Exhibit A

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GARIBALDI RESIDENCE

1030 MARCHETA LANE
PEBBLE BEACH, CA 93953

SETBACKS

MDR/B-6-D-RES	REQUIRED	PROPOSED
FRONT (WEST)	20.0'	20.0'
REAR (EAST)	10.0'	11.4'
SIDE (NORTH) - ONE STORY	10.0'	10.3' NORTH
SIDE (SOUTH) - ONE STORY	10.0'	19.4' SOUTH
SIDE (NORTH) - TWO STORY	20.0'	20.1' NORTH
SIDE (SOUTH) - TWO STORY	20.0'	23.0' SOUTH
BUILDING HEIGHT	27 FT. MAX.	27 FT.

PROJECT DATA

LOT DATA :

LOT SIZE :	10,484.0 SQ. FT.
A.P.N. :	007-342-002-000
ZONING :	MDR/B-6-D-RES

BUILDING SITE COVERAGE / FLOOR AREA RATIO : 35%
MAXIMUM AREA ALLOWED : 3,671.15 SQ. FT.

EXISTING FLOOR AREA (F.A.R.):

FIRST FLOOR:	2,081 S.F.	
SECOND FLOOR:	203 S.F.	
EXTERIOR - SHED	54 S.F.	
TOTAL EXISTING AREA:		2,313.0 S.F.

TOTAL EXISTING FLOOR AREA RATIO: 22.1%

PROPOSED FLOOR AREA (F.A.R.):

FIRST FLOOR:	2,278 S.F.	
SECOND FLOOR	1,349 S.F.	
TOTAL PROPOSED AREA : 35%		3,671.0 S.F.
ALLOWED FLOOR AREA RATIO : 35%	3,671.15 S.F.	

EXISTING BUILDING COVERAGE:

FIRST FLOOR:		
INTERIOR - 1ST FLOOR	2,081 S.F.	
EXTERIOR - SHED	54 S.F.	
TOTAL 1ST FLOOR		2,110.0 S.F.

TOTAL EXISTING BUILDING SITE COVERAGE: 20.1%

PROPOSED BUILDING COVERAGE:

FIRST FLOOR:		
INTERIOR - 1ST FLOOR	2,278 S.F.	
EXTERIOR COVERED PATIOS	422 S.F.	
EXTERIOR STAIR, FIREPLACES, MISC.	163 S.F.	
RETAINING WALLS ABOVE 6 FEET	44 S.F.	
TOTAL 1ST FLOOR		2,907.0 S.F.
TOTAL PROPOSED BUILDING COVERAGE:	32.5%	

PROPOSED SECOND FLOOR:

INTERIOR - 2ND FLOOR	1,393 S.F.	
EXTERIOR COVERED PATIO	33 S.F.	
TOTAL 2ND FLOOR		1,426 S.F.

PROPOSED BASEMENT FLOOR:

INTERIOR HABITABLE - BASEMENT	1,304 S.F.	
INTERIOR GARAGE & UTILITY - BASEMENT	2,256 S.F.	
TOTAL BASEMENT FLOOR		3,560 S.F.
TOTAL PROPOSED BUILDING AREA:		8,343 S.F.

PROPOSED IMPERVIOUS SITE COVERAGE:

BUILDING COVERAGE	3,407 S.F.
DRIVEWAY	2,456 S.F.
BOCCE COURT	500 S.F.
LIGHT WELLS	30 S.F.
SITE WALLS UNDER 6 FT.	226 S.F.
PAVING - PATHS, PATIOS...	1,357 S.F.
TOTAL PROPOSED IMPERVIOUS COVERAGE :	8,176 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

GRADING QUANTITIES:

CUT/FILL : CUT- 2561.66 C.Y. / FILL- 4.55 C.Y. = NET- 2577.31 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 19120 MONTE BELLO CASTROVILLE, CALIFORNIA 95012 PH: 831-632-0936
LANDSCAPE DESIGNER:	MICHELLE GOMEAU GOMEAU LANDSCAPE DESIGN CARMEL-BY-THE-SEA, CALIFORNIA PH: 831-620-0111
CIVIL ENGINEER:	LANDSET ENGINEERS,INC 330-B CRAZY HORSE CANYON ROAD SALINAS, CA 93907 PH: 831-449-8470

PROJECT DESCRIPTION:

DEMOLISH EXISTING 2,234 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, 1,288 S.F. COVERED PATIOS, COURTYARD, 45 S.F. OF RETAINING WALLS OVER 6 FT. AND 548 L.F. OF RETAINING WALLS LESS THAN 6 FEET IN HEIGHT.

SHEET INDEX

ARCHITECTURAL

A-0.1	TITLE SHEET
1 of 1	TOPOGRAPHIC SURVEY
A-1.1	PROPOSED SITE PLAN
A-1.2	CONSTRUCTION MANAGEMENT PLAN
A-2.0	PROPOSED BASEMENT FLOOR PLAN
A-2.1	PROPOSED FIRST FLOOR PLAN
A-2.2	PROPOSED SECOND FLOOR PLAN
A-2.3	PROPOSED ROOF PLAN
A-2.4	FLOOR AREA DIAGRAMS
A-3.1	PROPOSED EXTERIOR ELEVATIONS
A-3.2	PROPOSED EXTERIOR ELEVATIONS
A-3.3	PROPOSED EXTERIOR ELEVATIONS
A-7.1	RENDERING
A-7.2	COLOR SAMPLES

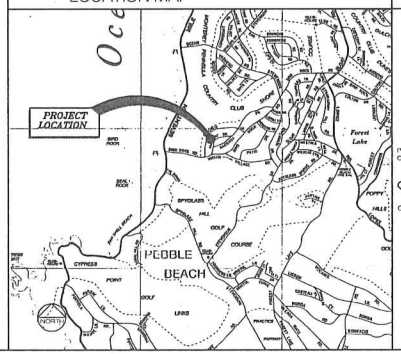
CIVIL

C1	GRADING AND DRAINAGE PLAN - COVER SHEET
C2	GRADING AND DRAINAGE PLAN - GRADING SECTIONS

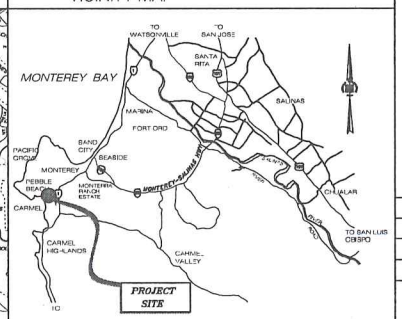
LANDSCAPE

L1	PLANTING PLAN
L2	IRRIGATION AND LIGHTING PLAN
L3	NOTES

LOCATION MAP



VICINITY MAP



REVISION

No.	REVISION
1	PLANNING DEPT. REV.- 8/2016
2	PLANNING DEPT. REV.- 9/2016
3	PLANNING DEPT. REV.- 10/2016

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE - MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-3940 • WEB: www.ericmillerarchitects.com

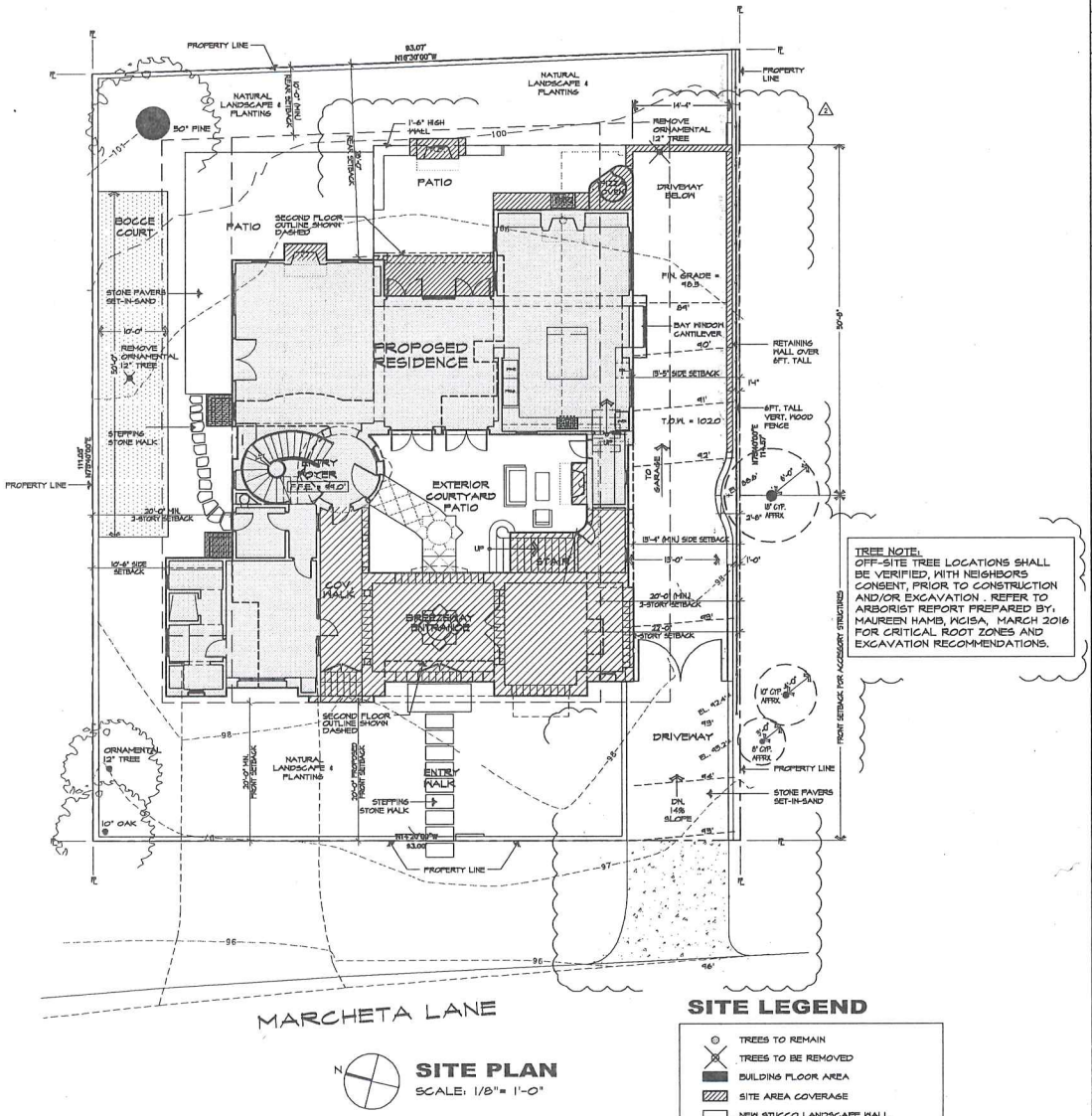
TITLE SHEET

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

DATE:	6/15/16
SCALE:	N.T.S.
DRAWN:	CJH
JOB NUMBER:	15.09

A-0.1
SHEET OF

N.T.S. on 8.5 x11



TREE NOTE:
OFF-SITE TREE LOCATIONS SHALL BE VERIFIED, WITH NEIGHBORS CONSENT, PRIOR TO CONSTRUCTION AND/OR EXCAVATION . REFER TO ARBORIST REPORT PREPARED BY; MAUREEN HAMB, WCISA, MARCH 2016 FOR CRITICAL ROOT ZONES AND EXCAVATION RECOMMENDATIONS.

REVISION	No.
PLANNING DEPT. REV.- 6/28/16	1
PLANNING DEPT. REV.-10/04/16	2

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-8410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

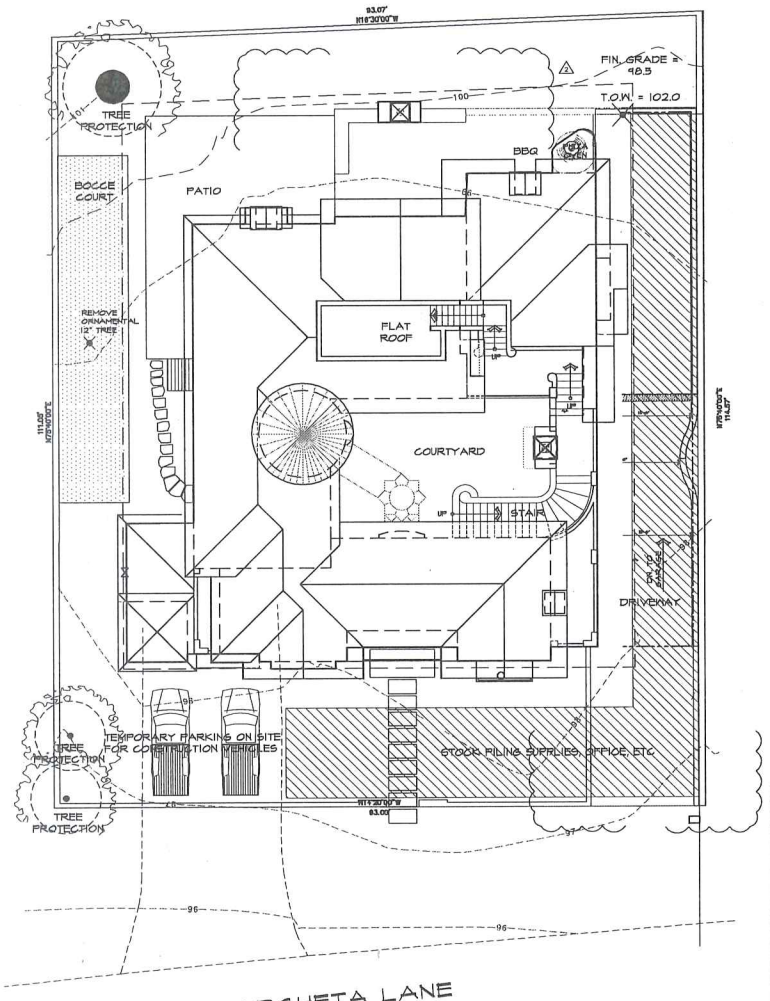
SITE PLAN

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

DATE: 6/15/16
SCALE: 1/8"=1'-0"
DRAWN: CJH
JOB NUMBER: 15.09

A1.1
SHEET OF

N.T.S. on 8.5 x11



N

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.- 8/25/16	1
PLANNING DEPT. REV.- 10/24/16	2

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

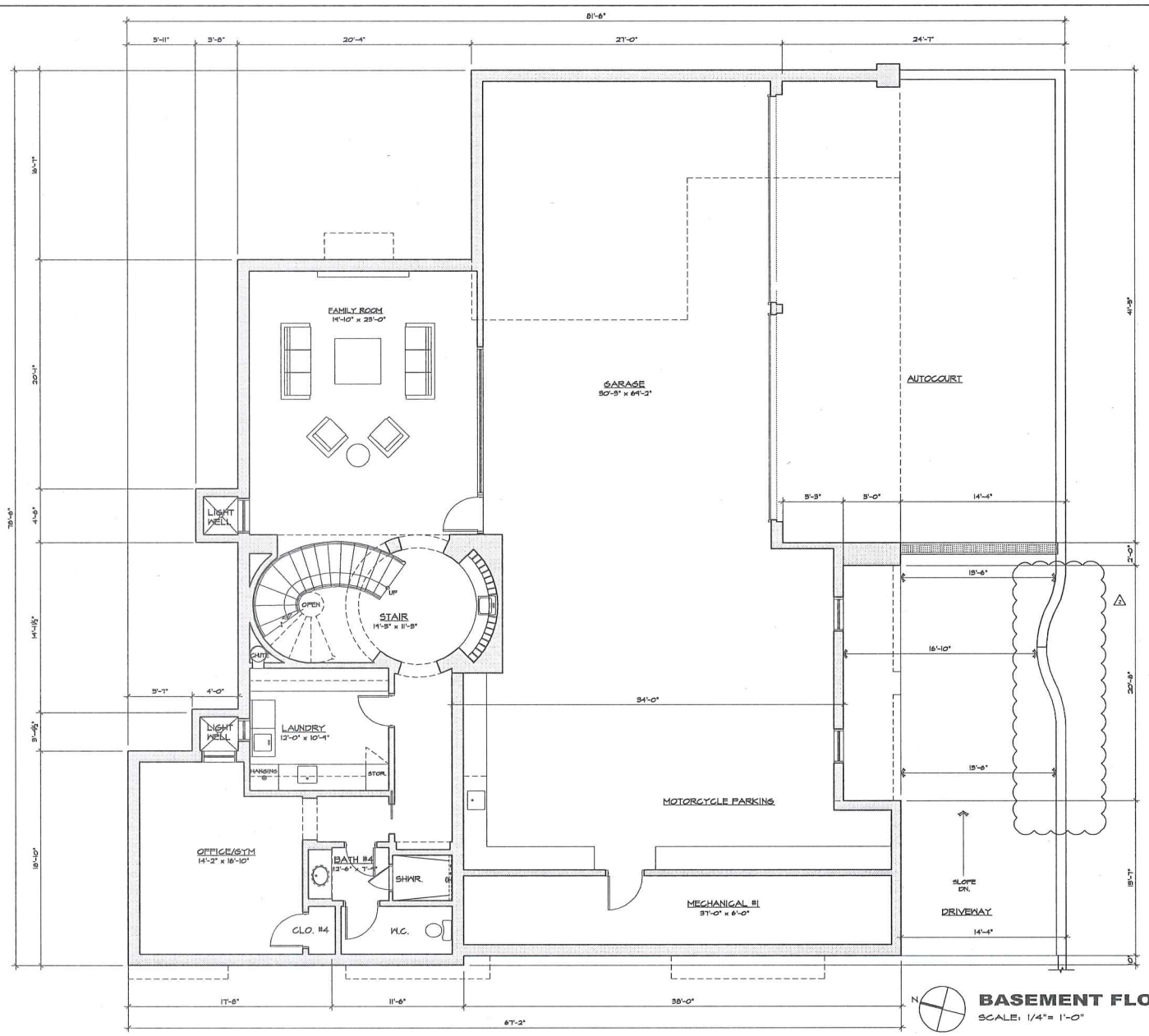
CONSTR. MNGMT. PLAN

JOB NAME: Garibaldi Residence
1230 Marcheta Lane
Pebble Beach, CA
A.P.N. 007-342-002

DATE: 2/12/16
SCALE: 1/8"=1'-0"
DRAWN: CJH
JOB NUMBER: 15.09

A1.2
SHEET OF

N.T.S. on 8.5 x11



BASEMENT FLOOR PLAN

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

REVISION	No.
PLANNING DEPT. REV.- 8/28/16	1
PLANNING DEPT. REV.- 10/05/16	2

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-3410 • FAX (831) 372-7040 • WEB: www.ericmillerarchitects.com

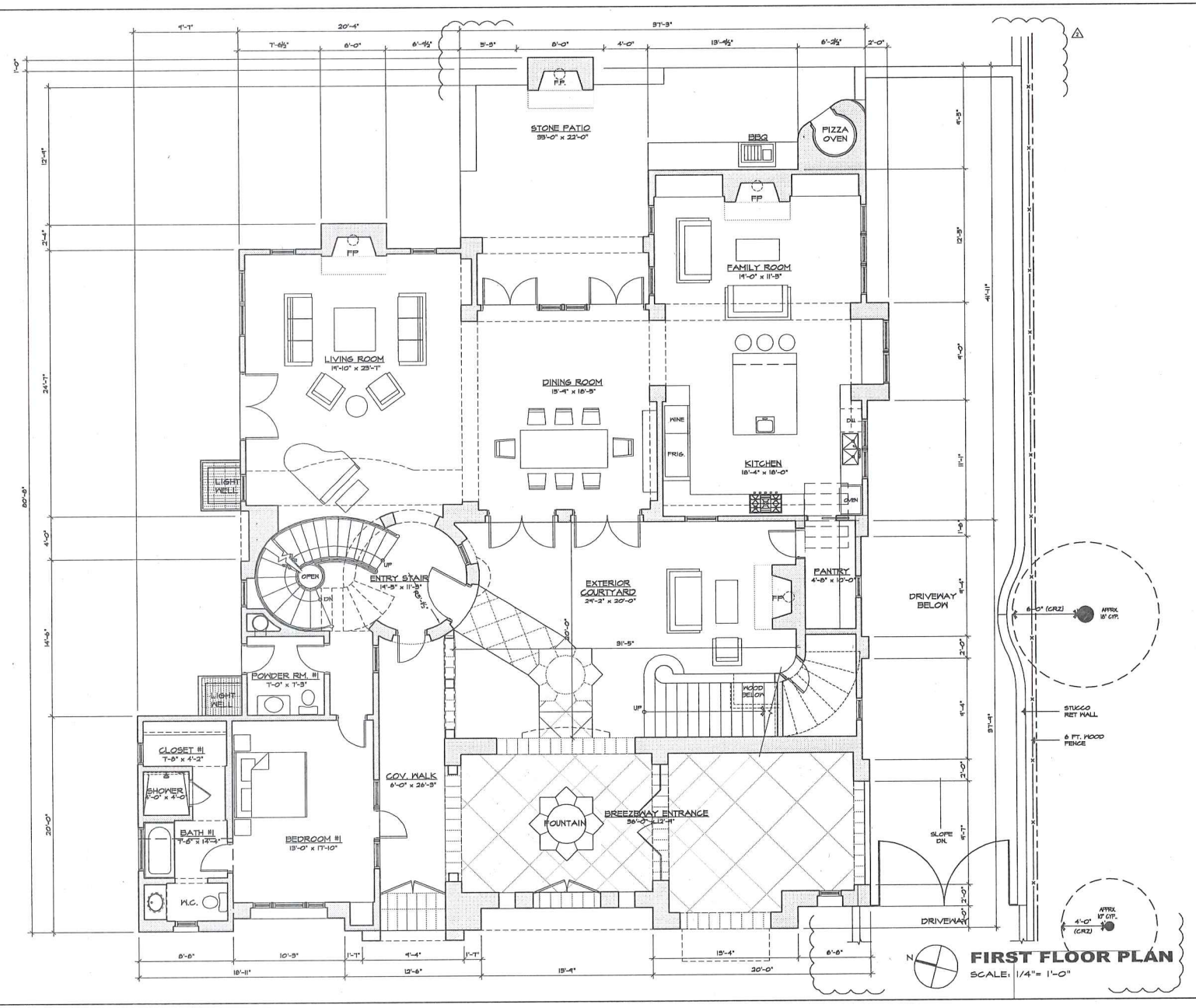
BASEMENT FLOOR PLAN

JOB NAME: Garibaldi Residence
1080 Marcheta Lane
Pebble Beach, CA
A.P.N. 007-342-002

DATE:	4/05/16
SCALE:	1/4"=1'-0"
DRAWN:	CJH, BRM
JOB NUMBER:	15.09

A-2.0
SHEET 0F

N.T.S. on 8.5 x11



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

REVISION	No.
PLANNING DEPT. REV.- 8/25/16	1
PLANNING DEPT. REV.- 10/04/16	2

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

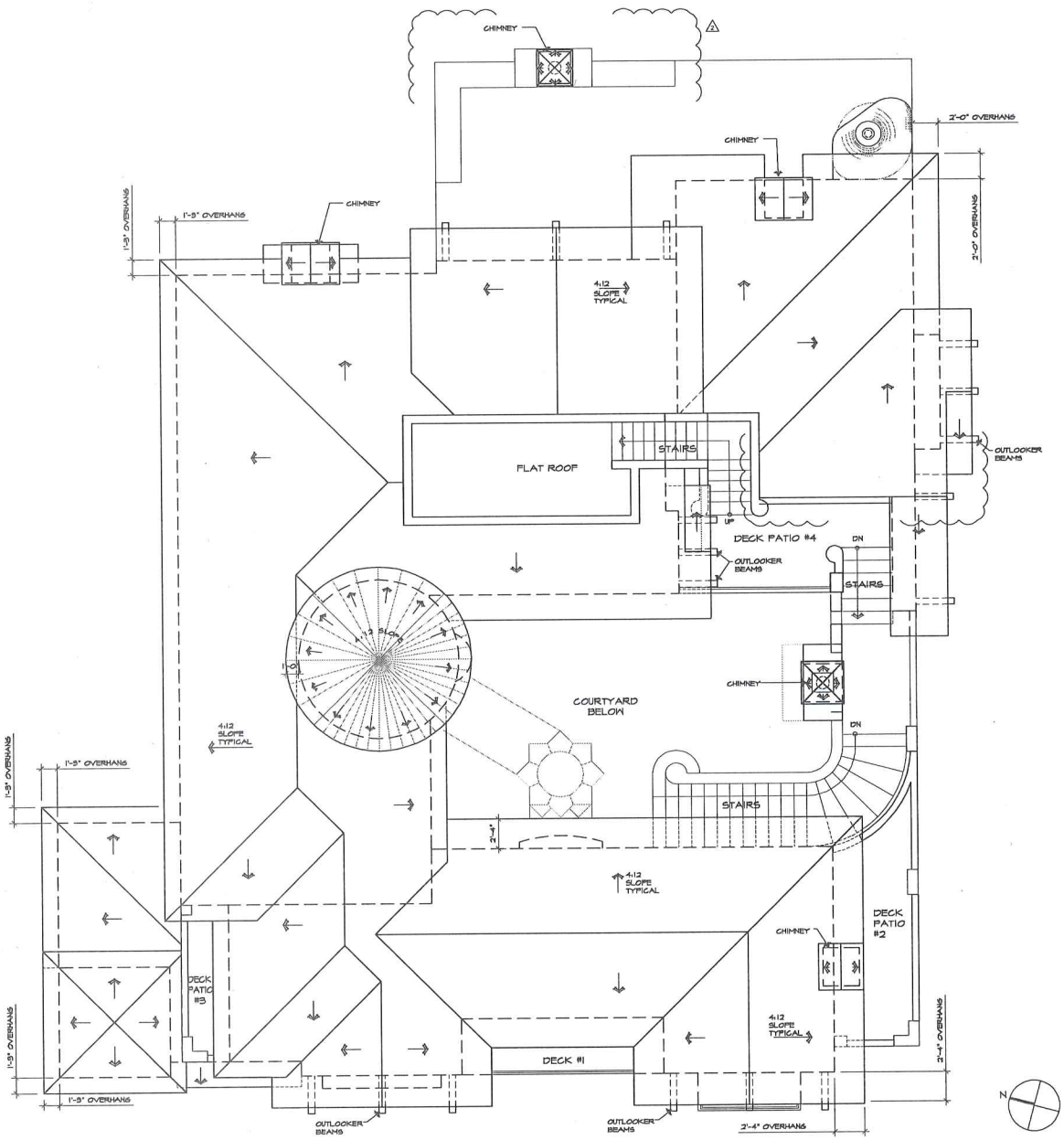
FIRST FLOOR PLAN

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

DATE: 4/05/16
SCALE: 1/4"=1'-0"
DRAWN: C.H. BRM
JOB NUMBER: 15.09

A-2.1
SHEET OF

N.T.S. on 8.5 x11



N

ROOF PLAN

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

REVISION	No.
PLANNING DEPT. REV.- 8/26/16	1
PLANNING DEPT. REV.- 10/04/16	2

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-3410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ROOF PLAN

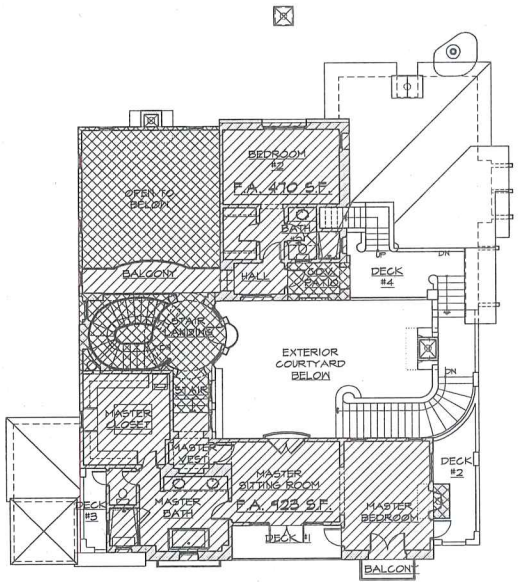
JOB NAME: Garibaldi Residence
1030 Marchesta Lane
Pebble Beach, CA
A.P.N. 007-342-002

DATE:	4/05/16
SCALE:	1/4"=1'-0"
DRAWN:	CJH, BRM
JOB NUMBER:	15.09

A-2.3

SHEET OF

N.T.S. on 8.5 x11



SECOND FLOOR AREA DIAGRAM

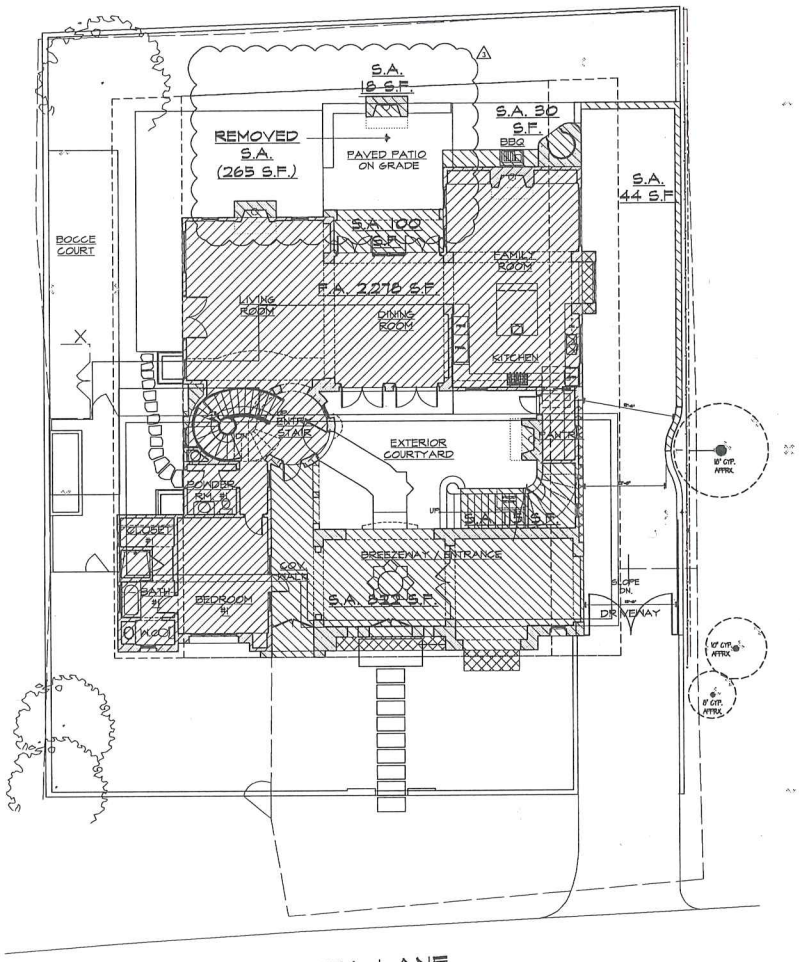
SCALE: 1/8"= 1'-0"

BUILDING AREA INDEX

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

PROPOSED SECOND FLOOR

FLOOR AREA =	1,393 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.)
- PERVIOUS SITE COVERAGE
- EXEMPT FLOOR AREA AND SITE AREA (EXCLUDED)

PROPOSED FIRST FLOOR

FLOOR AREA	=	2,278 S.F.
SITE AREA	=	1,129 S.F.
BUILDING SITE COVERAGE	=	3,407 S.F.

REVISION	No.
PLANNING DEPT. REV.- 8/26/16	1
PLANNING DEPT. REV.- 10/04/16	2

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

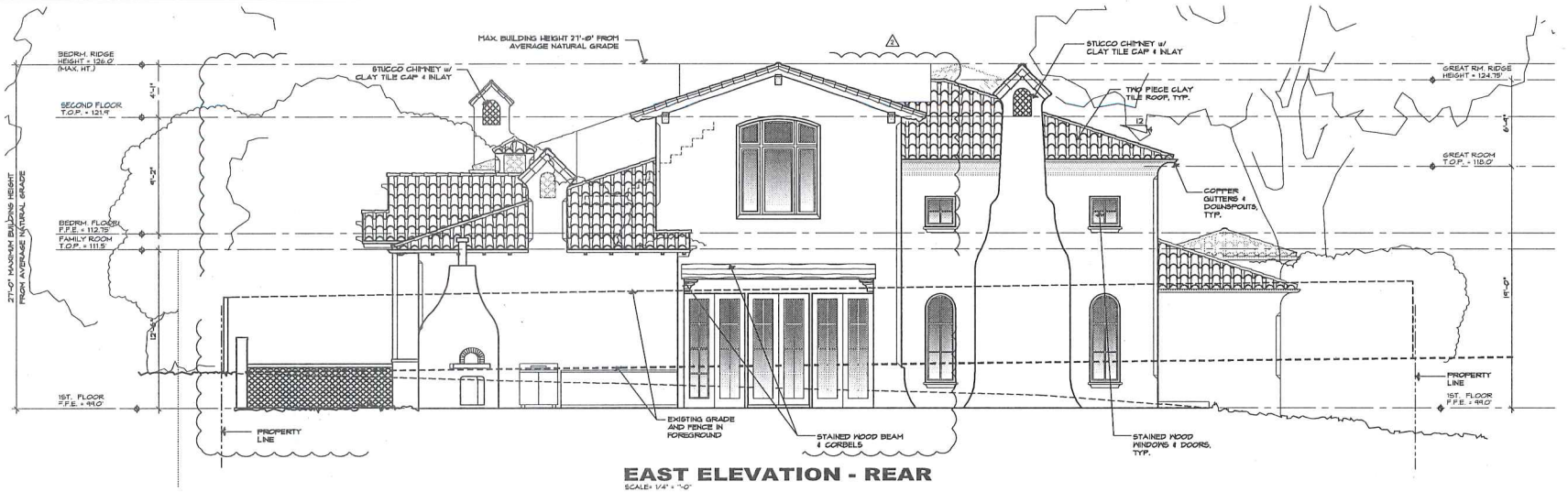
FLOOR AREA DIAGRAMS

JOB NAME: Garibaldi Residence
1250 Marcheta Lane
Pebble Beach, CA
A.P.N. 007-342-002

DATE:	4/05/16
SCALE:	1/8"=1'-0"
DRAWN:	BRM
JOB NUMBER:	1517

A-2.4
SHEET OF

N.T.S. on 8.5 x11



EAST ELEVATION - REAR

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

SOUTH ELEVATION - SIDE

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

REVISION	No.
PLANNING DEPT. REV.- 6/28/16	1
PLANNING DEPT. REV.- 10/04/16	2

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-6010 • FAX (831) 372-3960 • WEB: www.ericmillerarchitects.com

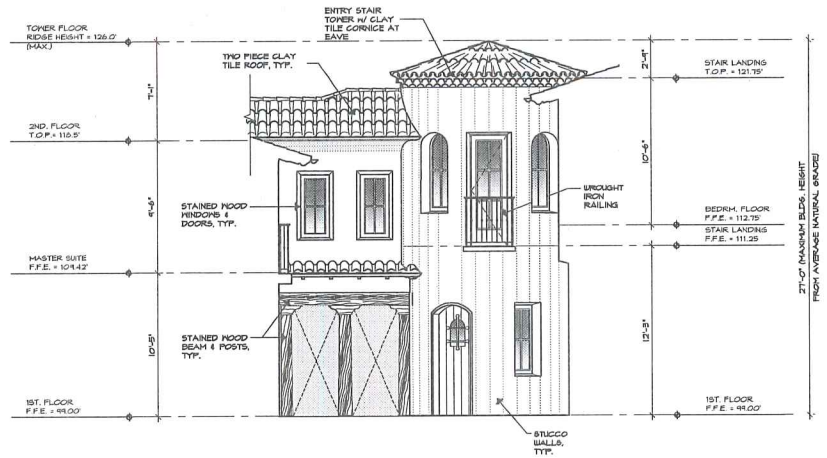
EXTERIOR ELEVATIONS

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

DATE:	4/05/16
SCALE:	1/4"=1'-0"
DRAWN:	CJH, BRM
JOB NUMBER:	15.09

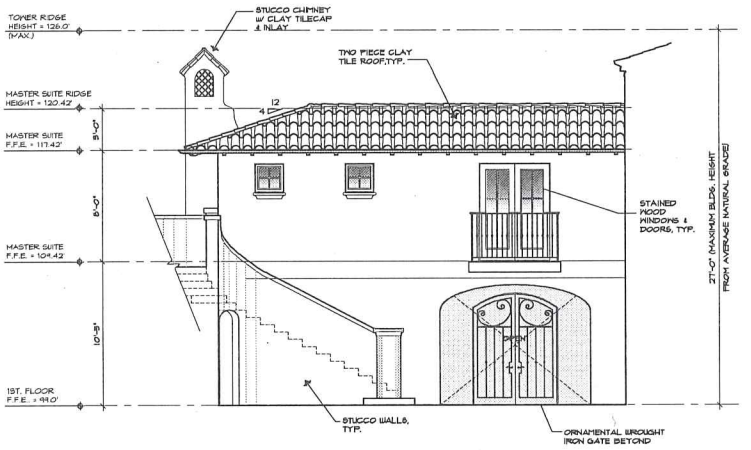
A-3.2
SHEET OF

N.T.S. on 8.5 x11



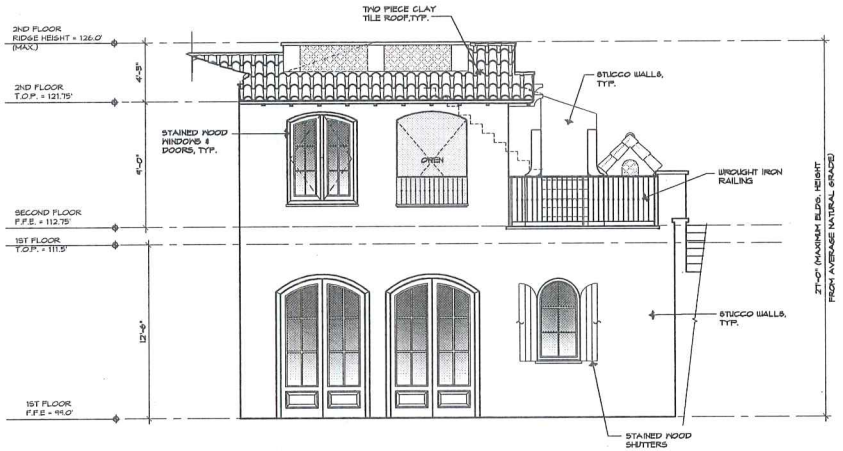
NORTH COURTYARD

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



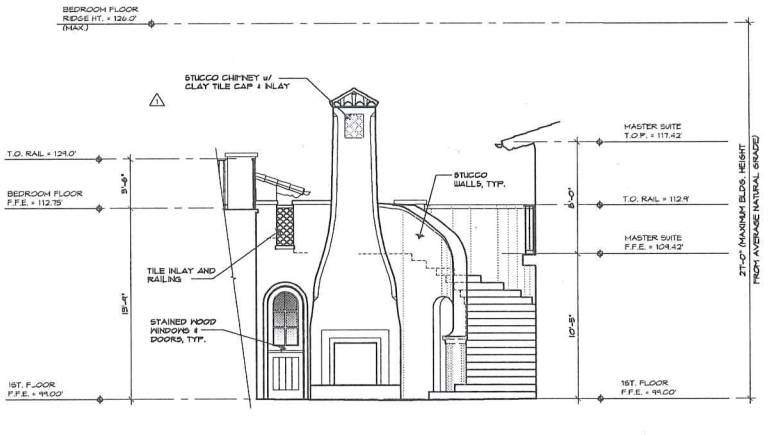
WEST COURTYARD

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



EAST COURTYARD

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



SOUTH COURTYARD

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

REVISION	No.
PLANNING DEPT. REV.- 6/28/16	1
PLANNING DEPT. REV.- 10/04/16	2

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXTERIOR ELEVATIONS

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

DATE:	4/05/16
SCALE:	1/4"=1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	15.09

A-3.3

SHEET . OF

N.T.S. on 8.5 x11

MARCHETA LANE ELEVATION

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

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.H
JOB NUMBER:	15.04

A-7.1
SHEET OF

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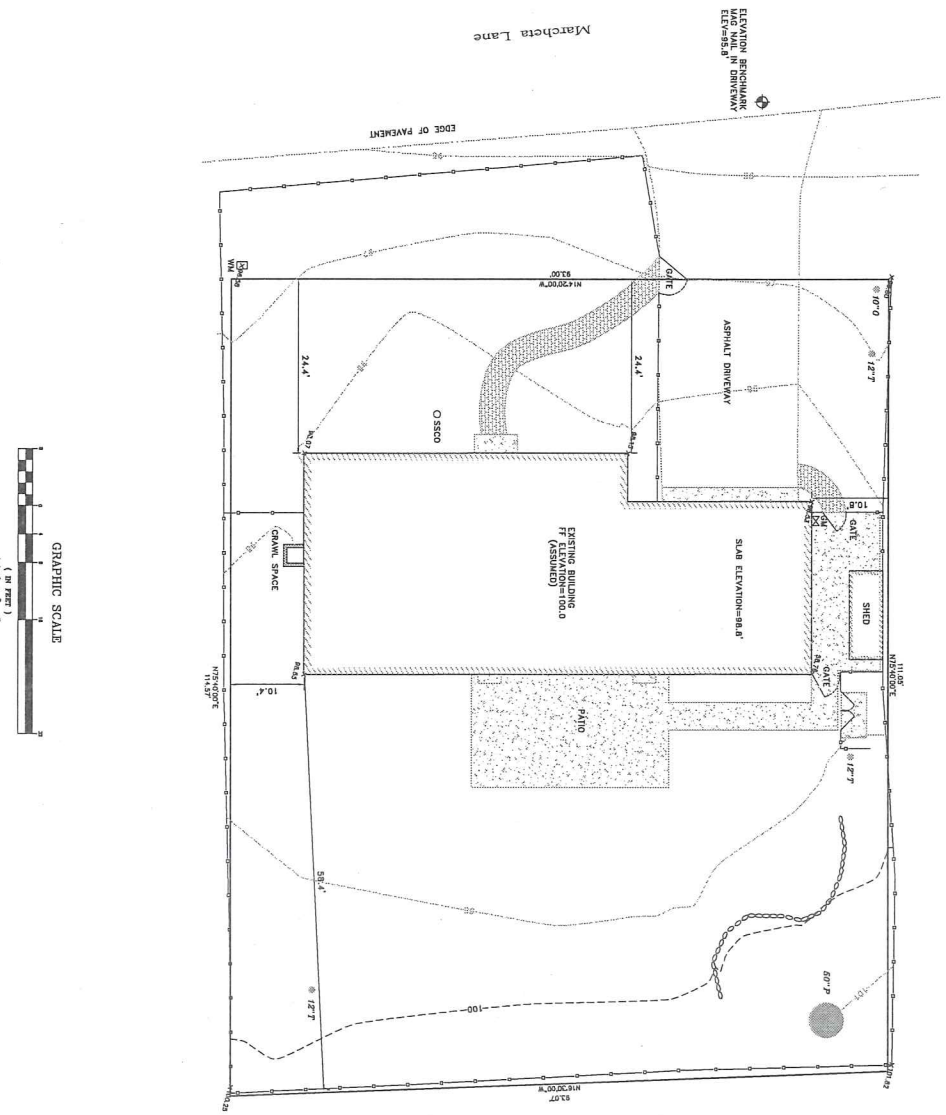
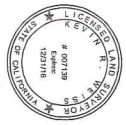


GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.



SITE PLAN

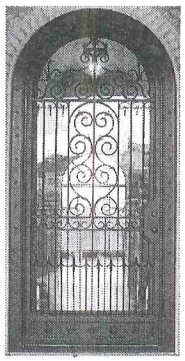
APN 007-342-002
1030 Marcheta Lane, Pebble Beach, Ca
prepared for:
Todd & Barbara Garibaldi

SHEET 1 OF 1 SHEETS

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

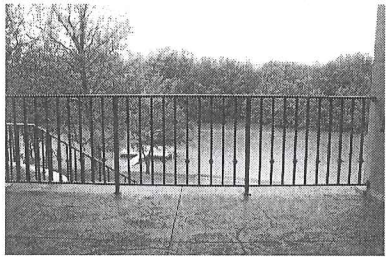


SIM. & PAIR OF GATE

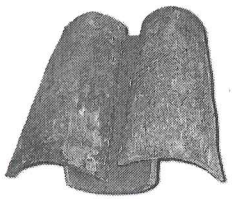
(10) **METAL GATE**

LAMP - 25 WATT
FINISH - BROWN RUST
GLAZING - HEAVY SEEDY
LIGHT SHIELD ON TOP PANELS

(7) **EXTERIOR WALL SCONES**



(4) **DECK GUARD RAIL**

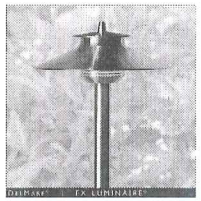


CLAY TILE

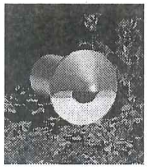
(1) **CLAY TILE ROOF**

CLAY TILE - FLAT LAY

(11) **CHIMNEY CAP TILES**

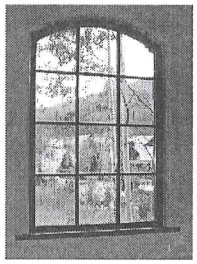


PATH LIGHT - 25W
COPPER FINISH

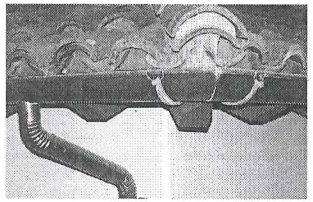


SIDE WALL LIGHT - 25W
COPPER FINISH

(8) **LANDSCAPE LIGHTING**



(5) **WOOD WINDOWS & DOORS**

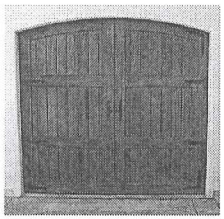


(2) **COPPER GUTTER & DOWNSPOUT**

DRAIN COVER
URBAN ACCESSORIES-OT

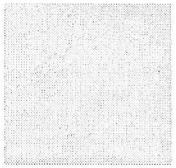
TRENCH GRATE
URBAN ACCESSORIES-OT

(9) **DRAINAGE GRATES**



WOOD - BROWN STAIN
PAIR OF DOOR

(6) **GARAGE DOOR**



STUCCO - MEDIUM CAT FACE

(3) **EXTERIOR COLORS**

(12) -

FOR REFERENCE ONLY

REVISION	No.

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Pebble Beach, CA
A.P.N. 007-342-002

DATE: 4/05/16
SCALE: NO SCALE
DRAWN: CJH
JOB NUMBER: 15.09

A-7.2
SHEET OF

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