

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

In the matter of the application of:

**CUSAK REALTY INC (PLN100558)**

**RESOLUTION NO. 11-010**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Categorically Exempting per CEQA Section 15303 (a);
- 2) Approving Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of a 2,754 square foot single family dwelling, a 494 square foot attached garage, a 94 square foot covered entry porch, and 405 square feet of open deck more than 24" above the grade; 2) a Coastal Development Permit to allow the removal of 33 protected Monterey Pine trees (7"-12" in diameter); grading of approximately 70 cubic yards of cut to be balanced on site; and Design Approval.

(PLN100558, Cusack Realty Inc. 4060 Sunset Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-112-015-000))

**The Combined Development Permit application (PLN100558) came on for public hearing before the Monterey County Zoning Administrator on February 24, 2011. 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) 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,
  - Monterey County Coastal Implementation Plan, Part 5
  - Monterey County Zoning Ordinance (Title 20)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) The property is located at 4060 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-112-015-000, Del Monte Forest Land Use Plan. The parcel is zoned "MDR/4-D (CZ)" Medium Density Residential/4 units per acre-Design Control area in the Coastal Zone, which allows for the first single family dwelling on a legal lot of record. Therefore, the project is an allowed land use for this site.

- c) The project consists of a Combined Development Permit. Entitlements include: a Coastal Administrative Permit for the construction of a new single family dwelling with attached garage and a Coastal Development Permit to allow the removal of 33 protected Monterey Pine trees (7"-12" in diameter). Staff has confirmed that the proposed project meets Site Development standards of Medium Density zoning regulations.
- d) Tree Removal The proposed tree removal is consistent with applicable Forest Resources policies of the Del Monte Forest Land Use Plan. Staff site visit determined that the parcel is full of the Monterey Pines and that the removal of 33 Monterey Pine trees does not conflict with water and marine resources, environmentally sensitive habitat areas and scenic visual resources. (See Finding #7).
- e) Pursuant to Chapter 20.44, Design Control Zoning Districts, the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. The project consists of a new single family dwelling with attached garage. Colors and materials to be of tan exterior stucco and Faux limestone, metal clad wood doors and windows, copper gutters and flay clay tile roofing materials. The colors and materials are of a neutral blend and are consistent with the surrounding environment. Therefore, the project is consistent with the Design Control regulations.
- f) The project planner conducted a site inspection on January 6, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project is located within a moderate Archaeological Sensitivity zone. Applicant submitted a reported that was negative, and it stated that there was no evidence of resources and project should not be postponed for development. The proposed project is not located within a viewshed and there is no environmentally sensitive habitat on the property.
- h) On January 6, 2011, the project was heard by the Del Monte Forest Land Use Advisory Committee. They recommended approval (5-0) of the project as proposed with no comments.
- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100558.

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: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to Forest Resources. 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- "Tree Assessment Plan" (LIB100482) prepared by Frank Ono, Pacific Grove, CA, November 5, 2010
- "Geotechnical Report" (LIB110048) prepared by Grice Engineering, Inc., Salinas, CA, August, 2010
- "Preliminary Archaeological Assessment" (LIB110051) prepared by Archaeological Consulting, Salinas, CA, February 7, 2011.

- c) Staff conducted a site inspection on January 6, 2011 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 RMA - Planning Department for the proposed development found in Project File PLN100558.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this 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 RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, 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) Necessary public facilities are available from Cal Am Water. Existing sewer is serviced by the Pebble Beach Community Services District.
  - c) Preceding finding No. 1 and 2 and supporting evidence for PLN100558.

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 violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on January 6, 2011 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100558.

5. **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 Section 15303(a) categorically exempts one single family residence, or a second dwelling unit in a residential zone.
  - b) The proposed project consists of a new single family residence with an attached garage. This is the first single family residence on a legal lot of record.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 6, 2011.
  - d) See preceding and following findings and supporting evidence.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).
  - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100558.
  - e) The project planner conducted a site inspection on January 6, 2011.

7. **FINDING: TREE REMOVAL** –The subject project minimizes tree removal in accordance with the applicable goals and policies of the applicable land use plan and the Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of 33 Monterey Pine trees (7 to 12 inches in diameter). In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
  - b) A Tree Resource Assessment was prepared by Frank Ono of Pacific Grove, CA. The analysis stated that the parcel is currently stocked with 90 pine trees on an 11,346 square foot parcel. Most of the trees on the property are of moderate size (7-12" in diameter). These trees have been grown in a tight space competing for light and nutrients. The interior trees have small live canopy ratios of approximately 20% or less while the exterior trees on the stand have live canopy ratios of approximately 40-50%. The new residence will be located in the middle of the property affecting the interior trees. Therefore, the project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible.

- c) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots (**Condition #7**).
- d) The removal will not involve a risk of adverse environmental impacts. Staff site visit determined that the removal of the 33 Monterey Pine trees conforms to all development standards of Section 20.147.050.D.1 (CIP) and does not conflict with water and marine resources, environmentally sensitive habitat areas and scenic visual resources.
- e) Staff conducted a site inspection on January 6, 2011 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100558.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

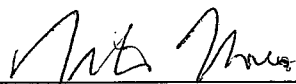
- EVIDENCE:**
- a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project includes a conditional use (Coastal Development Permit for tree removal), and the permit requests development located between the first public road and the ocean.

### DECISION

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

- A. Categorically Exempt per CEQA Section 15303 (a);
- B. Approve Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of a 2,754 square foot single family dwelling, a 494 square foot attached garage, a 94 square foot covered entry porch, and 405 square feet of open deck more than 24" above the grade; 2) a Coastal Development Permit to allow the removal of 33 protected Monterey Pine trees (7"-12" in diameter); grading of approximately 70 cubic yards of cut to be balanced on site; and Design Approval.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of February, 2011.

  
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 Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAR 11 2011**.

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

MAR 21 2011

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 the Monterey County Planning Department and 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.

**RESOLUTION 11-010 - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

Project Name: Cusack  
 File No: PLN100558 APNs: 008-112-015-000  
 Approved by: Zoning Administrator Date: February 24, 2011

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA – Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>            This Combined Development Permit (PLN100558) allows a Coastal Administrative Permit to allow the construction of a 2,754 square foot single family dwelling, a 494 square foot attached garage, a 94 square foot covered entry porch, and 405 square feet of open deck more than 24" above the grade; 2) a Coastal Development Permit to allow the removal of 33 protected Monterey Pine trees (7"-12" in diameter); grading of approximately 70 cubic yards of cut to be balanced on site; and Design Approval. The property is located at 4060 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-112-015-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. <b>(RMA-Planning Department)</b></p>	<p>Adhere to conditions and uses specified in the permit.</p>	Owner/ Applicant	Ongoing unless otherwise stated	
			<p>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 the RMA - Planning Department.</p>	RMA - Planning		
			<p>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.</p>	WRA  RMA - Planning		

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2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 11-010) was approved by the Zoning Administrator for Assessor's Parcel Number 008-112-015-000 on February 24, 2011. The permit was granted subject to <b>15</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b>	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on February 24, 2014 unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b>	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> 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. The Monterey County RMA - Planning Department 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 the discovery. <b>(RMA - Planning Department)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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.	Owner/ Applicant/ Archaeo- logist	Ongoing	



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5.		<b>PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> 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 the RMA - Planning Department. 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 RMA - Planning Department. 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. <b>(RMA – Planning Department)</b>	Submit landscape plans and contractor's estimate to the RMA - Planning Department 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."	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			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 RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			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.	Owner/ Applicant	Ongoing	
6.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

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		glare is fully controlled. The applicant shall submit 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 the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
7.		<b>PDSP001 – TREE AND ROOT PROTECTION (NON STANDARD)</b> Trees which are located close to the 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 by possible hand excavation and bridging roots. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the 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 a 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. <b>(RMA - Planning Department)</b>	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
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.	Owner/ Applicant/ Arborist		During Construction			
Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant		Prior to final inspection			

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<b>RMA – Public Works Department</b>						
8.		<b>PW0043 – REGIONAL DEVELOPMENT IMPACT FEE</b> 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. <b>(Public Works)</b>	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	
9.		<b>PW0044 – CONSTRUCTION MANAGEMENT PLAN</b> The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both 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. <b>(Public Works)</b>	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit.	
			The approved measures shall be implemented during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	On-going through construction phases	
<b>Monterey County Water Resources Agency</b>						
10.		<b>WR1 - DRAINAGE PLAN</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Emgineer	Prior to issuance of any grading or building permits	

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11.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
<b>Fire Agency - Pebble Beach Community Services District</b>						
12.		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(Pebble Beach Community Services District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
13.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Pebble Beach Community Services District)</b>				
14.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
15.		<b>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD &amp; PEBBLE BEACH CSD)</b> All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

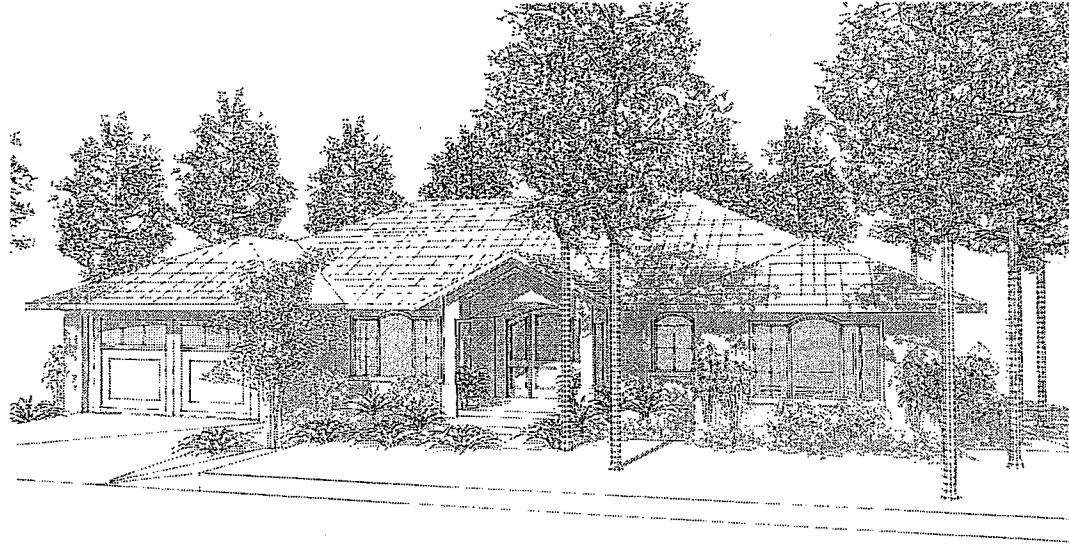
END OF CONDITIONS

Rev. 08/25/2010

# CUSACK RESIDENCE

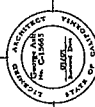
4060 SUNSET LANE, PEBBLE BEACH, CA

A. P. # 008-112-015-000



10/11/10	date
10/17/10	
11/22/10	
DDDDDD	revisions

Project: RES. S. F. D.  
**CUSACK RESIDENCE**  
 4060 SUNSET LANE, PEBBLE BEACH, CA  
 Drawn By: G.A.A.



**GEORGE ASH**  
 architect  
 3411 Forest Street, Monterey, CA 93940 (831) 644-8373, fax (831) 644-3301  
 ash@georgeash.com

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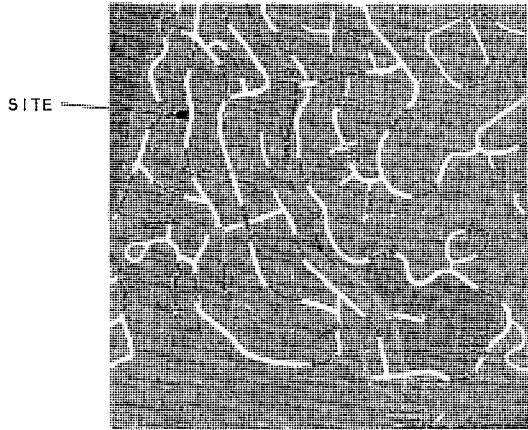
SCOPE OF WORK:

NEW SINGLE STORY, SINGLE FAMILY DWELLING  
 CONSISTING OF 2,144 SQUARE FEET OF LIVING  
 SPACE, 414 SQUARE FOOT ATTACHED GARAGE,  
 A 144 SQUARE FOOT COVERED ENTRY PORCH AND  
 405 SQUARE FEET OF OPEN DECK MORE THAN  
 24" ABOVE GRADE.

DEFERRED SUBMITTALS: ROOF TRUSS SHOP DRAWINGS  
 FIRE SPRINKLERS

S T A T I S T I C S:

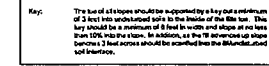
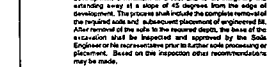
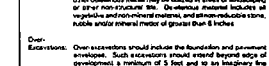
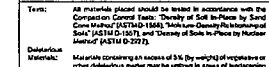
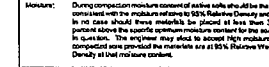
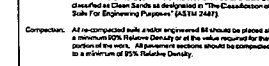
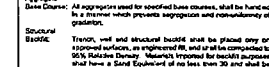
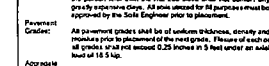
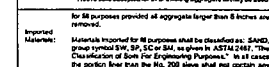
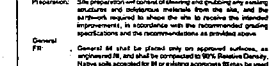
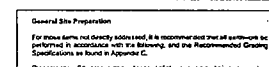
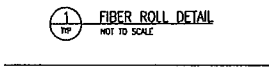
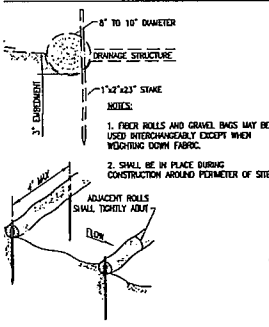
PROJECT:	CUSACK RESIDENCE 4060 SUNSET LANE PEBBLE BEACH, CA
OWNER:	CUSACK REALTY INC. P. O. BOX 343 CARNEL VALLEY, CA 93924
A. P. #	008-112-015-000
SITE AREA:	11,346 S.F.
ZONING:	HR/1-D (C2)
<u>BUILDING DATA:</u>	
NEW RESIDENCE:	LIVING AREA: 2,144 S. F. +/- ATTACHED GARAGE: 414 S. F. +/- TOTAL STRUCTURE: 2,558 S. F. +/-
	OPEN DECK (MORE THAN 24" ABOVE GRADE): 405 S. F. +/- ENTRY PORCH: 144 S. F. +/- TOTAL COVERAGE: 3,157 S. F. +/-
F. A. R.:	ALLOWED: 35% = 3,971 SQUARE FEET PROPOSED: 28.1% = 3,258 SQUARE FEET
COVERAGE:	ALLOWED: 35% = 3,971 SQUARE FEET PROPOSED: 28.1% = 3,157 SQUARE FEET
BUILDING HEIGHT:	ALLOWED: 21'-0" ELEV. +527.25' LOW POINT 491' - HIGH POINT 501.5 AVERAGE = 500.25' HEIGHT LIMIT = 21' +527.25' PROPOSED: 28'-1" +/- ELEV. +543.0'
SETBACKS:	SEE SITE PLAN
PARKING:	REQUIRED: 3 COVERED - 1 UNCOVERED PROVIDED: 3 COVERED - 1 UNCOVERED
GRADING:	CUT: APPROXIMATELY 10 YDS. FILL: APPROXIMATELY 10 YDS.
SPRINKLERS:	YES
TREE REMOVAL:	35 TOTAL TREES - (17"-12" PINE TREES AND 2 ACACIA TREES)
FLOOD ZONE:	N/A
WATER COMPANY:	CAL AH
CODES:	2001 CBC, CBC, CPC



SITE

VICINITY MAP N. T. S.

**RECEIVED**  
 FEB 10 2011  
 MONTEREY COUNTY  
 PLANNING DEPARTMENT



**REFER TO GEOTECHNICAL REPORT FOR ALL INFORMATION**

**THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER REVIEW AND APPROVE ALL SITE WORK AND FOUNDATION TRENCHES.**

**NOTE:**  
CONTRACTOR SHALL HAVE BUILDING CORNERS AND SETBACKS VERIFIED BY THE SURVEYOR PRIOR TO START OF CONSTRUCTION

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<b>General Site Preparation</b>	For most items not directly addressed, it is recommended that all work items be performed in accordance with the drawings and the Recommended Grading Specifications as found in Appendix C.
<b>Preparation:</b>	Site preparation or control of existing and existing any existing structures and utilities shall be in accordance with the drawings and the Recommended Grading Specifications as found in Appendix C.
<b>General:</b>	General site shall be graded only on approved surfaces, as approved by the soils engineer, and shall be in accordance with the Recommended Grading Specifications as found in Appendix C.
<b>Impervious Materials:</b>	Materials intended for use as impervious shall be classified as: SAND, gravel, crushed stone, or other materials as approved by the soils engineer. No material shall be placed on any surface unless approved by the soils engineer.
<b>Preventive Grading:</b>	All preventive grading shall be of uniform thickness, density and moisture prior to placement of the next grade. The use of water on all grades shall not exceed 0.25 inches in 5 feet under an actual load of 15 lbs.
<b>Aggregate Base Course:</b>	All aggregate used for specified base courses, shall be placed in a manner which prevents segregation and nonuniformity of gradation.
<b>Structural Excavation:</b>	Trench, well and structural basins shall be placed only on approved surfaces, as approved by the soils engineer, and shall be in accordance with the Recommended Grading Specifications as found in Appendix C.
<b>Compaction:</b>	All compacted soils shall be placed in accordance with the Recommended Grading Specifications as found in Appendix C.
<b>Moisture:</b>	During construction moisture content of native soils shall be maintained with the moisture content of 95% Relative Density and in no case shall be less than 3 percent above the specified minimum moisture content for the soil to be placed. The engineer shall be advised if the moisture content is less than the specified minimum.
<b>Tests:</b>	All materials placed shall be tested in accordance with the Recommended Grading Specifications as found in Appendix C.
<b>Materials:</b>	Materials containing in excess of 5% by weight of impurities of other deleterious matter shall be rejected in areas of impervious or 95% non-structure fill. On all other material suitable for impervious and non-structure fill, the moisture content shall be maintained at or above the specified minimum.
<b>Disturbances:</b>	Over excavations should include the foundation and permanent development. Such excavations should extend beyond edge of development a minimum of 5 feet and to no less than the surface level. The project shall be completed within the required time and subsequent placement of impervious fill. After removal of the soil in the required depth, the base of the excavation shall be inspected and approved by the soils engineer or the representative prior to concrete placement or placement. Based on the inspection other recommendations may be made.
<b>Key:</b>	The top of all slopes should be supported by a key of not less than 2 feet in width and to the bottom of the fill top. The key should be a minimum of 8 feet in width and slope at no less than 10% to the horizontal. In all cases, the 10% to the horizontal slope should be maintained for a minimum of 10 feet.

**WINTER OPERATIONS PLAN NOTES:**

1. DURING WINTER OPERATIONS (BETWEEN OCT. 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

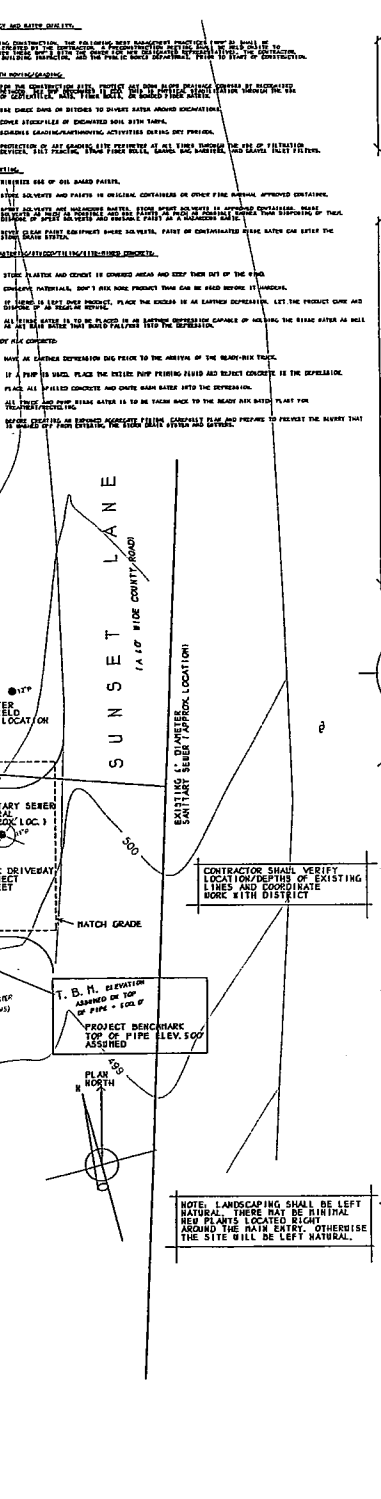
- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE NEIGHBORING PROPERTIES.
- RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED AT BENS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. MONTEY COURT GRADING/EROSION ORD. 2804 - 16. 12. 04D

**SURFACE DRAINAGE AND GENERAL NOTES:**

SEE SOILS REPORT FOR COMPLETE INFORMATION

- FOLLOWING COMPLETION OF THE PROJECT STORM DRAINAGE PROVISIONS AND PERFORMANCE OF PERMANENT EROSION CONTROL MEASURES BE CLOSELY OBSERVED THROUGH THE FIRST SEASON OF SIGNIFICANT RAINFALL, TO DETERMINE IF THESE SYSTEMS ARE PERFORMING ADEQUATELY AND, IF NECESSARY, RESOLVE ANY UNFORESEEN ISSUES.
- SURFACE WATER MUST NOT BE ALLOWED TO POND OR BE TRAPPED ADJACENT TO THE BUILDING FOUNDATIONS OR ON THE BUILDING PAD OR IN THE PARKING AREAS.
- ALL CUTTERS AND DOWNSPOUTS SHALL CARRY THE STORM WATER FROM THE STRUCTURES TO RESOLVE THE POSSIBILITY OF SOIL SATURATION AND EROSION. THE CONNECTION SHOULD BE IN A CLOSED CONDUIT WHICH DISCHARGES AT AN APPROVED LOCATION AWAY FROM THE STRUCTURES AND GRADED AREA. SEE PLAN AND VERIFY LOCATIONS WITH SOILS ENGINEER.

- IRRIGATION ACTIVITIES AT THE SITE SHALL NOT BE DONE IN AN UNCONTROLLED OR UNREASONABLE MANNER.
- THE BUILDING AND SURFACE DRAINAGE FACILITIES MUST NOT BE ALTERED FOR ANY FILLING OR EXCAVATION WORK DEVELOPED MUST BE MAINTAINED BY THE PROPERTY OWNER AT ALL TIMES. AS IMPROPER DRAINAGE PROVISIONS CAN PRODUCE UNDESIRABLE EFFECTS.
- ALL GRADING SHALL COMPLY WITH THE MONTEY COURT GRADING/EROSION ORD. 2804 AND EROSION CONTROL ORDINANCE #2804.
- SURFACE DRAINAGE WILL BE A MINIMUM OF 2% AWAY FROM THE HOUSE FOR A MINIMUM OF 3'
- NATIVE TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM UNDESIRABLE DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS TO PROTECT FROM DAMAGE TO THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE TRUNKS. THE PROTECTION SHALL BE IN PLACE PRIOR TO ISSUANCE OF THE BUILDING PERMIT.



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11/22/10

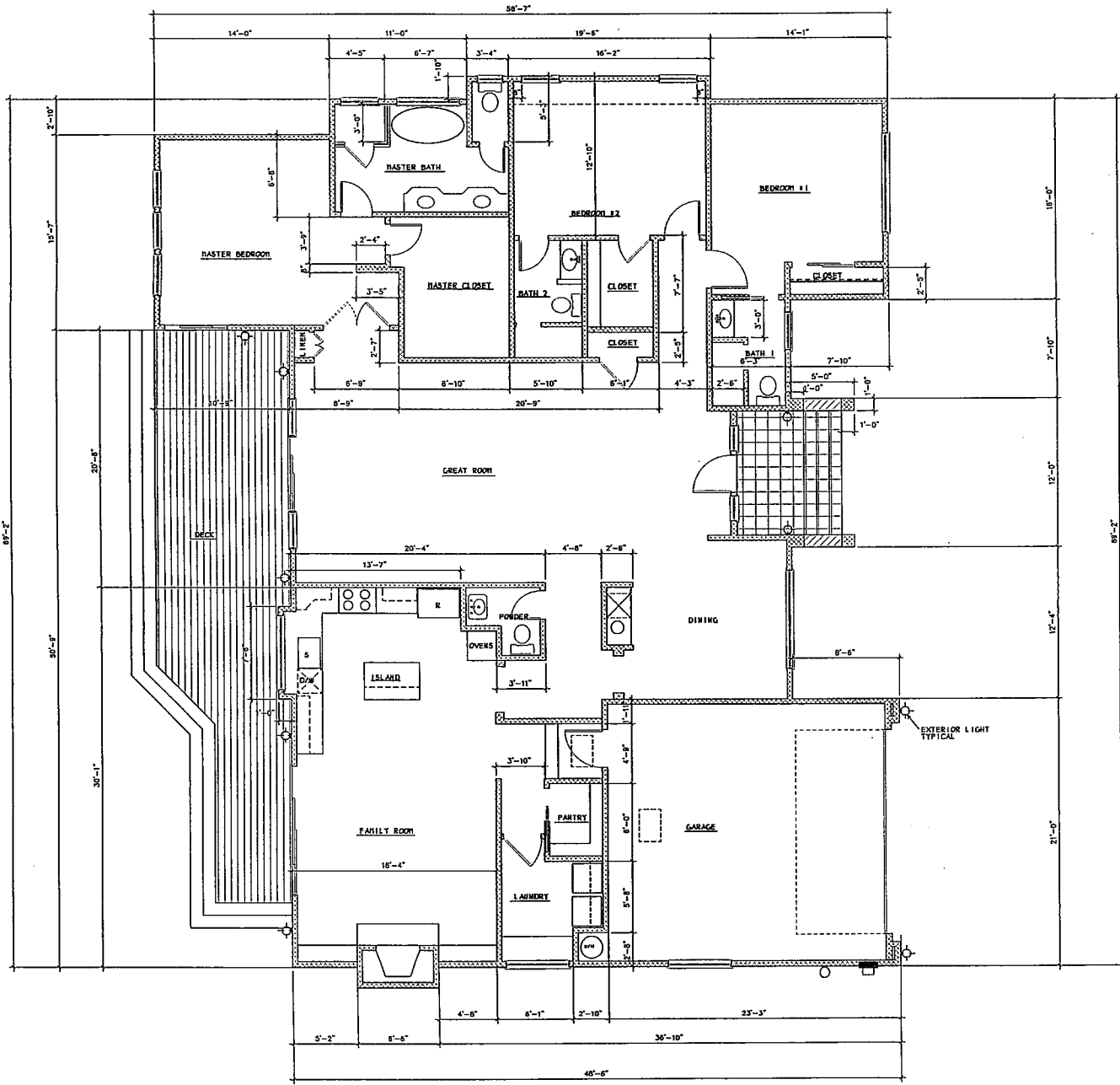
Project: RES. S.F.D.  
CUSACK RESIDENCE  
SUNSET LANE, PEBBLE BEACH, CA  
Drawn By: CAA



**GEORGE ASH**  
architect  
341 North Street, Arcadia, CA, Phone: (916) 444-1079, Fax: (916) 444-2301  
ash@georgeash.com

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A-1  
of  
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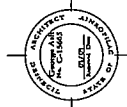
NOTE: LANDSCAPING SHALL BE LEFT NATURAL. THERE MAY BE MINIMAL NEW PLANTS LOCATED AROUND THE MAIN ENTRY, OTHERWISE THE SITE WILL BE LEFT NATURAL.



DIMENSIONED FLOORPLAN 1/4" = 1' - 0"

date	revisions
10/11/10	
10/17/10	
11/22/10	

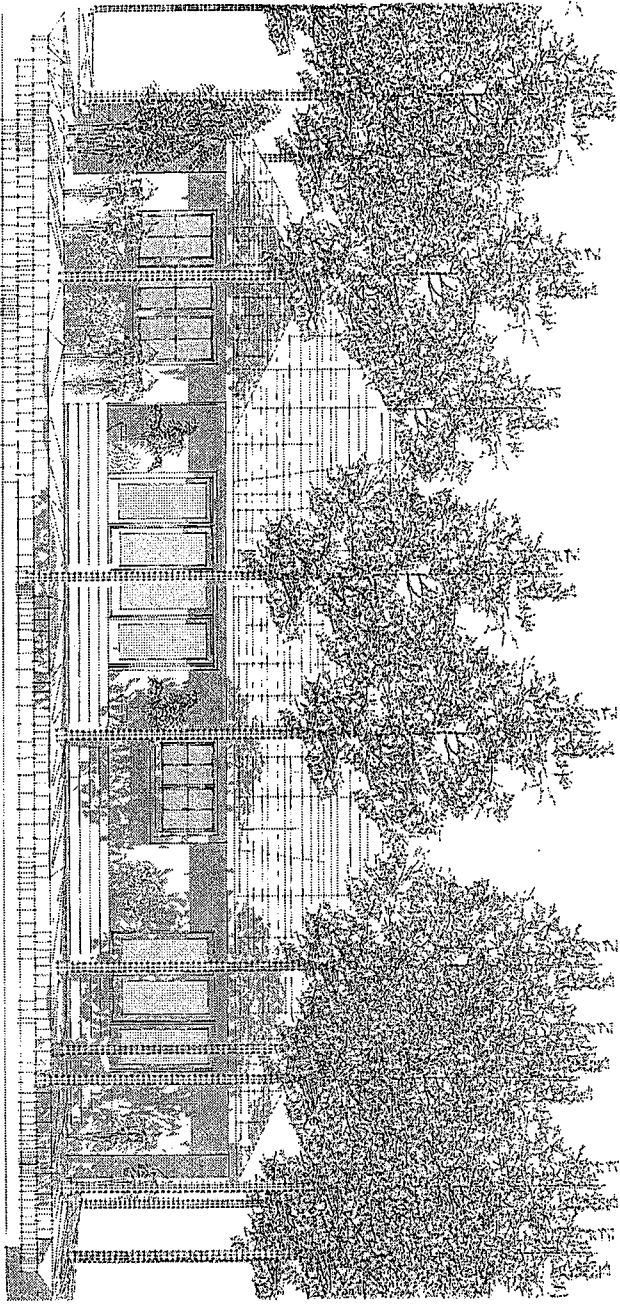
Project: HEU S.F.D.  
 CUSACK RES IDENCE  
 SUNSET LANE, PERDUE BEACH, CA  
 DRAWN BY: GAA



**GEORGE ASH**  
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 541 Penn Street, Huntington, CA 94622 (916) 444-5201 ash@georgeash.com

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**A-2**  
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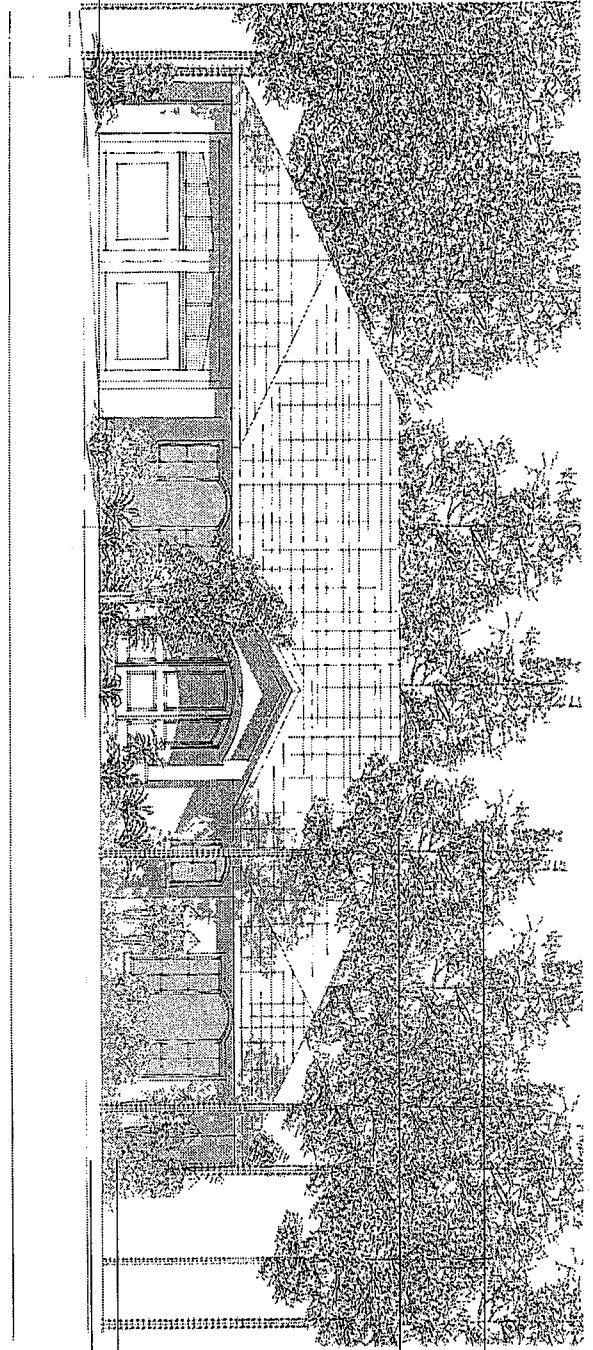


REAR ELEVATION

1/4" = 1'-0"

FRONT ELEVATION

1/4" = 1'-0"



GARAGE  
LEVEL  
5.01'

FLOOR LEVEL  
5.07'  
AVERAGE GRADE =  
5.00' 23"

MAX HEIGHT  
ALLOWED =  
531.25'  
MAX RIDGE  
HEIGHT = 531.5'

FINISHES:  
WALLS: STUCCO  
ROOF: CONCRETE ROOF TILES  
WINDOWS: HILGARD VINYL  
DOORS: HILGARD VINYL  
GUTTER: METAL OCEA  
GARAGE DOORS: WOOD CUSTOM

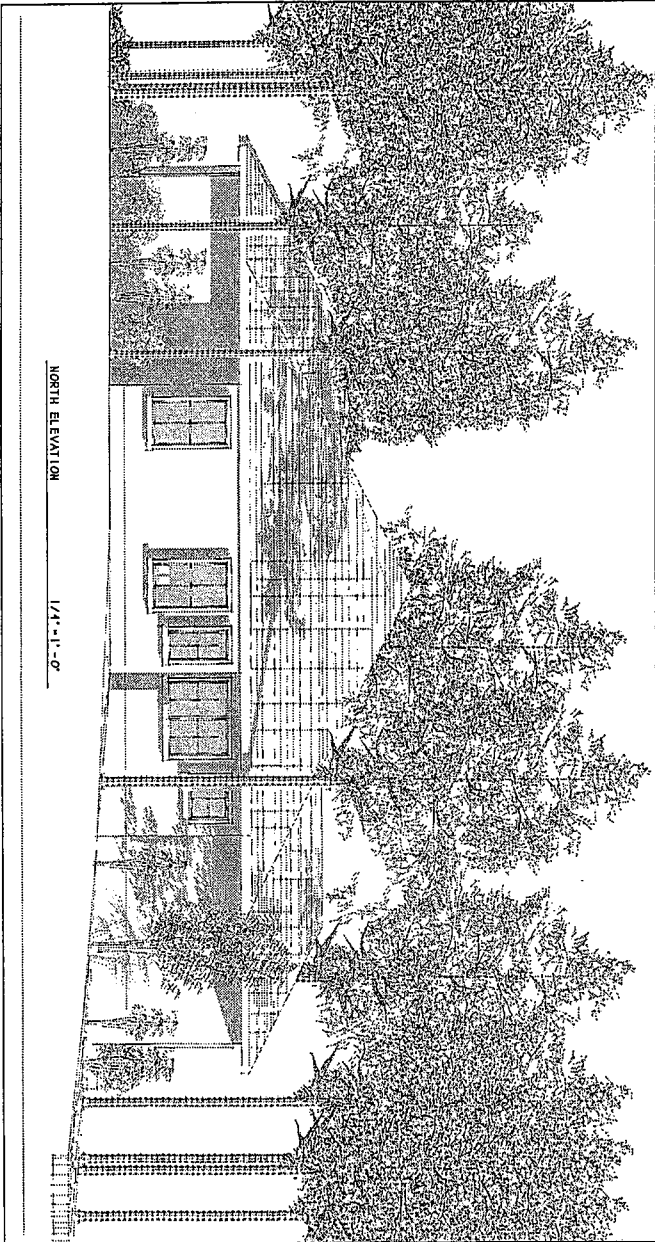
Sheet  
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of sheets

**GEORGE ASH**  
architect  
341 Poinc Street, Monterey, CA 93940 - (831) 644-1095 - fax (831) 644-5501 ash@redstx.com@hugoblox.com



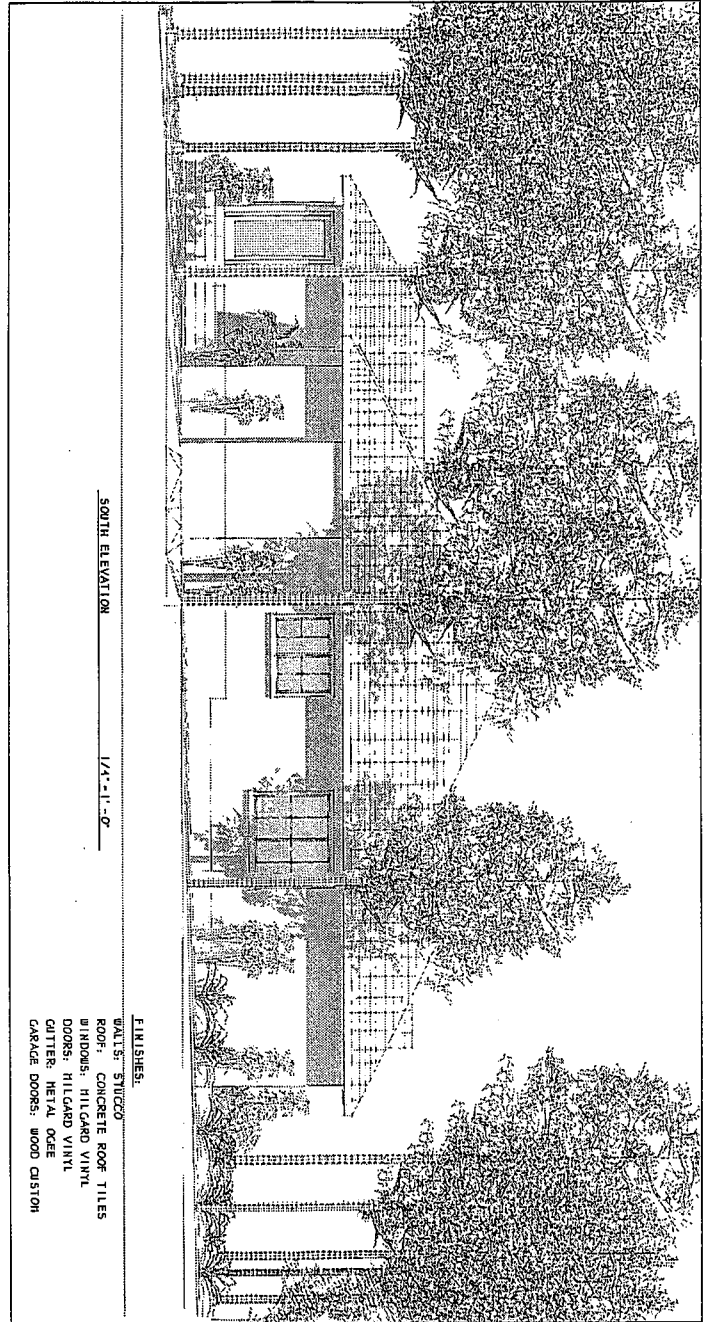
Project: NEW S.F.D.  
CUSACK RESIDENCE  
SUNSET LANE, PEDDLE BEACH, CA  
Drawn By: GAA

Revisions	date
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NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

FINISHES:  
 WALLS: STUCCO  
 ROOF: CONCRETE ROOF TILES  
 WINDOWS: HILGARD VINYL  
 DOORS: HILGARD VINYL  
 GRITTER: METAL OCEE  
 GARAGE DOORS: WOOD CUSTOM

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**A-4**  
 of sheets



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 architect

3417 Pointe Bonac, Monterey, CA 93940 - (831) 644-3375 - fax (831) 644-3361 asharchitect@georgeash.com



Project: RES 5, F. D.  
**CUSACK RESIDENCE**  
 SUNSET LAKE, PEBBLE BEACH, CA  
 Drawn By: GAA

DDDDDDDD  
 01/27/10  
 revisions date