

Exhibit C

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DRAFT RESOLUTION

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

In the matter of the application of:

GARIBALDI (PLN160253)

RESOLUTION NO. ____

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Statutorily Exempt per
Section 15270 of the CEQA Guidelines; and
- 2) Denying the Design Approval application 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 29, 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:** **INCONSISTENCY** - The Project, as designed, is inconsistent 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.
 - 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.

- e) 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.*” As viewed from the street, the proposed house is consistent with the neighborhood character, particularly the two newer homes across the street and the house under construction next door. However, as viewed from the back yards of neighboring properties, the proposed project is not in keeping with the neighborhood character. The proposed exterior courtyard patio becomes private open space and pushes the house closer to the property lines, particularly to the rear. This design feature is not found in other homes in the vicinity. The older homes adjacent to the site have more open space in the rear yards. In addition, the home under construction next door (1034 Marcheta Lane) has a greater rear yard setback (46.9 ft. first and second floors) compared to the proposed project (20 ft. first floor and 28 feet second floor). The design of the adjacent home is more in keeping with other nearby properties which have more open space in the rear yard compared to the proposed project.
- f) The size of a rear yard is not normally a consideration relative to neighborhood character. In this case it is relevant, as the LUAC pointed out: light, air and open space between houses are typically provided by a combination of setbacks and Floor Area Ratio. Setbacks typically provide the envelope in which the building can be placed, but the actual foot print and mass of the building is limited by the FAR. In this case the open space that is normally provided around the house (normally in the rear or front yards) is placed into an interior court yard which forces the building to the outer edges of the setbacks. Technically the building complies with the setbacks and FAR, but the resulting building footprint appears much larger than a more traditional design. This style of development is much more appropriate on a larger lot, than on a smaller lot with a Medium Density Zoning Designation. This building is not consistent with the character of the neighborhood.

- 2. **FINDING:** **CEQA (Exempt):** - The project is Statutorily Exempt and no unusual circumstances were identified to exist for the proposed project.
 - a) California Environmental Quality Act (CEQA) Guidelines Section 15270 statutorily exempts projects which a public agency rejects or disapproves.
- 3. **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 15270; and
2. Deny the Garibaldi Design Approval Application (PLN160253) based on the findings and evidence.

PASSED AND ADOPTED this 29th day of September, 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.

GARIBALDI RESIDENCE

1030 MARCHETA LANE
PEBBLE BEACH, CA 93953

SETBACKS

MDRB-4-D-RES	REQUIRED	PROPOSED
FRONT (WEST)	30.0'	30.0'
REAR (EAST)	10.0'	8.4'
SIDE (NORTH) - ONE STORY	10.0'	10.8' NORTH
SIDE (SOUTH) - ONE STORY	10.0'	15.4' SOUTH
SIDE (NORTH) - TWO STORY	20.0'	20.1' NORTH
SIDE (SOUTH) - TWO STORY	20.0'	22.0' SOUTH
BUILDING HEIGHT	27 FT. MAX.	27 FT.

PROJECT DATA

LOT DATA :		
LOT SIZE :	10484.0 SQ. FT.	
A.P.N. :	001-842-002-000	
ZONING :	MDRB-4-D-RES	
BUILDING SITE COVERAGE / FLOOR AREA RATIO :		
MAXIMUM AREA ALLOWED :		9,671.15 SQ. FT.
EXISTING FLOOR AREA (P.A.R.):		
FIRST FLOOR:	2,051 S.F.	
SECOND FLOOR:	2,095 S.F.	
EXTERIOR - SHED	54 S.F.	
TOTAL EXISTING AREA:	2,810 S.F.	
TOTAL EXISTING FLOOR AREA RATIO:	22.1%	
PROPOSED FLOOR AREA (P.A.R.):		
FIRST FLOOR:	2,278 S.F.	
SECOND FLOOR:	1,949 S.F.	
TOTAL PROPOSED AREA :	4,227 S.F.	5,671.0 S.F.
ALLOWED FLOOR AREA RATIO :	35%	3,671.15 S.F.
EXISTING BUILDING SITE COVERAGE:		
FIRST FLOOR:		
INTERIOR - 1ST FLOOR	2,051 S.F.	
EXTERIOR - SHED	54 S.F.	
TOTAL 1ST FLOOR:	2,105 S.F.	
TOTAL EXISTING BUILDING SITE COVERAGE:	20.1%	
PROPOSED BUILDING SITE COVERAGE:		
FIRST FLOOR:		
INTERIOR - 1ST FLOOR	2,278 S.F.	
EXTERIOR COVERED PATIOS	1,255 S.F.	
EXTERIOR STAIRS	18 S.F.	
RETAINING WALLS ABOVE 6 FEET	45 S.F.	
TOTAL 1ST FLOOR:	3,596 S.F.	5,671.0 S.F.
TOTAL PROPOSED BUILDING SITE COVERAGE:	35.0%	
PROPOSED SECOND FLOOR:		
INTERIOR - 2ND FLOOR	1,949 S.F.	
EXTERIOR COVERED PATIO	85 S.F.	
TOTAL 2ND FLOOR:	2,034 S.F.	1,426 S.F.
PROPOSED BASEMENT FLOOR:		
INTERIOR HABITABLE - BASEMENT	1,504 S.F.	
INTERIOR GARAGE & UTILITY - BASEMENT	2,256 S.F.	
TOTAL BASEMENT FLOOR:	3,760 S.F.	5,560 S.F.
TOTAL PROPOSED BUILDING AREA:	6,657 S.F.	
PROPOSED IMPERVIOUS SITE COVERAGE:		
BUILDING COVERAGE	5,671 S.F.	
DRIVEWAY	2,861 S.F.	
BOGGE COURT	500 S.F.	
LIGHT WELLS	50 S.F.	
SITE WALLS UNDER 6 FT.	228 S.F.	
RETAINING WALLS OVER 6 FT.	45 S.F.	
PAVING - PATHS, PATIOS...	1,351 S.F.	
TOTAL PROPOSED SITE COVERAGE :	6,446 S.F.	
UTILITIES:		
1. WATER - CALIFORNIA AMERICAN WATER CO.		
2. ELECTRICAL AND GAS - PACIFIC GAS & ELECTRIC		
3. SANITARY SEWER SYSTEM - PEBBLE BEACH COMMUNITY SERVICES DISTRICT		
CUT/FILL QUANTITIES:		
CUT/FILL : CUT- 2501.66 C.Y. / FILL- 435 C.Y. = NET- 2071.51 C.Y.		
TREE REMOVAL:		
1. 2 - 12" ORNAMENTAL TREES TO BE REMOVED.		

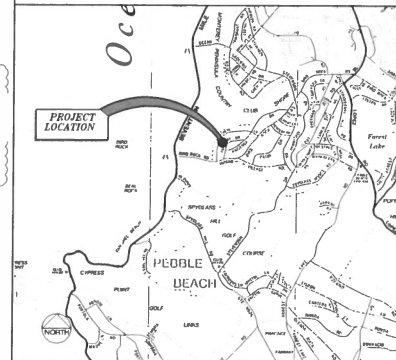
PROJECT INFORMATION

OWNER:	TODD AND BARBARA GARIBALDI P.O. BOX 420 WOODBRIDGE, CA
PROJECT ADDRESS:	1030 MARCHETA LANE PEBBLE BEACH, CA 93953
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH. 831-372-0410
LAND SURVEYOR:	BASELINE CONSULTING 3720 MONTE BELLO CASTROVILLE, CALIFORNIA 95012 PH. 831-632-0866
LANDSCAPE DESIGNER:	MICHELLE COMEAU COMEAU LANDSCAPE DESIGN CARMEL, CA 93921 PH. 831-620-0111
CIVIL ENGINEER:	LANDSET ENGINEERING INC. 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 94577 PH. 831-445-6470
PROJECT DESCRIPTION:	
DEMOLISH EXISTING 2,254 S.F. SINGLE FAMILY RESIDENCE AND 54 S.F. SHED. PROPOSE NEW 5,671 S.F. SINGLE FAMILY DWELLING HAVING 4 BEDROOMS, 4 BATHS, AND 2 HALF BATHS. A 4-CAR GARAGE IN FULL BASEMENT, 1,268 S.F. COVERED PATIOS, COURTYARD, 48 S.F. OF RETAINING WALLS OVER 6 FT. AND 545 S.F. OF RETAINING WALLS LESS THAN 6 FEET IN HEIGHT.	

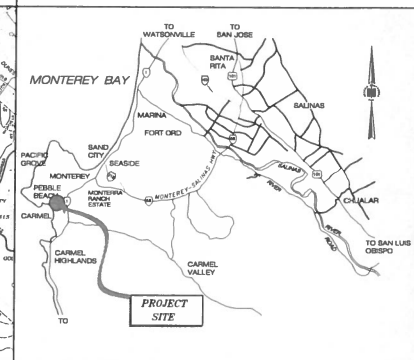
SHEET INDEX

ARCHITECTURAL	
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LOCATION MAP



VICINITY MAP



REVISION	No.
PLANNING DEPT. REV. 6/25/16	

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.	
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-0400 • WEB: www.ericmillerarchitects.com	

ARCHITECT

TITLE SHEET	
JOB NAME:	Garibaldi Residence 1030 Marcheta Lane Pebble Beach, CA A.P.N. 001-842-002

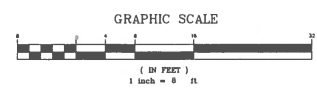
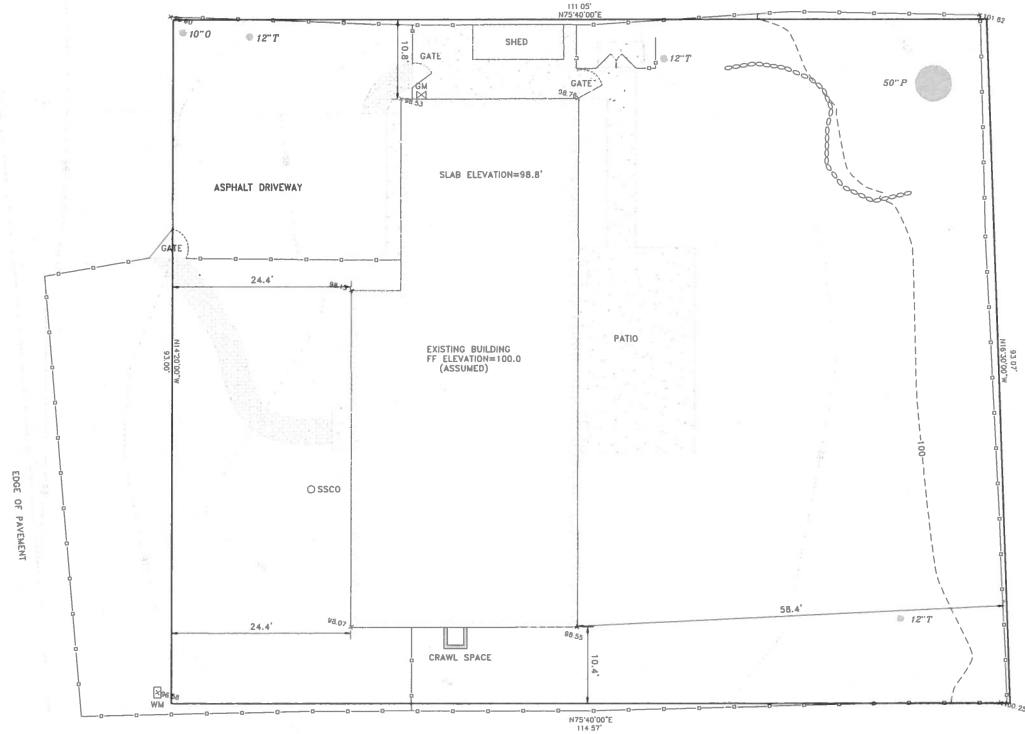
DATE:	6/15/16
SCALE:	N.T.S.
DRAWN:	C.J.H.
JOB NUMBER:	15.04

A-0.1	
SHEET	OF



ELEVATION BENCHMARK
MAG NAIL IN DRIVEWAY
ELEV=95.8'

Marcheta Lane



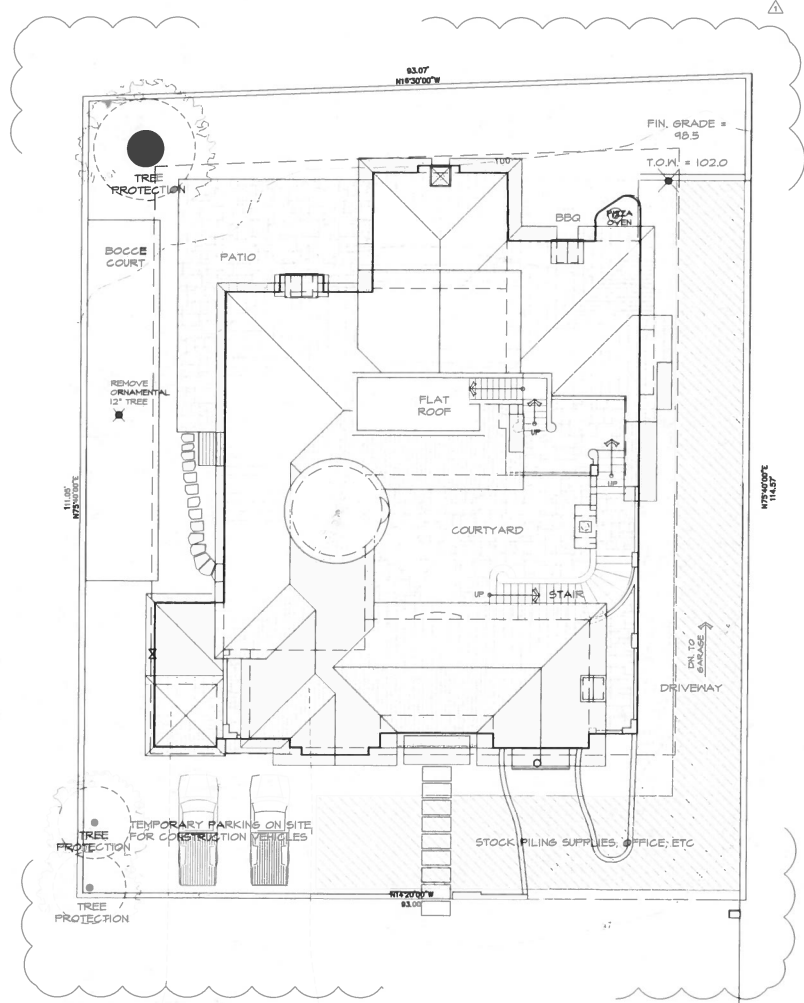
SITE PLAN
APN 007-342-002
1030 Marcheta Lane, Pebble Beach, Ca
prepared for:
Todd & Barbara Garibaldi

SHEET 1
OF
1 SHEETS

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

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

ALL CITY OF HOUSTON (HARRIS) AND ALL CITY OF HOUSTON (HARRIS) ARE REQUIRED TO OBTAIN A PERMIT FROM THE CITY OF HOUSTON (HARRIS) BEFORE ANY CONSTRUCTION OF ANY KIND CAN BE PERFORMED ON ANY PROPERTY. THE CITY OF HOUSTON (HARRIS) IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF HOUSTON (HARRIS) IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF HOUSTON (HARRIS) IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



MARCHETA LANE



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

- 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 PEBBLE BEACH SUCH AS THE AT&T AND CONCOURSE IN ADDITION TO THE STANDARD PEBBLE BEACH REQUIREMENTS FOR CONSTRUCTION DAYS AND HOURS.
 4. GENERAL CONTRACTOR SHALL WORK WITH NEIGHBORS ON A DAILY BASIS, OR AS REQUIRED.

REVISION	No.
PLANNING DEPT. REV. 6/20/16	1

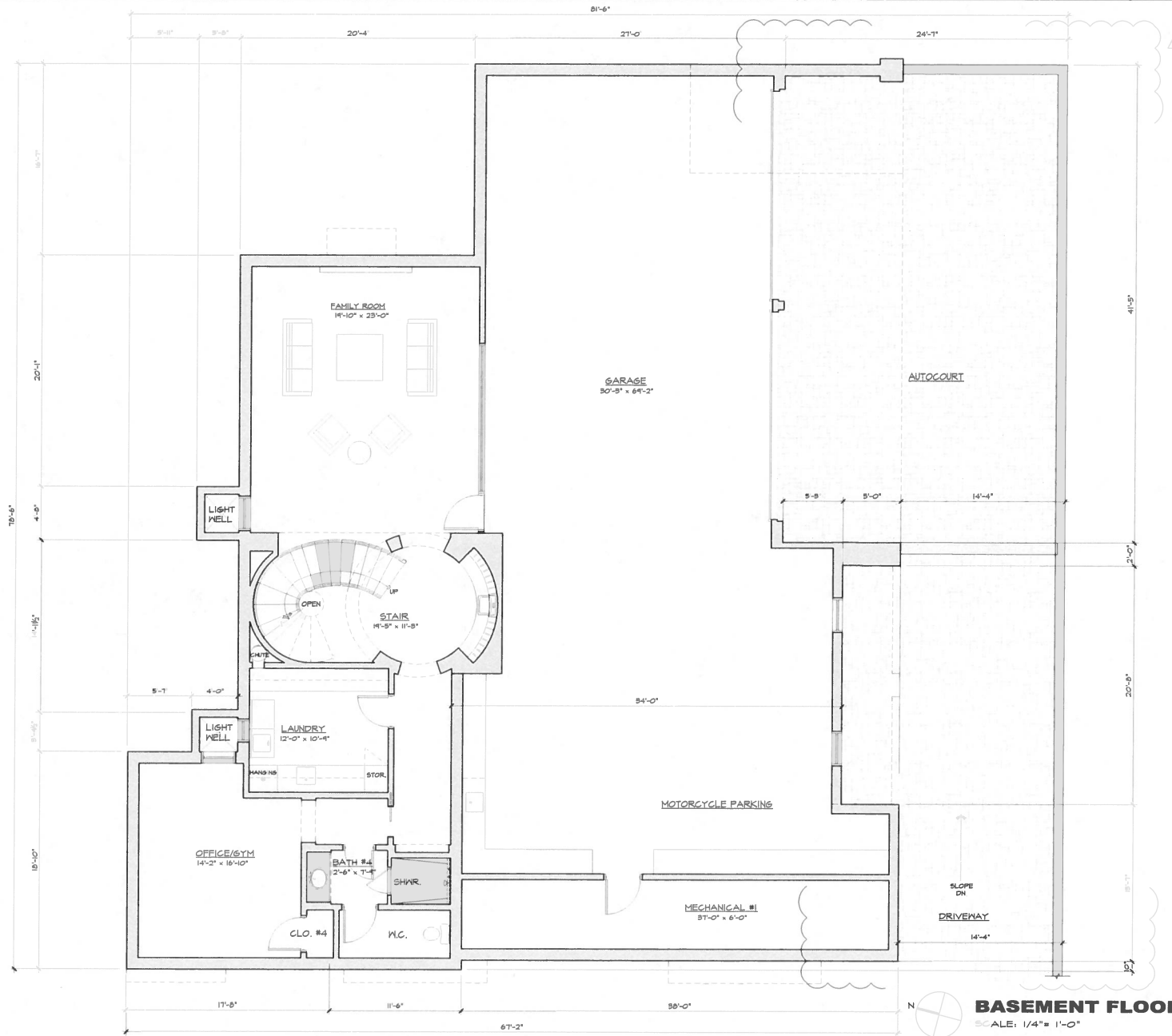
CONSULTANT:	ARCHITECT:
	ERIC MILLER ARCHITECTS, INC.
	211 HOFFMAN AVENUE MONTEREY, CA 93940
	PHONE (831) 372-0410 • FAX (831) 372-7860 • WEB: www.ericmillerarchitects.com

CONSTR. MGMT. PLAN	JOB NAME: Garibaldi Residence
	650 Marcheta Lane
	Pebble Beach, CA
	APN: 007-342-002

DATE:	2/12/16
SCALE:	1/8"=1'-0"
DRAWN:	C.H.
JOB NUMBER:	15-04

A1.2
SHEET OF

THE SET OF THESE PLANS, INCLUDING ALL NOTATIONS, SHALL BE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT.



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

REVISION	No.
PLANNING DEPT. REV. 4/25/16	1

CONSULTANT:

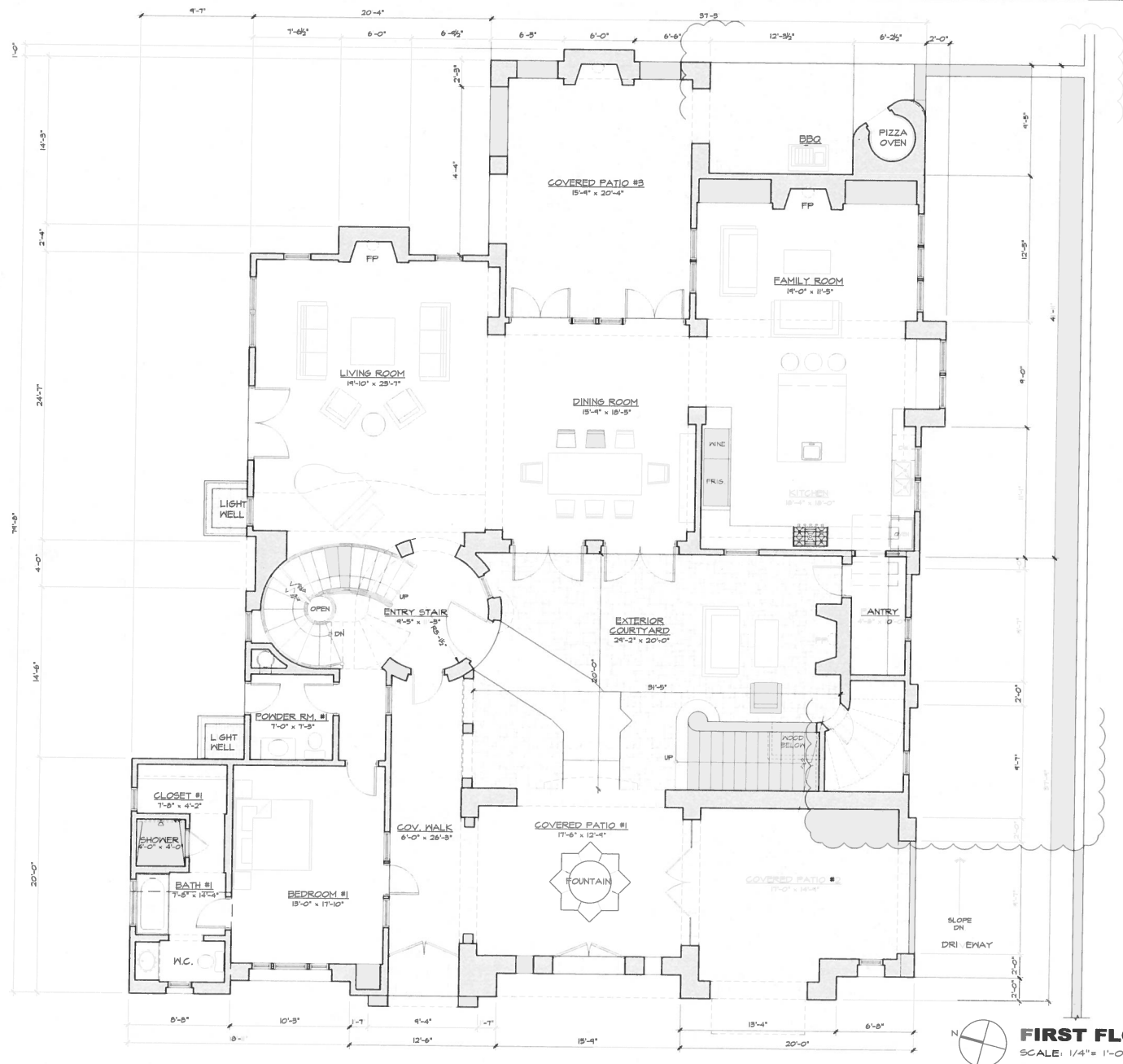
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7440 • WEB: www.ericmillerarchitects.com

BASEMENT FLOOR PLAN

JOB NAME:
Garibaldi Residence
1050 Marcheta Lane
Pebble Beach, CA
A.P.N. 0071-342-002

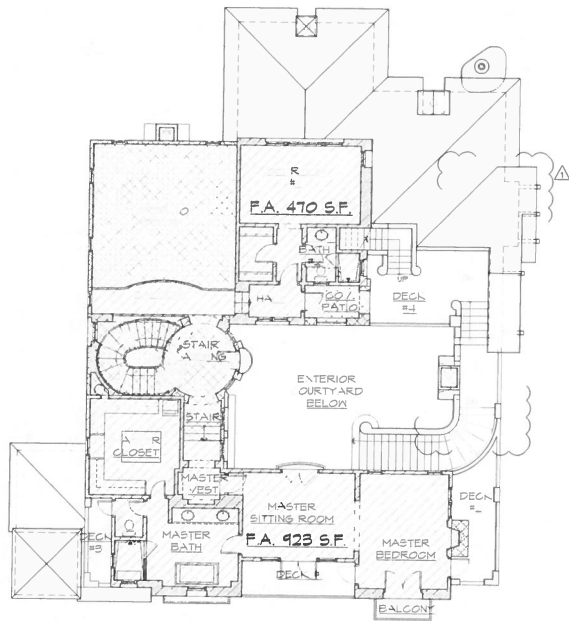
DATE: 4/10/16
SCALE: 1/4" = 1'-0"
DRAWN: C.J.H. DRW
JOB NUMBER: 15.09

A-2.0
SHEET OF



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

REVISION		No
PLANNING DEPT. REV. - 6/25/16		△
CONSULTANT:		
<p>ARCHITECT</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>211 HOFFMAN AVENUE MONTEREY, CA 93940</p> <p>PHONE (831) 372-0410 • FAX (831) 372-7865 • WEB: www.ericmillerarchitects.com</p>		
<p>FIRST FLOOR PLAN</p> <p>JOB NAME: <i>Garibaldi Residence</i></p> <p>1050 Marcheta Lane</p> <p>Pebble Beach, CA</p> <p>A.P.N. 007-542-002</p> <p>DATE: 4/05/16</p> <p>SCALE: 1/4"=1'-0"</p> <p>DRAWN: C.J.H. BRYN</p> <p>DB NUMBER: 15.09</p>		
<p>A-2.1</p> <p>SHEET OF</p>		



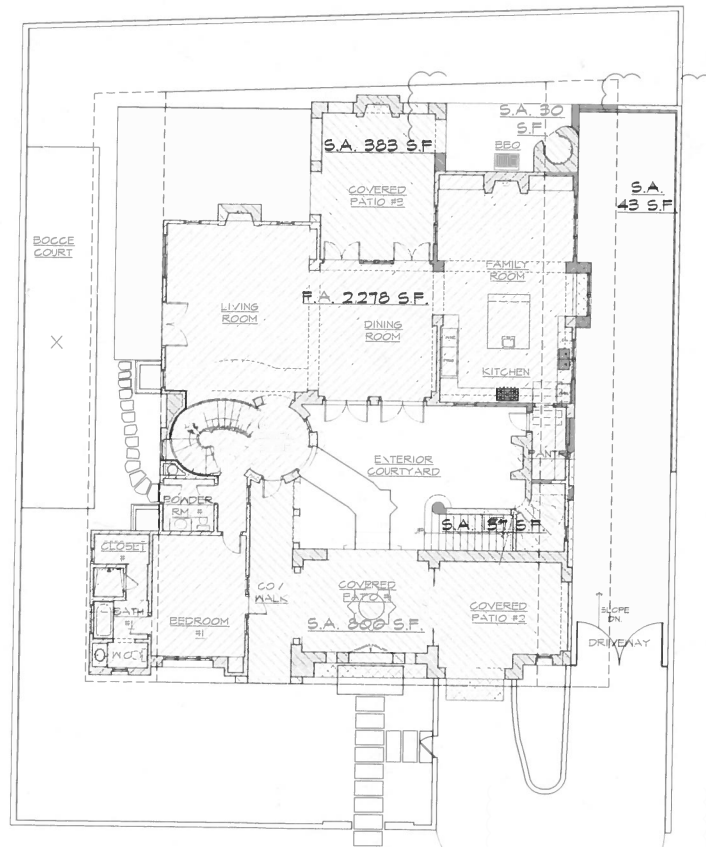
SECOND FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

BUILDING AREA INDEX

- BUILDING FLOOR AREA (F.A.)
- EXEMPT FLOOR AREA AND SITE AREA (EXCLUDED)

PROPOSED SECOND FLOOR

FLOOR AREA = 1,343 S.F.
SITE COVERAGE = 0 S.F.



MARCHETA LANE
FIRST FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

BUILDING AREA INDEX

- BUILDING FLOOR AREA (F.A.)
- BUILDING SITE AREA (S.A.)
- PVIOUS SITE COVERAGE
- EXEMPT FLOOR AREA AND SITE AREA (EXCLUDED)

PROPOSED FIRST FLOOR

FLOOR AREA = 2,278 S.F.
SITE AREA = 1,343 S.F.
BUILDING SITE COVERAGE = 36.71 S.F.

REVISION	No.
PLANNING DEPT. REV. 4/20/06	1

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com

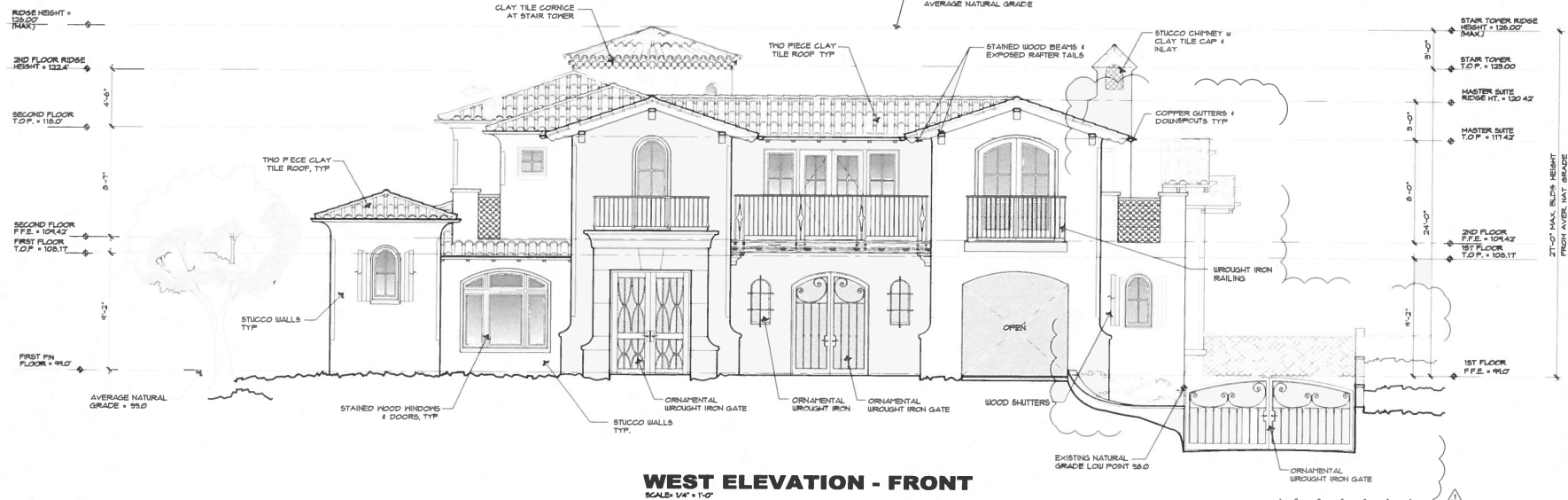
ARCHITECT

FLOOR AREA DIAGRAMS

Garibaldi Residence
1030 Marcheta Lane
Folsom, CA 95630
A.P.N. 007-342-002

DATE: 4/05/06
SCALE: 1/8" = 1'-0"
DRAWN: ERW
JOB NUMBER: 15.17

A-2.4
SHEET OF



REVISION	No.
PLANNING DEPT. REV. 8/2016	1

CONSULTANT:

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 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 373-0410 • FAX (831) 373-7460 • WEB: www.ericmillerarchitects.com

ARCHITECT

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

DATE: 4/05/16
 SCALE: 1/4" = 1'-0"
 DRAWN: C.J.H. BRW
 JOB NUMBER: 15.04

A-3.1
 SHEET OF

NOT TO SCALE. DIMENSIONS SHOWN ARE APPROXIMATE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL MATERIALS AND FINISHES ARE TO BE DETERMINED BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



REVISION	No.
PLANNING DEPT. REV. 6/28/16	1

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB www.ericmillerarchitects.com

ARCHITECT

EXTERIOR ELEVATIONS

JOB NAME: **Caribadi Residence**
6350 Nancheta Lane
Piedra Beach, CA
A.P.N. 007-542-002

DATE: 4/05/16
SCALE: 1/4" = 1'-0"
DRAWN: C.J.H. BRN
JOB NUMBER: 15.04

A-3.2
SHEET OF

N.T.S. on 8.5 x 11




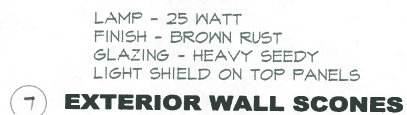
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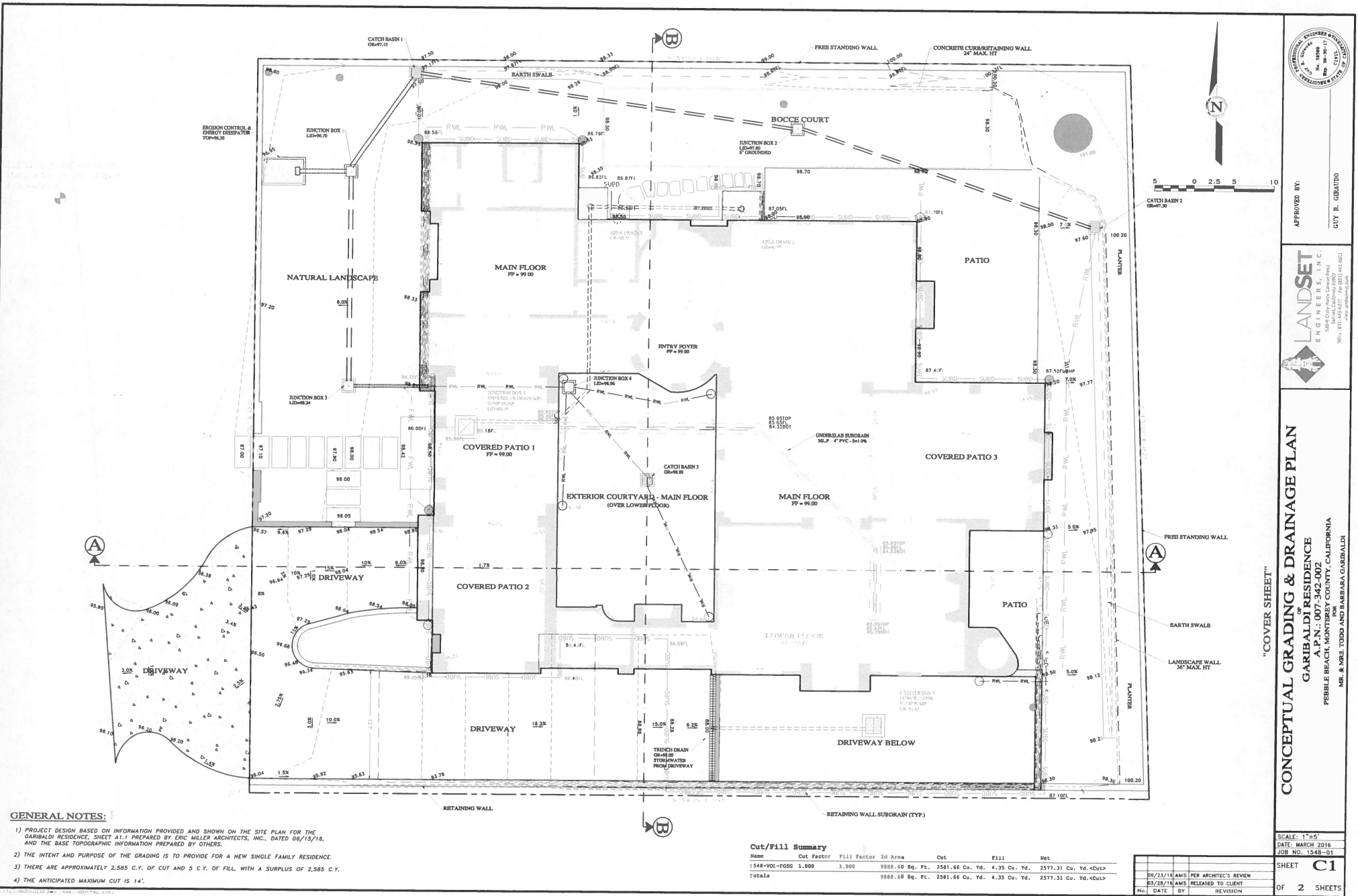
MARCHETA LANE ELEVATION

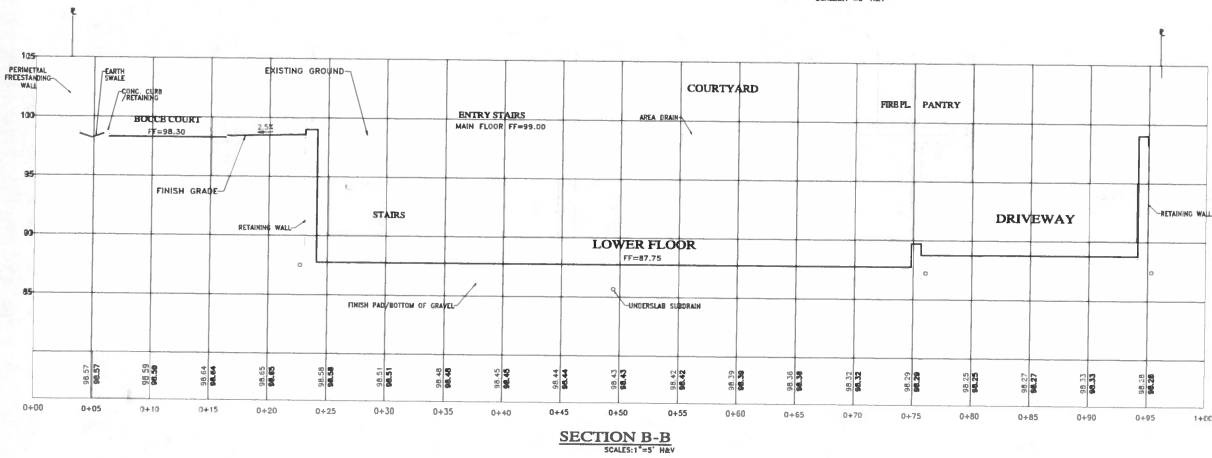
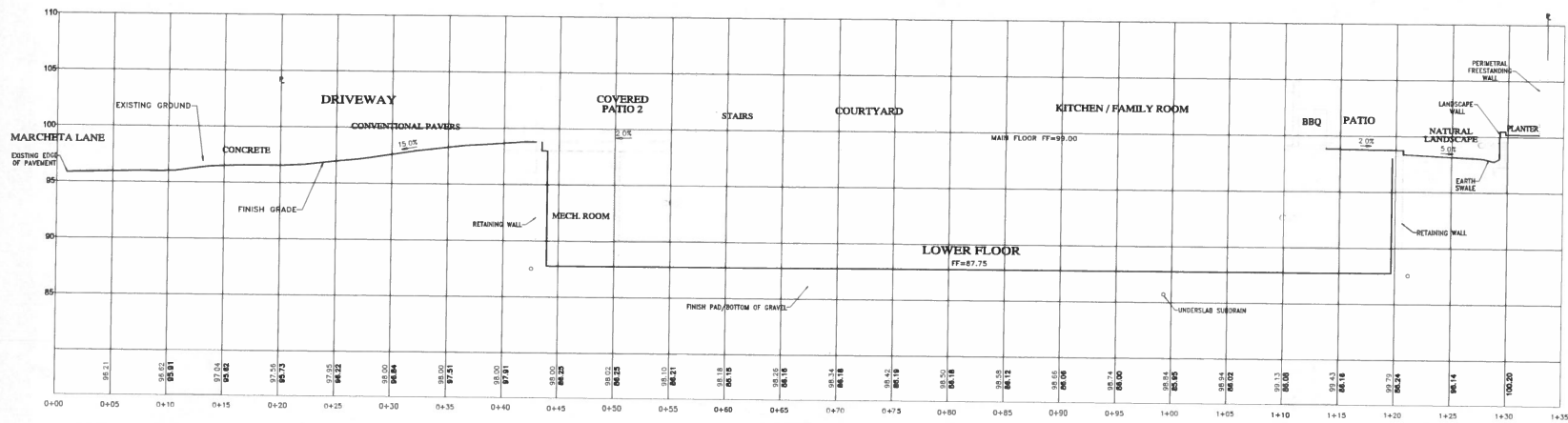
REVISION		No.
CONSULTANT:		
ARCHITECT		
 ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com		
RENDERING		
JOB NAME: Garibaldi Residence 1030 Marcheta Lane Pebble Beach, CA A.P.N. 007-342-002		
DATE:	4/05/16	
SCALE:	N.T.S.	
DRAWN:	C-JH	
JOB NUMBER:	15.04	
A-7.1		
SHEET OF		



FOR REFERENCE ONLY

REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
MATERIAL SAMPLES JOB NAME: <i>Garibaldi Residence</i> 1030 Marcheta Lane Pacific Beach, CA A.P.N. 007-342-002		
DATE:	4.05/16	
SCALE:	NO SCALE	
DRAWN:	C.J.H.	
JOB NUMBER:	15.09	
A-7.2 SHEET OF		





APPROVED BY:

CITY R. GERALDO



"GRADING SECTIONS"
CONCEPTUAL GRADING & DRAINAGE PLAN
GARIBALDI RESIDENCE
A.P.N.: 007-342-002
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. TODD AND BARBARA GARIBALDI

SCALE: 1"=5' H&V
DATE: MARCH 2016
JOB NO. 1548-01

DATE	BY	REVISION
03/23/16	AMS	PER ARCHITECT'S REVIEW
03/27/16	AMS	RELEASED TO CLIENT

SHEET **C2**
OF 2 SHEETS



MICHELLE COMEAU
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LICENSE NO. 582326

Plant Inventory - Garibaldi Residence

QTY	Size	Botanical Name	Common Name
4	1g	Arctostaphylos 'Howard McManis'	Howard McManis's Manzanita
2	15g	Bougainvillea 'San Diego Red'	San Diego Red Bougainvillea
15	1g	Calamagrostis 'Karl Foerster'	Manzanita weed grass
6	1g	Calamagrostis 'Karl Foerster'	Feather Reed Grass
Plants		Carex	Carex
6	5g	Ceanothus 'Anchor Day'	Anchor Day Ceanothus
4	5g	Ceanothus 'Dark Star'	Dark Star Ceanothus
3	5g	Ceanothus 'Skyline'	Skyline Ceanothus
4	5g	Ceanothus 'Mormon'	Mormon Mock Orange
2	20g	Ceanothus 'Mormon'	Mormon's Lemon
Plugs		Dieffenbachia 'Cascades'	Dieffenbachia
14	5g	Dieffenbachia	Dieffenbachia
7	15g	Dodonaea viscosa atropurpurea	Purple Hopseed Bush
0	Fruit	Dryandra maritima	Dryandra
3	5g	Euphorbia 'Martini'	Dwarf's Martini's Spurge
Plugs		Fuchsia rubra	Red Fuchsia
0	1g	Hebe	Hebe
7	5g	Lavandula 'Goodwin Creek'	Goodwin Creek Lavender
13	5g	Oliver Little Olive	Dwarf Olive Shrub
14	1g	Penstemon rubrum	Penstemon rubrum
0	Misc.	Plants for Pots	Plants for Pots
1	24"	Podocarpus Hamiltonii	Shrubby Yew
4	15g	Podocarpus latifolius	Shrubby Yew
1	36"	Quercus agrifolia	Coast Live Oak
3	5g	Rosa 'Sally Holmes'	Sally Holmes Rose
11	5g	Rosa 'Sally Holmes'	Sally Holmes Rose
2	5g	Rosa 'Sally Holmes'	Sally Holmes Rose
15	5g	Woodwardia radicans	Woodwardia fern

PLANTING NOTES:

- Plant quantities are for contractors convenience only. Contractor is responsible for actual plant quantities and shall be verified from the planting plan. To meet the planting requirements, contractor may need to engage in contract with growers to ensure plant availability.
- Contractor to notify landscape designer in the event of plant unavailability immediately.
- Conditions permitting, the retention of water in planting pits for more than 1 hour shall be corrected by the contractor.
- All plant material shall match specification per species and comply with ANZSI Z661 "Standard for Nursery Stock", and shall be inspected by landscape designer.
- Plant materials may be adjusted in the field as directed by landscape designer at no extra cost to owner.
- Contractor shall erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone, contractor shall be responsible for damage to existing trees.
- Contractor shall provide an allowance of \$2,000 for additional material.
- Top dress all planter areas with 2" of 1/2" redwood or fir bark dressing free of all dirt, sticks, dust or debris. Provide a 1 pint sample and source to Landscape Designer prior to ordering.
- Erosion control blanket/jute to be applied to all slope areas according to manufacturers specifications.
- All trees to be staked with two legged stakes 10' x 2" a batter board and cinch ties - or with guy wires as necessary.
- All plants to be planted with 1/3 top soil, 1/3 organic planting mix, 1/3 harvest supreme organic amendment.
- All plants to be planted with organic fertilizer inoculated with appropriate mycorrhizae.
- No plant substitutions unless approved by designer.
- All irrigation lines to be SCH 40 PVC main lines.
- All valve wires to be sleeved with 1/2" electrical conduit, SCH 40.
- All direct burial low voltage wires to be sleeved with 1/2" electrical conduit, SCH 40 PVC.
- All stepping stones to be set on individual pads of concrete, 2" thick, trowelled to the exact size of the stepping stones.

IRRIGATION LEGEND

CONTROLLER
Weathermatic SL 1600 with Smart Link, Air Card, Flow Sensor and Master Valve
DRIP VALVE
1" 7911 Remote Control Valve, Nelson Plastic Valve Box
1" Brass Ball Valve Matte
1" x 1/2" Wilkins Reduced Pressure w/ Y Strainer
1" Main Line SCH 40, 1/2" Deep
3/4" D - 401 Champion Dent Nest Garden Valve

VALVE DETAIL		
STATION#	TYPE	LOCATION
1	DRIP	Front of House
2	DRIP	Side of House
3	DRIP	Back of House

IRRIGATION TIMING TABLE

SPRING (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3 T, F 15 MIN
SUMMER
VALVES 1, 2, 3 T, F 15 MIN
FALL
VALVES 1, 2, 3 T, F 15 MIN
WINTER (AS NECESSARY ACCORDING TO WEATHER)
VALVES 1, 2, 3 T, F 15 MIN

MAWA Calculations

$E.T. = \text{Annual Net Reference evaporation (inches)}$
 $E.T. = \text{ET Aperture Factor}$
 $E.T. = \text{Landscape Area (sq ft)}$
 $E.T. = \text{Conversion Factor (Gallons per square foot)}$
 $E.T. = \text{Portion of the Landscape Area Identified as Special Land Area (sq ft)}$
 $E.T. = \text{The Additional ET Aperture Factor for the SLA (1.0 - 0.0 = 1.0)}$
 $E.T. = \text{Gallons per Acre Foot}$
 $E.T. = \text{Hundred Cubic Feet Year}$

$E.T. = \text{Monterey } 10 \text{ in.}$
 $E.T. = \text{LA } 2.004 \text{ sq ft}$
 $E.T. = \text{SLA } 0$

$$(E.T. \times 4.5) \div (7 \times 2.004) \times (1 \times \text{SLA}) = \text{Gallons Year}$$

$$(10 \times 4.5) \div (7 \times 2.004) \times (1 \times 0) = 32.247 \text{ Gallons Year}$$

$$(10 \times 4.5) \div (7 \times 2.004) \times (1 \times \text{SLA}) = 32.247 \text{ Gallons Year}$$

$$(10 \times 4.5) \div (7 \times 2.004) \times (1 \times \text{SLA}) = 10 \text{ Acres Ft}$$

P.T.W.U. Calculations

$E.T. = \text{Annual Net Reference evaporation (inches)}$
 $E.T. = \text{ET Aperture Factor}$
 $E.T. = \text{Landscape Area (sq ft)}$
 $E.T. = \text{Conversion Factor (Gallons per square foot)}$
 $E.T. = \text{Portion of the Landscape Area Identified as Special Land Area (sq ft)}$
 $E.T. = \text{Infiltration Efficiency (7.1)}$
 $E.T. = (E.T. \times 4.5) \div (7 \times \text{LA}) \times (1 \times \text{SLA}) = \text{P.T.W.U.}$

$$\text{Hydrozone 1 (2' Deep Area)} = 2.004 \text{ sq ft, P.T.W.U. } 2 = 2.004 \times 2 = 4.008$$

$$\text{LA } 2.004$$

$$\text{SLA } 0$$

$$\text{IE } 7.1$$

$$(10 \times 4.5) \div (7 \times 2.004) \times (0) = 12.877 \text{ Gallons Year}$$

WILKINS

Model 975XL

Reduced Pressure Principle Assembly

SPECIFICATION SUBMITTAL SHEET



FEATURES

Size: 3/4" 1" 1 1/2" 2" 2 1/2" 3" 4" 6" 8" 10" 12" 14" 16" 18" 20" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300" 306" 312" 318" 324" 330" 336" 342" 348" 354" 360" 366" 372" 378" 384" 390" 396" 402" 408" 414" 420" 426" 432" 438" 444" 450" 456" 462" 468" 474" 480" 486" 492" 498" 504" 510" 516" 522" 528" 534" 540" 546" 552" 558" 564" 570" 576" 582" 588" 594" 600" 606" 612" 618" 624" 630" 636" 642" 648" 654" 660" 666" 672" 678" 684" 690" 696" 702" 708" 714" 720" 726" 732" 738" 744" 750" 756" 762" 768" 774" 780" 786" 792" 798" 804" 810" 816" 822" 828" 834" 840" 846" 852" 858" 864" 870" 876" 882" 888" 894" 900" 906" 912" 918" 924" 930" 936" 942" 948" 954" 960" 966" 972" 978" 984" 990" 996" 1002" 1008" 1014" 1020" 1026" 1032" 1038" 1044" 1050" 1056" 1062" 1068" 1074" 1080" 1086" 1092" 1098" 1104" 1110" 1116" 1122" 1128" 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