

Exhibit A

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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:

- 1) 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) Project Scope. 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) Allowed Use. 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) Site Inspection. 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) Lot Legality. 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.
- f) Design/Neighborhood and Community Character. The property is 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.

- g) Development Standards. Development standards for the Low Density 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.
- h) Tree Removal. The property is densely vegetated with native Coast live 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) Archaeological Sensitivity. 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) Biological Resources. 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) Pescadero Watershed 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.
- l) Development on Slopes in Excess of 30%. The eastern portion of the 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) Land Use Advisory Committee. 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.
- e) To accommodate the proposed structure, 15 trees (four Oaks and 11 Pines, 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:** **APPEALABILITY** - The decision on this project may be appealed to/by the Board of Supervisors and the California Coastal Commission (CCC).
- EVIDENCE:** a) 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 trees 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.

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

NOTES

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

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

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

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

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 Monitoring Measure: This Combined Development Permit (PLN230353) allows 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 removal of 57 protected trees including 8 landmark trees 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: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 008-314-019-000 on July 30, 2025. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

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

Responsible Department: Planning

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

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

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

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

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

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

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 for review and approval. Evidence shall be a receipt for the purchase of the 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 Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or 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 Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase 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 or employees to attack, set aside, void, or annul this approval 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 Monitoring Measure: The granting of this permit allows the removal of 57 protected trees. It has been 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 qualified 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 a payment of a fee to the Del Monte Forest Conservancy for off-site replanting/preservation commensurate to the cost, as determined by a certified arborist, based on the number and type of trees removed.

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits applicant/owner shall submit to HCD-Planning for review and approval evidence demonstrating whether off-site replanting is feasible. Should an off-site location be identified, the applicant/owner shall submit to HCD-Planning an agreement from the Del Monte Forest Conservancy consistent with the requirements of this condition. Should off-site replanting be determined to not be feasible, the applicant/owner shall submit to HCD-Planning a fee estimate from a certified arborist.

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.

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DEVELOPMENT APPLICATION
MONTEREY COUNTY PLANNING

PLAN SUBMITTALS:

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

GENERAL CONTRACTOR/PROJECT COORDINATOR
STOCKER & ALLAIRE - DAVID STOCKER
21 MANDEVILLE COURT
MONTEREY, CA 93940
(831) 375-1890
DSTOCKER@STOCKERALLAIRE.COM

PROJECT ADDRESS
1573 RIATA ROAD
PEBBLE BEACH, CALIFORNIA

PROJECT SCOPE
NEW SINGLE FAMILY RESIDENCE
TREE REMOVAL PER CONCEPT LANDSCAPE PLAN
GRADING PER GRADING/SLOPE MAP

ARCHITECTURE TEAM
FOREST STUDIO - BOB WHITE
332 FOREST AVENUE, SUITE 4
LAGUNA BEACH, CA 92651
(949) 497-0202
BOB@FORESTSTUDIO.COM

EBTA ARCHITECTS - CARLOS ELENES
22 CORPORATE PARK, SUITE 200
IRVINE, CA 92606
(949) 955-3282
CARLOS@EBTA.COM

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

LEGAL DESCRIPTION
APN: 008-341-019

LOT AREA
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

ARCHITECTURAL
A-0.0 COVER SHEET / PROJECT INFO
A-0.1 EXISTING SITE PHOTOGRAPHS
A-1.0 OVERALL CONTEXT PLAN
A-1.1 ENLARGED SITE PLAN
A-1.2 FIRE ACCESS PLAN
A-2.0 FLOOR PLAN - LOWER LEVEL
A-2.1 FLOOR PLAN - FIRST FLOOR
A-2.2 FLOOR PLAN - SECOND FLOOR
A-2.3 FLOOR PLAN - THIRD FLOOR
A-3.0 ROOF PLAN
A-4.0 EXTERIOR ELEVATIONS
A-4.1 EXTERIOR ELEVATIONS
A-4.2 EXTERIOR ELEVATIONS
A-4.3 EXTERIOR ELEVATIONS
A-4.4 EXTERIOR ELEVATIONS
A-4.5 EXTERIOR ELEVATIONS
A-5.0 SITE SECTION
A-5.1 TYPICAL WALL DETAILS
A-6.0 NOT USED
A-6.1 NOT USED
A-7.0 COLOR & MATERIAL BOARD

LANDSCAPE
L0.00 EXISTING VEGETATION PLAN
L0.01 TREE DISPOSITION PLAN
L0.02 TREE DISPOSITION PLAN
L0.03 TREE DISPOSITION PLAN
L0.04 TREE DISPOSITION LEGEND &
TREE PROTECTION NOTES
L1.00 ILLUSTRATIVE PLAN
L1.01 CONSTRUCTION PLAN
L1.02 CONSTRUCTION PLAN
L1.03 CONSTRUCTION PLAN
L1.51 WALL ELEVATIONS
L1.52 WALL ELEVATIONS
L2.01 IRRIGATION PLAN
L2.02 IRRIGATION PLAN
L2.03 IRRIGATION PLAN
L2.51 IRRIGATION LEGEND & NOTES
L3.01 PLANTING PLAN
L3.02 PLANTING PLAN
L3.03 PLANTING PLAN
L3.21 FUEL MANAGEMENT PLAN
L3.22 FUEL MANAGEMENT PLAN

CIVIL
C1 GRADING AND DRAINAGE PLAN
C2 GRADING AND DRAINAGE PLAN
C3 UTILITY PLAN
C4 EROSION CONTROL PLAN
C5 CONSTRUCTION MANAGEMENT PLAN



VICINITY MAP
NOT TO SCALE

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-0.0
COVER SHEET

SEPTEMBER 27, 2024

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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,

- (1) 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
- (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 beginning, being a portion of El Pescadero Rancho.

LEGEND

- PROPERTY LINE PER BOUNDARY SURVEY
- PROPOSED BUILDING FOOTPRINT
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-1.0

OVERALL CONTEXT PLAN
(FOR REFERENCE ONLY)

SEPTEMBER 27, 2024

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SITE PLAN
1" = 20'-0"

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: 18,377 SF (17.5%)	
FAR PROPOSED: 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

SITE PLAN KEYNOTES

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

LEGEND

- PROPERTY LINE PER BOUNDARY SURVEY
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PLANTING AREA - SEE LANDSCAPE PLAN
- GRAVEL
- EXISTING TREE TO REMAIN - SEE LANDSCAPE PLAN
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

HORVITZ RESIDENCE

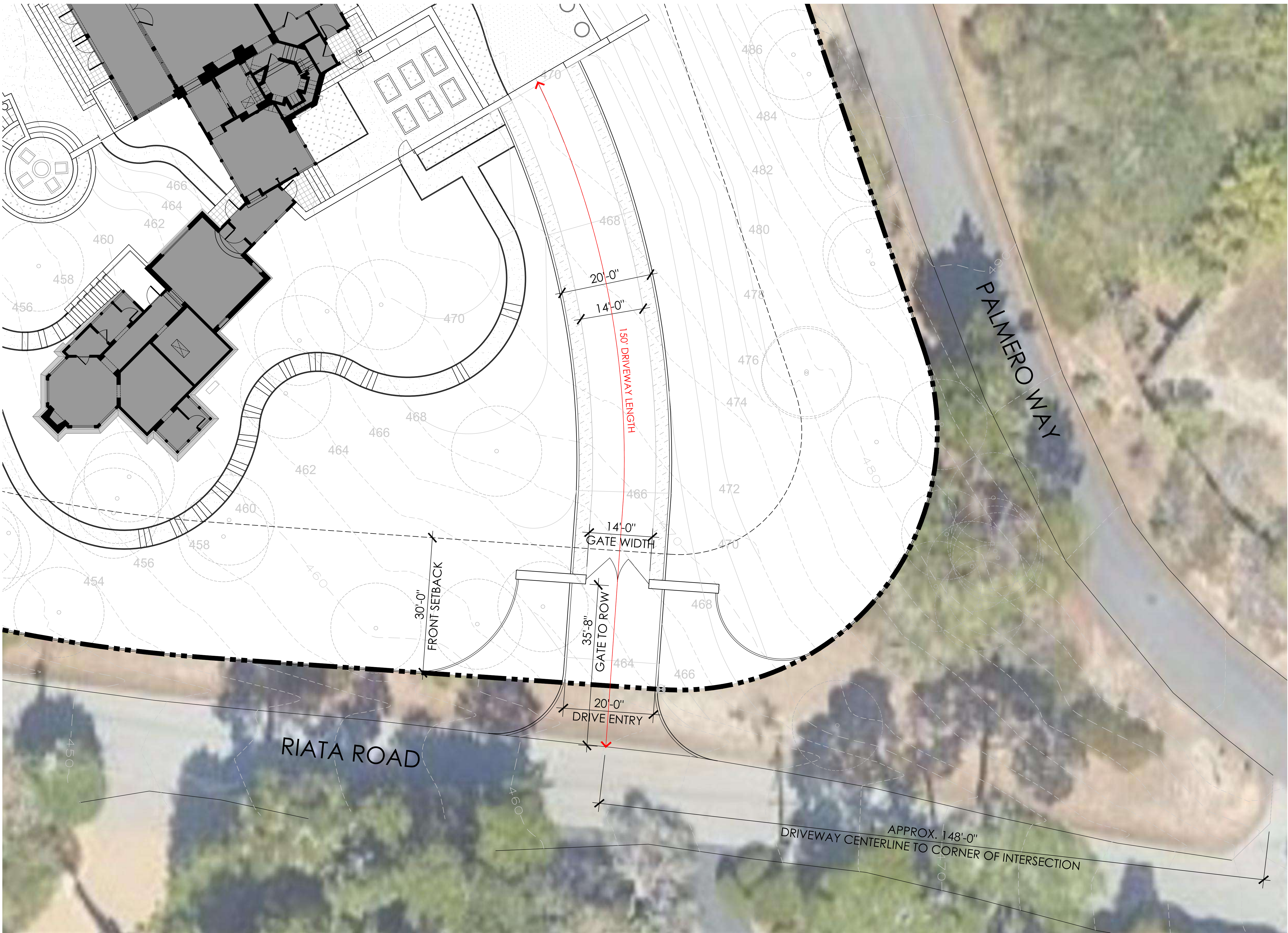
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1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-1.1
ENLARGED SITE PLAN

SEPTEMBER 27, 2024

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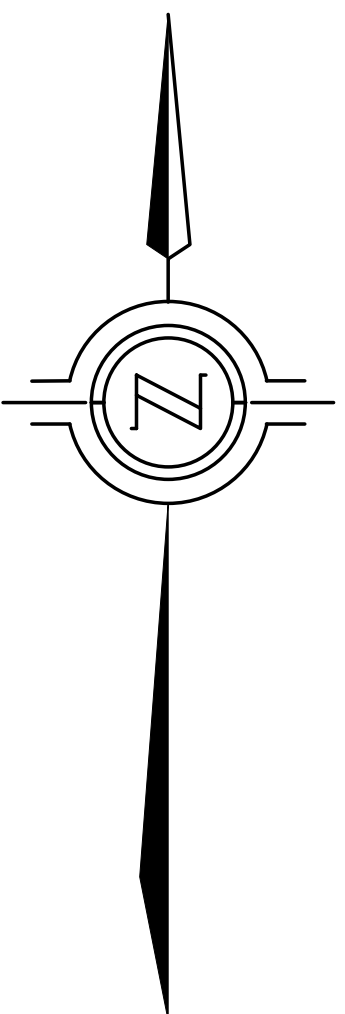


FIRE ACCESS PLAN NOTES

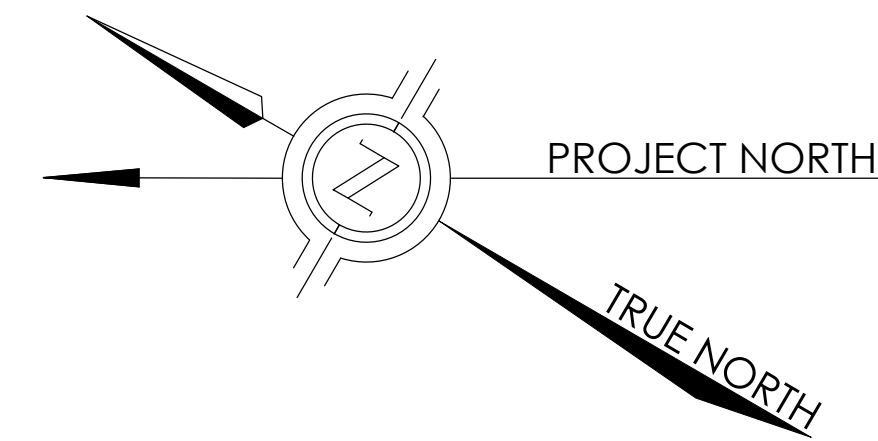
PER CONVERSATIONS WITH BATTALION CHIEF FRANK ESPINOZA AND FIRE CAPTAIN NICK BAUTISTA, OUR PROPOSED DRIVEWAY LENGTH OF 150' (FROM STREET TO MOTOR COURT ENTRY WALL) WILL NOT REQUIRE A HAMMERHEAD OR TURNOUT.

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

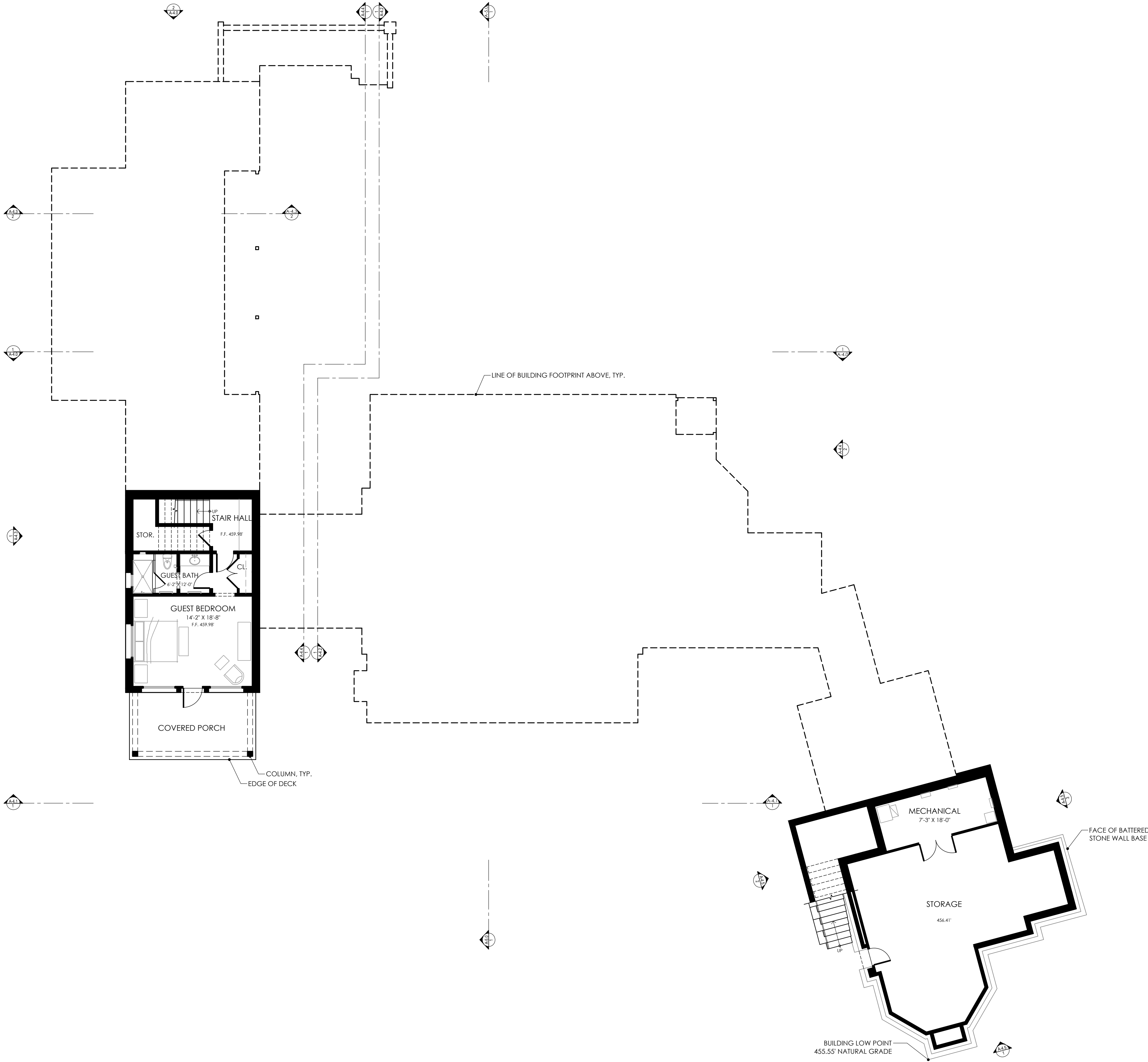
BUILDING OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B, SPRINKLERED



FIRE ACCESS PLAN
1" = 10'-0"



LOWER LEVEL PLAN
1/8" = 1'-0"



HORVITZ RESIDENCE

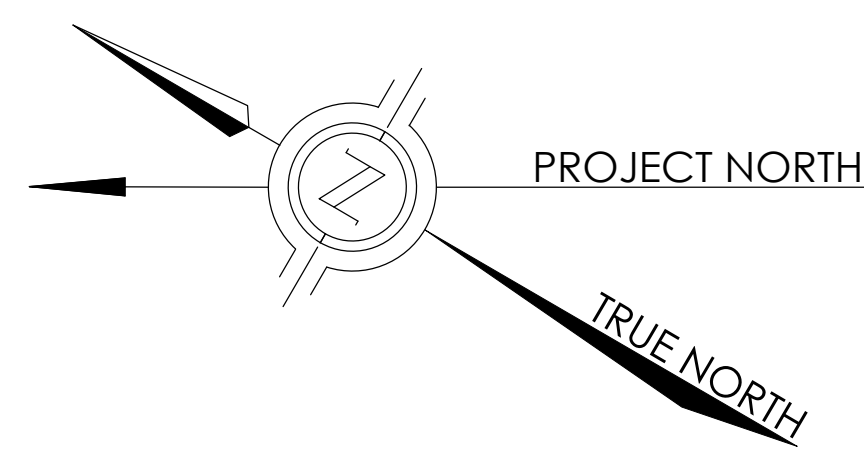
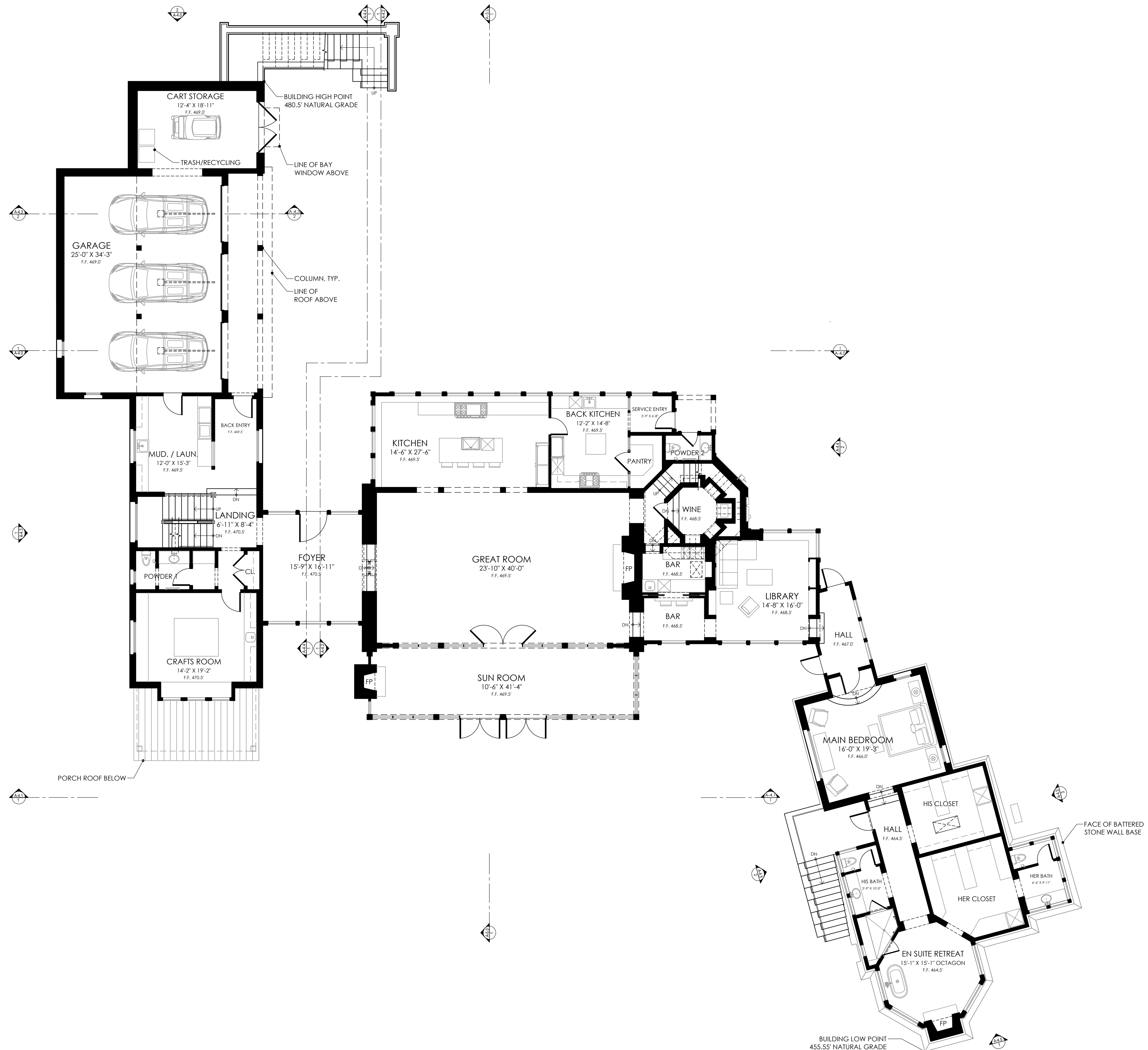
A RETREAT FOR FAMILY AND FRIENDS
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-2.0
FLOOR PLAN - LOWER LEVEL

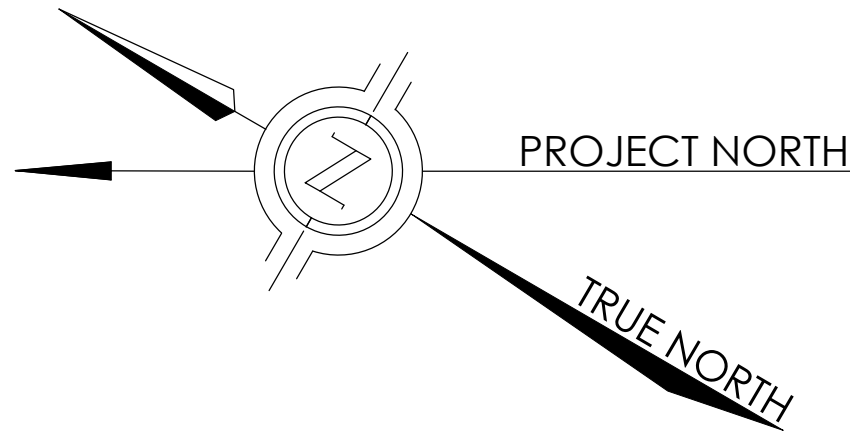
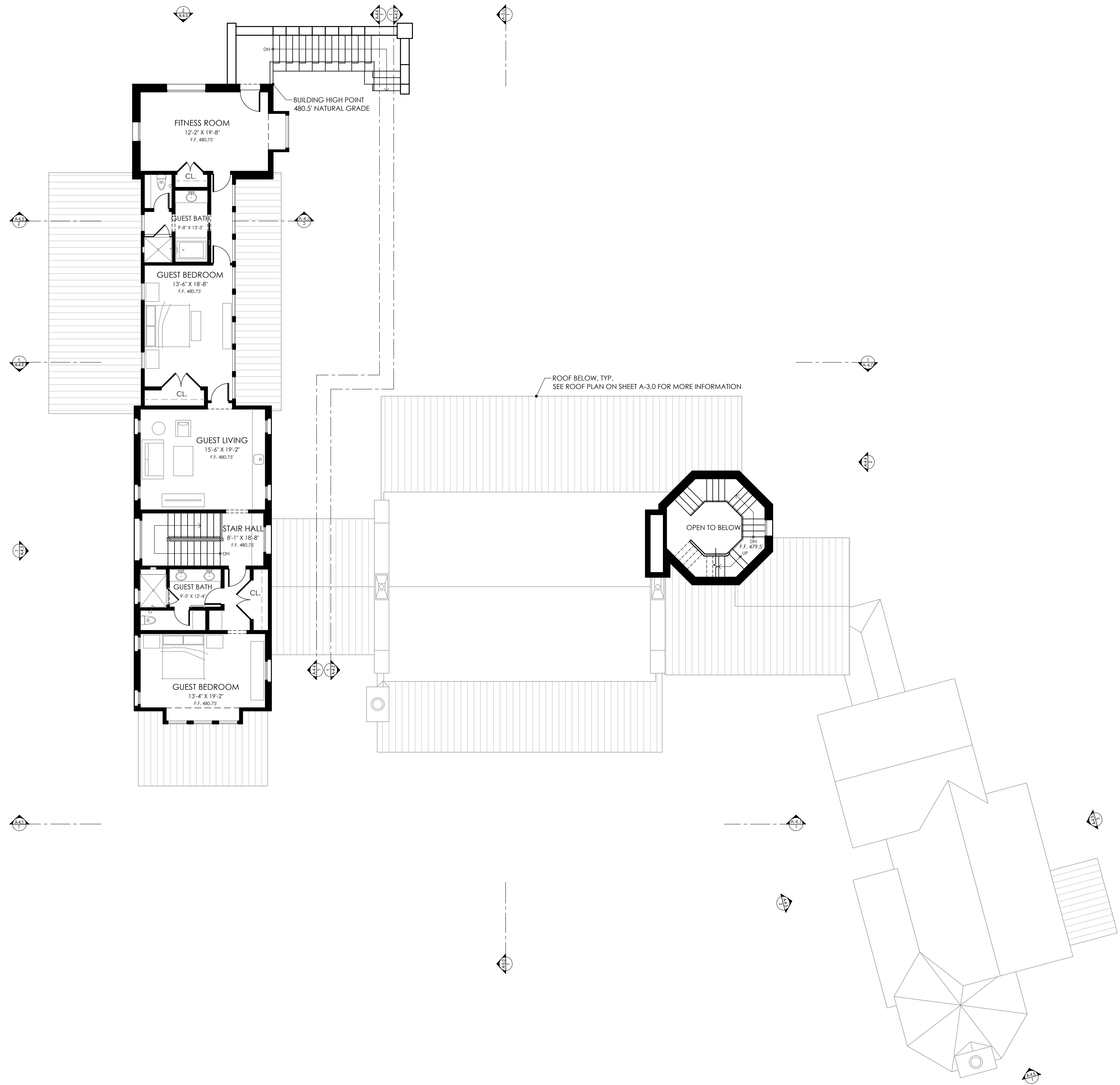
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FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

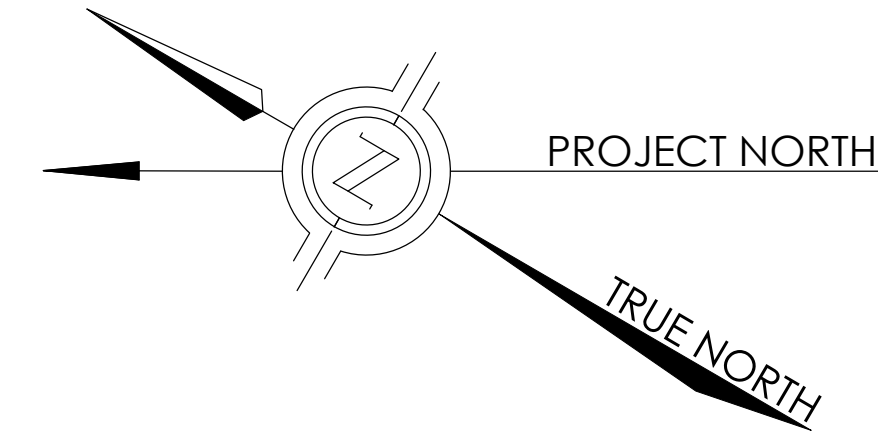
A-2.2

FLOOR PLAN - SECOND FLOOR

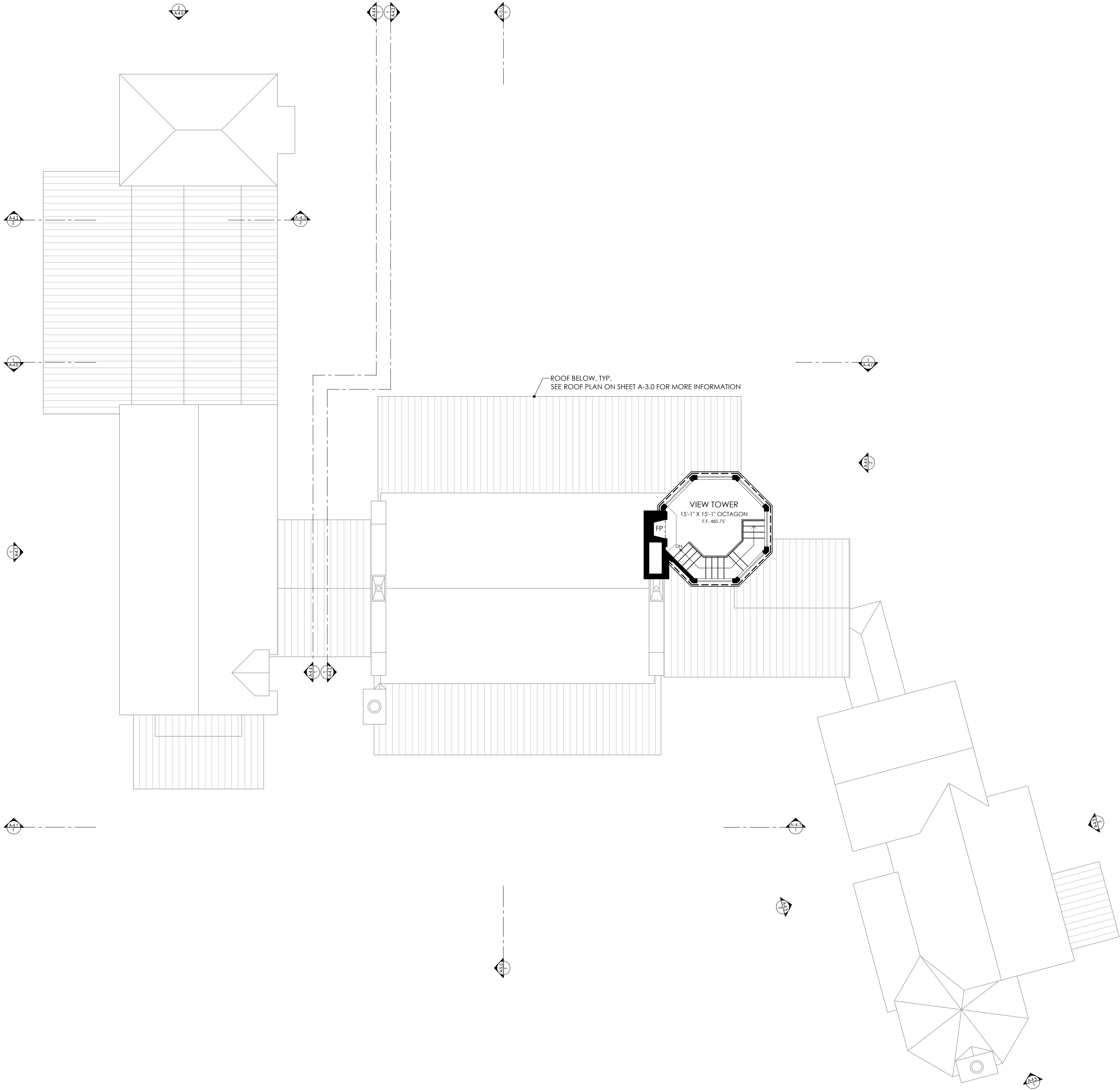
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THIRD FLOOR PLAN
1/8" = 1'-0"

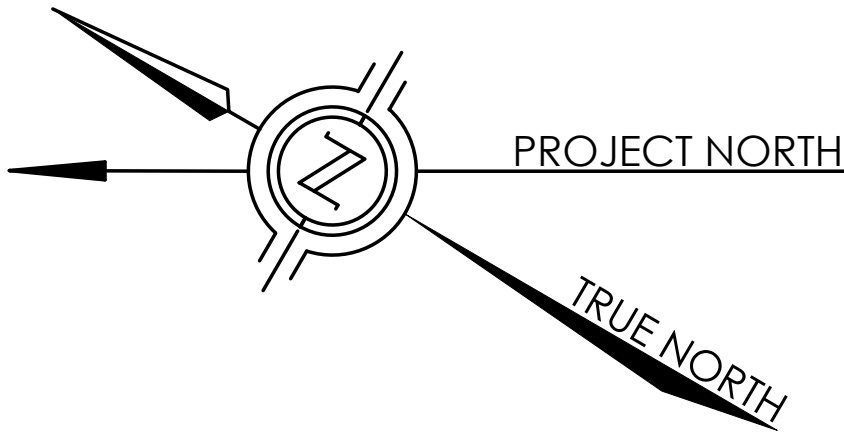
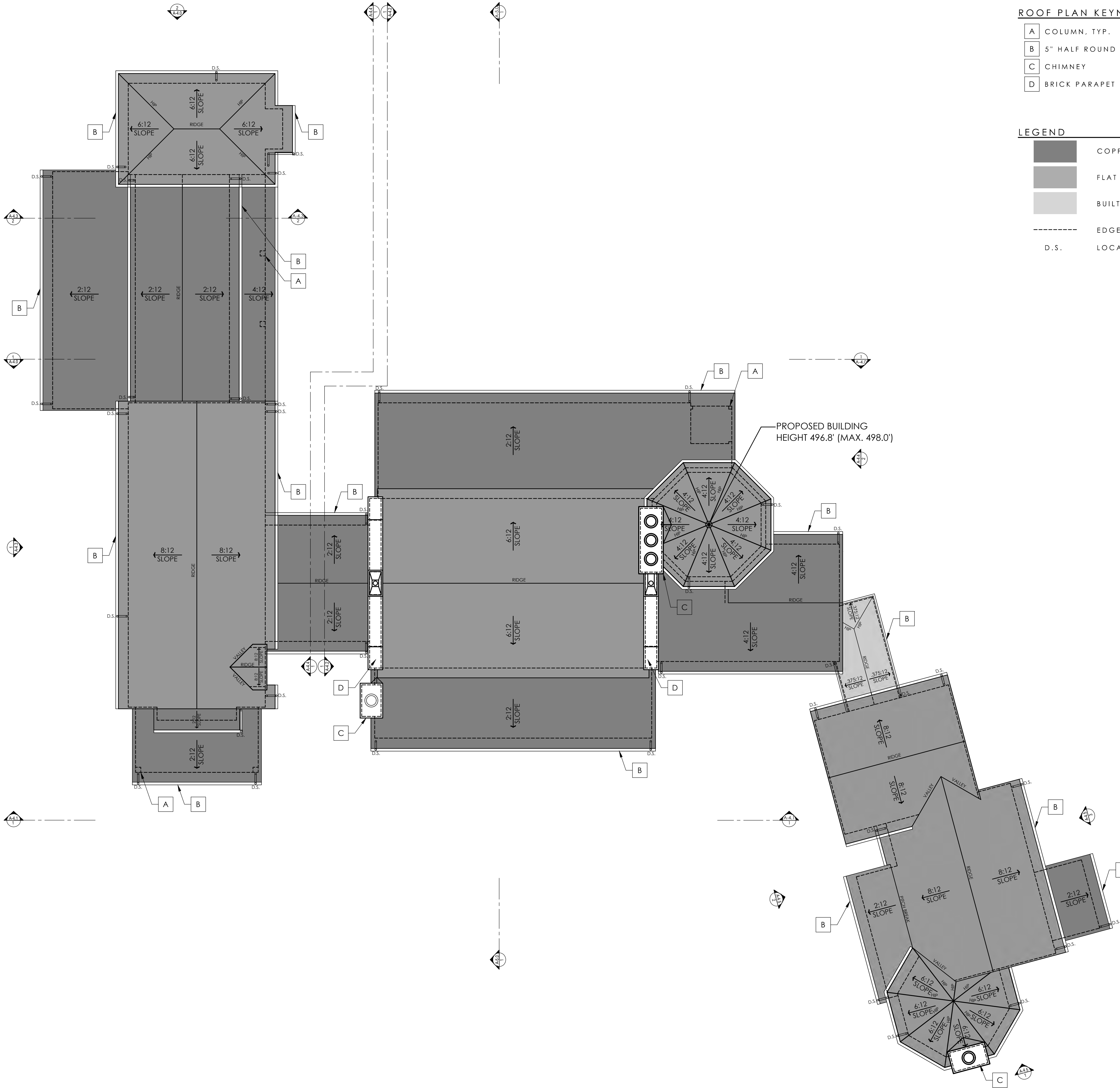


ROOF PLAN KEYNOTES

- A COLUMN, TYP.
- B 5" HALF ROUND COPPER GUTTER, TYP.
- C CHIMNEY
- D BRICK PARAPET PER ELEVATIONS

LEGEND

- 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



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

HORVITZ RESIDENCE

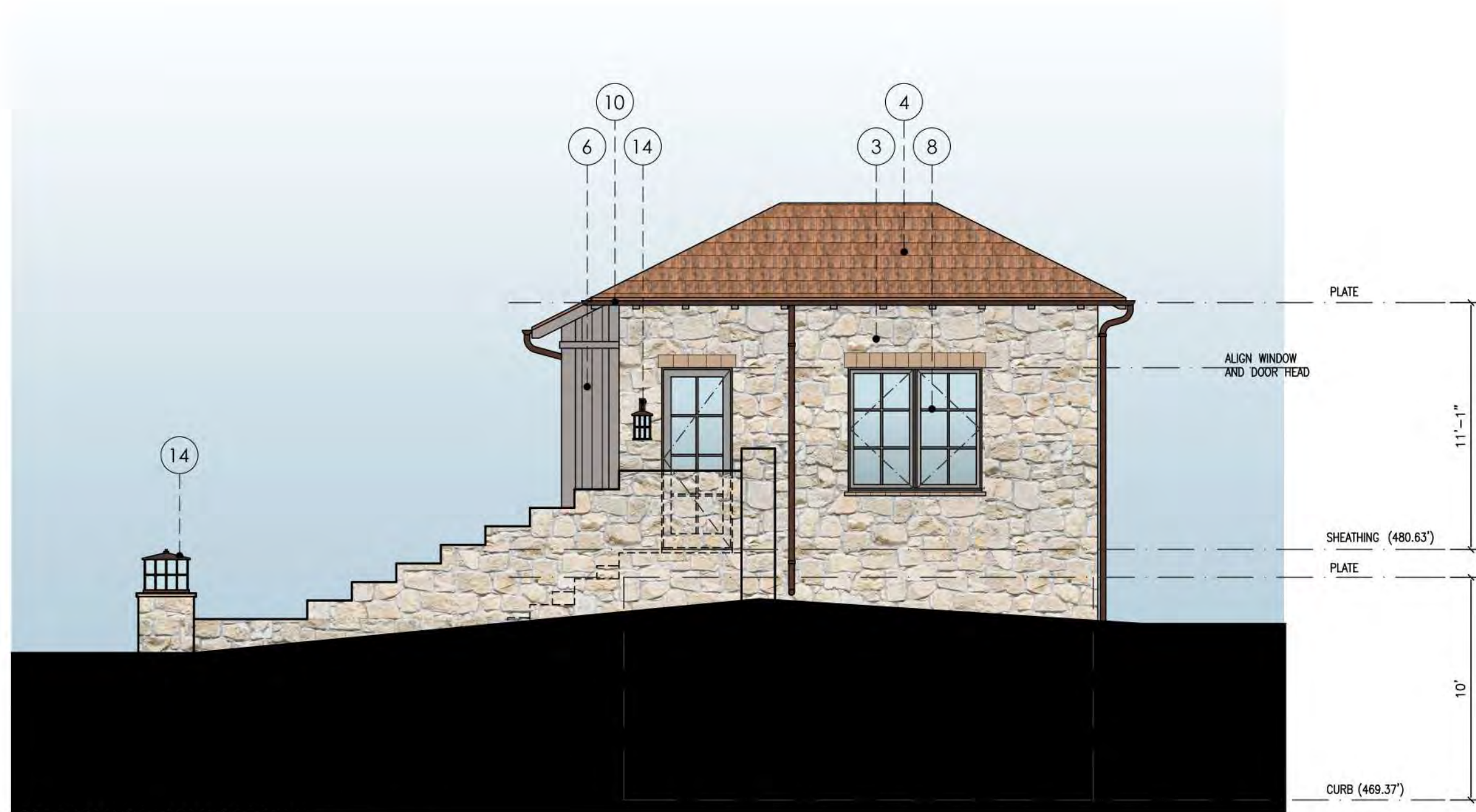
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1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-3.0
ROOF PLAN

SEPTEMBER 27, 2024

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

MATERIAL LEGEND

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



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



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

MATERIAL LEGEND

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



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

MATERIAL LEGEND

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



- 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





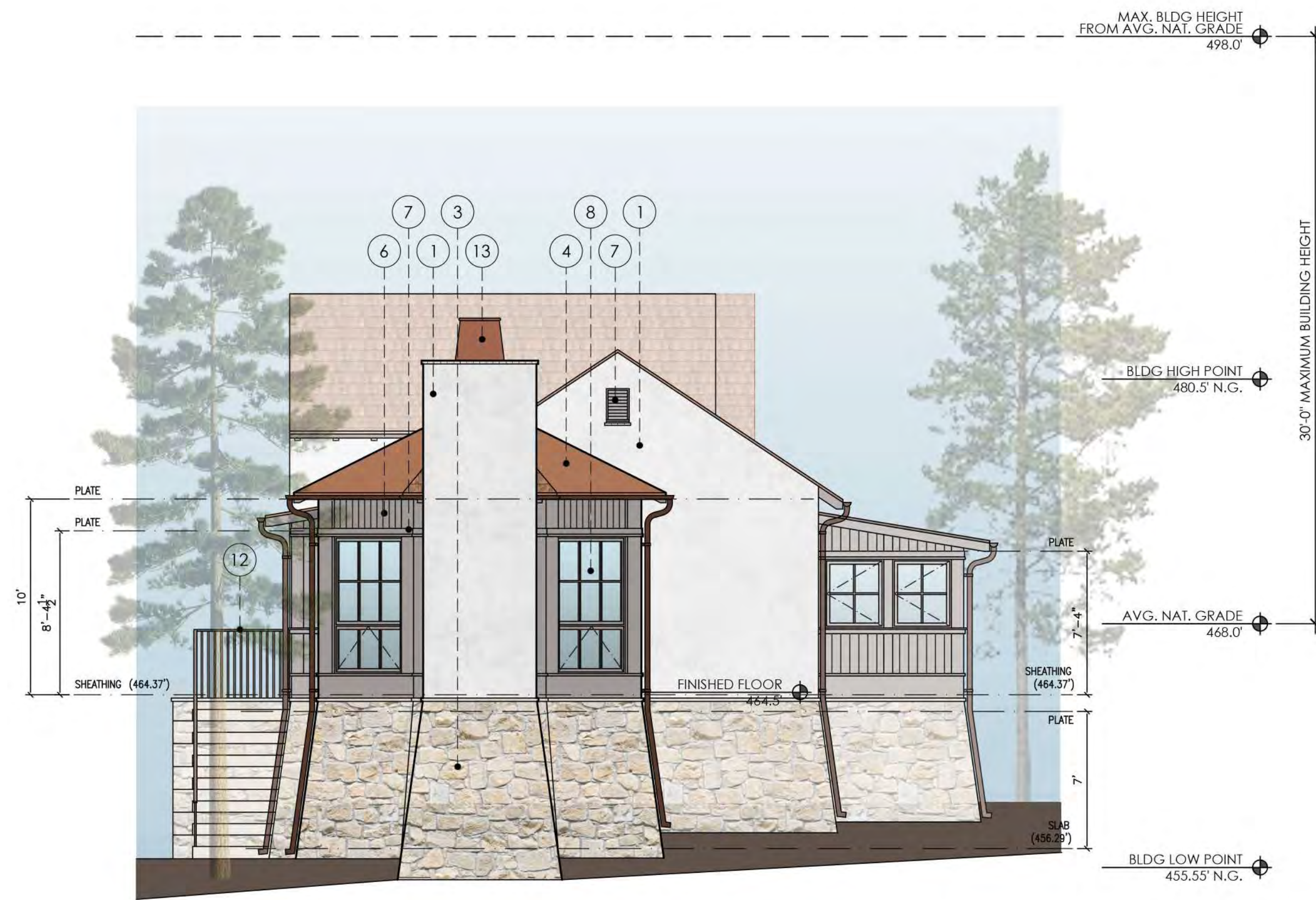
2 - SOUTH ELEVATION AT TOWER
3/16" = 1'-0"

MATERIAL LEGEND

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



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



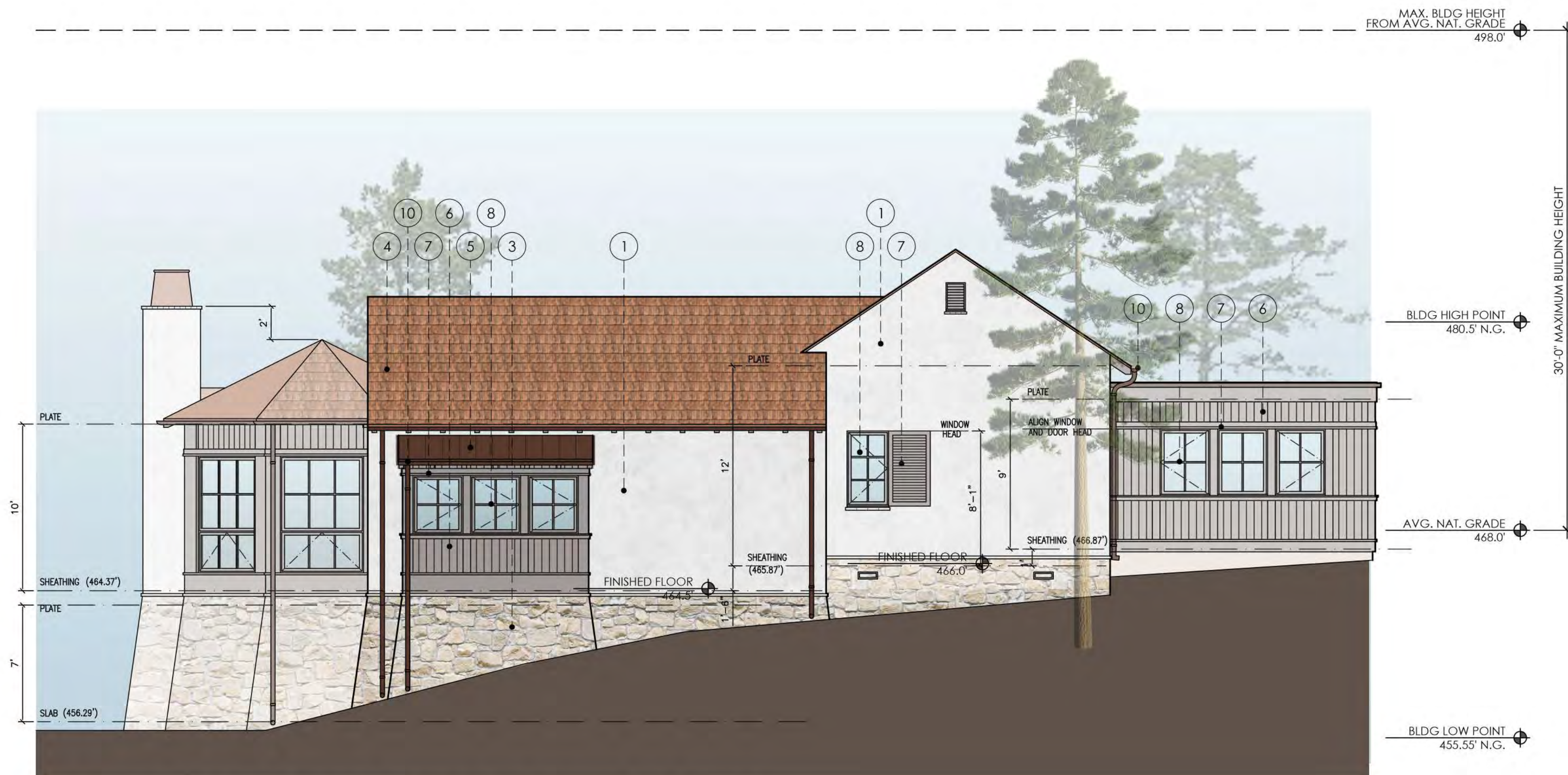
1 - WEST ELEVATION (MAIN BEDROOM WING)
3/16" = 1'-0"

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



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



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

HORVITZ RESIDENCE

A RETREAT FOR FAMILY AND FRIENDS

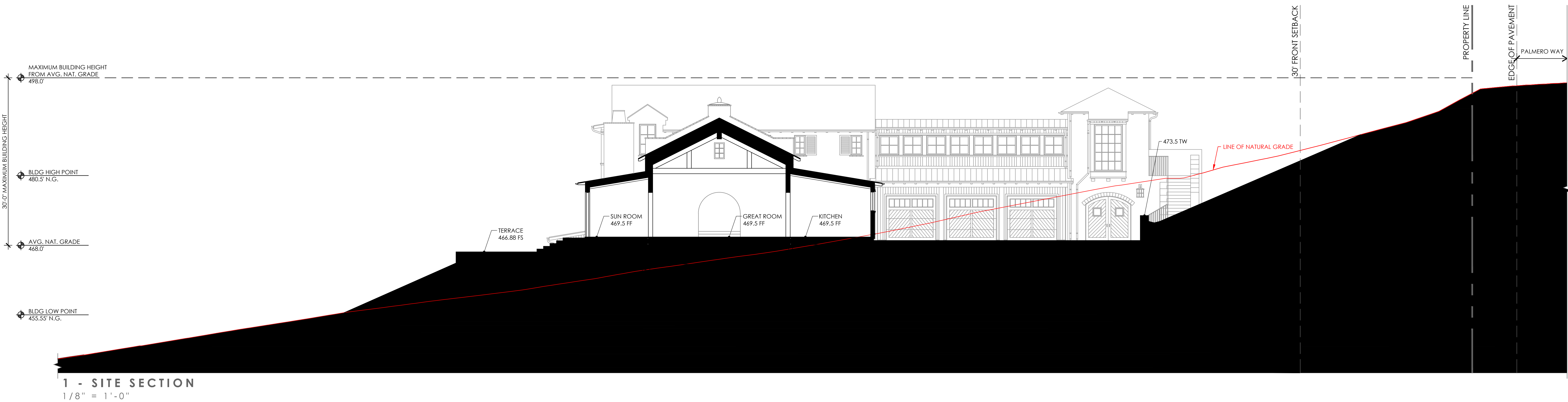
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-4.5
EXTERIOR ELEVATIONS

SEPTEMBER 27, 2024

ForestStudio

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Suite 4
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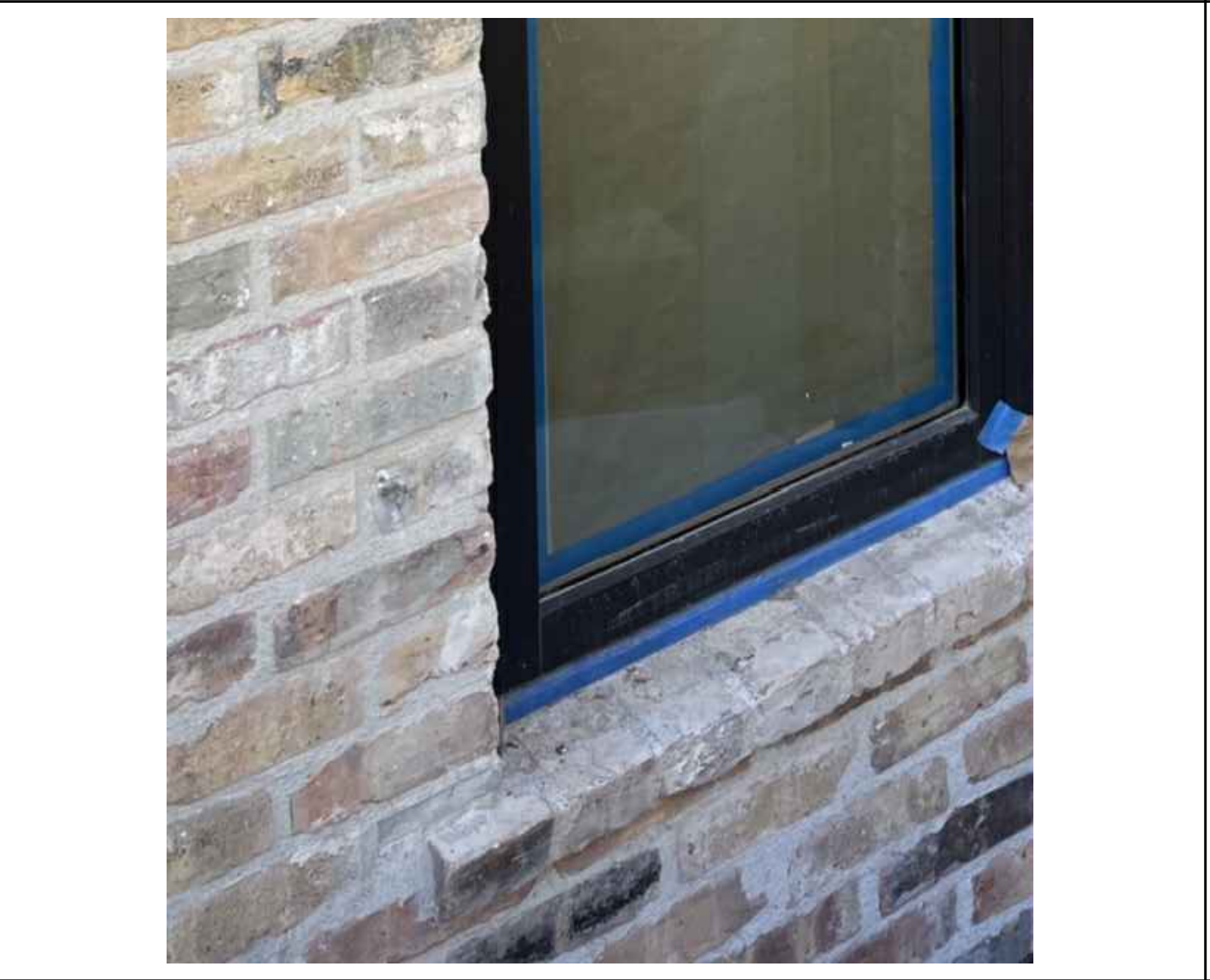
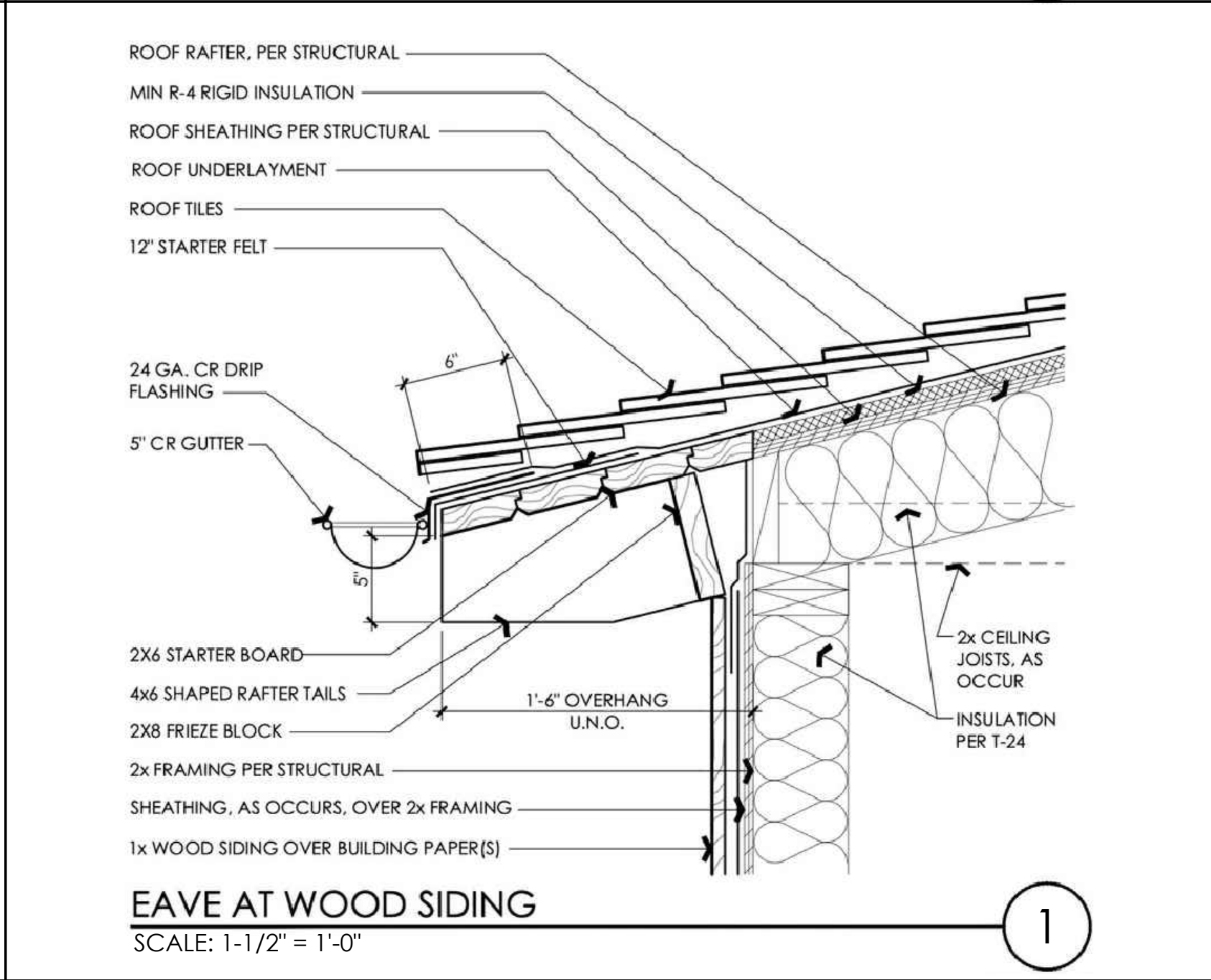
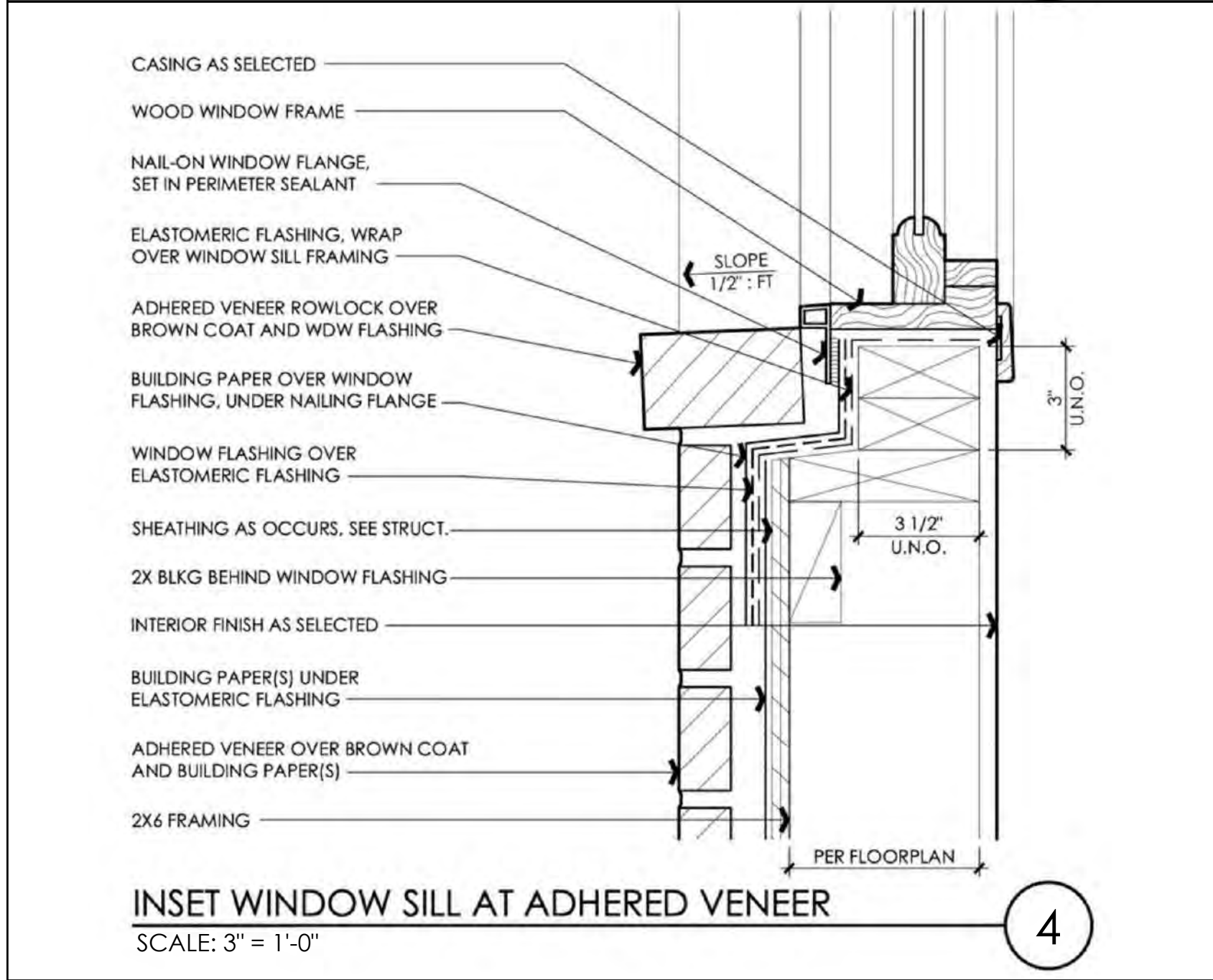
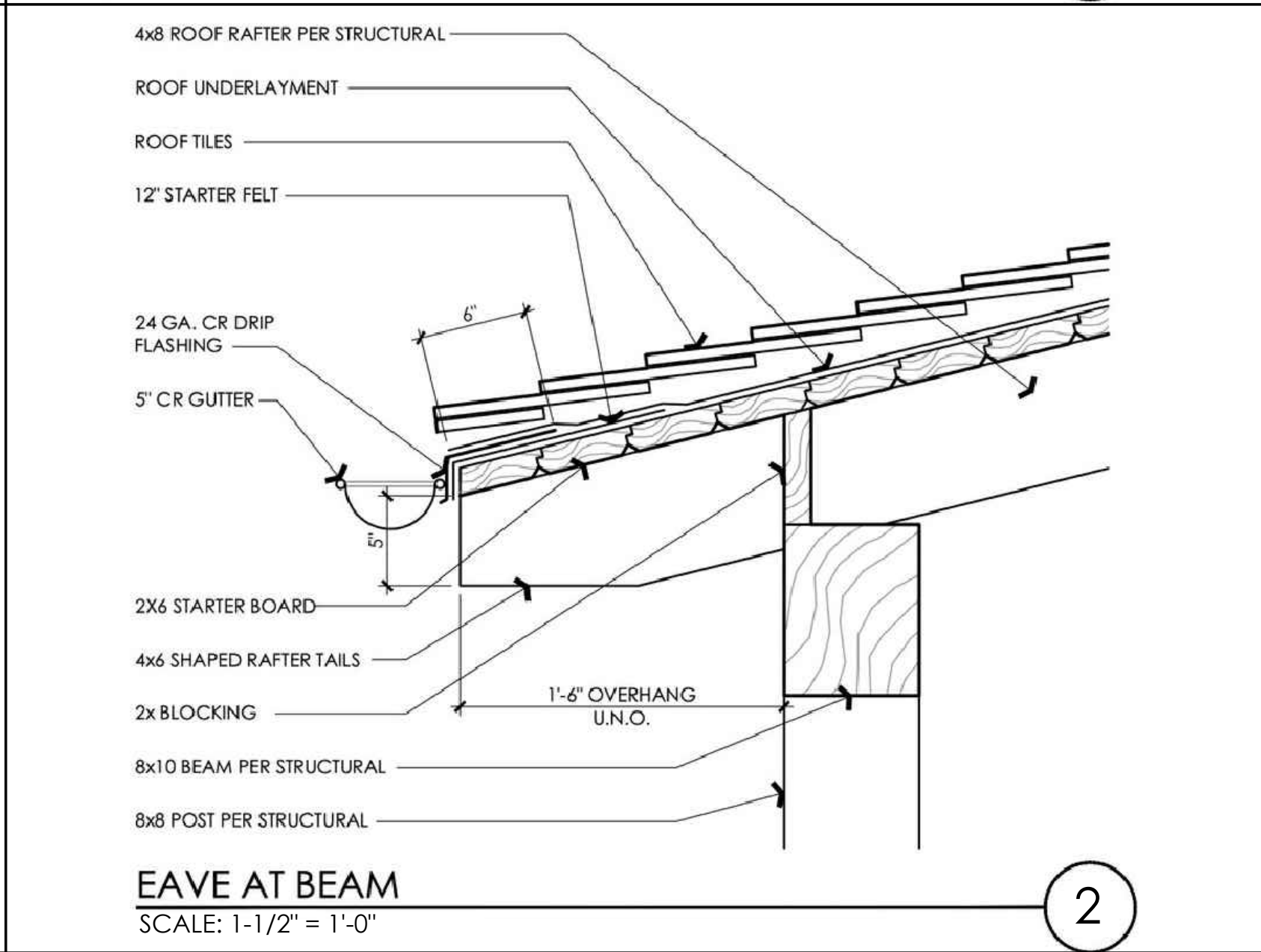
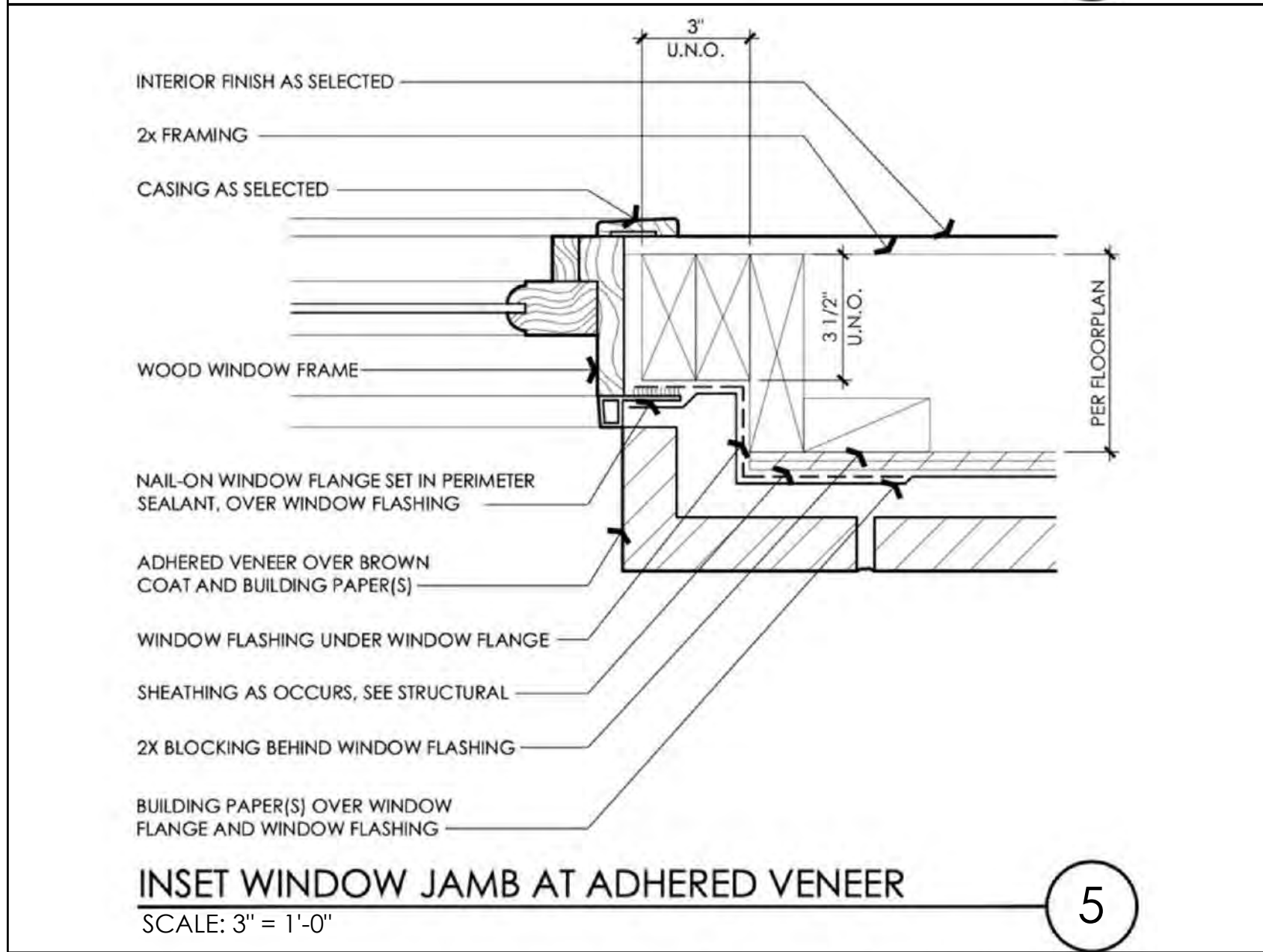
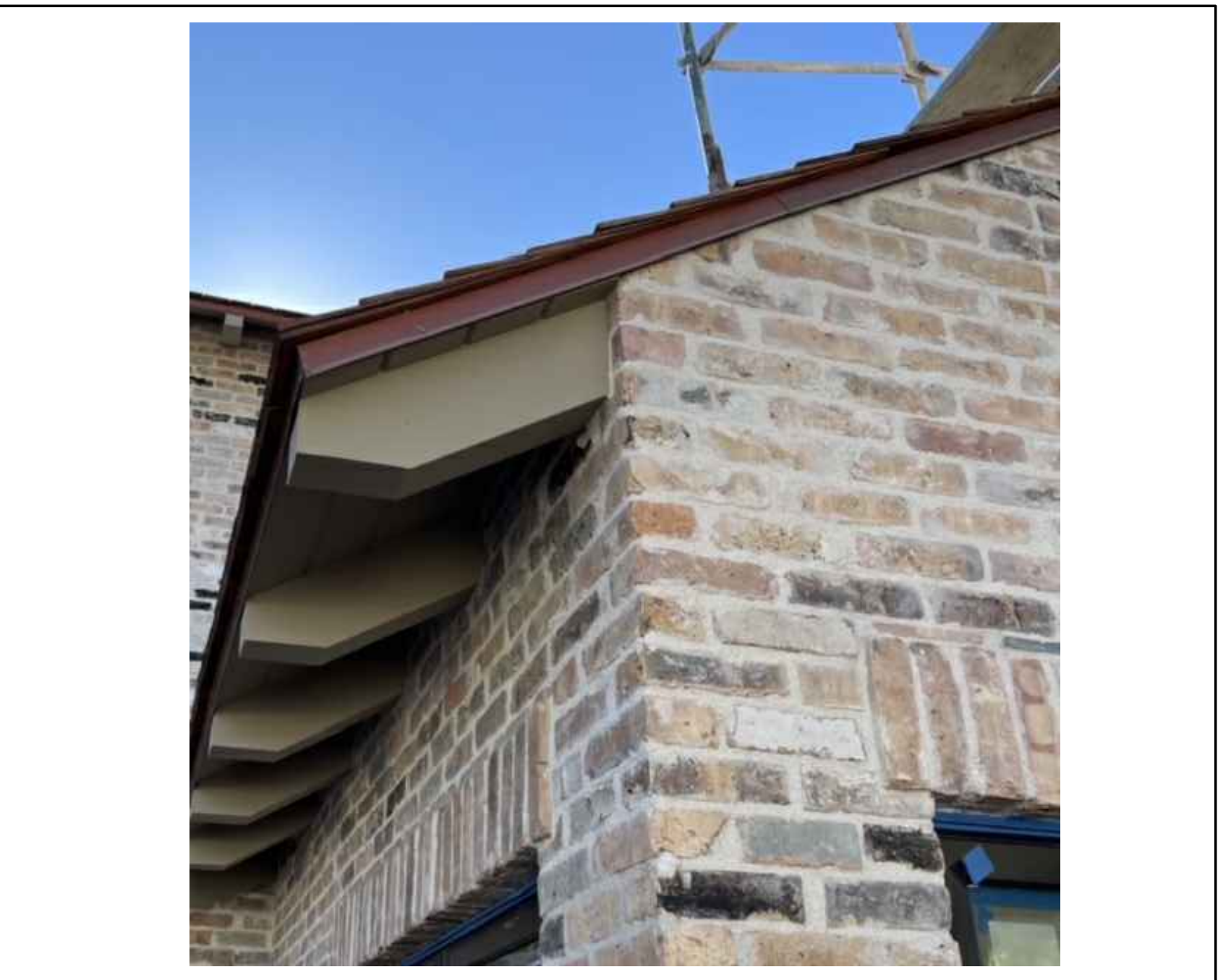
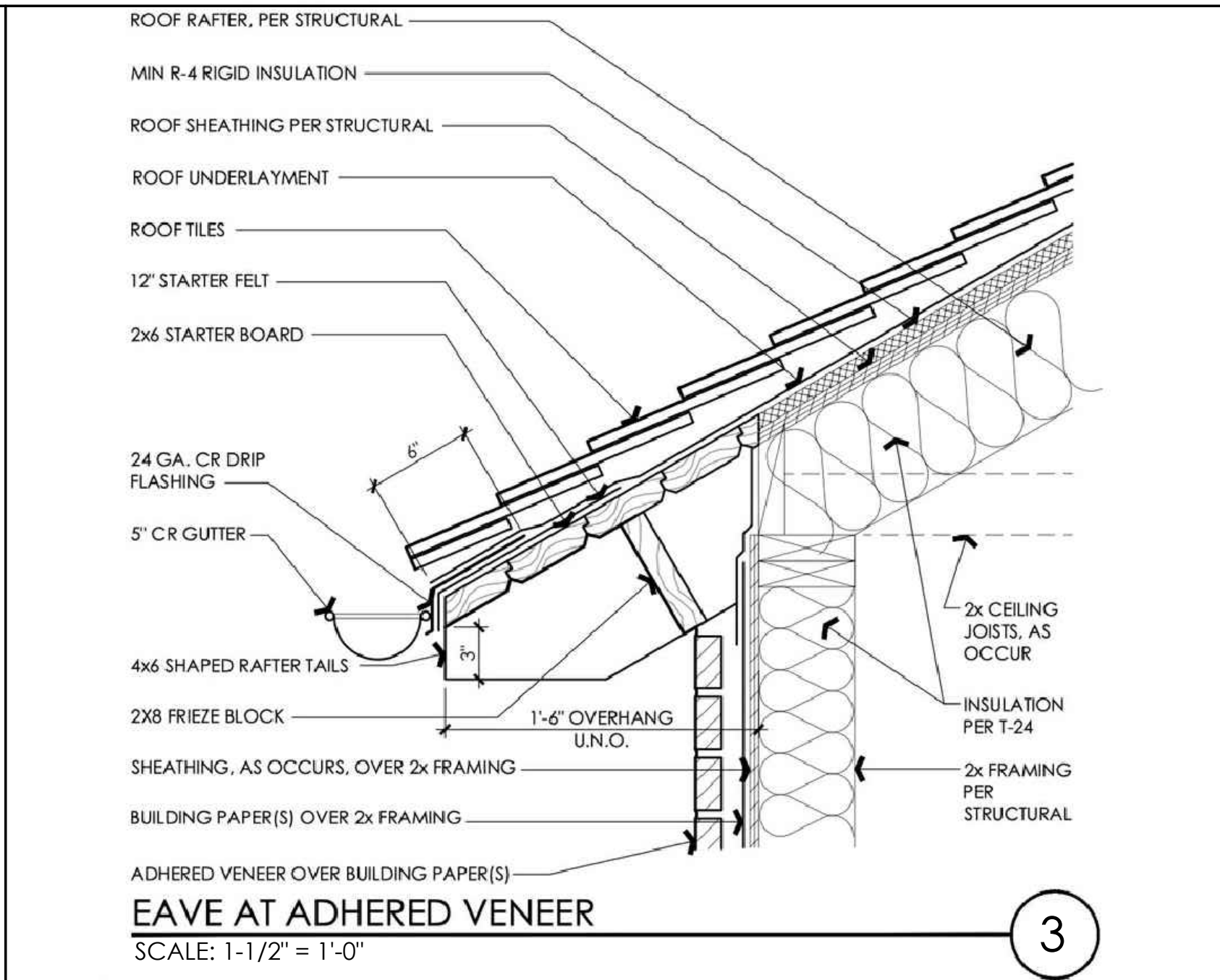
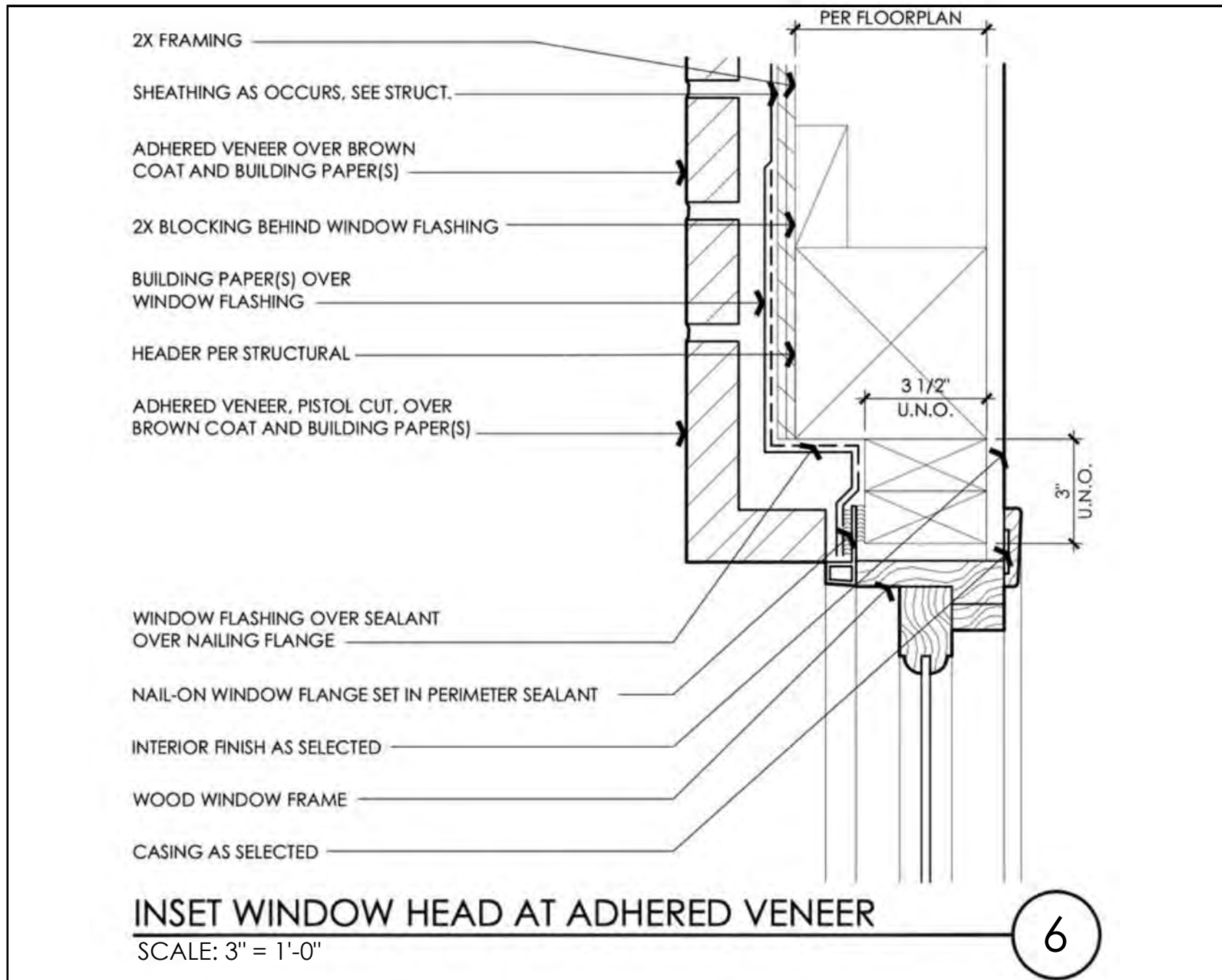
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1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-5.0
SITE SECTION

SEPTEMBER 27, 2024

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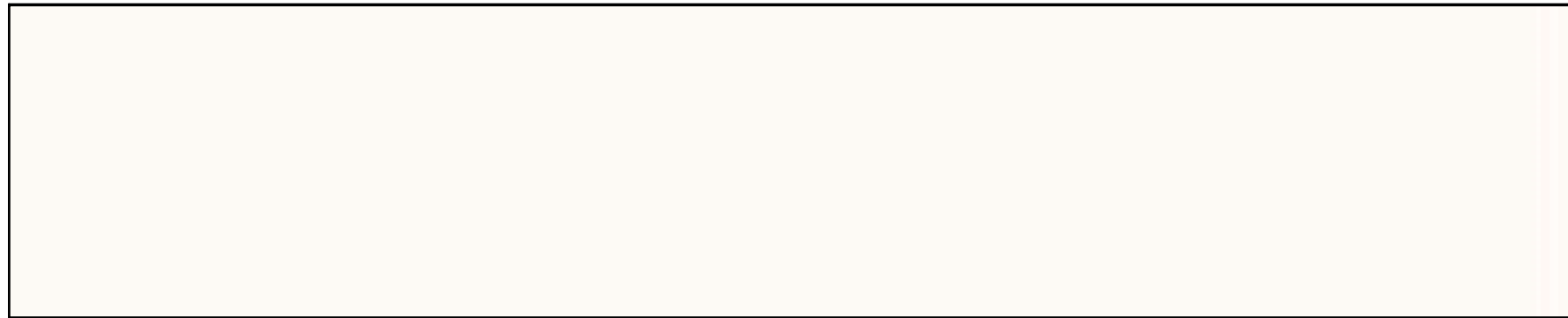
WOOD DETAILS

CABOT SEMI-TRANSPARENT STAIN
DRIFTWOOD GREY



STUCCO

SMOOTH FINISH
PAINTED DUNN EDWARD'S "WHISPER" DEW340



EXTERIOR DOORS & WINDOWS

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

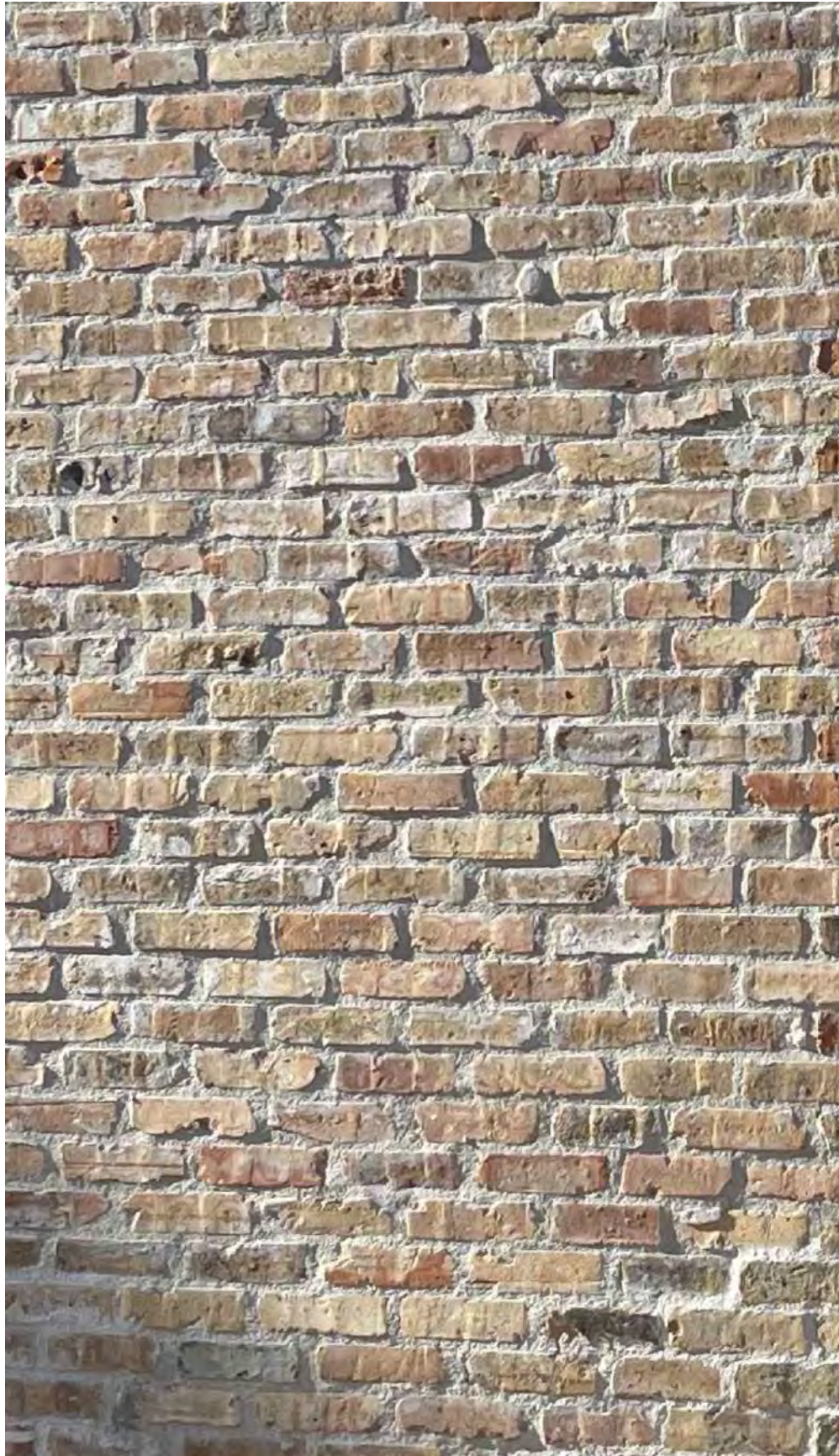


STEEL
DARK BRONZE



BRICK

RED BRICK



STONE

WASHED CARMEL STONE



METAL ROOF

COPPER STANDING SEAM



TILE ROOF

FLAT TERRACOTTA TILES



HORVITZ RESIDENCE

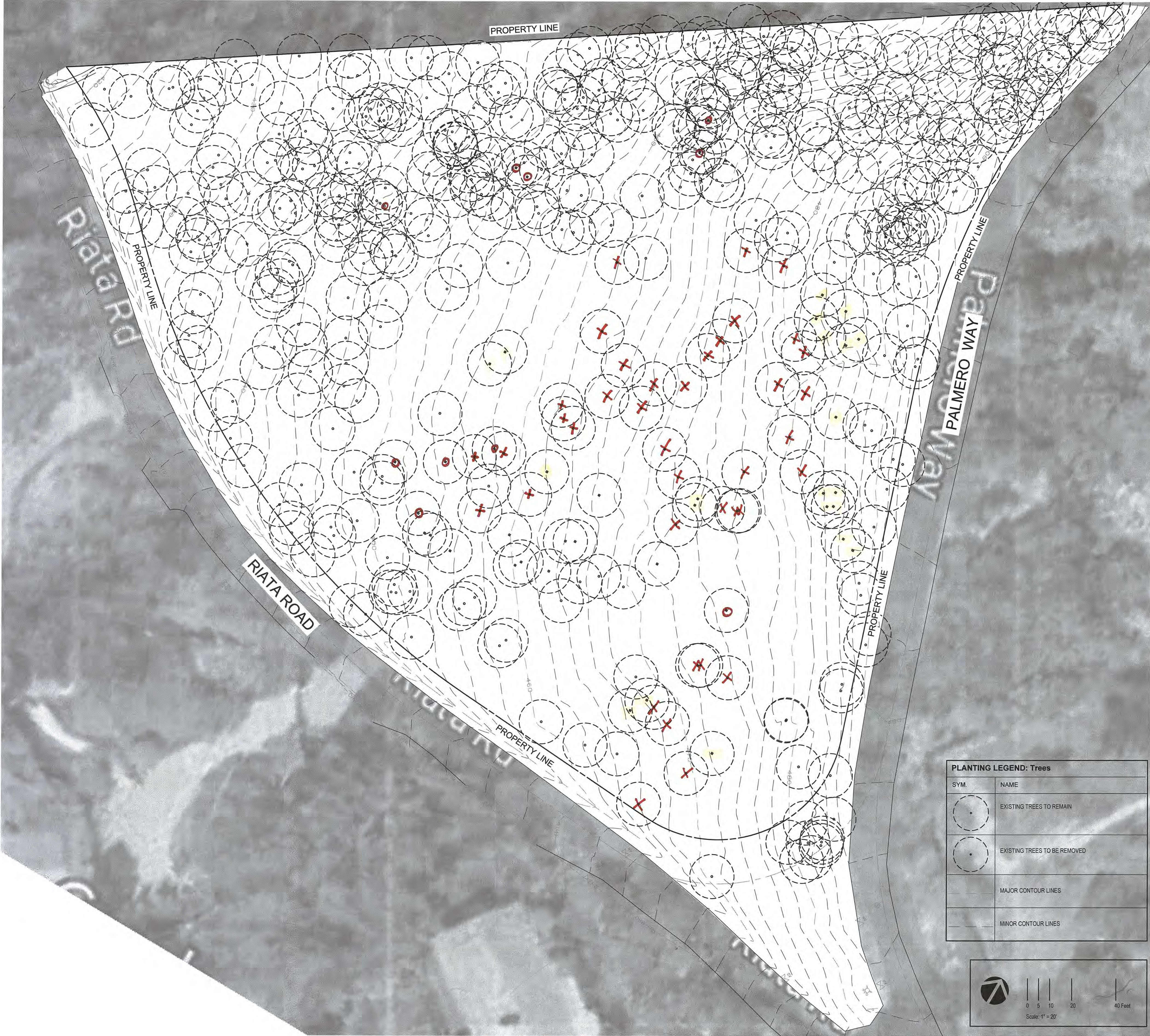
A RETREAT FOR FAMILY AND FRIENDS
1573 RIATA ROAD, PEBBLE BEACH, CALIFORNIA

A-7.0
COLOR & MATERIAL BOARD

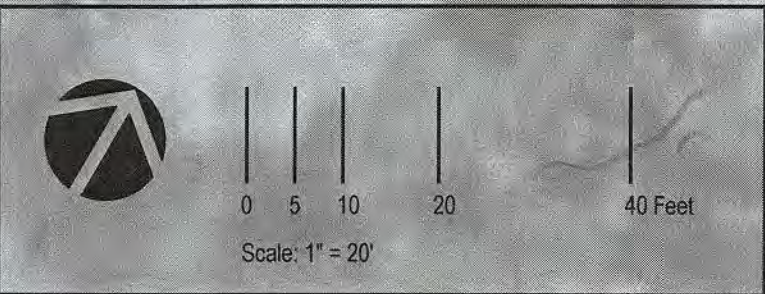
SEPTEMBER 27, 2024

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PLANTING LEGEND: Trees	
SYM.	NAME
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	MAJOR CONTOUR LINES
	MINOR CONTOUR LINES



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

EPTDESIGN

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



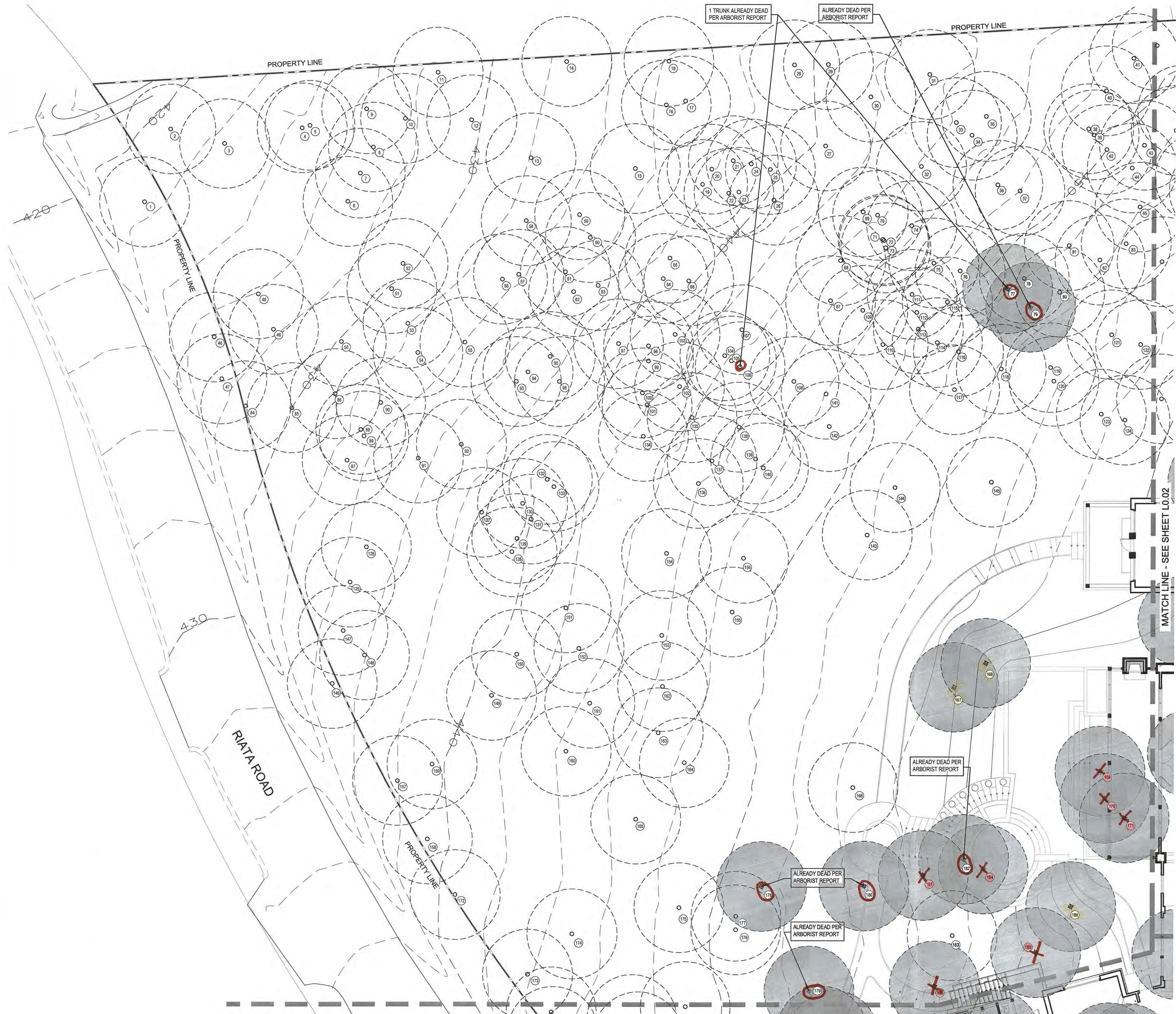
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

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

Existing Vegetation
Plan

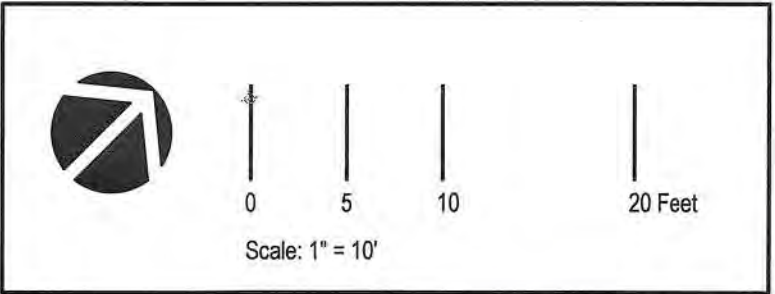
L0.00

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

TREE REMOVAL LEGEND	
SYMBOL	NAME
	EXISTING TREE TO REMOVE
	EXISTING TREE TO REMAIN



Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

**Horvitz Family Special Needs
Gift Trust**

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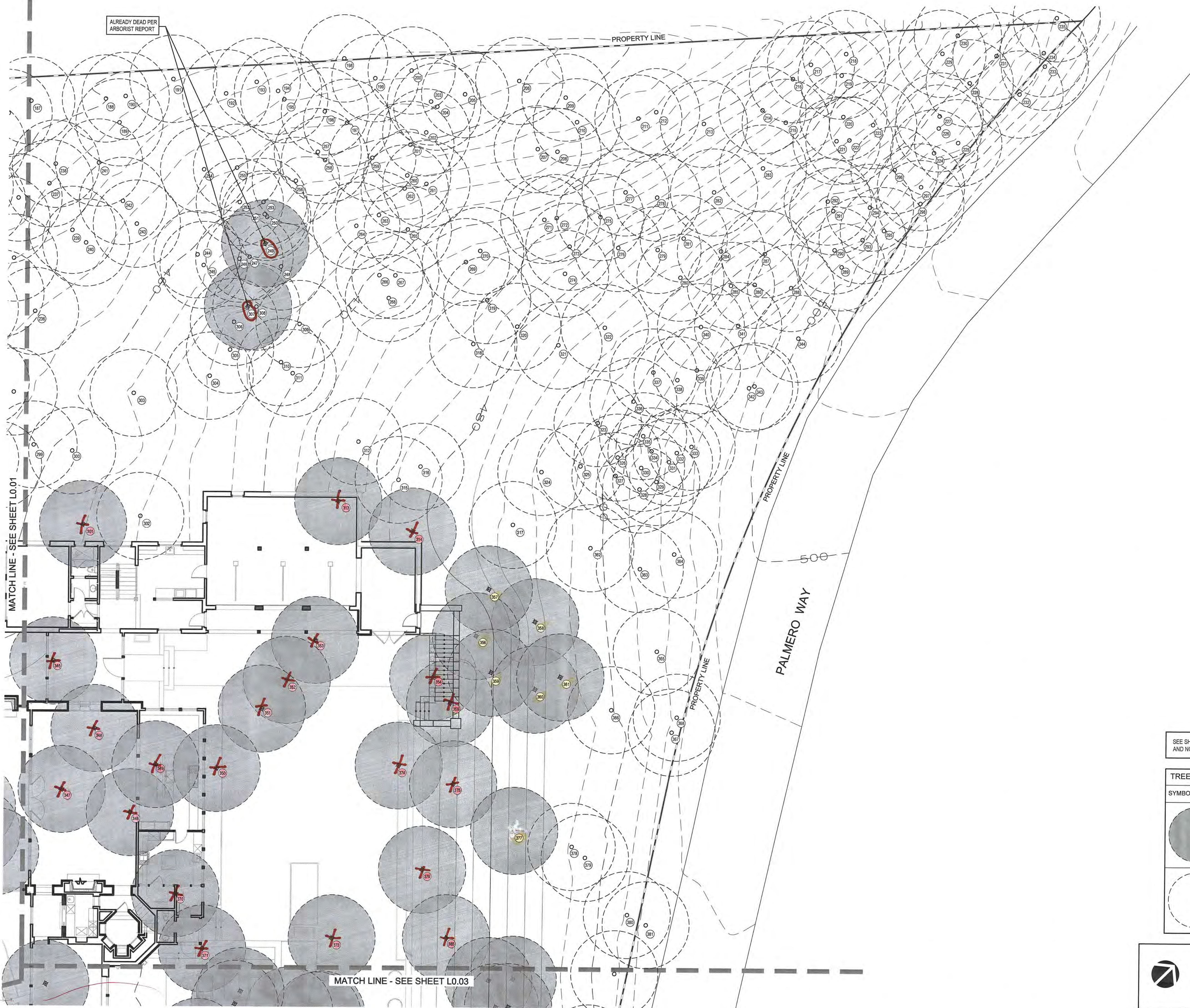
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

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

Tree Disposition Plan (Trees 1-186)

L0.01

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Site Area: 2.41 acres

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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

Tree Disposition
Plan (Trees 187-385)

L0.02

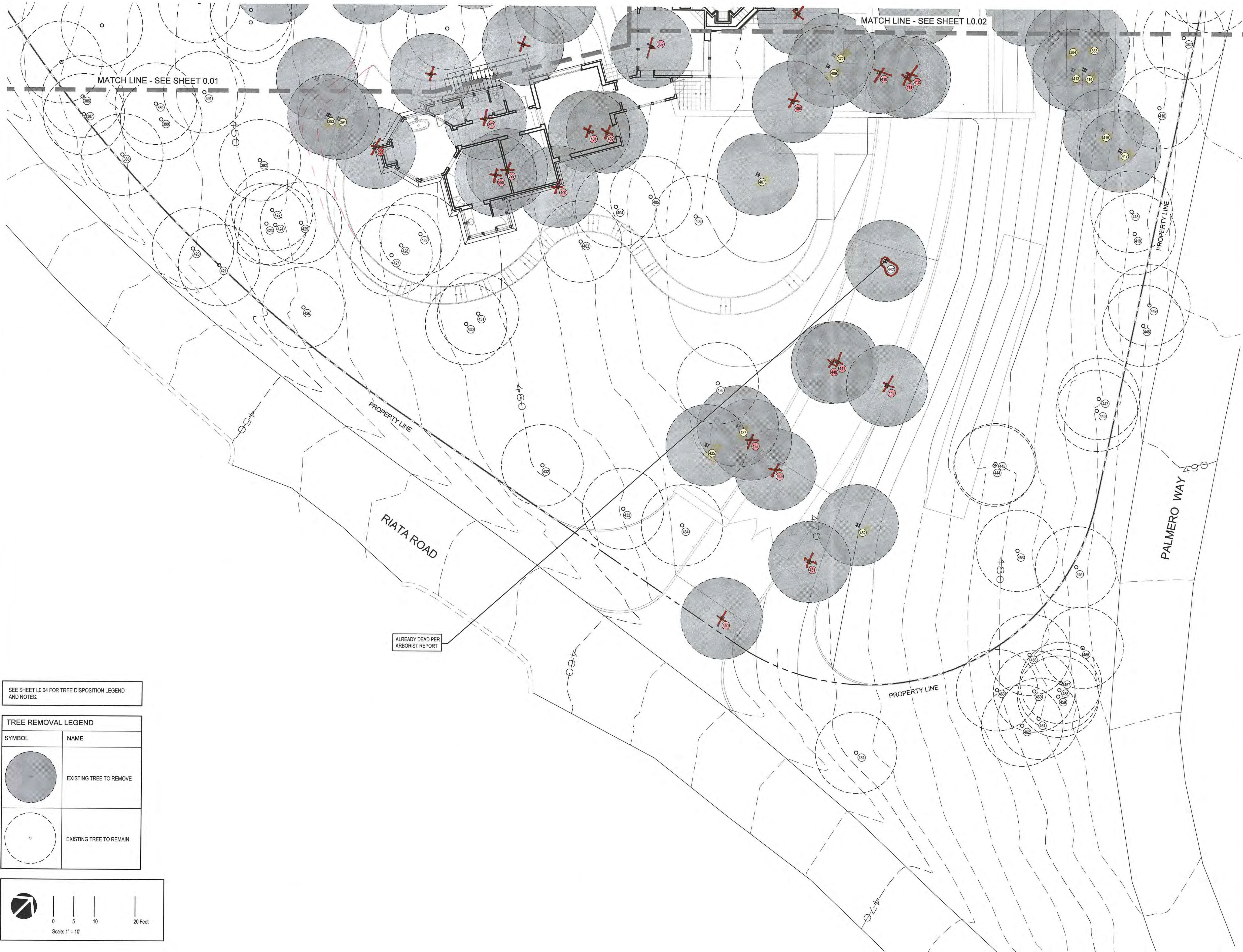
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SEE SHEET L0.04 FOR TREE DISPOSITION LEGEND AND NOTES.

TREE REMOVAL LEGEND	
SYMBOL	NAME
	EXISTING TREE TO REMOVE
	EXISTING TREE TO REMAIN

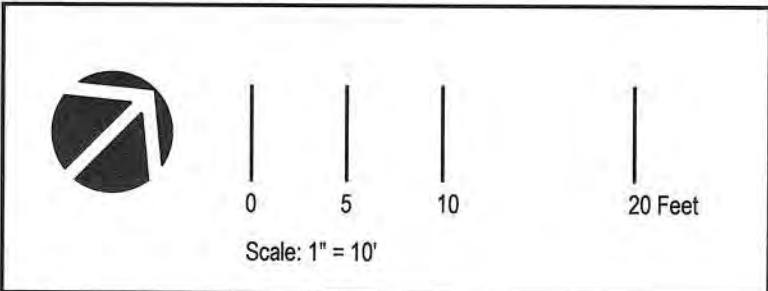


Scale: 1" = 10'



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

TREE REMOVAL LEGEND	
SYMBOL	NAME
	EXISTING TREE TO REMOVE
	EXISTING TREE TO REMAIN



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

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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

Tree Disposition
Plan (Trees 386-464)

L0.03

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Horvitz Residence

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Site Area: 2.41 acres

Client
Horvitz Family Special Needs Gift Trust
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T 310.466.0269

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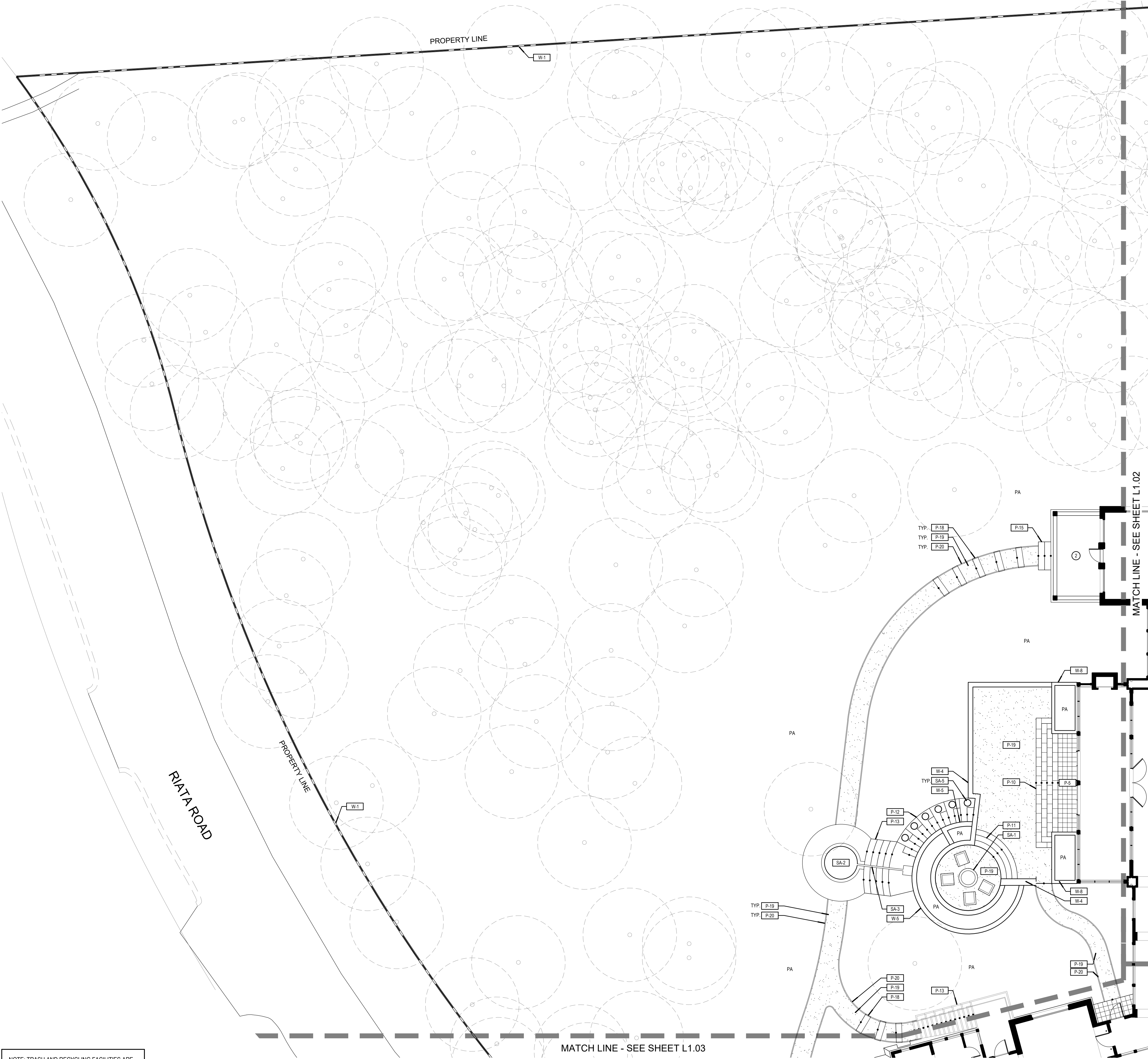
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HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

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

Overall Landscape Plan

L1.00

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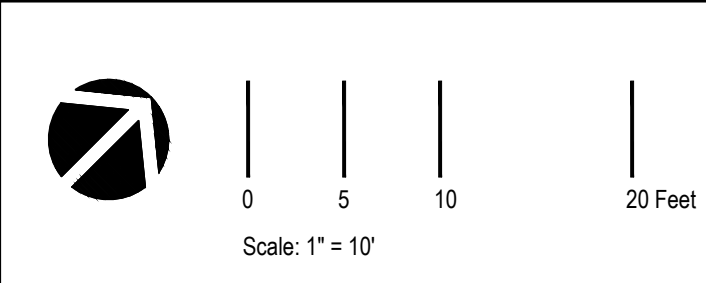
PAVING LEGEND		
ITEM	DESCRIPTION	DETAIL
P-1	PERMEABLE DRIVEWAY	DETAIL X SHEET L.XXX
P-2	PERMEABLE GRAVEL BAND @ DRIVEWAY	DETAIL X SHEET L.XXX
P-3	PERMEABLE GRAVEL @ MOTORCOURT	DETAIL X SHEET L.XXX
P-4	PERMEABLE COBBLE PAVING	DETAIL X SHEET L.XXX
P-5	IMPERMEABLE STONE PAVER	DETAIL X SHEET L.XXX
P-6	CONCRETE CURB	DETAIL X SHEET L.XXX
P-7	IMPERMEABLE STONE STEPS @ ENTRY	DETAIL X SHEET L.XXX
P-8	STONE STEPS @ CART STORAGE - PER ARCHITECT	DETAIL X SHEET L.XXX
P-9	IMPERMEABLE STONE STEPS @ SERVICE ENTRY	DETAIL X SHEET L.XXX
P-10	STONE STEPS @ SUN ROOM	DETAIL X SHEET L.XXX
P-11	STONE STEPS @ FIREPIT	DETAIL X SHEET L.XXX
P-12	STONE CURVED STEPS @ PLANTERS	DETAIL X SHEET L.XXX
P-13	STONE STEPS @ PRIMARY WING - PER ARCHITECT	DETAIL X SHEET L.XXX
P-14	NOT USED	DETAIL X SHEET L.XXX
P-15	STONE STEPS @ COVERED PORCH	DETAIL X SHEET L.XXX
P-16	NOT USED	DETAIL X SHEET L.XXX
P-17	IMPERMEABLE STONE STEPS @ KITCHEN GARDEN	DETAIL X SHEET L.XXX
P-18	STONE STEPS @ HILLSIDE TRAILS	DETAIL X SHEET L.XXX
P-19	PERMEABLE GRAVEL	DETAIL X SHEET L.XXX
P-20	METAL HEADER	DETAIL X SHEET L.XXX
P-21	STONE PAVER	DETAIL X SHEET L.XXX

WALL & FENCE LEGEND		
W-1	PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6', 10% OPEN.	DETAIL X SHEET L.XXX
W-2	MOTORCOURT RETAINING WALL	DETAIL X SHEET L.XXX
W-3	WALLS @ KITCHEN GARDEN	DETAIL X SHEET L.XXX
W-4	RETAINING WALL @ TERRACE	DETAIL X SHEET L.XXX
W-5	CURVED RETAINING WALLS @ FIRE PIT	DETAIL X SHEET L.XXX
W-6	NOT USED	DETAIL X SHEET L.XXX
W-7	NOT USED	DETAIL X SHEET L.XXX
W-8	PLANTER WALL @ TERRACE	DETAIL X SHEET L.XXX
W-9	PLANTER WALLS @ ENTRY	DETAIL X SHEET L.XXX
W-10	NOT USED	DETAIL X SHEET L.XXX
W-11	WALLS @ VEHICULAR GATES	DETAIL X SHEET L.XXX
W-12	RETAINING WALLS @ MOTOR COURT ENTRANCE	DETAIL X SHEET L.XXX

SITE AMENITIES LEGEND		
SA-1	FIREPIT	DETAIL X SHEET L.XXX
SA-2	REFLECTING POND	DETAIL X SHEET L.XXX
SA-3	RILL @ STONE STEPS	DETAIL X SHEET L.XXX
SA-4	FREE STANDING TROUGH	DETAIL X SHEET L.XXX
SA-5	POT	-
SA-6	BBQ COUNTER	DETAIL X SHEET L.XXX
SA-7	RAISED PLANTER BEDS	DETAIL X SHEET L.XXX

GATE LEGEND		
G-1	VEHICULAR GATE	DETAIL X SHEET L.XXX
G-2	KITCHEN GARDEN GATE	DETAIL X SHEET L.XXX

REFERENCE LEGEND	
①	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



Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

**Horvitz Family Special Needs
Gift Trust**

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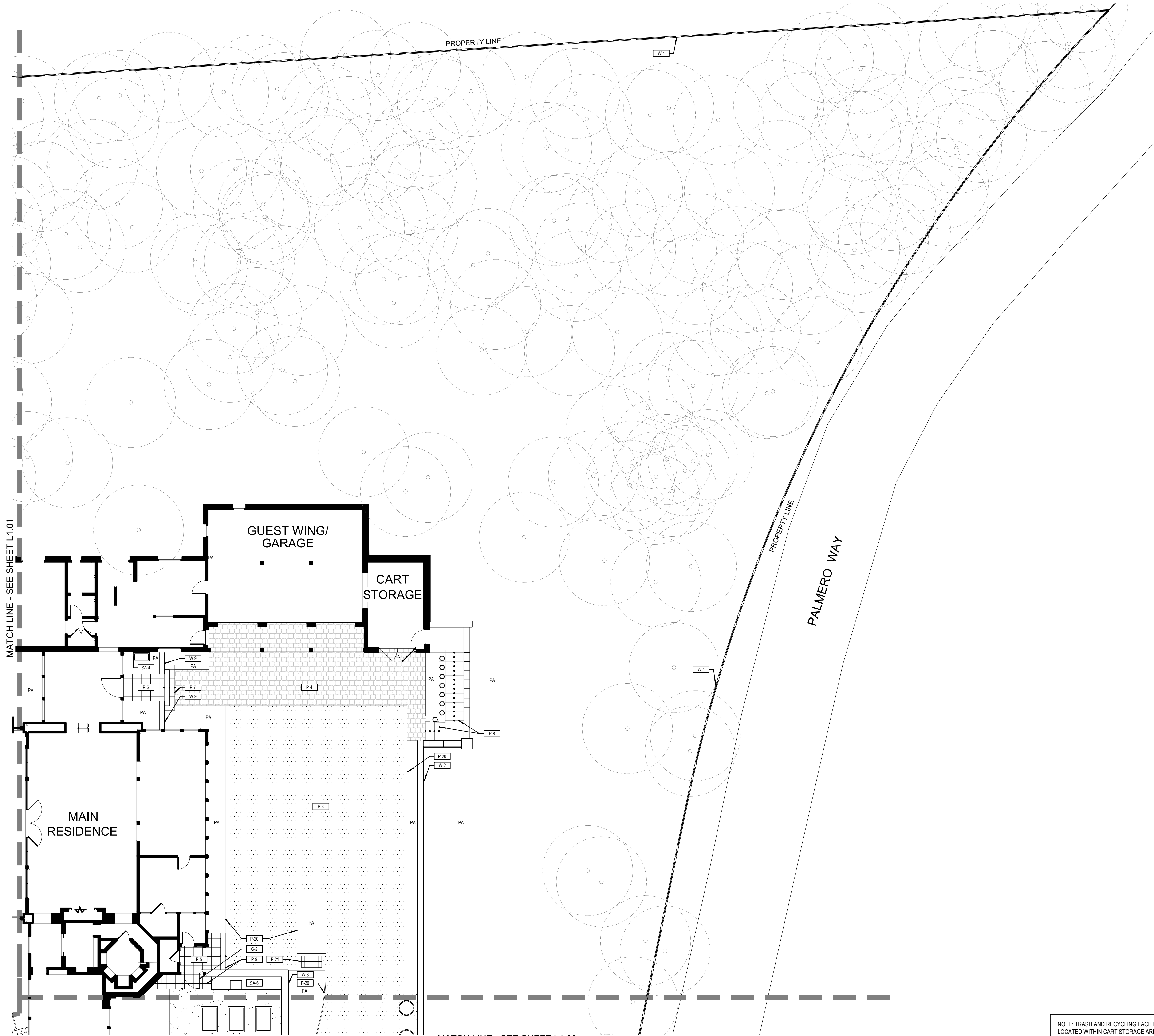
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Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
Revised City Submittal	AA	2/2/24
Revised City Submittal	AA	2/15/24
Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

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

Construction Plan

L1.01

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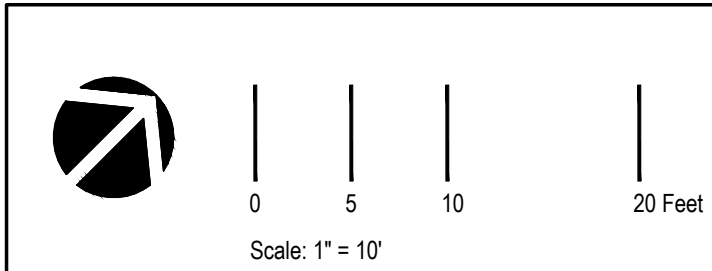
PAVING LEGEND		
ITEM	DESCRIPTION	DETAIL
P-1	PERMEABLE DRIVEWAY	DETAIL X SHEET L.XXX
P-2	PERMEABLE GRAVEL BAND @ DRIVEWAY	DETAIL X SHEET L.XXX
P-3	PERMEABLE GRAVEL @ MOTORCOURT	DETAIL X SHEET L.XXX
P-4	PERMEABLE COBBLE PAVING	DETAIL X SHEET L.XXX
P-5	IMPERMEABLE STONE PAVER	DETAIL X SHEET L.XXX
P-6	CONCRETE CURB	DETAIL X SHEET L.XXX
P-7	IMPERMEABLE STONE STEPS @ ENTRY	DETAIL X SHEET L.XXX
P-8	STONE STEPS @ CART STORAGE - PER ARCHITECT	DETAIL X SHEET L.XXX
P-9	IMPERMEABLE STONE STEPS @ SERVICE ENTRY	DETAIL X SHEET L.XXX
P-10	STONE STEPS @ SUN ROOM	DETAIL X SHEET L.XXX
P-11	STONE STEPS @ FIREPIT	DETAIL X SHEET L.XXX
P-12	STONE CURVED STEPS @ PLANTERS	DETAIL X SHEET L.XXX
P-13	STONE STEPS @ PRIMARY WING - PER ARCHITECT	DETAIL X SHEET L.XXX
P-14	NOT USED	DETAIL X SHEET L.XXX
P-15	STONE STEPS @ COVERED PORCH	DETAIL X SHEET L.XXX
P-16	NOT USED	DETAIL X SHEET L.XXX
P-17	IMPERMEABLE STONE STEPS @ KITCHEN GARDEN	DETAIL X SHEET L.XXX
P-18	STONE STEPS @ HILLSIDE TRAILS	DETAIL X SHEET L.XXX
P-19	PERMEABLE GRAVEL	DETAIL X SHEET L.XXX
P-20	METAL HEADER	DETAIL X SHEET L.XXX
P-21	STONE PAVER	DETAIL X SHEET L.XXX

WALL & FENCE LEGEND		
ITEM	DESCRIPTION	DETAIL
W-1	PEBBLE BEACH-STYLE GRAPE STAKE PROPERTY LINE FENCE. MAX HEIGHT 6'. 10% OPEN.	DETAIL X SHEET L.XXX
W-2	MOTORCOURT RETAINING WALL	DETAIL X SHEET L.XXX
W-3	WALLS @ KITCHEN GARDEN	DETAIL X SHEET L.XXX
W-4	RETAINING WALL @ TERRACE	DETAIL X SHEET L.XXX
W-5	CURVED RETAINING WALLS @ FIRE PIT	DETAIL X SHEET L.XXX
W-6	NOT USED	DETAIL X SHEET L.XXX
W-7	NOT USED	DETAIL X SHEET L.XXX
W-8	PLANTER WALL @ TERRACE	DETAIL X SHEET L.XXX
W-9	PLANTER WALLS @ ENTRY	DETAIL X SHEET L.XXX
W-10	NOT USED	DETAIL X SHEET L.XXX
W-11	WALLS @ VEHICULAR GATES	DETAIL X SHEET L.XXX
W-12	RETAINING WALLS @ MOTOR COURT ENTRANCE	DETAIL X SHEET L.XXX

SITE AMENITIES LEGEND		
ITEM	DESCRIPTION	DETAIL
SA-1	FIREPIT	DETAIL X SHEET L.XXX
SA-2	REFLECTING POND	DETAIL X SHEET L.XXX
SA-3	RILL @ STONE STEPS	DETAIL X SHEET L.XXX
SA-4	FREE STANDING TROUGH	DETAIL X SHEET L.XXX
SA-5	POT	-
SA-6	BBQ COUNTER	DETAIL X SHEET L.XXX
SA-7	RAISED PLANTER BEDS	DETAIL X SHEET L.XXX

GATE LEGEND		
ITEM	DESCRIPTION	DETAIL
G-1	VEHICULAR GATE	DETAIL X SHEET L.XXX
G-2	KITCHEN GARDEN GATE	DETAIL X SHEET L.XXX

REFERENCE LEGEND	
①	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



NOTE: TRASH AND RECYCLING FACILITIES ARE LOCATED WITHIN CART STORAGE AREA.

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

EPTDESIGN

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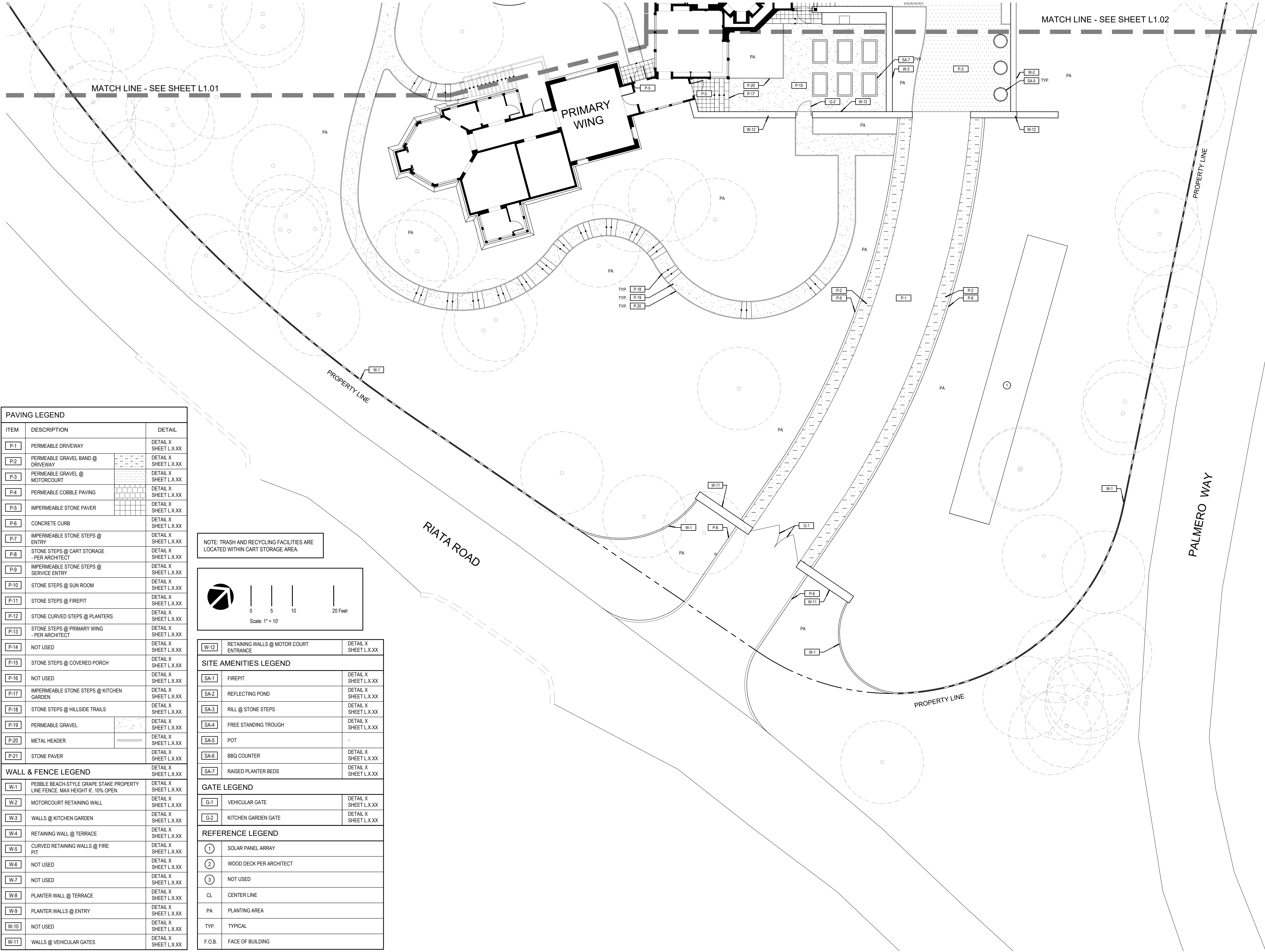
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
City Submittal	AA	10/13/23
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Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

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

Construction Plan

L1.02

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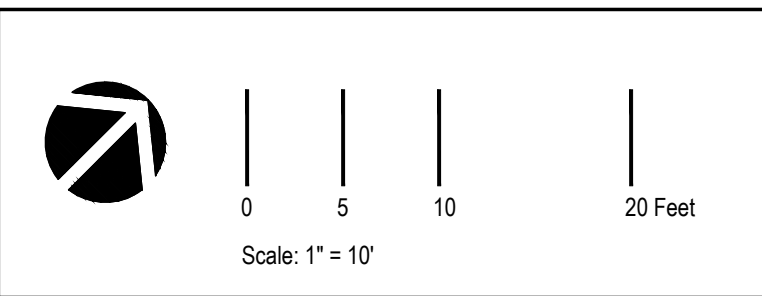
PAVING LEGEND

ITEM	DESCRIPTION	DETAIL
P-1	PERMEABLE DRIVEWAY	DETAIL X SHEET L.X.XX
P-2	PERMEABLE GRAVEL BAND @ DRIVEWAY	DETAIL X SHEET L.X.XX
P-3	PERMEABLE GRAVEL @ MOTORCOURT	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

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

NOTE: TRASH AND RECYCLING FACILITIES ARE LOCATED WITHIN CART STORAGE AREA.



W-12	RETAINING WALLS @ MOTOR COURT ENTRANCE	DETAIL X 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	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

REFERENCE LEGEND

①	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

Horvitz Residence

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Site Area: 2.41 acres

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Revisions

Revisions	By	Date
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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

Construction
Plan

L1.03

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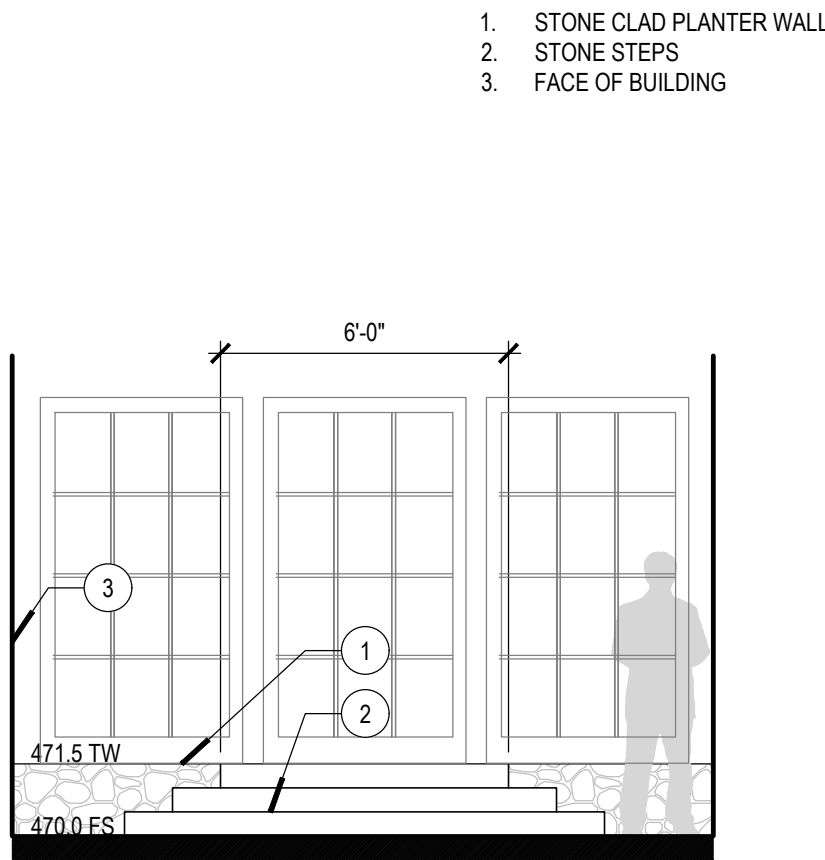
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Job Number E23-026
Design Staff AA
Project Manager AA
Principal NE

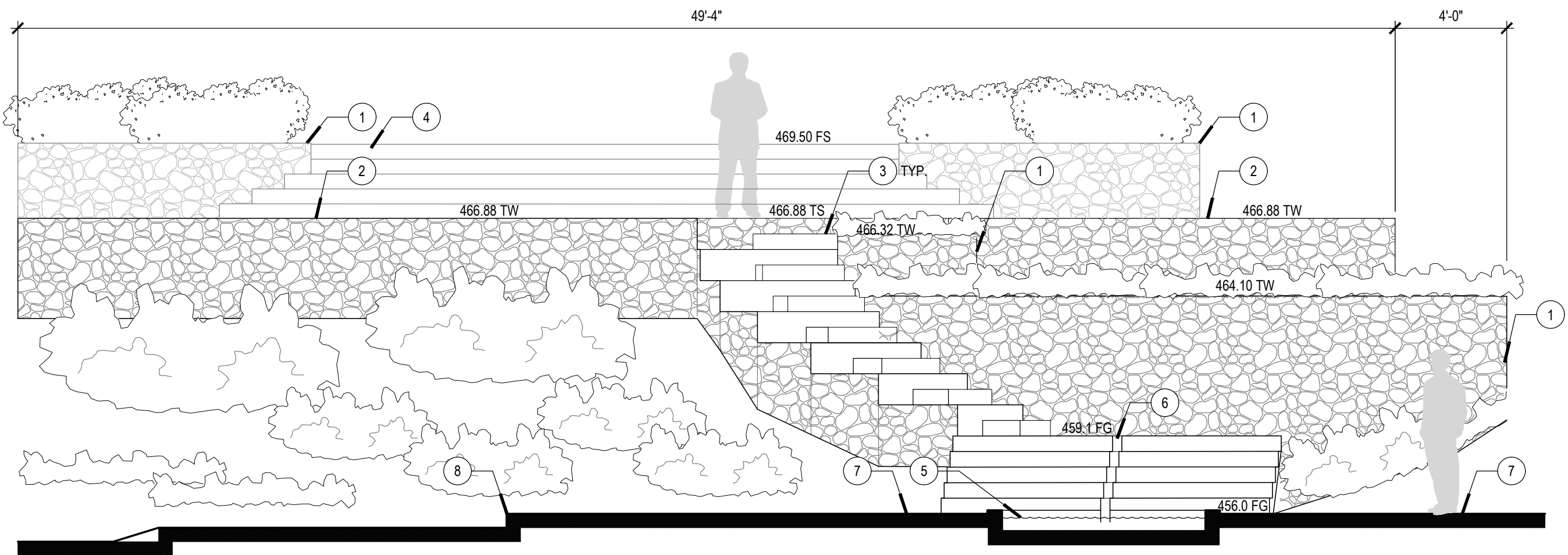
Wall
Elevations

L1.51

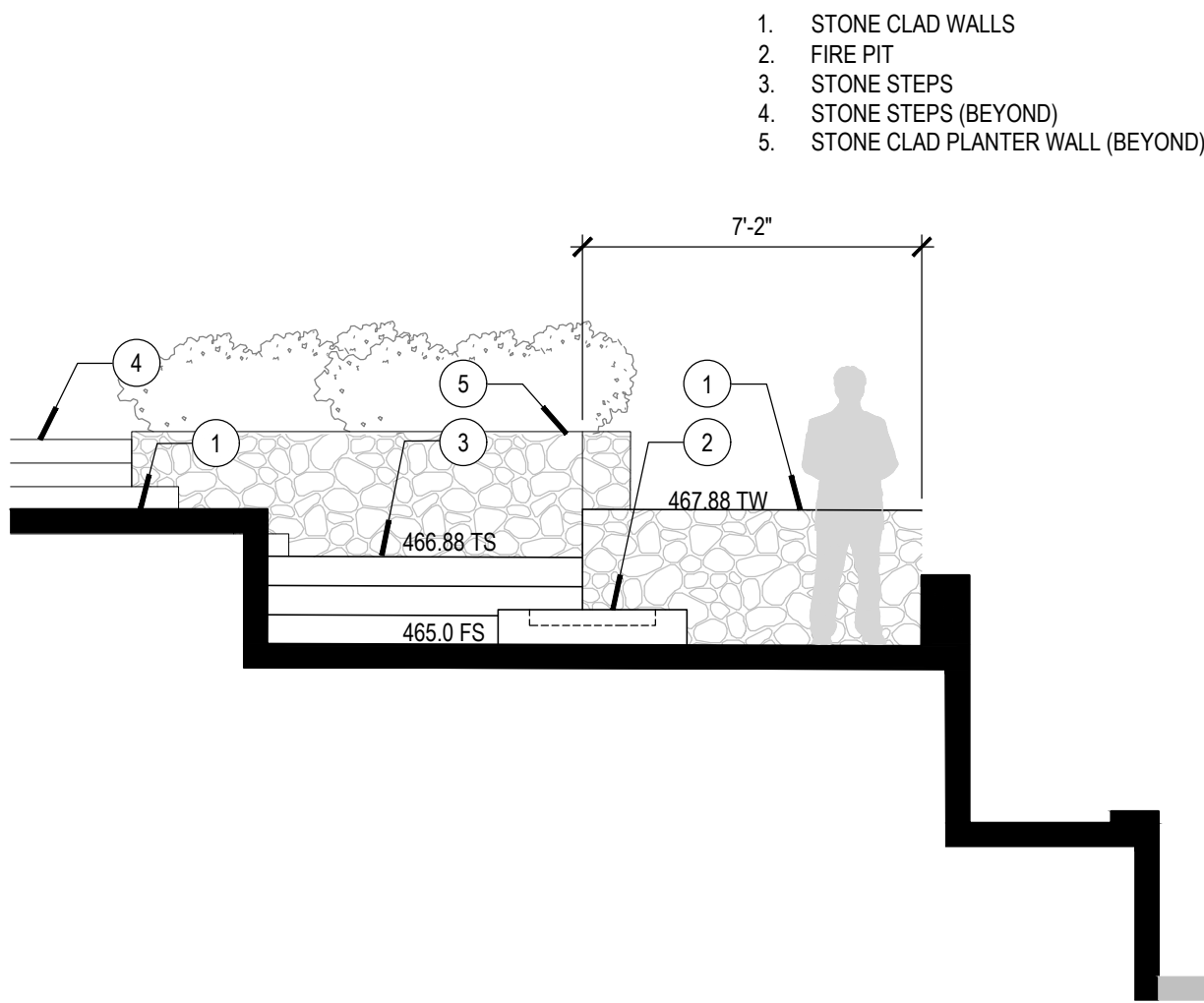
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J Walls & Steps @ Front Door
Scale: 1/4" = 1'-0"



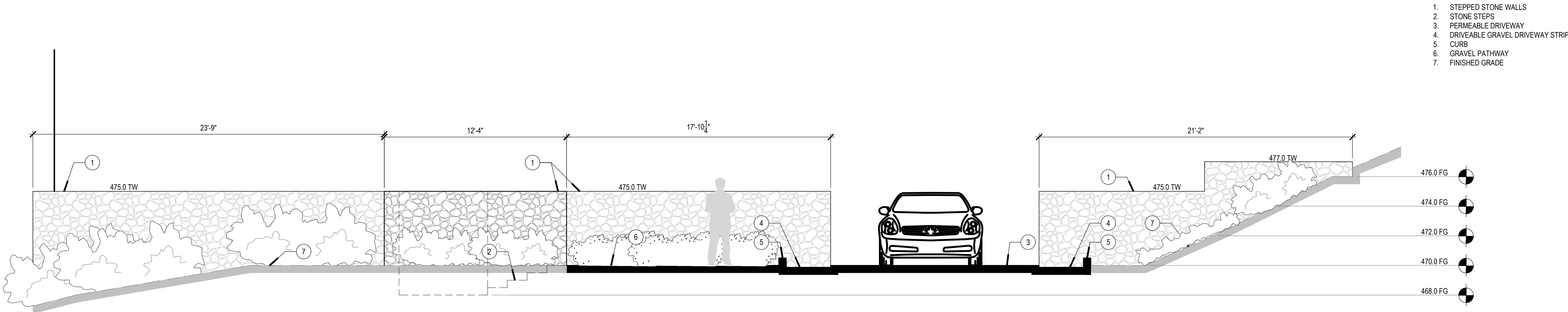
G Curved Steps and Walls @ Terrace
Scale: 1/4" = 1'-0"



K Walls @ Sunken Fire Pit Area
Scale: 1/4" = 1'-0"



H Walls @ Kitchen Garden
Scale: 1/4" = 1'-0"























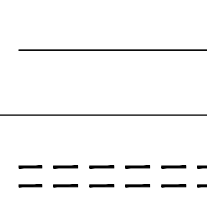
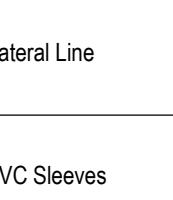
L Motor Court Entry Walls
Scale: 1/4" = 1'-0"

Site Area: 2.41 acres

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**234 NORTH EL MOLINO AVE, SUITE 100
PASADENA, CA 91101
626.795.2008
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IRRIGATION LEGEND				
SYMBOL		RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
F	H	Q	A	
●	-	-	RainBird	RWS-B-C-1402 (50 GPM)
○	-	-	RainBird	1402 on 1802 w/ PA-80
			Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLCV6-18
			Netafim	Air Relief Valve
			Netafim	TLSOV - Manual Flush Valve
			Netafim	Drip Connector
		—		Water Meter Per Civil
			Febco	825YA Reduced Pressure Backflow Preventer
			Lasco	Slo-Close PVC True Union Ball Valve
			Superior	3300 -Normally Open Master Valve
			WeatherTRAK	Flow HD
			Champion	3/4" Brass Hose Bibb
			RainBird	EFB-CP-PRS-D
			RainBird	XCZ-PRB-100-COM 3 - 20 GPM XCZ-PRB-150-COM 15 - 40 GPM
			King Bros.	Line Size Check Valve
			Hunter	Solar Sync ET Rain Sensor
			Hunter	ACC2 Irrigation Controller
		—		Spare Wire Pull Box
				Existing Mainline
				Mainline
				Lateral Line
				PVC Sleeves
IRRIGATION VALVE CALLOUT:			LATERAL LINE SIZING CHART	
				
			NOTE: THE LATERAL SIZE BETWEEN TWO IDENTICAL TEE MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4".	

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 requires a dig alert identification number be issued before a permit to excavate will be valid.

Call (2) working days before
you dig.

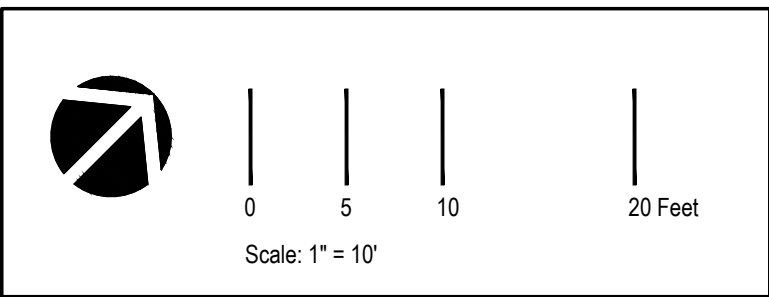
Revisions	By	Date
HOA Submittal	AA	7/25/23
Revised HOA Submittal	AA	8/4/23
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Revised City Submittal	AA	9/27/24

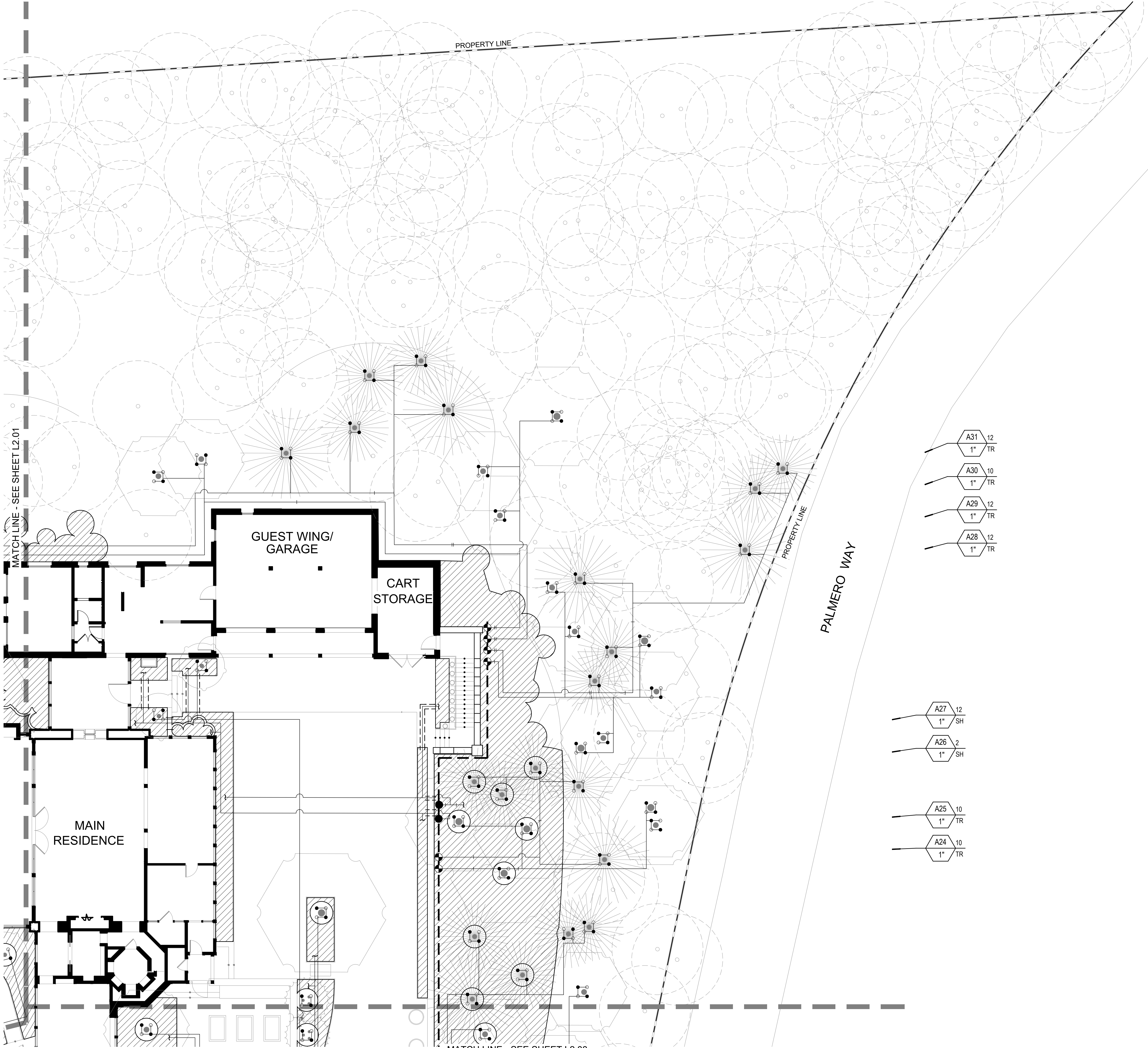
Job Number	E23-026
Design Staff	AA
Project Manager	AA
Principal	NE

Irrigation Plan

L2.01

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IRRIGATION LEGEND							
SYMBOL				RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE	
F	H	Q	A				
				-	RainBird	RWS-B-C-1402 (50 GPM)	
				-	RainBird	1402 on 1802 w/ PA-80	
					Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLCV6-18	
					Netafim	Air Relief Valve	
					Netafim	TLSOV - Manual Flush Valve	
					Netafim	Drip Connector	
				—		Water Meter Per Civil	
					Febco	825YA Reduced Pressure Backflow Preventer	
					Lasco	Slo-Close PVC True Union Ball Valve	
					Superior	3300 -Normally Open Master Valve	
					WeatherTRAK	Flow HD	
					Champion	3/4" Brass Hose Bibb	
					RainBird	EFB-CP-PRS-D	
					RainBird	XC2-PRB-100-COM 3 - 20 GPM XC2-PRB-150-COM 15 - 40 GPM	
					King Bros.	Line Size Check Valve	
					Hunter	Solar Sync ET Rain Sensor	
					Hunter	ACC2 Irrigation Controller	
					—	Spare Wire Pull Box	
						Existing Mainline	
						Mainline	
						Lateral Line	
						PVC Sleeves	
IRRIGATION VALVE CALLOUT:						LATERAL LINE SIZING CHART	
						NOTE: THE LATERAL SIZE BETWEEN TWO IDENTICAL TICK MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4".	

IRRIGATION DESIGN COMPLIANCE NOTE

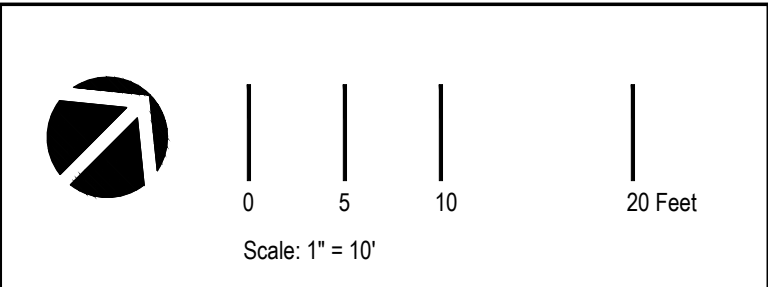
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Site Area: 2.41 acres

Client

Horvitz Family Special Needs Gift Trust

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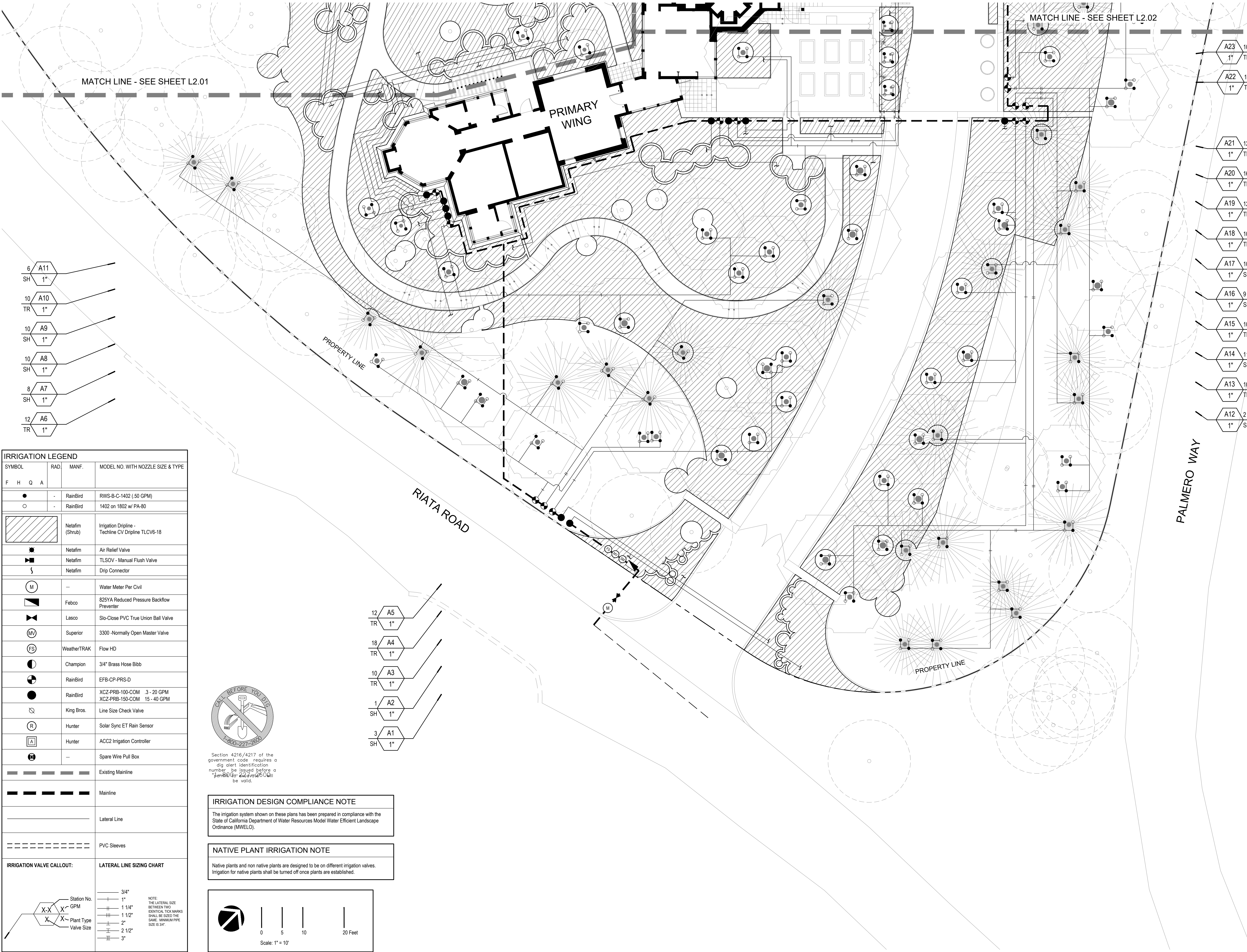
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Job Number E23-026
Design Staff AA
Project Manager AA
Principal NE

Irrigation Plan

L2.02

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Pebble Beach, CA 93953

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Job Number E23-026
Design Staff AA
Project Manager AA
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Irrigation
Plan

L2.03

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WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo)39Project ETAF0.55

Valve #	Hydrozone # /Planting Descriptions ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE) ^c	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas								
A1	Low Water Use Shrub	0.2	Drip	0.81	0.53	515	274.67	6,641.44
A2	V.Low Water Use Shrub	0.1	Drip	0.81	0.12	150	18.52	447.78
A3	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	180	24.00	580.32
A4	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	324	172.80	4,178.30
A5	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
A6	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
A7	Low Water Use Shrub	0.2	Drip	0.81	0.25	1753	432.84	10,466.06
A8	Low Water Use Shrub	0.2	Drip	0.81	0.25	2094	517.04	12,501.96
A9	Low Water Use Shrub	0.2	Drip	0.81	0.25	2072	511.60	12,370.61
A10	Low Water Use Tree	0.2	Bubbler	0.75	0.27	360	96.00	2,321.28
A11	Mod Water Use Shrub	0.4	Drip	0.81	0.49	1181	583.21	14,102.01
A12	Mod Water Use Shrub	0.4	Drip	0.81	0.49	366	180.74	4,370.31
A13	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	180	24.00	580.32
A14	Low Water Use Shrub	0.2	Drip	0.81	0.25	2313	571.11	13,809.47
A15	Low Water Use Tree	0.2	Bubbler	0.75	0.27	180	48.00	1,160.64
A16	Low Water Use Shrub	0.2	Drip	0.81	0.25	1898	468.64	11,331.76
A17	Low Water Use Shrub	0.2	Drip	0.81	0.25	2123	524.20	12,675.10
A18	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	180	24.00	580.32
A19	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
A20	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	288	153.60	3,714.05
A21	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	216	115.20	2,785.54
A22	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	288	38.40	928.51
A23	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	180	96.00	2,321.28
A24	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	180	24.00	580.32
A25	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	180	96.00	2,321.28
A26	Mod Water Use Shrub	0.4	Drip	0.81	0.49	254	125.43	3,032.95
A27	Low Water Use Shrub	0.1	Drip	0.81	0.12	2650	327.16	7,910.74
A28	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
A29	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	216	115.20	2,785.54
A30	Mod Water Use Tree	0.4	Bubbler	0.75	0.53	180	96.00	2,321.28
A31	V.Low Water Use Tree	0.1	Bubbler	0.75	0.13	216	28.80	696.38
	Fountain	0.7	Recirc.		1	44	30.80	744.74
						Subtotals	21625	58333.16
								50,900.51
Special Landscape Areas								
						1	0	0
						1	0	0
						1	0	0
						1	0	0
						1	0	0
						Subtotals	0	0
						Total Landscape Area	21625	
						ETWU Total	50,900.51	
						ETWU (in acre-feet)	0.16	
						Maximum Allowed Water Allowance (MAWA) ^a	287,590.88	
						MAWA (in acre-feet)	0.882582814	

^aHydrozone/Planting Description
E.g.
1) Front Lawn
2) Low water use plantings
3) Medium water use planting

^bIrrigation Method
Overhead spray or drip

^cIrrigation Efficiency
.75 for spray head
.81 for drip

^dETWU (Annual Gallons Required) =
ETo x 0.62 x ETAF x Area
where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

^aMAWA (Annual Gallons Allowed) = (ETo) [(0.62)/((ETAF x LA) + ((1-ETAF) x SLA))]

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area	5,833.16	
Total Area	21625	
Average ETAF	0.27	
All Landscape Areas		
Total ETAF x Area	5,833.16	
Total Area	21625	
Site-wide ETAF	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

1
POC
NOTE

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 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 only.

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 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.

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 sized a minimum of twice the diameter of the actual pipe diameter. Refer to irrigation details for installation and depths of sleeves.

CONTROLLER INFORMATION

2
CONTROLLER
NOTE

MANUFACTURER: _____

TYPE: _____

ASSEMBLED BY: _____

CONTROLLER IDENTIFICATION CONTROLLER PART NUMBER

INTERNET REQUIRED: _____

FLOW SENSOR CABLE: _____

Install flow sensor cable in a 1 1/2" U.L. PVC SCH. 40 gray conduit.

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 over spray onto the irrigation controller assembly enclosure.

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.

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.

GENERAL IRRIGATION NOTES

- 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.
- 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.
- 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.
- 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 representative and all costs associated with those revisions.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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 with 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.
- 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.
- 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.
- 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.
- 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.

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:

- Pre-job/kick-off meeting with contractor, general contractor, and irrigation designer.
- Mainline, backflow preventer, master valves, flow sensors, booster pump installation and operation, installation review prior to backfilling trenches, irrigation mainline pressure test, etc.
- 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.

IRRIGATION LEGEND

SYMBOL	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
F H Q A			
●	-	RainBird	RWS-B-C-1402 (50 GPM)
○	-	RainBird	1402 on 1802 w/ PA-80
		Netafim (Shrub)	Irrigation Dripline - Techline CV Dripline TLOCV6-18
■		Netafim	Air Relief Valve
▶		Netafim	TLSOV - Manual Flush Valve
⌋		Netafim	Drip Connector
Ⓜ	—		Water Meter Per Civil
◼		Febco	825YA Reduced Pressure Backflow Preventer
◀▶		Lasco	Slo-Close PVC True Union Ball Valve
Ⓜ		Superior	3300 -Normally Open Master Valve
Ⓢ		WeatherTRAK	Flow HD
◐		Champion	3/4" Brass Hose Bibb
◑		RainBird	EFB-CP-PRS-D
●		RainBird	XCZ-PRB-100-COM 3 - 20 GPM XCZ-PRB-150-COM 15 - 40 GPM
⊗		King Bros.	Line Size Check Valve
Ⓡ		Hunter	Solar Sync ET Rain Sensor
ⓐ		Hunter	ACC2 Irrigation Controller
Ⓢ			Spare Wire Pull Box
—			Existing Mainline
—			Mainline
—			Lateral Line
---			PVC Sleeves
IRRIGATION VALVE CALLOUT:		LATERAL LINE SIZING CHART	

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 requires a dig alert identification number, be issued before a "dig before you dig" call be valid.

Call (2) working days before you dig.

DESCRIPTION	PSI	FLOW RATE IN GPM				DETAIL										
		F	H	Q	A @18"											
Bubbler in Sleeve with Grate	30	.50	-	-	-	-1/2.xx										
Flood Bubbler on 2" pop-up Spray Head	30	.50	-	-	-	-1/2.xx										
Space lateral rows at 18". 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.	30	0.6 GPH Flow Rate				-1/2.xx										
Install per manufacturers specifications.						-1/2.xx										
Install per manufacturers specifications.						-1/2.xx										
						-										
See civil engineers plans for additional information.						-1/2.xx										
Verify location in field prior to installation.																
Line Size per plan. Install in a 10" round valve box.						-1/2.xx										
Master Valve to be installed in rectangle valve box adjacent to flow sensor.						-1/2.xx										
Size per plan. Install per detail. See irrigation construction notes for additional information and model numbers.						-1/2.xx										
Install 12" above finish grade and stake per detail. Locations per plan.						-1/2.xx										
Remote control valve. Install in rectangle valve box per detail.						-1/2.xx										
Remote control valve kit with pressure regulating basket filter. Install in rectangle valve box per detail.						-1/2.xx										
Provide swing check valve when direction of water flow is uphill. Provide spring check valve when direction of flow is downhill.						-1/2.xx										
ET/Rain Sensor. Verify location in field. EPA WaterSense Approved						-1/2.xx										
Smart Irrigation controller assembly with flow sensing and ET capability located per irrigation plans. See irrigation construction notes for more information.						-1/2.xx										
Four (4) continuous spare control wires, blue in color and one (1) white common wire, 24" coil minimum.						-1/2.xx										
Protect in place.						-1/2.xx										
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.						-1/2.xx										
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						-1/2.xx										
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.						-1/2.xx										
<div><div>PLANT MATERIAL ABBREVIATIONS: Plant Type: TF Turf SB Shrub / Ground Cover TR Trees PT Pots Hydrozone: H High M Medium L Low</div><div>DOMESTIC WATER POINT OF CONNECTION EQUIPMENT SIZES: <table><tr><td>P.O.C.#</td><td>WM</td><td>BF</td><td>MV</td><td>FS</td></tr><tr><td>TF</td><td>XX</td><td>XX</td><td>XX</td><td>XX</td></tr></table>CONTROL LERX DOMESTIC WATER METER LOCATION (SEE IRRIGATION CONSTRUCTION NOTES) NOTE # 1 ON SHEET L2.XX</div></div>							P.O.C.#	WM	BF	MV	FS	TF	XX	XX	XX	XX
P.O.C.#	WM	BF	MV	FS												
TF	XX	XX	XX	XX												

PRESSURE CALCULATIONS FOR DOMESTIC IRRIGATION

Project Name and/or Tract: _____				
Date and Source of Information: _____				
Name of Contact Person and Phone Number: _____				
P.O.C. Water Meter #: _____				
Water Meter Size and Type: _____				
Hydraulic Grade Level: _____ FT				
Water Meter Elevation: _____ FT				
Highest Head Elevation on the System: _____ FT				
Basis for Calculations: _____				
Remote Control Valve#: _____				
Size of Remote Control Valve: _____				
Demand at Remote Control Valve: _____ GPM				
QUANTITY	SIZE	DESCRIPTION	FLOW (GPM)	LOSS (PSI)
1	2"	Water Meter		
1	2"	Backflow RP		
		Pressure Regulator		
		Gate Valve(s)		
		Gate Valve(s)		
		Master Valve		
		Flow Sensor		
		Mainline		
		Mainline		
		Mainline		
		Mainline		
		Remote Control Valve		
		Lateral Line Losses(10%)		
		Other Losses (10%)		
		Elevation Loss or Gain	LOSS OR GAIN	
		Total		
PRESSURE (PSI)				
Pressure Required to Operate Irrigation Head				
Sub-Total Pressure Required for Irrigation System				
Total Pressure Required for Irrigation System				
(Sub-Total Pressure + 25%)				
Static Pressure Available				
Residual Pressure				
(Subtract Total Pressure from Static Pressure)				

Horvitz Residence

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Pebble Beach, CA 93953

Site Area: 2.41 acres

Client
Horvitz Family Special Needs Gift Trust

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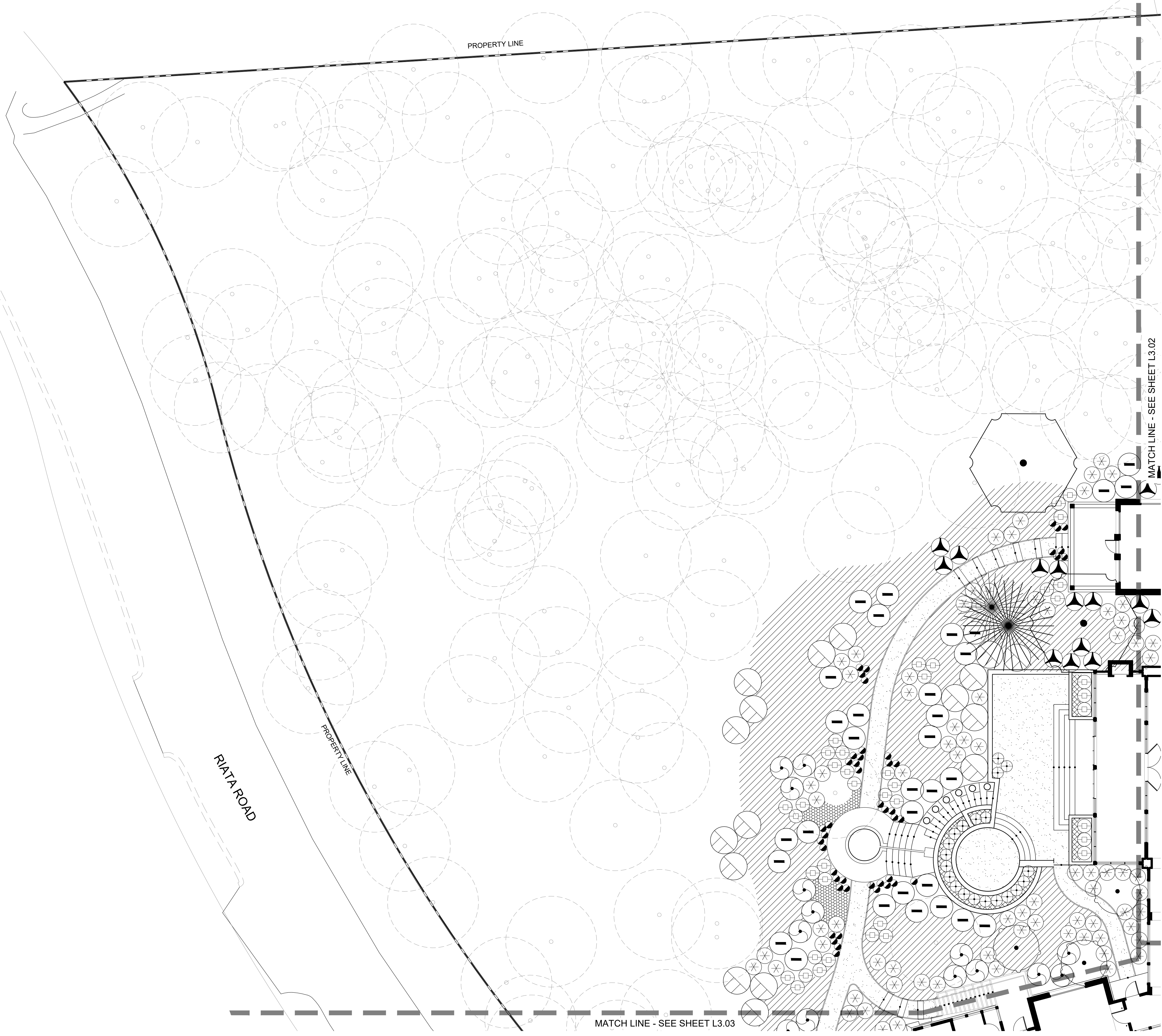
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Revised City Submittal	AA	6/14/24
Revised City Submittal	AA	9/27/24

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

Irrigation Legend & Notes

L2.50

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PLANTING LEGEND: Trees					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	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
	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
	HETEROMELES ARBUTIFOLIA TOYON CARPENTERIA CALIFORNICA BUSH ANEMONE	24" BOX	67	LOW	X / L3.51
	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
	CEANOTHUS 'YANKEE POINT' YANKEE POINT CEANOTHUS ARCTOSTAPHYLOS UVA-URSI POINT REYES MANZANITA SALVIA GREGGI AUTUMN SAGE	15 GAL	138	LOW	X / L3.51
	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

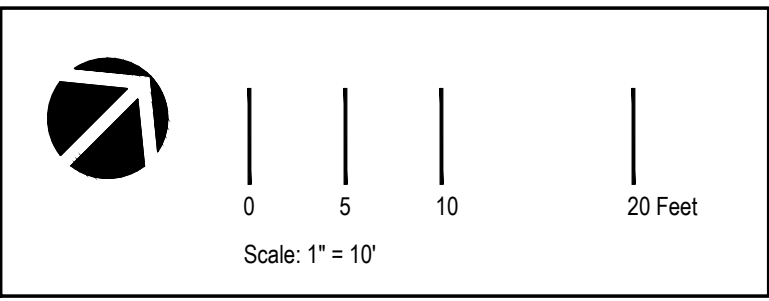
PLANTING LEGEND: Groundcover					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	5 GAL	103 SF	LOW	X / L3.51
	SISYRINCHUM BELLUM BLUE EYED GRASS	5 GAL	9,850 SF	LOW	X / L3.51
	EPILOBIUM CANUM CALIFORNIA FUCHSIA CEANOTHUS GREGGI DESERT CEANOTHUS CLINOPODIUM DOUGLASII YERBA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

PLANTING LEGEND: Vines					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	15 GAL	1	LOW	X / L3.51
	PASSIFLORA EDULIS PASSION FRUIT VINE	5 GAL	2	MED	X / L3.51

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

TREE REMOVAL/REPLACEMENT NOTES:
TREES FOR REMOVAL: 80 TREES
REPLACEMENT TREES: 107 TREES
NOTE: PER ORIGINAL ARBORIST RECOMMENDATION AT LEAST 80 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.



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Site Area: 2.41 acres

Client

**Horvitz Family Special Needs
Gift Trust**

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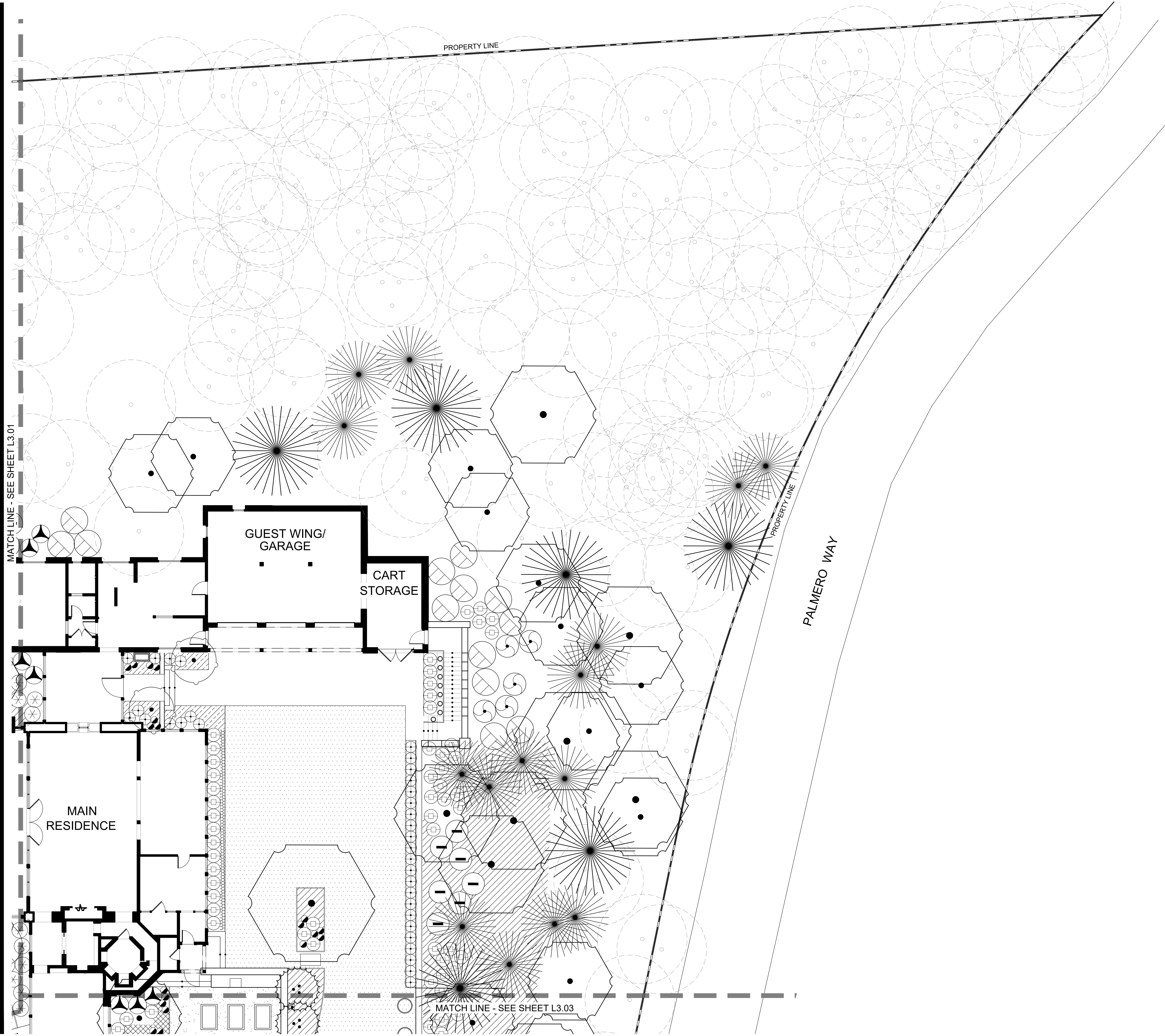
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Job Number E23-026
Design Staff AA
Project Manager AA
Principal NE

Planting Plan

L3.01

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PLANTING LEGEND: Trees					
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	QUERCUS AGRIFOLIA COAST LIVE OAK	36"/48" BOX	59	V. LOW	X / L3.51
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	PRUNUS PERSICA 'DWARF VALLEY RED' FLOWERING DWARF PEACH	36" BOX	3	LOW	X / L3.51
	CERCIS 'FOREST PANSY' WESTERN REDBUD MELALEUCA NESOPHILA PINK MELELEUCA	36" BOX	7	LOW	X / L3.51

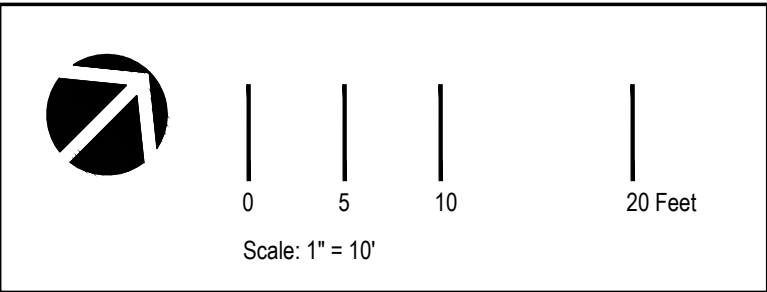
PLANTING LEGEND: Shrubs					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	HETEROMELES ARBUTIFOLIA TOYON CARPENTERIA CALIFORNICA BUSH ANEMONE	24" BOX	67	LOW	X / L3.51
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	LAVANDULA SPP. LAVENDER LIMONIUM PEREZII SEA LAVENDER	5 GAL	87	LOW	X / L3.51

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

PLANTING LEGEND: Vines					
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	PASSIFLORA EDULIS PASSION FRUIT VINE	5 GAL	2	MED	X / L3.51

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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 80 TREES TO BE REPLACED. PLANTING DESIGN EXCEEDS REQUIRED REPLACEMENT TREES BY 81 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.	



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Planting Plan

L3.02

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PLANTING LEGEND: Trees					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	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
	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
	HETEROMELES ARBUTIFOLIA TOYON CARPENTERIA CALIFORNICA BUSH ANEMONE	24" BOX	67	LOW	X / L3.51
	CYATHEA COOPERI AUSTRALIAN TREE FERN ACANTHUS MOLLIS BEAR'S BREECH	24" BOX	60	MED	X / L3.51
	ECHIUM CANDICANS PRIDE OF MADEIRA PITTIOSPORUM 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
	GREVIA OCCIDENTALIS LAVENDER STAR FLOWER EPILOBIUM SPP. CALIFORNIA FUCHSIA	5 GAL	81	MED	X / L3.51
	CEANOTHUS 'YANKEE POINT' YANKEE POINT CEANOTHUS ARCTOSTAPHYLOS UVA-URSI POINT REYES MANZANITA SALVIA GREGGI AUTUMN SAGE	15 GAL	138	LOW	X / L3.51
	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

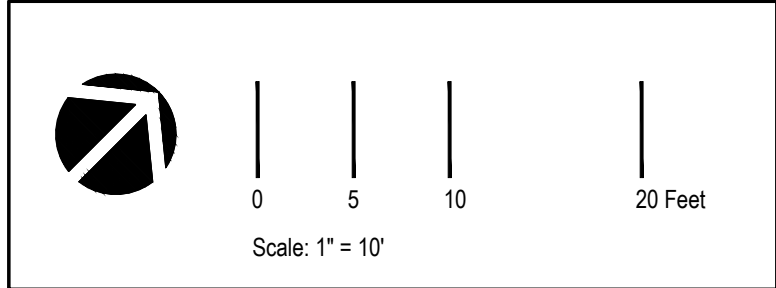
PLANTING LEGEND: Groundcover					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	ERIOGERON KARVINSKIANUS SANTA BARBARA DAISY	5 GAL	103 SF	LOW	X / L3.51
	SISYRINCHIMUM BELLUM BLUE EYED GRASS EPILOBIUM CANUM CALIFORNIA FUCHSIA CEANOTHUS GREGGI DESERT CEANOTHUS CLINOPODIUM DOUGLASII YERBA BUENA	5 GAL	9,850 SF	LOW	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

PLANTING LEGEND: Vines					
SYM.	NAME	SIZE	QTY	WATER REQ.*	DETAIL
	PARTHENOCEISSUS TRICUSPIDATA BOSTON IVY	15 GAL	1	LOW	X / L3.51
	PASSIFLORA EDULIS PASSION FRUIT VINE	5 GAL	2	MED	X / L3.51

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/ucanr/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 50 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.



Horvitz Residence

1573 Riata Road
Pebble Beach, CA 93953

Site Area: 2.41 acres

Client

Horvitz Family Special Needs
Gift Trust

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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

Planting Plan

L3.03

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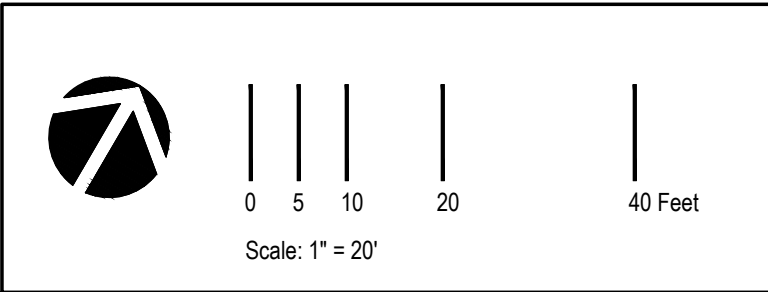
FUEL MANAGEMENT ZONE LEGEND	
SYMBOL	NAME
[Symbol]	GREEN ZONE (0 - 30 FEET)
[Symbol]	MANAGEMENT ZONE (30 - 100 FEET)
[Symbol]	NATURAL VEGETATION TO BE RETAINED
[Symbol]	EMERGENCY VEHICLE ACCESS ROUTE

FUEL MANAGEMENT NOTES

- YEAR-ROUND MAINTENANCE OF "GREEN ZONE" (0-30 FEET):
- CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
 - CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
 - MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.
 - MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
 - TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE.
 - TRIM DEAD PORTIONS OF FREE LIMBS WITHIN 10 FEET FROM THE GROUND
 - REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND
 - REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
 - REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
 - 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.
 - POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

- YEAR-ROUND MAINTENANCE OF "MANAGEMENT ZONE" (30-100 FEET)
- 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"
 - 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.
 - DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

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



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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

Fuel Management Plan
(Zone Layouts)

L3.21

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NOTE:
ALL TREES TO BE PROTECTED IN PLACE
UNLESS SHOWN OTHERWISE
X TREE TO BE REMOVED

LEGEND

- (N) PERMEABLE GRAVEL
(N) PERMEABLE DRIVEWAY
(N) PERMEABLE PAVERS
(N) IMPERMEABLE PAVERS
(N) AREA DRAIN/CATCH BASIN (AD OR CB)
(N) ROOF DRAIN CONNECTION
(N) CLEAN-OUT
(N) JUNCTION BOX
(N) STORM DRAIN

ABBREVIATIONS

- AD AREA DRAIN
BS BOTTOM OF STEP
CB CATCH BASIN
E EXISTING
EG EXISTING GROUND
EL ELEVATION
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOW LINE
FP FINISHED PAVEMENT
ME MATCH EXISTING
N NEW
TC TOP OF CURB
TD TRENCH DRAIN
TS TOP OF STEP
TW TOP OF WALL

KEYNOTES

- 1 ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO (N) STORM DRAIN (TYPICAL)
2 SUBSURFACE INFILTRATION TRENCH
3 18"x18" CONCRETE CATCH BASIN W/ GRATE TO BE USED FOR STORMWATER OVERFLOW
4 12"x12" JUNCTION BOX
5 12"x12" ATRIUM GRATE
6 10"x10" CATCH BASIN
7 SCUPPER
8 4" AREA DRAIN
9 WYE FITTING CONNECTION, TYPICAL.

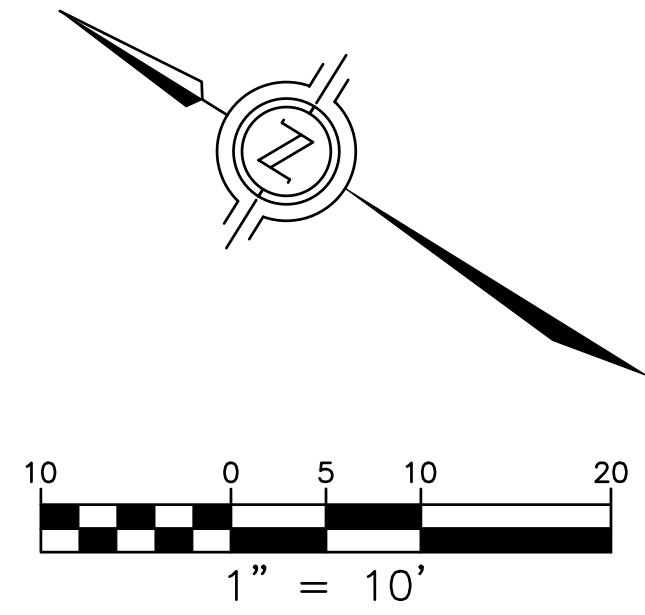
EARTHWORK

CUT=3,650 CY
FILL=190 CY
NET=3,460 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO APPROXIMATE SUBGRADE AND ARE ESTIMATES ONLY. AN 8" SECTION WAS ASSUMED FOR DRIVEWAY AND AUTOCOURT. EARTHWORK FROM UTILITY TRENCHING, RETAINING WALL BACKFILL, AND BUILDING FOOTINGS WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING THEIR OWN CALCULATIONS.

GRADING AND DRAINAGE PLAN

SCALE: 1"=10'



SEE SHEET C2

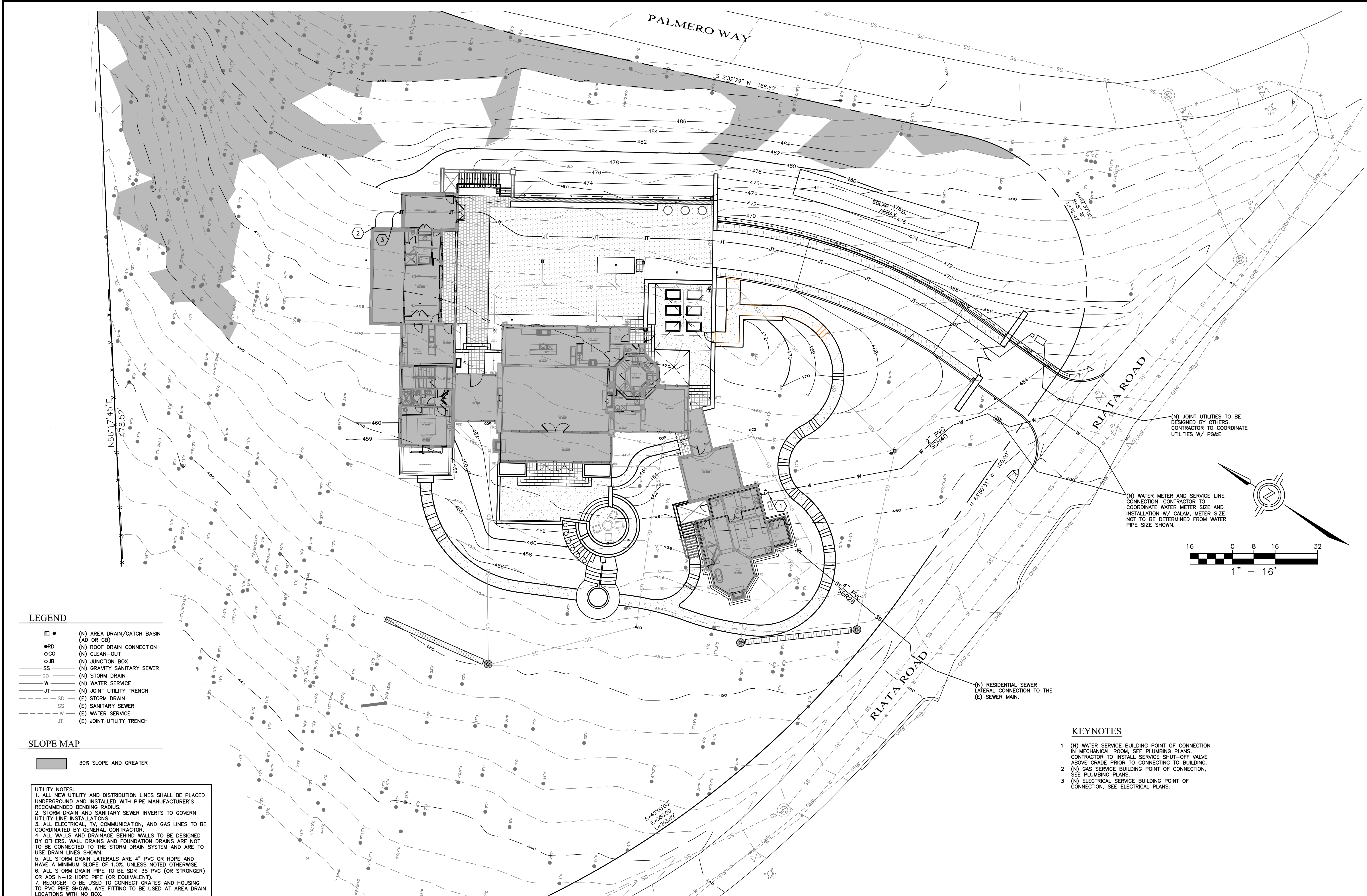
GRADING AND DRAINAGE PLAN

HORVITZ RESIDENCE
1573 RIATA ROAD
PEBBLE BEACH, CA 93953
APN 008-341-019

SHEET C1

OF

5 SHEETS



- LEGEND**
- (N) AREA DRAIN/CATCH BASIN (AD OR CB)
 - RD (N) ROOF DRAIN CONNECTION
 - CO (N) CLEAN-OUT
 - JB (N) JUNCTION BOX
 - SS (N) GRAVITY SANITARY SEWER
 - SD (N) STORM DRAIN
 - W (N) WATER SERVICE
 - JT (N) JOINT UTILITY TRENCH
 - SD (E) STORM DRAIN
 - SS (E) SANITARY SEWER
 - W (E) WATER SERVICE
 - JT (E) JOINT UTILITY TRENCH

SLOPE MAP

30% SLOPE AND GREATER

UTILITY NOTES:

1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
2. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR.
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE DRAIN LINES SHOWN.
5. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0% UNLESS NOTED OTHERWISE.
6. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
7. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
8. SEE DETAIL 1/C7 FOR TRENCH DETAIL.

UTILITY PLAN AND SLOPE MAP

SCALE: 1"=16'

- KEYNOTES**
1. (N) WATER SERVICE BUILDING POINT OF CONNECTION IN MECHANICAL ROOM, SEE PLUMBING PLANS. CONTRACTOR TO INSTALL SERVICE SHUT-OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING.
 2. (N) GAS SERVICE BUILDING POINT OF CONNECTION, SEE PLUMBING PLANS.
 3. (N) ELECTRICAL SERVICE BUILDING POINT OF CONNECTION, SEE ELECTRICAL PLANS.