Exhibit A

This page intentionally left blank.

DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of: HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14 (PLN230353) RESOLUTION NO. 25--

Resolution by the County of Monterey Planning Commission:

- Finding the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage and associated site improvements;
 - b. Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%; and
 - c. Coastal Development Permit to allow the removal of 57 protected trees, including 8 landmark trees and 10 dead trees.

[PLN230353, Horvitz Fam Special Needs Gift Trust 7-18-14, 1573 Riata Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-341-019-000)]

The HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14 application (PLN230353) came on for hearing before the County of Monterey Planning Commission on July 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, written and oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and

- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP).

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

- b) <u>Project Scope.</u> The project consists of the construction of an 8,121 square foot, four-story single family dwelling with an attached 1,252 square foot garage and associated site improvements, including 3,650 cubic yards of cut and 190 cubic yards of fill, and the removal of 57 protected trees, 10 of which are dead. Implementation of the project will involve approximately 30 cubic yards of excavation on slopes in excess of 30%.
- c) <u>Allowed Use.</u> The property is located at 1573 Riata Road, Pebble Beach (APN: 008-341-019-000), in the Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a density of 1 unit per 1.5 acres with Design Control overlay district in the Coastal Zone or "LDR/1.5-D (CZ)", which allows the first single family dwelling on a lot pursuant to a Coastal Administrative Permit and Design Approval (Title 20 sections 20.14.030 and 20.44.030). The removal of protected trees requires the granting of a Coastal Development Permit pursuant to DMF CIP section 20.147.050. Additionally, less than 100 cubic yards of excavation on slopes in excess of 30% requires the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.64.230.C.2. Therefore, the project is an allowed use for this site.
- d) <u>Site Inspection</u>. The project planner conducted a site inspection on April 24, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- e) <u>Lot Legality.</u> The subject lot (2.3 acres) is shown in its current configuration in the County's 1964 and 1972 Assessor's Parcel Maps. The lot has been under separate ownership since 1964. Therefore, the County recognizes it as a legal lot of record.
- Design/Neighborhood and Community Character. The property is f) subject to the Design Control "D" overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials include off white, smooth stucco, red brick, and washed Carmel stone for the exterior siding. The roof will be comprised of both copper standing seam metal and flat terracotta tiles. The windows and doors will be framed with dark bronze steel and trimmed with wire-bushed cedar wood. The proposed home will not be visible from 17 Mile Drive due to intervening development and existing trees. The property is identified on DMF LUP Figure 3 as being within the viewshed from Point Lobos. However, due to vegetative screening and intervening development, the project will not be visible from Point Lobos. The proposed development will blend in with the highly developed residential area and will also be partially shielded by the dense forest onsite. Consistent with section 20.147.070.B.3 of the DMF CIP, the structure's square footage was

significantly reduced to minimize tree removal and alterations to natural landforms. The original proposal included an approximately 15,000 square foot residence that was inconsistent with the site of neighboring residences, which range between 2,000 and 10,000 square feet. The applicants significantly reduced the size of the home to ensure it better fit in with the neighborhood character in terms of size and mass. With the reduction of over 40% in floor area, the home will not stand out or be visually intrusive. Landscape and exterior lighting conditions (Condition Nos. 6 and 7) have been applied to any landscaping and exterior lighting are consistent with the DMF CIP and LUP policies.

- Development Standards. Development standards for the Low Density **g**) Residential zoning district can be found in Title 20 section 20.14.060. The proposed development conforms to all regulated site development standards. The allowed site coverage for this lot is 15% (15,752 square feet), and the proposed site coverage is 7.1% (7,500 square feet). The proposed four story single family dwelling will have a total floor area ratio (FAR) of 8.9% (9,373 square feet); this is below the maximum allowed 17.5% (18,377 square feet). The proposed development will be within all required setbacks. The structure will have a front setback of 34 feet from Palmero Way and 42 feet from Riata Road, meeting the required 30-foot front setback requirement. Due to the triangular shape of the lot and fronting two streets, there are no side setbacks for the development. The rear setback is proposed at 97 feet, exceeding the required 20-foot rear setback requirement. The proposed height of the structure is 30 feet, excluding the chimney, which is consistent with the allowed maximum 30-foot height limit for LDR zoning districts. Pursuant to Title 20 section 20.62.030.A, chimneys may be erected to a greater height than the limit established in the development standards for the base zoning district. To ensure compliance with the 30-foot height limitation, a height verification condition (Condition No. 8) has been applied to the project. Therefore, the proposed development complies with all applicable development standards.
- Tree Removal. The property is densely vegetated with native Coast live h) oaks and Monterey pines. Avoiding tree removal on this lot is not feasible for a project of this size. A Coastal Development Permit is required to allow the removal of 57 protected trees, including 8 landmark and 10 dead trees, pursuant to section 20.147.050 of the DMF CIP. A Tree Assessment (LIB240157) was prepared for the project to analyze the proposed tree removal and address any potential impacts. The Tree Assessment also recommended replanting ratios and tree protection measures. Forty-seven of the trees proposed for removal are alive (22 Oaks and 24 pines), with 8 of which being landmarks. The number of trees proposed for removal was significantly reduced from the originally proposed 90 trees. As sited and designed, it is not feasible to retain these 47 trees throughout construction. The ten dead trees will be removed to reduce onsite fuel. The proposed tree removal will not cause an adverse impact to forest resources. The required findings have been made to allow the proposed tree removal; see Finding No. 5 and supporting evidence.

- i) <u>Archaeological Sensitivity.</u> According to County GIS, the project site has a high archaeological sensitivity, but is not within 750 feet of known archaeological resources. The DMF CIP requires an archaeological report for all development within a known or potential archaeological resource area. A site specific Phase I Archaeological Study was prepared (County of Monterey Library No. LIB240158). The pedestrian survey was negative for potentially significant resources, and the archaeologist did not recommend further investigation or mitigation. Therefore, the potential for cultural resources to be impacted is limited and controlled through application of the County's standard archaeological condition (Condition No. 3), which requires all work to be halted within 50 feet if a resource, or potential resource, is uncovered.
- j) <u>Biological Resources.</u> DMF CIP section 20.147.030.B.1 requires field surveys and impact analysis, by qualified individuals, to precisely determine sensitive habitat area. Therefore, a biological report was prepared for this project (County of Monterey Library No. LIB240159). The biologist conducted a site survey and observed a total of 28 species of plants, native (12) and nonnative (16) to the Pebble Beach and Monterey Peninsula area. No endangered or special status species were observed other than the Coast live oaks and Monterey pines. Following the site survey and other research, the biologist concluded there is no evidence or expectation that the proposed project would certainly or potentially disturb or displace special plant species.
- k) <u>Pescadero Watershed</u> Pursuant to section 20.147.030 of the DMF CIP and Policy 77 within the DMF LUP, the undeveloped parcel has an allowance of 9,000 square feet of impervious coverage as they are within the Pescadero Watershed. Consistent with the policies and regulations, the applicant has proposed a total impervious coverage of 7,500 square feet.
- Development on Slopes in Excess of 30%. The eastern portion of the 1) subject parcel, along Palmero Way, contains slopes in excess of 30 percent. Title 20 section 20.64.230 requires the granting of a Coastal Development Permit for all development on slopes in excess of 30 percent unless the development meets the criteria of subsection C.2, in which case the development would require the granting of a Coastal Administrative Permit. Criteria of Title 20 section 20.64.230.C.2 includes the excavation of less than 100 cubic yards, which does exceed 2 feet in depth and is not steeper than 66 percent. As illustrated on Sheets A-5.0 and C3 of the attached plans, excavation, namely recontouring for slope and grade transitions to allow for the cut of the building pad, is proposed on slopes in excess of 30 percent but less than 66 percent. Further, all cuts associated with the proposed grade transitions are less than 2 feet in depth, totaling approximately 30 cubic yards of cut on steeper slopes. Rather than installing a retaining wall or leaving an unstable steep hillside, recontouring the eastern portion of the property ensures that the proposed development will not contribute to runoff or erosion per Policies 1 and 3 of the DMF LUP. No structural development is located on slopes in excess of 30 percent. Therefore, the proposed project meets the requirements of 20.64.230.C.2, and the

criteria to grant a Coastal Administrative Permit have been met in this case.

- m) <u>Land Use Advisory Committee.</u> Based on the Board of Supervisors Guidelines, the project was referred to the Del Monte Forest Land Use Advisory Committee on January 25, 2025. The LUAC raised some concerns regarding the applicant's desire to plant over 100 trees on the already forested property. The LUAC suggested that the applicant and the County consider defensible space requirements when finalizing replanting locations. The LUAC unanimously recommended support of the application as proposed. No comments were made by the public at this meeting.
- n) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development are found in Project File PLN230353.

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

- **EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Pebble Beach Community Services District (CSD), HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - b) Staff identified potential impacts to archaeological resources, sensitive biological resources, soils resources and protected trees. The following reports have been prepared:
 - "Phase I Archaeological Study" (County of Monterey Library No. LIB240158) prepared by Historic Resource Associates, Pebble Beach, California, March, 2023.
 - "Tree Resources Assessment & Construction Impact Assessment" (County of Monterey Library No. LIB240157) prepared by Frank Ono, Pacific Grove, California, May 18, 2023.
 - "Biological Resources Report" (County of Monterey Library No. LIB240159) prepared by Jeffery Froke, Pebble Beach, California, April 2, 2023.
 - "Geotechnical Investigation" (County of Monterey Library No. LIB240160) prepared by Vicki Odella, Pebble Beach, California, May, 2009.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on April 24, 2024 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN230353.

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

- **EVIDENCE:** a) The project was reviewed by HCD-Planning, HCD-Engineering Services, Pebble Beach CSD, HCD-Environmental Services and Environmental Health Bureau. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The subject parcel will obtain a sewer service connection to Pebble Beach Community Services District. No onsite graywater or rainwater catchment systems are proposed at this time.
 - c) The applicant provided a Can and Will serve letter dated 07/17/2024 from Cal-Am Water stating they will provide domestic water service to the subject parcel.
 - d) The Pebble Beach CSD reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN230353.
- 4. **FINDING: NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No known violations exist on the property.
 - **EVIDENCE:** a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 24, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230353.
- 5. **FINDING: TREE REMOVAL** The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.
 - EVIDENCE: a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment and Forest Management Plan (County of Monterey Library No. LIB240157) was submitted to evaluate the proposed tree removal and address potential impacts.
 - b) The project includes the removal of 57 protected trees, including 23 Coast live oaks and 34 Monterey pines, 10 of which are dead. Of the 57 trees, there are 8 landmark Monterey pines proposed for removal.

Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project for the proposed tree removal.

- c) The subject lot is densely forested with over 60% canopy cover and over 460 trees onsite. The trees are evenly scattered across the whole property. Avoiding tree removal is not feasible to develop this lot, especially with the size of the proposed project. The arborist report states that the densest tree cover is in the north and west areas of the property. Consistent with DMF CIP section 20.147.050.C.4 and DMF LUP Policy 33, the applicants sited their development outside of these densely forested areas to impact as few trees as possible.
- d) The original design required the removal of 90 trees to accommodate the development. Staff reviewed this request and encouraged the applicant to reduce the overall size of the project to reduce tree removal. Minimizing tree removal is required by Policy 33 of the DMF LUP, which states that "Siting, design, and land use concepts that minimize removal and damage should be applied and are preferred". The Applicant returned with a reduced scope of work and a request to remove 80 trees. After further discussions with staff, the Applicant reduced the amount of grading for the project and were able to retain 23 additional trees. After multiple reductions, the applicants have minimized the tree removal to the maximum extent. Fifty-seven trees are the minimum amount to be removed under the circumstances.
- To accommodate the proposed structure, 15 trees (four Oaks and 11 Pines, e) four of which are landmarks) will be removed. This removal is necessary due to the placement of the proposed structure. Two of these Oaks and two of the four landmark Pines are considered to be in a poor condition. Eighteen trees (seven Oaks and 11 Pines) will be impacted due to the placement of the driveway and parking area. One Oak and one Pine are considered to be in a poor condition. Grading will require the removal of 24 trees (seven Oaks and 17 pines, four of which are landmarks). Due to the sloping topography of the property, excavation is required on the eastern portion of the property to create a level building pad. Additional grading is necessary for proper slope and grade transitions and other amenities (walkways, staircases, retaining walls, outdoor recreation, or meeting areas) surrounding the structure and driveway footprint. Of these trees impacted by grading, two Oaks and two Pines are in a poor condition. Trees proposed for removal associated with grading and driveway impacts have been minimized as required by DMF LUP Policy 35. Many of the trees proposed for removal were noted as having a "thinning crown". All other trees proposed for removal are in fair or good conditions.
- f) The arborist confirmed the proposed tree removal will not have adverse impacts on forest resources. The lot has many trees, and over 85% of them will remain untouched by the project. The biological report confirmed there are no environmentally sensitive habitat areas (ESHA) on-site. As the tree removal is occurring outside of any ESHA, the project is consistent with section 20.147.050.C.3.a of the DMF CIP.
- g) The DMF CIP section 20.147.050.C.6 requires mitigation for tree removal, including planting onsite, planting offsite, or payment of a fee to the DMF Conservancy for tree planting or forest preservation. The arborist recommended replanting 35 trees to not overcrowd the forest. This does

not meet the 1:1 ratio called for in the CIP; therefore, the applicants will also be required to either replant off-site or pay a fee to the DMF Conservancy for the other 22 trees (Condition No. 15).

- h) Pursuant to DMF CIP section 20.147.050.B.1, a Forest Management Plan was submitted to the County for review. This plan can be found on sheet L3.21 of the attached plan set. It identifies the different fuel management zones and lists maintenance practices to minimize fuel onsite while maintaining a healthy forest.
- i) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a Condition of Approval, Condition No. 4.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN230353.

6. **FINDING:**

CEQA (Exempt) – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- **EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Article 19 Section 15303 categorically exempts the construction of new structures including the first single family dwelling. The project includes construction of a single family dwelling on a vacant lot and is not located within ESHA and will not have any impacts on other environmental resources.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The location of a project site is not located within an environmentally sensitive area;
 - Successive projects of the same type (Demo/Rebuilds or additions) and in the same place would not contribute to a significant cumulative impact;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1, 2 and 5);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
 - c) Staff conducted a site inspection on April 24, 2024 to verify that the site and proposed project meet the criteria for an exemption.
 - d) See supporting Finding Nos. 1, 2 and 5. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230353.

7.

FINDING:

EVIDENCE: a)

APPEALABILITY - The decision on this project may be appealed to/by the Board of Supervisors and the California Coastal Commission (CCC).

- Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Planning Commission to the Board of Supervisors.
- b) Title 20 section 20.86.080 states an applicant or any aggrieved person who has exhausted all County appeals, or any two (2) members of the California Coastal Commission, may appeal any approved project located between the sea and the first public road paralleling the sea to the CCC. The project parcel is between the sea and the first public road, that road being Highway 1.

DECISION

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

- 1) Find the project exempt from CEQA pursuant to section 15303, new structures; and
- 2) Approve a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage and associated site improvements including 3,650 cubic yards of cut and 190 cubic yards of fill; and
 - b. Coastal Development Permit to allow the removal of 57 protected trees including 8 landmark tees and 10 dead trees.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

PASSED AND ADOPTED this 30th day of July 2025

Melanie Beretti, AICP Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 ______.

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

Horvitz Fam Special Needs Gift Trust 7-18-14 (PLN230353)

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.

<u>NOTES</u>

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230353

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation This Combined Development Permit (PLN230353) allows construction of an 8,121 **Monitoring Measure:** square foot single family dwelling with an attached 1.252 square foot garage and associated site improvements including 3,650 cubic yards of cut and 190 cubic yards of fill and removal of 57 protected trees including 8 landmark tees and 10 dead trees. The property is located at 1573 Riata Rd, Pebble Beach (Assessor's Parcel Number 008-341-019-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Compliance or Monitoring Action to be Performed: Compliance or Monitoring Action to be

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department:	Planning
Condition/Mitigation Monitoring Measure: "A Combined Development Permit (Resolution Number) w by the Planning Commission for Assessor's Parcel Number 008-314-019-0 30, 2025. The permit was granted subject to 15 conditions of approval wh 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 lf, during the course of construction, cultural, archaeological, historical or **Monitoring Measure:** 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 archaeologist (i.e., archaeologist registered qualified an with the Register of immediately Professional Archaeologists) shall be 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Action to be

Performed: 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 Trees which are located close to construction site(s) shall be protected from Monitoring Measure: 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 Said protection, approved by certified arborist, shall be demonstrated prior to trees. issuance of building permits subject to the approval of HCD - Director of Planning. lf 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 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. **Performed:**

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

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

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

6. 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 Owner/Applicant/Licensed Prior to issuance of building permits, Landscape the Monitorina Contractor/Licensed Landscape Architect shall submit landscape plans and Action to be contractor's estimate to HCD - Planning for review and approval. Landscaping plans Performed: 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 non-invasive species; native. drought-tolerant, 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.

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

Responsible Department: Planning

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

(HCD - Planning)

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

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

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

8. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

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

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

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

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

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:Prior to final, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1
 - Replacement ratio recommended by arborist: 35 trees total for site

- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning

¹⁹ for review and approval. Evidence shall be a receipt for the purchase of the d: replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

12. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or 1. Prior to issuance of the Grading Permit or Building Permit. Monitoring Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the Action to be HCD-Planning and HCD- Engineering Services for review and approval. Performed:

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

13. PW0045 - COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

14. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed:

This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

15. PDSP001 - OFF-SITE TREE MITIGATION

Responsible Department: Planning

Condition/Mitigation The granting of this permit allows the removal of 57 protected trees. It has been **Monitoring Measure:** determined that on-site replanting is not feasible for a 1:1 replanting ratio. To avoid overcrowding the forest, the arborist recommended replanting a maximum of 35 trees onsite. Therefore, off-site mitigation shall be required pursuant to Del Monte Forest CIP Section 20.147.050.C.6. Applicant/owner must work with a gualified arborist and the Del Monte Forest Conservancy to identify a suitable site for off-site replanting within the Del Monte Forest. Suitability determination includes protection or enhancement of existing forest resources and shall not result in forest overcrowding. Should an off-site location be identified, the applicant/owner shall submit to HCD-Planning an agreement from the Del Monte Forest Conservancy confirming consent to replant 22 native trees (combination of Coast live oaks and Monterey pines) on the identified location and establish the maintenance, financial and monitoring responsibility. Should off-site replanting be infeasible to the satisfaction of HCD-Planning, applicant/owner shall make pavment gee to Del Monte Forest Conservancy for off-site а of а the replanting/preservation commensurate to the cost, as determined by a certified arborist, based on the number and type of trees removed.

Prior to final, applicant/owner shall submit to HCD-Planning evidence demonstrating either replanting on the approved off-site location, or payment of approved fee estimate, as necessitated by off-site feasibility determination.

Should off-site replanting occur, one year after the planting of the replacement trees, the owner/application shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement trees and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

This page intentionally left blank



1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA



DEVELOPMENT APPLICATION MONTEREY COUNTY PLANNING

<u>PLAN SUBMITTALS:</u> OCTOBER 16, 2023 PLAN REVISION FEBRUARY 21, 2024

DESIGN REVISION JUNE 14, 2024

BUILDING FOOTPRINT & LANDSCAPE REDUCTION SEPTEMBER 27, 2024

PROJECT INFORMATION

PROPERTY OWNER HORVITZ FAMILY SPECIAL NEEDS GIFT TRUST 23721 VIA ROBLE COTO DE CAZA, CA 92679 (310)466-0269 JIM@LCTLOGISTICS.COM	ARCHITECTURE TEAM FOREST STUDIO - BOB WHITE 332 FOREST AVENUE, SUITE 4 LAGUNA BEACH, CA 92651 (949)497-0202 BOB@FORESTSTUDIO.COM
GENERAL CONTRACTOR/PROJECT COORDINATOR STOCKER & ALLAIRE - DAVID STOCKER 21 MANDEVILLE COURT MONTEREY, CA 93940 (831)375-1890 DSTOCKER @ STOCKERALLAIRE.COM	EBTA ARCHITECTS - CARLOS ELENES 22 CORPORATE PARK, SUITE 200 IRVINE, CA 92606 (949)955-3282 CARLOS@EBTA.COM
1573 RIATA ROAD PEBBLE BEACH, CALIFORNIA	CIVIL ENGINEER L&S ENGINEERING AND SURVEYING CONTACT: JEFF LORENTZ 2460 GARDEN ROAD, SUITE G MONTEREY, CA 93940 (831)655-2723 JEFF@LANDSENGINEERS.COM LANDSCAPE ARCHITECT EPTDESIGN CONTACT:NORD ERIKSSON / AMBER AU 234 N. EL MOLINO AVENUE, SUITE 100 PASADENA, CA 91101 (626)795-2008 NERIKSSON@EPTDESIGN.COM

PROPERTY INFORMATION

UTILITY PLAN

LEGAL DESCRIPTION	LOT AREA
APN: 008-341-019	105,011.4 SF (2.41 AC)
COUNTY OF MONTEREY ZONING DESIGNATION LDR/1.5-D(CZ)	EXISTING BUILDING AREA N/A, VACANT LOT

SHEET INDEX

C 2 C 3

C 4 C 5

ARCHIT	ECTURAL		~
	COVER SHEET / PROJECT INFO		
	EXISTING SITE PHOTOGRAPHS		TREE DISPOSITION PLAN
	OVERALL CONTEXT PLAN		TREE DISPOSITION PLAN
A - 1.1			
A - 1.2	FIRE ACCESS PLAN	L O . O 3	
A - 2.0	FLOOR PLAN - LOWER LEVEL	L0.04	
A - 2.0			TREE PROTECTION NOTES
A - 2.1 A - 2.2	FLOOR PLAN - SECOND FLOOR	L1.00	ILLUSTRATIVE PLAN
		L1.01	CONSTRUCTION PLAN
A - 2 . 3	FLOOR PLAN - THIRD FLOOR	L1.02	CONSTRUCTION PLAN
A - 3.0	ROOF PLAN	L1.03	
A - 4.0	EXTERIOR ELEVATIONS	L1.51	WALL ELEVATIONS
A - 4 . 1	EXTERIOR ELEVATIONS	L1.52	WALL ELEVATIONS
A - 4 . 2	EXTERIOR ELEVATIONS	L 2 . O 1	IRRIGATION PLAN
A - 4 . 3	EXTERIOR ELEVATIONS	L 2 . O 2	IRRIGATION PLAN
A - 4 . 4	EXTERIOR ELEVATIONS	L 2 . 0 3	IRRIGATION PLAN
A - 4 . 5	EXTERIOR ELEVATIONS	L 2 . 5 1	IRRIGATION LEGEND & NOTES
A - 5.0	SITE SECTION	L3.01	
A - 5.1	TYPICAL WALL DETAILS	L 3 . 0 2	PLANTING PLAN
A-6.0	NOT USED	L 3 . 0 3	PLANTING PLAN
A - 6.1	NOT USED	L 3 . 2 1	
A - 7.0	COLOR & MATERIAL BOARD	L 3 . 2 2	
			I ULL MANAOLMENT I LAN
CIVIL			
	GRADING AND DRAINAGE PLAN		
C 2	GRADING AND DRAINAGE PLAN		



V I C I I I Y M A P N O T T O S C A L E

ForestStudio

332 Forest Avenue

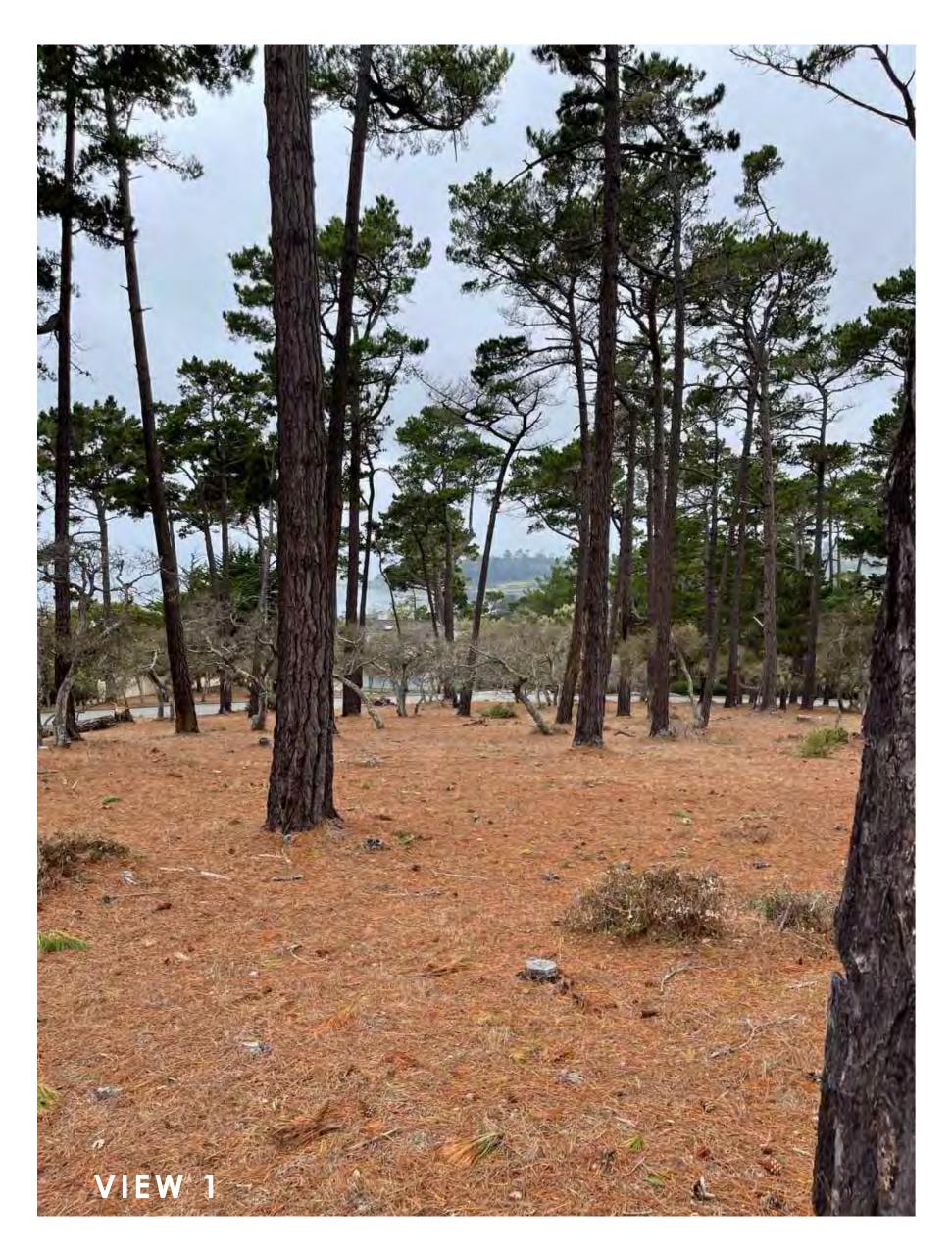
Suite 4

Laguna Beach. CA 92651 949.497.0202 www.foreststudio.com

SEPTEMBER 27, 2024

A-0.0

COVER SHEET











HORVITZ RESIDENCE A RETREAT FOR FAMILY AND FRIENDS 1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

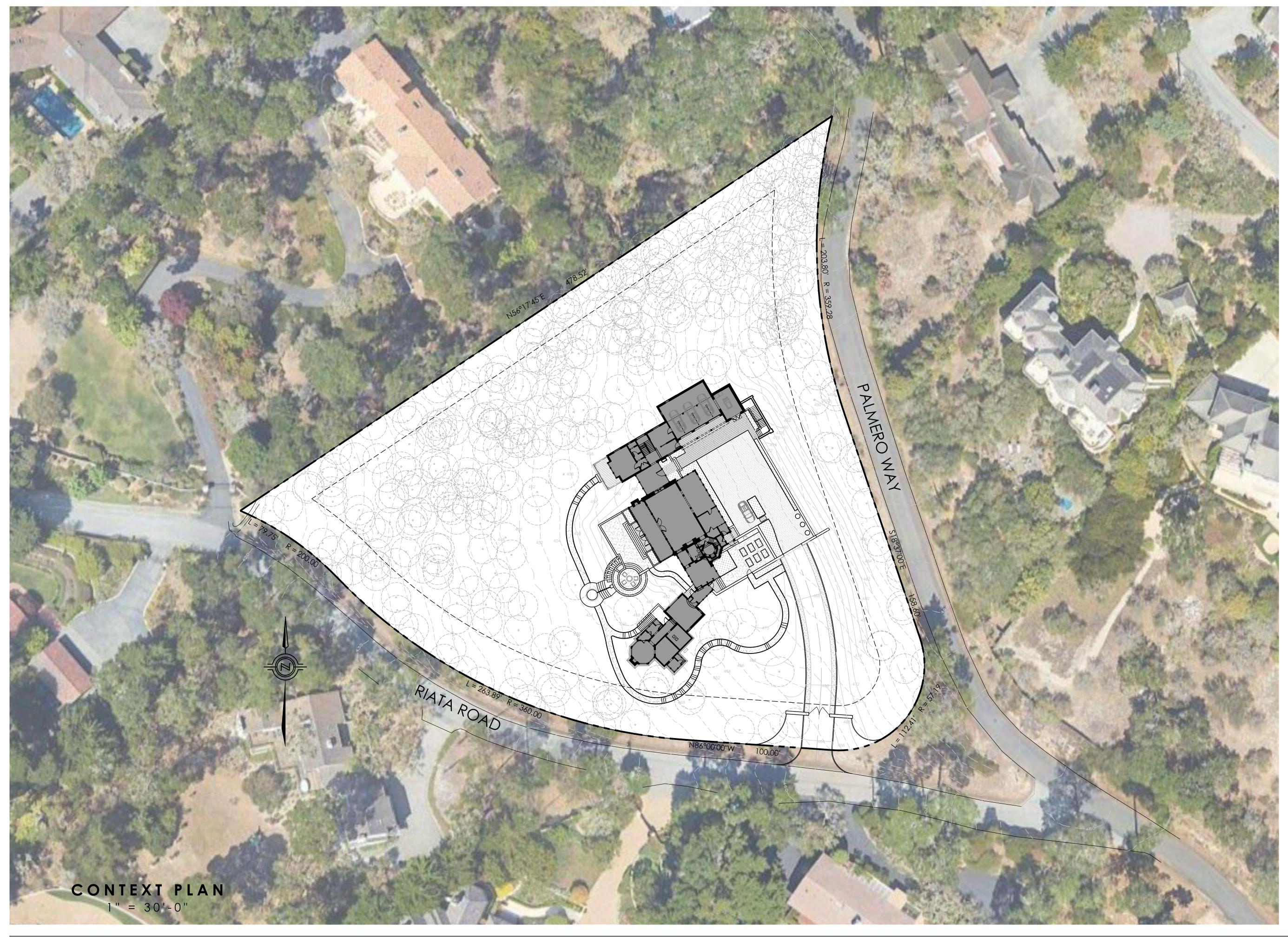




ForestStudio

SEPTEMBER 27, 2024

332 Forest Avenue Suite 4 Laguna Beach. CA 92651 949.497.0202 www.foreststudio.com



1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

PROPERTY INFORMATION

LOT AREA 105,011.4 SF (2.41 AC)

LEGAL DESCRIPTION APN: 008-341-019

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Beginning at a point distant South 81° 45' 30" East, 2161.28 feet from the Northeasterly corner of Lot 62, which Lot is shown on the map entitled, "Amended Map of Pebble Beach, Monterey County, California a subdivision of a portion of Rancho El Pescadero owned by Pacific Improvement Co., Designed and Surveyed by T.B. Hunter, Assoc. M. AM. Soc. C.E., October 1909, showing portion resubdivided by Lott D. Norton, October 1910", filed October 13, 1911 in Volume 2, Maps of "Cities and Towns", at Page 31, in the Office of the County Recorder of the County of Monterey, State of California; thence running,

 North 86° 11' West, 100.00 feet to a point; thence
 (2) Tangentially and curving to the right 263.89 feet on the arc
 of a curve of 360 feet radius, to a point of reverse curvature; thence

curvature; thence
(3) Tangentially and curving to the left 79.70 feet on the arc of a curve of 200 feet radius, to a point; thence
(4) North 56° 17' 45" East, 478.48 feet to a point; thence
(5) Southerly and curving to the left 203.79 feet on the arc of a curve of 359.28 feet radius (long chord bears
South 2° 22' East, 201.07 feet) to a point; thence tangentially,
(6) South 18° 37' East, 158.60 feet to a point; thence
(7) Tangentially and curving to the right 112.41 feet on the arc of a curve of 57.19 feet radius, to the point of

of a curve of 57.19 feet radius, to the point of

beginning, being a portion of El Pescadero Rancho.

LEGEND

🛛 🛲 PROPERTY LINE PER BOUNDARY SURVEY

PROPOSED BUILDING FOOTPRINT

- EXISTING CONTOUR LINE PROPOSED CONTOUR LINE

A-1.0 OVERALL CONTEXT PLAN (FOR REFERENCE ONLY) SEPTEMBER 27, 2024

ForestStudio

332 Forest Avenue Suite 4 Laguna Beach. CA 92651 949.497.0202 www.foreststudio.com



1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

SITE INFORMATION / CALCULATIONS

LOT AREA 105,011.4 SF (2.41 AC)

BUILDING SITE COVERAGE	
BUILDING FOOTPRINT	7,090 SF
COVERED OUTDOOR	410 SF
TOTAL	7,500 SF

BUILDING SITE COVERAGE ALLOWED: 15,752 SF (15%) BUILDING SITE COVERAGE PROPOSED: 7,500 SF (7.1%)

FLOOR AREA RATIO (FAR)	
MAIN HOUSE LIVABLE	
LOWER LEVEL	624 SF
1ST FLOOR	5,639 SF
2ND FLOOR	1,712 SF
3RD FLOOR	146 SF
TOTAL MAIN HOUSE	8,121 SF
GARAGE	1,252 SF
TOTAL BUILDING AREA	9,373 SF
FAR ALLOWED: FAR PROPOSED:	18,377 SF (17.5%) 9,373 SF (8.9%)

PESCADERO COVERAGE (IMPERVIOUS AREA) BUILDING SITE COVERAGE PROPOSED: 7,500 SF IMPERVIOUS COVERAGE ALLOWED: 9,000 SF

*DRIVEWAYS AND PATIOS TO BE PERMEABLE CONSTRUCTION

SITE PROGRAM LABELS

- 1) ARRIVAL COURT
- 2 GUEST PARKING
- 3 NOT USED
- 4 NOT USED
- 5 3-CAR GARAGE
- 6 CART / YARD STORAGE
- 7 NOT USED
- 8 COVERED PORCH
- 9 TERRACE
- 10 FIRE PIT AREA
- 11 NOT USED
- 12 REFLECTING POND
- 13 NOT USED
- (14) WALKING TRAIL
- 15 GARDEN

<u>SITE PLAN KEYNOTES</u>

- A ENTRY GATE PER LANDSCAPE PLAN
- DRIVEWAY PERMEABLE MATERIAL PER LANDSCAPE PLAN
- MOTOR COURT PERMEABLE MATERIAL PER LANDSCAPE PLAN
- ROOF OF COVERED PORCH BELOW
- E FACE OF BATTERED STONE WALL BASE
- F LINE OF ROOF ABOVE
- G TRASH / RECYCLING STORAGE AREA
- HARDSCAPE PER LANDSCAPE PLAN
- PLANTER / POTS PER LANDSCAPE PLAN
- NATURAL LANDSCAPE TO REMAIN
- K PERIMETER FENCE PER LANDSCAPE PLAN

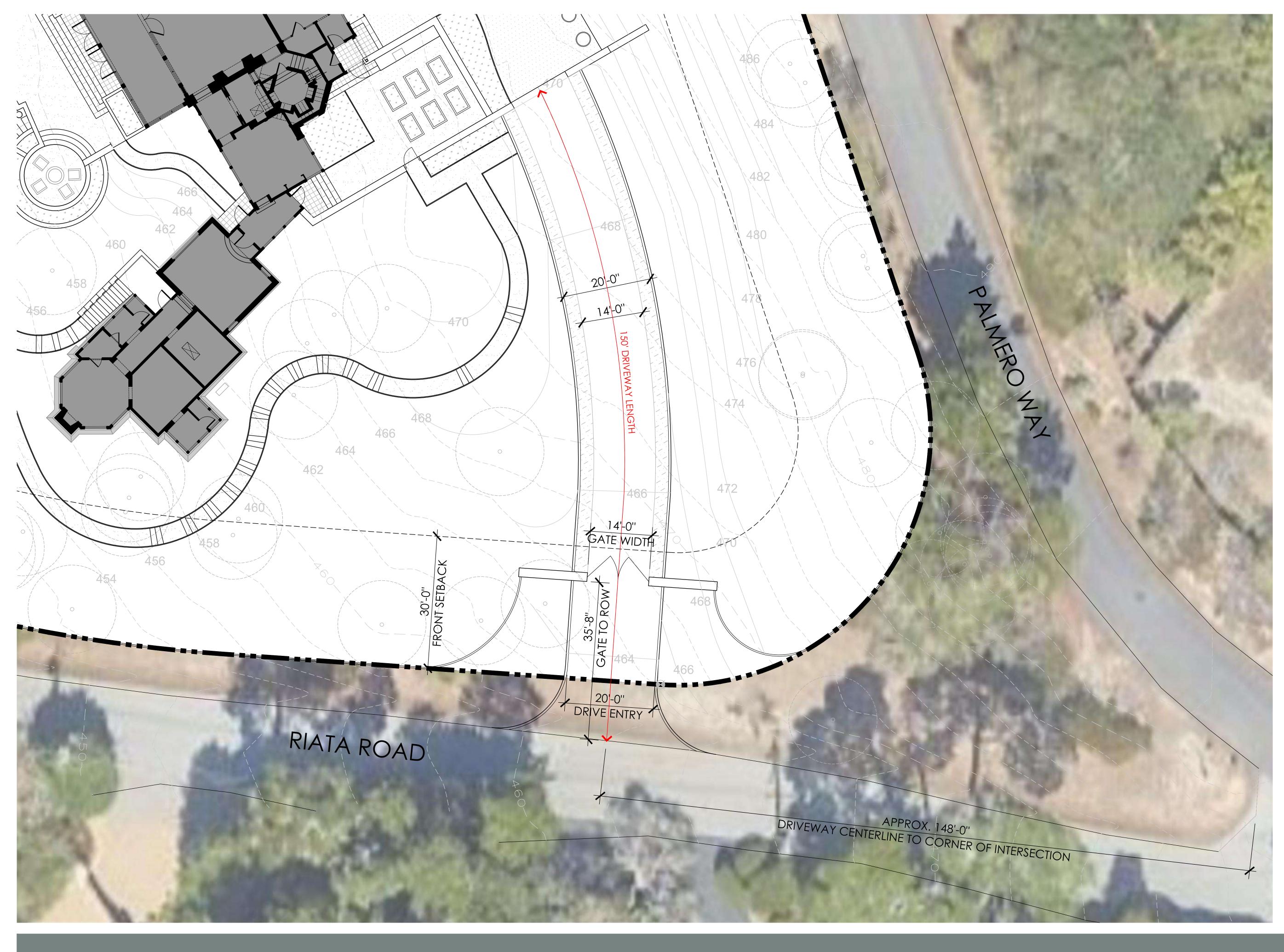
LEGEND

	PROPERTY LINE PER BOUNDARY SURVEY
	PROPOSED BUILDING FOOTPRINT
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	PROPOSED PLANTING AREA - SEE LANDSCAPE PLAN
	GRAVEL
	EXISTING TREE TO REMAIN - SEE LANDSCAPE PLAN
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE



ForestStudio

332 Forest Avenue Suite 4 Laguna Beach, CA 92651 949.497.0202 www.foreststudio.com



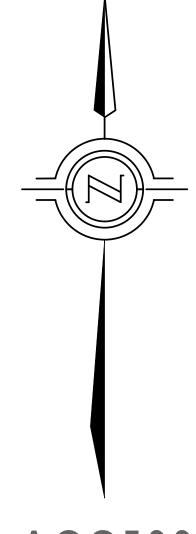
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

FIRE ACCESS PLAN NOTES

PER CONVERSATIONS WITH BATTALION CHIEF FRANK ESPINOZA AND FIRE CAPTAIN NICK BAUTISTA, OUR PROPOSED DRIVEWAY LENGTH OF 150' (FROM STREET TO MOTOR COURT ENTRY WALL) WILL NOT REQUIRE A HAMMERHEAD OR TURNOUT.

WE RECEIVED WRITTEN CORRESPONDENCE VIA EMAIL ON JUNE 22, 2023.

BUILDING OCCUPANCY: R-3 CONSTRUCTION TYPE: V-B, SPRINKLERED

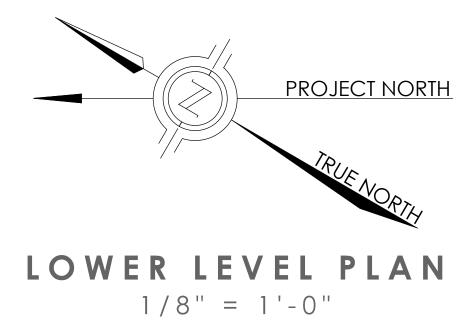


FIRE ACCESS PLAN 1 " = 10'-0"

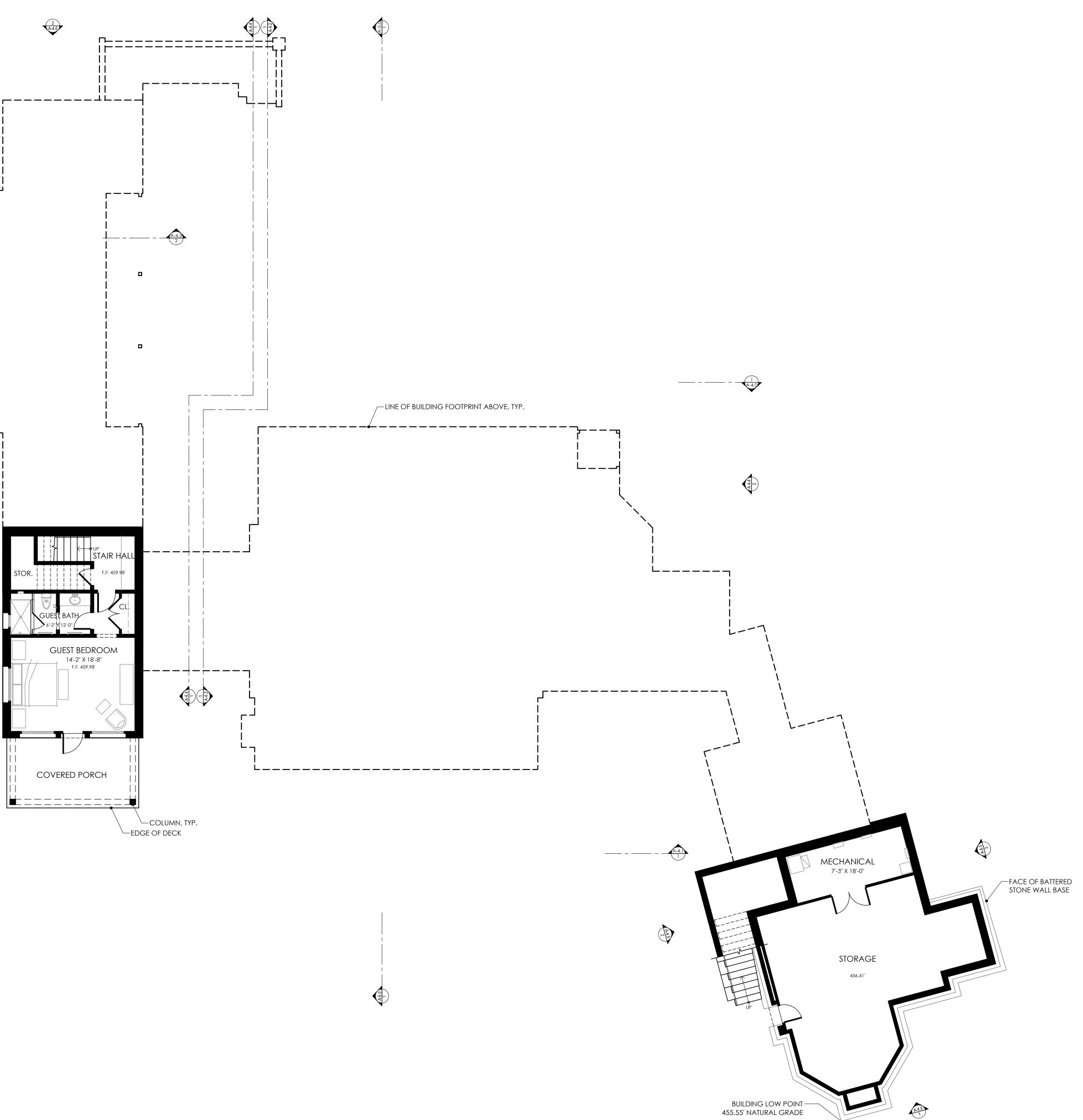
ForestStudio

332 Forest Avenue Suite 4 Laguna Beach, CA 92651 949.497.0202 www.foreststudio.com





1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA



T PA

A4.1

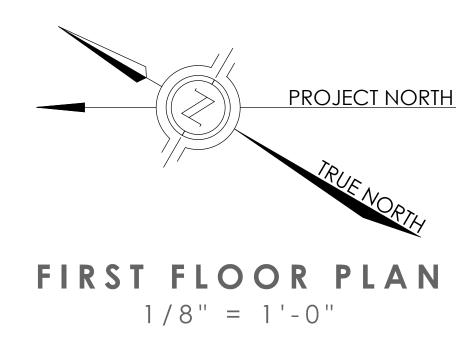
ForestStudio

SEPTEMBER 27, 2024

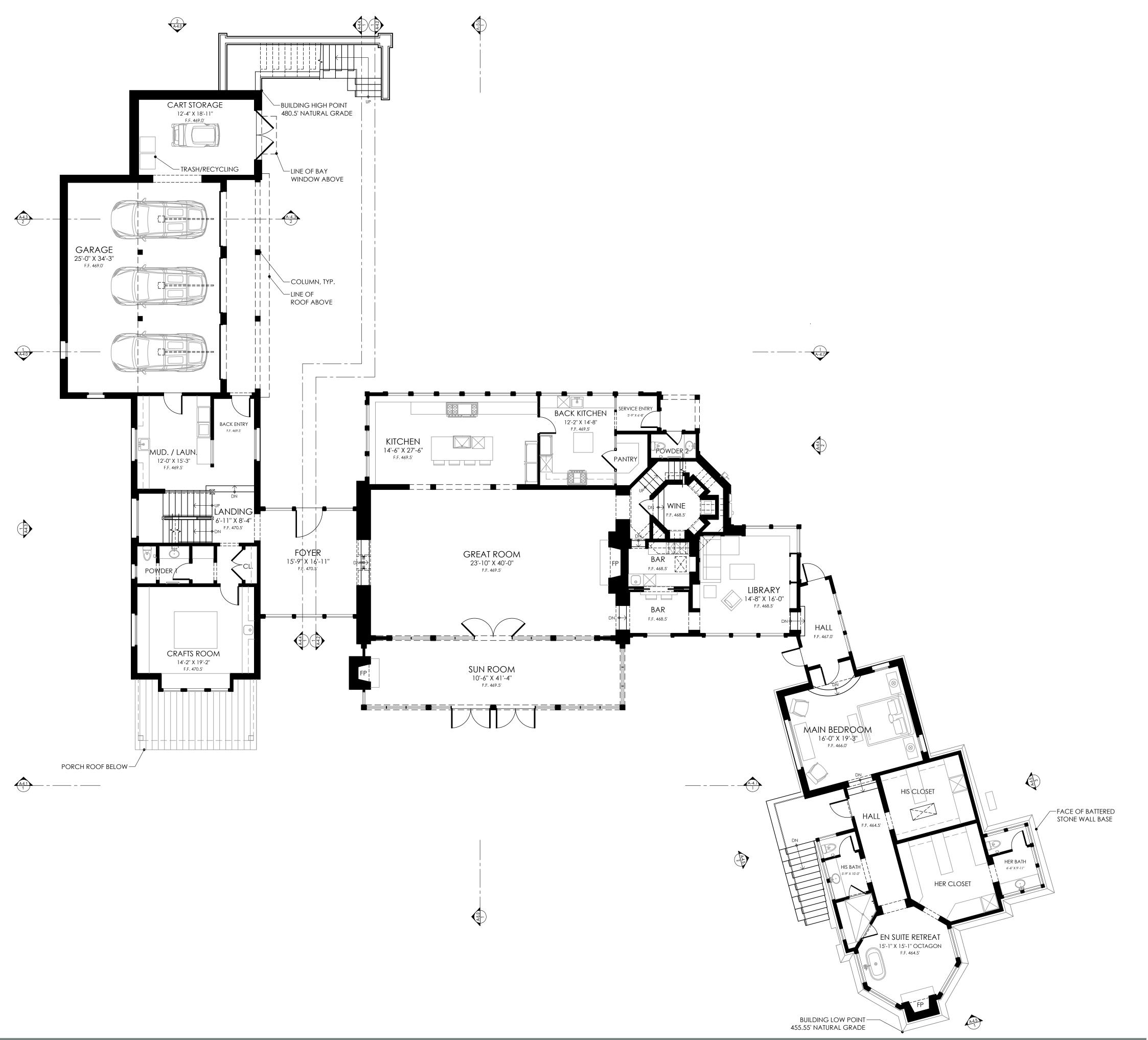
A-2.0

FLOOR PLAN - LOWER LEVEL

332 Forest Avenue Suite 4 Laguna Beach. CA 92651 949.497.0202 www.foreststudio.com



1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA



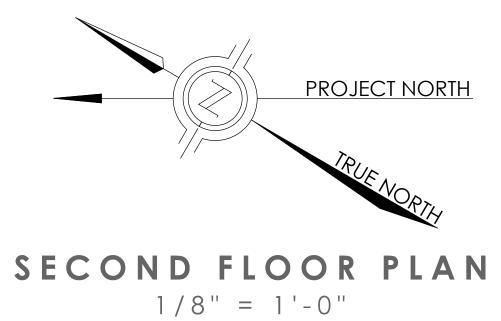
ForestStudio

FLOOR PLAN - FIRST FLOOR

SEPTEMBER 27, 2024

A-2.1

332 Forest Avenue Suite 4 Laguna Beach, CA 92651 949.497.0202 www.foreststudio.com



A-4.3 2

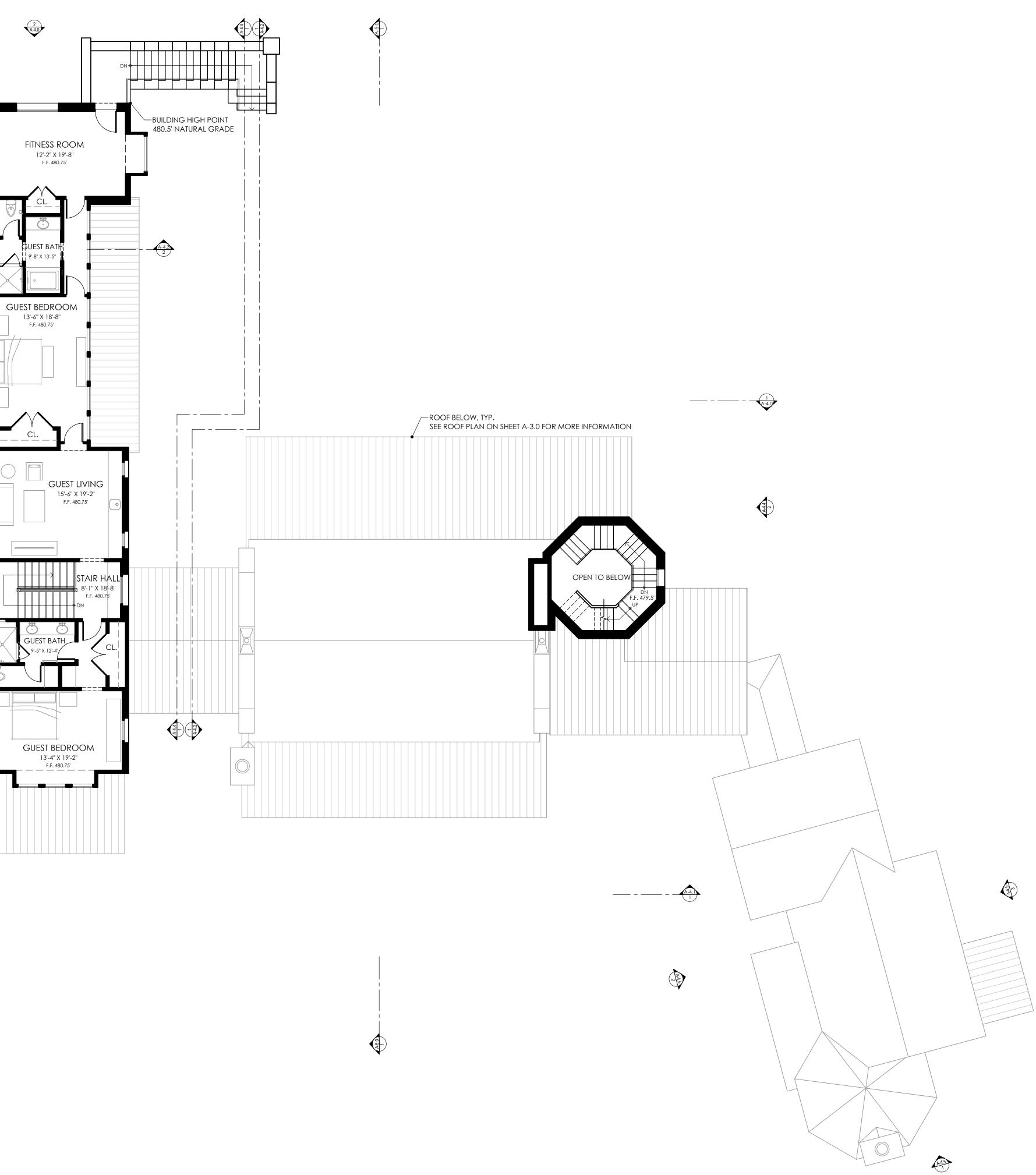
1 A-4.0

44.3

A4.1

- _____

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

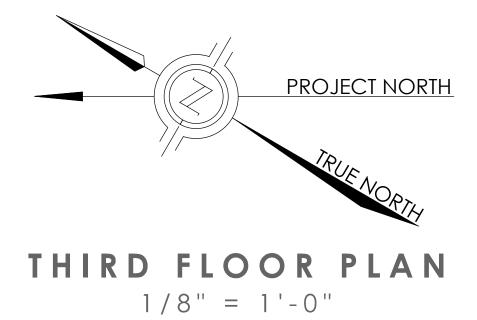


A-2.2 FLOOR PLAN - SECOND FLOOR

ForestStudio

SEPTEMBER 27, 2024

332 Forest Avenue Suite 4 Laguna Beach. CA 92651 949.497.0202 www.foreststudio.com



A-4.3 2

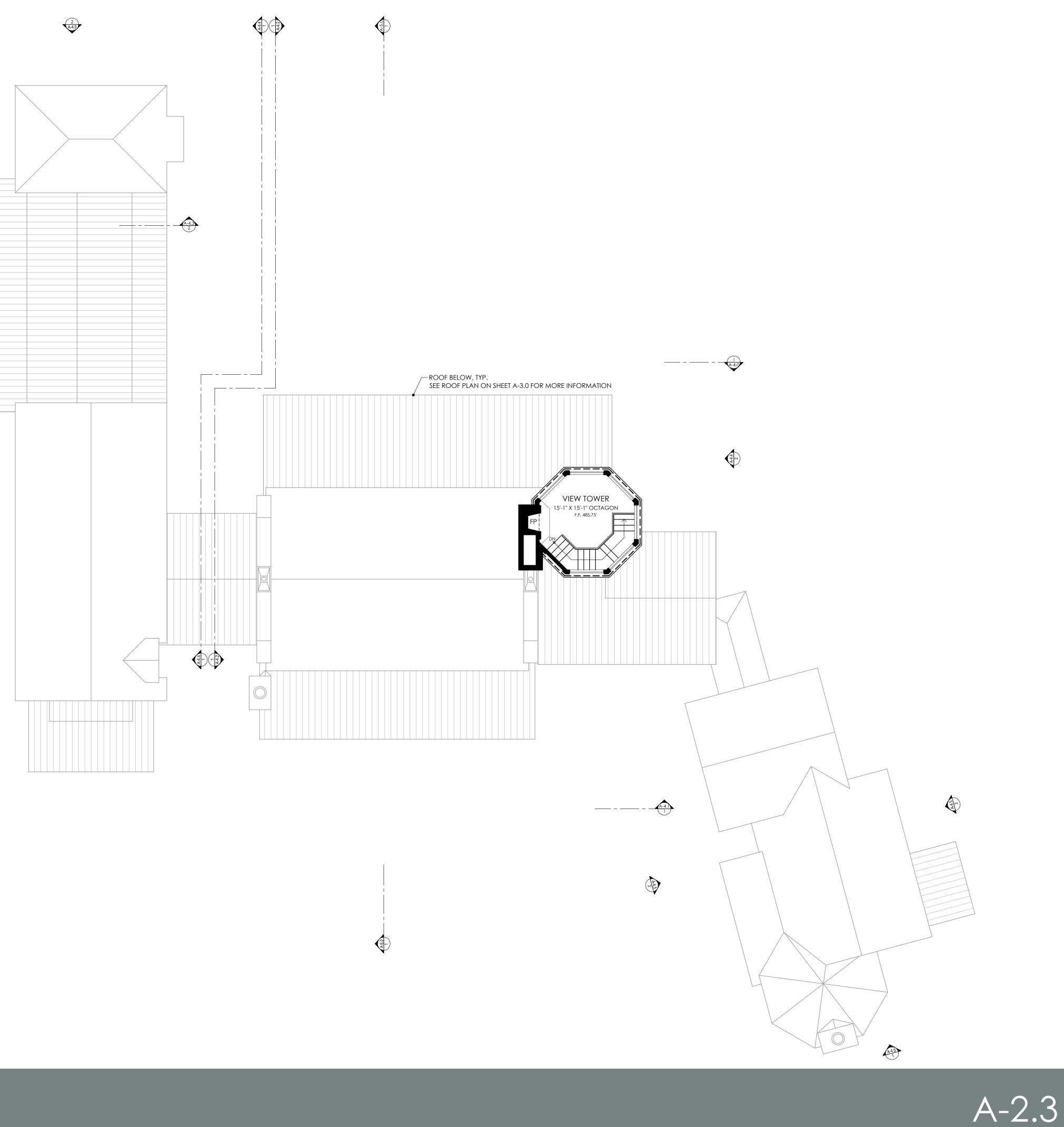
1 A-4.0

1

A4.1

_ _ _

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

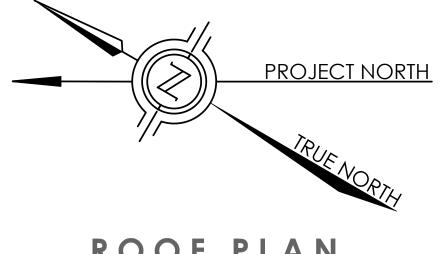


ForestStudio

332 Forest Avenue Suite 4 Laguna Beach. CA 92651 949.497.0202 www.foreststudio.com

SEPTEMBER 27, 2024

FLOOR PLAN - THIRD FLOOR



ROOF PLAN 1 / 8 " = 1 ' - 0 "

HORVITZ RESIDENCE A RETREAT FOR FAMILY AND FRIENDS

B ____/

€ 2:12 SLOPE

В

A-4.3 2

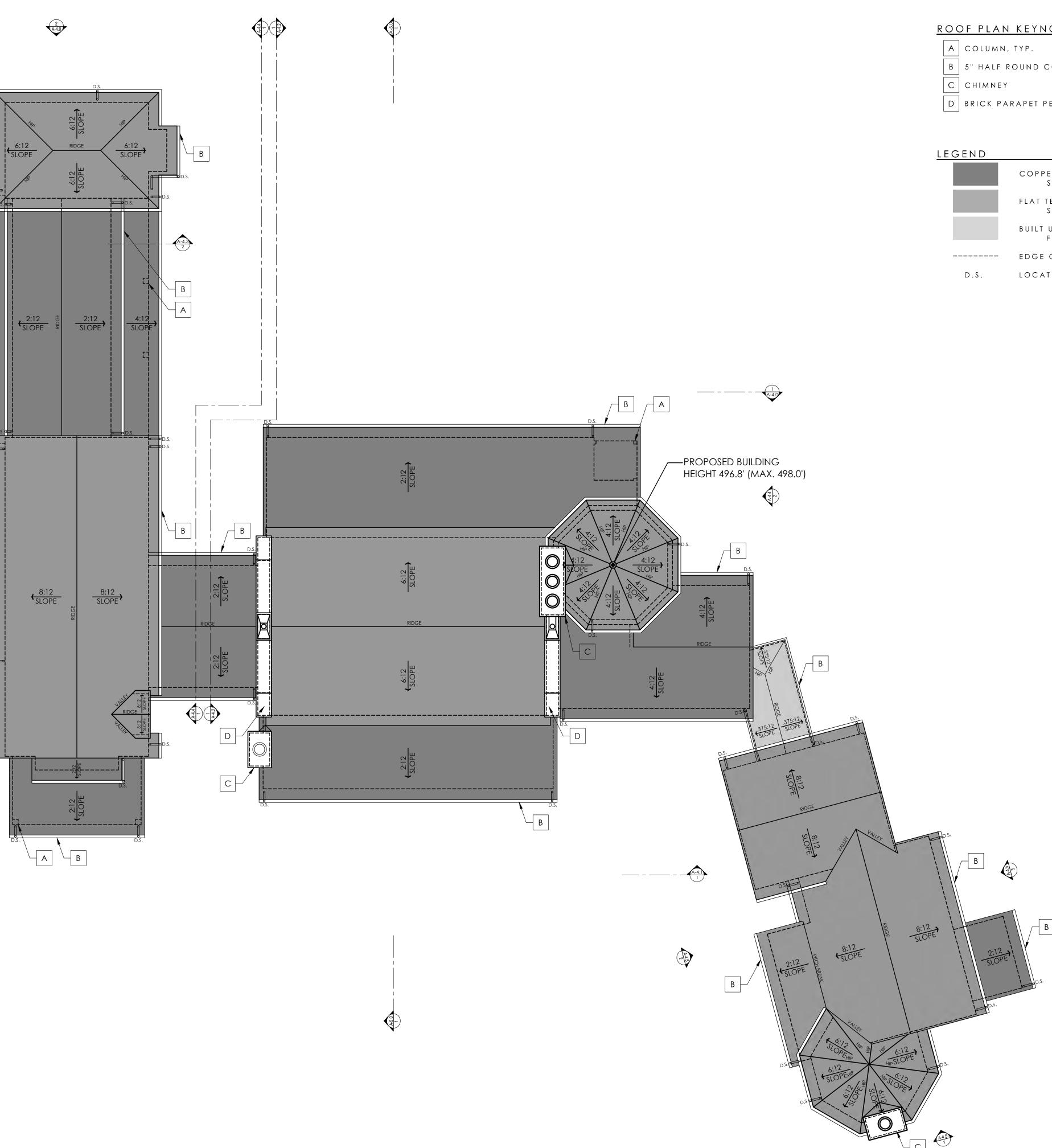
В

1 A-4.0

1

A4.1

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA



ROOF PLAN KEYNOTES

B 5" HALF ROUND COPPER GUTTER, TYP.



D BRICK PARAPET PER ELEVATIONS

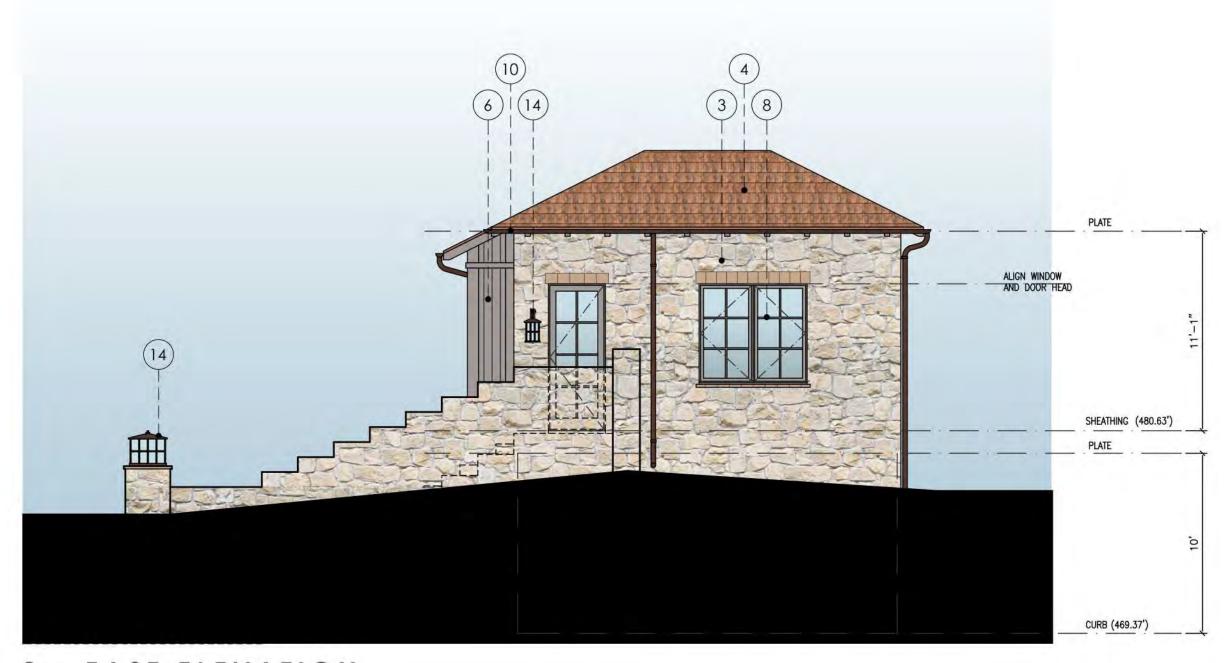
	COPPER STANDING SEAM METAL ROOF SLOPE AS NOTED ON PLAN
	FLAT TERRACOTTA ROOF TILE SLOPE AS NOTED ON PLAN
	BUILT UP ROOFING, DEL RIO GRAVEL FLAT ROOF (MIN. 1/4" PER FOOT SLOPE)
	EDGE OF WALL BELOW
D.S.	LOCATION OF DOWNSPOUT



ForestStudio

SEPTEMBER 27, 2024

332 Forest Avenue Suite 4 Laguna Beach. CA 92651 949.497.0202 www.foreststudio.com



2 - EAST ELEVATION 3/16'' = 1'-0''



BLDG LOW POINT 455.55' N.G.

HORVITZ RESIDENCE A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

MATERIAL LEGEND

- 2 RED BRICK
- (3) WASHED CARMEL STONE
- (4) FLAT TERRACOTTA ROOF TILE
- (5) COPPER STANDING SEAM METAL ROOF
- (6) VERTICAL WOOD SIDING CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY
- (7)WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.) CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY
- 8 WINDOWS / DOORS WIRE-BRUSHED CEDAR / ACCOYA COLOR TO MATCH EXTERIOR WOOD DETAILS

I SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340

- 9 WINDOWS / DOORS STEEL, DARK BRONZE
- 10 5" HALF ROUND COPPER GUTTER 3" ROUND COPPER DOWNSPOUT
- (11) NOT USED
- (12) IRON RAILING
- (13) CLAY CHIMNEY POT
- (14) LIGHT FIXTURE
- (15) NOT USED
- (16) POT PER LANDSCAPE PLANS
- (17) FREESTANDING TRELLIS
- (18) CUSTOM GARAGE DOOR

A-4.0 EXTERIOR ELEVATIONS

332 Forest Avenue Suite 4 Laguna Beach, CA 92651 949.497.0202

ForestStudio

SEPTEMBER 27, 2024 www.foreststudio.com



1 - WEST ELEVATION 3/16" = 1'-0"



1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

MATERIAL LEGEND

- 1 SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340
- 2 RED BRICK
- 3 WASHED CARMEL STONE
- 4 FLAT TERRACOTTA ROOF TILE
- 5 COPPER STANDING SEAM METAL ROOF
- 6 VERTICAL WOOD SIDING CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY
- 7 WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.) CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY
- 8 WINDOWS / DOORS WIRE-BRUSHED CEDAR / ACCOYA COLOR TO MATCH EXTERIOR WOOD DETAILS

- 9 WINDOWS / DOORS STEEL, DARK BRONZE
- 10 5" HALF ROUND COPPER GUTTER 3" ROUND COPPER DOWNSPOUT
- 11 NOT USED
- 12 IRON RAILING
- 13 CLAY CHIMNEY POT
- 14 LIGHT FIXTURE
- 15 NOT USED
- 16 POT PER LANDSCAPE PLANS
- 17 FREESTANDING TRELLIS
- 18 CUSTOM GARAGE DOOR

A-4.1 EXTERIOR ELEVATIONS

ForestStudio

332 Forest Avenue Suite 4 Laguna Beach, CA 92651 949.497.0202 www.foreststudio.com



1 - NORTH ELEVATION (SECTION THROUGH FOYER/MOTOR COURT) 3/16" = 1'-0"



MATERIAL LEGEND

- 1 SMOOTH STUCCO, PAINTED DUNN-EDWARD'S 7 WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.) "WHISPER" DEW340
- 2 RED BRICK
- (3) WASHED CARMEL STONE
- (4) FLAT TERRACOTTA ROOF TILE
- (5) COPPER STANDING SEAM METAL ROOF
- 6 VERTICAL WOOD SIDING CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY
- 8 WINDOWS / DOORS WIRE-BRUSHED CEDAR / ACCOYA COLOR TO MATCH EXTERIOR WOOD DETAILS
- 9 WINDOWS / DOORS STEEL, DARK BRONZE
- 10 5" HALF ROUND COPPER GUTTER 3" ROUND DOWNSPOUT

- 11 NOT USED
- 12 IRON RAILING
- (13) CLAY CHIMNEY POT
- 14 LIGHT FIXTURE
- 15 NOT USED
- 16 POT PER LANDSCAPE PLANS
- (17) FREESTANDING TRELLIS
- 18 CUSTOM GARAGE DOOR

A-4.2 EXTERIOR ELEVATIONS

ForestStudio

Suite 4 Laguna Beach, CA 92651 949.497.0202 www.foreststudio.com

332 Forest Avenue



2 - WEST ELEVATION (SECTION THROUGH GARAGE) 3/16" = 1'-0"



3/16" = 1'-0"



1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

MATERIAL LEGEND

- 2 RED BRICK
- (3) WASHED CARMEL STONE
- (4) FLAT TERRACOTTA ROOF TILE
- (5) COPPER STANDING SEAM METAL ROOF
- 6 VERTICAL WOOD SIDING CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY
- 7 WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.) CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY
- 8 WINDOWS / DOORS WIRE-BRUSHED CEDAR / ACCOYA COLOR TO MATCH EXTERIOR WOOD DETAILS

1 SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340

- 9 WINDOWS / DOORS STEEL, DARK BRONZE
- 10 5" HALF ROUND COPPER GUTTER 3" ROUND COPPER DOWNSPOUT
- (11) NOT USED
- (12) IRON RAILING
- (13) CLAY CHIMNEY POT
- (14) LIGHT FIXTURE
- (15) NOT USED
- (16) POT PER LANDSCAPE PLANS
- (17) FREESTANDING TRELLIS
- (18) CUSTOM GARAGE DOOR



ForestStudio

332 Forest Avenue Suite 4 Laguna Beach, CA 92651 949.497.0202 www.foreststudio.com







1 - SOUTH ELEVATION (SECTION THROUGH FOYER/MOTOR COURT) 3/16" = 1'-0"



A RETREAT FOR FAMILY AND FRIENDS 1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

MATERIAL LEGEND

- 2) RED BRICK (3) WASHED CARMEL STONE (4) FLAT TERRACOTTA ROOF TILE 9 WINDOWS / DOORS STEEL, DARK BRONZE (5) COPPER STANDING SEAM METAL ROOF
- 6 VERTICAL WOOD SIDING CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY

1 SMOOTH STUCCO, PAINTED DUNN-EDWARD'S 7 WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.) "WHISPER" DEW340 CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY

8 WINDOWS / DOORS WIRE-BRUSHED CEDAR / ACCOYA COLOR TO MATCH EXTERIOR WOOD DETAILS

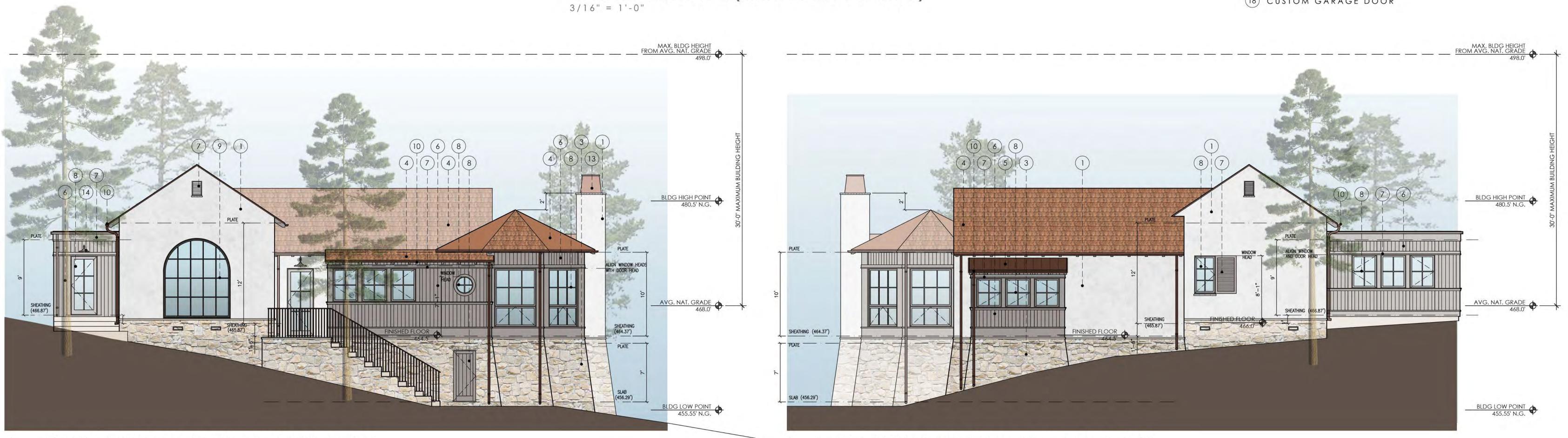
10 5" HALF ROUND COPPER GUTTER 3" ROUND DOWNSPOUT

- 11) NOT USED
- (12) IRON RAILING
- (13) CLAY CHIMNEY POT
- (14) LIGHT FIXTURE
- 15 NOT USED
- (16) POT PER LANDSCAPE PLANS
- (17) FREESTANDING TRELLIS
- (18) CUSTOM GARAGE DOOR



ForestStudio

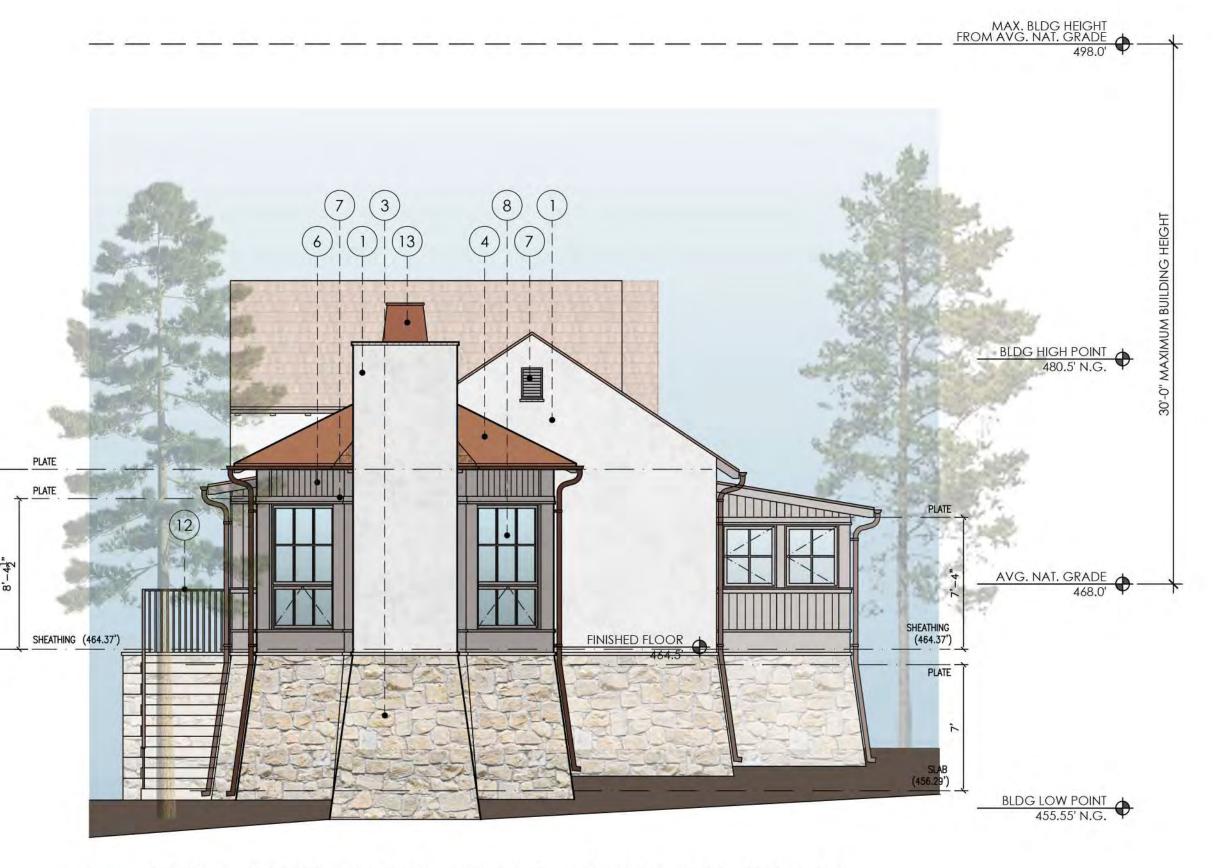
332 Forest Avenue Suite 4 Laguna Beach, CA 92651 949.497.0202 www.foreststudio.com



2 - NORTH ELEVATION (MAIN BEDROOM WING) 3/16'' = 1'-0''

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS 1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA



1 - WEST ELEVATION (MAIN BEDROOM WING)

3 - SOUTH ELEVATION (MAIN BEDROOM WING) 3/16" = 1'-0"

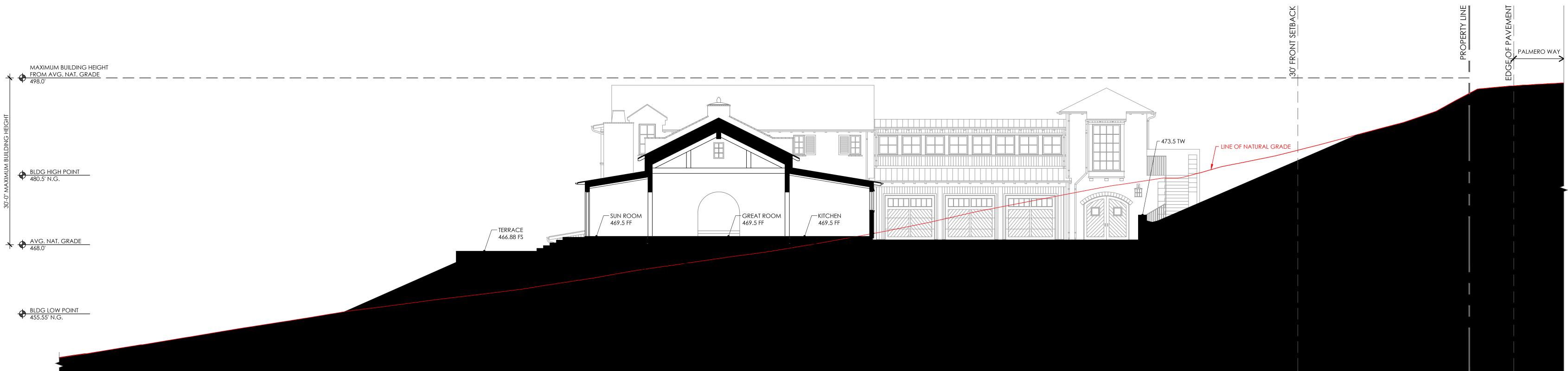
MATERIAL LEGEND

- 1 SMOOTH STUCCO, PAINTED DUNN-EDWARD'S "WHISPER" DEW340
- 2 RED BRICK
- (3) WASHED CARMEL STONE
- (4) FLAT TERRACOTTA ROOF TILE
- (5) COPPER STANDING SEAM METAL ROOF
- 6 VERTICAL WOOD SIDING CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY
- 7 WOOD DETAILS (SHUTTERS, RAFTERTAILS, TRIM, ETC.) CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY
- 8 WINDOWS / DOORS WIRE-BRUSHED CEDAR / ACCOYA COLOR TO MATCH EXTERIOR WOOD DETAILS
- 9 WINDOWS / DOORS STEEL, DARK BRONZE
- (10) 5" HALF ROUND COPPER GUTTER, 3" ROUND DOWNSPOUT
- (11) NOT USED
- (12) IRON RAILING
- (13) CLAY CHIMNEY POT
- (14) LIGHT FIXTURE
- (15) NOT USED
- (16) POT PER LANDSCAPE PLANS
- (17) FREESTANDING TRELLIS
- (18) CUSTOM GARAGE DOOR



ForestStudio

332 Forest Avenue Suite 4 Laguna Beach, CA 92651 949.497.0202 www.foreststudio.com





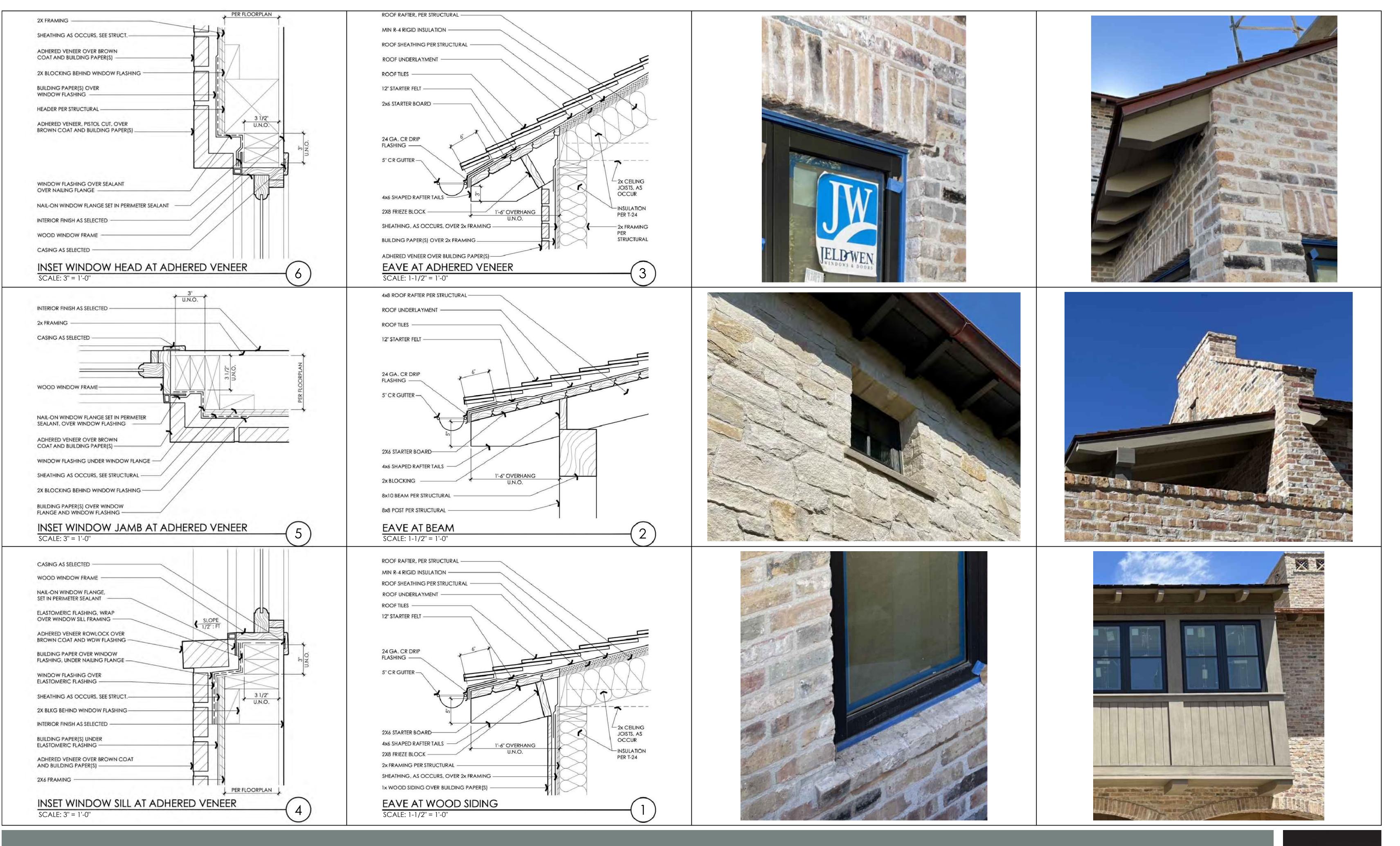
HORVITZ RESIDENCE A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA



ForestStudio

332 Forest Avenue Suite 4 Laguna Beach. CA 92651 949.497.0202 www.foreststudio.com



HORVITZ RESIDENCE A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA



ForestStudio

332 Forest Avenue Suite 4 Laguna Beach, CA 92651 949.497.0202 www.foreststudio.com

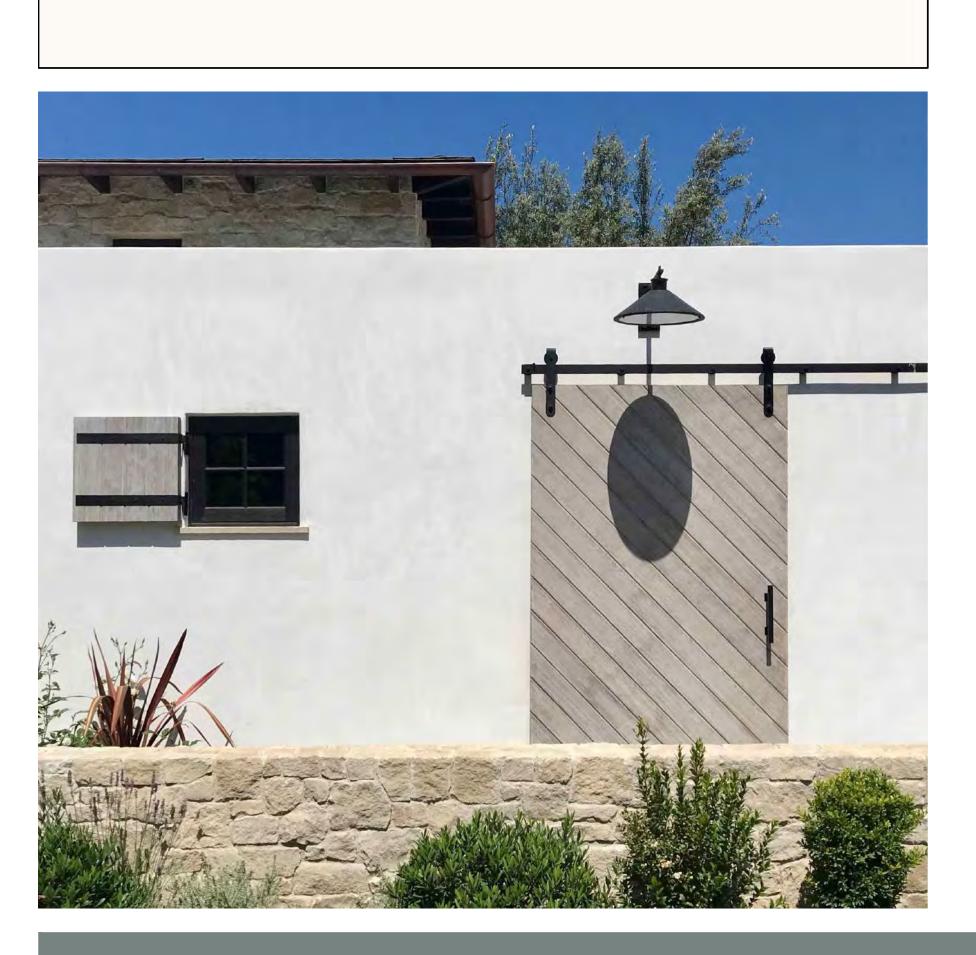
WOOD DETAILS CABOT SEMI-TRANSPARENT STAIN DRIFTWOOD GREY





STUCCO

SMOOTH FINISH PAINTED DUNN EDWARD'S "WHISPER" DEW340



HORVITZ RESIDENCE A RETREAT FOR FAMILY AND FRIENDS 1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA





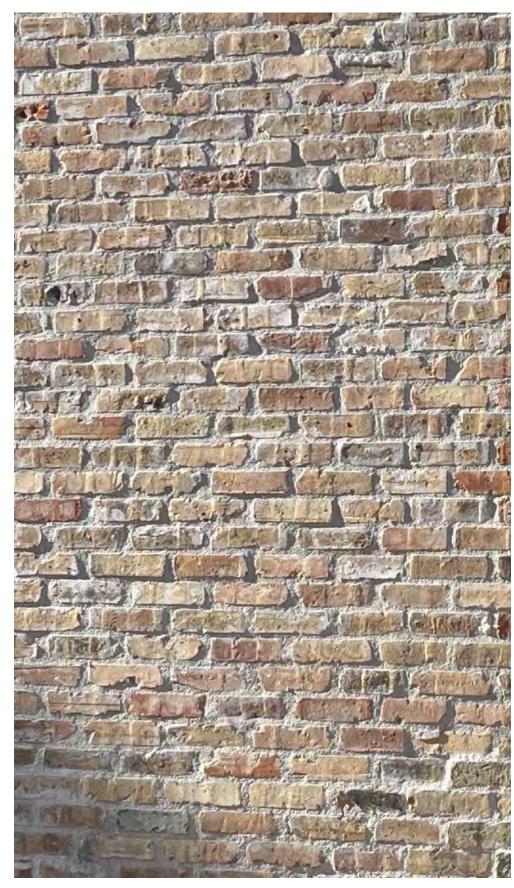
EXTERIOR DOORS & WINDOWS

WIRE-BRUSHED CEDAR/ACCOYA COLOR TO MATCH EXTERIOR WOOD TRIM

STEEL DARK BRONZE

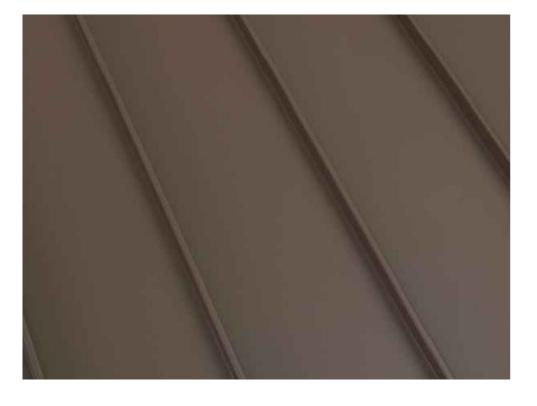


BRICK



METAL ROOF

COPPER STANDING SEAM



TILE ROOF

FLAT TERRACOTTA TILES





STONE

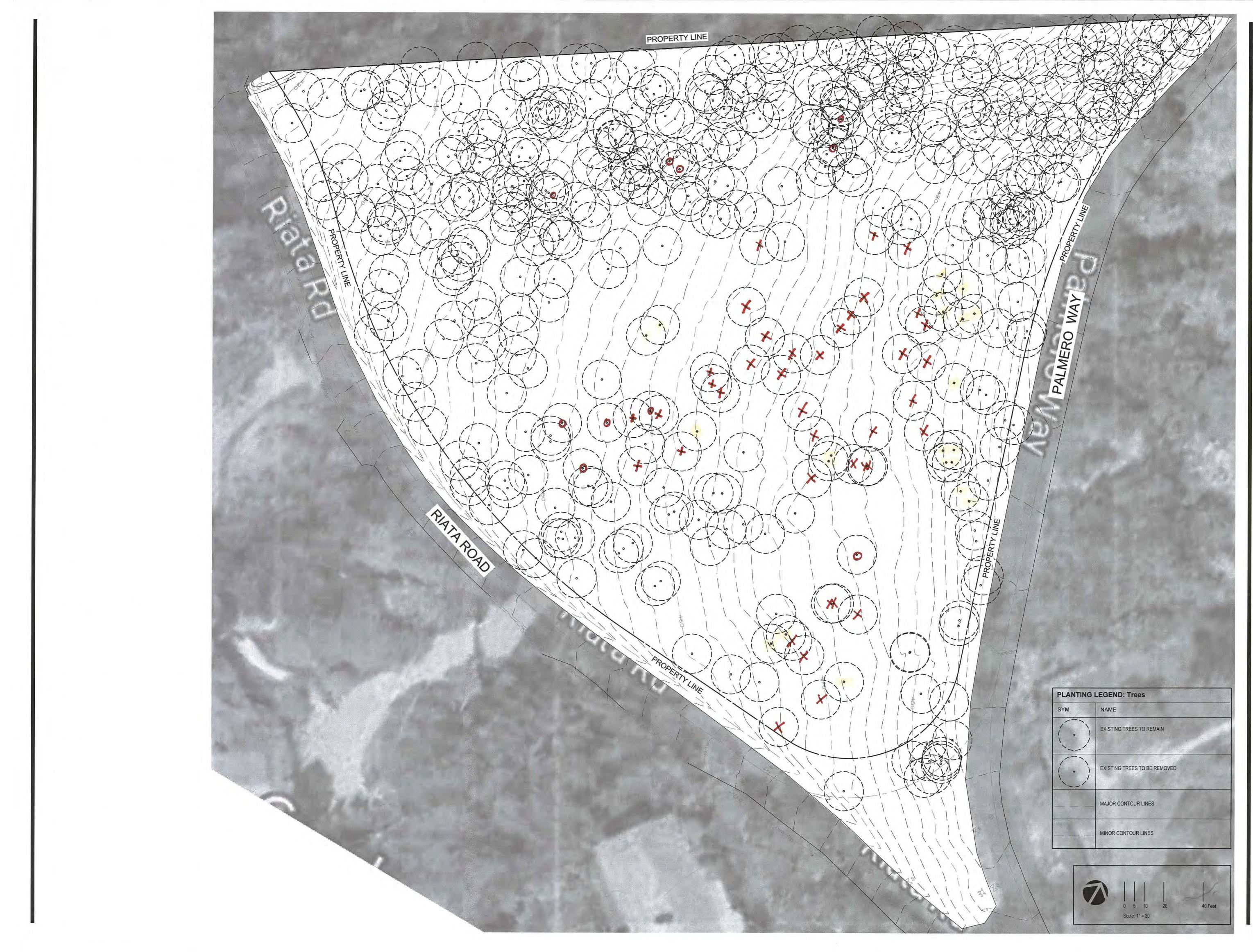
WASHED CARMEL STONE





ForestStudio

332 Forest Avenue Suite 4 Laguna Beach. CA 92651 949.497.0202 www.foreststudio.com



1573 Riata Road Pebble Beach, CA 93953 Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM

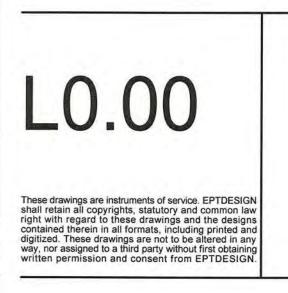


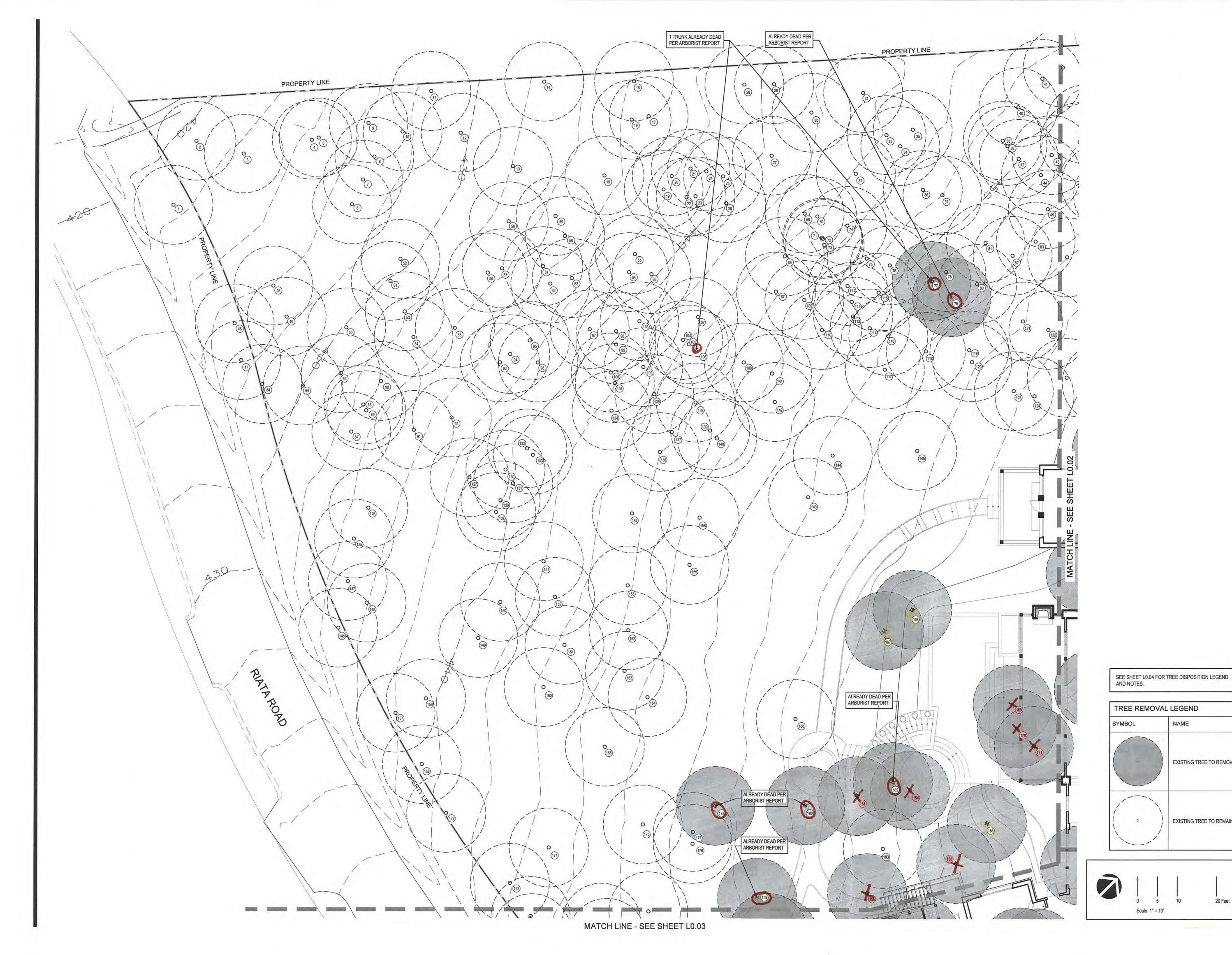
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number
Design Staff
Project Manager
Principal

E23-026 AA AA NE

Existing Vegetation Plan





1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs **Gift Trust** 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-026	
Design Staff	AA	
Project Manager	AA	
Principal	NE	

NAME

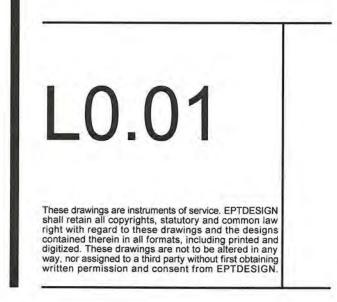
10

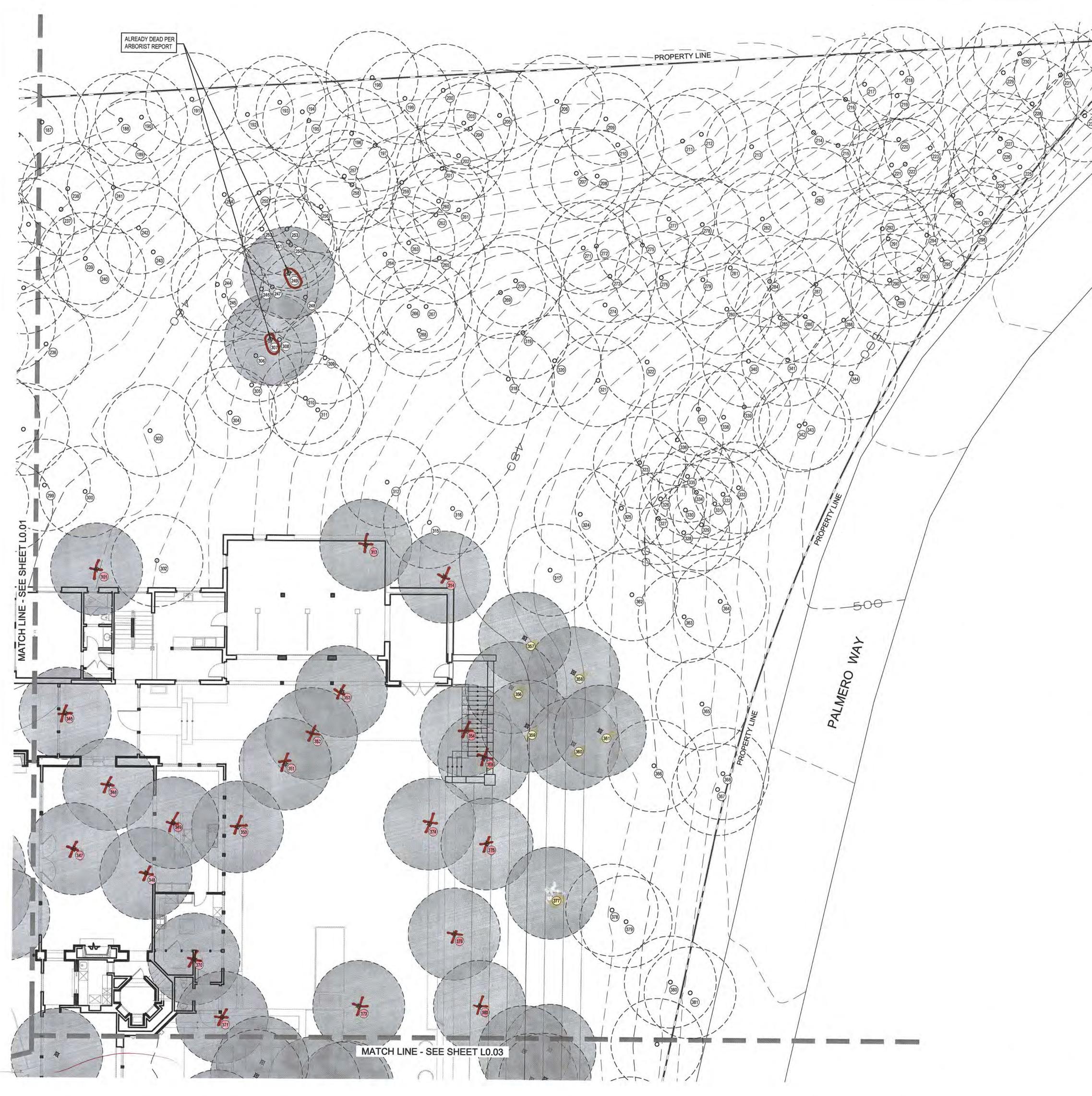
EXISTING TREE TO REMOVE

EXISTING TREE TO REMAIN

20 Feet

Tree Disposition Plan (Trees 1-186)





1573 Riata Road Pebble Beach, CA 93953 Site Area: 2.41 acres

Client **Horvitz Family Special Needs Gift Trust** 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269

234 NORTH EL MOLINO AVI PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM **E, SUITE 100**

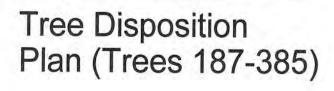


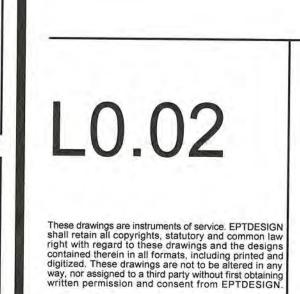
Revisions	By	Date		
HOA Submittal	AA	7/25/23		
Revised HOA Submittal	AA	8/4/23		
City Submittal	AA	10/13/23		
Revised City Submittal	AA	2/2/24		
Revised City Submittal	AA	2/15/24		
Revised City Submittal	AA	6/14/24		
A Revised City Submittal	AA	9/27/24		

E23-026 Job Number Design Staff Project Manager Principal

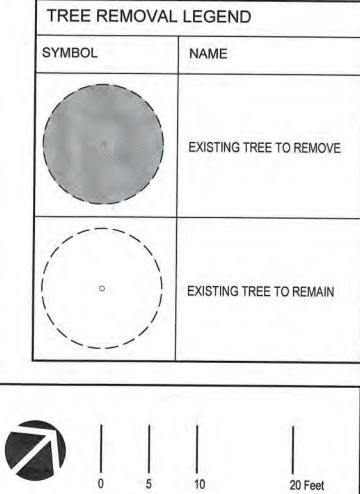
AA NE

AA

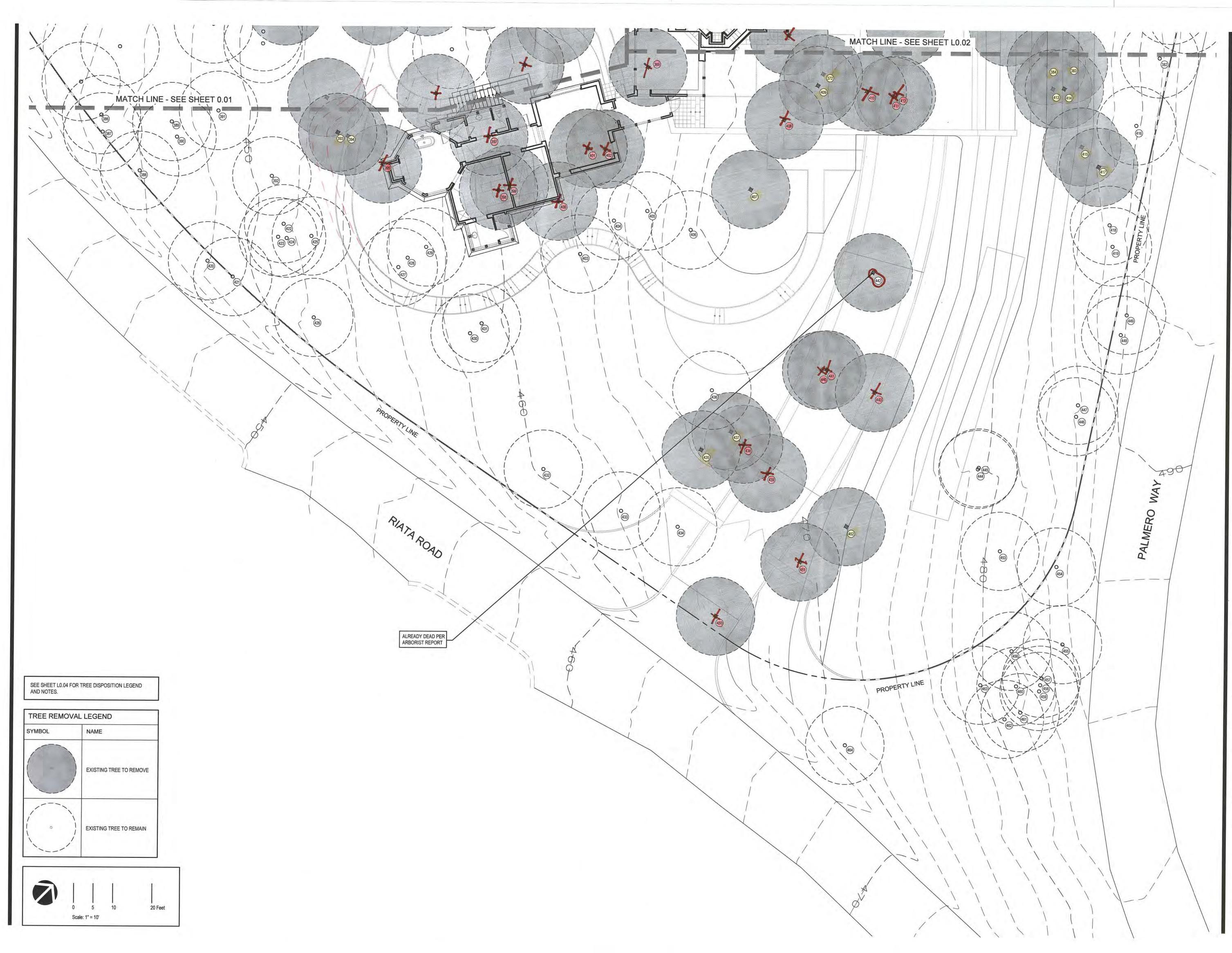




SEE SHEET L0.04 FOR TREE DISPOSITION LEGEND AND NOTES.



Scale: 1" = 10'



1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269

234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM

EPTDESIGN

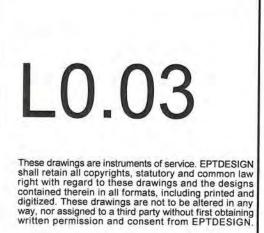


	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
A Revised City Submittal	AA	9/27/24

Job Number Design Staff Project Manager Principal

E23-026 AA r AA NE

Tree Disposition Plan (Trees 386-464)



REE	INVENTORY LE					TREE	INVENTORY L	EGEND (109-216)			TREE	INVENTORY LE	GEND /2	17-324)		
NO.	BOTANICAL/COMMO NAME	DN TRUNK DBH @ 4'-6" above grade	PROPOSED STATUS	N PROPER	COMMENTS	NO.	BOTANICAL/COMM	ON TRUNK DI @ 4'-6"	BH PROPOSED STATU X=Remove R=Rema	in LINE	COMMENTS	NO.	BOTANICAL/COMMO		H PROPOSED STATU		
0	Pinus radiata Monterey Pine	above grade 33*	L=Relocate R	Y=Yes N= Y	N0 -	(1)	Pinus radiata Monterey Pine	above gra		Y=Yes N=	No	27	NAME Pinus radiata	above grad	le L=Relocate	Y=Yes N=No	COMMEN
2	Unknown	15*	R	N	Tree leaning	1	Pinus radiata Monterey Pine	8"	R	N		218	Monterey Pine Pinus radiata Monterey Pine	18*	R	N	-
3	Pinus radiata Monterey Pine	25*	R	N	1	(11)	Quercus agrifolia Coast Live Oak	7*	R	N		219	Quercus agrifolia Coast Live Oak	7*	R	N	12
(4) (5)	Quercus agrifolia Coast Live Oak Quercus agrifolia	11"	R	N	•	(12)	Pinus radiata Monterey Pine	19*	R	N	•	2	Pinus radiata Monterey Pine	16*	R	N	-
6	Coast Live Oak Quercus agrifolia	8"	R	N	-	(13)	Quercus agrifolia Coast Live Oak Pinus radiata	6"	R	N		21	Quercus agrifolia Coast Live Oak	6"	R	N	-
0	Coast Live Oak Pinus radiata Monterey Pine	21*	R	N		(14) (15)	Annus radiata Monterey Pine Quercus agrifolia Coast Live Oak	16*	R	N	-	 	Quercus agrifolia Coast Live Oak Quercus agrifolia	6"	R	N	-
3	Quercus agrifolia Coast Live Oak	9"	R	N		116	Pinus radiata	10"	R	N	-	 	Quercus agrifolia Coast Live Oak Pinus radiata	7	R	N	-
9	Pinus radiata Monterey Pine	22*	R	N	-		Monterey Pine Pinus radiata Monterey Pine	17*	R	N		<u></u> 	Monterey Pine Pinus radiata	27*	R	N	
10	Pinus radiata Monterey Pine	15*	R	N	-	(118)	Pinus radiata Monterey Pine	27*	R	N	-		Monterey Pine Pinus radiata Monterey Pine	12"	R	Y N	-
1)	Pinus radiata Monterey Pine	36"	R	Y	-	(19)	Pinus radiata Monterey Pine	16"	R	N	-		Pinus radiata Monterey Pine	15*	R	N	-
12	Pinus radiata Monterey Pine Pinus radiata	11'	R	N		(20)	Pinus radiata Monterey Pine	17"	R	N	9	@	Pinus radiata Monterey Pine	13*	R	N	
-	Monterey Pine Quercus agrifolia	27*	R	N	1 X.	(2)	Quercus agrifolia Coast Live Oak	7"	R	N	9	23	Quercus agrifolia Coast Live Oak	8*, 10*	R	N.	-
1	Coast Live Oak Quercus agrifolia	11*	R	Y		(2)	Pinus radiata Monterey Pine Pinus radiata	9"	R	N		230	Pinus radiata Monterey Pine	19*	R	Y	•
0	Coast Live Oak Quercus agrifolia Coast Live Oak	13*	R	N	-	(23) (24)	Monterey Pine Pinus radiata	10"	R	N		3	Pinus radiata Monterey Pine	6*	R	N	-
0	Quercus agrifolia Coast Live Oak	12"	R	N	-	600	Monterey Pine Pinus radiata	10"	R	N	1	<u></u>	Pinus radiata Monterey Pine Quercus agrifolia	24"	R	Y	•
2	Pinus radiata Monterey Pine	24"	R	Y	12	100	Monterey Pine Pinus radiata Monterey Pine	16"	R	N		 	Quercus agrifolia Coast Live Oak Pinus radiata	7*	R	Y	*
6	Pinus radiata Monterey Pine	8.	R	N	+	1	Quercus agrifolia Coast Live Oak	6", 7"	R	N	1.	3	Monterey Pine Quercus agrifolia	12	R	Y	
9	Pinus radiata Monterey Pine	16*	R	Ň	•	(128)	Quercus agrifolia Coast Live Oak	7*	R	N		8	Coast Live Oak Pinus radiata Monterey Pine	15*	R	N	1.
9	Pinus radiata Monterey Pine	8"	R	N	÷	(13)	Quercus agrifolia Coast Live Oak	9"	R	N	÷	3	Pinus radiata Monterey Pine	10*	R	Ň	1.
9	Pinus radiata Monterey Pine Quercus agrifolia	19"	R	N		6	Pinus radiata Monterey Pine	13"	R	Ň	•	(238)	Quercus agrifolia Coast Live Oak	6"	R	N	
	Quercus agrifolia Coast Live Oak Pinus radiata	11"	R	N	+	00	Pinus radiata Monterey Pine	26*	R	N	•	39	Quercus agrifolia Coast Live Oak	6"	R	N	
2	Monterey Pine Quercus agrifolia	24*	R	N		032	Quercus agrifolia Coast Live Oak Quercus agrifolia	13"	R	N		240	Quercus agrifolia Coast Live Oak	6"	R	N	
2	Coast Live Oak Quercus agrifolia	6*	R	N			Coast Live Oak Pinus radiata	6"	R	N		(241)	Pinus radiata Monterey Pine	24*	R	N	·
	Coast Live Oak Quercus agrifolia Coast Live Oak	2'-7", 10", 12"	R	N			Monterey Pine Quercus agrifolia	8" 6", 7"	R	N	1	(242) (243)	Pinus radiata Monterey Pine Pinus radiata	7"	R	N	÷)
2	Pinus radiata Monterey Pine	18"	R	N		(26)	Coast Live Oak Pinus radiata Monterey Pine	24"	R	N	Tree thinning	243 244	Monterey Pine Quercus agrifolia Coast Live Oak	18" 2'-10"	R	N	
	Pinus radiata Monterey Pine	26*	R	N		62	Quercus agrifolia Coast Live Oak	6"	R	N	-	245	Pinus radiata	2-10"	R	N	1
9 10	Quercus agrifolia Coast Live Oak	8"	R	N	1 ·	(138)	Quercus agrifolia Coast Live Oak	7"	R	N	4	246	Monterey Pine Quercus agrifolia Coast Live Oak	6"	R	N	
ון פ	Pinus radiata Monterey Pine Quercus agrifolia	24*	R	N		(39	Quercus agrifolia Coast Live Oak	11"	R	N	-	247	Quercus agrifolia Coast Live Oak	7	R	N	2
2) (Quercus agrifolia Coast Live Oak Quercus agrifolia	11*	R	N			Quercus agrifolia Coast Live Oak	7'	R	N	+	243	Pinus radiata Monterey Pine	16"	R	N	
	Coast Live Oak Pinus radiata	19*	R	N	1	C I	Pinus radiata Monterey Pine Quercus agrifolia	20*	R	N	2	249	Pinus radiata Monterey Pine	18"	x	N	Dead
F	Monterey Pine Pinus radiata	27"	R	N			Quercus agrifolia Coast Live Oak Pinus radiata	8"	R	N	5° 11	8	Pinus radiata Monterey Pine Pinus radiata	21"	R	N	*
	Monterey Pine Quercus agrifolia Coast Live Oak	9"	R	N	1		Monterey Pine Pinus radiata	21*	R	N	*	(B)	Pinus radiata Monterey Pine Pinus radiata	19*	R	N	2
	Quercus agrifolia Coast Live Oak	7*	R	N			Monterey Pine Quercus agrifolia Coast Live Oak	11"	R	N N		<u>8</u> 83	Monterey Pine Pinus radiata	13*	R	N	
) {	Quercus agrifolia Coast Live Oak	6*	R	N	4	(16) 1	Coast Live Oak Pinus radiata Monterey Pine	21*	1 man and	A y	-	(53) (54)	Monterey Pine Quercus agrifolia Coast Live Oak	15" 6"	R	N	-
) [Pinus radiata Monterey Pine	11*	R	N		(m)	Pinus radiata Monterey Pine	17*	R	N			Coast Live Oak Quercus agrifolia Coast Live Oak	9*	R	N	-
N	Pinus radiata Monterey Pine	7*	R	N	÷	148	Quercus agrifolia Coast Live Oak	10"	R	N	-	8	Pinus radiata Monterey Pine	7", 19"	R	N	-
	Quercus agrifolia Coast Live Oak Pinus radiata	7*	R	N			Pinus radiata Monterey Pine	8*	R	Ň	•		Quercus agrifolia Coast Live Oak	7*	R	N	
P	Pinus radiata Monterey Pine Pinus radiata	8", 15"	R	N	-		Pinus radiata Monterey Pine	9"	R	N		259	Quercus agrifolia Coast Live Oak	7*	R	N	-
P	Monterey Pine Pinus radiata	11*	R	N	-		Quercus agrifolia Coast Live Oak	7*, 9*	R	N	÷	200	Pinus radiata Monterey Pine	15*	R	N	4
P	Nonterey Pine Pinus radiata	9* 19*	R	N			Quercus agrifolia Coast Live Oak Quercus agrifolia	9*	R	N	2		Quercus agrifolia Coast Live Oak	7*	R	N	<i>i</i>
P	Monterey Pine Pinus radiata Monterey Pine	19"	R	Y	-	(m) P	Quercus agrifolia Coast Live Oak 'inus radiata	11"	R	N	(201	Pinus radiata Monterey Pine Pinus radiata	13"	R	N	
P	Pinus radiata Monterey Pine	24*	R	Y	4	(155) P	fonterey Pine inus radiata	22*	R	N		660	Monterey Pine Pinus radiata	14"	R	N	2
Q	Quercus agrifolia Coast Live Oak	11*	R	N	-	(ise) P	fonterey Pine inus radiata fonterey Pine	23"	R	N		6	Monterey Pine Pinus radiata	17	R	N	<u>.</u>
C	Quercus agrifolia Coast Live Oak	6*	R	N	÷.		luercus agrifolia oast Live Oak	9"	R	Y	4		Monterey Pine Quercus agrifolia Coast Live Oak	11.	R	N	-
	Quercus agrifolia coast Live Oak	14*	R	N	÷*	N N	inus radiata Ionterey Pine	24*	R	Ŷ	4	600	Quercus agrifolia Coast Live Oak	6"	R	Ň	1.
C	luercus agrifolia coast Live Oak inus radiata	9*	R	N	•	M M	inus radiata Ionterey Pine	29"	R	Y	÷	(267)	Quercus agrifolia Coast Live Oak	7	R	N	
Pi	lonterey Pine inus radiata	12"	R	N	14 I.	M	inus radiata onterey Pine	24*	R	N	8	600	Pinus radiata Monterey Pine	16*	R	N	0
Q	lonterey Pine luercus agrifolia	16*, 26* 10*	R	N			uercus agrifolia oast Live Oak inus radiata	6"	R	N			Quercus agrifolia Coast Live Oak	6"	R	N	4
Pi	oast Live Oak inus radiata	10"	R	N			onterey Pine uercus agrifolia	21" 7"	R	N			Quercus agrifolia Coast Live Oak Pinus radiata	2'-6"	R	N	4)
Q	lonterey Pine luercus agrifolia oast Live Oak	13"	R	N		(in Pi	oast Live Oak nus radiata	7" 24"	R	N) N	()		Pinus radiata Monterey Pine Quercus agrifolia Coast Live Oak	14"	R	N	8
Pi	inus radiata onterey Pine	13*	R	N		(IRS) Pi	onterey Pine nus radiata onterey Pine	20*	R	AN			Coast Live Oak Quercus agrifolia Coast Live Oak	8" 6"	R	N	•
Qu	uercus agrifolia oast Live Oak	10"	R	N	•	Pi	nus radiata onterey Pine	24"	R	N		60 0	Coast Live Oak Quercus agrifolia Coast Live Oak	6"	R	N	2
Co	uercus agrifolia oast Live Oak	9*	R	N	*	(int) Pi	nus radiata onterey Pine	18"	x	N	Conflict with proposed design	(m) F	Pinus radiata Monterey Pine	8"	R	Ň	1
Mo	nus radiata onterey Pine	19"	R	N	2	(68) Pi M	nus radiata onterey Pine	15"	x	N	Conflict with proposed design	670 (Quercus agrifolia Coast Live Oak	6", 7"	R	N	
Mo	nus radiata onterey Pine nus radiata	10"	R	N	-	M	nus radiata onterey Pine	17"	X	N	design	@ F	Pinus radiata Monterey Pine	6"	R	N	
Qu	onterey Pine uercus agrifolia	18" 8"	R	N			uercus agrifolia past Live Oak	7*	×	N	Conflict with proposed design	E N	Pinus radiata Monterey Pine	16"	R	N	1
Co	oast Live Oak nus radiata	11"	R	N		Ma	nus radiata onterey Pine lercus agrifolia	17"	X	N	Conflict with proposed design	N N	Pinus radiata Monterey Pine	18*	R	Ň	è
Qu	onterey Pine Jercus agrifolia Dast Live Oak	10*	R	N		(72) QL	Jercus agrifolia past Live Oak Jercus agrifolia	6° 7°	R	Y	•		Quercus agrifolia Coast Live Oak Pinus radiata	11*	R	N	÷
Qu	past Live Oak Jercus agrifolia past Live Oak	14"	R	N		(7) QL	oast Live Oak Iercus agrifolia	7* 6", 7*	R	N	-	(200) P	inus radiata Ionterey Pine Inus radiata	11*	R	N	ŧ
Qu	Jercus agrifolia Dast Live Oak	9.	R	Ň			ercus agrifolia ercus agrifolia east Live Oak	6", 7"	R	N	<u>.</u>		Nonterey Pine Quercus agrifolia	11* 8*	R	N	
Pin Mo	nus radiata onterey Pine	13"	R	N			ast Live Oak ercus agrifolia ast Live Oak	6", 7"	R	N	2	P	coast Live Oak inus radiata fonterey Pine	8"	R	N N	
Co	ercus agrifolia east Live Oak	2'-6*	R	N	7		ercus agrifolia ast Live Oak	7*	R	N	÷.	P P	inus radiata Ionterey Pine	9.	R	N .	
Co	ercus agrifolia ast Live Oak nus radiata	8*	R	N	7.	(178) Pir Mo	us radiata nterey Pine	17*	×	A N	Dead	286 P	inus radiata Ionterey Pine	14*	R	N .	
Pin	interey Pine nus radiata	10", 14"	R	N	-	Mo	us radiata nterey Pine	21"	х	N	Dead	(37) P M	inus radiata Ionterey Pine	13"	R	N -	£
Pin	interey Pine nus radiata	11"	R	N	·	Mo	us radiata nterey Pine us radiata	24"	X	N	Dead	C C	uercus agrifolia oast Live Oak	12"	R	N -	
Que	nterey Pine ercus agrifolia ast Live Oak	6"	R	N	*	(m) Pin	us radiata nterey Pine us radiata	26*	x	N	design	C	uercus agrifolia oast Live Oak uercus agrifolia	2'-6"	R	Ň -	•
Pin	ast Live Oak lus radiata nterey Pine	7*, 17*	R	N		Pin Pin	nterey Pine us radiata	20"	R	N	Dead	e c	oast Live Oak inus radiata	7"	R	N -	-
Pin	us radiata nterey Pine	7*	R	N	*	(184) Qu Co	nterey Pine ercus agniona ast Live Oak	7"	X	N	Conflict with proposed design	60 0	onterey Pine uercus agrifolia	13" 6", 8", 10"	R	N -	<u>.</u>
Mor	us radiata nterey Pine	11", 18"	x	N	11" trunk dead, remove	(185) Qui	ercus agrifolia ast Live Oak	9"	×	N	Conflict with proposed grading	Pi	oast Live Oak inus radiata onterey Pine	24"	R	Y -	3
Mor	us radiata nterey Pine	10*	R	N	·	(186) Pin Mo	us radiata nterey Pine	16"	×	N	Conflict with proposed grading	Pi	nus radiata onterey Pine	17"	R	N .	
Mor	us radiata nterey Pine ercus agrifolia	10	x	N	Dead	Coa	ercus agrifolia ast Live Oak	6*	R	N Z	-	295 Q	uercus agrifolia cast Live Oak	6*	R	N -	
Pinu	ast Live Oak us radiata	9* 14*	R	N	-	Coa	ercus agrifolia ast Live Oak us radiata	8"	R	N	•	M	nus radiata onterey Pine	30*	R	N -	-
Pinu	nterey Pine us radiata	14"	R	N	·	Mor Que	nterey Pine arcus agrifolia	10*	R	N	•		uercus agrifolia past Live Oak	27*	R	Y -	
Que	nterey Pine ercus agrifolia ast Live Oak	10"	R	N		Coa (in) Pint	ast Live Oak us radiata	10"	R	N		Co Co	uercus agrifolia past Live Oak nus radiata	6°, 10°	R	Y -	
Pinu	us radiata hterey Pine	16*	R	Y	\$		nterey Pine ercus agrifolia est Live Oak	18 ⁻ 7*	R	Y N		Mo Pin	onterey Pine nus radiata	19" 24"	R	N -	_
Que Coa	ercus agrifolia ast Live Oak	2'-6"	R	N	3	(193) Pinu	ist Live Oak us radiata iterey Pine	8"	R	Ň	-	1000	anterey Pine Jercus agrifona Dast Live Oak	24 9*	R	N -	conflict with p
	ercus agrifolia ast Live Oak	6"	R	N	t.	(194) Que Coa	ercus agrifolia st Live Oak	6"	R	N		Pir	hus radiata nus radiata	15"	R	N d	lesian
Mon	us radiata nterey Pine	21"	R	N	÷	(195) Pint Mor	is radiata iterey Pine	12"	R	N	•	(ma) Pir	nus radiata onterey Pine		R		_
Coa	ercus agrifolia ist Live Oak us radiata	10*	R	N	÷	Mon Mon	is radiata terey Pine	14"	R	N	+r	304 Pir Mo	nus radiata Interey Pine	12*	R	N -	
Mon Pinu	nterey Pine us radiata	10"	R	N	•	Mon Mon	is radiata terey Pine	10*	R	N	·	(305) Pir Mo	nus radiata onterey Pine	20*	R	N -	
Mon Que	rterey Pine Prcus agrifolia	12* 6", 7*	R	N		Mon Pinu	is radiata terey Pine is radiata	18"	R	Y	·	Mo	nus radiata Interey Pine	10*	R	N -	
Coas	st Live Oak rrcus agrifolia st Live Oak	6°, 7*	R	N		Mon Goo Pinu	terey Pine s radiata	10" 12"	R	N		Co	ercus agrifolia ast Live Oak ercus agrifolia	8"	x		lead
Que	st Live Oak rcus agrifolia st Live Oak	3'-6"	R	Ň	÷	(a) Pinu	terey Pine s radiata	12" 7"	R	N		Co Co	ast Live Oak us radiata	6"	R	N	
Quer	rcus agrifolia st Live Oak	6", 10"	R	N	\$ TO 1 TO 1	Good Que	terey Pine rcus agrifolia	12"	R	N		Mo Gio Pin	nterey Pine us radiata	14"	R	N -	
Pinus	s radiata terey Pine	15*	R	N	·	Pinu	st Live Oak s radiata terey Pine	12	R	N		(au) Pin	nterey Pine us radiata	18" 6"	R	N -	
Quer Coas	rcus agrifolia st Live Oak	7*	R	N	1	Pinu	s radiata terey Pine	20"	R	N		(a) Pin	nterey Pine us radiata	23"	R	N -	
Pinus Mont	s radiata terey Pine	20*	R	N	e	(ma) Pinu	s radiata terey Pine	12"	R	N		the second second	nterey Pine ercos agrilotia ast Live Oak	7,6	mar and	-	ennict war pr
Mont	s radiata terey Pine	16*	R	N	-	Coas	rcus agrifolia st Live Oak	7*	R	N)		ast Live Oak ercus agrifolia ast Live Oak	10"	x	N Se	esign onflict wan pr
Mont	s radiata terey Pine	13"	R	N		@ Quer Coas	cus agrifolia at Live Oak	7*	R	N	Ŷ	(and Pin	us radiata Interey Pine	16"	R	N -	rading
Coas	rcus agrifolia st Live Oak rcus agrifolia	6*	R	N	-	Mont	s radiata erey Pine	19*	R	N	•	(316) Pini Mor	us radiata Interey Pine	19"	R	N -	-
Coas Pinus	st Live Oak	6" 13"	R	N		Coas	cus agrifolia it Live Oak s radiata	6*	R	N	•	Mor	us radiata hterey Pine	11.	R	N -	
I Monte	erey Pine s radiata	13"	R	N		Mont Quer	erey Pine cus agrifolia	15"	R	N			ercus agrifolia ast Live Oak	8"	R	N -	
Pinus	erey Pine s radiata	10*	R	N		610 Pinus	t Live Oak radiata	2'-6" 20"	R	N		Coa Coa Pinu	ercus agrifolia est Live Oak us radiata	8" 6" 15"	R 24		
Pinus Monte Pinus	erey Pine		R	N			erey Pine cus agrifolia t Live Oak	14"	R	N		Mon Que	nterey Pine ercus agrifolia	6", 15" 6"	R	N -	
Pinus Monte Pinus Monte	erey Pine cus agrifolia It Live Oak	2'-6"					and the second sec	- 14 m				Coa	st Live Oak	×	R	N -	
Pinus Monte Pinus Monte Coasi Pinus Monte	cus agrifolia It Live Oak s radiata erey Pine	2'-6" 10", 15"	R, X	N	15" trunk dead, remove	214 Quer Coas	cus agrifolia t Live Oak	6"	R	N		(322) Que	rcus agrifolia Ist Live Oak	6"	R	N	
Pinus Monte Pinus Monte Pinus Monte Pinus Monte	cus agrifolia It Live Oak		R,X R R	N N	15° trunk dead, remove	215 Pinus Monte	cus agrifolia t Live Oak a radiata arey Pine radiata	6" 20"	R	N N		Coa (33) Aca	rcus agrifolia st Live Oak cia melanoxylon tralian Blackwood	6* 6*	R	N -	

TREE INVENTORY LEGEND (325-432) BOTANICAL/COMMON NAME TRUNK DBH @ 4'-6" above grade PROPOSED STATUS X=Remove R=Remain L=Relocate ON PROPERTY LINE COMMENTS NO. Quercus agrifolia Coast Live Oak 6" R N (326) Pinus radiata Monterey Pine 7* R N Pinus radiata Monterey Pine 10" R N Quercus agrifolia Coast Live Oak (328) 8" R N Pinus radiata Monterey Pine 16" R N Pinus radiata Monterey Pine 15" R N Pinus radiata Monterey Pine 6" R N Pinus radiata Monterey Pine 12" R N Pinus radiata Monterey Pine 15" R N Pinus radiata Monterey Pine 12" R N Quercus agrifolia Coast Live Oak 6" R N Quercus agrifolia Coast Live Oak 6" R N Pinus radiata Monterey Pine 16* R N. Quercus agrifoli Coast Live Oak 6" R N Quercus agrifolia Coast Live Oak 6" R N Pinus radiata Monterey Pin 20" R N Pinus radiata Monterey Pine 26" R N Quercus agrifolia Coast Live Oak 8" R N Acacia melanoxylon Australian Blackwoo 8" R N Quercus agrifolia Coast Live Oak 7. R N 345 Pinus radiata Monterey Pine 27" X N Conflict with propo design (346) Quercus agrifolia Coast Live Oak X N Contact with proposition design 8" 18" X N Conflict with proposed (347) Pinus radiata Monterey Pine 348 Pinus radiata Monterey Pine 20" X N Conflict with proposed design (349) Quercus agrifolia Coast Live Oak 2'-6" X N Conflict with proposed design 350 Pinus radiata Monterey Pine X N Conflict with proposed 18" 351 Pinus radiata Monterey Pine 25" X N Conflict with propose 352 Quercus agrifolia Coast Live Oak 6", 7" N Conflict with propose design X 353 Pinus radiata Monterey Pine 30* X N Conflict with propose (354) Pinus radiata Monterey Pine X N Conflict with proposed design 30* 355 Quercus agrifolia Coast Live Oak 8" X N Conflict with propose design Pinus radiata Monterey Pine X N Pinus radiata Monterey Pine conflict with propos 14" X N Pinus radiata Monterey Pine Conflict with proposed 24" Х N Pinus radiata Monterey Pin 10" Conflict with propose X N Quercus agrifolia Coast Live Oak 8", 9", 10" Conflict with propose X N Pinus radiata Monterey Pine 16* Conflict with propose X N 6" Unknown R N Quercus agrifolia Coast Live Oak 6" R N Quercus agrifolia Coast Live Oak 6", 7", 9" R N Quercus agrifolia Coast Live Oak 10" R N inus radiata Ionterey Pine 7" R N Quercus agrifoli Coast Live Oak 10" R Y (368) Quercus agrifolia Coast Live Oak 13" R Y 369 Pinus radiata Monterey Pine 20" X N Conflict with propos design 370 Pinus radiata Monterey Pine X N Conflict with proposed 24" (371) Pinus radiata Monterey Pine 20" X N Conflict with propos 372 Quercus agritolia Coast Live Oak 6", 8" N 14" X N (373) Pinus radiata Monterey Pine Conflict with propose design 374) Quercus agrifolia Coast Live Oak 7", 8" X N Conflict with propos design (375) Pinus radiata Monterey Pine 11" X N Conflict with propose grading (376) Pinus radiata Monterey Pine 30" X N Conflict with propose grading (377) Quercus agrifolia Coast Live Oak 6", 8", 10" X N (378) Pinus radiata Monterey Pine 7* R Pinus radiata Monterey Pine 8" R N (380) Quercus agrifolia Coast Live Oak 2'-6", 8" R Y Quercus agrifoli Coast Live Oak 6" R Y (382) Quercus agrifolia Coast Live Oak 7' R Y (383) Quercus agrifolia Coast Live Oak Conflict with proposed 6* X N Quercus agrifolia Coast Live Oak (384) 7* Conflict with propose X N (385) Pinus radiata Monterey Pine N Conflict with proposed 26* X (386) Pinus radiata Monterey Pine 25* R Y Quercus agrifolia Coast Live Oak 6", 7" R Y Pinus radiata Monterey Pine 19" R Y Quercus agrifolia Coast Live Oak 6' R N Quercus agrifolia Coast Live Oak 6" R N Quercus agrifolia Coast Live Oak 7", 9" R N Pinus radiata Monterey Pine 16* N m (393) Quercus agrifolia Coast Live Oak 6" Conflict with propos X N N (394) Quercus agrifolia Coast Live Oak Conflict with propose 7", 8" X N 21* X N Contrict with proposed Monterey Pine 16" (396) Pinus radiata Monterey Pine N Conflict with proposed design X (397) Quercus agrifolia Coast Live Oak 8" X ZAN Conflict with properties of the second (398) Quercus agnifolia Coast Live Oak 6" X N Conflict with propos design 399 Quercus agrifolia Coast Live Oak 2'-8" X N Conflict with proposition design 400 Pinus radiata Monterey Pine 20" X N Conflict with p (401) Pinus radiata Monterey Pine 21* X N Conflict with propo design (402) Quercus agrifolia Coast Live Oak 6" X N Pinus radiata Monterey Pine 17" R N Pinus radiata Monterey Pine (404) 15" R N Quercus agrifolia Coast Live Oak (405) 2'-8" R N Pinus radiata Monterey Pine (406) 14" R N (407) Pinus radiata Monterey Pine 20* X N 17* X N contact design (408) Pinus radiata Monterey Pine (409) Quercus agrifolia Coast Live Oak 6* X N Connect design 18" X N Commu (410) Pinus radiata Monterey Pine lict with propos (411) Quercus agrifolia Coast Live Oak X N Conflict with prodesign 6", 8" (412) Quercus agrifolia Coast Live Oak 2'-8" X N Conflict with propos Quercus agrifolia Coast Live Oak (413) 9" N Quercus agrifolia Coast Live Oak 10" X N Quercus agrifolia Coast Live Oak 6" Conflict with propos grading X N Quercus agrifolia Coast Live Oak 8", 9" R N Pinus radiata Monterey Pine Conflict with proposed 21" X N Quercus agrifolia Coast Live Oak 7" R N Quercus agrifolia Coast Live Oak 7", 8", 16" R Y Quercus agrifolia Coast Live Oak 6* Y R Pinus radiata Monterey Pine 21* R Y Quercus agrifoli Coast Live Oak 6" R N Quercus agrifolia Coast Live Oak 7* R N Quercus agrifolia Coast Live Oak 6" R N Quercus agrifolia Coast Live Oak 6" R N Pinus radiata Monterey Pine 16" N R Quercus agrifolia Coast Live Oak 6" R N Quercus agrifolia Coast Live Oak 6* R N Quercus agrifolia Coast Live Oak 11* R N Quercus agrifolia Coast Live Oak 3'-6" R N Pinus radiata Monterey Pine 21" R N Quercus agrifolia Coast Live Oak 6", 7", 8" R N

IREE	INVENTORY LEG	END (43	3-448)			TREE	INVENTORY LEG	END (44	9-464)		
NO.	BOTANICAL/COMMON NAME		PROPOSED STATUS X=Remove R=Remain L=Relocate	ON PROPERTY LINE Y=Yes N=No	COMMENTS	NO.	BOTANICAL/COMMON NAME	TRUNK DBH @ 4'-6" above grade	X=Remove R=Remain	ON PROPERTY LINE	COMMENTS
433	Pinus radiata Monterey Pine	21"	R	N	8	(49)	Quercus agrifolia Coast Live Oak	9"	L=Relocate R	Ŷ	
134)	Pinus radiata Monterey Pine	18"	R	N	-	450	Pinus radiata Monterey Pine	18*	×	Y	Conflict with propose
435	Quercus agrifolia Coast Live Oak	11.	x	N	Conflict with proposed grading	(451)	Pinus radiata Monterey Pine	20"	×	N	design Conflict with propose grading
436	Pinus radiata Monterey Pine	18"	R	N	-	(452)	Quercus agrifolia Coast Live Oak	7", 9"	x	N	Conflict with propose grading
(437)	Pinus radiata Monterey Pine	10*	x	N	Conflict with proposed grading	453	Pinus radiata Monterev Pine	20"	R	N	- grading
438	Quercus agnitolia Coast Live Oak	7", 8"	X	N	Conflict with proposed grading	(454)	Pinus radiata Monterey Pine	19"	R	Y	
439	Pinus radiata Monterey Pine	15"	×	N	Conflict with proposed design	(455)	Quercus agrifolia Coast Live Oak	8"	R	N	
440	Quercus agritolia Coast Live Oak	9.	x	N	Conflict with proposed design	456	Pinus radiata Monterey Pine	18"	R	N	
(441)	Quercus agrifolia Coast Live Oak	8"	X	N	Conflict with proposed design	(457)	Quercus agrifolia Coast Live Oak	6"	R	N	
442	Pinus radiata Monterey Pine	18"	x	N	Dead	(458)	Pinus radiata Monterey Pine	24"	R	N	4
443	Quercus agritolla Coast Live Oak	6"	X	N	Conflict with proposed design	(459)	Quercus agrifolia Coast Live Oak	7*	R	N	4
444	Pinus radiata Monterey Pine	21"	R	N	-	(460)	Quercus agrifolia Coast Live Oak	6"	R	N	
(445)	Pinus radiata Monterey Pine	24"	R	N	2.	(61)	Quercus agrifolia Coast Live Oak	6*, 7*	R	N	4
446	Quercus agrifolia Coast Live Oak	2'-8", 11"	R	Y		462	Quercus agrifolia Coast Live Oak	2'-6", 7"	R	N	
(447)	Quercus agrifolia Coast Live Oak	11"	R	Y		(63)	Pinus radiata Monterev Pine	21"	R	N	2
448	Quercus agrifolia Coast Live Oak	8"	R	Y		464)	Pinus radiata Monterey Pine	18"	R	N	4

TREE PROTECTION NOTES

- DELINEATE PROTECTION ZONES.

- ROOT CUTTING SHOULD OCCUR OUTSIDE OF THE SPRINGTIME. LATE JUNE AND JULY WOULD LIKELY BE THE BEST. PRUNING OF THE LIVE CROWN SHOULD NOT OCCUR FROM FEBRUARY THROUGH MAY.
- CLEAR PLASTIC THAT IS UG IN SECURELY AROUND THE PILE. THIS WILL DISCOURAGE INFESTATION AND DISPERSION OF BARK BEETLES.
- BEST SOURCE OF MULCH WOULD BE FROM CHIPPED MATERIAL GENERATED ON-SITE.
- RECOMMEND A COURSE OF ACTION.
- TRUNKS WITH PROTECTIVE MATERIALS.
- FENCING SHALL CONSIST OF CHAIN LINK, SNOW DRIFT, PLASTIC MESH, HAY HALES, OR FIELD FENCE. EXISTING FENCING CAN ALSO BE USED.
- DRIP LINE (TYPICALLY 10-12 FEET AWAY FROM THE BASE OF A TREE).
- APPROVAL BY A QUALIFIED FORESTER OR ARBORIST.
- TO TREES ON THE PROPERTY, ESPECIALLY WITHIN FENCED AREAS.
- 13. FENCED AREAS AND TRUNK PROTECTION MATERIALS SHOULD REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD.
- 14. DURING GRADING AND EXCAVATION ACTIVITIES:
 - FORESTER TO ENSURE AGAINST DRILLING OR CUTTING INTO OR THROUGH MAJOR ROOTS.

 - IN DIAMETER SHOULD BE BRIDGED OR PRUNED APPROPRIATELY.
 - TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT PRUNING EQUIPMENT.
- 15. IF AT ANY TIME POTENTIALLY SIGNIFICANT ROOTS ARE DISCOVERED:

 - AS HAND DIGGING, BRIDGING OR TUNNELING UNDER ROOTS, ETC.
- WHEN PRUNING TREES:

 - - 1. FINE DETAIL PRUNING LIMBS UNDER 2-INCH DIAMETER ARE REMOVED
 - 2. MEDIUM DETAIL PRUNING LIMBS BETWEEN 2 AND 4-INCH DIAMETER 3. STRUCTURAL ENHANCEMENT - LIMBS GREATER THAN 4-INCH DIAMETER

 - ANGLES OF ATTACHMENTS AND/OR INCLUDED BARK.

 - CO-DOMINANT STEAMS WHERE FEASIBLE.

 - MORE, IT WILL BE DONE OVER SUCCESSIVE YEARS.
 - WILL HINDER THE DEVELOPMENT OF A STRONG STEM.
 - 2. ALL BASAL SPROUTS AND VIGOROUS EPICORMIC SPROUTS WILL BE REMOVED WHERE FEASIBLE.
- DIAMETER OF THE STEM TO BE REMOVED WHERE POSSIBLE.
- ANY DECLINE IN HEALTH THAT IS ATTRIBUTABLE TO THE CONSTRUCTION IS NOTED, ADDITIONAL TREES SHOULD BE PLANTED ON THE SITE.

DO NOT DEPOSIT ANY FILL AROUND TREES, WHICH MAY COMPACT SOILS AND ALTER WATER AND AIR RELATIONSHIPS. AVOID DEPOSITING FILL, PARKING EQUIPMENT, OR STAGING CONSTRUCTION MATERIALS NEAR EXISTING TREES. COVERING AND COMPACTING SOIL AROUND TREES CAN ALTER WATER AND AIR RELATIONSHIPS WITH THE ROOTS. FILL PLACED WITHIN THE DRIP LINE MAY ENCOURAGE THE DEVELOPMENT OF OAK ROOT FUNGUS. AS NECESSARY, TREES MAY BE PROTECTED BY BOARDS, FENCING, OR OTHER MATERIALS TO

PRUNING SHALL BE CONDUCTED SO AS ONT TO UNNECESSARILY INJURE THE TREE. GENERAL PRINCIPLES OF PRUNING INCLUDE PLACING CUTS IMMEDIATELY BEYOND THE BRANCH COLLAR, MAKING CLEAN CUTS BY SCORING THE UNDERSIDE OF THE BRANCH FIRST, AND FOR LIVE OAK, AVOIDING THE PERIOD FROM FEBRUARY THROUGH MAY.

NATIVE LIVE OAKS ARE NOT ADAPTED TO SUMMER WATERING AND MAY DEVELOP CROWN OR ROOT ROT AS A RESULT. DO NOT REGULARLY IRRIGATE WITHIN THE DRIP LINE OF OAKS.

OAK MATERIAL GREATER THAN 3 INCHES IN DIAMETER REMAINING ON-SITE FOR MORE THAN ONE MONTH THAT IS NOT CUT AND SPLIT INTO FIREWOOD SHOULD BE COVERED WITH

A MULCH LAYER UP TO APPROXIMATELY 4 INCHES DEEP SHOULD BE APPLIED TO THE GROUND UNDER SELECTED TREES FOLLOWING CONSTRUCTION. ONLY 1 TO 2 INCHES OF MULCH SHOULD BE APPLIED WITHIN 1 TO 2 FEET OF THE TRUNK, AND UNDER NO CIRCUMSTANCES SHOULD ANY SOIL OR MULCH BE PLACED AGAINST THE ROOT CROWN (BASE) OF TREES. THE

IF TREES NEAR THE DEVELOPMENT ARE VISIBLY DECLINING IN VIGOR, A PROFESSIONAL FORESER OR CERTIFIED ARBORIST SHOULD BE CONTACTED TO INSPECT THE SITE TO

TREES LOCATED ADJACENT TO THE CONTRUCTION AREA SHALL BE PROTETED FROM DAMAGE BY CONSTRUCTION EQUIPMENT BY THE USE OF TEMPORARY FENCING AND BY WRAPPING

FENCING IS NOT TO BE ATTACHED TO THE TREE BUT FREE-STANDING OR SELF-SUPPORTING SO AS NOT TO DAMAGE TREES. FENCING SHALL BE RIGIDLY SUPPORTED AND SHALL STAND A MINMUM HEIGHT OF FOUR FEET ABOVE GRADE AND SHOULD BE PLACED TO THE FARTHEST EXTENT POSSIBLE FROM THE TREE'S BASE TO PROTECT THE AREA WITHIN THE TREE'S

IN CASES WHERE ACCESS OR SPACE IS LIMITED FOR TREE PROTECTION, IT IS PERMISSIBLE TO PROTECT THE TREE WITHIN THE 10-12 FOOT DISTANCE AFTER DETERMINATION AND

SOIL COMPACTION, PARKING OF VEHICLES OR HEAVY EQUIPMENT, STOCKPILING OF CONSTRUCTION MATERIALS, AND/OR DUMPING OF MATERIALS SHOULD NOT BE ALLOWED ADJACENT

A. ALL TRENCHING, GRADING, OR ANY OTHER DIGGING OR SOIL REMOVAL THAT IS EXPECTED TO ENCOUNTER TREE ROOTS SHOULD BE MONITORED BY A QUALIFIED ARBORIST OF

B. THE PROJECT ARCHITECT AND QUALIFIED ARBORIST SHOULD BE ON-SITE DURING EXCAVATION ACTIVITIES TO DIRECT ANY MINOR FIELD ADJUSTMENTS THAT MAY BE NEEDED. C. TRENCHING FOR RETAINING WALLS OR FOOTINGS LOCATED ADJACENT TO ANY TREE SHOULD BE DONE BY HAND WHERE PRACTICAL AND ANY ROOTS GREATER THAN 2 INCHES

D. ANY ROOTS THAT MUST BE CUT SHOULD BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW

E. ANY ROOTS DAMAGED DURING GRADING OR EXCAVATION SHOULD BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW.

A. THE ARBORIST/FORESTER WILL BE AUTHORIZED TO HALT EXCAVATION UNTIL APPROPRIATE MITIGATION MEASURES ARE FORMULATED AND IMPLEMENTED.

B. IF SIGNIFICANT ROOTS ARE IDENTIFIED THAT MUST BE REMOVED THAT WILL DESTABILIZE OR NEGATIVELY AFFECTS THE TARGET TREES NEGATIVELY, THE PROPERTY OWNER WILL BE NOTIFIED IMMEDIATELY AND A DETERMINATION FOR REMOVAL WILL BE ASSESSED AND MADE AS REQUIRED BY LAW FOR TREATMENT OF THE AREA THAT WILL NOT RISK DEATH DECLINE OR INSTABILITY OF THE TREE CONSISTENT WITH THE IMPLEMENTATION OF APPROPRIATE CONSTRUCTION DESIGN APPROACHES TO MINIMIZE EFFECTS, SUCH

A. IN GENERAL, THE TREES WILL BE PRUNED FIRST FOR SAFETY, NEXT FOR HEALTH, AND FINALLY FOR AESTHETICS.

B. THE TYPE OF PRUNING IS DETERMINED BY THE SIZE OF THE BRANCHES TO BE REMOVED. GENERAL GUIDELINES FOR BRANCH REMOVAL ARE:

4. BROKEN AND CRACKED LIMBS-REMOVED WILL BE REMOVED IN HIGH-TRAFFIC AREAS OF CONCERN.

C. CROWN THINNING IS THE CLEANING OUT OF OR REMOVAL OF DEAD DISEASED, WEAKLY ATTACHED, OR LOW VIGOR BRANCHES FROM A TREE CROWN.

1. ALL TREES WILL BE ASSESSED ON HOW A TREE WILL BE PRUNED FROM THE TOP DOWN

2. TRIMMERS WILL FAVOR BRANCHES WITH STRONG, U-SHAPED ANGLES OF ATTACHMENT AND WHERE POSSIBLE REMOVED BRANCHES WITH WEAK, V- SHAPED

3. LATERAL BRANCHES WILL BE EVENLY SPACED ON THE MAIN STEM OF YOUNG TREES AND AREAS OF FINE PRUNING.

4. BRANCHES THAT RUB OR CROSS ANOTHER BRANCH WILL BE REMOVED WHERE POSSIBLE.

5. LATERAL BRANCHES WILL BE NO MORE THAN ONE-HALF TO THREE-QUARTERS OF THE DIAMETER OF THE STEM TO DISCOURAGE THE DEVELOPMENT OF

6. IN MOST CASES, TRIMMERS WILL NOT REMOVE MORE THAN ONE-QUARTER OF THE LIVING CROWN OF A TREE AT ONE TIME. IF IT IS NECESSARY TO REMOVE

D. CROWN-RAISING REMOVES THE LOWER BRANCHES OF A TREE TO PROVIDE CLEARANCE FOR BUILDINGS, VEHICLES, PEDESTRIANS, AND VISTAS.

1. LIVE BRANCHES ON AT LEAST TWO-THIRDS OF A TREE'S TOTAL HEIGHT WILL BE MAINTAINED WHEREVER POSSIBLE. THE REMOVAL OF MANY LOWER BRANCHES

E. CROWN REDUCTION IS USED TO REPUCE THE HEIGHT AND/OR SPREAD OF TREES AND IS USED FOR MAINTAINING THE STRUCTURAL INTEGRITY AND NATURAL FORM OF A TREE. 1. CROWN REDUCTION PRUNING WILL BE USED ONLY WHEN NECESSARY. PRUNING CUTS WILL BE AT A LATERAL BRANCH THAT IS AT LEAST ONE-THIRD THE

2. WHEN IT IS NECESSARY TO REMOVE MORE THAN HALF OF THE FOLIAGE FROM A BRANCH IT MAY BE NECESSARY TO REMOVE THE ENTIRE BRANCH.

17. REMEDIAL PRUNING SHALL OCCUR BEFORE CONSTRUCTION. FOLLOWING CONSTRUCTION, ANY ABOVE-GROUND TREE PRUNING/TRIMMING SHOULD BE DELAYED UNTIL ONE YEAR AFTER COMPLETION OF CONSTRUCTION. FOLLOWING CONSTRUCTION, A QUALIFIED FORESTER/ARBORIST SHOULD MONITOR TREES ADJACENT TO THE AREA OF THE IMPROVEMENTS AND IF

Horvitz Residence

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

.5

Horvitz Family Special Needs **Gift Trust** 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269

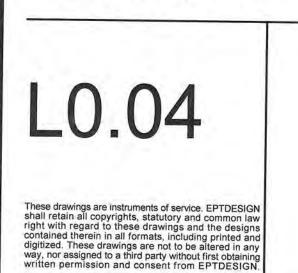


	LANDSCAPE BELIKSSON No. 700 Signature 10/31/25 Signature 10/31/25 Expiration Date 9/27/24 Date OF CALLFORM
	DEAD (10)
	BAVE FROM REMOVAL (CHC). BRADING (24)
	REMOVE (47)
5	PEMAIN

Revisions	Ву	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number	E23-02
Design Staff	AA
Project Manager	AA
Principal	NE

Tree Disposition Legend and Tree **Protection Notes**





1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



Revisions	Ву	Date		
HOA Submittal	AA	7/25/23		
Revised HOA Submittal	AA	8/4/23		
City Submittal	AA	10/13/23		
Revised City Submittal	AA	2/2/24		
Revised City Submittal	AA	2/15/24		
Revised City Submittal	AA	6/14/24		
Revised City Submittal	AA	9/27/24		

Job Number Design Staff Project Manager Principal E23-026 AA AA NE

Overall Landscape Plan



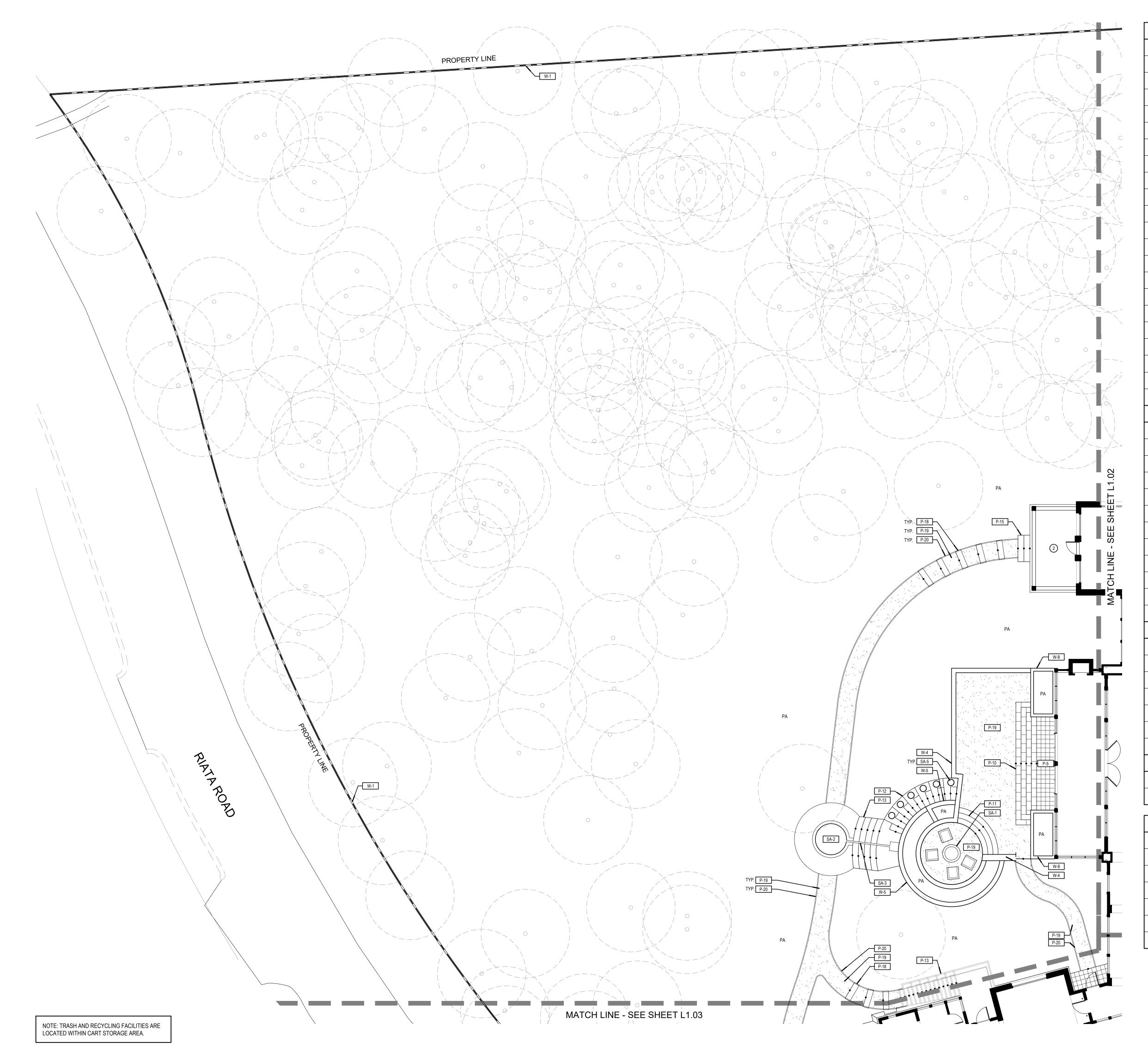
These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



0 5 10 20

Scale: 1" = 20'

40 Feet



PAVIN	IG LEGEND	
ITEM	DESCRIPTION	DETAIL
P-1	PERMEABLE DRIVEWAY	DETAIL X SHEET L.X.XX
P-2	PERMEABLE GRAVEL BAND @	DETAIL X SHEET L.X.XX
P-3	PERMEABLE GRAVEL @	DETAIL X SHEET L.X.XX
P-4	PERMEABLE COBBLE PAVING	DETAIL X SHEET L.X.XX
P-5	IMPERMEABLE STONE PAVER	DETAIL X SHEET L.X.XX
P-6	CONCRETE CURB	DETAIL X SHEET L.X.XX
P-7	IMPERMEABLE STONE STEPS @ ENTRY	DETAIL X SHEET L.X.XX
P-8	STONE STEPS @ CART STORAGE - PER ARCHITECT	DETAIL X SHEET L.X.XX
P-9	IMPERMEABLE STONE STEPS @ SERVICE ENTRY	DETAIL X SHEET L.X.XX
P-10	STONE STEPS @ SUN ROOM	DETAIL X SHEET L.X.XX
P-11	STONE STEPS @ FIREPIT	DETAIL X SHEET L.X.XX
P-12	STONE CURVED STEPS @ PLANTERS	DETAIL X SHEET L.X.XX
P-13	STONE STEPS @ PRIMARY WING - PER ARCHITECT	DETAIL X SHEET L.X.XX
P-14	NOT USED	DETAIL X SHEET L.X.XX
P-15	STONE STEPS @ COVERED PORCH	DETAIL X SHEET L.X.XX
P-16	NOT USED	DETAIL X SHEET L.X.XX
P-17	IMPERMEABLE STONE STEPS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
P-18	STONE STEPS @ HILLSIDE TRAILS	DETAIL X SHEET L.X.XX
P-19	PERMEABLE GRAVEL	DETAIL X SHEET L.X.XX
P-20	METAL HEADER	DETAIL X SHEET L.X.XX
P-21	STONE PAVER	DETAIL X SHEET L.X.XX
WALL	& FENCE LEGEND	DETAIL X SHEET L.X.XX
W-1	PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN.	DETAIL X SHEET L.X.XX
W-2	MOTORCOURT RETAINING WALL	DETAIL X SHEET L.X.XX
W-3	WALLS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
W-4	RETAINING WALL @ TERRACE	DETAIL X SHEET L.X.XX
W-5	CURVED RETAINING WALLS @ FIRE PIT	DETAIL X SHEET L.X.XX
W-6	NOT USED	DETAIL X SHEET L.X.XX
W-7	NOT USED	DETAIL X SHEET L.X.XX
W-8	PLANTER WALL @ TERRACE	DETAIL X SHEET L.X.XX
W-9	PLANTER WALLS @ ENTRY	DETAIL X SHEET L.X.XX
W-10	NOT USED	DETAIL X SHEET L.X.XX
W-11	WALLS @ VEHICULAR GATES	DETAIL X SHEET L.X.XX
W-12	RETAINING WALLS @ MOTOR COURT ENTRANCE	DETAIL X SHEET L.X.XX
SITE A	AMENITIES LEGEND	
SA-1	FIREPIT	DETAIL X SHEET L.X.XX
SA-2	REFLECTING POND	DETAIL X SHEET L.X.XX
SA-3	RILL @ STONE STEPS	DETAIL X SHEET L.X.XX
SA-4	FREE STANDING TROUGH	DETAIL X SHEET L.X.XX
SA-5	POT	-
SA-6	BBQ COUNTER	DETAIL X SHEET L.X.XX
SA-7	RAISED PLANTER BEDS	DETAIL X SHEET L.X.XX
GATE	LEGEND	
G-1	VEHICULAR GATE	DETAIL X SHEET L.X.XX
G-2	KITCHEN GARDEN GATE	DETAIL X SHEET L.X.XX
REFE	RENCE LEGEND	

REFE	RENCE LEGEND
1	SOLAR PANEL ARRAY
2	WOOD DECK PER ARCHITECT
\bigcirc	NOT USED
CL	CENTER LINE
PA	PLANTING AREA
TYP.	TYPICAL
F.O.B.	FACE OF BUILDING

5

Scale: 1" = 10'

10

20 Feet

Horvitz Residence

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



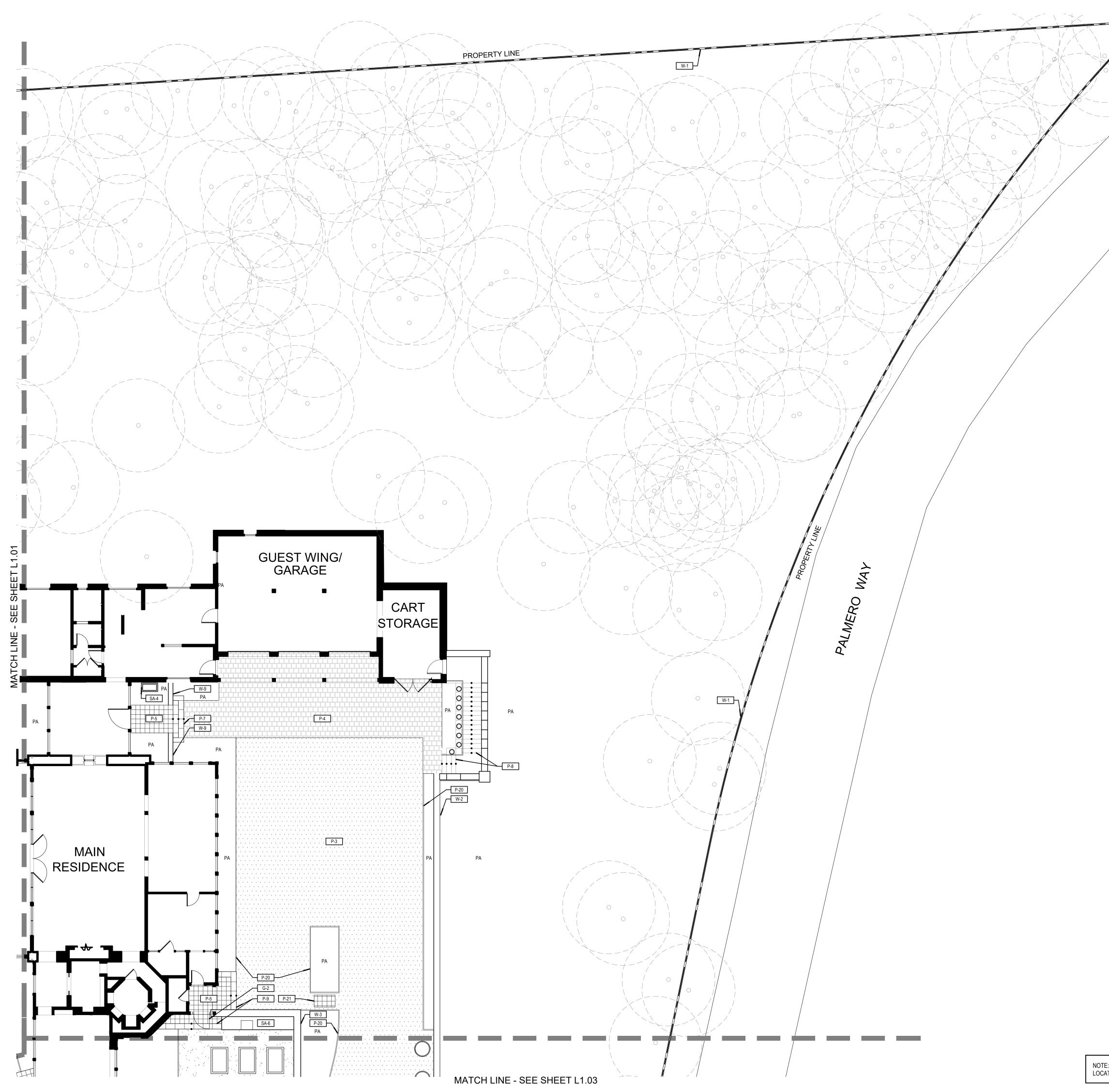
evisions	Ву	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number Design Staff Project Manager Principal E23-026 AA AA NE

Construction Plan



These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



		DETAIL
		DETAIL DETAIL X
P-1		SHEET L.X.XX DETAIL X
P-2	PERMEABLE GRAVEL BAND @	SHEET L.X.XX
P-3	PERMEABLE GRAVEL @	DETAIL X SHEET L.X.XX
P-4	PERMEABLE COBBLE PAVING	DETAIL X SHEET L.X.XX
P-5	IMPERMEABLE STONE PAVER	DETAIL X SHEET L.X.XX
P-6	CONCRETE CURB	DETAIL X SHEET L.X.XX
P-7	IMPERMEABLE STONE STEPS @ ENTRY	DETAIL X SHEET L.X.XX
	STONE STEPS @ CART STORAGE	DETAIL X
P-9	- PER ARCHITECT IMPERMEABLE STONE STEPS @	SHEET L.X.XX DETAIL X
		SHEET L.X.XX DETAIL X
P-10	STONE STEPS @ SUN ROOM	SHEET L.X.XX DETAIL X
P-11	STONE STEPS @ FIREPIT	SHEET L.X.XX DETAIL X
P-12	STONE CURVED STEPS @ PLANTERS	SHEET L.X.XX
P-13	STONE STEPS @ PRIMARY WING - PER ARCHITECT	DETAIL X SHEET L.X.XX
P-14	NOT USED	DETAIL X SHEET L.X.XX
P-15	STONE STEPS @ COVERED PORCH	DETAIL X SHEET L.X.XX
P-16	NOT USED	DETAIL X SHEET L.X.XX
P-17	IMPERMEABLE STONE STEPS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
 P-18	STONE STEPS @ HILLSIDE TRAILS	DETAIL X
P-19	PERMEABLE GRAVEL	SHEET L.X.XX
		SHEET L.X.XX DETAIL X
P-20	METAL HEADER	SHEET L.X.XX DETAIL X
P-21	STONE PAVER	SHEET L.X.XX DETAIL X
WALL	& FENCE LEGEND	SHEET L.X.XX
W-1	PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN.	DETAIL X SHEET L.X.XX
W-2	MOTORCOURT RETAINING WALL	DETAIL X SHEET L.X.XX
W-3	WALLS @ KITCHEN GARDEN	DETAIL X SHEET L.X.XX
W-4	RETAINING WALL @ TERRACE	DETAIL X SHEET L.X.XX
W-5	CURVED RETAINING WALLS @ FIRE PIT	DETAIL X SHEET L.X.XX
W-6	NOT USED	DETAIL X SHEET L.X.XX
W-7	NOT USED	DETAIL X SHEET L.X.XX
	PLANTER WALL @ TERRACE	DETAIL X
W-9	PLANTER WALLS @ ENTRY	SHEET L.X.XX DETAIL X
		SHEET L.X.XX DETAIL X
W-10	NOT USED	SHEET L.X.XX DETAIL X
W-11	WALLS @ VEHICULAR GATES	SHEET L.X.XX DETAIL X
W-12	RETAINING WALLS @ MOTOR COURT ENTRANCE	SHEET L.X.XX
SITE	AMENITIES LEGEND	
SA-1	FIREPIT	DETAIL X SHEET L.X.XX
SA-2	REFLECTING POND	DETAIL X SHEET L.X.XX
SA-3	RILL @ STONE STEPS	DETAIL X SHEET L.X.XX
SA-4	FREE STANDING TROUGH	DETAIL X SHEET L.X.XX
SA-5	РОТ	-
SA-6	BBQ COUNTER	DETAIL X
SA-7	RAISED PLANTER BEDS	SHEET L.X.XX
		SHEET L.X.XX
		DETAIL X
G-1	VEHICULAR GATE	SHEET L.X.XX
G-2	KITCHEN GARDEN GATE	SHEET L.X.XX
RFFF	RENCE LEGEND	
	SOLAR PANEL ARRAY	
(2)	WOOD DECK PER ARCHITECT	
3	NOT USED	
CL	CENTER LINE	
PA	PLANTING AREA	
TYP.	TYPICAL	
F.O.B.	FACE OF BUILDING	

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



Revisions	Ву	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24
Job Number	E23-026	

Design Staff Project Manager Principal

AA AA NE

Construction Plan



These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

20 Feet

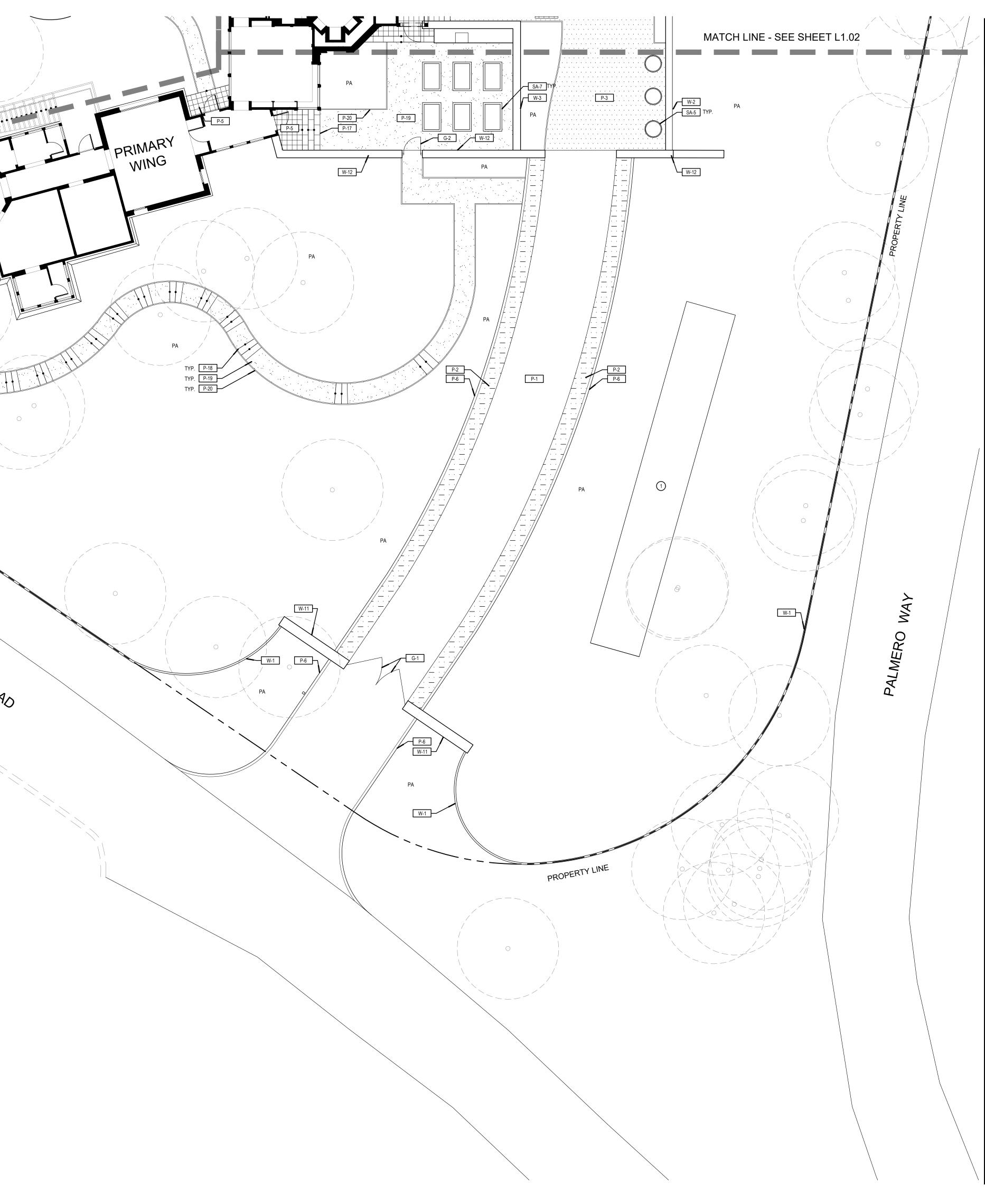
Ż

0 5

Scale: 1" = 10'

10

_	MATCH LINE -	SEE SHEE	T L1.01	
			PA	
			PROPERTY LINE	
PAVIN	IG LEGEND			
ITEM	DESCRIPTION			
P-1		DETAIL X SHEET L.X.XX DETAIL X		
P-2	PERMEABLE GRAVEL BAND @ Image: Comparison of the compa	SHEET L.X.XX		
P-3	MOTORCOURT	SHEET L.X.XX DETAIL X		
P-4	PERMEABLE COBBLE PAVING	SHEET L.X.XX DETAIL X		
P-5		SHEET L.X.XX DETAIL X		•
P-6	CONCRETE CURB IMPERMEABLE STONE STEPS @	SHEET L.X.XX DETAIL X		RIATA ROAL
P-8	ENTRY STONE STEPS @ CART STORAGE	SHEET L.X.XX	NOTE: TRASH AND RECYCLING FACILITIES ARE LOCATED WITHIN CART STORAGE AREA.	A POL
P-9	- PER ARCHITECT IMPERMEABLE STONE STEPS @	SHEET L.X.XX DETAIL X SHEET L.X.XX		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
P-10	SERVICE ENTRY STONE STEPS @ SUN ROOM	DETAIL X SHEET L.X.XX		
P-11	STONE STEPS @ FIREPIT	DETAIL X SHEET L.X.XX		
P-12	STONE CURVED STEPS @ PLANTERS	DETAIL X SHEET L.X.XX	0 5 10 20 Feet Scale: 1" = 10'	
P-13	STONE STEPS @ PRIMARY WING - PER ARCHITECT	DETAIL X SHEET L.X.XX		
P-14			W-12 RETAINING WALLS @ MOTOR COURT DETAIL X SHEET LX XX	1
	NOT USED	DETAIL X SHEET L.X.XX	ENTRANCE SHEET L.X.XX	
P-15	NOT USED STONE STEPS @ COVERED PORCH	SHEET L.X.XX DETAIL X SHEET L.X.XX		
P-16	STONE STEPS @ COVERED PORCH	SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX	SITE AMENITIES LEGEND SA-1 FIREPIT DETAIL X SHEET L.X.XX	
P-16 P-17	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN	SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X	SITE AMENITIES LEGEND SA-1 FIREPIT SA-2 REFLECTING POND DETAIL X SHEET L.X.XX DETAIL X DETAIL X DETAIL X DETAIL X	
P-16 P-17 P-18	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS	SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X	SITE AMENITIES LEGEND SA-1 FIREPIT SA-2 REFLECTING POND SA-3 RILL @ STONE STEPS	
P-16 P-17 P-18 P-19	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL	SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX	OTHER LEMMANCE SITE AMENITIES LEGEND SA-1 FIREPIT DETAIL X SHEET L.X.XX SA-2 REFLECTING POND DETAIL X SHEET L.X.XX SA-3 RILL @ STONE STEPS DETAIL X SHEET L.X.XX SA-4 FREE STANDING TROUGH DETAIL X SHEET L.X.XX	
P-16 P-17 P-18	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS	SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX	OTTEL FIREPIT SA-1 FIREPIT SA-2 REFLECTING POND SA-3 RILL @ STONE STEPS SA-4 FREE STANDING TROUGH SA-5 POT DETAIL X SA-5 POT DETAIL X DETAIL X SA-6 DETAIL X	
P-16 P-17 P-18 P-19 P-20 P-21	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER	SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X SHEET L.X.XX	OTTEL LITTORIOL SITE AMENITIES LEGEND SA-1 FIREPIT DETAIL X SHEET L.X.XX SA-2 REFLECTING POND DETAIL X SHEET L.X.XX SA-3 RILL @ STONE STEPS DETAIL X SHEET L.X.XX SA-4 FREE STANDING TROUGH DETAIL X SHEET L.X.XX SA-5 POT -	
P-16 P-17 P-18 P-19 P-20 P-21	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER	SHEET L.X.XX DETAIL X SHEET L.X.XX	SITE AMENITIES LEGEND SA-1 FIREPIT SA-2 REFLECTING POND SA-3 RILL @ STONE STEPS SA-4 FREE STANDING TROUGH SA-5 POT SA-6 BBQ COUNTER DETAIL X SA-7	
P-16 P-17 P-18 P-19 P-20 P-20 P-21 WALL	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER K FENCE LEGEND PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY	SHEET L.X.XX DETAIL X SHEET L.X.XX DETAIL X	OTTECT DETAIL XSITE AMENITIES LEGENDSA-1FIREPITDETAIL XSA-2REFLECTING PONDDETAIL XSA-3RILL @ STONE STEPSDETAIL XSA-4FREE STANDING TROUGHDETAIL XSA-5POT-SA-6BBQ COUNTERDETAIL XSA-7RAISED PLANTER BEDSDETAIL XSHEET L.X.XX	
P-16 P-17 P-17 P-18 P-19 P-20 P-20 P-21 WALL W-1	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER & FENCE LEGEND PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN.	SHEET L.X.XX DETAIL X SHEET L.X.XX	OTELT EXAMPLE SITE AMENITIES LEGEND SA-1 FIREPIT DETAIL X SHEET L.X.XX SA-2 REFLECTING POND DETAIL X SHEET L.X.XX SA-3 RILL @ STONE STEPS DETAIL X SHEET L.X.XX SA-3 RILL @ STONE STEPS DETAIL X SHEET L.X.XX SA-4 FREE STANDING TROUGH DETAIL X SHEET L.X.XX SA-5 POT - SA-6 BBQ COUNTER DETAIL X SHEET L.X.XX SA-7 RAISED PLANTER BEDS DETAIL X SHEET L.X.XX GATE LEGEND DETAIL X	
P-16 P-17 P-18 P-19 P-20 P-21 WALL W-1 W-2	STONE STEPS @ COVERED PORCH NOT USED MPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER STONE PAVER & FENCE LEGEND PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN. MOTORCOURT RETAINING WALL WALLS @ KITCHEN GARDEN RETAINING WALL @ TERRACE	SHEET L.X.XX DETAIL X SHEET L.X.XX	SITE AMENITIES LEGEND SA-1 FIREPIT SA-2 REFLECTING POND SA-3 RILL @ STONE STEPS SA-4 FREE STANDING TROUGH SA-5 POT SA-6 BBQ COUNTER SA-7 RAISED PLANTER BEDS GATE LEGEND DETAIL X SHEET L.X.XX	
P-16 P-17 P-18 P-19 P-20 P-21 WALL W-1 W-2 W-3	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER & FENCE LEGEND PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN. MOTORCOURT RETAINING WALL WALLS @ KITCHEN GARDEN	SHEET L.X.XX DETAIL X SHEET L.X.XX	SITE AMENITIES LEGEND SA-1 FIREPIT SA-2 REFLECTING POND SA-3 RILL @ STONE STEPS SA-4 FREE STANDING TROUGH SA-5 POT SA-6 BBQ COUNTER SA-7 RAISED PLANTER BEDS GATE LEGEND DETAIL X SHEET L.X.XX G-1 VEHICULAR GATE G-2 KITCHEN GARDEN GATE	
P-16 P-17 P-18 P-19 P-20 P-21 WALL W-1 W-2 W-3 W-4 W-5 W-6	STONE STEPS @ COVERED PORCH NOT USED MPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER STONE PAVER EFENCE LEGEND PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN. MOTORCOURT RETAINING WALL WALLS @ KITCHEN GARDEN RETAINING WALL @ TERRACE CURVED RETAINING WALLS @ FIRE	SHEET L.X.XX DETAIL X SHEET L.X.XX	SITE AMENITIES LEGEND SA1 FIREPIT SA2 REFLECTING POND DETAIL X SA3 RILL @ STONE STEPS DETAIL X SA4 FREE STANDING TROUGH SA5 POT SA6 BBQ COUNTER SA7 RAISED PLANTER BEDS DETAIL X SHEET LX.XX GATE LEGEND DETAIL X G-1 VEHICULAR GATE DETAIL X G-2 KITCHEN GARDEN GATE DETAIL X SOLAR PANEL ARRAY (2) WOOD DECK PER ARCHITECT	
P-16 P-17 P-18 P-19 P-20 P-21 WALL W-1 W-2 W-3 W-4 W-5 W-6 W-7	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER STONE PAVER KFENCE LEGEND PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN. MOTORCOURT RETAINING WALL WALLS @ KITCHEN GARDEN RETAINING WALL @ TERRACE CURVED RETAINING WALLS @ FIRE PIT NOT USED	SHEET L.X.XX DETAIL X SHEET L.X.XX	SITE AMENITIES LEGEND SA1 FIREPIT SA2 REFLECTING POND SA3 RILL @ STONE STEPS SA4 FREE STANDING TROUGH SA5 POT SA6 BBQ COUNTER SA7 RAISED PLANTER BEDS GATE LEGEND G1 VEHICULAR GATE G2 KITCHEN GARDEN GATE OL SOLAR PANEL ARRAY O NOT USED	
P-16 P-17 P-18 P-19 P-20 P-21 WALL W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8	STONE STEPS @ COVERED PORCH NOT USED MPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER STONE PAVER EFENCE LEGEND PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN. PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN. MOTORCOURT RETAINING WALL WALLS @ KITCHEN GARDEN RETAINING WALL @ TERRACE CURVED RETAINING WALLS @ FIRE PIT NOT USED NOT USED PLANTER WALL @ TERRACE	SHEET L.X.XX DETAIL X SHEET L.X.XX	SITE AMENITIES LEGEND SA1 FIREPIT SA2 REFLECTING POND SA3 RILL @ STONE STEPS SA4 FREE STANDING TROUGH SA4 FREE STANDING TROUGH SA5 POT SA6 BBQ COUNTER SA7 RAISED PLANTER BEDS DETAIL X SHEET LX.XX SA6 BBQ COUNTER DETAIL X SHEET LX.XX SA7 RAISED PLANTER BEDS DETAIL X SHEET LX.XX GATE LEGEND DETAIL X G-1 VEHICULAR GATE DETAIL X SHEET LX.XX REFERENCE LEGEND DETAIL X (1) SOLAR PANEL ARRAY SOLAR PANEL ARRAY (2) WOOD DECK PER ARCHITECT (3) (3) NOT USED CL CL CENTRE LINE CENTRE LINE	
P-16 P-17 P-18 P-19 P-20 P-21 WALL W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9	STONE STEPS @ COVERED PORCH NOT USED IMPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER STONE PAVER & FENCE LEGEND PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN. MOTORCOURT RETAINING WALL MALLS @ KITCHEN GARDEN KETAINING WALL @ TERRACE CURVED RETAINING WALLS @ FIRE PIT NOT USED NOT USED NOT USED PLANTER WALL @ TERRACE	SHEET L.X.XX DETAIL X SHEET L.X.XX	SITE AMENITIES LEGEND SA-1 FIREPIT SA-2 REFLECTING POND SA-3 RILL @ STONE STEPS SA-4 FREE STANDING TROUGH SA-5 POT SA-6 BBQ COUNTER SA-7 RAISED PLANTER BEDS DETAIL X SHEET LX.XX SA-6 BBQ COUNTER SA-7 RAISED PLANTER BEDS DETAIL X SHEET LX.XX SA-6 BBQ COUNTER DETAIL X SHEET LX.XX SA-6 BBQ COUNTER DETAIL X SHEET LX.XX SA-7 RAISED PLANTER BEDS DETAIL X SHEET LX.XX GATE LEGEND DETAIL X G-1 VEHICULAR GATE DETAIL X SHEET LX.XX SHEET LX.XX G-2 KITCHEN GARDEN GATE DETAIL X SHEET LX.XX SHEET LX.XX G-1 VEHICULAR GATE DETAIL X SHEET LX.XX SHEET LX.XX G-1 VEHICULAR GATE DETAIL X SHEET LX.XX SHEET LX.XX G-2 KITCHEN GARDEN GATE	
P-16 P-17 P-18 P-19 P-20 P-21 WALL W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8	STONE STEPS @ COVERED PORCH NOT USED MPERMEABLE STONE STEPS @ KITCHEN GARDEN STONE STEPS @ HILLSIDE TRAILS PERMEABLE GRAVEL METAL HEADER STONE PAVER STONE PAVER EFENCE LEGEND PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN. PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN. MOTORCOURT RETAINING WALL WALLS @ KITCHEN GARDEN RETAINING WALL @ TERRACE CURVED RETAINING WALLS @ FIRE PIT NOT USED NOT USED PLANTER WALL @ TERRACE	SHEET L.X.XX DETAIL X SHEET L.X.XX	SITE AMENITIES LEGEND SA1 FIREPIT SA2 REFLECTING POND SA3 RILL @ STONE STEPS SA4 FREE STANDING TROUGH SA4 FREE STANDING TROUGH SA5 POT SA6 BBQ COUNTER SA7 RAISED PLANTER BEDS DETAIL X SHEET LX.XX SA6 BBQ COUNTER DETAIL X SHEET LX.XX SA7 RAISED PLANTER BEDS DETAIL X SHEET LX.XX GATE LEGEND DETAIL X G-1 VEHICULAR GATE DETAIL X SHEET LX.XX REFERENCE LEGEND DETAIL X (1) SOLAR PANEL ARRAY SOLAR PANEL ARRAY (2) WOOD DECK PER ARCHITECT (3) (3) NOT USED CL CL CENTRE LINE CENTRE LINE	



1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

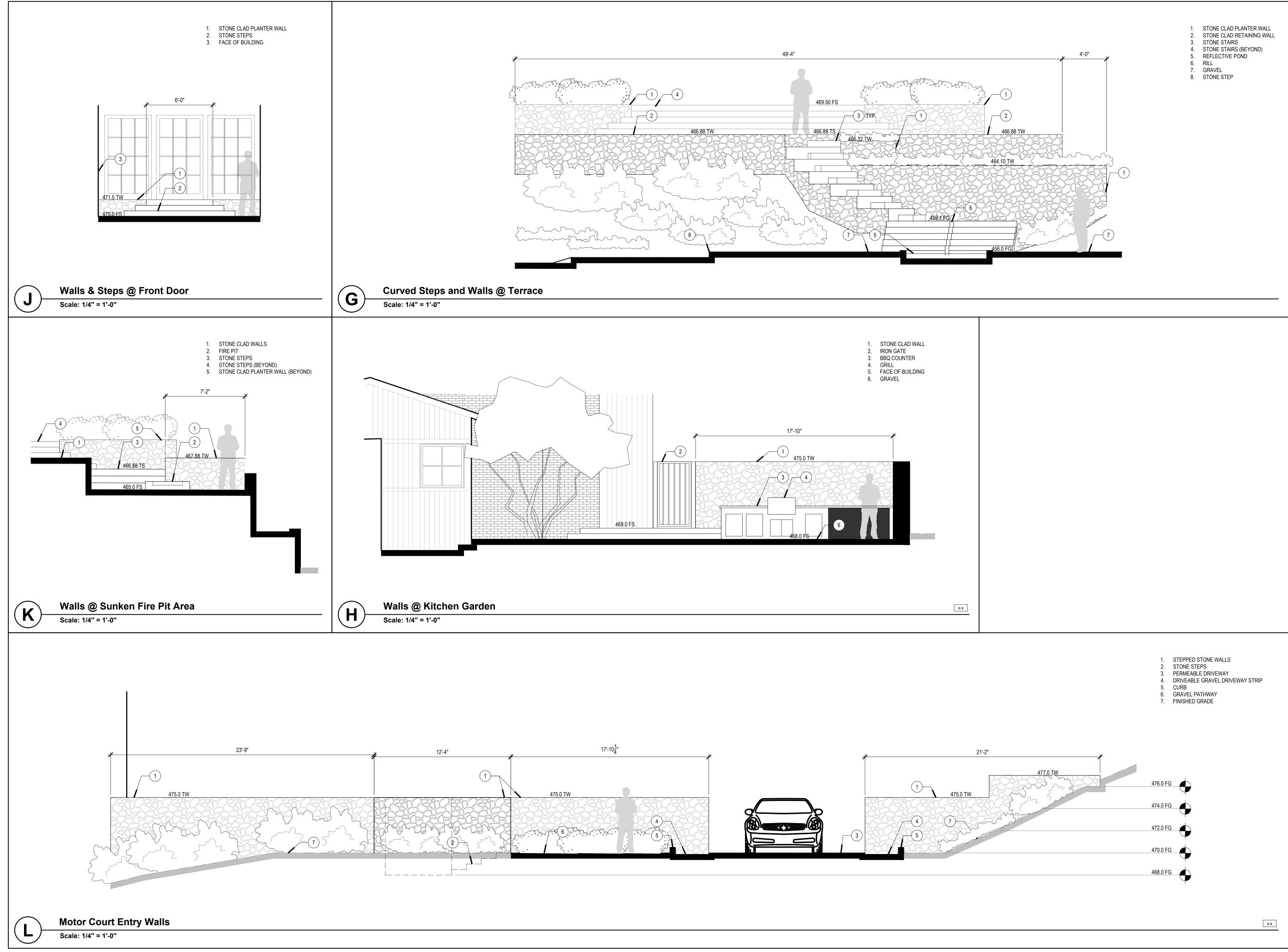
Job Number Design Staff Project Manager Principal E23-0 AA AA NE

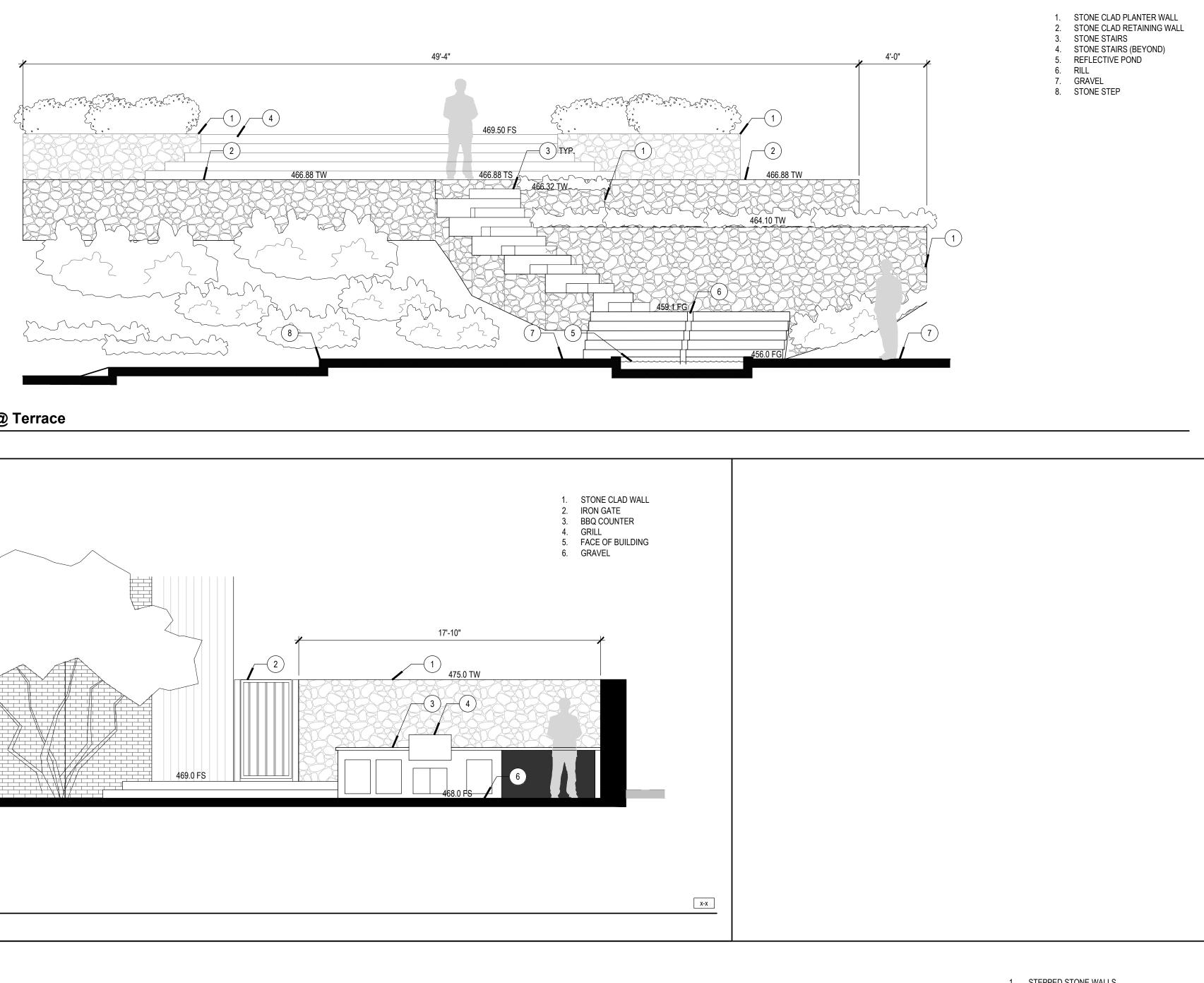
26

Construction Plan

L1.03

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.





1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



1. 2. 3.	STEPPED STONE WALLS STONE STEPS PERMEABLE DRIVEWAY	Revisions	Ву	Date
4.	DRIVEABLE GRAVEL DRIVEWAY STRIP	HOA Submittal	AA	7/25/23
5. 6.	CURB GRAVEL PATHWAY	Revised HOA Submitta	I AA	8/4/23
7.	FINISHED GRADE	City Submittal	AA	10/13/23
		Revised City Submittal	AA	2/2/24
		Revised City Submittal	AA	2/15/24
		Revised City Submittal	AA	6/14/24
		Revised City Submittal	AA	9/27/24
476.0 F(474.0 F(472.0 F(470.0 F(468.0 F(Design Staff Project Manager	E23-026 AA AA NE	
	x-x	L1.5	1	

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

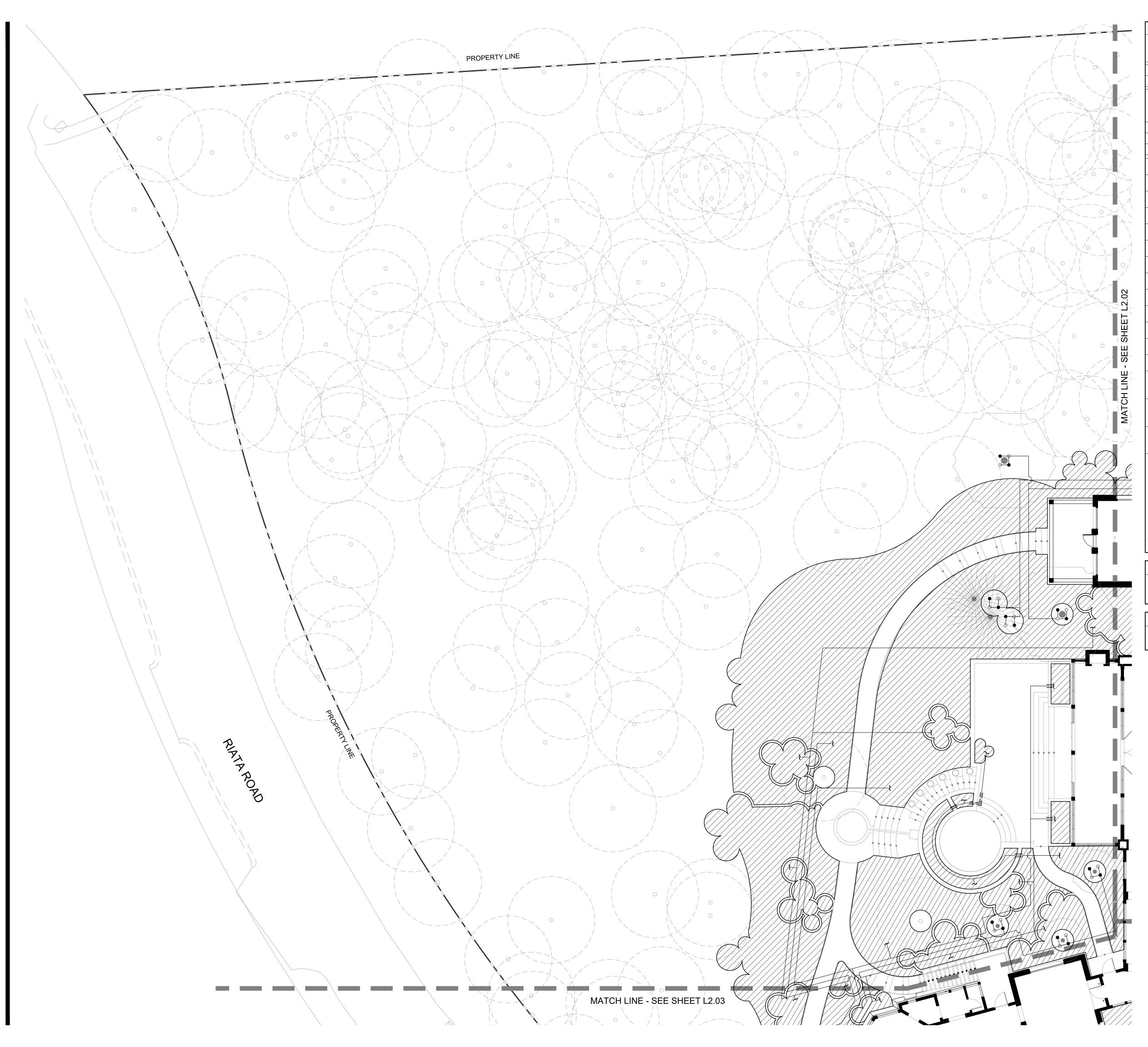


Image: Section 4216/4217 of government code required in compliance with the state of california to plants shall be turned off once plants are established.	RRIGATION SYMBOL	LEGEND RAD. MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
O RanBird 1402 on 1802 w/ PA-80 Image: Constraint of the second seco	FHQA		
(Shrub) Technine CV Dripine TLCV6-18 Image: Construction of the second secon	•		
Image: Netafin TLSOV - Manual Flush Valve Image: Netafin Drip Connector Image: Netafin Status Image: Netafin Netafin Netafin Image: Netafin Netafin Netafin Image: Netafin Netafin Netafin Image: Netafin Netafin Netafin Image: Netafin Netafin Netafin <tr< td=""><td></td><td></td><td></td></tr<>			
Image: system state in the system state of california Department of Water Resources Model Water Efficient Landscape Ordinance (WWELO). Image: system state of california Department of Water Resources Model Water Efficient Landscape Ordinance (WWELO).	×	Netafim	Air Relief Valve
M - Water Meter Per Civil M Febco S2YA Reduced Pressure Backflow Preventer M Lasco Sio-Close PVC Tue Union Ball Valve M Superior 3300 -Normally Open Master Valve Image: Signed State Stat	· —		
Febco 825YA Reduced Pressure Backfow Preventer Image: Solution of the second			
Peoco Preventer Image: Second State PVC True Union Ball Value Superior Superior 3300 - Normally Open Master Value Image: Second State PVC True Union Ball Value Superior Image: Second State PVC True Union Ball Value Superior Image: Second State PVC True Union Ball Value Superior Image: Second State PVC True Union Ball Value Superior Image: Second State PVC True Union Ball Value Superior Image: Second State PVC True Union Ball Value Superior True PVC			
Image: Superior 3300 - Normally Open Master Valve Image: Superior 3300 - Normally Open Master Valve Image: Superior 3300 - Normally Open Master Valve Image: Superior 344" Brass Hose Bibb Image: Superior 344" Brass Hose Bibb Image: Superior RainBird Image: Superior Superior Image: Superior Superior Image: Superior RainBird Image: Superior Superior			Preventer
Image: Section 4216/4217 of government coordinate plants shall be true of fonce plants are designed to be on different ingation values. Ingation for native plants shall be turned off once plants are established. Image: Section 4216/4217 of government coordinate plants shall be turned off once plants are established. Image: Section 4216/4217 of government coordinate plants shall be turned off once plants are established. Image: Section 4216/4217 of government coordinate plants shall be turned off once plants are established.			
Image: Champion 3/4* Brass Hose Bibb Image: Champion RainBird EFB-CP-PRS-D Image: Champion RainBird XC2-PRB-100-COM 3-20 GPM Image: Champion King Bros. Line Size Check Valve Image: Champion King Bros. Line Size Check Valve Image: Champion ACC2 Irrigation Controller Image: Champion Lateral Line Image: Champion ACC2 Irrigation Controller Image: Champion Station No. Image: Champion Station No. Image: Champion Station No. Image: Champion Station No.			
Image: Problem in the image in the image. Image: <		WeatherTRAK	Flow HD
RainBird XCZ-PRB-100-COM 3 - 20 GPM XCZ-PRB-150-COM 15 - 40 GPM RainBird King Bros. Line Size Check Valve RainBird Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain		Champion	3/4" Brass Hose Bibb
Namburd XCZ-PRB-150-COM 15 - 40 GPM No King Bros. Line Size Check Valve Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sync ET Rain Sync Sensolar Sensor Image: Solar Se	\mathbf{O}	RainBird	
Image: Section 2016 Section 2017 Section 2018 Sectio		RainBird	
Image: Acceleration of the second	Ø	King Bros.	Line Size Check Valve
Spare Wire Pull Box Existing Mainline Existing Mainline Lateral Line Lateral Lateral Lateral Later	R	Hunter	Solar Sync ET Rain Sensor
Existing Mainline Mainline Lateral Line Lateral Line PVC Sleeves IRRIGATION VALVE CALLOUT: After and the size of the th	A	Hunter	ACC2 Irrigation Controller
Mainline Lateral Line IRIGATION VALVE CALLOUT: VC Sleeves IRRIGATION VALVE CALLOUT: VIC Sleeves IRIGATION VALVE CALLOUT: VIC Sleeves IRIGATION VALVE CALLOUT: VIC Sleeves VIC Sleeves IRIGATION VALVE CALLOUT: VIC Sleeves	0	_	Spare Wire Pull Box
Lateral Line IRRIGATION VALVE CALLOUT: IRRIGATION DESIGN COMPLIANCE CALLOUS State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). INTIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Section 4216/4217 of government code required in umber be issued befor "perrB00Gr 222/00260" Section 4216/4217 of government code required in the designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.			Existing Mainline
PVC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART JA4* NOTE: Image: Contract Conternation Contract Contrect Contract Contra			Mainline
IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART IRRIGATION VALVE CALLOUT: 3/4" Image: Comparison of the second of the sec			Lateral Line
Image: station of the state of the stat	=====	=====	PVC Sleeves
Station No. Image: Station State		CALLOUT:	LATERAL LINE SIZING CHART
The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	X-X-X	X GPM X Rlant Type	D. 1 " NOTE: THE LATERAL SIZE 1 $1/4$ " BETWEEN TWO 1 $1/4$ " BETWEEN TWO 1 $1/2$ " SHALL BE SIZE DTHE 1 $1/2$ " SHALL BE SIZE DTHE 2 " SAME. MINIMUM PIPE 2 " SIZE IS 3/4".
The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.			
Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	The irrigation system State of California De	shown on these plans partment of Water Re	s has been prepared in compliance with the
Section 4216/4217 of government code requi dig alert identification number be issued befor "pernoliti Go 2x2dvat260 be valid. Call (2) working days be	Native plants and nor	native plants are des	signed to be on different irrigation valves.
			Section 4216/4217 of the government code requires of dig alert identification number be issued before of "perroit do 2x2 dvat260 Will be valid. Call (2) working days before

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



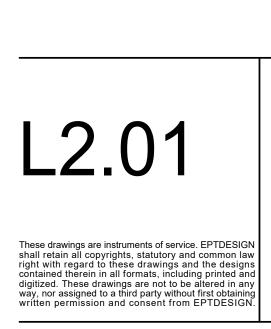


HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24
	E23-026	

AA

Principal Irrigation Plan

Project Manager



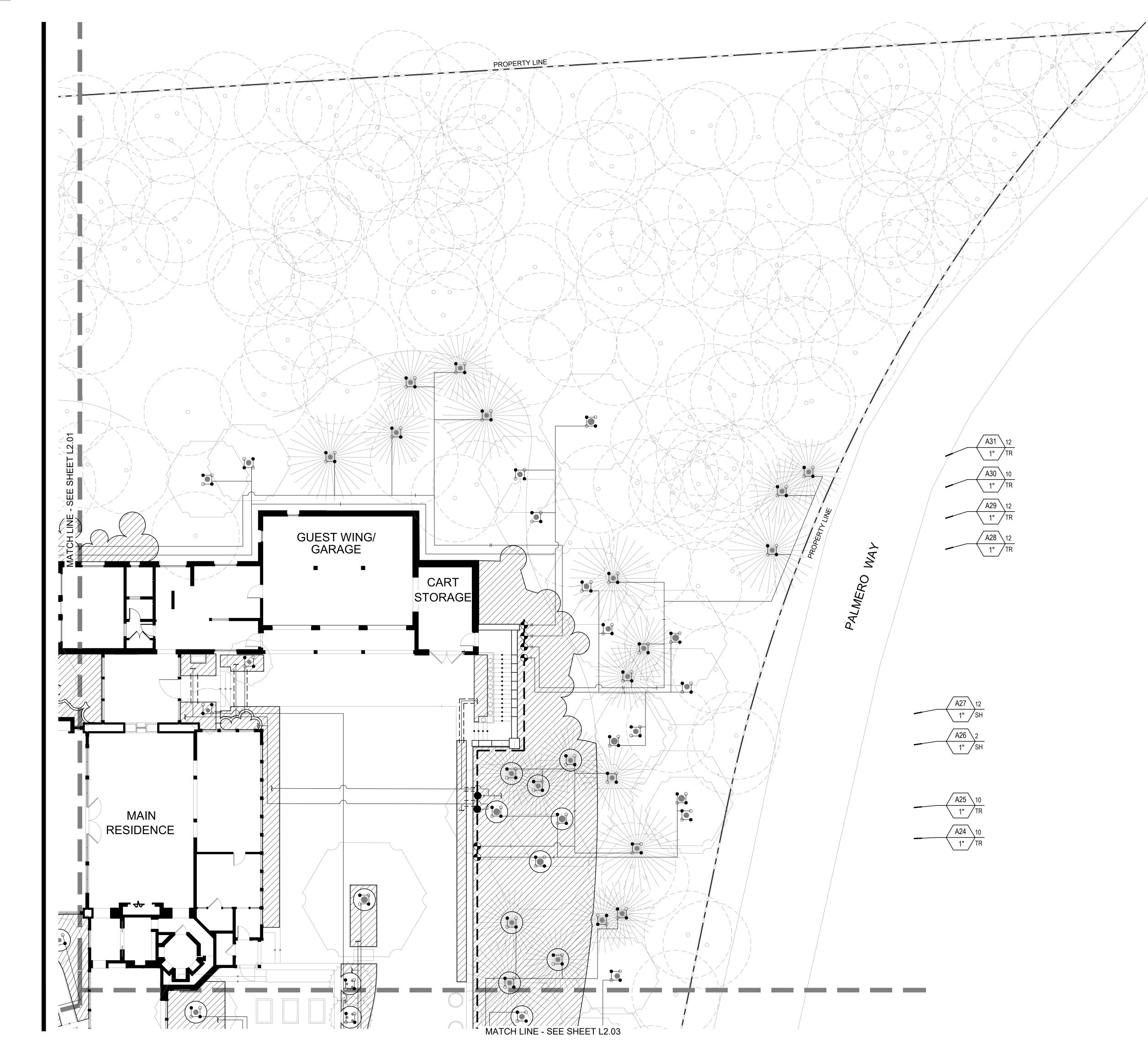


Image: Size of Calibornia Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). Status of Calibornia Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). Intervention of the plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Image: Status of Calibornia Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). Intervention of the plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Image: Status of Calibornia Department of Water Resources Plants are established. Stevention of the plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Image: Status of Calibornia Department of the plants are established. Image: Status of the plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Image: Status of Calibornia Department of the plants are established. Image: Status of the plants are designed to be of the plants are established. Image: Status of Calibornia Department of the plants are established. Image: Status of the plants are designed to be of the plants are established. Image: Status of Calibornia Department of the plants are established. Image: Status of the plants are designed to be of the plants are established. Image: Status of Calibornia Depa	• RanBrd RWS-BC-1402 (50 GPM) • RanBrd 1402 on 1802 wt PA-80 • Netatim Inigation Dipline TLCVE-18 • Netatim Tachine CV Dipline TLCVE-18 • Netatim TLSOV - Manual Fluch Valve • Netatim Dip Connector • • Water Mater Par CMI • Netatim Dip Connector • • Water Mater Par CMI • Issoo Sto-Close PVC True Unon Ball Valve • RainBird EFB-CP-PRS-O • RainBird KC2-PRB-100-COM IS - 20 GPM • RainBird KC2-PRB-100-COM IS - 20 GPM • RainBird KC2-PRB-100-COM IS - 20 GPM • Hunter Solar Sync ET Rain Sensor • Isso Graphic Ether Isso Solar Sync IT Rain Sensor • Hunter		SYMBOL	RAD. MANF.	MODEL NO. WITH NOZZLE SIZE & TY
O - RanBird 1402 on 1602 wi PA-80 Image: Constraint of the second s	O Raiferd 1402 on 1802 wi PA-80 Imagination Driptine Infigation Driptine Technic DV Driptine TLCV6-18 Imagination Driptine Technic DV Driptine Imagination Driptine Technic DV Driptine Imagination Driptine Stockase Value Imagination Driptine Stockase Value Imagination Driptine Stockase Value Imagination Driptine Technic DV Imagination Driptine Stockase Value Imagination Driptine Technic DV Imagination Driptine Technic DV Imagination Driptine Technic DV Imagination Driptine Technic DV <td>0 - Reinflird 1402 on 1802 with PA80 Image: constraint of the second secon</td> <td>FHQA</td> <td></td> <td></td>	0 - Reinflird 1402 on 1802 with PA80 Image: constraint of the second secon	FHQA		
(Strub) Technine CV Driphine TLCV6-18 Image: Comparison of the second	(Shrub) Technic CV Drpine TLCV6-18 Image: Comparison of the second se	(Shub) Terbrine CV Dreine TLXv6-18 Image: Shub (Shub) Air Relatif Valve Image: Shub (Shub) TLSOV - Murual Flash Valve Image: Shub (Shub) -	•		, ,
Netatim TLSOV - Manual Flush Valve Netatim Drip Connector No - Water Meter Per Civil Source Beboo BESVA Reduced Pressure Backflow Preventer Image: Source Sto-Close PVC True Union Ball Valve No Superior 3000 -Normally Open Master Valve No Superior 3000 -Normally Open Master Valve No Champion 34" Brass Hose Bibb No RainBird XCZ-PRB-100-COM 3 - 20 GPM No King Bros. Line Size Check Valve ReinBird XCZ-PRB-100-COM 1 - 40 GPM No Solar Sync ET Rain Sensor No - Spare Wire Pull Box Image: Solar Sync ET Rain Sensor - No - Spare Wire Pull Box Image: Solar Sync ET Rain Sensor - - Image: Solar Sync ET Rain Sensor - - - <	Netatim TLSOV - Manual Flush Valve S Netatim Drip Connector No - Water Meter Per Civil S Febco 25/54 Refuned Pressure Backflow Preventer H Lasco Sto-Close PVC True Union Ball Valve No - Sto-Close PVC True Union Ball Valve No Superior 3000 -Normally Open Master Valve Image: Sign Control of the Sign Con	Netation TLSOY - Manual Push Value S Netation Dip Connector (1) - Water Mater Par Coll (1) Feboo 825/K Reduced Pressure Boofflow Prevention (1) Lasco Six-Close PVC True Union Ball Value (2) Six-Close PVC True Union Ball Value (2) Six-Close PVC True Union Ball Value (2) RainBird XC2/PRF-00-Cont 3-20 GPM XC2/PRF-00-Cont 3-20 GPM XC2/PRF-00-Cont 3-20 GPM XC2/PRF-00-Cont (2) Human Scale State State State Scale State Sta			
Image: Section 4216 (All 27) of the sectio	Image: Section of the section of th	Image: state of the second state state of the second state state state of the second state	×	Netafim	Air Relief Valve
M - Water Meter Per Civil B Febco Reduced Pressure Backflow M Lasco Sib-Close PVC True Union Ball Valve M Champion 34" Brass Hose Bibb M RainBird XC2-PRB-100-COM 3-20 GPM M RainBird XC2-PRB-100-COM 3-20 GPM M RainBird XC2-PRB-100-COM 15-40 GPM M King Bros. Line Size Check Valve Reserver P Hunter Solar Sync ET Rain Sensor Reserver M Hunter ACC2 Irrigation Controller Reserver Reserver M Hunter ACC2 Irrigation Controller Reserver Reserver Reserver Reserver - Space Wire Pull Box Reserver Reserver Reserver Reserver Reserver Reserver Reserver Reserver Reserver <td>Image: Station No. - Water Meter Per Civil Image: Station No. Febco Revenier Image: Station No. Station No. Station No. Image: Station No. - - Image: Station No.<</td> <td>Image: Solution No. Image: Solution No. Image: Solution No. Solu</td> <td></td> <td></td> <td></td>	Image: Station No. - Water Meter Per Civil Image: Station No. Febco Revenier Image: Station No. Station No. Station No. Image: Station No. - - Image: Station No.<	Image: Solution No. Image: Solution No. Image: Solution No. Solu			
Pebco 825YA Reduced Pressure Backflow Preventer Image: Superior Sto-Close PVC True Union Ball Valve Image: Superior 300 -Normally Open Master Valve Image: Superior RainBird EFB-CP-PRS-D Image: Superior RainBird XCZ_PRB-100-COM Image: Superior Superior Superior Image: Superior Superior Superior Image: Superior Superior Superior <	Image: Section of Person and Perso	Pebco 825YA Reduced Pressure Backhow Image: Standard Stand	, ,		
Image: Station No. Station No. Image: Station	Image: State of the set	Image: State of the state			
Image: Superior 3300 - Normally Open Master Valve Image: Superior 3300 - Normally Open Master Valve Image: Superior 3300 - Normally Open Master Valve Image: Superior 34' Brass Hose Bibb Image: Superior 34' Brass Hose Bibb Image: Superior 34' Brass Hose Bibb Image: Superior Superior	Image: Superior 3300 -Normally Open Master Valve Image: Superior 3300 -Normally Open Master Valve Image: Superior 3300 - Normally Open Master Valve Image: Superior 34" Brass Hose Bibb Image: Superior 34" Brass Hose Bibb Image: Superior 34" Brass Hose Bibb Image: Superior Superior	Image: Superior 300 - Hormally Open Master Valve Image: Superior 300 - Hormally Open Master Valve Image: Superior 300 - Hormally Open Master Valve Image: Superior 341 Bress Hore Bibb Image: Superior 341 Bress Hore Bibb Image: Superior 341 Bress Hore Bibb Image: Superior Solar Sync ET Rain Sensor Image: Superior Rainine Image: Superior Superior National Sync ET Rain Sensor Image: Superior Supe			
Image: Section 4215/4217 of the section	Image: Section 4216/4217 of the section	Image: State of the state			
Image: Constraint of the second state state of the sec	Champion 3/4" Brass Hose Bibb RainBird EFB-CP-PRS-D RainBird XC2-PRB-150-COM - 3 - 20 GPM XC2-PRB-150-COM - 15 - 40 GPM Roman King Bros. Line Size Check Valve R Hunter Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sync ET Rain Sync ET Rain Sync ET	Champion 34' Brass Hose Bibb Champion 34' Brass Hose Bibb PainBind EFB-CP-PRS-D RainBind KC2 PRB-BD-COM 13-20 CPH XC2 PRB-BD-CPH 102 XC2 PRB-BD-CPH			
RainBird EFB-CP-PRS-D RainBird XC2-PRB-100-COM 3-20 GPM XC2-PRB-100-COM 15-40 GPM RainBird XC2-PRB-100-COM 15-40 GPM RainBird King Bros. Line Size Check Valve RainBird King Bros. Line Size Check Valve RainBird Hunter Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Solar Sync ET Rain Solar Sync ET Rain Sensor Image: Solar Sync ET Rain S	RainBird EFB-CP-RS-D RainBird XC2-PRB-100-COM 3-20 GPM King Bros. Line Size Check Valve RainBird XC2-PRB-150-COM 15 - 40 GPM RainBird King Bros. Line Size Check Valve RainBird Hunter Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain So	Image: Control of the start of the star			
RainBird XCZ-PRB-150-COM 3-20 GPM X King Bros. Line Size Check Valve R Hunter Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor	RainBird XCZ-PRB-150-COM 3-20 GPM X King Bros. Line Size Check Valve R Hunter Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor	Image: Constraint of the second se			
Rainbid XCZ-PRB-150-COM 15 - 40 GPM No King Bros. Line Size Check Valve R Hunter Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sync ET Rain Sensor Image: Solar Sync ET Rain Sync ET Rain Sensor Image: Solar Sync ET Rain Sy	Rainding XC2-PRB-150-COM 15 - 40 GPM No. Line Size Check Valve Image: Solar Sync ET Rain Sensor Image: Solar Solar Solar Solar	Painting XC2-PRB-150-COM 15 - 40 GPM Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar Sync ET Rain Sensor Image: Solar			
R Hunter Solar Sync ET Rain Sensor A Hunter ACC2 Irrigation Controller P Hunter ACC2 Irrigation Controller P Spare Wire Pull Box Existing Mainline P Mainline Mainline P Lateral Line PVC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART VIE WIE BETWEN TWO BETWEN TWO WIE Size WIE 2 12' IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART VIE WIE Size Size WIE 2 12' WIE Size Size IRRIGATION DESIGN COMPLIANCE NOTE The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Section 4216/4217 of the government code Tregular Straige Ordinance with the ficient floation number be issued before to be insued before to be issued before to be issued before number be issued before to be issued before	R Hunter Solar Sync ET Rain Sensor A Hunter ACC2 Irrigation Controller P Hunter ACC2 Irrigation Controller P Spare Wire Pull Box Existing Mainline P Mainline Mainline P Lateral Line PVC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART P Station No. T MOTE BETWEN NO. P Station No. T MOTE BETWEN NO. VIE Total Station No. T Mote Between No. Between No. Station No. T Mote Between No. Between No. Between No. Station No. T Mote Between No. Between No. Between No. Station No. T Mote Between No. Between No. Between No. State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). Mote Plants are designed to be on different irrigation valves. Ingation for native plants shall be turned off once plants are established. Section 4216/4217 of the government code requires displayed before requires displayed before requires bising displayed before requires bising displayed before reginstres displayed before reginstres displayed before r	Image: Book of the second s			XCZ-PRB-150-COM 15 - 40 GPM
Accel trigation Controller International Controller Accel trigation Controller International Controller <td>Acc2 Irrigation Controller Acc2 Irrigation Controller Existing Mainline Acc2 Irrigation Controller Acc2 Irrigation Controller Acc2 Irrigation Controller Existing Mainline Acc2 Irrigation Controller Iteration Irrigation Value Callout: Internation Controller Irrigation Value Callout: Internation Controller Irrigation Value Callout: Internation Controller Internation Value Callout: Internation Controller Station No. Internation Value Callout: Internation Controller Internation Value Callout: Internation Controller Internation Contrecontrol Internation Value Callo</td> <td>Image: Non-Space Wire Pull Box Image: Pull Box <tht< td=""><td></td><td></td><td></td></tht<></td>	Acc2 Irrigation Controller Existing Mainline Acc2 Irrigation Controller Acc2 Irrigation Controller Acc2 Irrigation Controller Existing Mainline Acc2 Irrigation Controller Iteration Irrigation Value Callout: Internation Controller Irrigation Value Callout: Internation Controller Irrigation Value Callout: Internation Controller Internation Value Callout: Internation Controller Station No. Internation Value Callout: Internation Controller Internation Value Callout: Internation Controller Internation Contrecontrol Internation Value Callo	Image: Non-Space Wire Pull Box Image: Pull Box <tht< td=""><td></td><td></td><td></td></tht<>			
Spare Wire Pull Box Existing Mainline Existing Mainline Lateral Line Lateral Line Lateral Line Lateral Line Lateral Line Station No. XXX - Plant Type Valve Size XXX - Plant Type Valve Size XXX - Plant Type Z'	Spare Wire Pull Box Existing Mainline Existing Mainline Lateral Line Lateral Line Lateral Line Lateral Line VC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART VVC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART VVC Sleeves INTE: ATERAL SIZE Station No. XXX Y	Spare Wire Pull Box Existing Mainline Lateral Line Lateral Lateral Lateral Line Lateral Line			
Existing Mainline Mainline Lateral Line Lateral Line PVC Sleeves IRRIGATION VALVE CALLOUT: VALUE Station No. VALUE Station No. VALUE Station No. VALUE Station No. Valve Size	Existing Mainline Mainline Lateral Line Lateral Line PVC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART J4" The LATERAL SIZE PVC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART J4" The LATERAL SIZE EVENTION Valve Size Plant Type Tregrammet Ty	Existing Mainline Mainline Lateral Line Lateral Line IRRIGATION VALVE CALLOUT: Arternal Line Sizing Chart Mainline Mainline IRRIGATION VALVE CALLOUT: Internal Line Sizing Chart Mainline Mainline IRRIGATION VALVE CALLOUT: Internal Component Com		Hunter	
Mainline Lateral Line Lateral Line IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART J4" More The ULTERAL SIZE VC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART J4" More The ULTERAL SIZE Valve Size 2' Station No. The ULTERAL SIZE Valve Size 2' State in Type Valve Size 2' State in State. WINNUMP FE State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Virging for native plants shall be turned off once plants are established. Section 4216/4217 of tt government code require dig digit identification number be issued before the issued b	Mainline Lateral Line Lateral Line IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART JA4" MOTE: THE HERAL SIZE VC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART JA4" MOTE: THE HERAL SIZE Plant Type 2" Station No. The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Virging for native plants shall be turned off once plants are established. Section 4216/4217 of th government code require and government code require and plant be turned off once plants are established.	Mainline Lateral Line IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART IRRIGATION DESIGN COMPLIANCE NOTE Section 4200 Section 400 Section 4	0	_	
Lateral Line IRRIGATION VALVE CALLOUT: IRRIGATION VALVE: IRRIGATION VALVE: Intermed of Callor VALVE: IRRIGATION VALVE: IRRIGATION VALVE: IRRIGATION VALVE: IRRIGATION VALVE: <	Lateral Line IRRIGATION VALVE CALLOUT: IRRIGATION VALVE CALLOUT: Image: Constraint of the state of the sta	Lateral Line			Existing Mainline
PVC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART JA4" MOTE: THE LATERAL SIZE DETICAL TCK MARK JA4" MOTE: JA4" MOTE: THE LATERAL SIZE DETICAL TCK MARK JA4" MOTE: JA4" MOTE: JA4" MOTE: SIZE IS 38". MOTE: SIZE IS 38". SIZE IS 38". SIZE IS 38". SIZE IS 38". IRRIGATION DESIGN COMPLIANCE NOTE SIZE IS 38". NATIVE PLANT IRRIGATION NOTE NOTE: Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	PVC Sleeves IRRIGATION VALVE CALLOUT: JATERAL LINE SIZING CHART Sate Size Size Size Size Size Size Size Siz	PVC Sleeves IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART Image: Comparison of the state of t			Mainline
IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART Image: Station No. 1" Image: Station No. 1" Image: Station No. 1" Image: Station No. 11/4" Image: Station No. 11/4" <td< td=""><td>IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART IRRIGATION VALVE CALLOUT: 3/4" Image: Comparison of the second state state state of the second state state of the second state state state state second state state</td><td>IRRIGATION VALVE CALLOUT: JA4* WTE: Junction of the state of the s</td><td></td><td></td><td>Lateral Line</td></td<>	IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART IRRIGATION VALVE CALLOUT: 3/4" Image: Comparison of the second state state state of the second state state of the second state state state state second state	IRRIGATION VALVE CALLOUT: JA4* WTE: Junction of the state of the s			Lateral Line
Juilt Juilt Juilt NOTE: THE LATERAL SIZE Juilt Juilt Juilt Juilt Section 420 Juilt Juilt Juilt Section 420 Section 420 Juilt Juilt Juilt Section 4216/4217 of the government of Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt Juilt	Jain Jain Note Jain Jain The Lateral size Jain Jain The Lateral size Jain Jain Jain The Lateral size Jain Jain Jain Jain Jain Jain Jain Jain Jain Jain Jain Jain<	Image: station No. Image:	=====	=====	PVC Sleeves
Juild And Station No. Juild And Station No. Juild And Station No. NOTE: THE LATERAL SIZE Juild And Station No. Juild And Station No. Juild And Station No. Juild And Station No. Juild And Station No. Juild And Station No. Juild And Station No. Juild And Station No. Juild And Station No. Juild And Station No. Juild And Station No. IRRIGATION DESIGN COMPLIANCE NOTE The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Juild And Station Valves. Verification for native plants shall be turned off once plants are established. Juild And Station Valves. Section 4216/4217 of the transment of government code require dig alert identification number be issued before "perified One 2224 stateOrder "Painted One	Image: Station No. 3/4" NOTE: Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station System shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). Image: State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). Image: State of California Department of Gonce plants are established. Image: State of California Department of Gonce plants are established. Image: State of California Department of Gonce plants are established. Image: State of California Department of Gonce plants are established. Image: State of California Department of Gonce plants are established. Image: State of California Department of Gonce plants are established.	Image: state in the state of the s	IRRIGATION VALV		LATERAL LINE SIZING CHART
Station No. 1" NOTE: THE LATERAL SIZE BETWEEN TWO DETIVED. IT CM ARRA Walve Size 2" 2 1/2" The Jirigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Section 4216/4217 of th government code require dig order tidentification number be issued before "perfielde" 22/20126004	Station No. 1 1 11/4" Intervention Market Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station No. Image: Station Station System Shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). Image: Station No. Image: Station for native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Image: Station for native plants shall be turned off once plants are established. Image: Station for native plants shall be turned off once plants are established. Section 4216/4217 of the discourt identification number be issued before state decomplete State of california for the state of calefore issued before tige of the state of califerent identification number be issued before the st	Station No.			
Image: State of the state	Image: State of the state	Image: Contract of the second seco			
Image: State Size of the state of the state size of the state size of the state of the stat	Image: State Size of the state of the state size of the state size of the state of the stat	Image: Size of the second s	/ x-		THE LATERAL SIZE
IRRIGATION DESIGN COMPLIANCE NOTE The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Section 4216/4217 of the government code require dig alert identification number be issued before "perfiel@go 2223rdt2600"	IRRIGATION DESIGN COMPLIANCE NOTE The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established. Section 4216/4217 of the government code require dig alert identification number be issued before "perfiel@go 2223rdt2600"	IRIGATION DESIGN COMPLIANCE NOTE The irigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). INTIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irigation valves. Irigation for native plants shall be turned off once plants are established. Section 4216/4217 of government code requirement code requi		X X~ Plant Type	→ +++→ 1 1/2" SHALL BE SIZED TH → ⊥ 2" SAME. MINIMUM PH SIZE IS 3/4". SIZE IS 3/4".
The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).	/	Valve Olze	
The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). NATIVE PLANT IRRIGATION NOTE Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).			
Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	The irrigation system State of California D	n shown on these plans epartment of Water Res	has been prepared in compliance with the
Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	NATIVE PLA	ANT IRRIGATI	ON NOTE
Irrigation for native plants shall be turned off once plants are established.	Irrigation for native plants shall be turned off once plants are established.	Irigation for native plants shall be turned off once plants are established.			
Section 4216/4217 of th government code require dig alert identification number be issued before "pernot@go 2x27vat260	Section 4216/4217 of th government code requires dig alert identification number be issued before "pernot@go 2x27vate60w	Figure 1 Figure 2 Figure 3			
					Section 4216/4217 of government code requir dig alert identificatio number be issued befo "ferner@@or ex2dvar260

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



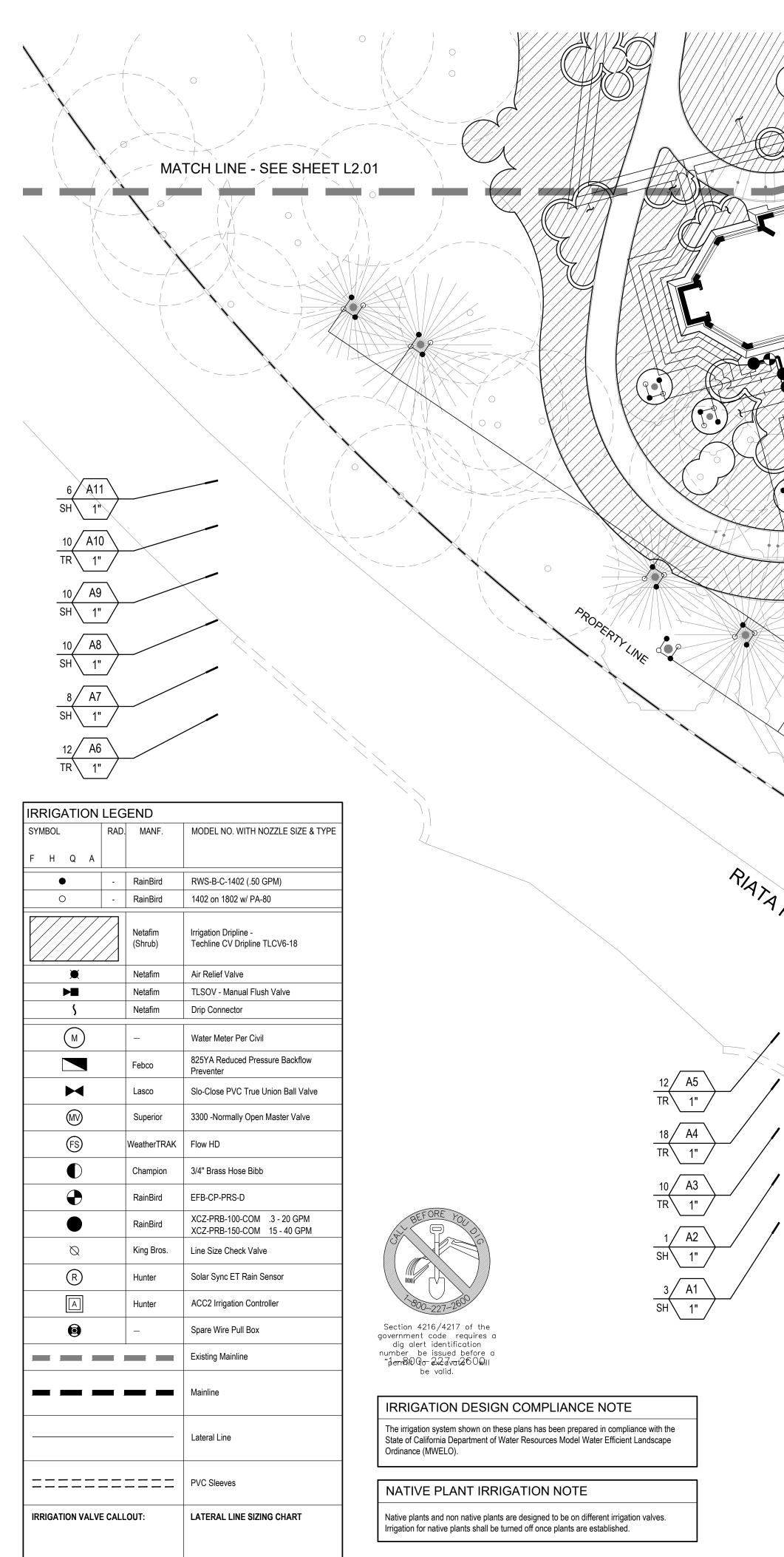
evisions	Ву	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number Design Staff Project Manager Principal E23-026 AA AA NE

Irrigation Plan

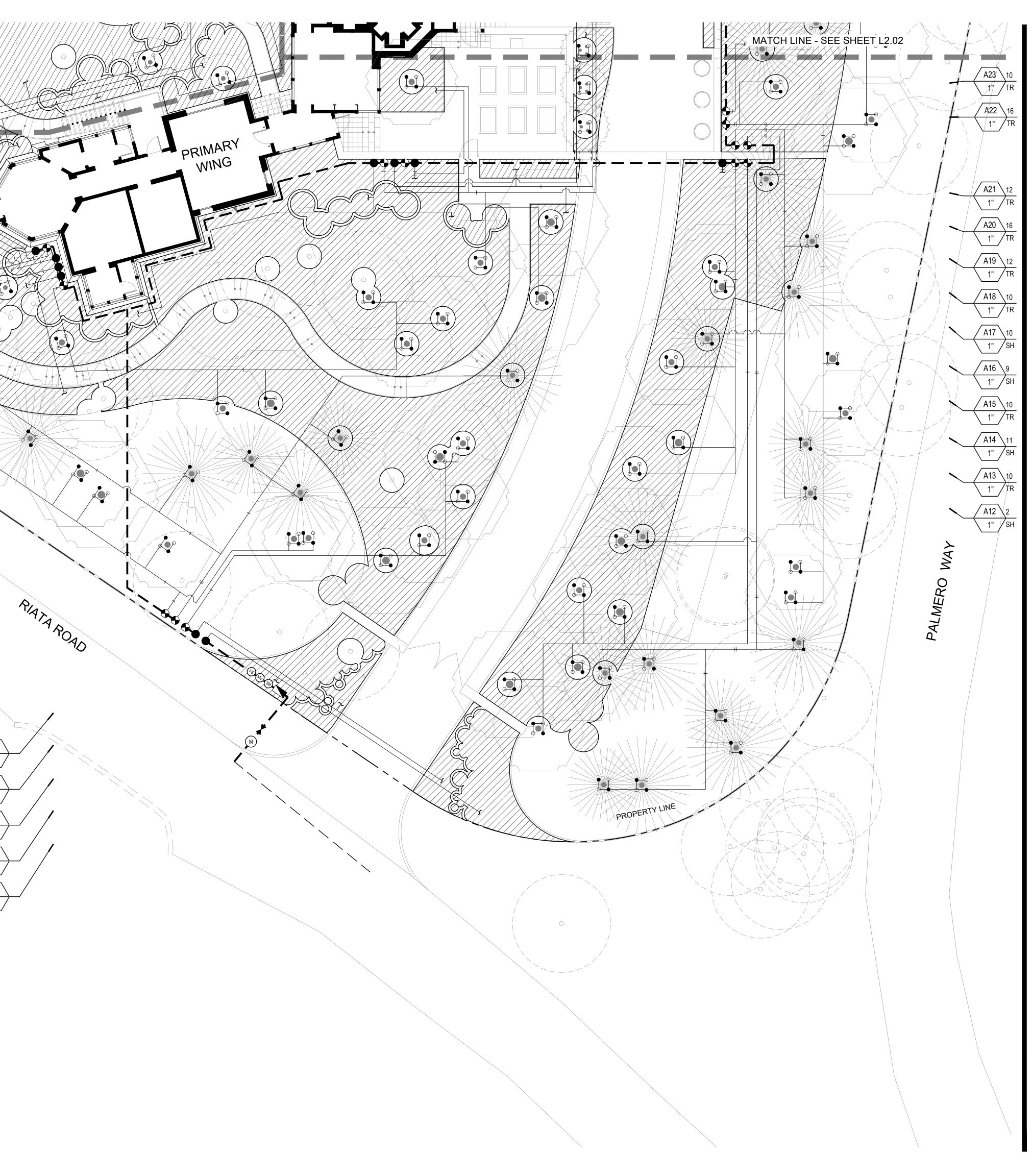
L2.02

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



Scale: 1" = 10'

20 Feet



Horvitz Residence

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



Revisions	Ву	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24
Job Number	E23-026	
Design Staff	AA	
Project Manager	AA	

NE

Irrigation Plan

Principal

L2.03

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

WATER EFFICIENT LANDSCAPE WORKSHEET

Valve #	Hydrozone # /Planting	Plant Factor	Irrigation	Irrigation	ETAF	Landscape	ETAF x Area	Estimate
	Descriptions [®]	(PF)	Method ^b	Efficiency (IE) ^c	(PF/IE)	Area (sq. ft.)		Water Use
A1	Regular Landscape Area		Drip	0.81	0.53	515	274.67	
A1 A2	V.Low Water Use Shrub		Drip	0.81		150		
A3	V.Low Water Use Tree		Bubbler	0.75				
A4	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	324	172.80	
A5	V.Low Water Use Tree		Bubbler	0.75				
A6	V.Low Water Use Tree		Bubbler	0.75				
A7	Low Water Use Shrub		Drip Drin	0.81			432.84	
A8 A9	Low Water Use Shrub Low Water Use Shrub		Drip Drip	0.81		2094 2072	517.04 511.60	
A10	Low Water Use Tree		Bubbler	0.75		360		
A11	Mod Water Use Shrub	-	Drip	0.81			583.21	
A12	Mod Water Use Shrub	0.4	Drip	0.81	0.49	366	180.74	4
A13	V.Low Water Use Tree		Bubbler	0.75				
A14	Low Water Use Shrub		Drip	0.81			571.11	13
A15	Low Water Use Tree		Bubbler	0.75		180		
A16 A17	Low Water Use Shrub Low Water Use Shrub		Drip Drip	0.81			468.64	
A17 A18	V.Low Water Use Tree		Bubbler	0.81				
A19	V.Low Water Use Tree		Bubbler	0.75				
A20	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	288	153.60	3
A21	Mod Water Use Tree		Bubbler	0.75	0.53	216		
A22	V.Low Water Use Tree		Bubbler	0.75				
A23	Mod Water Use Tree		Bubbler	0.75				
A24 A25	V.Low Water Use Tree Mod Water Use Tree		Bubbler Bubbler	0.75 0.75				
A25 A26	Mod Water Use Shrub		Drip	0.73			125.43	
A27	Low Water Use Shrub		Drip	0.81				
A28	V.Low Water Use Tree		Bubbler	0.75	0.13	216		
A29	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	216	115.20	
A30	Mod Water Use Tree		Bubbler	0.75				
A31	V.Low Water Use Tree		Bubbler	0.75				
	Fountain	0.7	Recirc.	1	0.70 Subtotals	44 21625	30.80 5833.16	
	Special Landscape Areas	<u> </u>			Subtotals	21025	5655.10	50
	openal consoupe mea	•			1		0	
					1		0	
					1		0	
					1		0	
					1		0	
					Subtotals	0	0	
						Total La	ndscape Area	
						10101 20	ETWU Total	
						ETWU	(in acre-feet)	
					Maximu	m Allowed Wat	ter Allowance	
							(MAWA) ^e	287
						MAWA	(in acre-feet)	0.88
			_					
	e/Planting Description		^b Irrigation N		^c Irrigation E		^d ETWU (Annua	,
E.g. 1) Econt La			Overhead sp	ray or drip	.75 for spray	r head	ETo x 0.62 x ET where 0.62 is c	
1) Front La 2) Low wa	ter use plantings				.81 for drip		converts acre-i	
	n water use plonting						to per square fo	pot per year.
	(Annual Gallons Allowed)	= (ETo) (0.62)((E	TAF x LA) +	((1-ETAF) x SLA))				
	where 0.62 is canversion facto per acre per year to gallon pe totol londscape area in squar- landscape area in square feet residential areas and 0.45 for	r squore foot per ye e feet, SLA is the too ; and ETAF is 0.55 f	ear. LA is the tal special ar					

Regular Landscape AreasTotal ETAF x Area5,833.16Total Area21625Average ETAF0.27All Landscape Areas

5,833.16
21625
0.27

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential area.

	IRRIGATION CONSTRUCTION NOTES	IRRIGATION LEGEND	
0.55	POC The landscape contractor shall purchase and install one domestic water meter located per the civil engineer's sewer & water plan and as shown on the irrigation plan. Verify that the static pressure is PSI prior to construction. Contractor shall furnish and install mainline to the flanged gate valves, backflow preventer, quick couplers, master valve, and flow sensor per the irrigation legend and details. (Refer to the irrigation plans for sizing). Refer to irrigation	SYMBOL RAD. MANF. MODEL NO. WITH NOZZLE SIZE & TYPE F H Q A	DESCRIPTION PSI FLOW RATE IN GPM DETAIL F H Q A @100*
Area Estimated Total Water Use (ETWU) ^d	NOTE legend and irrigation construction notes for model numbers. Install the flow sensor per the manufacturer's recommendations and details. Contractor shall furnish all materials and labor to execute and install the irrigation system per the irrigation plans. Install the gate valves, backflow preventer, master valves, flow sensors, and quick couplers within the shrub planting areas	• RainBird RWS-B-C-1402 (.50 GPM) • - RainBird 1402 on 1802 w/ PA-80	Bubbler in Sleeve with Grate 30 .50 - - - -/L2.xx Flood Bubbler on 2" pop-up Spray Head 30 .50 - - - -/L2.xx
4.67 6,641.44 8.52 447.78	The flow sensor wire shall be manufactured by "Rain Master", model #EV-CAB-SEN. No field splices allowed between flow sensor and controller. All flow sensor wires shall be installed within a gray 1-1/2" DIA., SCH. 40 PVC conduit. Each conduit	Netafim (Shrub) Irrigation Dripline - Techline CV Dripline TLCV6-18	Space lateral rows at 18". 30 0.6 GPH Flow Rate Dripper spacing at 18". Install 3" min - 6" max below grade per specifications. Application rate: 0.43 in/hr. Time to apply 1/4": 36 minutes.
4.00 580.32 2.80 4,178.30	shall have a separate flow sensor cable installed within it based on the corresponding controller assembly. Imperial Technical Services shall make the final connections from the flow sensor to the controller assemblies.	Netafim Air Relief Valve	Install per manufacturers specifications/L2.xx
8.80 696.38 8.80 696.38	Mainline shown in hardscape areas is diagrammatic. Mainlines are intended to be installed within the shrub areas only. Any mainline, lateral, or control wires that run under hardscape areas shall be installed in SCH. 40 PVC sleeves which shall be	Netafim TLSOV - Manual Flush Valve S Netafim Drip Connector	Install per manufacturers specifications/L2.xx -
2.84 10,466.06 7.04 12,501.96	sized a minimum of twice the diameter of the actual pipe diameter. Refer to irrigation details for installation and depths of slooving.	M – Water Meter Per Civil	See civil engineers plans for additional information/L2.xx
1.60 12,370.61 6.00 2,321.28	CONTROLLER INFORMATION	Febco 825YA Reduced Pressure Backflow Preventer Preventer	Verify location in field prior to installation.
3.21 14,102.01 0.74 4,370.31		Lasco Slo-Close PVC True Union Ball Valve	Line Size per plan. Install in a 10" round valve box. -/L2.xx
4.00 580.32 1.11 13,809.47	CONTROLLER ASSEMBLED BY:	MV Superior 3300 -Normally Open Master Valve	Master Valve to be installed in rectangle valve box adjacent to flow sensor/L2.xx
8.00 1,160.64 8.64 11,331.76	CONTROLLER IDENTIFICATION CONTROLLER PART NUMBER	FS WeatherTRAK Flow HD	Size per plan. Install per detail. See irrigation construction notes for additional information and model numbers.
4.20 12,675.10 4.00 580.32		Champion 3/4" Brass Hose Bibb	Install 12" above finish grade and stake per detail. Locations per plan/L2.xx
8.80 696.38 3.60 3,714.05		RainBird EFB-CP-PRS-D Description XCZ-PRB-100-COM .3 - 20 GPM	Remote control valve. Install in rectangle valve box per detail. -/L2.xx Remote control valve kit with pressure regulating basket filter. Install in rectangle -/L2.xx
5.20 2,785.54 8.40 928.51	INTERNET REQUIRED:	XCZ-PRB-150-COM 15 - 40 GPM	valve box per detail. -/L2.XX Provide swing check valve when direction of water flow is uphill. Provide spring // 2.XX
6.00 2,321.28 4.00 580.32 6.00 2.321.28	Install flow sensor cable in a 1 1/2" U.L. PVC SCH. 40 gray conduit.	X King Bros. Line Size Check Valve R Hunter Solar Sync ET Rain Sensor	check valve when direction of flow is downhill. -/L2.xx ET/Rain Sensor. Verify location in field. EPA WaterSense Approved -/L2.xx
6.00 2,321.28 5.43 3,032.95	The 120 volt power supply connection to the irrigation controller assembly shall be the responsibility of the irrigation contractor. Refer to electrical plans for additional information. Final location of the irrigation controller assembly shall be approved by the owner's authorized representative prior to installation. All sprinkler heads shall be field adjusted to prevent	A Hunter ACC2 Irrigation Controller	Smart Irrigation controller assembly with flow sensing and ET capability located per
7.16 7,910.74 8.80 696.38 5.20 2.725.51	over spray onto the irrigation controller assembly enclosure.	Image: Second	irrigation plans. See irrigation construction notes for more information. -/L2.XX Four (4) continuous spare control wires, blue in color and one (1) white common wire, 24" coil minimum. -/L2.XX
5.20 2,785.54 6.00 2,321.28	The system is designed for the operation of one valve at a time per controller. The system has been designed for one valve opening and one valve closing.	Existing Mainline	Protect in place/L2.xx
8.80 696.38 0.80 744.74 16 50,900.51	The controller shall be located as shown on the drawings or as directed by the owner's authorized representative. Contractor to determine best way to provide internet connectivity for controller in prioritized order per site conditions. Ethernet cable, WIFI, cellular. Components in controller to provide internet connectivity will vary.	Mainline	Irrigation Mainline - PVC SCH. 40 IPS white pipe. PVC SCH. 40 IPS for mainline sizes 1" to 2" PVC Class 315 IPS for mainline sizes 2 1/2" and larger Sleeve mainline per notes and details.
0 0 0 0 0 0	GENERAL IRRIGATION NOTES	Lateral Line	Lateral Pipe - PVC SCH. 40 IPS white pipe. Minimum pipe size shall be 3/4" - size laterals per plan. PVC SCH. 40 IPS for sizes 3/4" to 2 1/2" PVC Class 315 IPS for sizes 3" and larger
0 0 0 0 0 0	 The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical contractor, and all other subcontractors for the location and the installation of irrigation related sleeves through walls, structures, under roadways, paving, etc. 		PVC SCH. 40 IPS white pipe - sleeves shall be installed for any mainline, lateral, or wires crossing under hardscape per irrigation construction notes. Size to be two times the pipe diameter or wire bundle. -/L2.xx
Area 21625 Total 50,900.51 Teet) 0.16	2. The irrigation design presented in these documents is intended to be diagrammatic. All irrigation equipment, piping and valve locations, etc. shown within paved areas are for design clarification and shall only be installed in planting areas. Irrigation contractor shall install all remote control valves, quick couplers, and gate valves, in shrub planting areas or as approved by owner's representative & the landscape irrigation designer. Avoid any conflicts between the sprinkler system, planting and architectural features.	IRRIGATION VALVE CALLOUT: LATERAL LINE SIZING CHART	PLANT MATERIAL ABBREVIATIONS: DOMESTIC WATER POINT OF CONNECTION EQUIPMENT SIZES: Plant Type: TF Turf P.O.C.# WM BF MV FS
ance VA) ^e 287,590.88 (eet) 0.882582814 nnual Gallons Required) =	3. The irrigation system design is based upon the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The irrigation contractor shall verify water pressure prior to construction. Any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection shall be immediately reported in writing to the owner's authorized representative. If the pressure differences are not immediately reported prior to beginning construction, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system deemed necessary by the owner's representative and all costs associated with those revisions.	X-X X GPM X-X X GPM X Plant Type H 1 1/4" Valve Size 2" SIZE IS 3/4".	SB Shrub / Ground Cover XX XX XX XX BF = BACK FLOW TR Trees CONTROLLER X PT Pots DOMESTIC WATER METER LOCATION SEE IRRIGATION CONSTRUCTION NOTE # 1 ON SHEET L2.XX BF = BACK FLOW Hydrozone: High
2 is conversion factor that cre-inches per acre per year are foot per year.	4. When it is apparent to the landscape contractor in the field that obstructions, grade differences, or differences in the calculated area dimensions exist that may have not been considered in the design of the system, the irrigation contractor shall not willfully install the irrigation system as indicated on the construction drawings. The owner's authorized representative shall be notified in writing of any such obstructions or differences prior to beginning any irrigation installation. If notification is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system as deemed necessary by owner's	IRRIGATION DESIGN COMPLIANCE NOTE	M Medium L Low PRESSURE CALCULATIONS FOR DOMESTIC IRRIGATION Project Name and/or Tract#:
	 The irrigation contractor shall be responsible for installing all control wire sleeving of sufficient size, under all paved areas in addition to the control wire sleeving shown on the drawings. 	The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).	Date and Source of Information: Name of Contact Person and Phone Number: P.O.C. Water Meter #: Water Meter Size and Type:
	 All piping and equipment shall be installed per the irrigation details. Teflon tape or Teflon pipe dope shall be applied to all male PVC pipe threads on all irrigation valve assemblies. 	NATIVE PLANT IRRIGATION NOTE	Hydraulic Grade Level: FT Water Meter Elevation: FT Highest Head Elevation on the System: FT
	 All pop-up style irrigation heads located in in shrub or groundcover areas shall be installed so the top of the irrigation head is 1" above finish grade. 	Native plants and non native plants are designed to be on different irrigation valves. Irrigation for native plants shall be turned off once plants are established.	Basis for Calculations:
	8. All pop-up style irrigation heads to be located in turf areas shall initially be installed so the top of the irrigation heads are flush with the adjacent sidewalk or curb. Within 10 days of being notified by the owner's representative, the irrigation contractor shall be responsible for adjusting all turf irrigation heads so the top of the irrigation head is 1/2" above finish grade.	BEFORE YOU	Size of Remote Control Valve:
w je	9. The irrigation contractor shall be responsible for flushing and adjusting all irrigation heads for optimum performance and to prevent over spray onto areas not intended for irrigation. This shall include selecting the proper the arc pattern, adjusting the spray radius of the irrigation head with PRS screens and/or also throttling the flow control at each valve to obtain the optimum operating pressure for each system.		1 2 Water Meter 1 2" Backflow RP Pressure Regulator Gate Valve(s) Gate Valve(s) Gate Valve(s)
	10. The irrigation contractor shall be responsible for adjusting the pressure regulator on each electric control valve so the irrigation head farthest and highest in elevation from its associated control valve functions within the operating pressure shown on the irrigation legend (not to exceed 5 PSI above the indicated operating pressure).	Section 4216/4217 of the	Master Valve Flow Sensor Mainline Mainline
	11. When installing Rain Bird 1800 series nozzles that require arc patterns other than the standard arc patterns (e.g., 360°, 180°, and 90°), the contractor shall use the appropriate fixed arc pattern (e.g. 120°, 240°, 270°). The contractor shall use Rain Bird variable arc nozzles (VAN) when installing irrigation heads using Rain Bird 1800 series nozzles only when required pattern is not one of the fixed arc patterns. Select the radius of VAN nozzles to match site conditions. For example: use 8-VAN where an 8 foot radius is required or a 12-VAN where a 12 foot radius is required.	government code requires a dig alert identification number be issued before a "βern&i€@ exc7vat260will be valid. Call (2) working days before	Mainline Mainline Remote Control Valve Lateral Line Losses(10%) Other Losses (10%)
	12. The irrigation contractor shall be responsible for making field adjustments to the irrigation system by installing a quarter circle or half circle sprinkler head on each side of any vertical element (props, street lights, trees, etc.) which prevents proper coverage by interfering with the spray pattern of the irrigation head. All adjustments shall be made at no additional costs to the owner.	you dig.	Elevation Loss or Gain LOSS OR GAIN Total
	 Drainage of irrigation water through spray head will not be allowed. Rain Bird SAM feature shall be used to prevent spray head drainage. During construction, the contractor shall change spray bodies from Rain Bird 1800-PRS to 1800-SAM-PRS for spray heads showing signs of draining after the irrigation system has operated from an ON to OFF position. Installation of Rain Bird SAM feature shall be included in the Bid Price of the irrigation system. 		PRESSURE (PSI) Pressure Required to Operate Irrigation Head Sub-Total Pressure Required for Irrigation System Total Pressure Required for Irrigation System
	14. The irrigation contractor shall be responsible for making the final connection between the power source and the automatic controller. 120 volt electrical power source shall be provided by others at the automatic controller location.		(Sub-Total Pressure + 25%) Static Pressure Available Residual Pressure
	 Adhesives, sealants and caulks shall meet local or regional air pollution control or South Coast AQMD rule 1168 VOC and statewide VOC standards. Contractor shall verify exterior mounted rain sensor location and provide wiring between rain sensor and controller. 		(Subtract Total Pressure from Static Pressure)
	OBSERVATION SCHEDULING]	
	The landscape contractor shall schedule an irrigation site observation by the irrigation designer, and/or the owner's representative, which shall not occur without at least 48 hours prior notification. The following items shall be reviewed:		
	1. Pre-job/kick-off meeting with contractor, general contractor, and irrigation designer.		
	2. Mainline, backflow preventer, master valves, flow sensors, booster pump installation and operation, installation review prior to backfilling trenches, irrigation mainline pressure test, etc.		
	3. Finalizing the location for the controller assemblies - landscape contractor shall coordinate with the irrigation designer to verify connection of flow sensors and associated equipment to each controller assembly and for certification/warranty of equipment.		
	 Irrigation coverage test - a dynamic pressure test shall be performed by the landscape contractor and shall be observed by the owner (or the owner's representative) and the irrigation designer for each valve during the irrigation coverage test. 		

Horvitz Residence

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



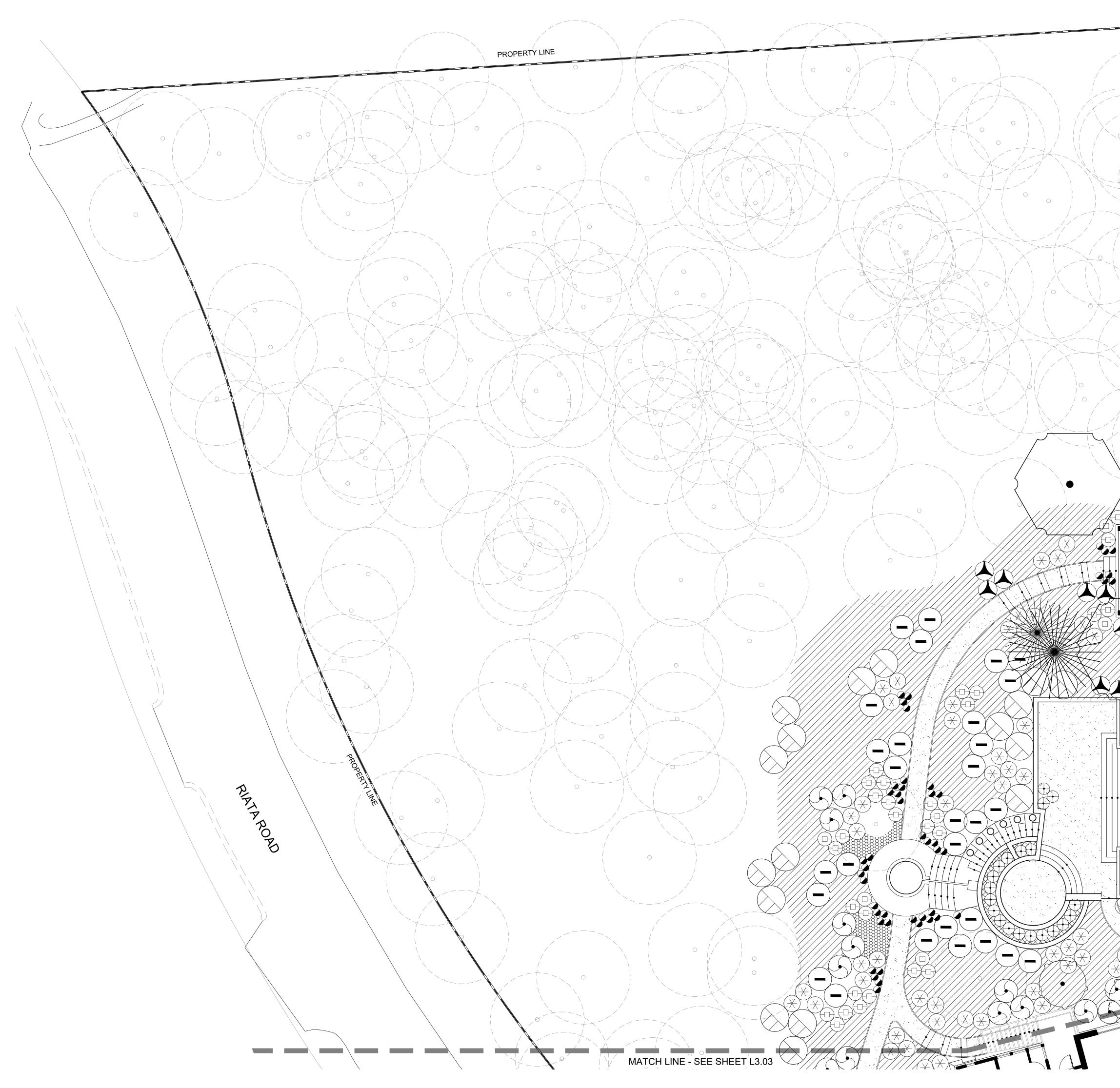
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

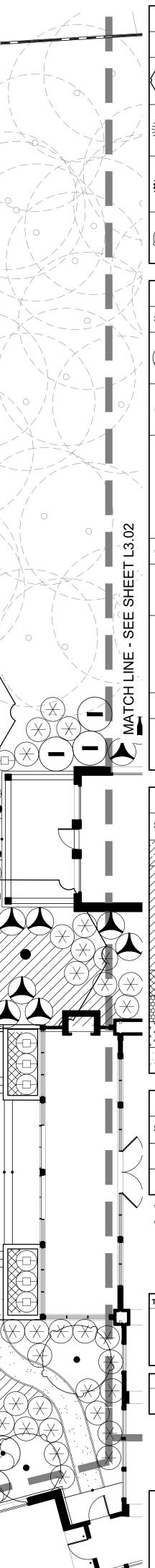
Job Number
Design Staff
Project Manager
Principal

E23-0 AA AA NE

Irrigation Legend & Notes



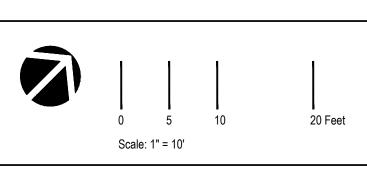




SYM.	NAME	SIZE	QTY	WATER	DETAIL
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~				REQ.*	
$(\cdot)$	QUERCUS AGRIFOLIA COAST LIVE OAK	36"/48" BOX	59	V. LOW	X / L3.51
	PINUS RADIATA MONTEREY PINE	36" BOX	46	MED	X / L3.51
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	PRUNUS PERSICA 'DWARF VALLEY RED' FLOWERING DWARF PEACH	36" BOX	3	LOW	X / L3.51
$\overline{\cdot}$	CERCIS 'FOREST PANSY' WESTERN REDBUD MELALEUCA NESOPHILA PINK MELELEUCA	36" BOX	7	LOW	X / L3.51
PLAN	ITING LEGEND: Shrub	<u> </u>			
SYM.	NAME	SIZE	QTY	WATER	DETAIL
	HETEROMELES ARBUTIFOLIA			REQ.*	
\bigcirc	TOYON CARPENTERIA CALIFORNICA BUSH ANEMONE	24" BOX	67	LOW	X / L3.51
\bigcirc	CYATHEA COOPERI AUSTRALIAN TREE FERN ACANTHUS MOLLIS BEAR'S BREECH	24" BOX	60	MED	X / L3.51
	ECHIUM CANDICANS PRIDE OF MADEIRA PITTOSPORUM TOBIRA MOCK ORANGE CEANOTHUS 'CONCHA' CONCHA CEANOTHUS	15 GAL	26	LOW	X / L3.51
	HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA ARCTOSTAPHYLOS SPP. MANZANITA	24" BOX	83	LOW	X / L3.51
$(\not\!$	GREWIA OCCIDENTALIS LAVENDER STAR FLOWER EPILOBIUM SPP. CALIFORNIA FUCHSIA	5 GAL	81	MED	X / L3.51
Ð	CEANOTHUS 'YANKEE POINT' YANKEE POINT CEANOTHUS ARCTOSTAPHYLOS UVA-URSI POINT REYES MANZANITA SALVIA GREGGI AUTUMN SAGE	15 GAL	138	LOW	X / L3.51
\oplus	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL	54	MED	X / L3.51
•	LAVANDULA SPP. LAVENDER LIMONIUM PEREZII SEA LAVENDER	5 GAL	87	LOW	X / L3.51
	ITING LEGEND: Groun	dcove	r		
SYM.	NAME	SIZE	QTY	WATER	DETAIL
	ERIGERON KARVINSKIANUS	5 GAL	103 SF	REQ.*	X / L3.51
	SANTA BARBARA DAISY SISYRINCHUM BELLUM BLUE EYED GRASS EPILOBIUM CANUM CALIFORNIA FUCHSIA CEANOTHUS GREGGI DESERT CEANOTHUS CLINOPODIUM DOUGLASII YERBA BUENA	5 GAL	9,850 SF	LOW	X / L3.51
	ROSMARINUS OFF. 'IRENE'	5 GAL	66 SF	LOW	X / L3.51
	TRAILING ROSEMARY SALVIA SPATHACEA	5 GAL	160 SF	LOW	X / L3.51
	HUMMINGBIRD SAGE BACCHARIS 'CENTENNIAL'	1 GAL	194 SF	V. LOW	X / L3.51
+ + + + + + + +	CENTENNIAL COYOTE BRUSH	-	5,349	-	X / L3.51
			SF		
PLAN	ITING LEGEND: Vines	SIZE	QTY	WATER	DETAIL
<u> </u>	PARTHENOCISSUS TRICUSPIDA		1	REQ.*	X / L3.51
	PASSIFLORA EDULIS	15 GAL	1	MED	X / L3.51
*WATER	PASSION FRUIT VINE REQUIREMENT PLANT FACTOR IS N BE FOUND ONLINE AT: http://ucar	BASED	ON WU	COLS DAT	
TREES FO REPLACEN	IOVAL/REPLACEMENT NOTES: R REMOVAL: 80 TREES /IENT TREES: 107 TREES		60 TREE		

PROPERTY LINE PLANTING NOTE:

NATURAL PINE NEEDLES AND EXISTING VEGETATION TO REMAIN OUTSIDE OF THE PROPERTY LINE FENCE.



Horvitz Residence

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM

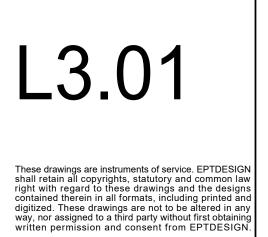


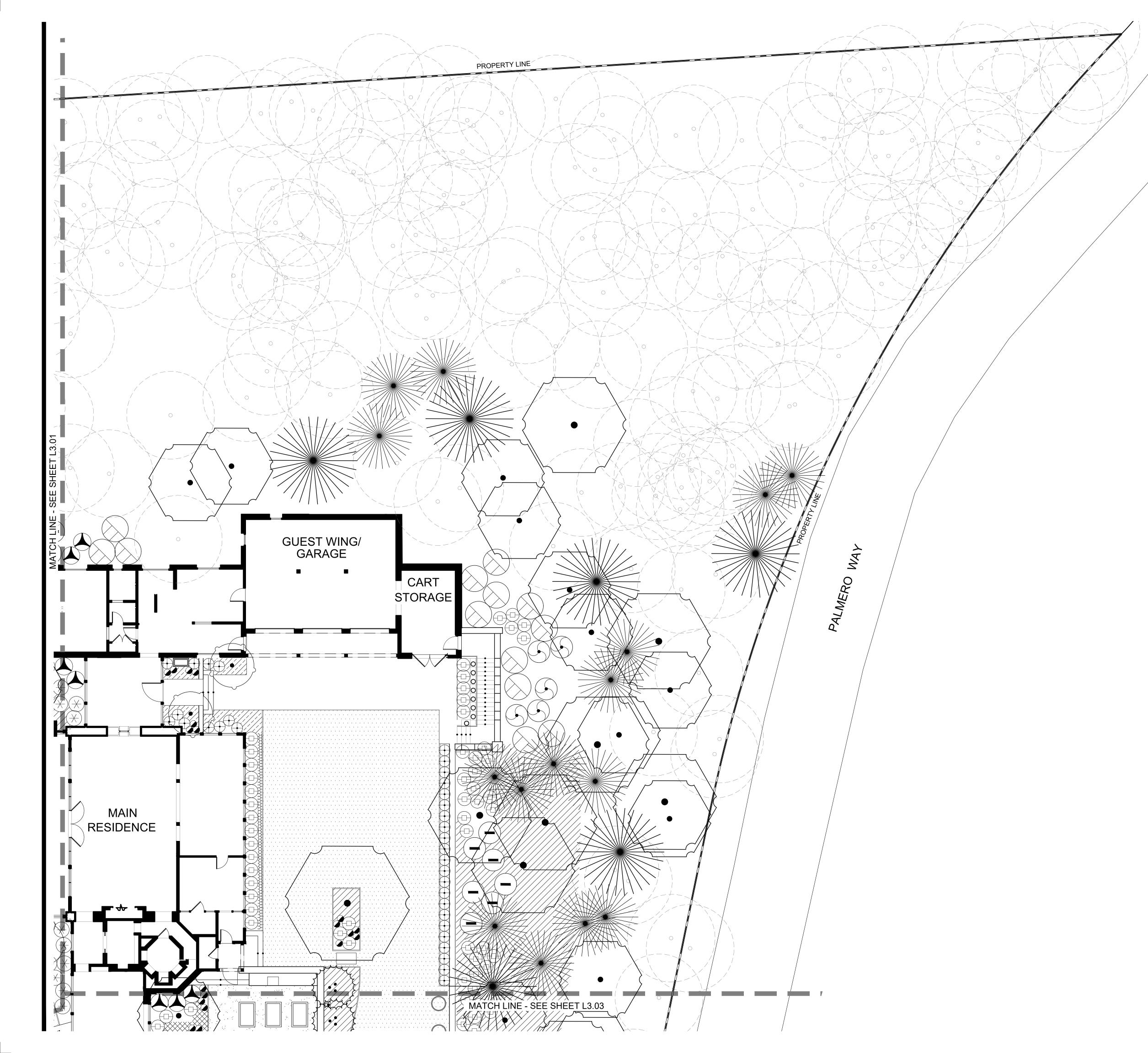
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24
	·	

Design Staff Project Manager Principal

AA AA NE

Planting Plan





PLANTING LEGEND: Trees

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
$\langle \cdot \rangle$	QUERCUS AGRIFOLIA COAST LIVE OAK	36"/48" BOX	59	V. LOW	X / L3.51
	PINUS RADIATA MONTEREY PINE	36" BOX	46	MED	X / L3.51
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	PRUNUS PERSICA 'DWARF VALLEY RED' FLOWERING DWARF PEACH	36" BOX	3	LOW	X / L3.51
$\bigcirc$	CERCIS 'FOREST PANSY' WESTERN REDBUD MELALEUCA NESOPHILA PINK MELELEUCA	36" BOX	7	LOW	X / L3.51

#### PLANTING LEGEND: Shrubs

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
$\bigotimes$	HETEROMELES ARBUTIFOLIA TOYON CARPENTERIA CALIFORNICA BUSH ANEMONE	24" BOX	67	LOW	X / L3.51
S	CYATHEA COOPERI AUSTRALIAN TREE FERN ACANTHUS MOLLIS BEAR'S BREECH	24" BOX	60	MED	X / L3.51
	ECHIUM CANDICANS PRIDE OF MADEIRA PITTOSPORUM TOBIRA MOCK ORANGE CEANOTHUS 'CONCHA' CONCHA CEANOTHUS HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA	15 GAL	26	LOW	X / L3.51
	ARCTOSTAPHYLOS SPP. MANZANITA	24" BOX	83	LOW	X / L3.51
(*)	GREWIA OCCIDENTALIS LAVENDER STAR FLOWER EPILOBIUM SPP. CALIFORNIA FUCHSIA	5 GAL	81	MED	X / L3.51
Ð	CEANOTHUS 'YANKEE POINT' YANKEE POINT CEANOTHUS ARCTOSTAPHYLOS UVA-URSI POINT REYES MANZANITA SALVIA GREGGI AUTUMN SAGE	15 GAL	138	LOW	X / L3.51
$\oplus$	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL	54	MED	X / L3.51
۲	LAVANDULA SPP. LAVENDER LIMONIUM PEREZII SEA LAVENDER	5 GAL	87	LOW	X / L3.51

#### PLANTING LEGEND: Groundcover

SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	5 GAL	103 SF	LOW	X / L3.51
	SISYRINCHUM BELLUM BLUE EYED GRASS				
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	5.041	9,850 SF	LOW	X / L3.51
	CEANOTHUS GREGGI DESERT CEANOTHUS	5 GAL			X7 20.01
	CLINOPODIUM DOUGLASII YERBA BUENA				
	ROSMARINUS OFF. 'IRENE' TRAILING ROSEMARY	5 GAL	66 SF	LOW	X / L3.51
	SALVIA SPATHACEA HUMMINGBIRD SAGE	5 GAL	160 SF	LOW	X / L3.51
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	BACCHARIS 'CENTENNIAL' CENTENNIAL COYOTE BRUSH	1 GAL	194 SF	V. LOW	X / L3.51
	PERMEABLE GRAVEL	-	5,349 SF	-	X / L3.51

#### PLANTING LEGEND: Vines SIZE QTY WATER REQ.* DETAIL SYM. NAME A PARTHENOCISSUS TRICUSPIDATA BOSTON IVY LOW X / L3.51 PASSIFLORA EDULIS MED X / L3.51 5 GAL 2 PASSION FRUIT VINE

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: http://ucanr.eduedu/sites/WUCOLS/

TREE REMOVAL/REPLACEMENT NOTES:
TREES FOR REMOVAL: 80 TREES
REPLACEMENT TREES: 107 TREES
NOTE: PER ORIGINAL ARBORIST RECOMMENDATION AT LEAST 60 TREES TO BE REMOVED AND 56 TREES TO BE REPLACED. PLANTING DESIGN EXCEEDS REQUIRED REPLACEMENT TREES BY 51 TREES. SINCE THE LATEST ARBORIST REPORT, THE LANDSCAPE DESIGN HAS FURTHER DEVELOPED, RESULTING IN FEWER TREES TO BE REMOVED.
PROPERTY LINE PLANTING NOTE:
NATURAL PINE NEEDLES AND EXISTING VEGETATION TO REMAIN OUTSIDE OF THE PROPERTY LINE FENCE.

5

Scale: 1" = 10'

10

20 Feet

Ź

# **Horvitz Residence**

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

#### Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM

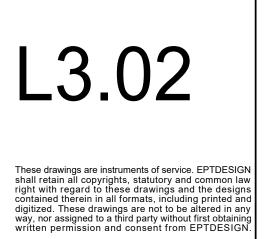


Revisions	Ву	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24
Job Number E	E23-026	

Design Staff Project Manager Principal

AA AA NF

Planting Plan





PLANTING LEGEND: Trees					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
$\langle \cdot \rangle$	QUERCUS AGRIFOLIA COAST LIVE OAK	36"/48" BOX	59	V. LOW	X / L3.51
	PINUS RADIATA MONTEREY PINE	36" BOX	46	MED	X / L3.51
	PRUNUS PERSICA 'DWARF VALLEY RED' FLOWERING DWARF PEACH	36" BOX	3	LOW	X / L3.51
$\bigcirc$	CERCIS 'FOREST PANSY' WESTERN REDBUD MELALEUCA NESOPHILA PINK MELELEUCA	36" BOX	7	LOW	X / L3.51

PLANTING LEGEND: Shrubs					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
$\bigotimes$	HETEROMELES ARBUTIFOLIA TOYON CARPENTERIA CALIFORNICA BUSH ANEMONE	24" BOX	67	LOW	X / L3.51
$\bigcirc$	CYATHEA COOPERI AUSTRALIAN TREE FERN ACANTHUS MOLLIS BEAR'S BREECH	24" BOX	60	MED	X / L3.51
	ECHIUM CANDICANS PRIDE OF MADEIRA PITTOSPORUM TOBIRA MOCK ORANGE CEANOTHUS 'CONCHA' CONCHA CEANOTHUS HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA	15 GAL	26	LOW	X / L3.51
	ARCTOSTAPHYLOS SPP. MANZANITA	24" BOX	83	LOW	X / L3.51
()	GREWIA OCCIDENTALIS LAVENDER STAR FLOWER EPILOBIUM SPP. CALIFORNIA FUCHSIA	5 GAL	81	MED	X / L3.51
Ð	CEANOTHUS 'YANKEE POINT' YANKEE POINT CEANOTHUS ARCTOSTAPHYLOS UVA-URSI POINT REYES MANZANITA SALVIA GREGGI AUTUMN SAGE	15 GAL	138	LOW	X / L3.51
$\oplus$	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL	54	MED	X / L3.51
۲	LAVANDULA SPP. LAVENDER LIMONIUM PEREZII SEA LAVENDER	5 GAL	87	LOW	X / L3.51

PLANTING LEGEND: Groundcover					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	5 GAL	103 SF	LOW	X / L3.51
	SISYRINCHUM BELLUM BLUE EYED GRASS EPILOBIUM CANUM CALIFORNIA FUCHSIA CEANOTHUS GREGGI DESERT CEANOTHUS CLINOPODIUM DOUGLASII YERBA BUENA	5 GAL	9,850 SF	LOW	X / L3.51
	ROSMARINUS OFF. 'IRENE' TRAILING ROSEMARY	5 GAL	66 SF	LOW	X / L3.51
	SALVIA SPATHACEA HUMMINGBIRD SAGE	5 GAL	160 SF	LOW	X / L3.51
+ + + + + + + + + + + + + + + + + +	BACCHARIS 'CENTENNIAL' CENTENNIAL COYOTE BRUSH	1 GAL	194 SF	V. LOW	X / L3.51
	PERMEABLE GRAVEL	-	5,349 SF	-	X / L3.51

YM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
Δ	PARTHENOCISSUS TRICUSPIDAT BOSTON IVY	15 GAL	1	LOW	X / L3.51
	PASSIFLORA EDULIS PASSION FRUIT VINE	5 GAL	2	MED	X / L3.51





1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

### Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



HOA Submittal	-	Date
	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24
Project Manager	AA AA NE	
Planting Plan		

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.



FUEL MANAGEMENT ZONE LEGEND				
SYMBOL	NAME			
	GREEN ZONE (0 - 30 FEET)			
	MANAGEMENT ZONE (30 - 100 FEET)			
	NATURAL VEGETATION TO BE RETAINED			
	EMERGENCY VEHICLE ACCESS ROUTE			

#### FUEL MANAGEMENT NOTES

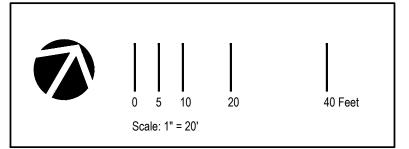
YEAR-ROUND MAINTENANCE OF "GREEN ZONE" (0-30 FEET):

- I. CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
- A. CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
- B. MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.
- C. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
- D. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE.
- E. TRIM DEAD PORTIONS OF FREE LIMBS WITHIN 10 FEET FROM THE GROUND
- F. REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND
- G. REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
- 2. REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
- 3. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
- 4. POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

YEAR-ROUND MAINTENANCE OF "MANAGEMENT ZONE" (30-100 FEET)

- 1. THE FUEL REDUCTION ZONE IN THE REMAINING 70 FEET (OR TO THE PROPERTY LINE) WILL DEPEND ON THE STEEPNESS OF YOUR PROPERTY AND THE TYPE OF VEGETATION. FOR ADDITIONAL INFORMATION, REFER TO THE CALFIRE BROCHURE "WHY 100 FEET? PROTECT YOUR HOME... AND PROPERTY"
- 2. CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE "TOPPED OFF" LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
- 3. DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

NOTE: ALL FUEL MODIFICATION ZONES ARE TERMINATED AT THE SUBJECT PARCEL/TRACT BOUNDARY



## **Horvitz Residence**

1573 Riata Road Pebble Beach, CA 93953

Site Area: 2.41 acres

#### Client

Horvitz Family Special Needs Gift Trust 23721 Via Roble Coto De Caza, CA 92679 T 310.466.0269



234 NORTH EL MOLINO AVE, SUITE 100 PASADENA, CA 91101 626.795.2008 EPTDESIGN.COM



evisions	Ву	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

Job Number Design Staff Project Manager Principal E23-026 AA AA NE

Fuel Management Plan (Zone Layouts)



These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

