

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

GARIBALDI (PLN160253)

RESOLUTION NO. ____

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Statutorily Exempt per Section 15303(a) of the CEQA Guidelines; and
- 2) Approving the Design Approval to allow the construction of a 3,671 square foot single family dwelling.

[1030 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-342-002-000)]

The Garibaldi Design Approval application (PLN160253) came on for public hearing before the Monterey County Zoning Administrator on September 8, 2016, September 29, 2016, October 13, 2016 and October 27, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

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) The proposed entitlement is a Design Approval to allow the construction of a 3,671 square foot two-story single family dwelling. The property is located at 1030 Marcheta Lane, Pebble Beach (APN 007-342-002-000), Greater Monterey Peninsula Area Plan. The proposed colors and materials consist of beige exterior stucco walls, clay tile roof, brown wood and bronze gates.
 - b) An application for a Design Approval was submitted on April 5, 2016. Public notices of the application were sent to neighboring property owners, published in the newspaper and posted at the site.
 - c) 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;
 - Greater Monterey Peninsula Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).
 - d) The property at 1030 Marcheta Street (APN 007-342-002-000) is

designated as Medium Density Residential in the Greater Monterey Peninsula Area Plan and is zoned MDR/B-6-D-RES (Medium Density Residential/Building Site-Design Control-Parking and Use of Major Recreational Equipment Storage in Seaward Zone) which allows a single family dwelling unit subject to a Design Approval.

2. **FINDING:** **DESIGN** - The design of the proposed project assures protection of the public viewshed, consistency with the existing neighborhood character, and preserves visual integrity without imposing undue restrictions on private property.
- a) The subject property is in an established neighborhood east of the Pebble Beach Golf Course. Existing development within the vicinity includes a mix of one and two story homes varying in size, age and architectural styles. It is a neighborhood in transition with the newer homes building to the minimum setbacks and maximum coverage and the older homes with greater setbacks, less coverage and more open space. The newer homes tend to be larger estate style homes compared to the older existing houses, including a 4,059 square foot home under construction directly across the street from the subject property. The purpose of the D District is to “... *assure protection of the public viewshed, neighborhood character and to assure the visual integrity of certain developments without imposing undue restrictions on private property.*” One issue raised by the neighbors and LUAC is that the proposed interior courtyard becomes private open space and pushes the house toward the rear perimeter of the property. This results in the mass of the proposed structure being pushed closer to the rear property line. This is consistent with the design of the newer homes in the neighborhood. In addition, as viewed from the street, the design is consistent with the neighborhood character which is a diverse mix of architectural styles and building massing. Although the proposed layout with an interior courtyard makes the structure appear more massive from the rear yards of the neighbors, this is not considered part of the public viewshed. The proposed colors and materials are similar to the existing materials and colors and are consistent with those in the neighborhood.
3. **FINDING:** **CEQA (Exempt):** - The project is Statutorily Exempt per Section 15303(a) and no unusual circumstances were identified to exist for the proposed project.
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) exempts the construction of new structures, including the first single-family dwelling per lot.
- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
4. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Section 21.44.070 Monterey County Zoning Ordinance (Title 21).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Statutorily Exempt pursuant to CEQA Guidelines Section 15303(a); and
2. Approve the Garibaldi Design Approval Application (PLN160253) to allow the construction of a 3,671 square foot single family dwelling.

PASSED AND ADOPTED this 27th day of October, 2016.

Jacqueline Onciano, Zoning Administrator

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE ____.

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 RMA-Planning and RMA-Building Services Department office in Salinas.

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Monterey County RMA Planning

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

PLN160253

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 007-342-002-000 on October 27, 2016. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

2. PDSP-001 GRADING NEAR TREES ON ADJACENT PROPERTY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The plans shall be modified to protect and minimize negative impacts to the 18 inch Cypress tree on the adjacent property at 1028 Marcheta Lane. No grading shall take place within the dripline of the tree. This will require relocating the retaining wall for the proposed driveway outside the dripline of the tree.

Compliance or Monitoring Action to be Performed: These requirements shall be shown on the construction plans. Grading shall be done under the supervision of a Certified Arborist. A completion report shall be submitted by a Certified Arborist to RMA-Planning stating that all work was done in compliance with this condition prior to final occupancy.

3. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The recommendations contained in the arborist's report by Maureen Hamb dated March 2016 shall be followed. This shall include either relocating the proposed bocce court outside the Critical Root Zone of the 48 inch Monterey pine tree or placing it on natural grade with no excavation. 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 RMA - 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. (RMA - 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 RMA - 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 RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

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

Responsible Department: RMA-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 RMA - 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.
(RMA - 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 RMA - 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.

GARIBALDI RESIDENCE

1030 MARCHETA LANE PEBBLE BEACH, CA 93953

SETBACKS

| REQUIRED | PROPOSED |
|--------------------------|------------|
| FRONT (MIN) | 30.0' |
| FRONT (MAX) | 10.0' |
| SIDE NORTH - ONE STORY | 30.0' |
| SIDE NORTH - TWO STORY | 30.0' |
| SIDE NORTH - THREE STORY | 30.0' |
| SIDE SOUTH | 30.0' |
| REAR | 30.0' |
| BUILDING HEIGHT | 31 FT. MAX |

PROJECT DATA

LOT DATA:
 AREA: 64,414.50 SQ. FT.
 APN: 007-540-000-000
 ZONING: HDBR-4-D-RES
 BUILDING SITE COVERAGE: 59%
 FLOOR AREA RATIO: 9.8 FT. SQ. FT.
 MAXIMUM AREA ALLOWED: 631,118 SQ. FT.
 EXISTING FLOOR AREA (F.A.):
 FIRST FLOOR: 2,428 SQ. FT.
 SECOND FLOOR: 2,226 SQ. FT.
 TOTAL EXISTING FLOOR AREA: 4,654 SQ. FT.
 EXTERIOR - SHED: 34 SQ. FT.
 TOTAL EXISTING FLOOR AREA RATIO: 238.0 SF.
 PROPOSED FLOOR AREA (F.A.):
 FIRST FLOOR: 2,278 SQ. FT.
 SECOND FLOOR: 1,948 SQ. FT.
 TOTAL PROPOSED AREA: 4,226 SQ. FT.
 ALLOWED FLOOR AREA RATIO: 39%
 EXISTING BUILDING COVERAGE:
 FIRST FLOOR: 34.71%
 EXTERIOR - SHED: 0.13%
 TOTAL EXISTING BUILDING SITE COVERAGE: 35.04%
 PROPOSED BUILDING COVERAGE:
 FIRST FLOOR: 35.36%
 EXTERIOR - SHED: 0.13%
 TOTAL PROPOSED BUILDING SITE COVERAGE: 35.49%
 PROPOSED INTERVALLUS SITE COVERAGE:
 INTERIOR HABITABLE - BASEMENT: 10.04 SQ. FT.
 INTERIOR GARAGE & UTILITY - BASEMENT: 2,226 SQ. FT.
 TOTAL PROPOSED INTERVALLUS AREA: 2,326 SQ. FT.
 BUILDING COVERAGE: 5.62%
 EXTERIOR - SHED: 0.13%
 LIGHT WELLS: 30 SQ. FT.
 SITE WALLS (MIN. 6 FT.): 320 SQ. FT.
 PAVERS - PATIO: 1,201 SQ. FT.
 TOTAL PROPOSED INTERVALLUS COVERAGE: 6.08%
 UTILITIES:
 1. WATER, CALIFORNIA AMERICAN WATER CO.
 2. SEWERAGE AND GAS, PEPPER GAB & BLONKING
 3. POWER, CALIFORNIA ELECTRICITY SERVICE CONTRACT
 GRADING QUANTITIES:
 CEMENT: 400 - 380,000 C.Y. / FILL - 400 C.Y. - NET - 380,000 C.Y.
 TREE REMOVAL:
 1. 3 - 10" PERMANENT TREES TO BE REMOVED

PROJECT INFORMATION

OWNER: 1030 MARCHETA LANE, PEPPER GAB & BLONKING, CA 93953
PROJECT ADDRESS: 1030 MARCHETA LANE, PEBBLE BEACH, CA 93953
ARCHITECT: ERIC MILLER ARCHITECTS, INC., 211 HOFFMAN AVENUE, MONTEREY, CA 93940
LAND SURVEYOR: BASELINE CONSULTING, 1000 MARINA AVENUE, MONTEREY, CA 93940
LANDSCAPE DESIGNER: MICHAEL COPPIN DESIGN, 1000 MARINA AVENUE, MONTEREY, CA 93940
CIVIL ENGINEER: LAURENCE ENGINEERING INC., 1000 MARINA AVENUE, MONTEREY, CA 93940

SHEET INDEX

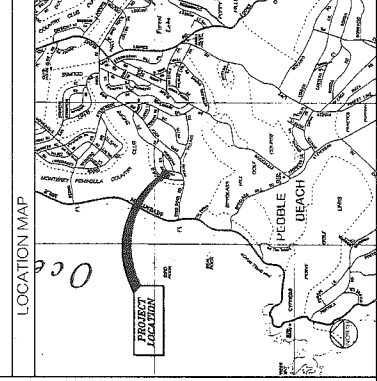
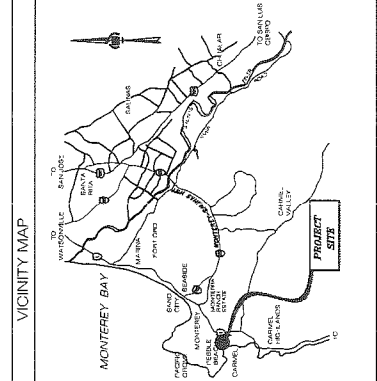
- ARCHITECTURAL:**
 A-1) TOPOGRAPHIC SURVEY
 A-1.1) PROPOSED SITE PLAN
 A-1.2) CONSTRUCTION MANAGEMENT PLAN
 A-2) PROPOSED BASEMENT FLOOR PLAN
 A-2.1) PROPOSED FIRST FLOOR PLAN
 A-2.2) PROPOSED SECOND FLOOR PLAN
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 A-3) FLOOR AREA DIAGRAMS
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 A-3.2) PROPOSED EXTERIOR ELEVATIONS
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 A-4.1) FINISHES
 A-4.2) FINISHES
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 C-2) GRADING AND DRAINAGE PLAN - GRADING SECTIONS
LANDSCAPE:
 L-1) PLANTING PLAN
 L-2) IRRIGATION AND LIGHTING PLAN
 L-3) NOTES

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE
 MONTEREY, CA 93940
 PHONE: (831) 372-6410 • FAX: (831) 372-7049 • WEB: www.ericmillerarchitects.com

ARCHITECT

Garibaldi Residence
 1030 Marcheta Lane
 Pebble Beach, CA
 11th SHEET
 3/16/16
 DATE: 3/16/16
 SCALE: N.T.S.
 DRAWN: C.H.
 JOB NUMBER: 1507
A-0.1
 SHEET OF



N.T.S. on 8.5 x 11

| REVISION | No. |
|--------------|-----|
| PLANNING | 1 |
| DESIGN | 2 |
| CONSTRUCTION | 3 |

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 211 HOFFMAN AVENUE
 MONTEREY, CA 93940
 PHONE (831) 372-4110 • FAX (831) 372-2540 • WEB: www.ericmillerarchitects.com

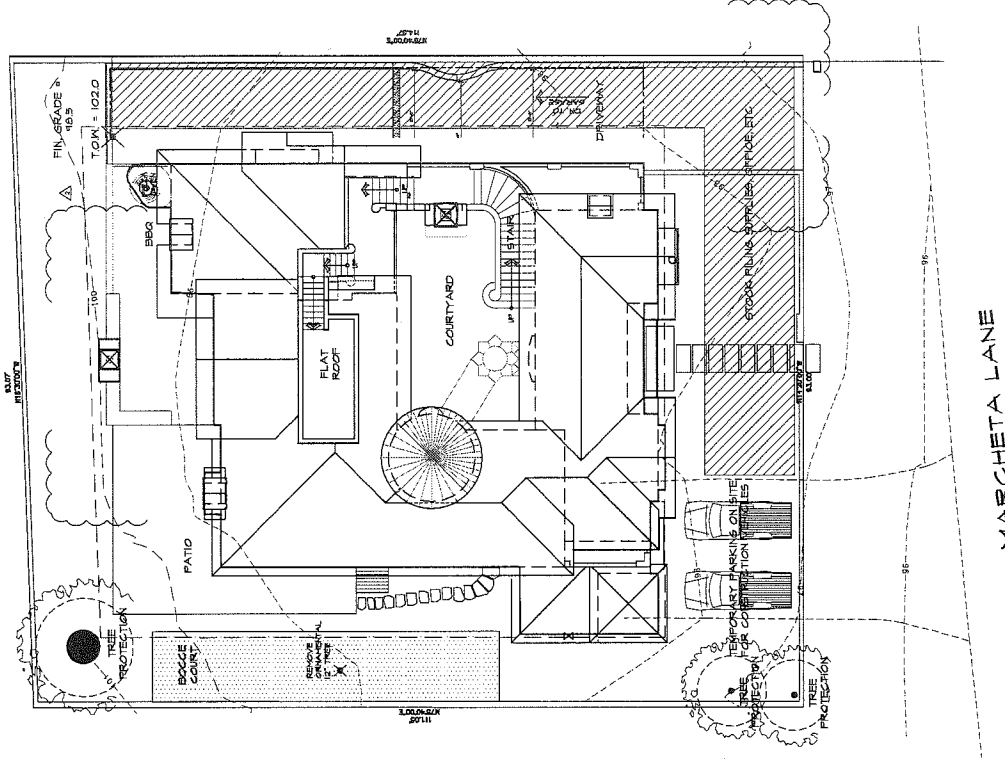
CONSTR. MGMT. PLAN

DATE: 2/22/16
 SCALE: 1/8" = 1'-0"
 DRAWN: C.H.
 JOB NUMBER: 16019

1020 MARCHETA LANE
 FEBRU 2016
 GARDNER RESIDENCE
 A.P.N. 007-342-002

A1.2
 SHEET OF

CONSTRUCTION NOTES:
 1. CONSTRUCTION VEHICLES SHALL NOT PARK ON MARCHETA LANE. OFF-SITE PARKING SHALL BE PROVIDED FOR CONSTRUCTION WORKERS.
 2. LIMITED PARKING SHALL BE AVAILABLE ON THE SITE FOR TEMPORARY ACCESSIBILITY TO THE SITE.
 3. NO CONSTRUCTION SHALL OCCUR DURING MAJOR EVENTS SPECIFIED BY FEBBLE BEACH SUCH AS THE AT&T AND CONCURSIVE IN ADDITION TO THE STANDARD FEBBLE BEACH REQUIREMENTS FOR CONSTRUCTION DAYS AND HOURS.
 4. GENERAL CONTRACTOR SHALL WORK WITH NEIGHBORS ON A DAILY BASIS OR AS REQUIRED.



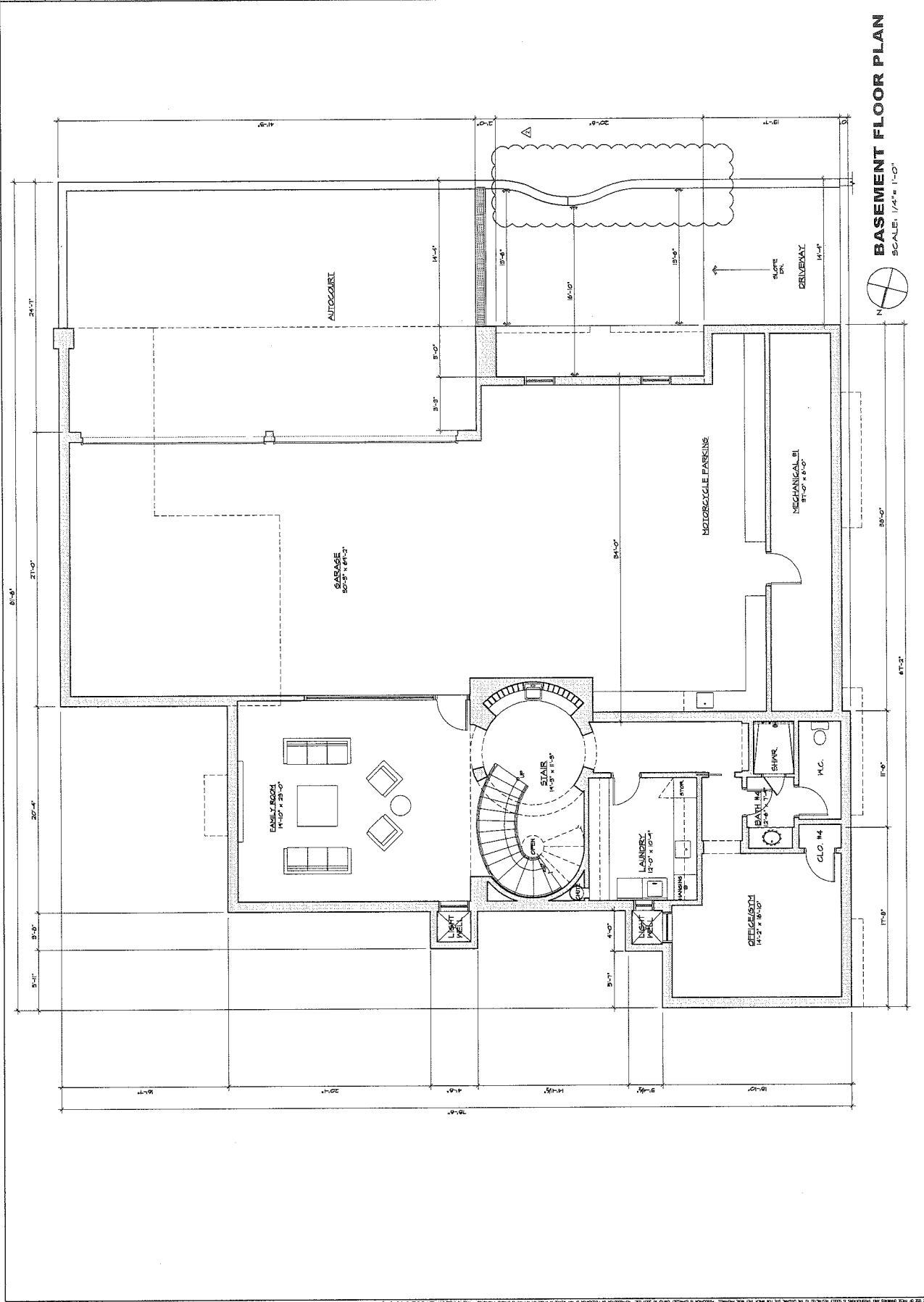
CONSTRUCTION MANAGEMENT PLAN
 SCALE: 1/8" = 1'-0"

A-2.0
SHEET OF

DATE: 4/20/16
SCALE: 1/4" = 1'-0"
DRAWN: C.A. BENT
JOB NUMBER: 15-01
PROJECT: GARDOLI RESIDENCE
1050 Marqueta Lane
Pebble Beach, CA
A.P.N. 007-342-002

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0110 • FAX (831) 373-7840 • WEB: www.ericmillerarchitects.com

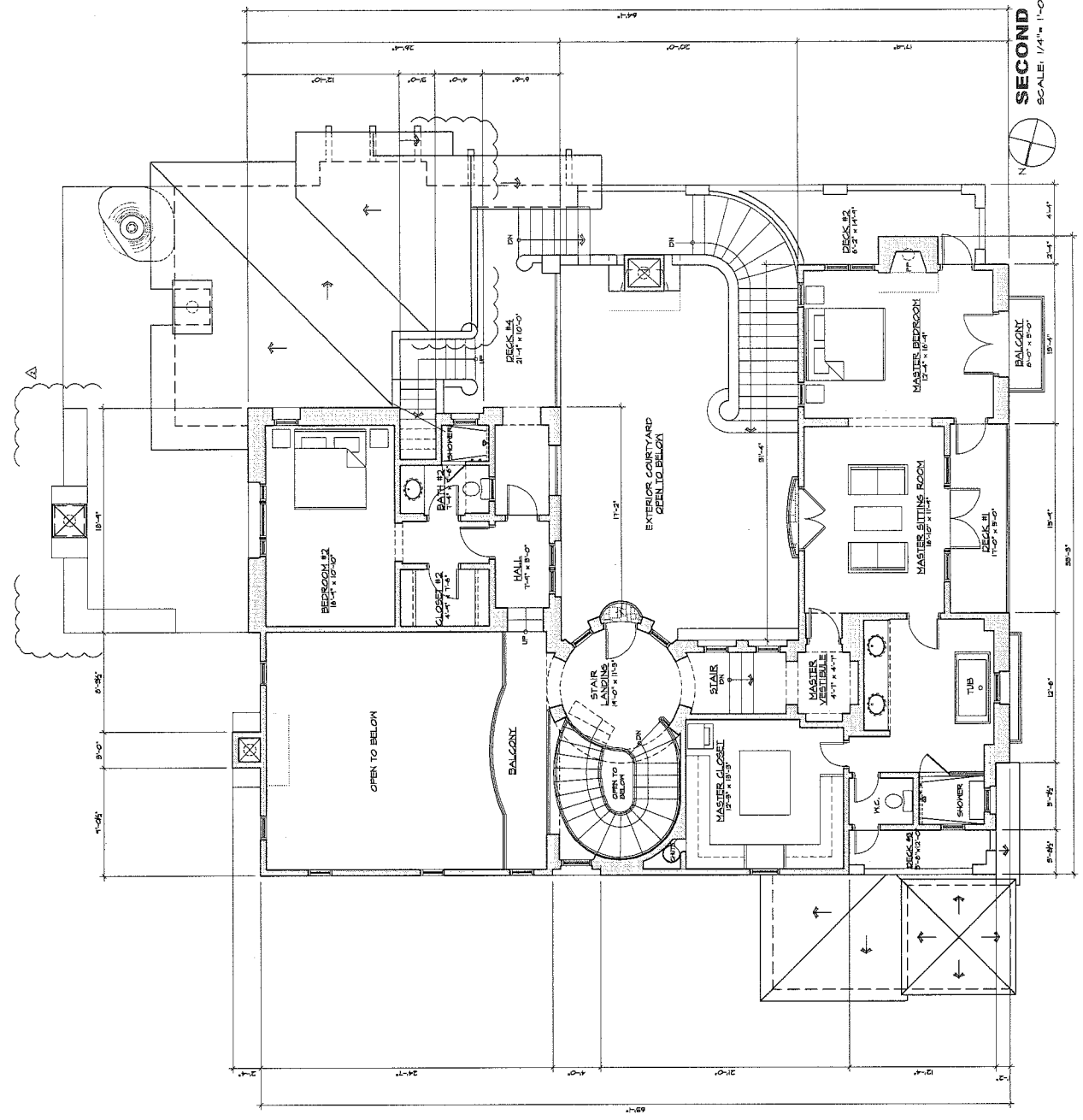
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BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



| REVISION | No. |
|----------|-------|
| PLANNING | 1 |
| PLANNING | 2 |
| REV. | 00001 |
| REV. | 00002 |

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE
 MONTEREY, CA 93940
 PHONE (831) 372-4119 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

DATE: 4/20/09
 SCALE: 1/4" = 1'-0"
 DRAWN: C.A. BRYAN
 JOB NUMBER: 10-01

309 NAME: Gorbald Residence
 1020 Morched Lane
 Pebble Beach, CA
 A.P.N. 007-842-002

A-2.2
 SHEET OF

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A-2.3
SHEET OF

DATE: 4/22/09
SCALE: 1/4" = 1'-0"
DRAWN: C.A. BRYAN
JOB NUMBER: 10-04

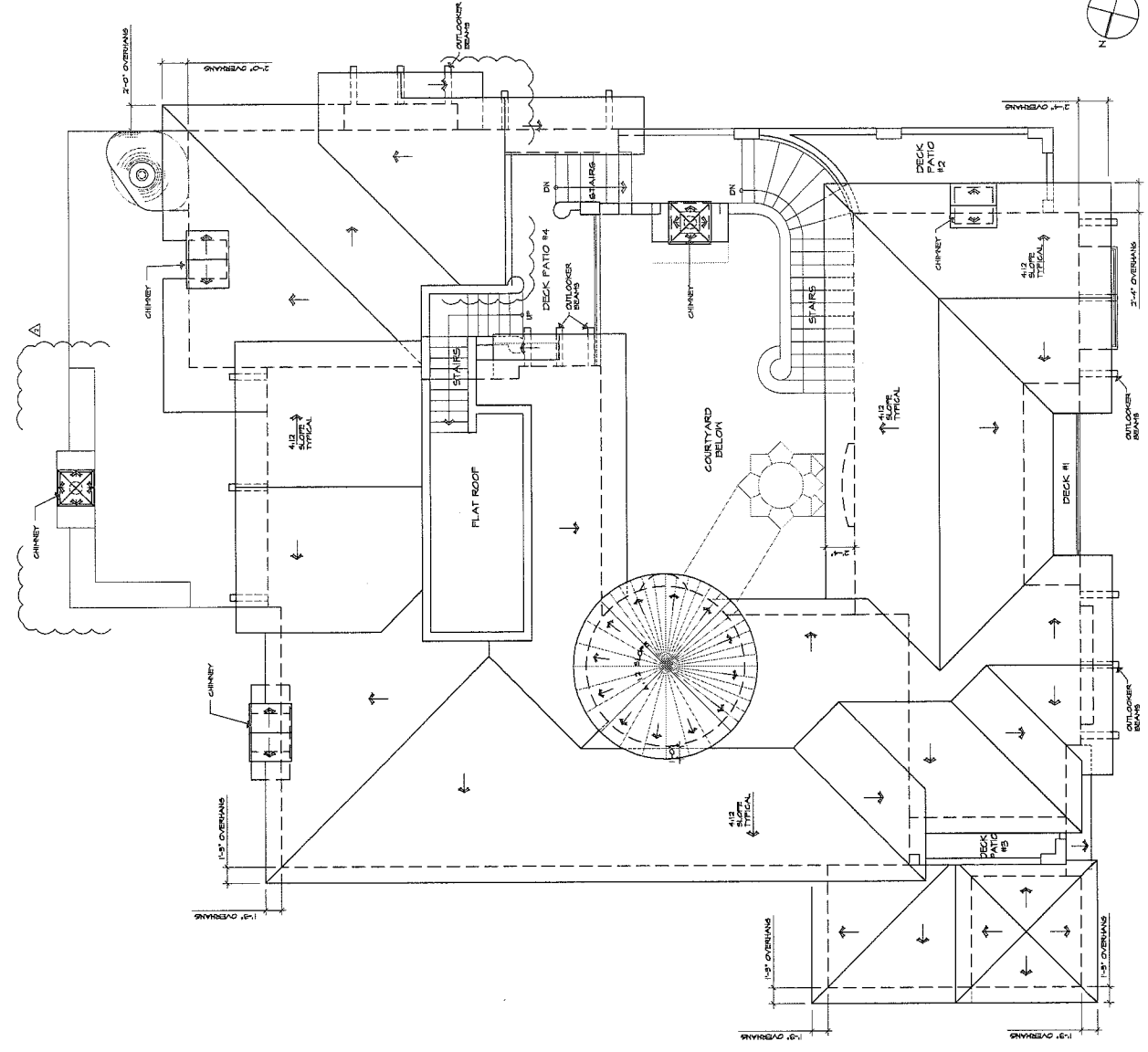
PROJECT NAME:
Garibaldi Residence
1030 Morcheda Lane
Pebble Beach, CA
A.P.N. 007-942-002

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-6410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com

CONSULTANT:

| REVISION | No. |
|----------|-----|
| PLANNING | 1 |
| PLANNING | 2 |
| REVISED | 3 |

ROOF PLAN
SCALE: 1/4" = 1'-0"



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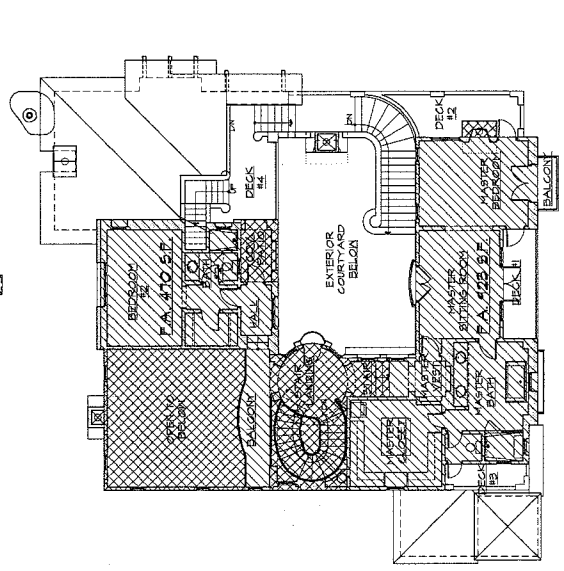
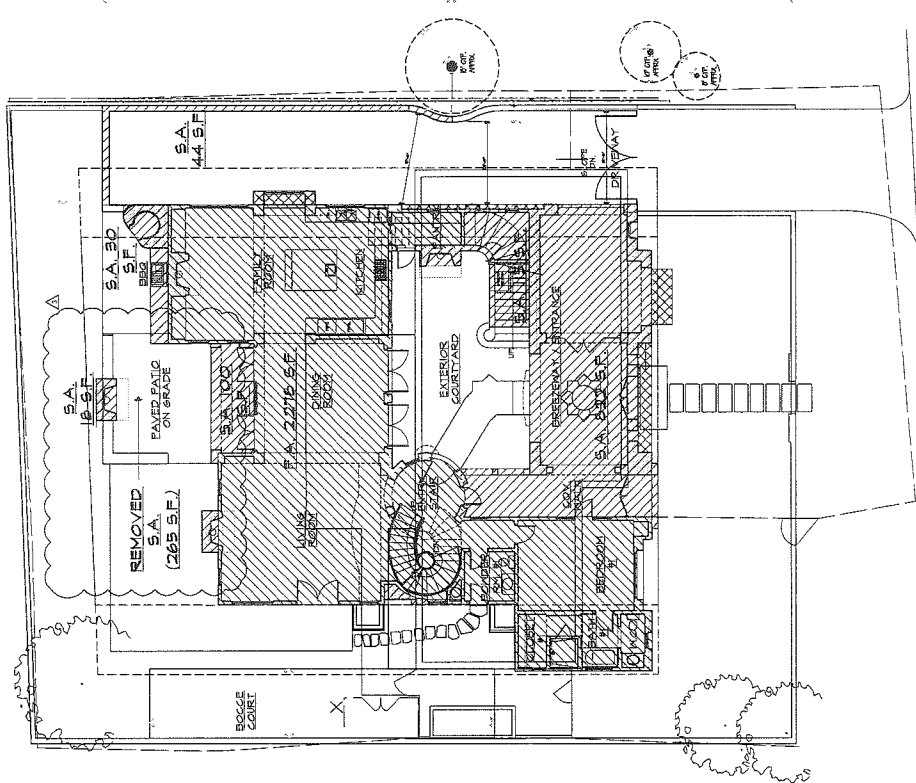
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| 2. REVISED PER COMMENTS | 2 |
| 3. REVISED PER COMMENTS | 3 |
| 4. REVISED PER COMMENTS | 4 |
| 5. REVISED PER COMMENTS | 5 |

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE
 MONTEREY, CA 93940
 PHONE (831) 372-4110 • FAX (831) 372-2849 • WEB: www.ericmillerarchitects.com

CONTRACTOR
Gorbaldt Residence
 1050 Ketchikan Lane
 Pebble Beach, CA
 A.P.N. 007-342-002

DATE: 4/20/16
 SCALE: 1/8" = 1'-0"
 DRAWN: BRYAN
 JOB NUMBER: 16111

A-24
 SHEET OF



MARCHETA LANE



N.T.S. on 8.5x11

A-7.1
SKETCH 01

DATE: 4/20/10
SCALE: N.T.S.
DRAWN: C.J.H.
JOB NUMBER: 10.604

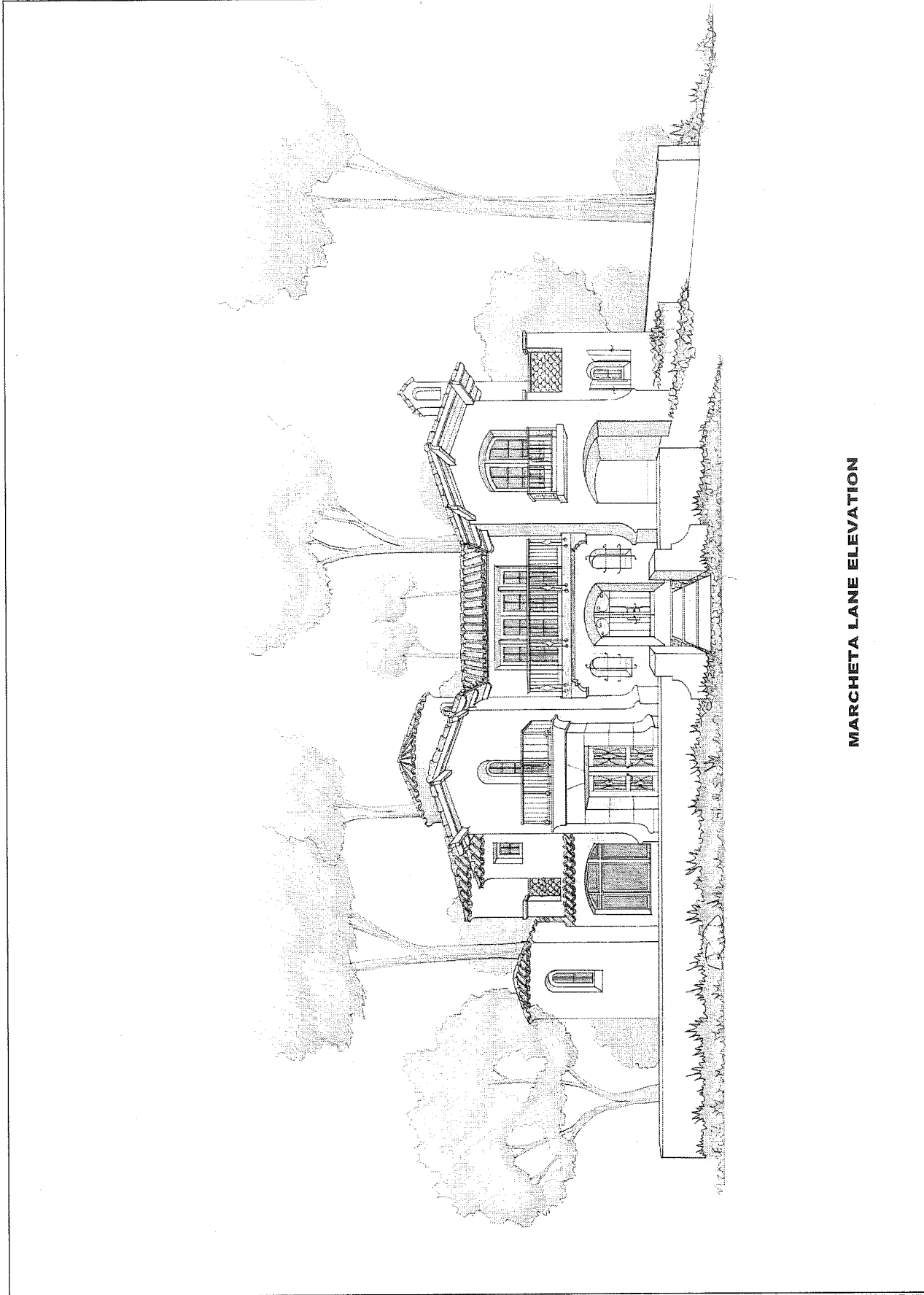
JOB NAME: Gorbaldi Residence
1030 Marcheta Lane
Pebble Beach, CA
A.P.N. 007-342-002

RENDERING

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 572-4110 • FAX (831) 572-7840 • WEB: WWW.ERICMILLERARCHITECTS.COM

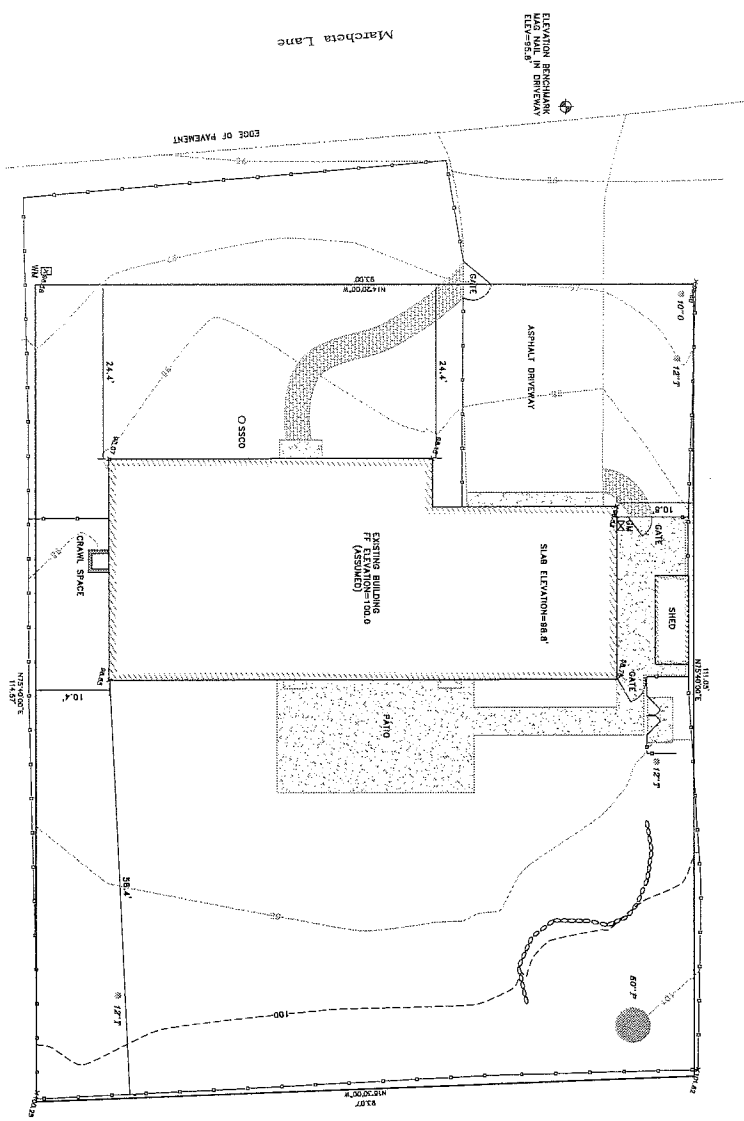
CONSULTANT:

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| REVISION | NO. |
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MARCHETA LANE ELEVATION

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SHEET 1
OF
1 SHEETS

SITE PLAN
 APN 007-342-002
 1030 Marcheta Lane, Pebble Beach, Ca
 prepared for:
 Todd & Barbara Garibaldi

DRAWN BY: MS
 APPROVED BY: KRW
 REVISION:
 SCALE: 1/8"=1'
 DATE: 06-18-2015

TOPOGRAPHIC SURVEYS
 ALTA SURVEYS
 BOUNDARY SURVEYS



Baseline Consulting
 13720 Monte Bello
 Castroville, California 95012
 831-632-0956

| | |
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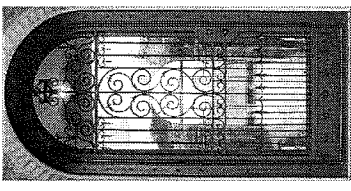
CONSULTANTS:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE
 MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7845 • WEB: WWW.ERICMILLERARCHITECTS.COM

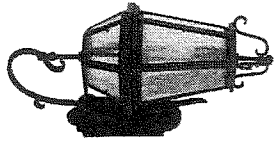
JOB NAME: **Garibaldi Residence**
 1030 Moravia Lane
 Pebble Beach, CA
 A.P.N. 007-842-002

DATE: 4/25/16
 SCALE: NO SCALE
 DRAWN: C-JH
 JOB NUMBER: B-04

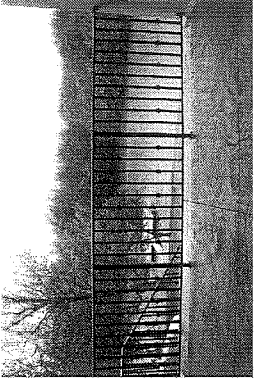
A-7.2
 SHEET OF



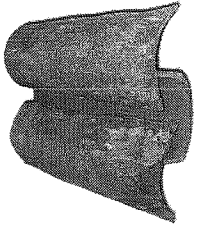
10 SIM. 4 PAIR OF GATE
METAL GATE



LAMP - 25 WATT
 FINISH - BROWN RUST
 GLAZING - HEAVY SEEDY
 LIGHT SHIELD ON TOP PANELS
 7 **EXTERIOR WALL SCENES**



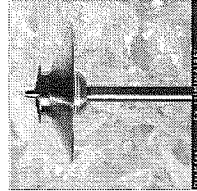
4 **DECK GUARD RAIL**



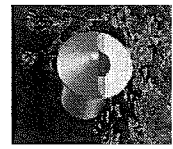
CLAY TILE
 1 **CLAY TILE ROOF**



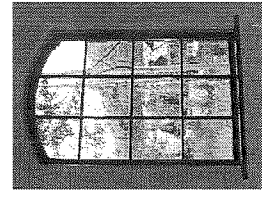
CLAY TILE - FLAT LAY
 11 **CHIMNEY CAP TILES**



8 PATH LIGHT - 25W
 COPPER FINISH



9 SIDE WALL LIGHT - 25W
 COPPER FINISH



5 **WOOD WINDOWS & DOORS**

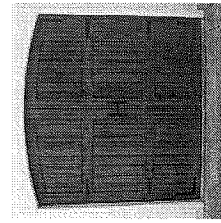


DRAIN COVER
 URBAN ACCESSORIES-OT

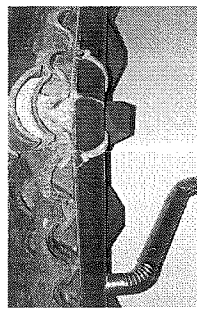


TRENCH GRATE
 URBAN ACCESSORIES-OT

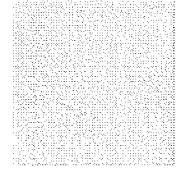
9 **DRAINAGE GRATES**



WOOD - BROWN STAIN
 PAIR OF DOOR
 6 **GARAGE DOOR**



2 **COPPER GUTTER & DOWNSPOUT**



STUCCO - MEDIUM CAT FACE
 3 **EXTERIOR COLORS**

FOR REFERENCE ONLY