

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 06002

A. P. # 008-282-004000

In the matter of the application of
Peter & Robin Barker (PLN050090)

FINDINGS AND DECISION

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, consisting of: 1) A Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 2) A Coastal Development Permit for removal of 5 Monterey Pine and Cypress trees; and 3) A Coastal Administrative Permit and Design Approval to construct a 4,862 square foot, one-story, single-family residence an attached 770 square foot two-car garage, driveway and motor court. The property is located at 1123 Porque Lane, fronting on and westerly of Porque Lane in the Del Monte Forest area of the Coastal Zone and came on regularly for hearing before the Planning Commission on January 11, 2006.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** - The Combined Development Permit consists of: 1) A Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 2) A Coastal Development Permit for removal of 5 Monterey Pine and Cypress trees; and 3) A Coastal Administrative Permit and Design Approval to construct a 4,862 square foot, one-story, single-family residence an attached 770 square foot two-car garage, driveway and motor court. The property is located at 1123 Porque Lane, fronting on and westerly of Porque Lane (Assessor's Parcel Number 008-282-004000) in the Del Monte Forest area of the Coastal Zone. The property is zoned "LDR/1.5-D (CZ)" [Low Density Residential, 1.5 Acres/Unit, Design Review (Coastal Zone)]. The proposed development, as described in the application and accompanying materials, and as conditioned, is consistent with the policies, standards and requirements of the Monterey County Local Coastal Program.

EVIDENCE: The Planning and Building Inspection staff reviewed the application and accompanying materials for conformance with:

- 1) The certified Del Monte Forest Land Use Plan
- 2) The certified Monterey County Implementation Plan (Title 20-Part 1), zoning regulations for development in the Low Density Residential or the "LDR/1.5 (CZ)" zoning district found in Chapter 20.14 of the Monterey County Coastal Implementation Plan (Zoning Ordinance, Title 20)
- 3) The certified Del Monte Forest Area Coastal Implementation Plan (Part 5), Chapter 20.147 "Regulations for Development in the Del Monte Forest Area Land Use Plan."

EVIDENCE: A Cultural Resources Reconnaissance prepared by R. Paul Hampson, Consulting Archaeologist, dated August 18, 1998, determined that the subject property is located within a known archaeological site. A subsequent archaeological test of the site and an Archaeological Report prepared by Archaeological Consulting dated February 18, 1999,

concluded that only limited cultural resources exist on the property. Based on this conclusion, approval of the project is conditioned to require that an archaeological monitor be present on-site during grading/excavation activities to assure protection of any cultural resource that may remain. In addition, the applicant is required to complete a "Final Technical Report" to be submitted to the Monterey County Planning and Building Inspection Department and the Regional Information Center at Sonoma State University. The report shall detail the results of the laboratory review and test of the limited cultural material found on the property during the preliminary archaeological testing. Compliance with these conditions of approval would assure protection of any cultural resources that may remain on the property.

EVIDENCE: The Geotechnical Investigation Report by Reynolds Associates, dated November 1998, determined that the site is suitable for the proposed project. The recommendations of the report have been incorporated as the conditions of approval.

EVIDENCE: A Biological Report dated August 7, 1998, prepared for the project by Ed Mercurio. Using the California Department of Fish and Game Natural Diversity Database, the report indicated the existence of three endangered plant species in close proximity to the project site: Pacific Grove clover, Hickman's onion and Fragrant fritillary. The report also identified conditions on the site as providing potential habitat for the endangered black legless lizard. The report recommended completion of a spring survey to determine the existence of any of these species on the site. This survey was conducted on the site on May 10, 1999, and no endangered plant or animal species were found on the site. The report recommended planting of plant species that support habitat for the black legless lizard.

EVIDENCE: Forest Management Plan prepared by Webster & Associates for the originally approved project, dated September 10, 1998. The report identified 5 Monterey Pine trees in poor health proposed for removal for the originally proposed and approved project (PLN980336). Replacement planting with Monterey Cypress was required as a condition of approval.

EVIDENCE: Forest Management Plan prepared for the current application by Frank Ono, dated May 26, 2005.

EVIDENCE: Additional Forest Management Plan prepared by Frank Ono, dated December 27, 2005.

EVIDENCE: The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this project did not warrant referral to the LUAC because the development is not considered to be of a controversial nature.

EVIDENCE: Site visit conducted by staff verified that the proposed project complies with the Monterey County Coastal Implementation Plan (Part 5).

EVIDENCE: The application, project plans, and supplemental reports for the Combined Development Permit as found in Planning File No. PLN050090.

2. **FINDING:** CEQA - The proposed project will not have a significant adverse impact on the environment. A Mitigated Negative Declaration adopted by the Board of Supervisors for an earlier project on this site is being utilized for the project. The provisions of the CEQA Guidelines Section 15162 have been reviewed and no subsequent negative declaration is required.

EVIDENCE: The proposed single-family dwelling would substitute a previously approved similar dwelling on the site for which an Initial Study was prepared. A Mitigated Negative Declaration was filed with the County Clerk, noticed and circulated for public review –

including the State Clearinghouse—on September 24, 1999. The Initial Study/Mitigated Negative Declaration have been reviewed by staff, whereby a determination has been made that the impacts caused by constructing and occupying the proposed new single-family dwelling would be substantially the same as the previously approved one. The proposed residence would be located in the same footprint and would not increase previously identified environmental impacts. When the Mitigated Negative Declaration was first adopted, the Board of Supervisors considered public testimony and the Initial Study with mitigation measures. The Mitigated Negative Declaration reflects the independent judgment of the County based upon consideration of testimony and information received and scientific and factual data presented. All comments received on the Mitigated Negative Declaration have been considered as well as all evidence in the record which includes studies, data, and reports considered in the initial study; information presented or discussed during public hearings; staff reports which include the County's independent judgment regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

- 1) R. Paul Hampson, Consulting Archaeologist. Cultural Resource Reconnaissance, dated August 18, 1998, Archaeological Report prepared by Archaeological Consulting dated February 18, 1999.
- 2) Reynolds Associates Geotechnical Investigation Report dated November 1998.
- 3) Edward Mercurio, Consulting Biologist. Biological Report dated August 7, 1998, Spring Survey dated May 10, 1999, additional survey dated December 6, 1999, prepared in conjunction with Stephen Ruth, and letter dated September 27, 2000.
- 4) Webster & Associates, Forest Management Plan, dated September 10, 1998. Hugh Smith letter dated September 26, 2000.
- 5) Frank Ono, Forester, Forest Management Plan, Baker Residence, dated May 26, 2005.
- 6) Additional Forest Management Plan prepared by Frank Ono, dated December 27, 2005.
- 7) Various site visits conducted by Planning and Building Inspection Department Staff, March 1999, June 1999, April 2000 and April/September 2005.

The location and custodian of the documents and materials which constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based is the Monterey County Planning and Building Inspection Department. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts have been submitted which refute the conclusions reached by these studies, data, and reports or which alter the environmental determinations based on investigation and the independent assessment or those studies, data, and reports by staff from various County departments, including Planning and Building Inspection, Public Works, Environmental Health, and the Water Resources Agency. Potential environmental effects have been studied and there is no substantial evidence in the record as a whole which supports a fair argument that the project, as designed and mitigated, may cause a significant effect on the environment.

3. **FINDING: ADDITIONAL CEQA FINDING** – A subsequent Negative Declaration or Mitigated Negative Declaration is not needed for the proposed project pursuant to Section 15162 (a) of the CEQA Guidelines and an Addendum has been prepared for the Mitigated Negative

Declaration pursuant to Guidelines Section 15164 (b). No substantial changes are proposed to the project, or are found with respect to the circumstances under which the project is undertaken, that would require major revisions to the adopted Mitigated Negative Declaration. No new information of substantial importance has been found that the project will have new significant effects not previously discussed or that significant effects would be substantially more severe. All feasible mitigation measures required to reduce impacts to a less than significant level have already been adopted.

EVIDENCE: Development of the proposed project would not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The newly proposed project includes removal of five Monterey Pine and Cypress trees not approved for removal in the previously approved project. The project is substantially the same as that analyzed in the Mitigated Negative Declaration prepared for the original project. The original permit authorized the removal of two trees, which have been removed. The new proposal would include the removal of an additional five trees. The proposed dwelling is located at exactly the same location as the original dwelling; the proposed dwelling would be similar in size and height to the previously approved dwelling. The Initial Study analyzed the removal of five Monterey pine trees and recommended mitigation measures related to the removal of any pine trees. The mitigation measures require the replacement of trees on a 1:1 basis, the collection of any disease resistant seed, and the transplantation of any disease resistant seedlings. These mitigation measures are still appropriate for the proposed number of trees to be removed. The additional cypress and pine trees to be removed are recommended for replacement with Monterey cypress trees on a 2:1 basis in the December 27, 2005, Forest Management Plan.

EVIDENCE: The circumstances under which the project will be undertaken have not changed in a manner involving new significant environmental effects which would require major revisions to the previously adopted Mitigated Negative Declaration. The relocation of a garage door toward Porque Lane requires the removal of three trees. The other two trees are in an existing driveway easement and require removal in order to construct a driveway within the easement. Although the Mitigated Negative Declaration did not analyze these five specific trees for removal, the addendum and the December 27, 2005 additional Forest Management Plan analyzed the five trees and proposed additional mitigation which is reflected in the conditions of project approval.

EVIDENCE: The project requires removal of five Monterey pine and cypress trees not previously approved for removal. It has been determined that such removal would not result in significant environmental effects not previously considered, and such removal would not be substantially more severe than previously discussed and analyzed. Removal of these trees has been addressed per the requirements of the certified Del Monte Forest Area Coastal Implementation Plan (Part 5), Chapter 20.147 ("Regulations for Development in the Del Monte Forest Area Land Use Plan."). Based on the recommendations of the forester's reports prepared for the current application, staff has concluded that the proposed tree removal would remain as a less than significant environmental impact, with the mitigation measures proposed.

EVIDENCE: Initial Study and Mitigated Negative Declaration, including Addendum, in Project File Nos. PLN980336 and PLN050090.

EVIDENCE: See evidence for Finding 2, above.

4. **FINDING:** For purposes of the Fish and Game Code, the project will have a potential for adverse changes to fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Staff analysis contained in the Initial Study and the administrative record as a whole indicate the project will result in changes to resources listed in Section 753.5(d) of the Department of Fish and Game regulations (Condition No. 4).

EVIDENCE: Initial Study and Negative Declaration contained in Project File Nos. PLN980336 and PLN050090.

5. **FINDING:** Based upon the Monterey Peninsula Water Management District's water allotment system, the County of Monterey ("County") has established a system of priority distribution of water allocation for properties within its own jurisdiction. Current information available to the County indicates that the County's share of water under the District's allotment system, over which the County has no control, has been exhausted to the point that the County is unable to assure that property owners who do or have obtained development permits for their properties will be able to proceed with their development projects.

EVIDENCE: Staff report and administrative record contained in Project File No. PLN050090.

EVIDENCE: The application materials and plans contained in Project File No. PLN050090.

6. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Pebble Beach Community Services District Fire Department, Public Works Department, Parks Department, Environmental Health Division and the Water Resources Agency. These departments and 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, or the county in general.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan (Part1).

DECISION

THEREFORE, it is the decision of the Planning Commission of the County of Monterey that the adopted Mitigated Negative Declaration prepared for the previously approved single family dwelling on the subject property and the Addendum prepared for the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 11th day of January, 2006, by the following vote:

AYES: Errea, Parsons, Hawkins, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None



DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAY 12 2006

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

MAY 22 2006

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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 and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Barker

File No: PLN050090

APN: 008-281-027-000

Approval by: Planning Commission

Date: January 11, 2006

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PBD029 - SPECIFIC USES ONLY This permit allows a Combined Development Permit consisting of: 1) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 2) A Coastal Development Permit for removal of 2 Monterey Pine and 3 Monterey Cypress trees; and 3) A Coastal Administrative Permit and Design Approval to construct a 4,862 square foot, one-story, single-family residence an attached 770 square foot two-car garage, driveway and motor court. The property is located at 1123 Porque Lane, (Assessor's Parcel Number 008-282-004-000), fronting on and westerly of Porque Lane, Del Monte Forest area in the Coastal Zone. The property is zoned "LDR/1.5-D (CZ)", [Low Density Residential, 1.5 Acres/Unit, with Design Review Coastal Zone). The project is in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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		use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)				
2.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 06002) was approved by the <i>Planning Commission</i> for Assessor's Parcel Number 008-281-027-000 on <i>January 11, 2006</i> . The permit was granted subject to 30 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		PBD022 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, which-ever occurs first.	

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)
4.		<p>PBD016 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection)</p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant		

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5.		<p>PB – ARCHAEOLOGICAL REPORT</p> <p>The applicant shall have the archaeological consultant prepare a Final Technical Report to be submitted to the Monterey County Planning and Building Inspection Department and the Regional Information Center at Sonoma State University. This report shall detail the results of the laboratory reviewing and testing of the limited cultural material found on the subject property during the preliminary archaeological testing, as contained in the Archaeological Update Report, prepared by Archaeological Consulting, dated January 29, 1999. Conclusions from the on-site archaeological monitor during project construction shall also be included in the report. (Planning and Building Inspection Department)</p>			Prior to issuance of a certificate of occupancy or final building permit inspection,	
6.		<p>PBD026 – NOTICE OF REPORT</p> <p>The applicant shall record a notice with the Monterey County Recorder which states: "A Geotechnical Investigation has been prepared for this lot by Reynolds Associates, dated November 1998, and is on record in the Monterey County Planning and Building Inspection Department File Nos. PLN980336 and PLN050090. The project shall be designed and constructed pursuant to recommendations Nos. 1-55 of the investigation as they may apply to the project. All other development on the parcel must be in accordance with the geotechnical investigation, as approved by the Director of Planning and Building Inspection." (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
7.	1. (IS No. 6.1)	<p>PB – NON STANDARD LANGUAGE</p> <p>The project shall be designed and constructed pursuant to recommendation Nos. 1-55 contained in the Geotechnical Investigation prepared by Reynolds</p>	Provide evidence from the preparer of the investigation that the recommendations of the investigation have been implemented.		Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Associates, dated November, 1998.				
8.		PBD026 – NOTICE OF REPORT A notice shall be recorded with the Monterey County Recorder which states: "Forest Management Plans, dated September 10, 1998, May 26, 2005, and December 27, 2005, have been prepared for this lot by Webster and Associates and Frank Ono, Forester. The reports are on record in the Monterey County Planning and Building Inspection Department. All tree removal on the lot must be in accordance with the Forest Management Plans, as approved by the Director of Planning and Building Inspection." (Planning and Building Inspection Department)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
9.	2. (IS No. 4.3)	PBD032(A) - TREE PROTECTION All trees located within the construction zone of the new residence shall be protected from accidental damage during construction. The following specific measures shall be implemented: 1) Avoid compaction of soil or the placement of additional soil under the drip lines and against the base of the trunks, and avoiding an increase in soil dept at the feeding zone or drip line of the retained trees; 2) wrap trunks with protective materials; (Planning and Building Inspection Department)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
10.		PB – NON STANDARD LANGUAGE Avoid compaction of soil under the drip lines of the remaining Monterey Pines on the property.	Avoid compaction of soil or the placement of additional soil under the drip lines and against the base of the trunks, and avoiding an increase in soil dept at the feeding zone or drip line of			

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			the retained trees.			
11.		PB- BIOLOGICAL RESOURCE PROTECTION If any black legless lizards are found during construction, the California Department of Fish and Game or a qualified biologist should be contacted for relocation. Construction workers should be informed of the appearance and significance of these reptiles and instructed to save and report any specimens encountered.	A qualified biologist shall monitor pre-grading and grading activities to determine potential presence of the black legless lizard on the property. The biologist shall provide a statement certifying results of monitoring.	Owner	During grading	
12.		PB- BIOLOGICAL RESOURCE PROTECTION The trees removed shall be replaced on a 2:1 ratio (total replacement of ten trees) with 15-gallon size Monterey cypress in an area recommended by the forester. This tree replacement is in addition to the one-to-one replacement of 2 Monterey Pines required under the conditions of approval of application File No. PLN980336. (Planning and Building Inspection Department)	Tree replacement per recommendation.	Owner	Prior to occupancy.	

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15.	5. (IS No. 5.1)	PB- ARCHAEOLOGICAL MONITORING An archaeological monitor to be on-site during any ground disturbing activities related to grading/construction, as recommended in the Archaeological Update Report, prepared by Archaeological Consulting dated February 18, 1999. Ground disturbing activities shall include trenching, grading and construction of new foundation. Review and approval of said contract between the applicant and archaeological monitor shall be provided to the Director of Planning and Building Inspection. (Planning and Building Inspection Department)	Applicant to hire an archaeological monitor and provide assurances that the monitor will be present during initial grading of the site.		Prior to issuance of a grading permit.	
16.		FIRE008 - GATES 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. (Pebble Beach Community Services District Fire Department)	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.	
17.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		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. (Pebble Beach Community Services District Fire Department)	Applicant shall schedule fire dept. rough sprinkler inspection.	Applicant or owner	Prior to framing inspection	
18.		FIRE011 - ADDRESSES FOR BUILDINGS 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		and at each driveway split. Address signs shall be and 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. (Pebble Beach Community Services District Fire Department)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
19.	6. (IS No. 6.3)	WR0001 DRAINAGE PLAN (WR) A drainage plan shall be prepared by a registered civil engineer or architect incorporating the recommendations in the Geotechnical Investigation for the Lapham Residence (PLN980336), prepared by Reynolds Associates Geotechnical & Civil Engineers, dated 23 November, 1998, (Water Resources Agency) .	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
20.		WR0043 - WATER AVAILABILITY CERTIFICATION (WR) Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency (MCWRA), proof of water availability on the property, in the faun of an approved Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

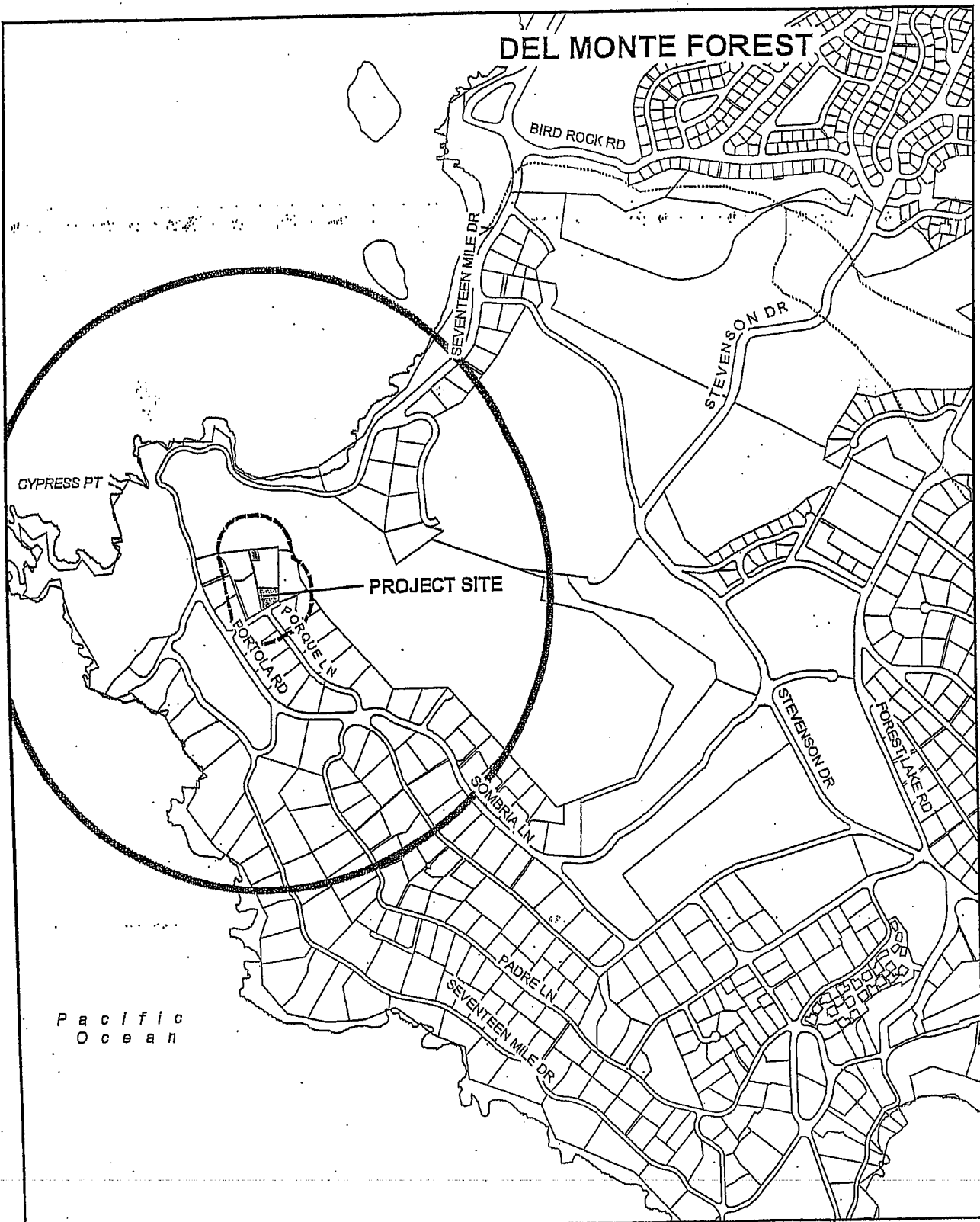
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
21.		<p>WR0040 WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3539 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction include, but are not limited to:</p> <ol style="list-style-type: none"> 1. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.5 gallons; all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. 2. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency) 	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
22.	7. (IS No. 1.3)	<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN The applicant shall submit and exterior lighting plan for the property and proposed structures subject to the approval by the Director of Planning and Building inspection. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type and wattage of all exterior fixtures and include catalog sheet for all fixtures. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed and located so than only the intended area is illuminated and off-site glare is fully controlled. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
23.	8. (IS No. 5.2)	PBD030 - STOP WORK - RESOURCES FOUND 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 Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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. (Planning and Building Inspection)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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/ Archaeologist	Ongoing	
24.		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject property between October 15 and April 15 unless authorized by the Director of Planning And Building Inspection. (Planning and Building Inspection)	Comply with grading code regulations.	Owner/ Applicant	During grading activities	
25.	9. (IS No. 6.2)	PB - NON STANDARD LANGUAGE Project foundations must be constructed in accordance with the recommendations of the Geotechnical Report. (Planning and Building Inspection)	Provide certification from the geotechnical consultant that the foundations have been constructed per the report.	Owner	Prior to framing inspection.	
26.		PBD040 - HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for	The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to Issuance of Grading or Building Permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (Planning and Building Inspection)				
27.		PBD034 - UTILITIES – UNDERGROUND New utility and service lines shall be placed underground for subdivision Improvements and for future single family residences on the new lots. (Planning and Building Inspection Department)	None	Applicant/ Owner	Ongoing	
28.		PB – COLORS AND MATERIALS The colors and materials of the proposed single-family dwelling shall be the colors as contained in the project file. Any change in materials or color shall require a Design Approval. (Planning and Building Inspection)	Adhere to the approved colors	Owner	Ongoing	
29.		PB- LANDSCAPE MAINTENANCE All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant materials shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection Department)	Maintain landscaping.	Owner	Ongoing	
30.	10. (IS no. 4.1)	PB – NON STANDARD LANGUAGE Prior to removal of the Monterey Pine trees, the applicant shall undertake the following measures to respond to the pine pitch canker epidemic: a) A registered professional forester (RPF) shall be present on-site prior to and during the initiation of site grading and tree removal. b) Under the supervision of the RPF, any natural pine seedlings without pitch canker symptoms that	Arrange for registered professional forester to be present on-site prior to and during initiation of tree removal and grading. Provide statement from forester indicating that measures required prior to and during grading have been complied with and any measures	Owner	Prior to any tree removal and any grading.	

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)
		<p>occur within the construction area shall be transplanted prior to commencement of clearing or grading activities.</p> <p>c) After the pine trees identified for removal are felled, the RPF shall inspect the trees for signs of pitch canker disease.</p> <p>In the case of each symptom-free tree (if any), at least three mature pine cones shall be selected, removed and documented as to species, location and date. All available seed shall be extracted from the cones and then stored and conserved in a manner acceptable to the California Department of Forestry (CDF) or California Department of Fish and Game (CDFG), The extracted seed, or other form derived from it (for example, grown seedling, cutting hedge, etc.) as appropriate, shall be retained in a protected facility until CDF and CDFG agree that such retention is no longer necessary with respect to the pitch canker epidemic. The applicant shall cover the cost of such storage, if any, until a public or other approved program has been established to accept such genetic materials.</p> <p>(Planning and Building Inspection Department)</p>	carried out.			

DEL MONTE FOREST






CYPRESS PT

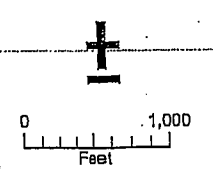
PROJECT SITE

Pacific Ocean

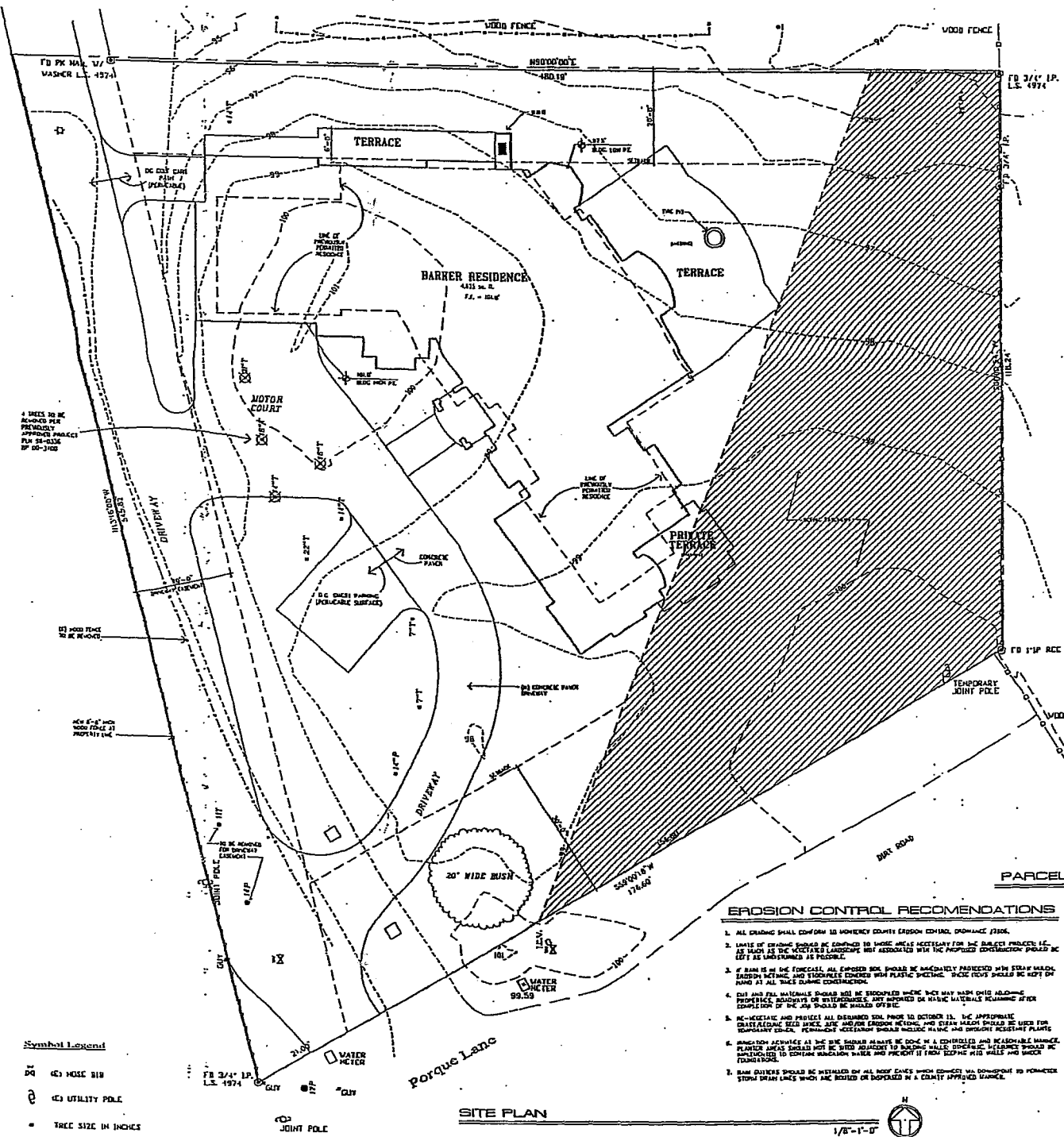
APPLICANT: BARKER

APN: 008-281-027-000 FILE # PLN050090

 300' Limit  2500' Limit  City Limits



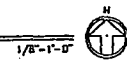
PLANNER: KOCH



Symbol Legend

- 42 HOSE BIB
- 42 UTILITY POLE
- TREE SIZE IN INCHES

SITE PLAN

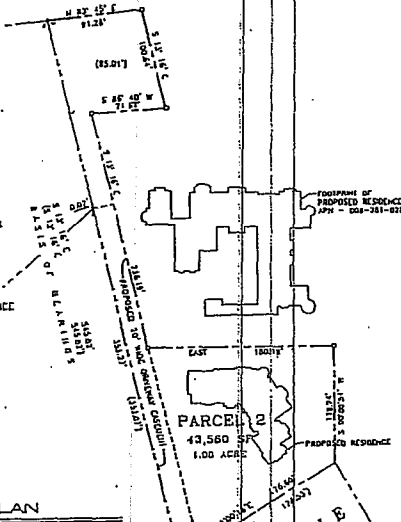


PLANNING INFO

- PROPERTY OWNER: PCMA and ROBBE BANCHE 1244 E. LINDSEY DRIVE MONROE, LA 70001 PH (504) 888-8779
- PROJECT ADDRESS: 112 PORQUE LANE FORT MONROE, LA 70001
- PROJECT SCOPE: NEW SINGLE STORY COUNTRY CLUB RESIDENCE WITH ATTACHED 3-CAR GARAGE
- OCCUPANCY: R3, U1
- CONST. TYPE: V, NR
- A.P.M.: 008-281-031-000
- LEGAL DESC: LDR, BLK, C
- ZONE: LDR/L5 (C)
- MAX BLDG HE: 30 FT
- GRADING: 110 CY
- TREE REMOVAL: 2 (FOR DRIVEWAY & SIDEWALK)
- TOPOGRAPHY: CONCRETE SLOP
- PROJECT CODE: 00-100-000-001 1. 2001 CMC, SEC. 216, CH. 21 2. TITLE 21
- LOT AREA: 43,560 S.F.
- LOT COVERAGE ALLOWED: 4,312 S.F. (10%)
- LOT COVERAGE PROPOSED: 4,312 S.F. (10%)
- F.A.R. CALCULATIONS:

PROPOSED RESIDENCE	PROPOSED TOTAL
WALL LEVEL	4,088
CAPACE	4,232
TOTAL	4,260

• F.A.R. ALLOWED: 763.2 SF (1.75%)
 • F.A.R. PROPOSED: 4,312 SF (10%)

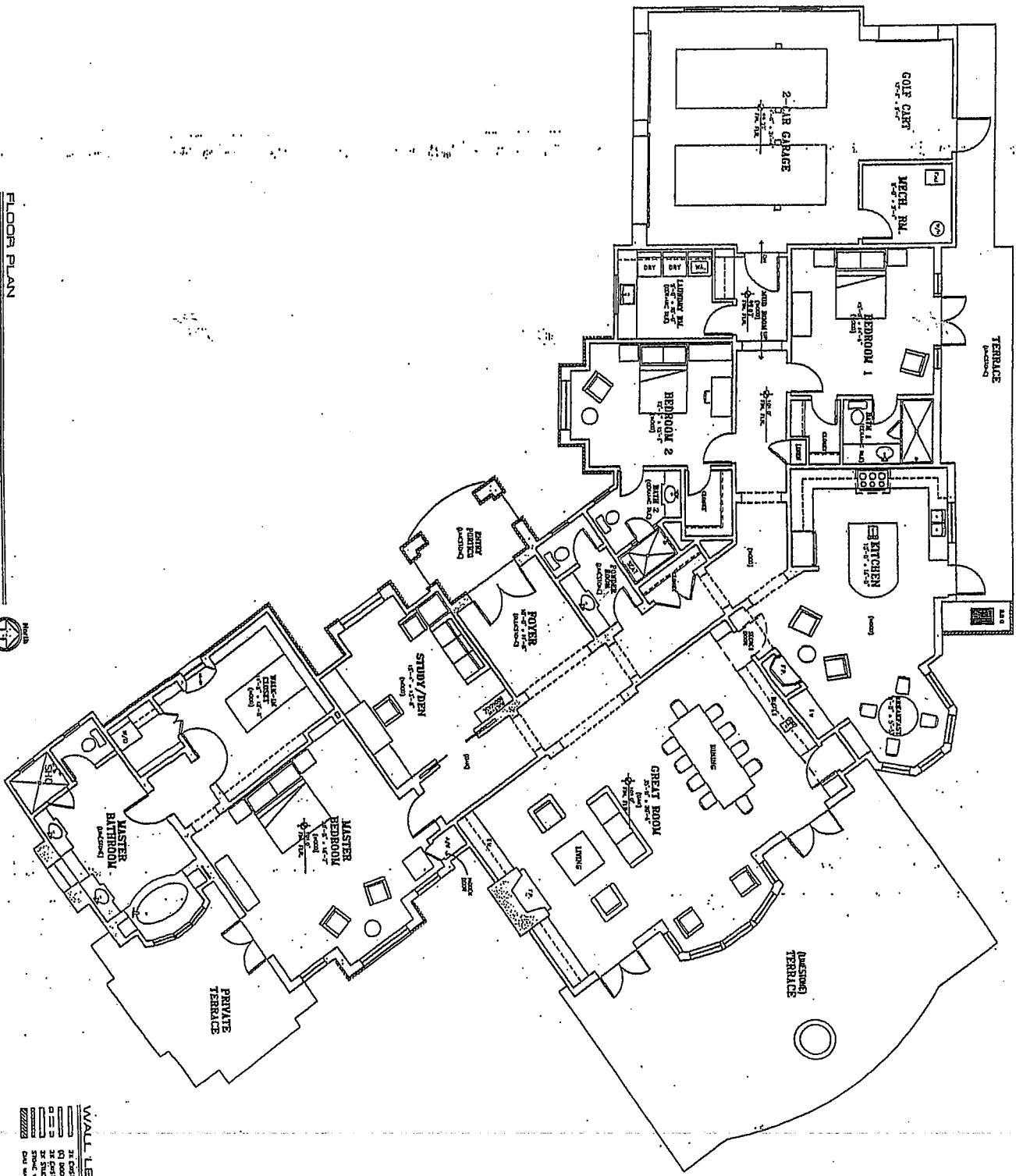


EROSION CONTROL RECOMMENDATIONS

1. ALL GRADING SHALL CONFORM TO MONROE COUNTY EROSION CONTROL ORDINANCE 2380.
2. LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECTS, I.E. TO SUCH AS THE NECESSARY LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
3. IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH, GEOTEXTILE MATING, AND STORMWATER CONTROL WITH PLASTIC SHEETING. THESE MEASURES SHOULD BE KEPT IN PLACE AT ALL TIMES DURING CONSTRUCTION.
4. DIRT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY RAIN DRIFT ALONGSIDE PROPOSED ROADSWAYS OR STORMWATER DRAINAGE SYSTEMS. THESE MATERIALS SHOULD BE COVERED WITH TARP OR OTHER MEASURES IMMEDIATELY UPON COMPLETION OF THE JOB SHOULD BE MOVED OFF-SITE.
5. RE-VEGETATE AND PROTECT ALL EXPOSED SOIL PRIOR TO DETENTION IS. THE APPROPRIATE QUANTITIES OF SEED, MULCH, AND FERTILIZER SHOULD BE OBTAINED AND STORED IN SUCH A MANNER AS TO PREVENT EROSION. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
6. SLOPE PROTECTION AS WELL AS THE BARRIER SHOULD BE DONE IN A CONTROLLED AND RESPONSIBLE MANNER. PLANTING AREAS SHOULD NOT BE BUILT ADJACENT TO BARRIERS. OVERHANGING BARRIERS SHOULD BE CONSIDERED TO CONTAIN WILDLIFE AND PREVENT IT FROM ESCAPING AND HILLS AND SLOPES SHOULD BE PROTECTED.
7. BARRIERS SHOULD BE INSTALLED ON ALL ROOF EDGES WHICH EXPOSED TO DOWNPOUR TO FORMER STORM DRAIN LINES WHICH ARE BUILT OR DISPOSED IN A COMPLY APPROVED MANNER.

PROPOSED NEW RESIDENCE FOR: A17 & MFS PLATNER
 INTERNATIONAL DESIGN GROUP
 112 PORQUE LANE
 FORT MONROE, LA 70001
 PH (504) 888-8779

FLOOR PLAN



WALL LEGEND

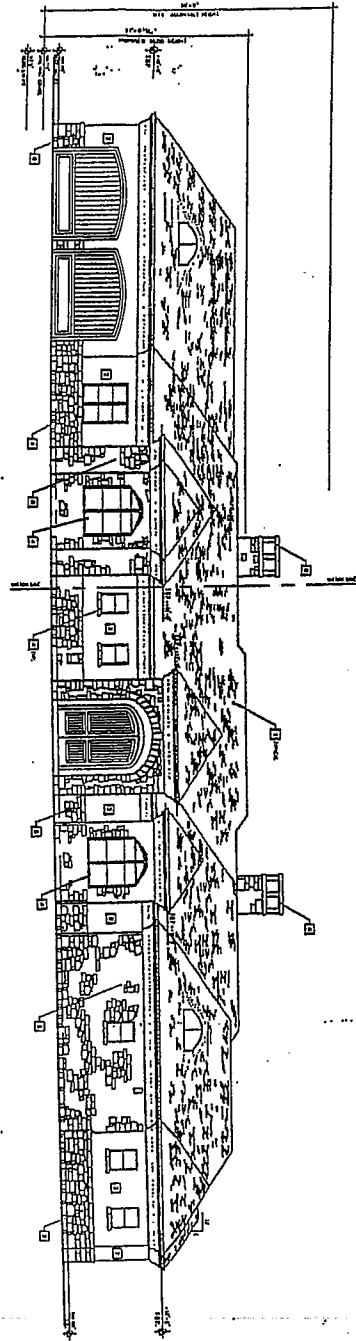
- 1 Existing wall, to remain
- 2 New wall, to be added
- 3 Existing wall, to be removed
- 4 New wall, to be removed
- 5 Existing wall, to be replaced
- 6 New wall, to be replaced
- 7 Existing wall, to be replaced
- 8 New wall, to be replaced
- 9 Existing wall, to be replaced
- 10 New wall, to be replaced

DATE	DESCRIPTION
10/1/00	REVISED
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INTERNATIONAL DESIGN GROUP
ARCHITECTURE & INTERIOR DESIGN

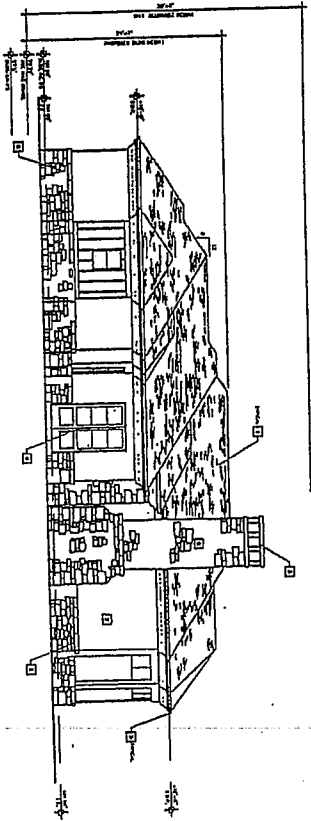
PROPOSED NEW RESIDENCE FOR:
MR. & MRS. BARKER

ALL WALLS, CEILING AND FLOORING ARE TO REMAIN UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE AS SHOWN ON THE SPECIFICATIONS. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK IS TO BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. ALL WORK IS TO BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.



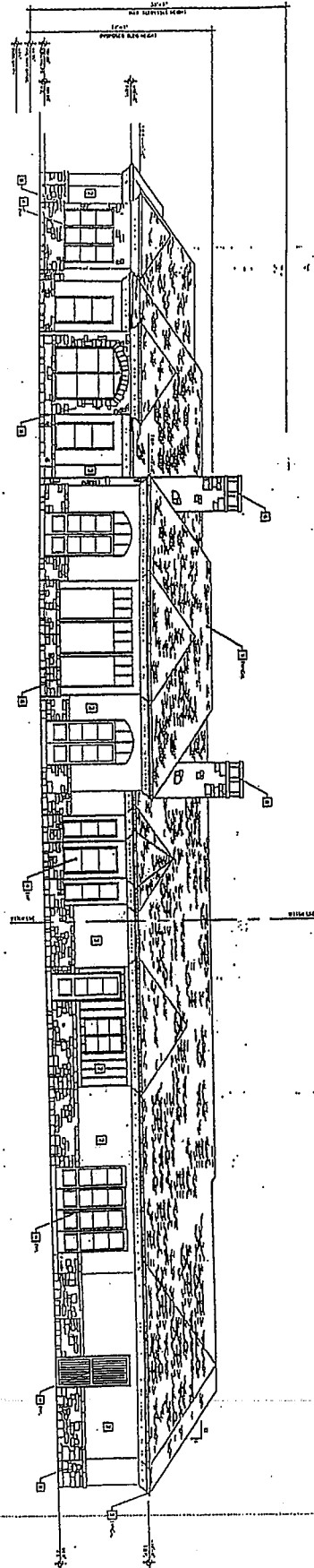
SOUTH/SOUTHWEST ELEVATION (REVISION IS PLANNED FOR CLARK)

EXTERIOR FINISH LEGEND	
1	SLATE ROOFING
2	PAINTED EXTERIOR STUCCO
3	EXPOSED REDWOOD BATTEN TAILS & TRIM
4	METAL CLAD WOOD EXTERIOR
5	WOOD & BRICK
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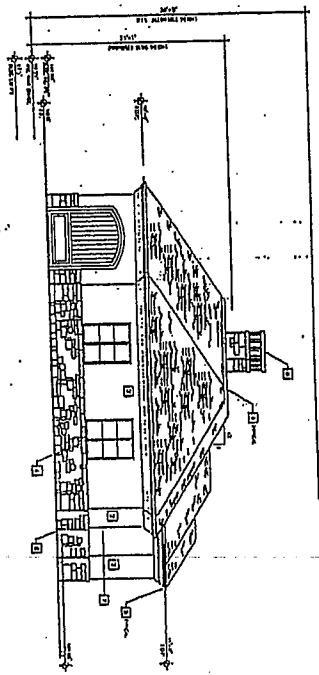
SOUTH/SOUTHEAST ELEVATION

PROPOSED NEW RESIDENCE FOR:



NORTH-NORTHEAST ELEVATION (REVISION IS LISTED FOR CLARITY)

EXTERIOR FINISH LEGEND	
1	SLATE ROOFING
2	PLASTER EXTERIOR SURFACE
3	EXTERIOR BRICKWORK SURFACE WITH A BRICK
4	BRICK, 8" x 8" BOND EXTERIOR
5	ROOF COVER COURSE & DOWNPOUTS
6	STONE COURSE CAP
7	WOOD SHAKE
8	EXTERIOR STONE
9	STANDARD SQAU CORNER ROOF



WEST ELEVATION