



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, October 7, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

BOARD OF ARCHITECTURAL REVIEW

Toby Keller	Chair
Ken Rudisill	Board Member
Mitsugu Mori	Board Member
Kathleen Ventimiglia	Board Member

3. **APPROVAL OF MINUTES - NONE**

4. **ORAL COMMUNICATION**

Members of the public wishing to address the Board of Architectural Review on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-10. TERRY REAM, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR A BOARD OF ARCHITECTURAL REVIEW APPLICATION TO CONVERT AN EXISTING 165 SQUARE FOOT SECOND STORY DECK INTO AN ENCLOSED SITTING ROOM AT AN EXISTING SINGLE-FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LOCATED AT 1506 ORD GROVE AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN: 011-082-008). THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, SECTION 15301.E.1: EXISTING FACILITIES. (CONTINUED FROM AUGUST 6, 2015)**

PURPOSE: IN ACCORDANCE WITH SECTION 17.62.030.B.2 OF THE SEASIDE MUNICIPAL CODE, BOARD OF ARCHITECTURAL REVIEW APPROVAL IS REQUIRED FOR THE CONSTRUCTION OF ALL NEW SECOND-STORY ELEMENTS INCLUDING DECKS. THE APPLICANT IS PROPOSING TO CONVERT A SECOND STORY DECK INTO AN ENCLOSED SITTING ROOM.

RECOMMENDATION: Staff recommends approval of the proposed second story addition subject to the conditions of approval provided as Attachment 1, exhibit "A" – project plans.

B. ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-14: COMMUNITY HOSPITAL PROPERTIES, PROPERTY OWNER, AND PAUL W. DAVIS, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW SINGLE-STORY MEDICAL/DENTAL/OFFICE/HEALTH CLINIC BUILDING AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 1150 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15332, CLASS 32, IN-FILL DEVELOPMENT PROJECTS. (CONTINUED FROM THE SEPTEMBER 16, 2015 DESIGN BOARD OF ARCHITECTURAL REVIEW MEETING.)

PURPOSE: IN ACCORDANCE WITH SECTIONS 17.62.030.B.1 AND E OF THE SEASIDE MUNICIPAL CODE (SMC), DESIGN REVIEW APPROVAL IS REQUIRED FOR ALL NEW NONRESIDENTIAL CONSTRUCTION. SUCH APPROVAL INCLUDES THE ARCHITECTURAL, LANDSCAPE, COLORS, EXTERIOR LIGHTING, SIGNS AND ASSOCIATED SITE IMPROVEMENTS.

RECOMMENDATION:

City staff recommends that the Board conduct its review of the revised plans, accept public comment, and consider one of the following actions:

1. Approve the revised design and continue the hearing to October 21, 2015 for the adoption of findings and conditions of approval.
2. Adopt a motion to deny the proposed project and continue the hearing to October 21, 2015 for the adoption of findings and evidence in support of the denial.
3. Continue to October 21, 2015 to address comments from the BAR.

6. REPORTS FROM BOARD MEMBERS

7. REPORTS FROM STAFF

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, October 21, 2015 at 5:30 PM
Seaside City Hall

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25

and U-verse Channel 99. Meetings are also available through live streaming at:
<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past
meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Bob Larsen, Associate Planner

DATE: October 7, 2015

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-10. TERRY REAM, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR A BOARD OF ARCHITECTURAL REVIEW APPLICATION TO CONVERT AN EXISTING 165 SQUARE FOOT SECOND STORY DECK INTO AN ENCLOSED SITTING ROOM AT AN EXISTING SINGLE-FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LOCATED AT 1506 ORD GROVE AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN: 011-082-008). THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, SECTION 15301.E.1: EXISTING FACILITIES. (CONTINUED FROM AUGUST 6, 2015)**

PURPOSE

IN ACCORDANCE WITH SECTION 17.62.030.B.2 OF THE SEASIDE MUNICIPAL CODE, BOARD OF ARCHITECTURAL REVIEW APPROVAL IS REQUIRED FOR THE CONSTRUCTION OF ALL NEW SECOND-STORY ELEMENTS INCLUDING DECKS. THE APPLICANT IS PROPOSING TO CONVERT A SECOND STORY DECK INTO AN ENCLOSED SITTING ROOM.

RECOMMENDATION

Staff recommends approval of the proposed second story addition subject to the conditions of approval provided as Attachment 1, exhibit "A" – project plans.

BACKGROUND

On November 7, 2007, the Board of Architectural Review Board granted design approval for the construction of a 3,313 square-foot single family residence and 492 square-foot attached garage at 1506 Ord Grove Avenue. This approval included an open second story deck off of the master bedroom at the front (northwest) corner of the house. The applicant is proposing to convert this second story exterior deck into an enclosed sitting room. The Seaside Municipal Code (SMC) requires that the enclosure of the second story deck receive approval from the Board of Architectural Review.

At the August 5, 2015 BAR meeting, the applicant was not present and the BAR continued this

item to provide the applicant time to address the following comments made by the Board:

1. The design appears to be large compared to the existing house.
2. How does the flat roof tie into the existing roof?
3. The window design does not appear to be harmonious with the existing windows.

The applicant has stated that he prefers to keep the proposed design and has written a letter to the Board in response to the concerns stated above. In this letter, the applicant has also provided additional information in support of the current design. (Applicant's letter is provided as Attachment 7, Applicant's response to BAR questions)

SITE LOCATION AND DESCRIPTION

The project site is located on the south side of Ord Grove Avenue between Waring Street and Luzern Street. The 9,180 square-foot lot is 90 feet wide by 102 feet deep. In 2007 a single-story single-family house was remodeled into the existing 3,313 square-foot two-story house with an attached 492 square foot garage. The Spanish style house has a stucco exterior with a concrete mission tile roof, copper gutters, and wood windows. The house sits approximately 4 feet below street level and has a front yard that is enclosed by a low stucco wall. Mature landscaping is in front of and behind this wall. Ord Grove Avenue is a wide street with a mixture of architectural styles. The surrounding land uses consist of:

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Single-Family Residential	Single-Family Residential	Single-Family Residential	
W	Single-Family Residential	Project Site	Single-Family Residential	E
	Single-Family Residential	Single-Family Residential	Single-Family Residential	
SW	S			SE

PROJECT DESCRIPTION

The applicant is proposing to enclose the existing 165 square-foot open deck at the northwest corner of the house and convert this outside area into an enclosed sitting room. A roof will be extended over the deck and window walls will be constructed even with the existing exterior walls. Four - three foot by five foot windows will face the front (street) elevation and three - three foot by five foot windows will face the side (west) elevation. The same concrete mission tile roof, wood windows, three foot eaves, copper gutters, and paint colors will be used to match the existing exterior of the house. Access to the deck is gained from the master bedroom through a set of two foot-six inch by seven foot tempered doors with one foot-eight inch by seven foot tempered side lights. Access to the deck may also be gained from the family room on the west side of the house through a second set of two foot-six inch by seven foot tempered doors with one foot-eight inch by seven foot side lights. These wood doors match the windows and trim of the house. The deck has a solid stucco railing that is an extension of the exterior walls.

The existing doors currently used to exit the master bedroom onto the exterior deck will be removed. The existing doors currently used to exit the family room onto the exterior deck will remain in place. The roof will retain the 4 x 12 pitch of the existing roof. A portion of the roof will be a flat roof to accommodate the proposed enclosure. The same eave and exposed rafter tail details will be used on the proposed addition.

The Floor Area Ratio of the entire structure will increase by one percent to 38 percent, well below the 45 percent maximum. All other requirements of the Seaside Zoning code will be met.

STAFF ANALYSIS

Design Criteria

Seaside Zoning Code section 17.62.030.E.1 states that Architectural Review approval shall consider the character, quality, scale of design, architectural relationships with the site, building

materials, lighting, and other applicable aspects of the design. The proposed plans present a match with the existing house and will continue its own character while respecting the scale and materials of the neighborhood.

The proposed project is consistent with the City of Seaside Single Family, Residential Design Guidelines.

- A. iv., the exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure.

Evidence: The proposed addition will have the same exterior stucco, windows, roof, and trim material as the existing residence.

- D. ii., architectural detail should be comparable on all elevations, rather than concentrated on the front elevation.
- *Evidence: The proposed architectural detail will be comparable on both the front and side elevations and will match the existing detail on all elevations of the house.*

FINDINGS

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;

Evidence: The proposed addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a 165 square foot second story deck enclosure to an existing single family residence.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

Evidence: The project site is designated as Low Density Single-Family Residential (RLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 8 dwelling units per acre.

3. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use Goal and Policy:

- Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.
- Policy LU-4.1 – Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The project proposal is compatible with the surrounding residential land uses. The construction of a 165 square foot second-story deck enclosure to an existing single-family residence will not detract from the character of the neighborhood due to the design of the addition, use of materials, and available infrastructure. The proposed addition will comply with all standards of development associated with the RS-8 zoning district.

4. The exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure.

Evidence: The proposed addition will have the same exterior stucco, windows, roof, and trim material as the existing structure.

5. The architectural detail should be comparable on all elevations, rather than concentrated on the front elevation.

Evidence: The proposed architectural detail will be comparable on both the front and side elevations and will match the existing detail on all elevations of the house.

6. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare or materially injurious to persons, property or improvements in the vicinity and zone district in which the property is located.

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. The Fire Department, Building Department and Public Works Department had general comments that are included as conditions of approval.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1, Existing Facilities: Additions to existing structures provided that the addition

will not result in an increase of more than 2,500 square feet.

Evidence: The proposed addition to the existing structure is less than 2,500 square feet.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Location Map
 3. Attachment 3 - Floor Plan
 4. Attachment 4 - Elevations
 5. Attachment 5 - Site Photographs
 6. Attachment 6 - Owner's Response
-

Conditions of Approval
File No. BAR-15-10
August 5, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Sitting Room Addition for: Terry & Theresa Ream” stamped as received on May 12, 2015, and as approved on August 5, 2015.
2. All new materials of construction shall match those of the existing structure.
3. Access to the proposed enclosed deck shall be from the master bedroom. All other existing doors or access shall be removed.

Building:

4. Indicate method of heating and ventilation.

Fire Department:

5. Compliance shall be maintained with the requirements of the 2013 Fire Code.

Public Works:

6. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Works Department.
7. Per Seaside Municipal code Section 8.46 any proposed project must implement stormwater best management practices during construction.
 - a. Applicant to complete Stormwater Compliance Tracking form.
 - b. Building permit plans shall include appropriate erosion and sediment control best management practices, including appropriate details and notes on the site plan sheet.
7. Per 15.32.170 of the Seaside Municipal Code, post-development peak storm water *runoff* rates shall not exceed predevelopment rate.
 - a. Storm runoff from downspouts and newly construction impervious surfaces shall be directed to landscaping.

Standard:

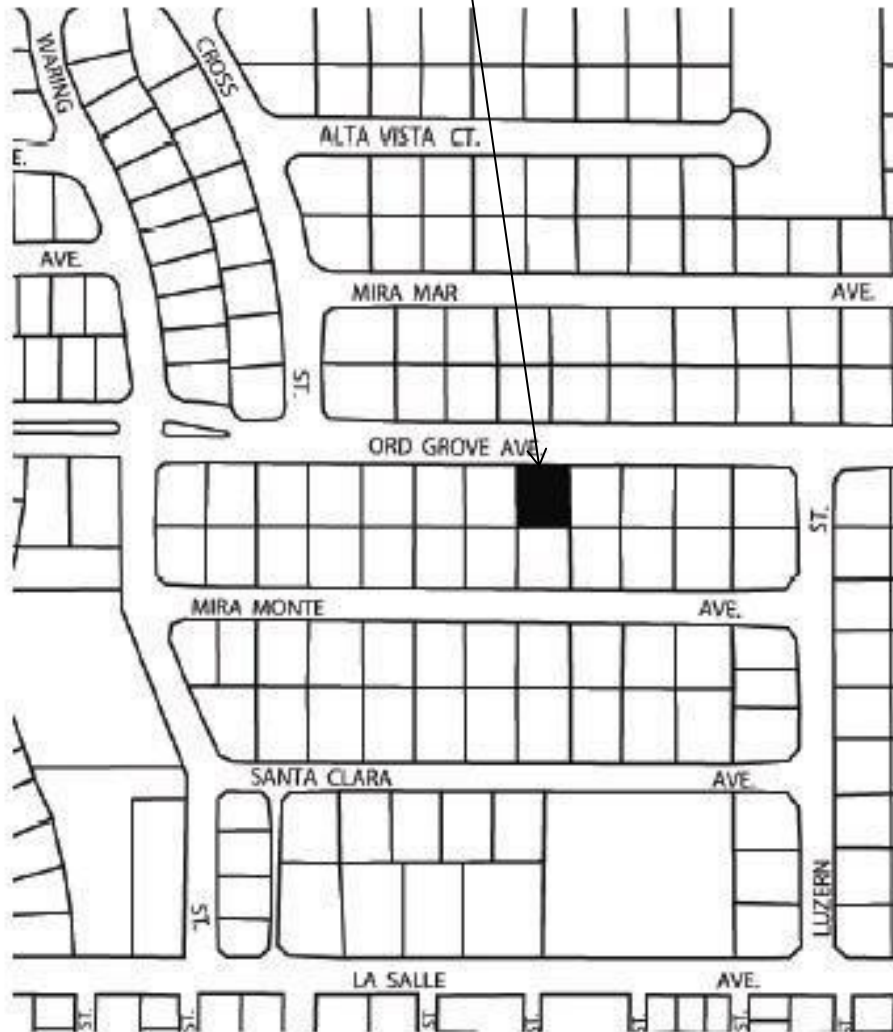
1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of

approval will result in the Board of Architectural Review approval becoming null and void.

2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City 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. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

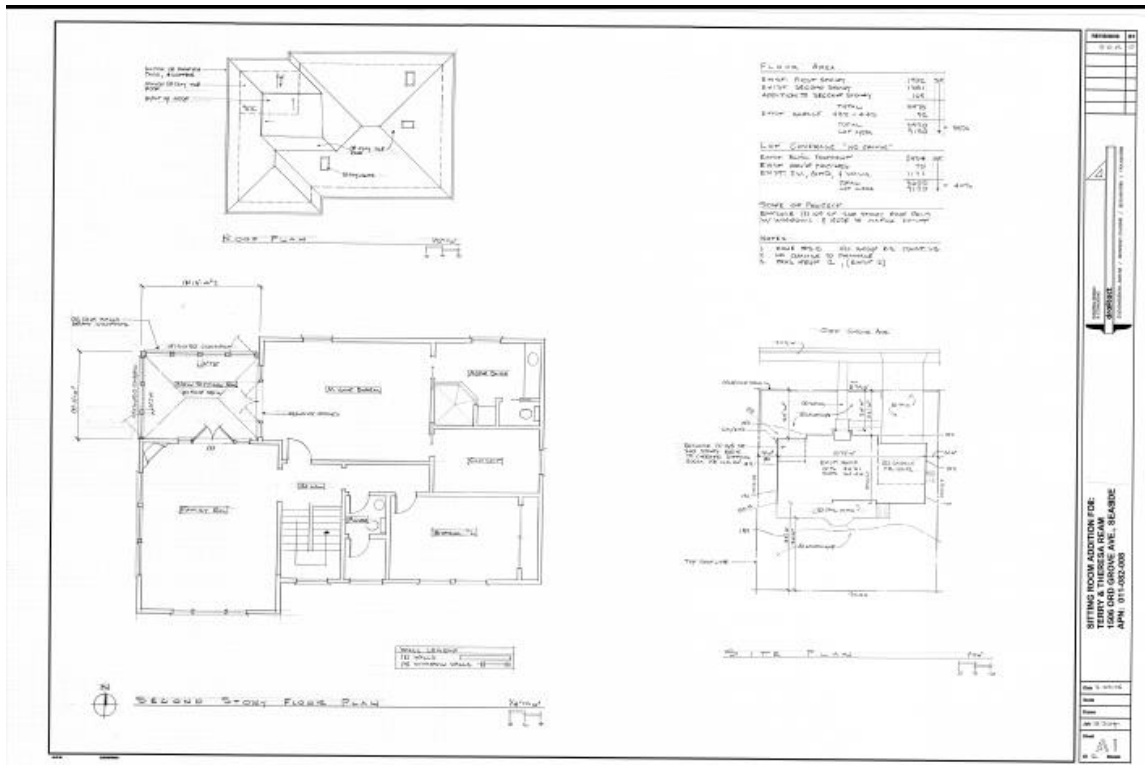
11. Water conservation fixtures shall be provided in the proposed project.

Location Map



1506 Ord Grove Avenue

1506 Ord Grove



1506 Ord Grove



SITE PHOTOGRAPHS



Northwest corner of house



Front of house

SITE PHOTOGRAPHS



Close up of open deck that will be enclosed



Street view of open deck that will be enclosed

August 24, 2015
City of Seaside
Architectural Review Board

RE: Board of Architectural Review Application No. BAR-15-10: 1506 Ord Grove Avenue,
response to questions for project.

Dear Members of the Architectural Review Board,

First I would like to apologize for missing our first meeting back in Late July. I had a staff member who was taking care of all correspondence, he no longer works for us and things got lost in the transition. I appreciate your hard work and dedication after your daytime positions so I know your time is valuable.

Robert informed me that I am on the schedule for the 2nd of September but I am out of town on vacation. I would like to ask you for an extension and to move our meeting to 16th of September. I would hope that this letter may even answer your questions and you wouldn't have to spend more of your valuable time on this issue.

After receiving your letter I spoke with Robert Larson about your concerns and hopefully I can explain in detail through this letter that I should have at the original meeting I missed.

I believe this is one of the nicest homes in Seaside inside and out. My goal is to turn a roof deck area that is useless into a beautiful sitting room.

The added windows and wood trim compliments the home, if anything it is going to add some excitement to the front of the home.

1. Design appears large.
 - a. It is the same size as the roof deck and is all glass. I have shown the plans to the neighbors, contractors and designers and all are in agreement that is a very attractive idea. There is not one item on this addition that has been done to save a cost. All things could have been done cheaper but it is our goal to have a home that people continue stop when driving by to look at.
2. The window design not harmonious.
 - a. All of the windows are picture windows with exception of two casements, for egress reasons required by the City. I felt in designing that it would be in harmony with the picture windows on the West side and would not take away from the double hung windows on front of the home. The two casements will not be noticed and will appear as picture windows when shut. Front windows also sit back 18" back. Around the home there are numerous height differences that have no effect in the beauty of the home. There will be a ridge cap that runs the entire top edge of transition.

- b. Three small window in front and what they are for?
The guest bedroom right below the deck has a window on the west elevation for egress, light and ventilation. The east wall has a closet and the south wall has an entry door. The only place for a bed and headboard is the north wall where the three small windows were installed for more direct light to keep down energy costs. Also the three windows break up the tall stucco wall and give some character to the front with the taller bushes right below the windows. This was a suggestion seven years ago from the ARB when we built the house.
 - c. Robert had also mentioned the window sills do not line up. Rather than having seven small window sills one sill that trims out the enclosure will look better and stop unsightly cracking that will appear between the sills later that will be visible from the road.
 - d. The sills not matching heights with the large picture windows on west elevation. I think it is more important to have the window sills match at the front of the home and be 6" higher on west elevation. With the sills wrapping the corner they will be the same as the front or the side but it will look really poor with the difference meeting at the corner.
3. Stucco vs. wood trim. If stucco is applied in this area it will show like a sore thumb. This is a very expensive three color, color coat plaster. Custom mixed colors on site. If the little 8-9" strips between the windows and the header have stucco you will see it for a mile and it will never match the stucco it is blending with and will be unsightly. If we had to re color the entire home for it to match it would cost more than the enclosure. On the other hand the wood trim will match all the custom eaves and exposed tails and match exactly.
4. The flat roof tie in to existing and how is it going to look. The flat area will never be visible by anyone. On the west elevation when you are driving up the hill you are so low it is not visible. On the east elevation you can't see the flat area because it is below the existing tile roof and you can barely see the addition at all. From the front elevation it is too high to see from the road same as the west elevation.

Respectfully,

Terry and Theresa Ream
1506 Ord Grove Ave.
901-0113 (Terry)
38 years proud Seaside Residents ☺



CITY OF SEASIDE STAFF REPORT

Item No.: 5.B.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Bob Larsen, Associate Planner

DATE: October 7, 2015

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-14: COMMUNITY HOSPITAL PROPERTIES, PROPERTY OWNER, AND PAUL W. DAVIS, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW SINGLE-STORY MEDICAL/DENTAL/OFFICE/HEALTH CLINIC BUILDING AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 1150 FREMONT BOULEVARD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15332, CLASS 32, IN-FILL DEVELOPMENT PROJECTS. (CONTINUED FROM THE SEPTEMBER 16, 2015 DESIGN BOARD OF ARCHITECTURAL REVIEW MEETING.)**

PURPOSE

IN ACCORDANCE WITH SECTIONS 17.62.030.B.1 AND E OF THE SEASIDE MUNICIPAL CODE (SMC), DESIGN REVIEW APPROVAL IS REQUIRED FOR ALL NEW NONRESIDENTIAL CONSTRUCTION. SUCH APPROVAL INCLUDES THE ARCHITECTURAL, LANDSCAPE, COLORS, EXTERIOR LIGHTING, SIGNS AND ASSOCIATED SITE IMPROVEMENTS.

RECOMMENDATION

City staff recommends that the Board conduct its review of the revised plans, accept public comment, and consider one of the following actions:

1. Approve the revised design and continue the hearing to October 21, 2015 for the adoption of findings and conditions of approval.
2. Adopt a motion to deny the proposed project and continue the hearing to October 21, 2015 for the adoption of findings and evidence in support of the denial.
3. Continue to October 21, 2015 to address comments from the BAR.

BACKGROUND

PROJECT DESCRIPTION:

The site is currently developed with a 24,058 square foot two-story mixed-use building which has offices/medical clinic on the ground floor and eight two-bedroom apartments on the second floor. In April of 2014, the applicant received BAR approval for the renovation of the existing building by reconstructing the second floor. The existing apartments would be removed and this space would be converted into additional clinic space. Additional parking would be constructed

on the vacant 1.29 acre parcel to the east.

The applicant is now requesting to completely demolish the existing two-story building and construct a new single-story structure on the recently acquired 1.29 acre property to the east with the majority of the required parking being located on the front 1.07 acre.

BACKGROUND:

At its September 16, 2015 meeting, staff recommended that the Board deny the application based upon the following:

- Width of perimeter landscaping strips adjacent to side or rear property lines.
- Concentration of a majority of the parking on the front of the lot.
- Creation of a “no Man’s land” between rear of the building and adjacent residences to the east.
- Direct access from the commercial development to a city park.
- Location of the building at the rear of the lot which is the furthest away from public access and transportation.
- Mass of the building in relationship to adjacent residential neighborhoods.

At the September 16, 2015 BAR meeting, this item was continued to the October 7, 2015 BAR meeting in order for the applicant to address the following comments made by the Board:

1. Landscaping – More specific plans were requested.
2. Trash/garbage – Consider relocating the trash enclosure to the north to minimize potential noise and odors that would of trucks and smell of garbage (neighbors to the south expressed concerns at the meeting).
3. Surface water – Does water flow on or off the property at the southern end of the site? Is this part of the storm water plan reviewed by Public Works? Can any of the storm water be used for irrigation?
4. Lighting – Provide cut sheets for the individual light fixtures that will be used throughout the project.
5. Sign and fences – Provide updated fence and sign details on the color board.
6. Generator – Provide information on location, noise levels, screening, and hours of operation.
7. Gate – Who controls the lock? What agreement is proposed for joint use with the City?
8. Street presence – The BAR discussed the location of the building and its lack of street presence.

Provided as Attachment 2 is a letter submitted in response to the comments listed above.

Revised plans have been submitted to illustrate the contents of this letter. These revised plans are provided as Attachment 3.

STAFF RESPONSE TO THE APPLICANT'S LETTER IS AS FOLLOWS:

1. **Landscaping** – The Irrigation Plan has been revised to remove the spray heads. Bubbler irrigation will be used at the trees and drip irrigation will be used everywhere else.
2. **Trash/garbage** - The applicant is showing an alternate location for the trash enclosure on the north side of the project at the easterly end of the northern parking isle. The two parking spaces lost in the northern parking isle have been moved to the front of the building where the trash enclosure was previously located. This moves the trash enclosure away from residential units and introduces two parking spaces closer to the front of the building. The new location will address the BAR and neighbors' concerns and will eliminate the need for the garbage trucks to have to back up.
3. **Surface water** – A condition of Public Works will be that prior to the issuance a building permit, the applicant shall submit a grading and drainage plan that shows the retention of stormwater on-site consistent with the preliminary Stormwater Control Plan. The Stormwater Control Plan would ensure that proposed grading and building improvements would not negatively impact offsite stormwater flows nor cause negative stormwater impacts to adjacent properties or rights of way. The Public Works comment sheet is included as Attachment 4.
4. **Lighting** – The individual cut sheets have been provided for the lighting fixtures. The SMC allows pole lights to be a maximum of 16 feet high. The proposed maximum height of the parking lot pole lights for this project is 14 feet. The center poles are designed to have two arms while the perimeter poles have a single arm. On the building, the exterior mounted wall sconces are full cut off design. The canopy and door down lights are designed to provide adequate lighting for their proposed use without spilling onto neighboring property.
5. **Sign and fences** – Updated plans for the perimeter fencing show the four and six foot high fences will consist of a solid wood design with six by six posts, two by four stringers, and one by six vertical planks with doubled two by two vertical elements. The project sign located near the Fremont Boulevard entry is now double faced with uplighting. The colored renderings of the sign and fence are presented on the color and material board as well as the revised project plans.
6. **Generator** – After receipt of the initial application, a generator is now being proposed on the south side of the site. Noise sensitive land uses (mobile home park) are approximately five feet from this southerly property line. The applicant has advised staff that this generator will produce a maximum of 65 db, ten feet from the property line. Due to the location of the

generator and its proximity to the property line, the applicant will be required to submit a detailed noise report prior to the issuance of a Building Permit.

7. **Gate** – The gate has been removed.

8. **Street presence** - A new design for the entry way has been introduced that incorporates a low (30 inches high) wall constructed of the same stone materials as the sign base (36 inches high). This low wall will be introduced on both sides of the driveway. A combination of the low wall, low berms, and landscaping is intended to enhance the street presence. However, this addition does not provide the building with greater street presence.

PUBLIC COMMENT:

No other public comments have been received since the September 16, 2015 BAR meeting.

FISCAL IMPACT

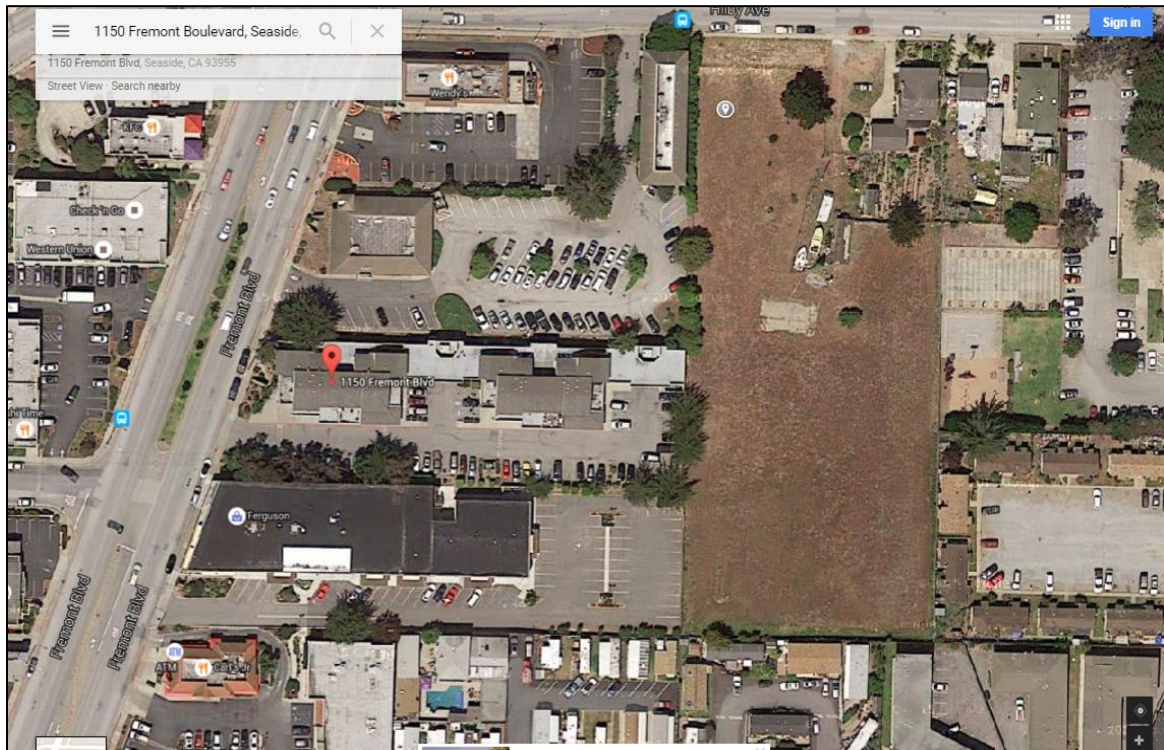
There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Aerial View
 2. Attachment 2 - Applicant's Letter
 3. Attachment 3 - Revised Plans and Lighting Cut Sheets
 4. Attachment 4 - Public Works Comment Sheet
-

1150 Fremont Boulevard

AERIAL VIEW





Mr. Bob Larsen
Planning Division
City of Seaside

Facility: 1150 Fremont Boulevard
Seaside, California 93955
Project Number: BAR-15-04
Project Title: Seaside Family Health Clinic
Response from BAR Continuance from 9-16-15 Meeting

At its September 16, 2015 meeting, the Seaside Board of Architectural Review continued item BAR-15-04 to the October 7, 2015 meeting. The Board of Architectural Review has asked that revisions and additional information be provided for consideration at that meeting. This information includes, but is not limited to:

1. Landscaping – Be more specific. Is the irrigation geared to drought tolerant conditions?
Response: The irrigation design uses drip irrigation only, which limits water use and water application.
2. Trash/garbage – Consider location of trash container and potential noise of trucks and smell of garbage (neighbors to the south expressed concerns at the meeting).
Response: An alternate plan has been provided for BAR consideration. Should the alternate location be selected/ preferred, the landscape and stormwater designs will be updated accordingly. Please see sheet A1.1-ALT
3. Surface water – Does water flow on or off property at the southern end of the site? Is this part of storm water plan reviewed by Public Works? Can any of the storm water be used for irrigation?
Response: The site has been designed to accept/ infiltrate/ manage the stormwater associated with our property area, without draining onto adjacent properties. Stormwater design is being reviewed by Public Works. Utilizing stormwater for irrigation may be possible, but is not currently proposed due to desire to infiltrate on site and recharge the aquifer.
4. Lighting – Provide cut sheets for the individual fixtures that will be used throughout the project.
Response: Product cut sheets for exterior lighting fixtures are included in this resubmittal package as requested.
5. Sign and fences – Provide updated details on the color board.
Response: The monument sign has not changed from the previous submission. The fence detail had previously been adjusted to reduce gaps between fence planks, and so a revised color fence elevation has been provided here.

6. Generator – Provide information on location, noise levels, and hours of operation.
Response: Generator location is shown on sheet E2.1. Information on noise levels is provided here (single 11x17 size sheet). Exact hours of operation are undetermined as generator is planned for use when power fails. Regular maintenance/ inspection would occur once monthly for short periods of time (one hour or less, one day per month). Please note this generator is sized to support the critical functions of the building, which is maintaining climate conditions for vaccines and medications only; the generator is not sized to power a full operations of the facility.
7. Gate – Who controls the lock? What agreement is proposed for joint use with the City?
Response: The gate was proposed to facilitate events between the City at the nearby Oldemeyer Center and the new County health facility. However, the gate has been removed – continuation of fence (only) at that location is proposed here.
8. Street presence – The BAR discussed the location of the building and its lack of street presence.
Response: We have enhanced the street presence through a street-front entry wall connecting to the monument sign. The wall will be made of stone to match the base of the monument sign, and is proposed to have gentle berm elements either side in order to address safety and respond to CPTED design concepts.

-END-

SEASIDE, CALIFORNIA

Packet Page 28

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SEASIDE FAMILY
HEALTH CLINIC

MONTEREY COUNTY HEALTH DEPT.
1150 FREMONT STREET
SEASIDE, CALIFORNIA 93955

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: HMM

Drawing Date: 6.25.15

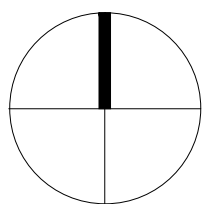
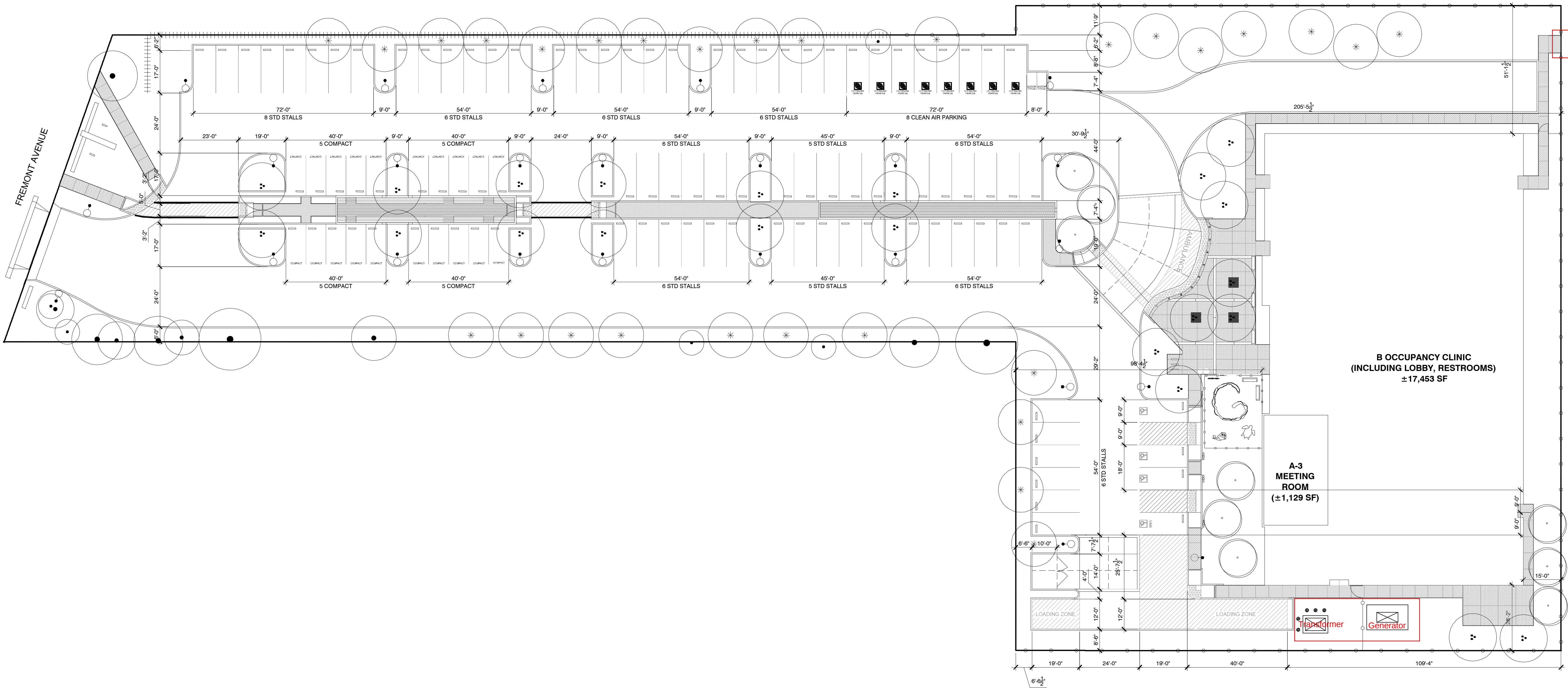
Project Number: 1463

2.13.15 - CITY BAR PACKAGE
4.14.15 - DESIGN DEVELOPMT
4.27.15 - CITY BAR PACKAGE 2
6.10.15 - CITY BAR PACKAGE 3
6.25.15 - BUILDING PERMIT
9.23.15 - BAR RESPONSE
Revisions:

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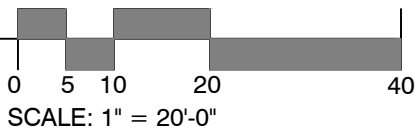
Sheet Title:
SITE PLAN

Sheet Number:



SITE PLAN

SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"

A1.1

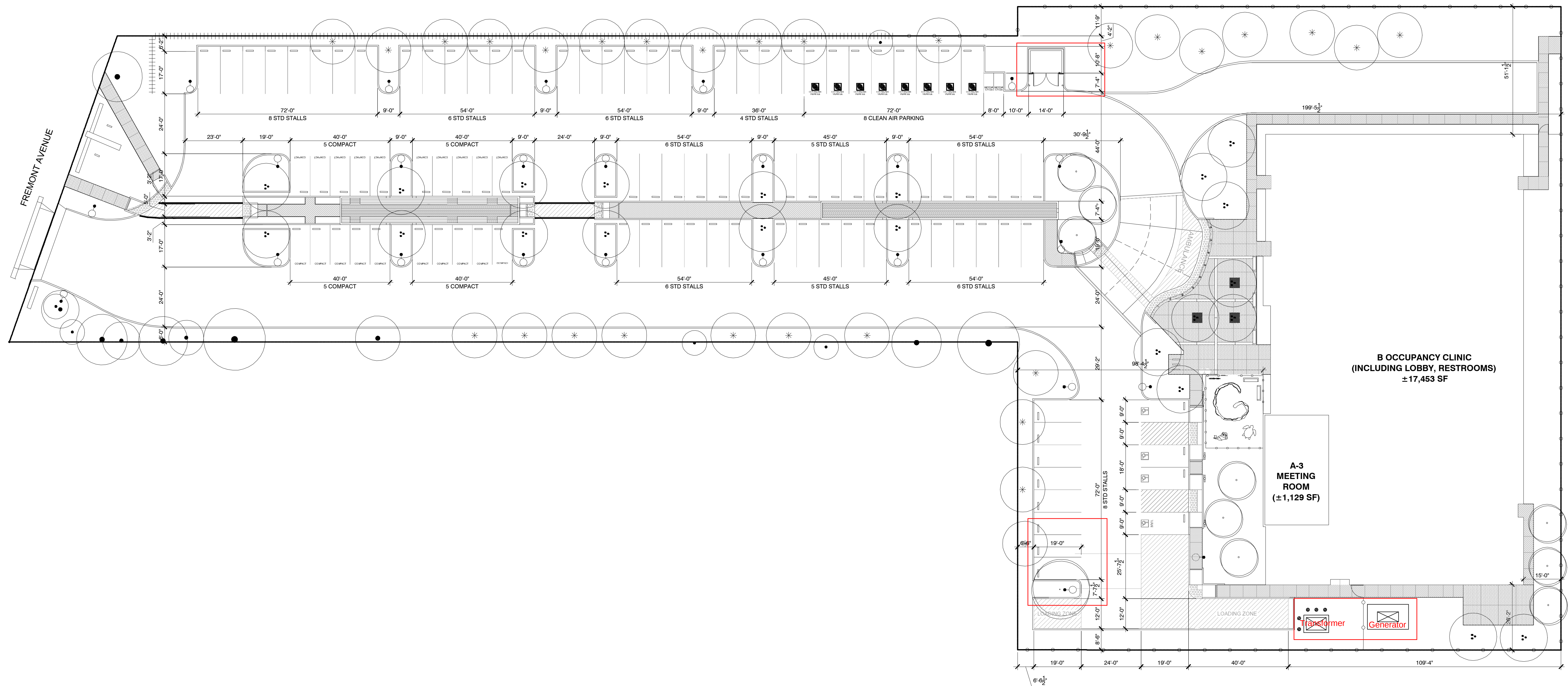
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EMAIL: info@pauldavispartnership.com

~~2.13.15 - CITY BAR PACKAGE~~
~~4.14.15 - DESIGN DEVELOPMENT~~
~~4.27.15 - CITY BAR PACKAGE 2~~
~~6.10.15 - CITY BAR PACKAGE 3~~
~~6.25.15 - BUILDING PERMIT~~
9.23.15 - BAR RESPONSE
Revisions:

Sheet Title:

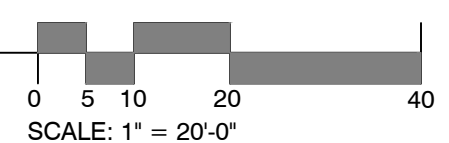
**SITE PLAN -
ALTERNATE
TRASH ENCLOSURE**

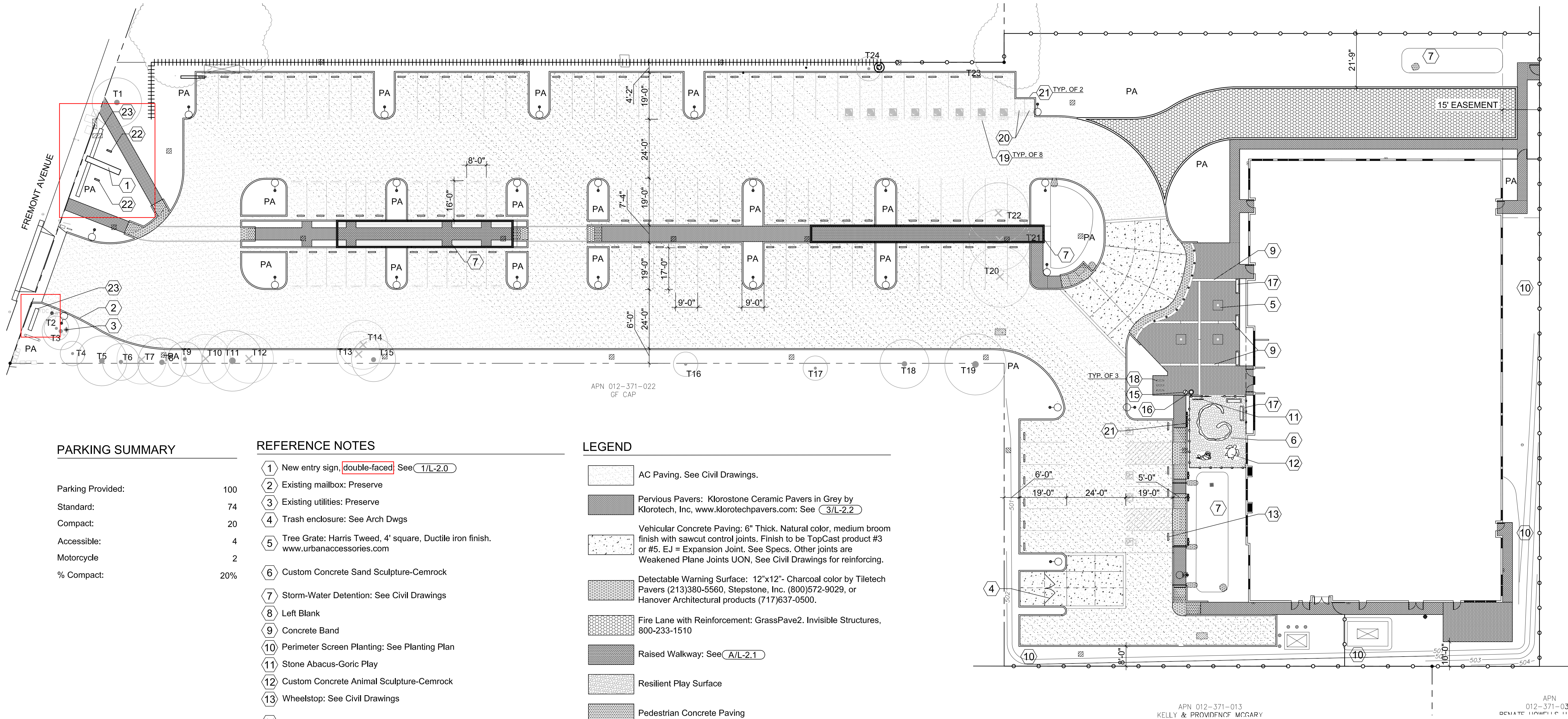
A1.1-ALT



SITE PLAN

SCALE: 1" = 20'-0"





PARKING SUMMARY

Parking Provided:	100
Standard:	74
Compact:	20
Accessible:	4
Motorcycle	2
% Compact:	20%

REFERENCE NOTES

- 1

New entry sign, double-faced. See 1/L-2.0
- 2

Existing mailbox: Preserve
- 3

Existing utilities: Preserve
- 4

Trash enclosure: See Arch Dwg
- 5

Tree Grate: Harris Tweed, 4' square, Ductile iron finish. www.urbanaccessories.com
- 6

Custom Concrete Sand Sculpture-Cemrock
- 7

Storm-Water Detention: See Civil Drawings
- 8

Left Blank
- 9

Concrete Band
- 10

Perimeter Screen Planting: See Planting Plan
- 11

Stone Abacus-Goric Play
- 12

Custom Concrete Animal Sculpture-Cemrock
- 13

Wheelstop: See Civil Drawings
- 14

Left Blank
- 15

Recycling Receptacle: Lakeside side-opening litter receptacle. Surface-mounted. Titanium powder coated finish with Bluebell for lid and contrasting liner. Signage: Plasma-cut signage to include recycle symbol and "Recyclables". Landscape Forms, 800-430-6209, www.landscapiforms.com
- 16

Trash Receptacle: Lakeside side-opening litter receptacle. Surface-mounted. Titanium powder coated finish. Landscape Forms, 800-430-6209, www.landscapiforms.com
- 17

Bench: Arcata Bench with back and arms. Seat in 1 pc. Titanium powder-coat finish. Landscape Forms, 800-430-6209, www.landscapiforms.com
- 18

Bike Racks: Loop bike rack. Surface mounted. Titanium powder coat finish. Landscape Forms, 800-430-6209
- 19

Clean Air Vehicle Parking Stall
- 20

Motorcycle Parking Stall
- 21

Site Signage: Parking Stall Designation
- 22

Uplight for Entry Sign Address
- 23

30" Tall stone landscape wall. To match signage base

LEGEND

- AC Paving. See Civil Drawings.
- Pervious Pavers: Klorostone Ceramic Pavers in Grey by Klorotech, Inc, www.klorotechpavers.com: See 3/L-2.2
- Vehicular Concrete Paving: 6" Thick. Natural color, medium broom finish with sawcut control joints. Finish to be TopCast product #3 or #5. EJ = Expansion Joint. See Specs. Other joints are Weakened Plane Joints UON, See Civil Drawings for reinforcing.
- Detectable Warning Surface: 12"x12"- Charcoal color by Tiletech Pavers (213)380-5560, Stepstone, Inc. (800)572-9029, or Hanover Architectural products (717)637-0500.
- Fire Lane with Reinforcement: GrassPave2. Invisible Structures, 800-233-1510
- Raised Walkway: See A/L-2.1
- Resilient Play Surface
- Pedestrian Concrete Paving
- PA

Planting Area: See Planting Plan
- +++++

Wood Fence-4' tall. See 2/L-2.0
- Wood Fence-6' tall. See 3/L-2.0
- Metal Fence at Play Area. See 4/L-2.0
- Bollard
- Area Pole Light: 14' pole + fixture height
- ADA Accessible Parking
- HDR—

Header Board

GENERAL NOTES

1. See Planting Plan for plant types and irrigation notes.
2. All play area features to be compliant with Consumer Product Safety Commission (CPSC) and ASTM Safety Standards.
3. Total Site Area: 102,861 SF
4. Total Landscape Area: 28,727 SF

Project / Owner:
Community Hospital Properties
SEASIDE FAMILY HEALTH CLINIC
MONTEREY COUNTY HEALTH DEPT.
1150 FREMONT STREET
SEASIDE, CALIFORNIA 93955
A.P.N. 153-621-011-000



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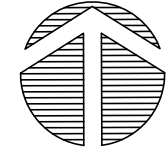
425 Pacific Street, Suite 201
Monterey, California 93940
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Drawn By: em/lc

Drawing Date: 09/23/2015

Project Number: 14.075
2.13.15 - CITY BAR PACKAGE
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9.23.15 - CITY BAR PACKAGE 4
Revisions:

SCALE: 1"= 20'-0"

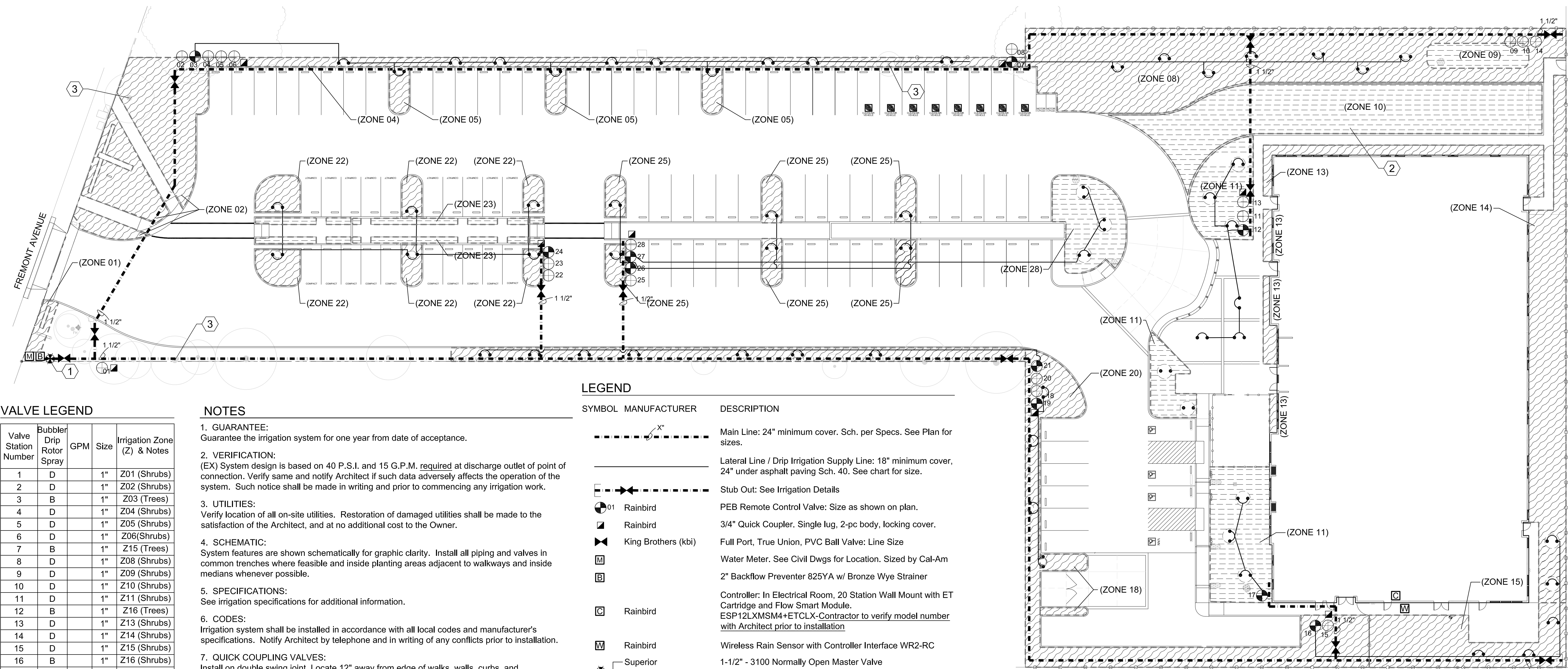


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Sheet Title:
Landscape Site Plan

Sheet Number:

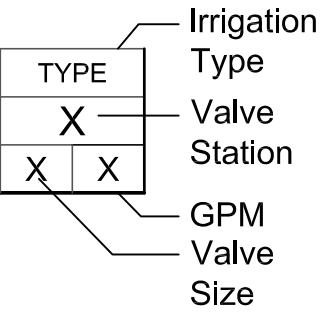
L-1.0



VALVE LEGEND

Valve Station Number	Bubbler Drip Rotor Spray	GPM	Size	Irrigation Zone (Z) & Notes
1	D		1"	Z01 (Shrubs)
2	D		1"	Z02 (Shrubs)
3	B		1"	Z03 (Trees)
4	D		1"	Z04 (Shrubs)
5	D		1"	Z05 (Shrubs)
6	D		1"	Z06(Shrubs)
7	B		1"	Z15 (Trees)
8	D		1"	Z08 (Shrubs)
9	D		1"	Z09 (Shrubs)
10	D		1"	Z10 (Shrubs)
11	D		1"	Z11 (Shrubs)
12	B		1"	Z16 (Trees)
13	D		1"	Z13 (Shrubs)
14	D		1"	Z14 (Shrubs)
15	D		1"	Z15 (Shrubs)
16	B		1"	Z16 (Shrubs)
17	B		1"	Z17 (Trees)
18	D		1"	Z18 (Shrubs)
19	B		1"	Z19 (Trees)
20	D		1"	Z20 (Shrubs)
21	B		1"	Z21 (Trees)
22	D		1"	Z22 (Shrubs)
23	D		1"	Z23 (Shrubs)
24	B		1"	Z24 (Trees)
25	D		1"	Z25 (Shrubs)
26	B		1"	Z26 (Trees)
27	B		1"	Z27 (Trees)
28	D		1"	Z28 (Shrubs)

PIPE SIZING CHART - SCHEDULE 40	
BUBBLERS LATERALS	
DRIP IRRIGATION SUPPLY LINES	
NETAFIM SUPPLY / EXHAUST HEADER	
Zone / Partial Zone Flow	Pipe Size
0-8 GPM	PVC 3/4"
8.1-13 GPM	PVC 1"
13.1-22 GPM	PVC 1-1/4"
22.1-30 GPM	PVC 1-1/2"
30.1-50 GPM	PVC 2"
50.1-75 GPM	PVC 2-1/2"
3/4" is minimum pipe size. For rotor pipe sizing, see Plans - do not use this chart.	



NOTES

- 1. GUARANTEE:**
Guarantee the irrigation system for one year from date of acceptance.
- 2. VERIFICATION:**
(EX) System design is based on 40 P.S.I. and 15 G.P.M. required at discharge outlet of point of connection. Verify same and notify Architect if such data adversely affects the operation of the system. Such notice shall be made in writing and prior to commencing any irrigation work.
- 3. UTILITIES:**
Verify location of all on-site utilities. Restoration of damaged utilities shall be made to the satisfaction of the Architect, and at no additional cost to the Owner.
- 4. SCHEMATIC:**
System features are shown schematically for graphic clarity. Install all piping and valves in common trenches where feasible and inside planting areas adjacent to walkways and inside medians whenever possible.
- 5. SPECIFICATIONS:**
See irrigation specifications for additional information.
- 6. CODES:**
Irrigation system shall be installed in accordance with all local codes and manufacturer's specifications. Notify Architect by telephone and in writing of any conflicts prior to installation.
- 7. QUICK COUPLING VALVES:**
Install on double swing joint. Locate 12" away from edge of walks, walls, curbs, and headerboards within planting areas. Provide one swivel, hose ell.
- 8. CHECK VALVES:**
Install in-head check valves for sprinklers, and in-line check valves in drip irrigation supply lines, as required to minimize line drainage. Allow in bid price an amount sufficient to provide and install additional check valves to accommodate any necessary field changes.
- 9. SLEEVING:**
Adequately size Sch.40 PVC pipe for all wiring and irrigation lines installed under paving areas and that pass through drainage trenches with drain rock. Install (with ends clearly marked above grade) at the necessary depth prior to the construction of paving areas or field bases. Sleeving to extend 12" from edge of paving or drainage trench into adjacent subgrade. No unsleeved piping, angle-bends, 90-degree bends, or joints shall be allowed under paving.
- 10. DRIP VALVES**
Group drip valve run times together to ensure a minimum flow of X GPM as required by the flow sensor.
- 11. DRIP IRRIGATION**
Sub-surface dripper line rows are shown for illustration only. On slopes, increase row spacing by 25% for lowest 1/3 of zone. See Irrigation Details.
- 12. CONTROLLER:**
Install controller as shown on the Drawings. All above-grade conduit shall be rigid steel securely fastened to structure and to controller.
- 13. PROGRAMMING / SCHEDULING:**
Prior to the end of the maintenance period, program the controller per manufacturer's directions. For sprinklers, provide at least two start times for shrubs if over 5 minutes in length for any one station. Shrubs shall be separated into two programs, one for sun valves, one for partial shade to shade valves.
- 14. FLUSH (E) MAIN:**
Upon completion of connection to (E) main, allowing for solvent setup, flush main line and existing main by flushing nearest quick coupler downstream of P.O.C. on existing main.
- 15. REVIEW AND ACCEPTANCE**
Upon completion of the landscape and irrigation system installation the Landscape Contractor and Landscape Architect shall conduct field observations and sign the MCWD Certificate of Substantial Completion verifying the landscape was installed according to the MCWD-approved Plans and Specifications. The document shall also be signed by the owner.

REFERENCE NOTES

- 1" Conduit: 24" Depth minimum. For Master Valve & Flow Sensor wire and dedicated common.
- Install Drip Irrigation within 3" of bottom of Flexible Grid Pavers.
- At (ex) trees, contractor to hand dig trench to minimize disturbance to root zones

LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
---	X"	Main Line: 24" minimum cover. Sch. per Specs. See Plan for sizes.
---		Lateral Line / Drip Irrigation Supply Line: 18" minimum cover, 24" under asphalt paving Sch. 40. See chart for size.
---		Stub Out: See Irrigation Details
01	Rainbird	PEB Remote Control Valve: Size as shown on plan.
■	Rainbird	3/4" Quick Coupler. Single lug, 2-pc body, locking cover.
▶	King Brothers (kbi)	Full Port, True Union, PVC Ball Valve: Line Size
M		Water Meter. See Civil Dwgs for Location. Sized by Cal-Am
B		2" Backflow Preventer 825YA w/ Bronze Wye Strainer
C	Rainbird	Controller: In Electrical Room, 20 Station Wall Mount with ET Cartridge and Flow Smart Module. ESP12LXMSM4+ETCLX-Contractor to verify model number with Architect prior to installation
M	Rainbird	Wireless Rain Sensor with Controller Interface WR2-RC
Superior		1-1/2" - 3100 Normally Open Master Valve
+	Rainbird	Flow sensor: FS-150-B.
POC	Point of Connection	VIF Verify in Field UON Unless Otherwise Noted

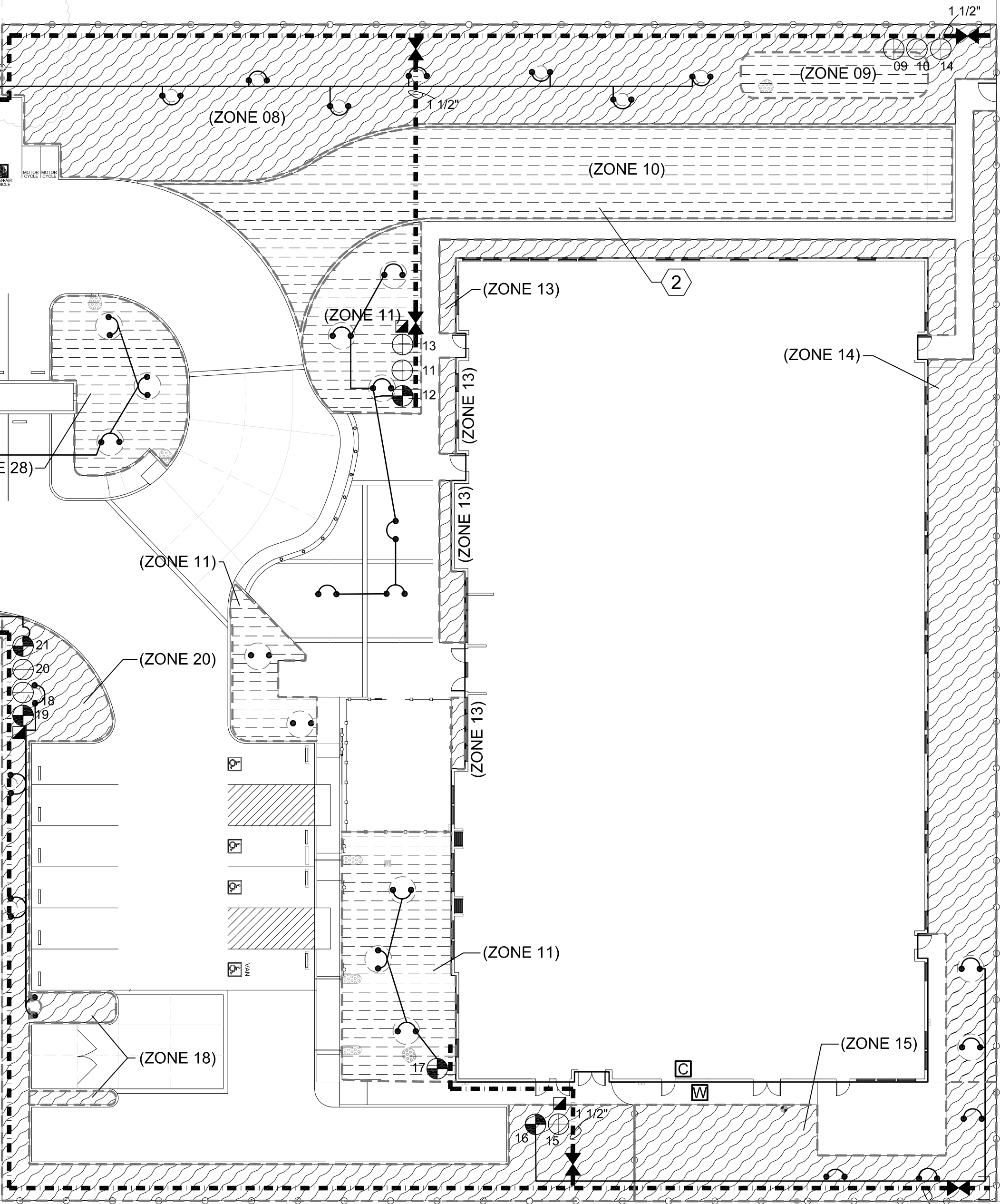
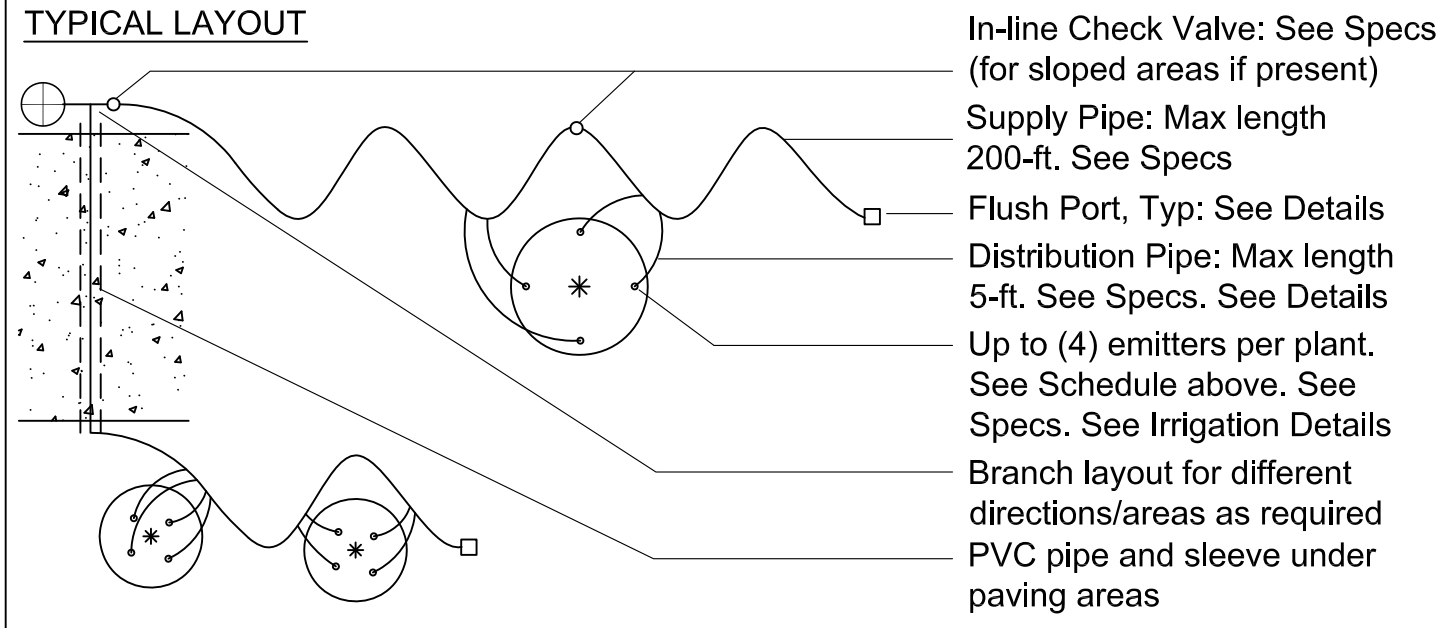
LEGEND - SPRINKLERS BUBBLERS

SYMBOL	MANUFACTURER	MODEL/DESCRIPTION	PSI	GPM	RAD
•	Rainbird	RWS-M-B-1402 Tree Bubbler	30	.5	

LEGEND - DRIP IRRIGATION

SYMBOL	MANUFACTURER	DESCRIPTION
Zone designation (ZONE 00)		TYPE-1 (Point-source): 3/4" PE supply pipe w/ flush ports & 1/4" FlexPVC distribution pipes. See drip irrigation typical layout below. See Specs. See Irrigation Details.
Zone designation (ZONE 00) DUAL END FEED		TYPE-2 (Sub-surface): Netafim Techline. Dripper interval 12" O.C. Row spacing 12" O.C. UON. Dripper flow 0.4-0.6 GPH. See Specs.
01 Netafim		Pressure Regulator Valve, 25 psi preset: Netafim 1-1/2" valves. Netafim 3/4" HF at 1" valves > 4.5 GPM. Netafim 3/4" LF at 1" valves < 4.5 GPM.

DRIP IRRIGATION TYPE-1 TYPICAL SCHEMATIC DIAGRAM	EMITTER SCHEDULE
See planting plan for plant sizes and locations. Supply pipe spacing per planting. Place distribution pipes + emitters along supply pipe per planting and per the Emitter Schedule. Locate emitters to allow for additional ports to each plant for future needs. Place emitters towards the uphill side of plants on slopes.	1 gal. 1 5 gal. 2 15 gal. 3 24" box 4



Project: Seaside Family Health Clinic	Status: Planning Submittal
Proj. #: 14.075	Calc by: eam
Date: September 23, 2015	Checked by: mb

TERMINOLOGY	
MAWA	Maximum Applied Water Allowance (gallons per year)
ETWU	Estimated Total Water Use in gallons per year
Eto	Reference Evapo-transpiration (for location in inches per year)
Epf	Effective Precipitation (no more than 25% of local Eto, typically 10%)
EIAF	Eto Adjustment Factor-as determined by governing agency.
IE	Irrigation Efficiency (minimum 0.71)
HA	Irrigated hydrozone landscape area (in square feet)
LA	Total Irrigated Landscape Area (in square feet) including Special Landscape Area (SLA)
PF	Plant Factor from WUCOLS (-Ks*Kd*Kmc)
SLA	Portion of the total Irrigated Landscape Area identified as Special Landscape Area

MAWA= (Eto - Efp)(0.62/(0.55 x LA)+(0.45 x SLA))	
Enter Eto @ site here =	37.2 inches/ year
Enter Efp @ site here =	3.7 inches/ year
Enter EIAF @ site here =	0.55
Enter LA @ site here =	27,322 square feet
Enter SLA @ site here =	0 square feet
MAWA=	312,206 Gallons/Year
	417 Units/Year
	0.96 Acre Feet/Year

ETWU (Eto(0.62/(PF x HA)(IE+ SLA))							
Hydro- zone No	Zone Description	Hydrozone (water-use)	(PF)	(HA)	(IE)	(PF x HA) / (IE)	Gallons / Year
1	Groundcover	Low	0.3	3,789	0.90	1,263	29,130
2	Mixed Vegetation	Low	0.3	23,533	0.90	7,844	180,922
Sum				27,322			210,052

ETWU =	210,052 Gallons/Year
	261 Units/Year
	0.64 Acre-Ft/Year

Project / Owner:

Community Hospital Properties

SEASIDE FAMILY HEALTH CLINIC

MONTEREY COUNTY HEALTH DEPT.
1150 FREMONT STREET
SEASIDE, CALIFORNIA 93955
A.P.N. 153-621-011-000



THE PAUL DAVIS PARTNERSHIP
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The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
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LANDSCAPE ARCHITECTS

425 Pacific Street, Suite 201
Monterey, California 93940
831.646.1383 | www.bfsa.com

Drawn By: em/lc

Drawing Date: 09/23/2015

Project Number: 14.075

- 2.13.15 - CITY BAR PACKAGE
- 4.14.15 - DESIGN DEVELOPMT
- 4.27.15 - CITY BAR PACKAGE 2
- 6.10.15 - CITY BAR PACKAGE 3
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- 9.23.15 - CITY BAR PACKAGE 4

Revisions:

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Sheet Title:

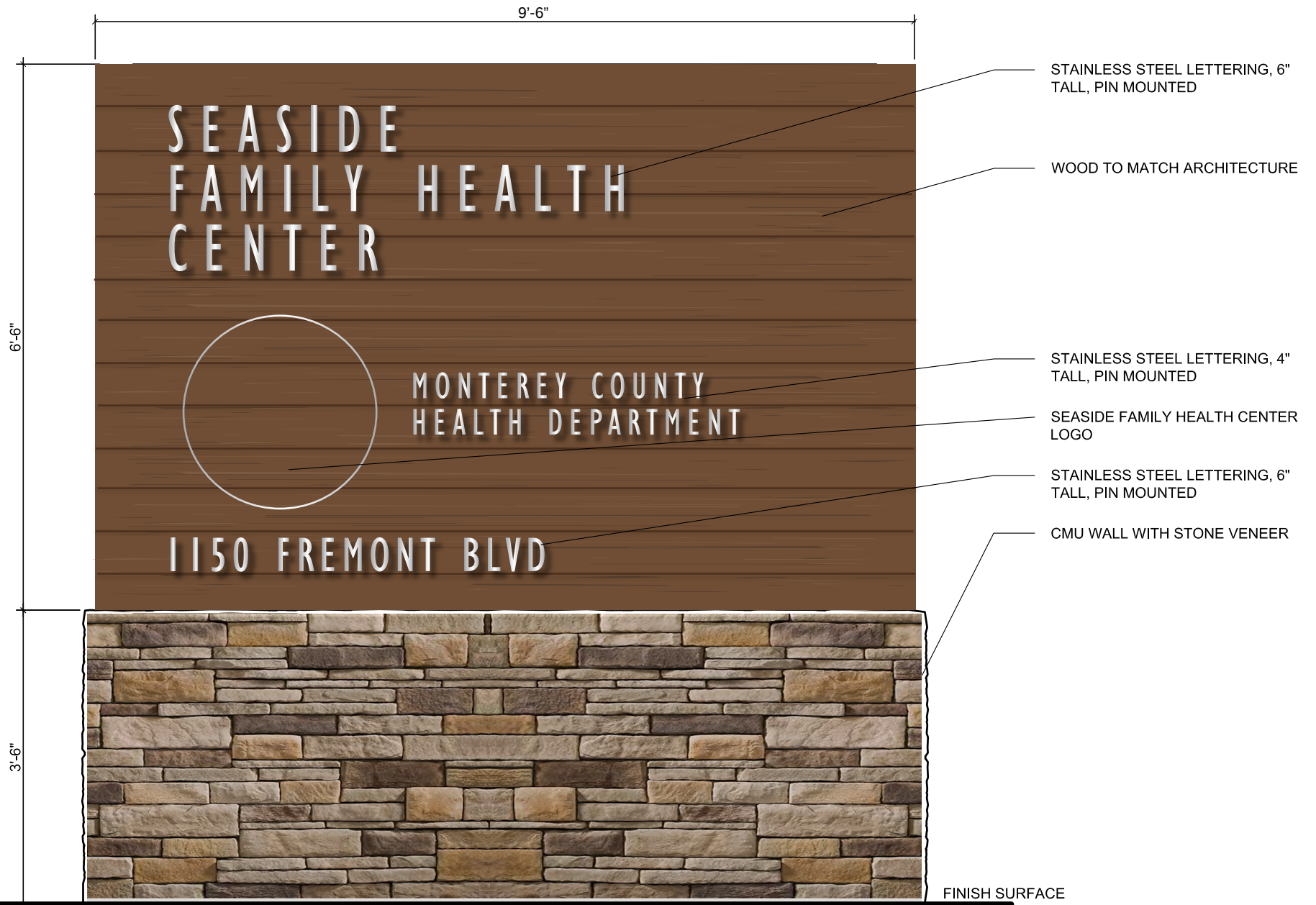
Irrigation Plan

Sheet Number:

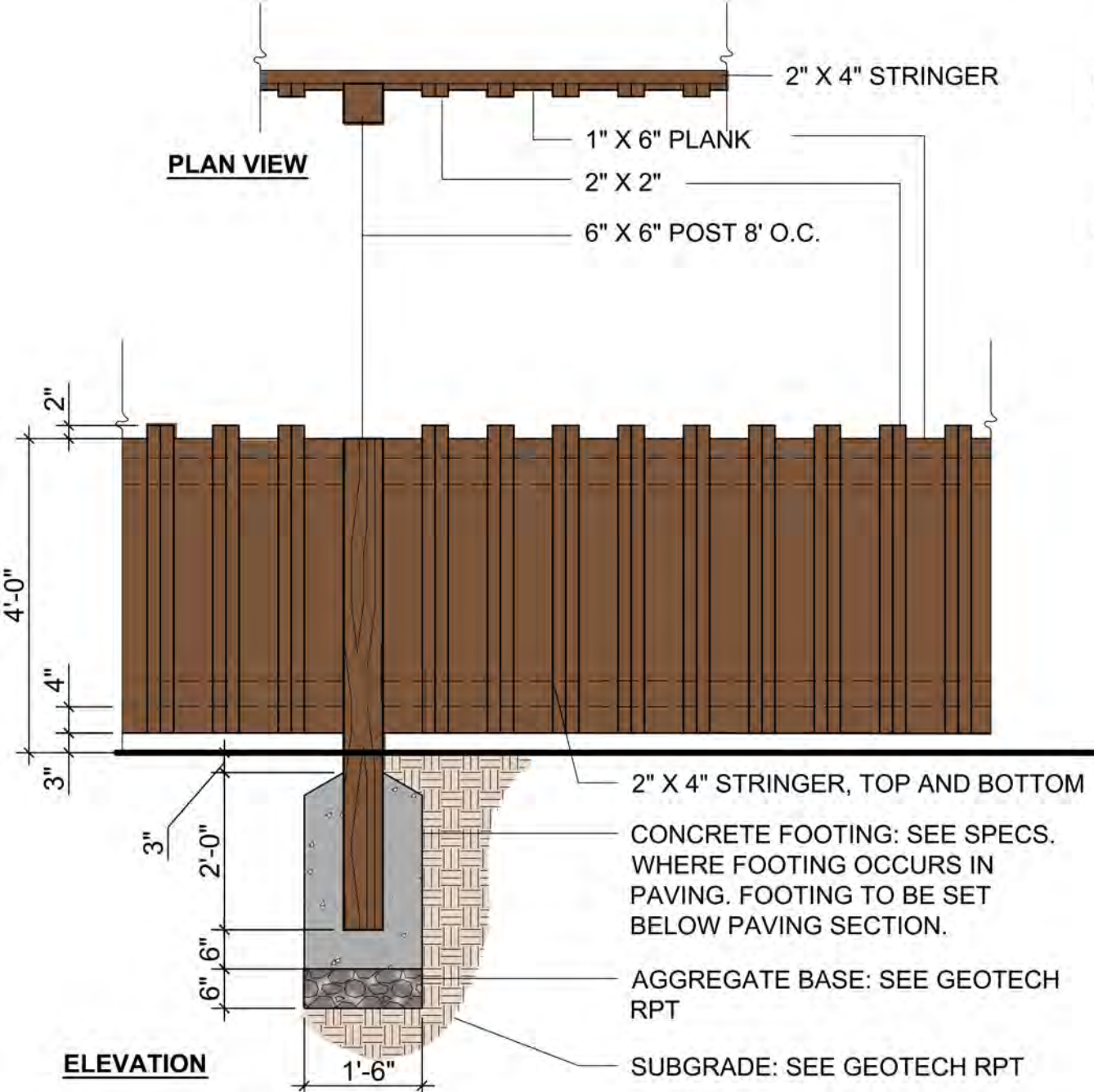
L-3.0



REFERENCE NOTES



1 Entry Sign
1" = 1'-0"



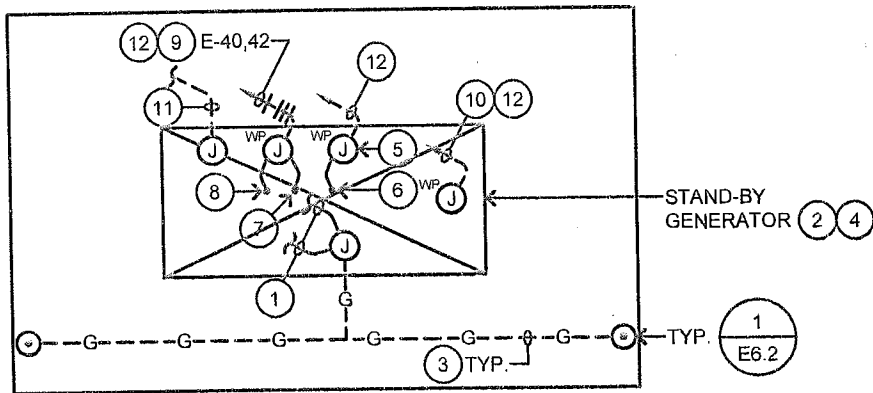
NOTES:

1. POSTS, RAILS, STRINGERS AND PLANKS TO BE REDWOOD. SEE SPECS.
2. NAILS, FASTENERS AND SCREWS TO BE SIZED BY CONTRACTOR. SEE SPECS.

2

Wood Fence - 4' Tall

1/2" = 1'-0"



○ DETAIL NOTES:

1. BOND/GROUNDING OF GENERATOR FRAME ONLY. DO NOT BOND GENERATORS NEUTRAL.
2. EMERGENCY GENERATOR SHALL BE FURNACED GENERATOR ANNUNCIATOR, SEE 1E4.1 FOR LOCATION.
3. 1"C. WITH #2/0 BARE COPPER GND.
4. EMERGENCY GENERATOR SHALL BE FURNACE WITH TYPE NEMA 3R AND SOUND ATTENUATED CUSTOM ENCLOSURE (65dba @ 10 FEET).
5. ENGINE START CIRCUIT.
6. 3/4"C. 4 #12 AWG ENGINE START CIRCUIT TO ATS.
7. 120V, 20A, POWER CONNECTION TO THE BATTERY CHARGER.
8. 120V, 2500W POWER CONNECTION TO THE BLOCK HEATER.
9. 1"C., 2 #12 AND 1 #12 GND-BATTERY CHARGER, 2 #10 AND 1 #10 GND. JACKET WATER HEATER.
10. PROVIDE AND INSTALL 1"C. CONTROL WIRES FOR GENERATOR ALARM. COORDINATE TERMINATION POINT AT THE NURSE STATION WITH THE OWNER'S REPRESENTATIVE.
11. SEE 1/E1.1 FOR FEEDER REQUIREMENTS.

2 GENERATOR MOUNTING DETAIL

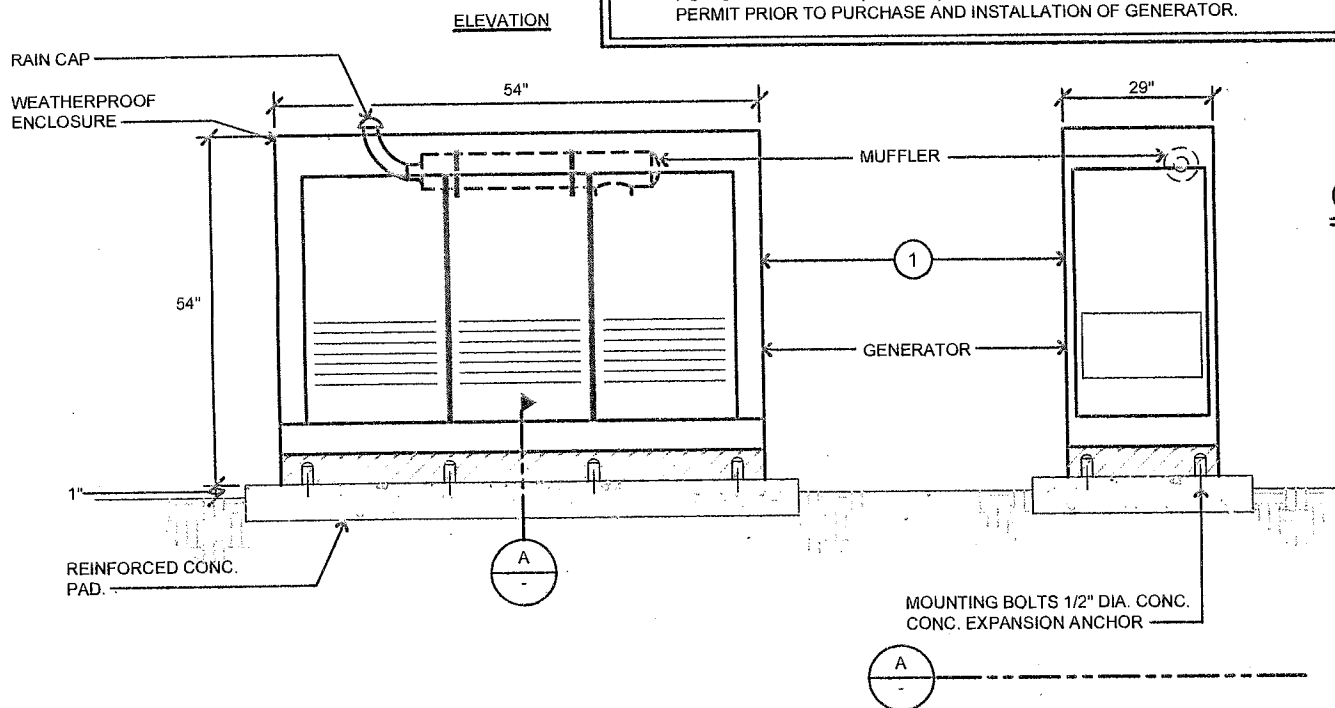
SCALE: 1/2"=1'-0"

2' 0' 1' 2'



GENERAL NOTES:

1. VERIFY EXACT DIMENSIONS AND CONDUIT STUB-UP LOCATIONS WITH MANUFACTURER'S SHOP DRAWINGS PRIOR TO START OF WORK.
2. GENERATOR SHALL COMPLY WITH MONTEREY BAY UNIFIED AIR POLLUTION DISTRICT (MBUAPD) REGULATIONS & SHALL HAVE MBUAPD PERMIT PRIOR TO PURCHASE AND INSTALLATION OF GENERATOR.



○ DETAIL NOTES:

1. CUSTOM ENCLOSURE FOR CITY OF SEASIDE NOISE ORDINANCE. MUST REDUCE LEVEL OF NOISE TO LESS THAN 65DB AT PROPERTY LINE, 10 FT AWAY.

1 GENERATOR MOUNTING DETAIL

NO SCALE

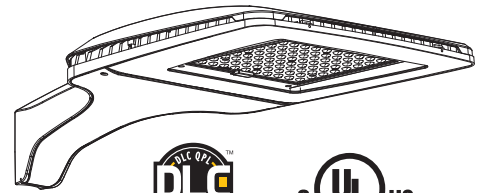
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Pure in form and function, defining performance

PHILIPS GARDCO PUREFORM LED SITE & AREA LUMINAIRE P21

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction. The die cast aluminum housing mounts directly to a pole or wall, and has a maximum profile of just 3". The advanced LED optical systems provide IES Types II, III, IV and V distributions, as well as Backlight Control optics. PureForm luminaires are available in a wide variety of mountings and arms. All PureForm luminaires provide full cutoff performance.



Project: _____
 Location: _____
 Catalog No: _____
 Fixture Type: _____
 Mfg: _____ Qty: _____
 Notes: _____

Ordering guide

Prefix	Arm Style	Mounting	Optics	LED Wattage	LED Selection	Voltage	Finish	Options
P21	A1	1	2	2-90	55LA	CW	UNV	F
P21-DIM	A2	2	2BL	2BL-90	70LA	NW	HVU	LF
P21-MR50	A3	2@90	3	3-90	90LA	WW	120	BD
P21-APD		3	4	4-90	80LA		208	PC
P21-APD-MRO		3@120	5M	BLC-90	105LA		240	PCR
P21-MRI		4	5W	2-270	130LA		277	PCB
P21-APD-MRI		W	BLC	2BL-270	165LA		347	EHHS
		WS	LCL	3-270	110LA		480	PTF2
		MA	LCR	4-270	140LA			PTF3
				BLC-270	180LA			PTF4
					200LA			SPA1-2
								SPA3
								RPA
								DL
								CLR
								POLY
								TB
								TL
See page 2 for more information								

Ordering guide - PureForm with Wireless Controls

	A1							
Prefix	Arm Style	Mounting	Optics ¹⁵	LED Wattage	LED Selection	Voltage	Finish	Options
P21-LLC2	A1	1	2	2-90	55LA	CW	UNV	F
P21-LLC3		2	2BL	2BL-90	70LA	NW	120	LF
P21-LLC4		2@90	3	3-90	90LA	WW	208	BD
		3	4	4-90	80LA		240	EHHS
		3@120	5M	BLC-90	105LA		277	PTF2
		4	5W	2-270	130LA			PTF3
		W	BLC	2BL-270	165LA			PTF4
		WS	LCL	3-270	110LA			SPA1-2
		MA	LCR	4-270	140LA			RPA
				BLC-270	180LA			DL
					200LA			CLR
								POLY
								TB
								TL
See page 8 for more information								



PHILIPS



PUREFORM LED SITE AND AREA P21

Ordering guide

Prefix	Arm Style	Mounting	Optics ⁵	LED Wattage	LED Selection	Voltage	Finish	Options
P21 21" PureForm Standard Luminaire P21-DIM 21" PureForm with 0-10V Dimming P21-MR50^{1,2} 21" PureForm with Motion Response at 50% Low, Pole Mounted Sensor P21-APD² 21" PureForm with Automatic Profile Dimming P21-APD-MRO^{1,2} 21" PureForm with Auto Profile Dimming with Motion Response Override Pole mounted sensor P21-MRI^{3,3} 21" PureForm with Motion Response at 50% low Luminaire mounted sensor P21-APD-MRI^{3,3} 21" PureForm with Auto Profile Dimming with Motion Response Override Luminaire mounted sensor See page 7 for P21 with LimeLight wireless controls	A1 Standard 9" Arm A2 Short 5" Arm A3 Decorative Arm Note: All Arm Styles mount to a round pole with no adapter; If mount- ing to a square pole, specify the appropriate Square Pole Adapter option; SPA1-2 for A1 or A2 arms, SPA3 for A3 arms.	1 Single 2 2@180 2@90 2@90 3 3@90 3@120 3@120 4 4@90 W⁴ Wall Mount WS⁴ Wall Mount including Surface conduit MA Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	2 Type 2 2BL Type 2 with backlight (less shield) 3 Type 3 4 Type 4 5M Type 5 Medium 5W Type 5 Wide BLC Back Light Control LCL⁶ LEED Corner Cutoff Optics LCR⁶ LEED Corner Cutoff Optics Optics Rotated Left⁷ 2-90 Type 2 @ 90° 2BL-90 Type 2 @ 90° with backlight 3-90 Type 3 @ 90° 4-90 Type 4 @ 90° BLC-90 Back Light Control Optics Rotated Right⁷ 2-270 Type 2 @ 270° 2BL-270 Type 2 @ 270° with backlight (less shield) 3-270 Type 3 @ 90° 4-270 Type 4 @ 90° BLC-270 Back Light Control	350 mA 55LA 70LA 90LA 530 mA 80LA 105LA 130LA 640mA 165LA¹³ 700mA 110LA 140LA 180LA 800mA 200LA¹³	CW 5,700K 70 CRI NW 4,000K 70 CRI WW 3,000K 80 CRI 480	UNV 120-277V HVU 347-480V 120 208 240 277 347 480	BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Paint OC Optional Color Specify optional color or RAL ex: OC-LGP or OC-RAL7024. SC Special Color Specify; Must supply color chip. Requires factory quote.	F⁸ Fusing LF In-Line/In-Pole Fusing BD⁹ Bird Deterrent Spike Kit (field installed only) PC^{10,11} Photocontrol with Receptacle PCR¹¹ Photocontrol Receptacle Only PCB^{10,11} Button Photocontrol EHHS External Houseside Shield PTF2 Pole Top Fitter for 2-3/8"-3" Tenon PTF3 Pole Top Fitter for 3"-3.5" Tenon PTF4 Pole Top Fitter for 3.5"-4" Tenon SPA1-2 Square Pole Adapter (for use with A1 or A2 Arms) SPA3 Square Pole Adapter (for use with A3 Arms) RPA Round Pole Adaptor for 3" to 3.9" OD DL Diffusing Lens (reduces performance significantly) CLR Clear Glass Lens (reduces performance) POLY¹² Polycarbonate Lens (reduces performance) TB Terminal Block TL Tool-Less entry & driver removal hardware

Notes:

- MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See Accessories on page 2. Motion Response luminaires available 120V or 277V only.
- Available 120V or 277V only.
- MRI and APD-MRI luminaires include an integral motion sensor. Wattages 180LA and 200LA require outboarded sensor enclosure mounted to the arm of the luminaire (A1 arm only).
- Available with A1 or A2 Arms only. Not available in P21-MR50, or P21-APD-MRO.
- Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens.
- Available with 130LA or 200LA LED wattages only.
- See pages 12 and 13 for information on optical rotation prior to ordering.
- Available with A1 arm or with MA mounting only. Provide specific input voltage.
- Kits consist of 25 injection molded plastic bird deterrent spikes. Field installation only.
- Not available in 480V. Provide specific input voltage.
- Available with A1 or A2 arms, or with MA mounting only.
- Polycarbonate lenses feature a 1 year warranty.
- 200LA and 165LA configurations not available in 347 or 480V.

Accessories (Ordered Separately)

- MS-A-120V** 120V Input - Area Motion Sensor for P21-MR50 (Motion Response) or P21-APD-MRO (Automatic Profile Dimming with Motion Response Override)
- MS-A-277V** 277V Input - Area Motion Sensor for P21-MR50 (Motion Response) or P21-APD-MRO (Automatic Profile Dimming with Motion Response Override)

Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for P21-MR50 or P21-APD-MRO luminaires. See Luminaire Configuration Information on page 6-7 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

Type 2 - LED Wattage and Lumen Values

Ordering Code	Average System Watts ¹⁴	LED Current (mA)	# of LEDs	Color Temp.	Lumen Output ^{14,15}	Efficacy (LPW)	BUG Rating
55LA	54	350	48	4000K	5,327	99	B1-U0-G1
70LA	69	350	64	4000K	7,350	107	B1-U0-G1
90LA	88	350	80	4000K	9,370	106	B1-U0-G2
80LA	78	530	48	4000K	7,656	98	B1-U0-G2
105LA	103	530	64	4000K	10,521	102	B1-U0-G2
130LA	127	530	80	4000K	13,490	106	B1-U0-G2
165LA	162	640	80	4000K	15,651	97	B2-U0-G2
110LA	108	700	48	4000K	9,735	90	B1-U0-G2
140LA	137	700	64	4000K	13,287	97	B2-U0-G2
180LA	176	700	80	4000K	16,723	95	B2-U0-G2
200LA	205	800	80	4000K	18,514	90	B2-U0-G2

Type 2BL - LED Wattage and Lumen Values

Ordering Code	Average System Watts ¹⁴	LED Current (mA)	# of LEDs	Color Temp.	Lumen Output ^{14,15}	Efficacy (LPW)	BUG Rating
55LA	54	350	48	4000K	5,981	111	B3-U0-G3
70LA	69	350	64	4000K	8,252	120	B3-U0-G3
90LA	89	350	80	4000K	10,521	119	B3-U0-G3
80LA	79	530	48	4000K	8,596	109	B3-U0-G3
105LA	103	530	64	4000K	11,814	114	B3-U0-G3
130LA	128	530	80	4000K	15,147	118	B4-U0-G4
165LA	162	640	80	4000K	17,425	107	B4-U0-G4
110LA	108	700	48	4000K	10,931	101	B3-U0-G3
140LA	138	700	64	4000K	14,918	108	B4-U0-G4
180LA	177	700	80	4000K	18,777	106	B4-U0-G4
200LA	206	800	80	4000K	20,788	101	B4-U0-G4

Type 3 - LED Wattage and Lumen Values

Ordering Code	Average System Watts ¹⁴	LED Current (mA)	# of LEDs	Color Temp.	Lumen Output ^{14,15}	Efficacy (LPW)	BUG Rating
55LA	54	350	48	4000K	5,330	98	B1-U0-G1
70LA	69	350	64	4000K	7,354	107	B1-U0-G2
90LA	89	350	80	4000K	9,375	106	B1-U0-G2
80LA	79	530	48	4000K	7,660	97	B1-U0-G2
105LA	103	530	64	4000K	10,527	102	B1-U0-G2
130LA	128	530	80	4000K	13,498	105	B1-U0-G2
165LA	162	640	80	4000K	15,691	97	B1-U0-G2
110LA	108	700	48	4000K	9,740	90	B1-U0-G2
140LA	138	700	64	4000K	13,294	96	B1-U0-G2
180LA	177	700	80	4000K	16,732	94	B2-U0-G3
200LA	206	800	80	4000K	18,524	90	B2-U0-G3

Type 4 - LED Wattage and Lumen Values

Ordering Code	Average System Watts ¹⁴	LED Current (mA)	# of LEDs	Color Temp.	Lumen Output ^{14,15}	Efficacy (LPW)	BUG Rating
55LA	54	350	48	4000K	5,279	98	B1-U0-G1
70LA	69	350	64	4000K	7,284	106	B1-U0-G2
90LA	88	350	80	4000K	9,286	105	B1-U0-G2
80LA	78	530	48	4000K	7,588	97	B1-U0-G2
105LA	103	530	64	4000K	10,428	101	B1-U0-G2
130LA	127	530	80	4000K	13,370	105	B1-U0-G2
165LA	162	640	80	4000K	15,389	90	B1-U0-G2
110LA	108	700	48	4000K	9,648	96	B1-U0-G2
140LA	137	700	64	4000K	13,168	94	B1-U0-G2
180LA	176	700	80	4000K	16,574	95	B2-U0-G2
200LA	206	800	80	4000K	18,349	89	B2-U0-G3

Notes

14. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

15. Lumen values based on tests performed in compliance with IESNA LM-79.

PUREFORM LED SITE AND AREA P21

Type 5M - LED Wattage and Lumen Values

Ordering Code	Average System Watts ¹⁴	LED Current (mA)	# of LEDs	Color Temp.	Lumen Output ^{14,15}	Efficacy (LPW)	BUG Rating
55LA	54	350	48	4000K	6,059	112	B2-U0-G0
70LA	69	350	64	4000K	8,360	122	B3-U0-G1
90LA	88	350	80	4000K	10,657	121	B3-U0-G1
80LA	79	530	48	4000K	8,708	111	B3-U0-G1
105LA	103	530	64	4000K	11,967	116	B3-U0-G1
130LA	128	530	80	4000K	15,344	120	B3-U0-G1
165LA	162	640	80	4000K	17,663	109	B4-U0-G1
110LA	108	700	48	4000K	11,073	102	B3-U0-G1
140LA	138	700	64	4000K	15,112	110	B4-U0-G1
180LA	177	700	80	4000K	19,021	108	B4-U0-G1
200LA	206	800	80	4000K	21,058	102	B4-U0-G2

Type 5W - LED Wattage and Lumen Values

Ordering Code	Average System Watts ¹⁴	LED Current (mA)	# of LEDs	Color Temp.	Lumen Output ^{14,15}	Efficacy (LPW)	BUG Rating
55LA	53	350	48	4000K	6,014	113	B3-U0-G1
70LA	70	350	64	4000K	8,298	119	B3-U0-G2
90LA	86	350	80	4000K	10,579	123	B4-U0-G2
80LA	82	530	48	4000K	8,644	106	B3-U0-G2
105LA	108	530	64	4000K	11,879	111	B4-U0-G2
130LA	134	530	80	4000K	15,231	114	B4-U0-G2
165LA	164	640	80	4000K	17,878	109	B4-U0-G2
110LA	110	700	48	4000K	10,991	100	B4-U0-G2
140LA	146	700	64	4000K	15,001	103	B4-U0-G2
180LA	179	700	80	4000K	18,881	105	B4-U0-G2
200LA	206	800	80	4000K	20,903	101	B4-U0-G2

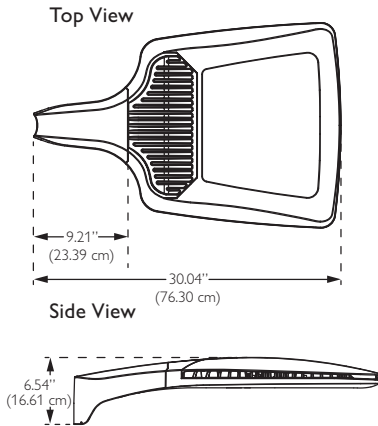
Notes

14. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

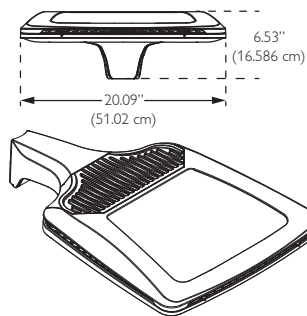
15. Lumen values based on tests performed in compliance with IESNA LM-79.

Dimensions

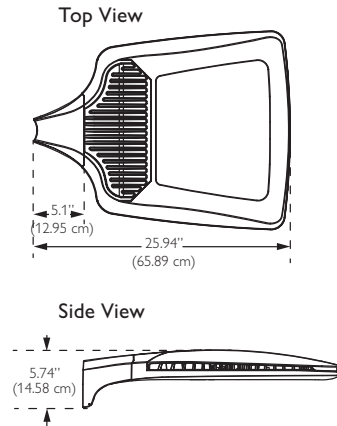
A1 - Standard Arm



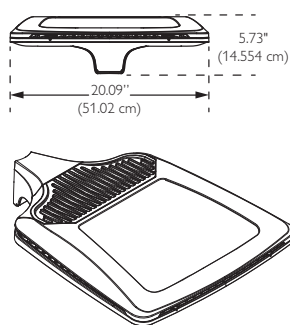
End View



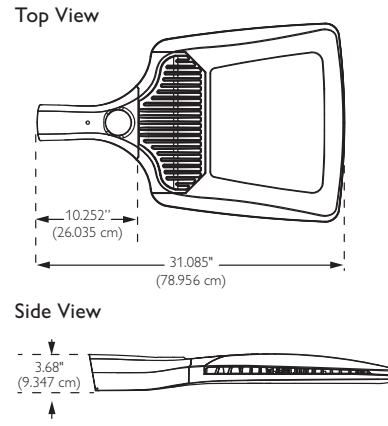
A2 - Short Arm



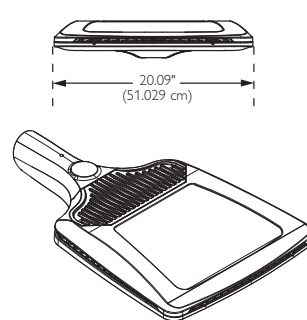
End View



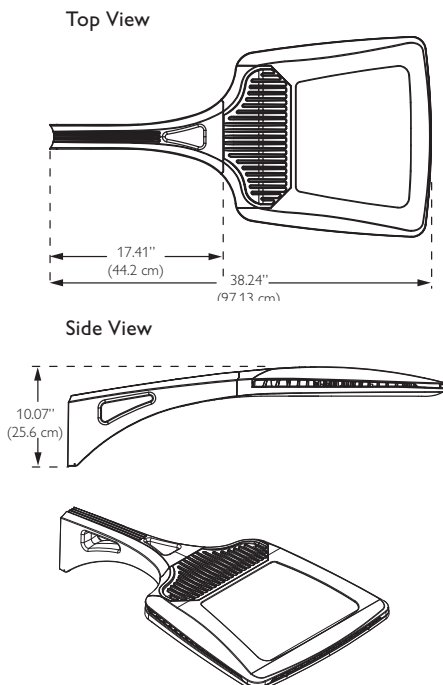
MA - Mast Arm



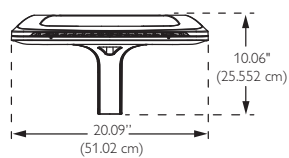
End View



A3 Decorative Arm

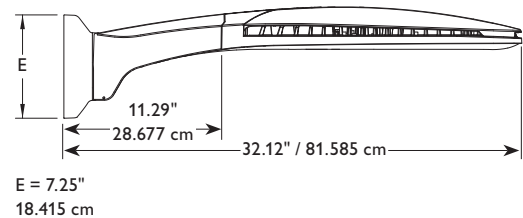


End View

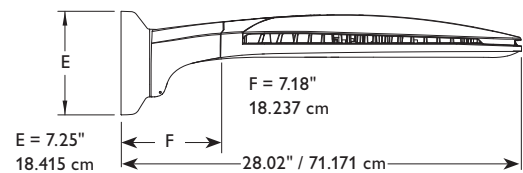


Wall Mount

With A1 Standard Arm



With A2 Short Arm



Single Luminaire Weight	
Mounting	Approximate Weight
A1	38 lbs / 17.237 kg
A2	37 lbs / 16.783 kg
A3	41.5 lbs / 18.824 kg
MA	38 lbs / 17.237 kg
W or WS	39 lbs / 17.69 kg

Effective Projected Area ft ² / m ²			
Mounting	Single	Twin @ 180	3/4
A1	0.35 / 0.033	0.70 / 0.066	1.25 / 0.117
A2	0.30 / 0.028	0.60 / 0.056	1.10 / 0.103
A3	0.50 / 0.047	1.0 / 0.093	1.70 / 0.158
MA	0.35 / 0.033	N/A	N/A

Luminaire Configuration Information

P21: Philips Gardco PureForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

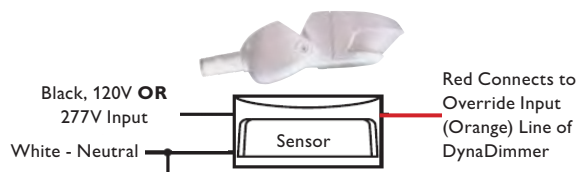
P21-DIM: Philips Gardco PureForm LED luminaire provided with 0 -10V dimming for connection to a control system provided by Philips or by others.

P21-MR50: Philips Gardco PureForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

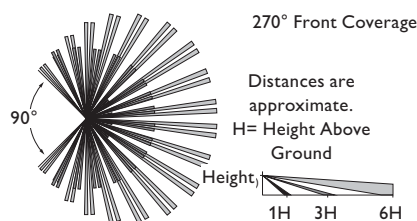
P21-MR50 is available in 120V through 277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EVW-200-120-W (120V Input - MSA-120V) or the WattStopper EVW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.

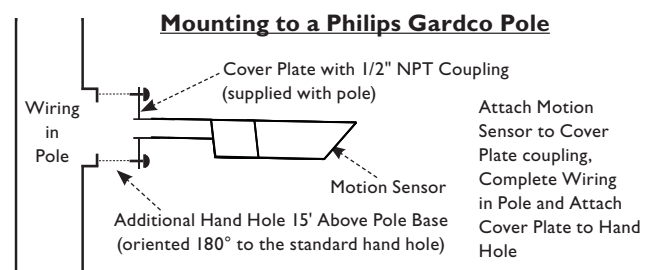


The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



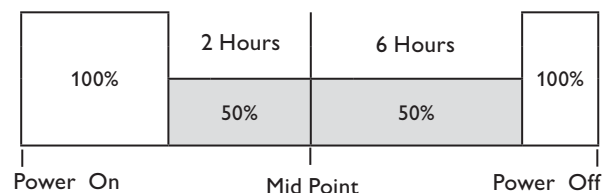
Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. **If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.**



P21-APD: Philips Gardco PureForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a programmable LED Driver, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the programmable LED Driver based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

P21-APD is available in 120V through 277V input only.

P21-APD Dimming Profile:



The P21-APD offers many of the advantages of a sophisticated control system, including an average energy savings of at least 33% versus constant wattage, constant light output systems, without the need for a control system.

Luminaire Configuration Information (Continued)

P21-APD-MRO: Philips Gardco PureForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The P21-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the P21-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

P21-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The P21-APD-MRO has the same pole requirements and utilizes the same motion sensors as the P21-MR50. The motion sensor mounts and wires identically as well. The P21APD-MRO utilizes the identical dimming profile as shown for the P21-APD.

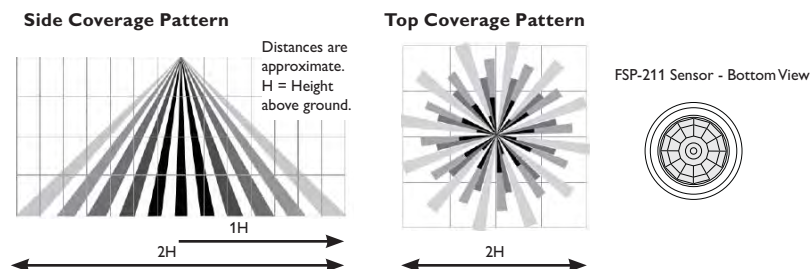
By combining the benefits of automatic profile dimming and motion response, the P21-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

Note: All motion sensors utilized consume 0.0 watts in the off state.

P21-MRI Luminaires with Motion Response and an integral motion sensor include a programmable LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V (UNIV) only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

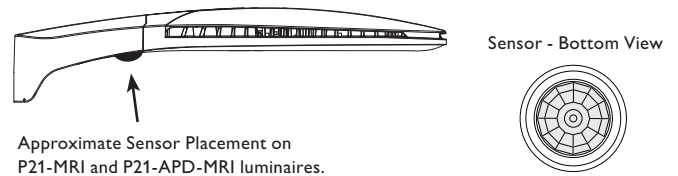
The approximate motion sensor coverage pattern is as shown below.



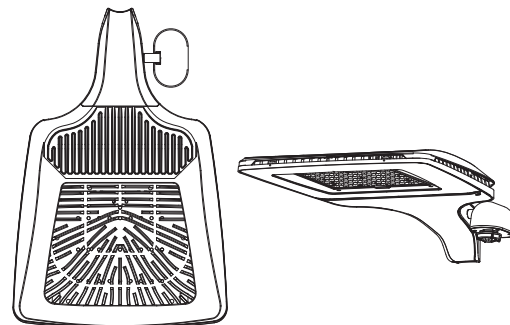
Luminaires with Integral Motion Sensor - P21-APD- MRI: Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize a programmable LED driver. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes.

APD-MRI luminaires are available with 120V or 277V (UNIV) input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for P21-MRI.



NOTE: P21-180LA and P21-200LA luminaires with MRI and APD-MRI require the use of an outboarded sensor as shown below.





Site Solutions
.....
Site connected
lighting solutions
that are
intermediate,
informative, and
flexible

PUREFORM LED SITE AND AREA P21

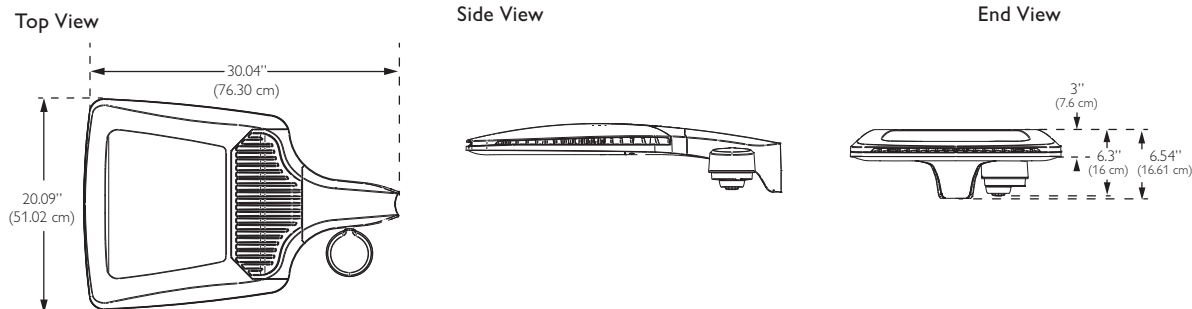
Ordering guide - PureForm with Wireless Controls

Prefix	Arm Style	Mounting	Optics ¹⁶	LED Wattage	LED Selection	Voltage	Finish	Options
P21-LLC2 P21 with Limelight wireless technology. Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights. P21-LLC3 P21 with Limelight wireless technology. Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights. P21-LLC4 P21 with Limelight wireless technology. Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.	A1 Standard 9" Arm Note: A1 Arm Styles mount to a round pole with no adapter. If mounting to a square pole, specify the SPA1-2 Square Pole Adapter option.	1 Single 2 2@180 2@90 2@90 3 3@90 3@120 3@120 4 4@90 W Wall Mount WS Wall Mount including Surface conduit MA Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	2 Type 2 2BL Type 2 with backlight (less shield) 3 Type 3 4 Type 4 5M Type 5 Medium 5W Type 5 Wide BLC Back Light Control LCL ¹⁷ LEED Corner Cutoff Optics LCR ¹⁷ LEED Corner Cutoff Optics Optics Rotated Left ¹⁸ 2-90 Type 2 @90° 2BL-90 Type 2 @90° with backlight 3-90 Type 3 @ 90° 4-90 Type 4 @ 90° BLC-90 Back Light Control Optics Rotated Right ¹⁸ 2-270 Type 2 @ 270° 2BL-270 Type 2 @270° with backlight (less shield) 3-270 Type 3 @ 90° 4-270 Type 4 @ 90° BLC-270 Back Light Control	350 mA 55LA 70LA 90LA 530 mA 80LA 105LA 130LA 640mA 165LA 700mA 110LA 140LA 180LA 800mA 200LA	CW 5,700K 70 CRI NW 4,000K 70 CRI WW 3,000K 80 CRI	UNV 120-277V 120 208 240 277	BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Paint OC Optional Color Specify optional color or RAL ex: OC-LGP or OC-RAL7024. SC Special Color Specify. Must supply color chip. Requires factory quote.	F ¹⁹ Fusing LF In-Line/In-Pole Fusing BD ²⁰ Bird Deterrent Spike Kit (field installed only) EHHS External Houseside Shield PTF2 Pole Top Fitter for 2-3/8"-3" Tenon PTF3 Pole Top Fitter for 3"-3.5" Tenon PTF4 Pole Top Fitter for 3.5"-4" Tenon SPA1-2 Square Pole Adapter RPA Round Pole Adaptor for 3" to 3.9" OD DL Diffusing Lens (reduces performance significantly) CLR Clear Glass Lens (reduces performance) POLY ²¹ Polycarbonate Lens (reduces performance) TB Terminal Block TL Tool-Less entry & driver removal hardware

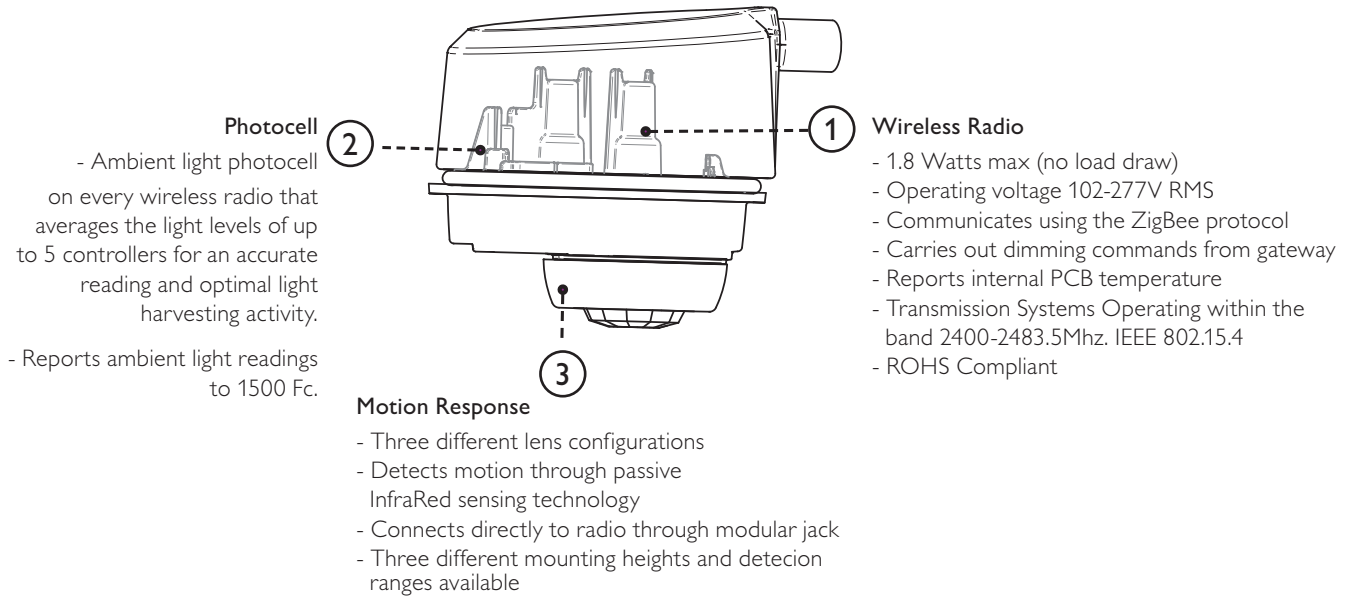
Notes:

16. Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens.
17. Available with 130LA or 200LA LED wattages only.
18. See pages 12 and 13 for information on optical rotation prior to ordering.
19. Available with A1 arm or with MA mounting only. Provide specific input voltage.
20. Kits consist of 25 injection molded plastic bird deterrent spikes. Field installation only.
21. Polycarbonate lenses feature a 1 year warranty.

Dimensions (Luminaire mounted controller)

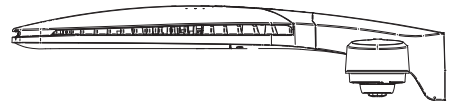


Controller Pod (wireless radio, motion response, and photocell)

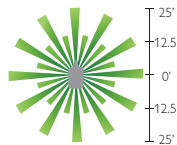
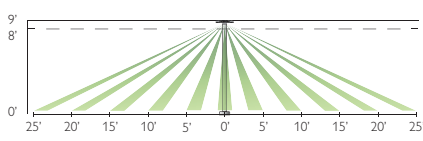


Luminaire Configuration Information - PureForm with LimeLight

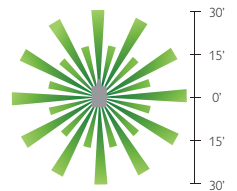
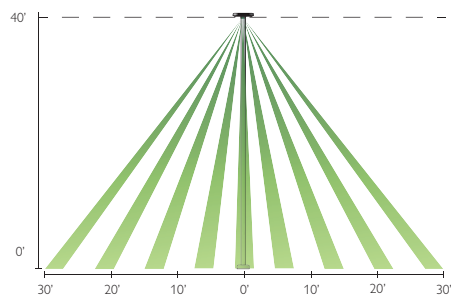
P21-LLC(X): With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



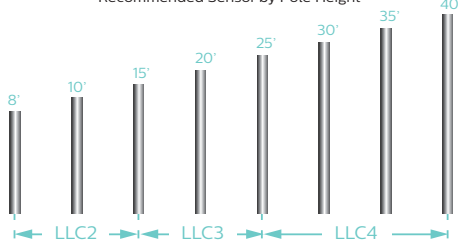
P21-LLC2



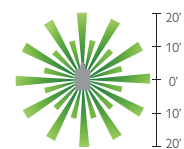
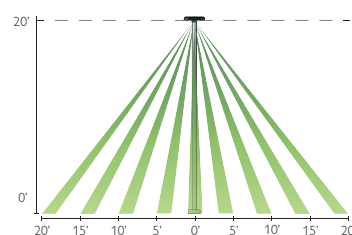
P21-LLC4



Recommended Sensor by Pole Height



P21-LLC3



Luminaire Configuration Information (Continued)

Gateway:

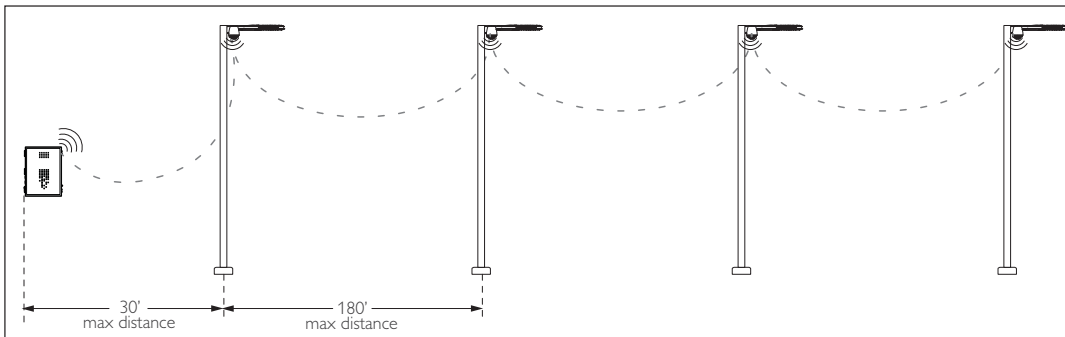
Overview: One LimeLight gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the PureForm luminaires (or pole), allowing you to control your fixtures straight from the web. One gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

Installation: Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

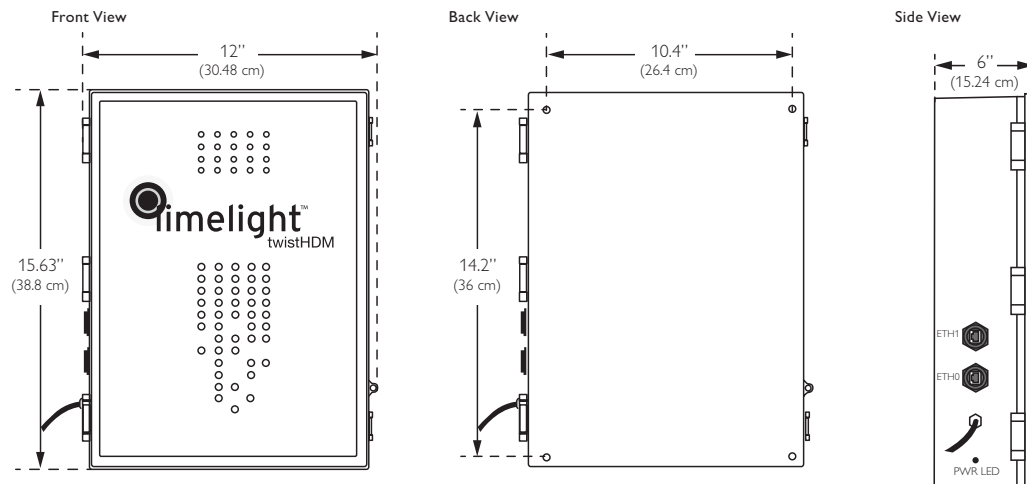
Requirements: The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

Specifications:

- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



Gateway Dimensions



Specifications

GENERAL DESCRIPTION: Philips Gardco PureForm luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction. The die cast aluminum housing mounts directly to a pole or wall, and has a maximum profile of just 3". All LED wattages utilize high performance Class 1 LED systems. The luminaire features a state of the art integral thermal control system to maximize LED performance and life, and to extend component life. The door frame is die cast aluminum. Luminaires are finished with a fade and abrasion resistant TGIC powdercoat. PureForm luminaires are available in a wide variety of mountings and arms. PureForm is also available as part of the Philips Solar Solution. See Solar Specification sheet for details.

HOUSING: The PureForm features a die cast aluminum housing, and mounts directly to a pole or wall. The low profile rounded form reduces the effective projected area of the luminaire significantly.

PureForm luminaires supplied with A1, A2 and A3 arms are provided with arms firmly attached to the main luminaire housing body. As a result, the luminaires provide the functionality, strength and installation ease of an integral arm luminaire.

Mast arm mount luminaires are provided with the mast arm mounting assembly firmly attached to the main luminaire housing body.

IP RATING: PureForm luminaires have a rating of IP66.

VIBRATION RESISTANCE: PureForm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

OPTICAL SYSTEMS: The advanced LED optical systems provide IES Types 2, 3, 4 and 5 distributions, as well as a Backlight Control optic. Special LEED corner cutoff optics are also available, both as LCR (right) and LCL (left.) All optical systems feature unitized lens optic construction.

Types 2, 3, 4, BLC and LCR/LCL optical systems utilize an innovative redirecting reflector to complement the performance of the LED optic. The redirecting reflector system utilizes 95% specular reflective material to maximize reflected light forward. Reflector facets minimize aperture brightness when viewed from the rear of the luminaire.

PureForm luminaires are provided standard without a glass lens, for maximized performance. A glass lens is available as an option, resulting in reduced performance. All PureForm luminaires provide full cutoff performance.

WIRELESS CONTROLS: The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See pages 8-10 for details and technical information.

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA ¹⁵				
Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours ^{15,16}	L ₇₀ Per TM-21 ^{16,17}	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 800mA	> 154,000 Hours	> 51,400 Hours	91%
^{15.} Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. ^{16.} L ₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. ^{17.} Calculated per IESNA TM21-11. Published L ₇₀ hours limited to 6 times actual LED test hours.				

THERMAL MANAGEMENT: The Philips Gardco PureForm LED provides die cast aluminum integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

ELECTRICAL: Luminaires are equipped with an LED driver that accepts 120V through 277V, or 347V through 480V, 50hz to 60hz, input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaire consumes 0.0 watts in the off state. All motion sensors utilized consume 0.0 watts in the off state. Surge protector standard. 10KA per AN SI/IEEE C62.41.2.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WVP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Solar Luminaires - P21-S: P21 Luminaires are available as part of the Philips Solar Solution to provide a stand alone, energy efficient site and area lighting. Our Solar Solution efficiently harvests, stores and intelligently converts solar energy into high quality illumination. Visit www.philips.com/luminaires to learn more about PureForm Solar.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels. PureForm LED P21 luminaires (with the exception of 55LA at 277V) are DesignLights Consortium qualified.

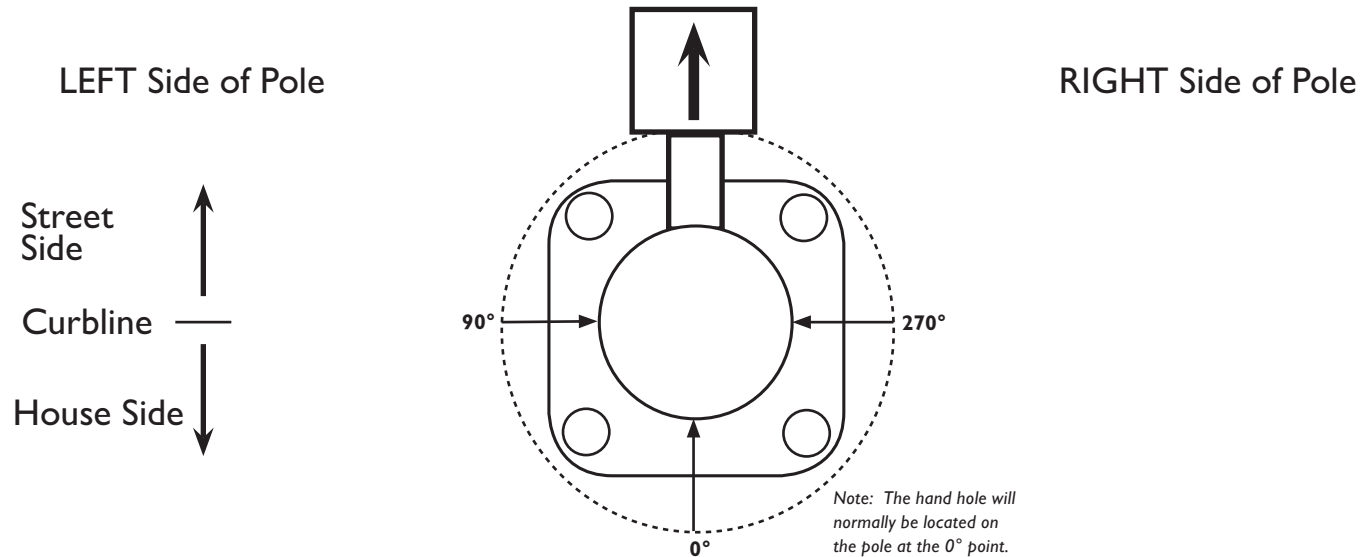
WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

ASYMMETRIC OPTICAL ORIENTATION INFORMATION (CONTINUED ON PAGE 8)

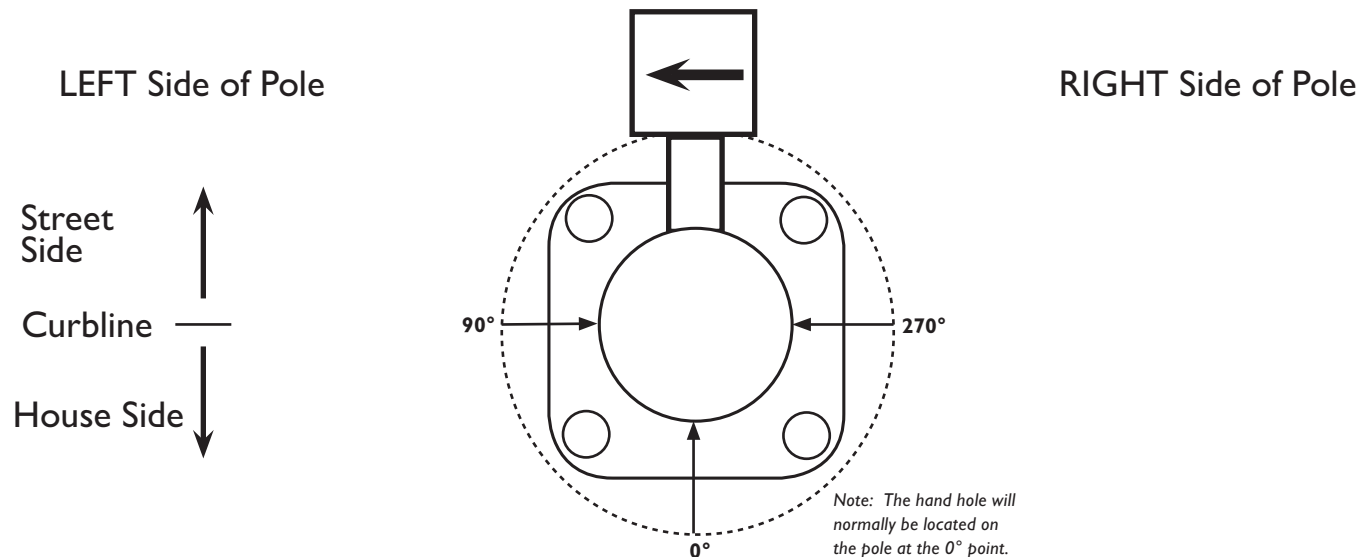
STANDARD OPTIC POSITION:

Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



OPTIC ROTATED LEFT (90°) OPTIC POSITION:

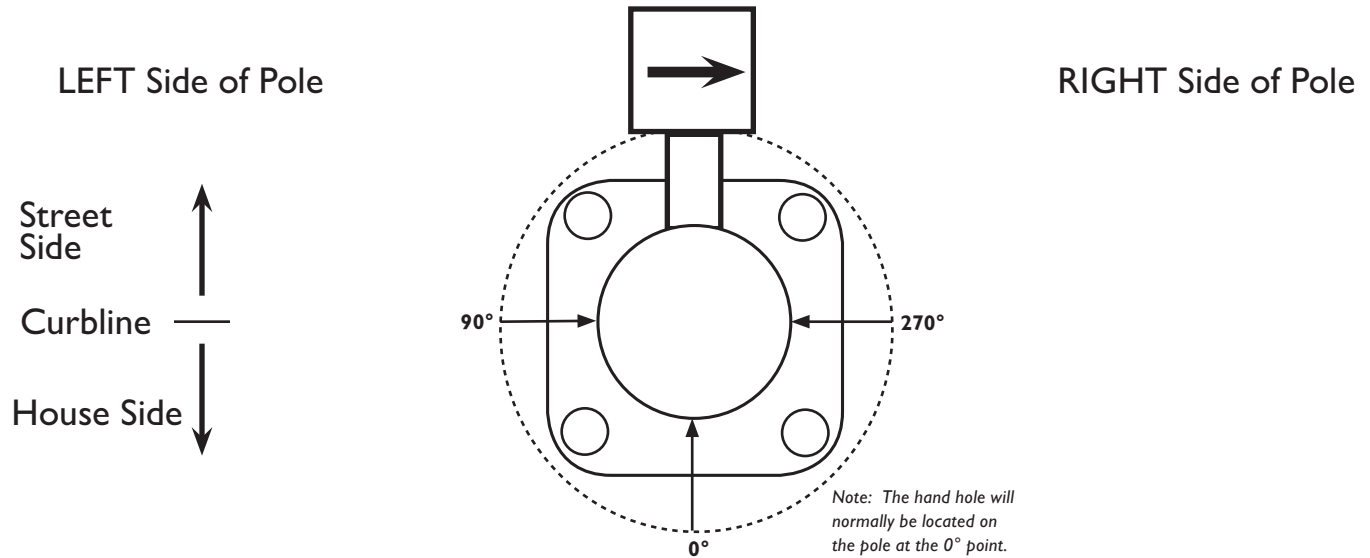
Luminaires ordered with asymmetric optical systems in the **OPTIC ROTATED LEFT (90°)** optic position will have the optical system oriented as shown below:



ASYMMETRIC OPTICAL ORIENTATION INFORMATION (CONTINUED FROM PAGE 7)

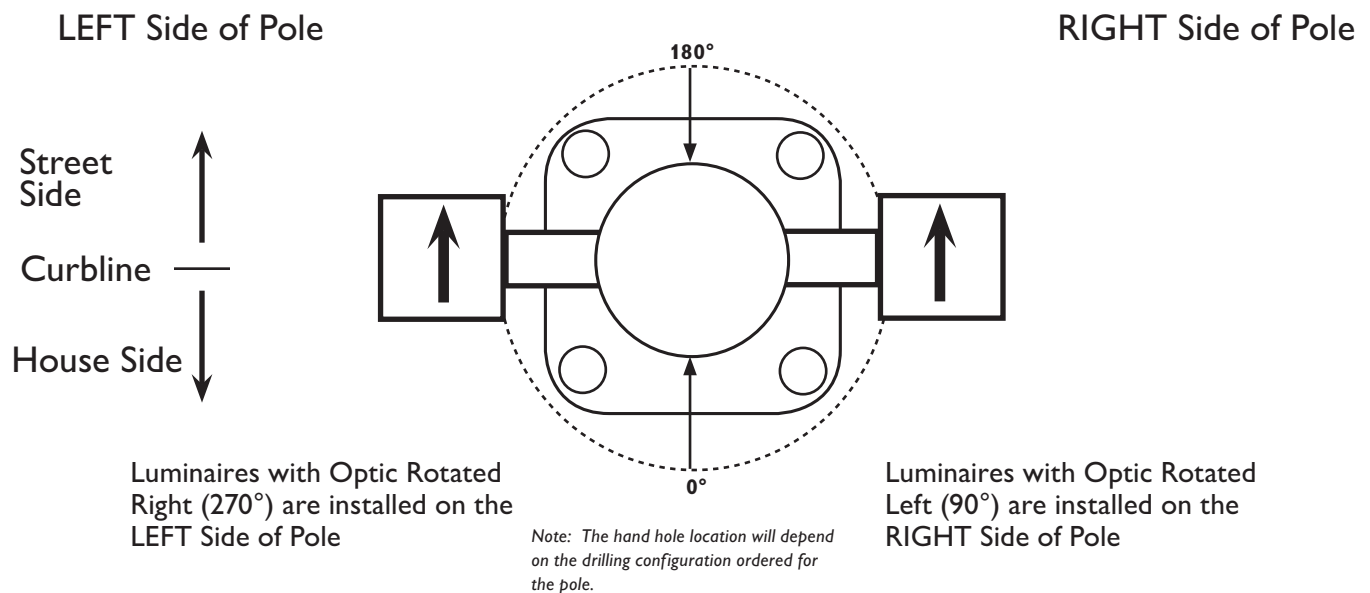
OPTIC ROTATED RIGHT (270°) OPTIC POSITION:

Luminaires ordered with asymmetric optical systems in the **OPTIC ROTATED RIGHT (270°)** optic position will have the optical system oriented as shown below:



TWIN LUMINAIRE ASSEMBLIES WITH ROTATED OPTICAL SYSTEMS:

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



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Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd,
Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

Job:
Type:
Notes:

FIXTURE XB 120 LINE LED

Page 1 of 4

121 LED Performance Sconce - Generation 2

The Philips Gardco 121 LED Performance Sconce provides an energy efficient, architecturally pleasing solution for wall mount applications. The sloped surface ribs of the die cast aluminum housing create a distinctly unique aesthetic element, and perform important functions in the Philips Gardco thermal management system. 121 Generation 2 luminaires feature high performance Class 1 LED systems. The high performance LED optical systems produce full cutoff performance, minimizing glare and light trespass. Philips Gardco's LED technology provides maximized light output and maximum energy savings.



PREFIX	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

121 121 LED Performance Sconce - Constant Wattage / Full Light Output
121-MR 121 LED Performance Sconce - Motion Response
121-DIM 121 LED Performance Sconce - 0 - 10V Dimming
121-APD 121 LED Performance Sconce - Automatic Profile Dimming

OPTICAL SYSTEM

2 Type 2
3 Type 3
4 Type 4
MT Medium Throw

*All optical systems are supplied with a clear glass lens standard. A Diffuse Lens (DL) option is available. See **OPTIONS** on Page 2.*

121-DCC 121 LED Performance Sconce - Dual Circuit Control

LED WATTAGE AND LUMEN VALUES

Single LED Array Wattages, Available in 121, 121-MR, 121-DIM and 121-APD Only

Ordering Code	Average System Watts ¹	LED Current (mA)	LED Quantity - Single LED Array	LED Selection	Luminaire Initial Absolute Lumens ²			
					TYPE 2	TYPE 3	TYPE 4	MT
18LA	18	350	16	NW	1,673	1,707	1,609	2,022
26LA	26	530	16	NW	2,442	2,485	2,345	2,927
35LA-700	36	700	16	NW	3,102	3,139	2,972	3,650
35LA-350	35	350	32	NW	3,664	3,736	3,523	4,425
50LA	52	530	32	NW	5,587	5,685	5,365	6,697
75LA	72	700	32	NW	6,199	6,538	6,296	7,289

Dual LED Array Wattages, Available in 121-DCC Only

Ordering Code	Average System Watts ¹	LED Current (mA)	LED Quantity - Dual LED Arrays		LED Selection	Luminaire Initial Absolute Lumens ²			
			Per LED Array	Total LEDs		TYPE 2	TYPE 3	TYPE 4	MT
35LA-2	35	350	16	32	NW	3664	3,736	3,523	4,425
50LA-2	52	530	16	32	NW	5587	5,685	5,365	6,697
75LA-2	72	700	16	32	NW	6199	6,538	6,296	7,289

1. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input.

Actual wattage may vary by an additional +/- 10% due to actual input voltage.

2. Values shown are for luminaires without the DL option. Tests are in process for configurations not shown. "(s)" following the value indicates that values are scaled from tests on similar, but not identical luminaire configurations. Contact gardco.applications@philips.com if any approximate estimates are required for design purposes. Lumen values based on tests performed in compliance with IESNA LM-79.



PHILIPS



LED SELECTION

CW	Cool White - 5700°K - 75 CRI Nominal
NW	Neutral White - 4000°K - 70 CRI Nominal
WW	Warm White - 3000°K - 80 CRI Nominal

VOLTAGE

120	
208	
240	
277	
UNIV	Accepts 120V through 277V input, 50hz to 60hz.
347	347V - Requires Extended Back Box, which is provided standard. Requires and includes auxilliary transformer mounted in Extended Back Box.

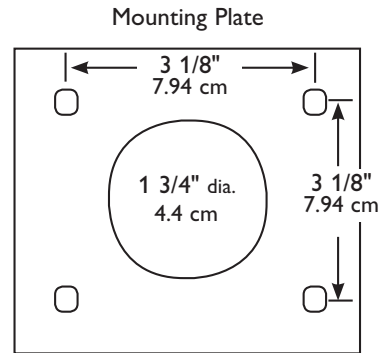
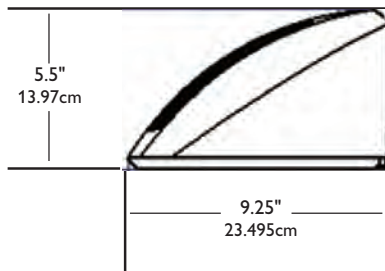
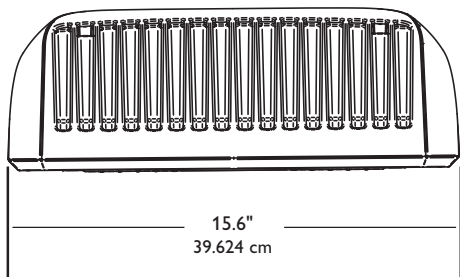
FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
BGP	Beige Paint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip.

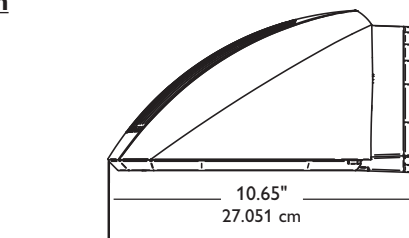
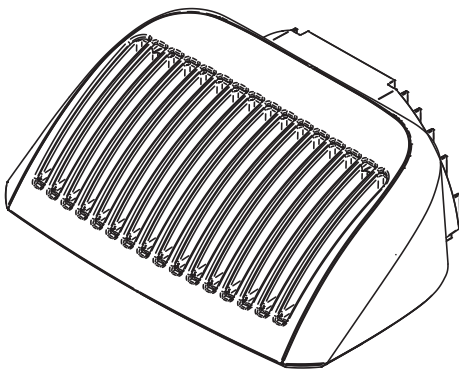
OPTIONS

F	Fusing (Provide specific input voltage)
DL	Solite Diffusing Glass Lens (Reduces performance significantly.)
PCB	Button Type Photocontrol (Provide specific input voltage)
WS	Wall Mounted Box for Surface Conduit (Rear entry permitted.)
EBB	Extended Back Box (Provided standard with 347V luminaires.)

DIMENSIONS

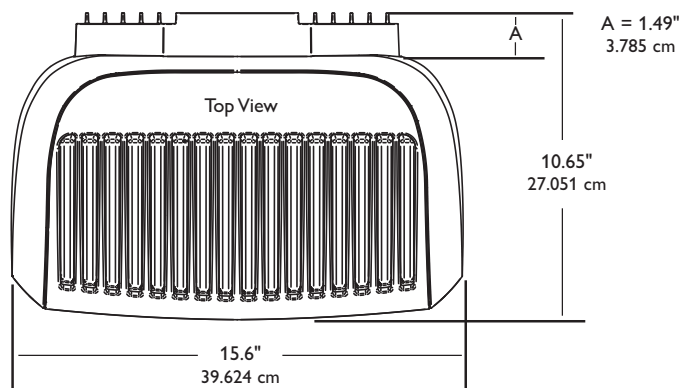


With Extended Back Box (EBB) Option



Mounting Bolt Pattern

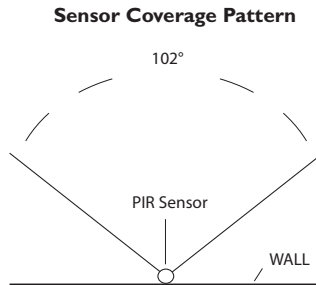
Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.



LUMINAIRE CONFIGURATION INFORMATION

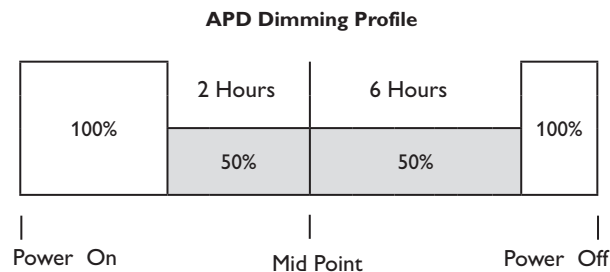
121-CWL: 121 LED sconce providing constant wattage and constant light output when power to the luminaire is energized.

121-MR: 121 LED sconce including a passive infrared (PIR) motion sensor capable of detecting motion within 30 feet of the 121 LED Sconce. The PIR sensor is mounted in the center of the luminaire, near the wall edge of the door frame, approximately 1.5" forward from the wall, and is less than .75" in diameter. When no motion is detected for 5 minutes, the Motion Response system reduces the wattage by 75%, to 25% of the normal constant wattage, reducing the light level accordingly. When motion is detected by the PIR, the luminaire returns to full wattage and full light output. The PIR sensor is capable of motion detection across a total angle of 102° from the center of the sensor (51° to either side of center.) The sensor may be adjusted directionally to maximize detection of motion to one side of the luminaire if desired based on site traffic patterns. PIR sensor provided is the Panasonic EKMB1203112. If the PIR sensor fails, the luminaire will operate in default-high mode. Motion sensors utilized consume 0.0 watts in the off state.



121-DIM: 121 LED sconce provided with 0 -10V dimming for connection to a control system provided by others.

121-APD: Philips Gardco performance LED sconces with Automatic Profile Dimming are provided with the Philips DynaDimmer included. The DynaDimmer is factory programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously calculated by the DynaDimmer based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.



121-DCC: 121 LED sconce provided with dual circuiting, and dual arrays, permitting separate switching of each led array. Available in LED wattages shown on Page 1 only.

SPECIFICATIONS

GENERAL: Each Philips Gardco 121 luminaire is a wall mounted full cutoff luminaire with integrated lensed LEDs mounted in a fixed array. Internal components are totally enclosed in a rain-tight, dust-tight and corrosion resistant housing. The housing, back plate and door frame are die cast aluminum. A choice of four (4) optical systems is available. Luminaires are suitable for wet locations, mounted in the normal downlight position.

HOUSING: The single-piece stylized housing is die cast aluminum. A memory retentive gasket seals the housing with the door frame to exclude moisture, dust, insects and pollutants from the luminaire. A black, die cast ribbed backplate is included.

IP RATING: Luminaires are rated IP66.

DOOR FRAME: A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with two (2) captive stainless steel fasteners.

OPTICAL SYSTEMS: Philips Gardco 121 Generation 2 LED luminaires utilize lensed LED arrays set to achieve IES Type II, Type III, and Type IV distributions, as well as a Medium Throw distribution. Individual LED arrays are replaceable. Luminaires feature high performance Class 1 LED systems. Luminaires are supplied standard with a clear glass lens.

ELECTRICAL: Luminaires are equipped with an LED driver that accepts 120V through 277V, 50hz to 60hz, input. Driver output is either 350 mA, 530 mA or 700 mA, based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F/150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaires consume 0.0 watts in the off state. Surge protector standard. 10KA per AN SI/IEEE C62.41.2.

LED THERMAL MANAGEMENT: The 121 design provides deep integral thermal radiation fins cast into the upper housing to assist in the thermal management so critical to long LED system life. Metallic screens are placed over the fins and integrated to the housing to prevent the buildup of dust, dirt and contaminants, while permitting required air flow for cooling

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA ⁴		
Ambient Temperature °C	Driver mA	L ₇₀ Hours ⁵
25 °C	350 mA	180,000
	530 mA	150,000
	700 mA	120,000
40 °C	350 mA	170,000
	530 mA	130,000
	700 mA	100,000

4. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.

5. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WVP), natural aluminum (NP) and beige (BGP). Consult factory for specifications on custom colors.

LABELS: All luminaires bear either UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays and LED drivers. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.



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Philips reserves the right to make changes in specifications and/or to discontinue any product at any time without notice or obligation and will not be liable for any consequences resulting from the use of this publication.

Philips Lighting
North America Corporation
200 Franklin Square Drive
Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd,
Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- Comparable light output to 26W, 32W, 42W and 2x26W CFL while consuming 14, 19, 26 and 37 watts.
- No harmful ultraviolet or infrared wavelengths
- No lead or mercury

PRODUCT SPECIFICATIONS

Optics

①**Cone:** Self-flanged, clear Alzak® satin (SASF) cone • Alzak® cone with low iridescent finish is standard • Others Alzak finishes are available; see trim options • Computer-optimized reflector maximizes fixture efficiency • Deep regression of source produces a very low glare system with 40° cut-off to lamp and lamp image • Lensed mixing chamber conceals the LEDs to produce uniform aperture luminance

Electrical

②**LED Light Engine:** Innovative light engine utilizes remote phosphor lens and mixing chamber to ensure perfectly mixed light, resulting in uniform colors and superior color consistency from fixture to fixture

- 2700K, 3000K, 3500K and 4100K color temperatures available
- CRI>80 • Cast aluminum heat sink integrated directly with housing provides superior thermal management with LEDs operating below manufacturer's published junction temperature to ensure attainment of rated life of the LEDs • Light engine mounts directly to heat sink and is easily replaceable • Light engine/reflector system produces 900 to 2900 lumens while using only 14 to 37 watts of energy and incorporates the latest generation of high lumen LEDs.

③**LED Driver:** Power factor >0.9 • Easily replaceable from above or below the ceiling • Dimmable via 0-10V protocol, increasing efficiency up to 30% while dimming • For a list of compatible dimmers, see [LED-DIM](#)

- For other Dimming options see 'Rough-in' ordering options

Life: Rated for 50,000 hours at 70% lumen maintenance

Mechanical

④**Housing:** Heavy gauge cold rolled steel with black finish • Universal housing design installs in suspended grid, plaster or drywall • Integral cast aluminum heat sink conducts heat away from LED light engine • Light engine and driver are accessible from above and below ceiling and can be upgraded to accommodate future technology improvements.

⑤**Mounting Frame:** Heavy gauge steel lower housing ring with factory installed spring steel friction clips securely holds cones in ceiling • Accommodates ceilings up to 3/4" thick • For thicker ceilings; consult factory

⑥**Mounting Bracket:** Mounting brackets have 3" vertical adjustment and accept proprietary Tru-Lock bar hangers, 1-1/2" C-channel and flat linear bars (ordered as accessories) or 1/2" EMT, 3/4" and 1-1/2" lathing channel (by others) • One-piece Tru-Lock bar hangers have integral T-bar locking screws and alignment notches for locating and locking fixture in the center or 1/4 tile increments

⑦**Junction Box:** Junction box rated for eight No. 12 AWG 90° C branch circuit conductors (4-in, 4-out)

Labels and Listings

- UL listed for feed through and damp locations • I.B.E.W. Union made
- Wet Location listing available, see reflector ordering options.
- EMI complies with FCC 47, Part 15, Class A • UL and cUL, RoHS complaint
- Energy Star qualified, see page 2 for designated products
- ARRA compliant 

Warranty: 5 years when used in accordance with manufacturing guidelines. Product specifications subject to change without notice.

04/14 Rev.1

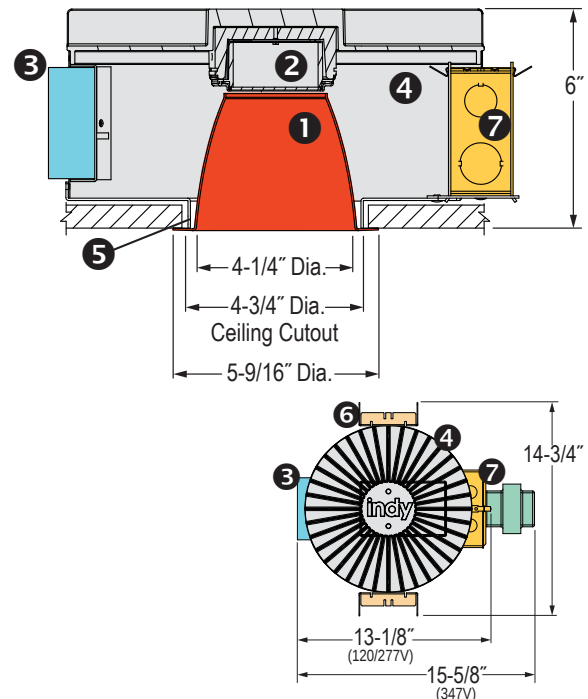
DESIGNER SERIES 4" 1100/1500/2000/3000 LUMEN LED ROUND DOWNLIGHT OPEN APERTURE SD4 SERIES



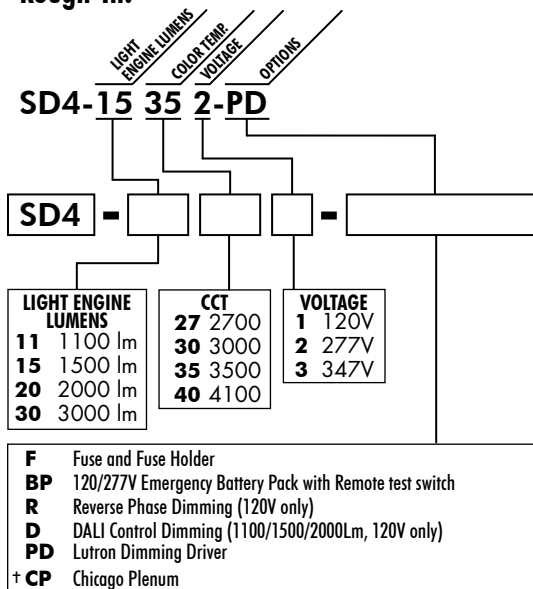
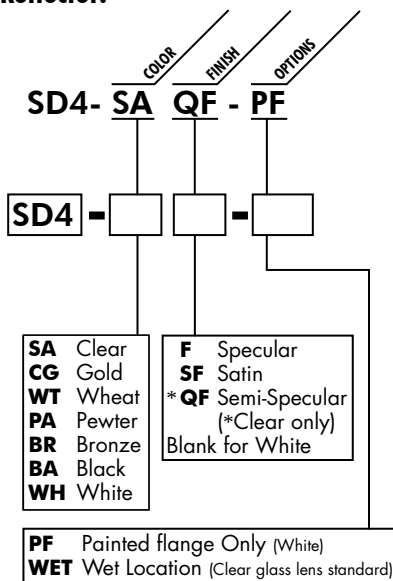
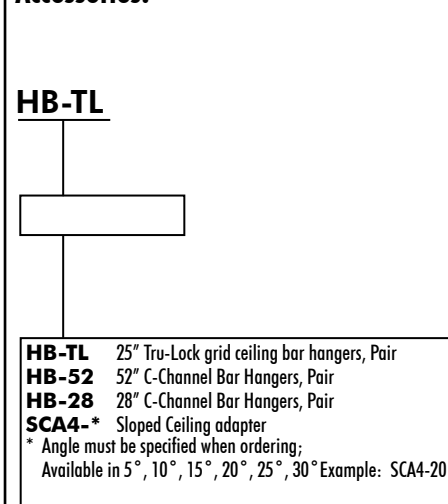
Type	Cat. No.
_____	_____
Project: _____	
Notes: _____	



DIMENSIONS



1300 South Wolf Road • Des Plaines, Illinois 60018
PHONE 800-367-5866 • FAX 888-708-6578
www.junolightinggroup.com

Rough-In:

Reflector:

Accessories:

ENGINEERING DATA (Consult factory for 347V)

Voltage	120V				120V				120V				120V			
Light Engine Lumens	1100				1500				2000				3000			
CCT	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K
Input Current	0.12	0.121	0.115	0.11	0.168	0.161	0.155	0.15	0.238	0.226	0.216	0.205	0.333	0.322	0.307	0.294
Input Wattage	14.3	14.4	13.6	13.0	20.1	19.2	18.5	17.8	28.6	27.1	25.8	24.5	39.8	38.4	36.6	35.2
Input Frequency	50/60Hz				50/60Hz				50/60Hz				50/60Hz			
THD%	10.98	10.25	10.5	10.92	9.01	8.48	8.62	8.95	7.5	6.97	7.19	7.41	8.06	8.04	8.38	8.24
Power Factor	0.989	0.9855	0.9855	0.9848	0.993	0.9938	0.9946	0.9889	0.996	0.9993	0.9954	0.9959	0.993	0.9938	0.9935	0.9977
Voltage	277V				277V				277V				277V			
Light Engine Lumens	1100				1500				2000				3000			
CCT	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K	2700K	3000K	3500K	4000K
Input Current	0.06	0.06	0.057	0.055	0.078	0.075	0.073	0.071	0.106	0.101	0.097	0.093	0.151	0.147	0.141	0.135
Input Wattage	14.3	14.5	13.7	13.1	19.8	19.1	18.3	17.7	27.9	26.5	25.4	24.0	39.1	37.9	36.1	34.6
Input Frequency	50/60Hz				50/60Hz				50/60Hz				50/60Hz			
THD%	16.88	15.7	15.68	15.77	15.89	14.52	14.75	14.66	14.27	13.59	13.95	14.31	14.48	12.72	13.4	12.93
Power Factor	0.865	0.8724	0.8677	0.8599	0.915	0.9194	0.905	0.900	0.948	0.9472	0.9453	0.9316	0.933	0.9308	0.9243	0.9253

Energy Star Qualified: SD4

	Product #	Fixture Configurations = Energy Star	
	SD4-(XX)(YY)(Z); SD4-SASF SD4-SAF SD4-SAQF	Lumen Package: CCT: Voltage:	1100 / 1500 / 2000 / 3000 (XX = 11, 15, 20, 30) 3000K / 3500K / 4100K (YY = 30, 35, 40) 120V / 277V (Z = 1, 2)
	'Reverse Phase' Dimming (-R) SD4-(XX)(YY)(Z)-R; SD4-SASF SD4-SAF SD4-SAQF	Lumen Package: CCT: Voltage:	1100 / 1500 / 2000 / 3000 (XX = 11, 15, 20, 30) 3000K / 3500K / 4100K (YY = 30, 35, 40) 120V (Z = 1)
	'Dali' Dimming (-D) SD4-(XX)(YY)(Z)-D; SD4-SASF SD4-SAF SD4-SAQF	Lumen Package: CCT: Voltage:	1100 / 1500 / 2000 (XX = 11, 15, 20) 3000K / 3500K / 4100K (YY = 30, 35, 40) 120V (Z = 1)
	'Lutron' Dimming (-PD) SD4-(XX)(YY)(Z)-PD; SD4-SASF SD4-SAF SD4-SAQF	Lumen Package: CCT: Voltage:	1100 / 1500 / 2000 / 3000 (XX = 11, 15, 20, 30) 3000K / 3500K / 4100K (YY = 30, 35, 40) 120V / 277V (Z = 1, 2)

2700K, 3000K, 3500K & 4100K CCTCatalog Number: **SD4-20351; SD4-SAF****PHOTOMETRIC REPORT**

Test Number: PR10132492

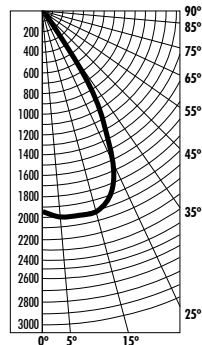
Total Lumen Output: 1861 Lumens

Luminaire Efficacy: 76 lm/w (4100K), 73 lm/w (3500K)
69 lm/w (3000K)

Luminaire Spacing Criteria: 0.91

Luminaire: Clear specular Alzak® reflector. Open bottom.

CIE-Type: Direct

**Candlepower Distribution**
(Candelas)

Angle	Candela	Lumens
0°	1973	
5°	2007	192
15°	2043	579
25°	1691	783
35°	469	294
45°	8	6
55°	0	0
65°	0	0
75°	0	0
85°	0	0

LUMEN MULTIPLIER:

3000 X	1.50
1500 X	.75
1100 X	.55

Initial Footcandles

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	54.8	18.1	7.1'
7'	40.3	13.3	8.3'
8'	30.8	10.2	9.5'
9'	24.4	8.0	10.7'
10'	19.7	6.5	11.9'
11'	16.3	5.4	13.1'
12'	13.7	4.5	14.3'
13'	11.7	3.9	15.4'
14'	10.1	3.3	16.6'
15'	8.8	2.9	17.8'

Luminance Data

Angle in Degrees	Candela/M ²
45°	1259
55°	0
65°	0
75°	0
85°	0

Zonal Lumen Summary

Zone	Lumens%	%Fixture
0-30°	1554	83.5
0-40°	1848	99.3
0-60°	1854	99.7
0-90°	1861	100.0
90-180°	0	0.0
0-180°	1861	100.0

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	RCR1	RCR4	RCR8
5' x 5'	81	67	53
6' x 6'	56	46	37
7' x 7'	41	34	27
8' x 8'	31	26	21
9' x 9'	25	21	16
10' x 10'	20	17	13
11' x 11'	17	14	11
12' x 12'	14	12	9

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

PCC	80				70				50			30			10			0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	114	111	109	106	111	109	107	105	105	103	102	101	100	99	98	97	96	94
2	108	104	100	97	106	102	99	96	99	96	94	96	94	92	93	91	90	88
3	103	97	93	89	101	96	92	88	93	90	87	91	88	85	89	86	84	83
4	99	91	86	82	97	90	85	82	88	84	81	86	83	80	84	81	79	78
5	94	86	81	76	92	85	80	76	83	79	75	82	78	75	80	77	74	73
6	90	81	75	71	88	80	75	71	79	74	71	77	73	70	76	73	70	68
7	85	77	71	67	84	76	71	67	75	70	66	74	69	66	72	69	66	64
8	81	72	67	63	80	72	66	63	71	66	62	70	65	62	69	65	62	61
9	78	69	63	59	77	68	63	59	67	62	59	66	62	59	65	61	58	57
10	74	65	59	56	73	65	59	56	64	59	56	63	59	55	62	58	55	54

2700K, 3000K, 3500K & 4100K CCTCatalog Number: **SD4-32491; SD4-SASF****PHOTOMETRIC REPORT**

Test Number: PR10132491

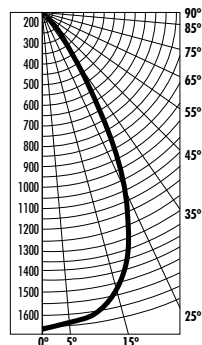
Total Lumen Output: 1511 Lumens

Luminaire Efficacy: 62 lm/w (4100K), 59 lm/w (3500K)
56 lm/w (3000K)

Luminaire Spacing Criteria: 0.89

Luminaire: Clear Satin Alzak® reflector. Open bottom.

CIE-Type: Direct

**Candlepower Distribution**
(Candelas)

Angle	Candela	Lumens
0°	1668	
5°	1643	157
15°	1536	436
25°	1118	518
35°	461	289
45°	111	86
55°	24	22
65°	3	3
75°	0	0
85°	0	0

LUMEN MULTIPLIER:

3000 X	1.50
1500 X	.75
1100 X	.55

Initial Footcandles

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Footcandles Beam Edge	Beam Diameter
6'	46.3	15.3	6.8'
7'	34.0	11.3	7.9'
8'	26.1	8.6	9.0'
9'	20.6	6.8	10.1'
10'	16.7	5.5	11.3'
11'	13.8	4.6	12.4'
12'	11.6	3.8	13.5'
13'	9.9	3.3	14.6'
14'	8.5	2.8	15.8'
15'	7.4	2.5	16.9'

Luminance Data

Angle in Degrees	Candela/M ²
45°	17,116
55°	4,640
65°	756
75°	0
85°	0

Zonal Lumen Summary

Zone	Lumens%	%Fixture
0-30°	1110	73.5
0-40°	1399	92.7
0-60°	1507	99.8
0-90°	1510	100.0
90-180°	0	0.0
0-180°	1510	100.0

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	RCR1	RCR4	RCR8
5' x 5'	67	54	42
6' x 6'	47	38	29
7' x 7'	34	28	22
8' x 8'	26	21	17
9' x 9'	21	17	13
10' x 10'	17	14	11
11' x 11'	14	11	9
12' x 12'	12	9	7

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

PCC	80				70				50				30				10				0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	117	117	117	117	111	111	111	107	107	107	102	102	102	100			
1	114	111	108	106	111	109	107	105	105	103	101	101	100	98	98	96	95	94			
2	108	103	99	96	106	101	98	95	98	95	93	95	93	91	92	90	89	87			
3	103	96	91	87	101	95	90	86	92	88	85	90	86	84	87	85	82	81			
4	97	90	84	80	96	89	84	80	87	82	79	85	81	78	83	79	77	75			
5	92	84	78	74	91	83	78	74	81	77	73	80	75	72	78	74	72	70			
6	88	79	73	69	86	78	72	68	77	72	68	75	71	67	74	70	67	65			
7	83	74	68	64	82	73	68	64	72	67	63	71	66	63	70	66	63	61			
8	79	70	64	60	78	69	64	60	68	63	59	67	62	59	66	62	59	57			
9	76	66	60	56	74	65	60	56	64	59	56	64	59	55	63	58	55	54			
10	72	62	57	53	71	62	56	53	61	56	52	60	56	52	60	55	52	51			

2700K, 3000K, 3500K & 4100K CCTCatalog Number: **SD4-30351; SD4-SAF****PHOTOMETRIC REPORT**

Test Number: PR10132482P

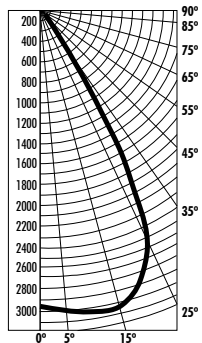
Total Lumen Output: 2792 Lumens

Luminaire Efficacy: 79 lm/w (4100K), 76 lm/w (3500K),
73 lm/w (3000K)

Luminaire Spacing Criteria: 0.91

Luminaire: Clear specular Alzak® reflector. Open bottom.

CIE-Type: Direct

**Candlepower Distribution**
(Candelas)

Angle	Candela	Lumens
0°	2959	
5°	3010	287
15°	3065	869
25°	2537	1174
35°	703	442
45°	12	9
55°	1	1
65°	0	0
75°	0	0
85°	0	0

Lumen Multiplier: 2000 x 0.67
1500 x 0.50
1100 x 0.37**Luminance Data**

Angle in Degrees	Candela/M ²
45°	551
55°	56
65°	0
75°	0
85°	0

Zonal Lumen Summary

Zone	Lumens%	%Fixture
0-30°	2330	83.5
0-40°	2772	99.3
0-60°	2782	99.7
0-90°	2792	100.0
90-180°	0	0.0
0-180°	2792	100.0

AVERAGE INITIAL FOOTCANDLES

Reflectances: 80% Ceiling, 50% Walls, 30% Floors

Luminaire Spacing	RCR1	RCR4	RCR8
5' x 5'	124	103	82
6' x 6'	86	71	57
7' x 7'	63	52	42
8' x 8'	48	40	32
9' x 9'	38	32	25
10' x 10'	31	26	20
11' x 11'	26	21	17
12' x 12'	22	18	14

COEFFICIENTS OF UTILIZATION - % (Zonal Cavity Method)

Effective Floor Reflectance 20%

PCC	80				70				50			30			10			0
PW	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	114	111	109	106	111	109	107	105	105	103	102	101	100	99	98	97	96	94
2	108	104	100	97	106	102	99	96	99	96	94	96	94	92	93	91	90	88
3	103	97	93	89	101	96	92	88	93	90	87	91	88	85	89	86	84	83
4	99	91	86	82	97	90	85	82	88	84	81	86	83	80	84	81	79	78
5	94	86	81	76	92	85	80	76	83	79	75	82	78	75	80	77	74	73
6	90	81	75	71	88	80	75	71	79	74	71	77	73	70	76	73	70	68
7	85	77	71	67	84	76	71	67	75	70	66	74	69	66	72	69	66	64
8	81	72	67	63	80	72	66	63	71	66	62	70	65	62	69	65	62	61
9	78	69	63	59	77	68	63	59	67	62	59	66	62	59	65	61	58	57
10	74	65	59	56	73	65	59	56	64	59	56	63	59	55	62	58	55	54

LED Ceiling-mounted downlights - wide beam

Housing: One piece die-cast aluminum for direct attachment to a 3 1/2" or 4" recessed octagonal wiring box. Die castings are marine grade, copper free ($\leq$ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Tempered clear glass, retained by a one piece, die-cast aluminum frame. Frame is secured by threading into luminaire housing. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

Electrical: 7.6W LED luminaire, 9.5 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 2.2 lbs.

Luminaire Lumens: 492
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



		β	A	B
6977LED	7.6W LED	90°	5	4 $\frac{3}{8}$



COMMENT SHEET PUBLIC WORKS-ENGINEERING DIVISION

Project Address: 1150 Fremont Blvd Date Routed: 5/05/15
Project Number: BAR-15-04 APN: 012-371-003
Applicant: Paul Davis (CHOMP)
Description: Demolition of existing two-story office/residential building and construction of a new 18,640 square foot medical/dental/office building and site improvements.

APPROVE-REQUIRED ACTION

Post Construction Requirement Initial Review (LID) Single Family Dwelling ☐ or Commercial ☒
Impervious Area: ($\geq 2,500$ sf-new/replaced) ☐ ($\geq 5,000$ sf-net) ☐ ($\geq 15,000$ sf-net) ☒ ($\geq 22,000$ sf-net)
Performance Requirement: Exempt ☐ #1 ☐ #2 ☐ #3 ☐ #4 ☒ (#2-#4 require stormwater plan)
Erosion Sediment Control Plan ☒ (disturb greater than 500 square feet)

The Public Works Department, Engineering Division, has completed a review of plans for the above project. The following Conditions of Approval shall be satisfied prior to or in conjunction with building permit application or final occupancy approval.

1. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.
2. All curb returns fronting the property shall include ADA ramps. All public sidewalks **shall include an accessible path across proposed driveways.**
 - a. Prepare and execute a quitclaim deed with legal description dedicating ADA path across driveway approach to the City of Seaside.
3. The applicant shall verify and accurately show the locations of all utilities crossing the site and connecting to the proposed facilities.
 - a. The applicant shall reserve an additional sewer easement for the existing 6" sanitary sewer main immediately east of the parcel, such that the total width of the sanitary sewer easement is 20 feet.
 - b. Prior to building occupancy, the project shall prepare and execute a grant deed with legal description for a perpetual easement for sewer maintenance vehicle access with a width of 20 feet originating from Fremont Boulevard to the sanitary sewer easement east of the parcel.

Prepared by: Scott Ottmar
Approved by: Tim O'Halloran
Project Address: 1150 Fremont Blvd

■ Original Signed: 05/21/15
■ Original Signed: 05/21/15
Staff Time (hrs): 2.5

If you have any questions, please contact Scott Ottmar, Assistant Civil Engineer, at the Public Works Department, Engineering Division, at (831) 899-6825 or fax at (831) 899-6311, or email sottmar@ci.seaside.ca.us.



4. A Stormwater Quality Control Plan, as required by the Central Coast Water Board Resolution No. R3-2013-0032 shall be prepared and submitted for approval by the City prior to obtaining final building permit approval.
 - a. Provide proof of ongoing maintenance of Stormwater Control Measures (SCMs) by providing a maintenance plan stating that the property owner will conduct, and accepts responsibility for, maintenance of all SCMs. The plan shall describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs. The property owner shall provide to the City no less than once per year a statement certified by a Licensed Civil Engineer or a Licensed Architect registered in the State of California stating that the SCM maintenance is in accordance with the maintenance plan. The SCM maintenance plan shall be submitted to the City for acceptance prior to final project approval. The maintenance plan shall be recorded as a deed restriction which transfers responsibility for maintenance of SCMs to future owners of the property.
5. Prior to issuance of a building permit, submit a grading and drainage plan that shows the following:
 - a. Retention of stormwater on-site consistent with Stormwater Control Plan.
 - i. Provide detail of sidewalk underdrain (detail 5 on sheet C0.2 is missing)
 - ii. Provide detail of concrete channel. (detail 10 on sheet C0.2 is missing)
 - iii. Refer to the Stormwater Control Plan Technical Guidance Manual for construction detail of vegetated swale. Replace filter fabric with pea gravel. (sheet C0.4)
 - iv. Insert Construction Checklist (from the Stormwater Control Plan) on sheet C0.1. Include a table of pre and post project impervious surface area.
 - v. Submit Klorostone pervious paver installation documentation for review and insert applicable details in the building plans. (sheet L-2.0)
 - b. Prior to issuance of occupancy approval, project applicant shall submit a report completed by a licensed engineer or surveyor, certifying grading and drainage improvements have been installed in conformance to the grading and drainage plans.
 - c. Proposed grading and building improvements shall not negatively impact offsite stormwater flows nor cause negative stormwater impacts to adjacent properties or rights of way.
6. Applicant shall submit documentation of Notice of Intent (NOI), WDID number and SWPPP for review prior to issuance of a grading or building permit. Complete and include Stormwater Tracking Form with SWPPP submittal.

Prepared by: Scott Ottmar
Approved by: Tim O'Halloran
Project Address: 1150 Fremont Blvd

■ Original Signed: 05/21/15
■ Original Signed: 05/21/15
Staff Time (hrs): 2.5

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