

**Paula M. Gann  
14780 Cypress Circle  
Manchester, CA 95459**

February 6, 2008

Leon Drolet, Chairman  
Irish Beach Architecture Design Committee  
PO Box 245  
Manchester, CA 95459

RE: Landscaping Project

Dear Leon,

I am planning to undertake a landscaping project on my property at 14780 Cypress Circle, Unit 3, Lot 30. This lot is bordered by Sea Cypress Drive on the south, Cypress Circle on the east, a vacant lot on the north, and a residence used primarily as a rental on the west. While the primary motive of the project is to expand my patio and improve the outside appearance of my house, a few other changes will be included in the project. You will find the following items enclosed:

- 25 copies of a map showing the landscaping project (Gann Patio, Pathway & Driveway System). This map does not show the total lot (specifically the border on Sea Cypress Road which is not involved in the project) as that would make the project too small to demonstrate the changes proposed. It does indicate the other bordering properties.
- 25 copies of a drawing of the proposed enclosure to be used for wood and cans.
- A statement of the view corridors. Since all changes are close to the house with the exception of the patio, those changes will not affect the views. The expansion of the patio is on the south side of the house, which will only impact the view from my home and since it is so low, it will not impact my view.
- A statement of the proposed materials to be used. I have samples of the pavers and walling system to be used if the Committee is interested in seeing these.
- A check for \$200 for the permits for this minor project.

The designer/ contractor directing this project is Kevin McCoy who is a contractor located in Anchor Bay. He has a long history of providing services in the coastal area with projects in Sea Ranch as well as other coastal areas. I am excited about the project and working with Kevin for several reasons. He is

committed to the use and protection of native plants. He has a vision for the project that will complement my home while fitting into the surrounding environment. He has done research and has found some newly developed materials that while appearing to be stone are more cost effective manufactured products. He also has an emphasis on easy maintenance and sustainability to ensure my yard will continue to look good over the years.

Please let me know if you need more information or if I should attend the meeting in March. I'm looking forward to completing the project this spring and appreciate meeting that timeline.

Sincerely,

Paula M. Gann  
14780 Cypress Circle  
Manchester, CA 95459  
707-882-2836

## View Corridor Impact

**PATIO** - The major work being undertaken is an extension of the current patio. Since the patio is on the South side of the residence with the residence directly behind it to the North, the impact on the view corridor will only affect the applicant. The patio extension will be encased in a raised flowerbed, which will be 2 ½ ft. above the deck. The 2-3 ft. wide flowerbed will be planted with low, deer resistant (to prevent it becoming a salad bar for the deer) shrubs and flowers. On the West side of the patio the wall will rise to a height of no more than 5 feet above the patio to house a BBQ with an open wooden structure rising above. This will provide a screen between upstairs deck of the home of the neighbor to the West and the proposed new patio.

**DRIVEWAY** and adjoining area – The current rock driveway will be replaced with interlocking pavers. There will be a flowerbed between the driveway and the front walkway to the entrance of the house. This will be planted with plants that fall within the guidance of the CC&Rs and will not block the views of neighbors. The walkway will also be interlocking pavers. There will also be an interlocking paver's walkway from the patio to the front walkway.

**CAN & WOOD ENCLOSURE** – This will replace the current woodpile and will sit to the North close to the house and will not block views. There will be a walkway from the driveway to the enclosure between the house and enclosure.

**HOT TUB** – A hot tub will be installed close to the house and in the curve of the dining room West wall and will not obstruct the views of the neighbors. There will be a walkway from the new patio to the hot tub as well as a walkway from the current small West-facing patio to the hot tub.

**FIELD** – The current open area on the East, West and South of the house will remain generally the way it currently exists in a natural state.

**SUMMARY** – This landscaping project will improve the look of the residence specifically and the neighborhood in general.

## Materials for Project

**PATIO, DRIVEWAY & WALK WAYS** – Interlocking cement blocks of a grey color designed to look like stone will be used for these surfaces.

**PATIO WALLS** – Interlocking cement blocks of predominately grey tones designed to look like stone or stone veneer on cinder blocks will be used for the walls.

**BBQ ENCLOSURE** – Redwood will be used for the topping of the BBQ enclosure.

**CAN & WOOD ENCLOSURE** – The enclosure will be made of wood and painted to match the house.

**HOT TUB SCREEN**- To match BBQ wall in stature and materials used.

**Gann Patio, pathway & driveway System**

14780 Cypress Circle, Manchester, CA 95459

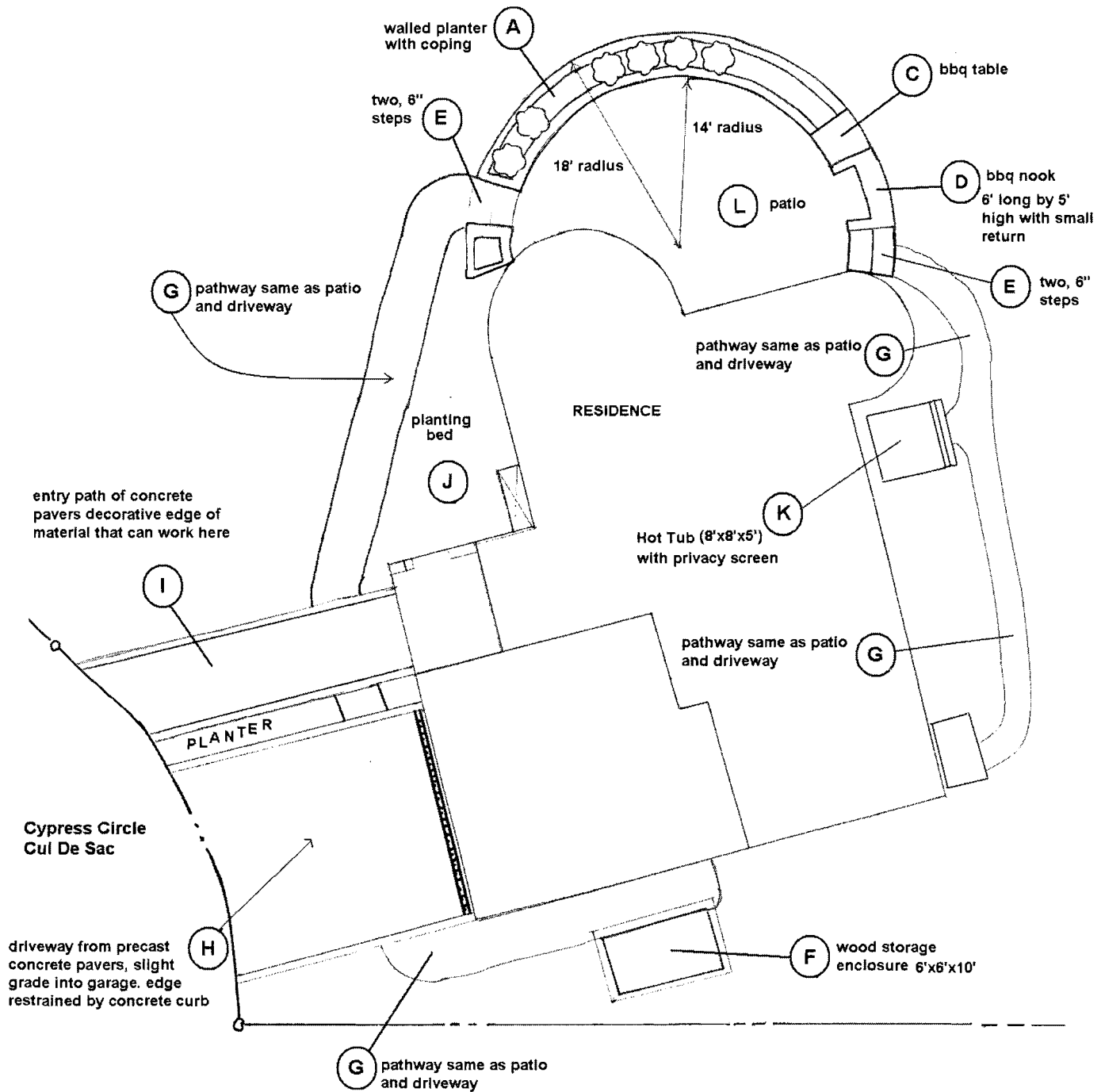
This plan is a part of a package submitted to the IBADC

Please see cover letter for explanation

dated February 6, 2008



from Kevin McCoy  
707 884 3384  
native@mcn.org



NORTH



Gann Patio, pathway & driveway system  
14780 Cypress Circle, Irish Beach, CA  
95459

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## Garbage Enclosure

