAL	DESCRIPTION
◊	VERTICAL SIDING	NUCEDAR 10" MODERN SHIPLAP SIDING BY JAIN BUILDING PRODUCTS WITH 1/8" NICKEL GAP JOINT; COLOR "OLIVER TAN", NC-10; PROVIDE TYVEC HOMEWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
◊	STONE VENEER	3/4" THICK (MAX.) DIMENSIONAL CUT TEXAS LIMESTONE VENEER (LESS THAN 15 LBS./S.F.) INSTALLED 0/ SCRATCH & BROWN COAT OVER WIRE LATH 0/ TYVEK STUCCOWRAP 0/ 1/2" A.P.A. RATED PLYWOOD SHEATHING
◊	TRIM	NUCEDAR 5/4"x12" SMOOTH TRIM BY JAIN BUILDING PRODUCTS; COLOR "OLIVER TAN", NC-10
◊	WINDOW/DOOR	QUAKER QUARTZ LUXURY "EDGE LINE" STEEL REPLICA SERIES WINDOWS/DOOR WITH BLACK ALUMINUM FINISH
◊	PRECAST CONC.	CALIFORNIA STONECRAFT PRECAST WALL CAP; STYLE WC-1401 (8-1/4"x3") AT CHIMNEY CAP; COLOR-LIGHT BEIGE TO MATCH STONE VENEER
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◊	GUTTERS	DARK BRONZE CONTINUOUS HALF ROUND GUTTER AND DOWNSPOUTS; CONFIRM EXACT DESIGN WITH OWNER
◊	GLASS RAILING	42" HIGH, 3/16" THK. LAMINATED, FRAMELESS GLASS GUARDRAIL WITH STAINLESS STEEL SHOE (ESR-3842) PROVIDE MATTIE BLACK GLAZING
◊	CONCRETE	HORIZONTAL BOARD FORMED CONCRETE

05 june 2025

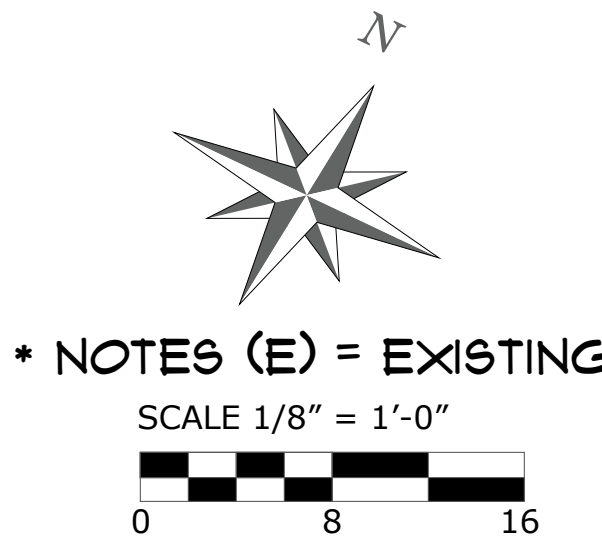
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PLANT LEYEND				
BOTANICAL	COMMON	SIZE	QTY	WATER
Tree				
Acer japonicum	Fullmoon Maple	24" box	1	Medium, Extra in Summer
Acer palmatum 'Red Emperor'	Red Emperor Japanese Maple	24" box	1	Medium
Afrocarpus gracilior	African Fern Pine	24" box	1	Medium
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	24" box	1	Medium, Extra in Summer
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	36" box	1	Very Low, Medium
Shrub				
Acacia cognata 'Cousin Itt'	Little River Wattle	5 gal	10	Low
Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	3	Low
Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	5 gal	14	Medium, Extra in Summer
Ceanothus 'Concha'	Concha California Lilac	5 gal	7	Low
Ceanothus 'Dark Star'	Dark Star Ceanothus	5 gal	1	Low
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 gal	5	Low
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	5 gal	3	Medium
Leucadendron 'Safari Sunset'	Safari Conebush	5 gal	1	Low
Nandina domestica	Nandina, Heavenly Bamboo	5 gal	6	Low
Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	5 gal	3	Medium
Pittosporum tenuifolium	Blackstem Pittosporum	5 gal	5	Medium
Polygala fru. 'Petite Butterfly'	Butterfly Pea Shrub	5 gal	7	Medium
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	5 gal	7	Low
Salvia leucantha	Mexican Sage	5 gal	4	Low
Ground cover				
Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	1 gal	12	Very Low, Low
Myoporum parvifolium	Ground Cover Myoporum	1 gal	10	Low, Extra in Summer
Perennial				
Epilobium canum 'Catalina'	Catalina California Fuchsia	1 gal	5	Medium, Extra in Summer
Equisetum hyemale	Horsetail	1 gal	3	Medium, Extra in Summer
Grass				
Chondropetalum tectorum	Cape Rush	5 gal	6	Low
Lomandra hybrid 'Lime Spritz'	Lime Spritz Lomandra	5 gal	7	Low



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REVISIONS

BY



Karen Aitken & Associates
LANDSCAPE ARCHITECTURE & DESIGN


YING RESIDENCE

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1002 WRANGLERS TRAIL ROAD, PEBBLE BEACH

LANDSCAPE PLAN



DATE 05-21-25
SCALE 1/8"=1'-0"
DRAWN AA
JOB YING

L-1