



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, October 21, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

BOARD OF ARCHITECTURAL REVIEW

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

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

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. **APPROVAL OF MINUTES**

A. **SEPTEMBER 16, 2015 REGULAR MEETING MINUTES**

6. **OLD BUSINESS**

- A. **ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-04: 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 QUALITY ACT PURSUANT TO SECTION 15332, CLASS 32, IN-FILL DEVELOPMENT PROJECTS. (CONTINUED FROM THE OCTOBER 7, 2015 DESIGN REVIEW BOARD 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 approve the project subject to the recommended Findings and Conditions provided as Attachment 1.

7. NEW BUSINESS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-13-05: JACK HAKIM, PROPERTY OWNER, AND WENDELL MONTES, APPLICANT, ARE REQUESTING DESIGN APPROVAL TO MAKE EXTERIOR FACADE CHANGES TO AN EXISTING RESTAURANT BUILDING LOCATED AT 1520 DEL MONTE BOULEVARD IN THE MIXED USE (MX) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROPOSED PROJECT IS EXEMPT CLASS 2, SECTION 15302(B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE: In accordance with Section 17.52.030.E.1 of the Seaside Municipal Code, the applicant proposes to make facade change to an existing restaurant building located at 1520 Del Monte Boulevard in the Mixed Use (MX) Zoning District of the West Broadway Urban Village Specific Plan. The facade change will consist of installing a plexiglass acrylic sheet above the fixed openings of the building facade on Del Monte Boulevard and Elm Street.

RECOMMENDATION: Staff recommends that the Board of Architectural Review (BAR) approve the proposed facade, change subject to the conditions of approval provided as Exhibit A and Attachment 1 - Project Plans.

- B. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-08: OLGA PORTER, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR THE CONSTRUCTION OF A 794 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LOCATED AT 1489 ELM STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-211-020). THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, SECTION 15301.E.2.A: EXISTING FACILITIES.**

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 a second story addition onto a single family residence.

RECOMMENDATION: Staff recommends approval of the proposed second story addition subject to the conditions of approval provided as Attachment 1, Exhibit "A" - Project Plans.

8. **REPORTS FROM BOARD MEMBERS**

9. **REPORTS FROM STAFF**

10. **ADJOURNMENT**

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.: 6.A.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services
Bob Larsen, Associate Planner

DATE: October 21, 2015

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-04:
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 QUALITY ACT PURSUANT TO
SECTION 15332, CLASS 32, IN-FILL DEVELOPMENT PROJECTS.
(CONTINUED FROM THE OCTOBER 7, 2015 DESIGN REVIEW
BOARD 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 approve the project subject to the recommended Findings and Conditions provided as Attachment 1.

BACKGROUND

At its September 16, 2015 and October 7, 2015 meetings, the Board reviewed the updated plans for the construction of a new single-story medical/dental/office/health clinic building to be located at 1150 Fremont Boulevard. The plans were approved as submitted and the Board directed staff to continue this matter to the October 21, 2015 BAR meeting and to provide Findings and Conditions in support of the recommended approval.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval & Findings
 2. Attachment 1 - Exhibit A - Project Plans
-

Conditions of Approval
File No. BAR-15-04
October 21, 2015

Project Specific:

Planning Division:

General

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Seaside Family Health Center” consisting of the project plans included as Attachment 1 and submitted at the October 7, 2015 BAR meeting.
2. Prior to the issuance of a Building Permit, the applicant shall pay any required TAMC fees.
3. Prior to the issuance of a Building Permit, the applicant shall provide evidence that the generator proposed to be located at the south end of the building near the bordering residential properties, does not exceed 60 dB when operating. A schedule for testing this generator shall be submitted to and approved by the Planning Division. If the generator exceeds 60 dB, then the applicant shall submit an acoustical analysis in accordance with SMC Section 17.30.060.G.
4. The trash enclosure shall be relocated to the north side of the project per the Site Plan A1.A-ALT presented to the BAR at its October 7, 2015 meeting.

Landscaping

5. Landscaping installed within 15 feet of the public right-of-way shall be continuously maintained to be either below four (4) feet in height or trimmed to a minimum canopy height of six (6) feet by the property owner.
6. The existing trees to remain during construction must be protected during demolition and construction through the installation of a minimum six-foot tall fence installed at the perimeter of the drip line per the direction of a landscape architect or arborist. Chain link or orange plastic fencing shall be used. Protective tree fencing shall be erected before demolition, grading, or construction begins. The Planning Division must approve the installation and removal of the fencing.
7. Deceased plant materials must be removed and replaced by the property owner within one (1) month with the same species and size specified in the BAR approved plans unless the BAR approves a change in the new species.
8. Replacement of any existing mature trees shall be transplanted from a minimum 24-inch box size container.
9. All trees shall be adequately supported by the installer when planted. The supports shall be maintained by the property owner until the trees are capable of withstanding the force of wind on their own and removed before damage could potentially occur to the tree trunk.

10. The property owner shall maintain all landscaping in a healthful and thriving condition at all times and in perpetuity, free of weeds, debris, and deceased plants.
11. Irrigation systems and their components shall be maintained by the property owner in a fully functional manner consistent with the originally approved design.
12. Regular landscape maintenance shall include checking, adjusting, and repairing irrigation equipment; resetting automatic controllers; aerating and dethatching lawn areas; adding/replenishing mulch, fertilizer, and soil amendments; and mowing, pruning, trimming, and watering all landscaped areas.
13. Watering shall be scheduled at times of minimal wind conflict and evaporation loss.
14. Water waste in existing developments resulting from inefficient landscape irrigation leading to excessive runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures is prohibited.
15. All landscaping located within the traffic safety visibility areas along Fremont Boulevard must be maintained by the property owner at a height of below four (4) feet in height or trimmed to a minimum canopy height of six (6) feet as measured from the finished grade.
16. Failure to maintain landscape areas in compliance with the Conditions shall be deemed a public nuisance, and shall be subject to abatement in compliance with the Municipal Code, and/or the applicable planning permit may be revoked in compliance with Chapter 17.69 (Enforcement and Penalties).
17. Prior to final inspection or occupancy approval, all required landscaping shall pass an inspection to be performed by the Planning Division.
18. Any proposed sign(s) shall be located out of the Traffic Safety Visibility Area.

Building Division:

19. The applicant shall comply with the 2013 California Building Code for the issuance of a Building Permit.
20. The demolition of the existing two-story structure shall be done to the satisfaction of the Building Official.

Fire Department:

21. The applicant shall comply with the 2013 California Fire Code for the issuance of a Building Permit.

Public Works Division:

22. The Applicant shall receive an encroachment permit from the Public Works Division for any work done within the public right-of-way.
23. The applicant must adhere to the Public Works Department Plan Check comments included as Attachment 4.

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 effective date of approval of this project. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval. The Applicant shall notify the City at least 30 days prior to the one (1) year expiration date to request an extension approval by the Board of Architectural Review.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Zoning Administrator as outlined in Seaside Zoning Code Section 17.64.090.
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. 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.
7. Storm water quality, treatment, runoff retention and peak management performance shall be consistent with Tier 4 project requirements of the Regional Water Quality Control Board, and the storm water retention system shall be reviewed and approved by the Public Works Department.

8. A foundation and soils investigation report shall be submitted with all required construction plans and documentation to the Building Official for plan review prior to obtaining a building permit as required by section 1802.2.7 of the 2007 California Building Code.
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.
12. Prior to issuance of a building permit locate or set all of the property corners. File a Record of Survey Map or Corner Record, if required by the State Professional Surveyor's Act.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-04

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the Applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date

Findings
File No. BAR-15-04
October 21, 2015

FINDINGS

It is recommended that the Board consider the following findings in making a Motion for the final architectural design approval of the project in accordance with the modifications that have been submitted as outlined in the staff analysis above.

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations.

Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed buildings takes into account the scale, style, and architectural character of the surrounding area, and meets high aesthetic and design integrity standards. The proposed elevations utilize a contemporary color scheme and building materials to achieve a modern design.

2. The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the project site and neighboring commercial properties.

Evidence: The proposed site plan and building elevations provide all design elements required by the Community Commercial Zoning Standards, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, and application of consistent color palette throughout the project.

3. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed project will provide all required design elements that would establish an attractive development, and will be compatible with adjoining and nearby properties.

SEASIDE, CALIFORNIA

MONTEREY COUNTY HEALTH DEPT
1150 FREMONT STREET
SEASIDE, CALIFORNIA 93955

Packet Page 1

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

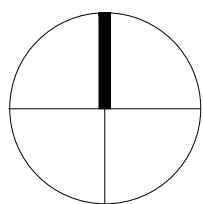
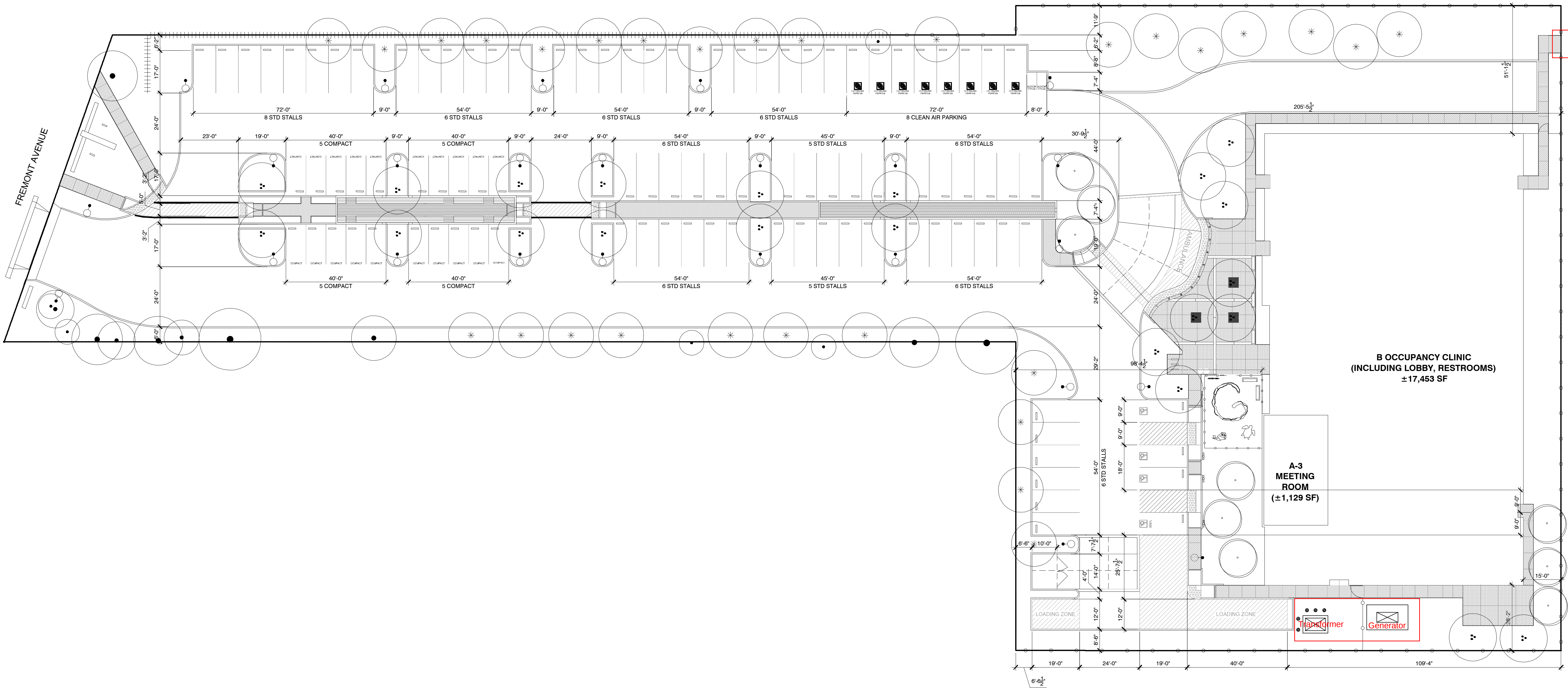
Project Number: 1463

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:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

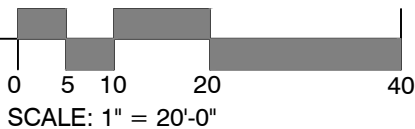
Sheet Title:
SITE PLAN

Sheet Number:



SITE PLAN

SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"

A1.1

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

Project Number: 1463

~~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~~

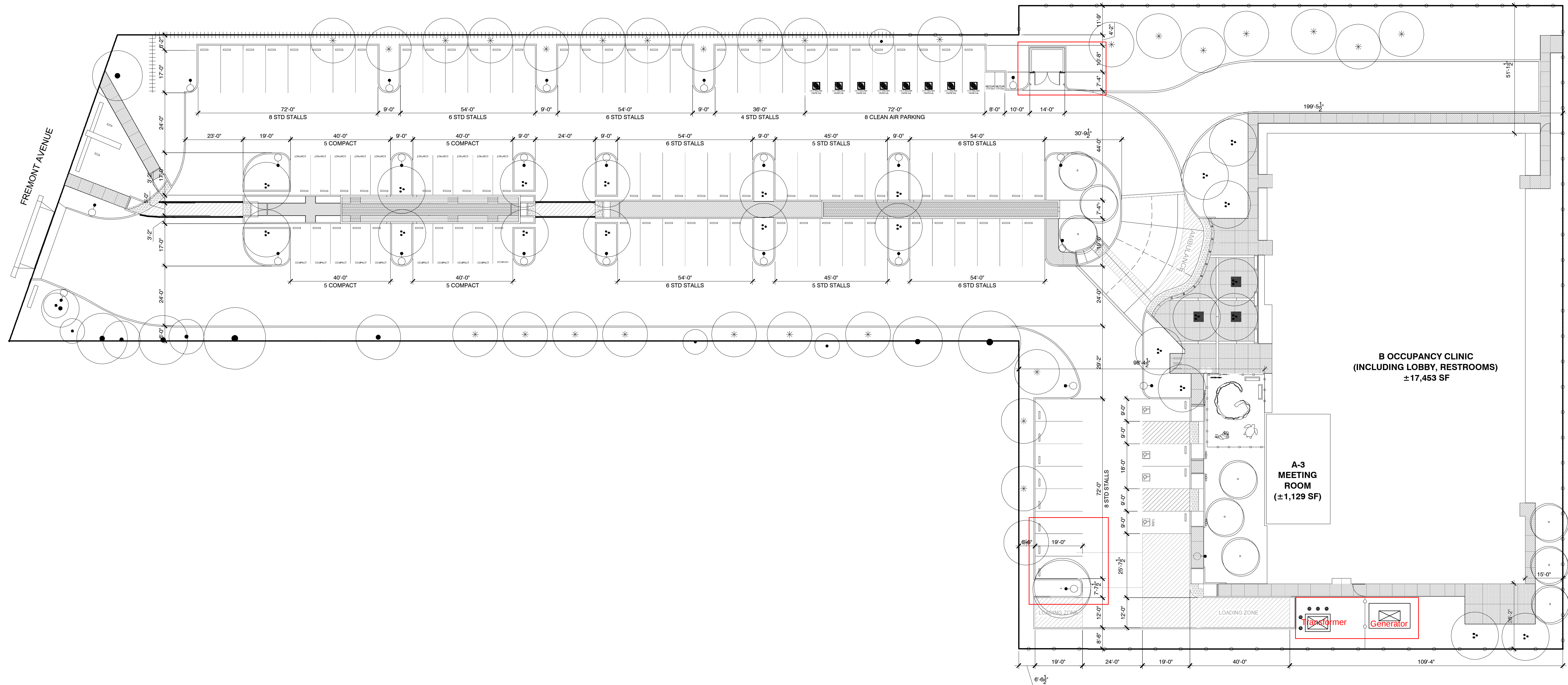
9.23.15 - BAR RESPONSE

Revisions:

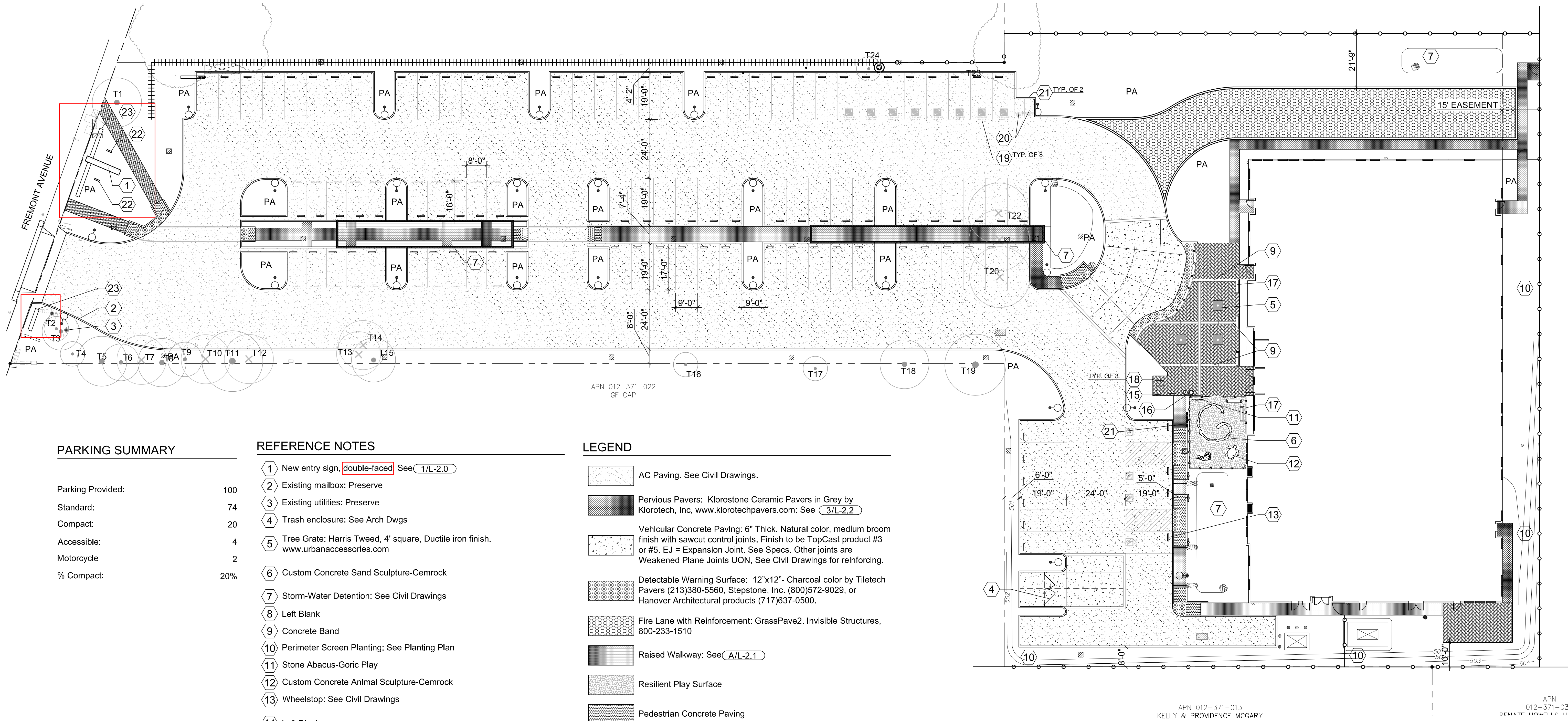
Sheet Title:

**SITE PLAN -
ALTERNATE
TRASH ENCLOSURE**

A1.1-ALT



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



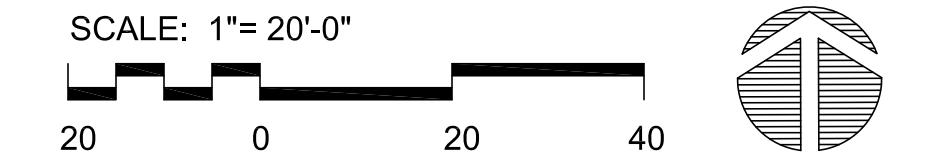
THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

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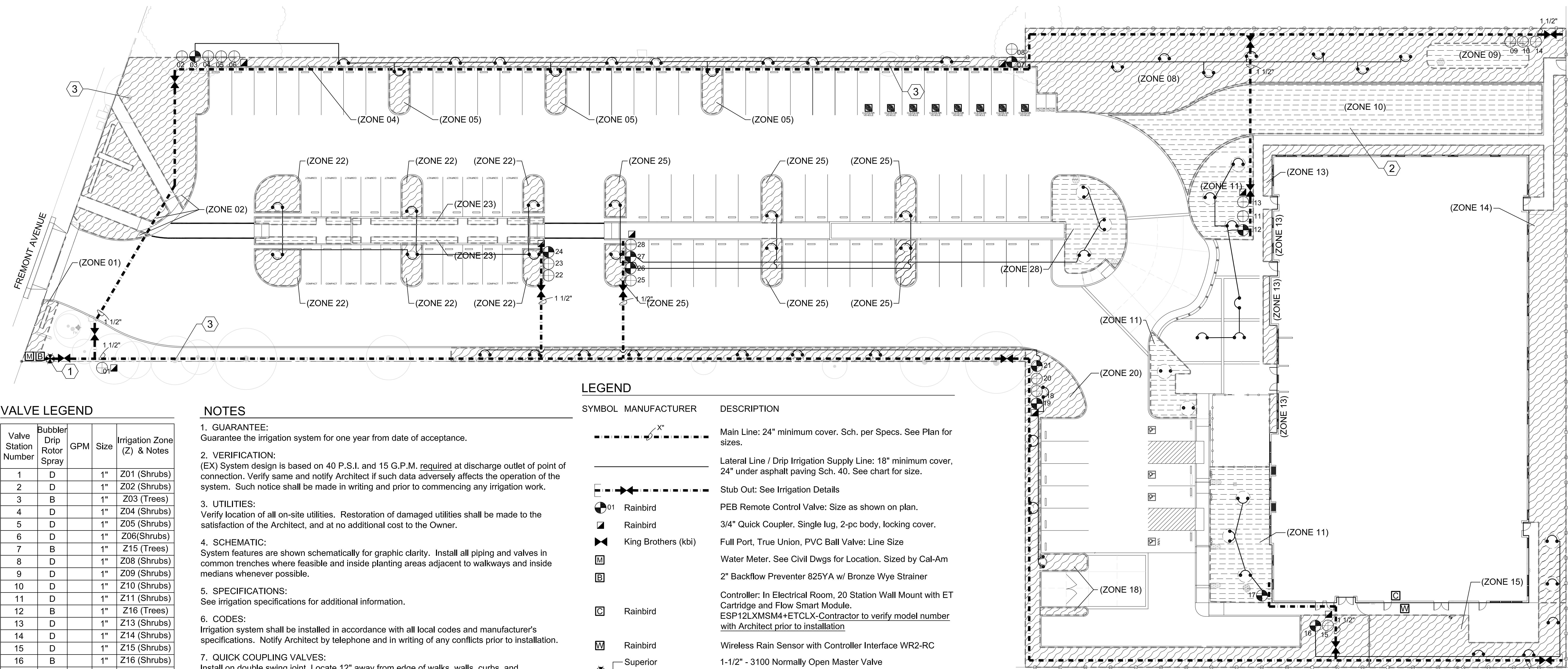
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4.14.15 - DESIGN DEVELOPMT
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6.10.15 - CITY BAR PACKAGE 3
6.25.15 - BUILDING PERMIT
9.23.15 - CITY BAR PACKAGE 4
Revisions:



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Sheet Title:
Landscape Site Plan

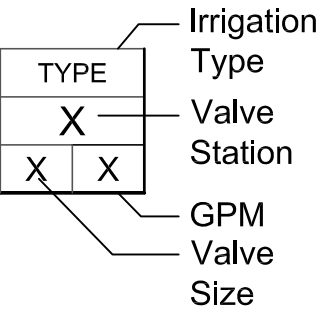
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VALVE LEGEND

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
W	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

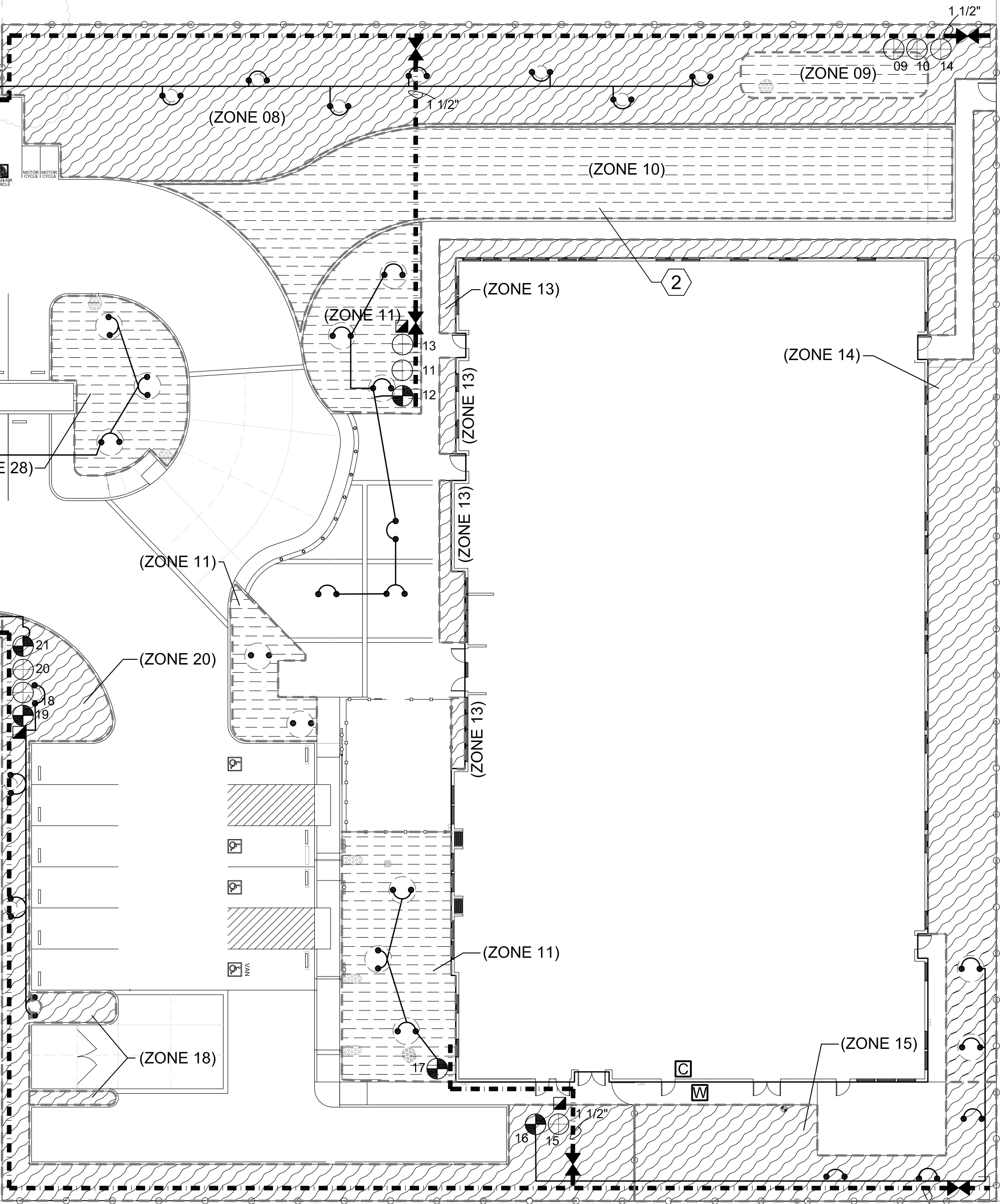
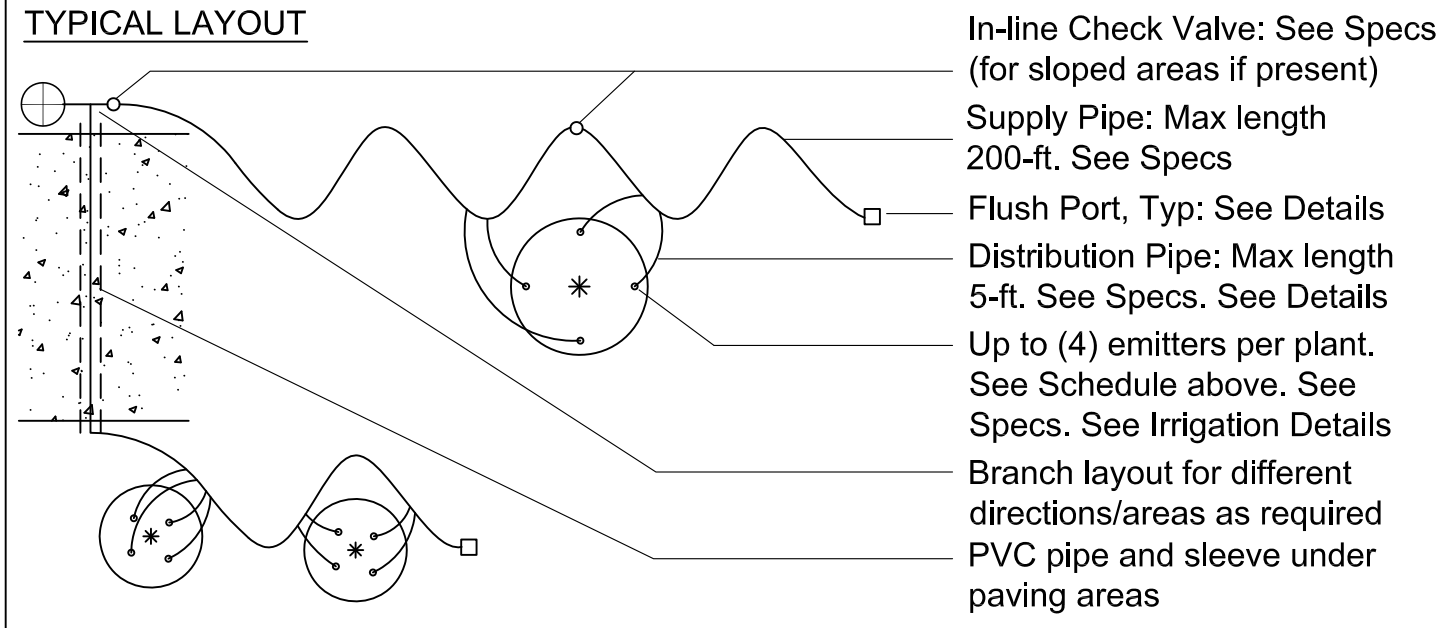
LEGEND - SPRINKLERS BUBBLERS

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
Proj. #: 14.075	Calc by: Submit
Date: September 23, 2015	Checked by: eam 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 ARCHITECTS & PLANNERS

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



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
- 6.25.15 - BUILDING PERMIT
- 9.23.15 - CITY BAR PACKAGE 4

Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Sheet Title:

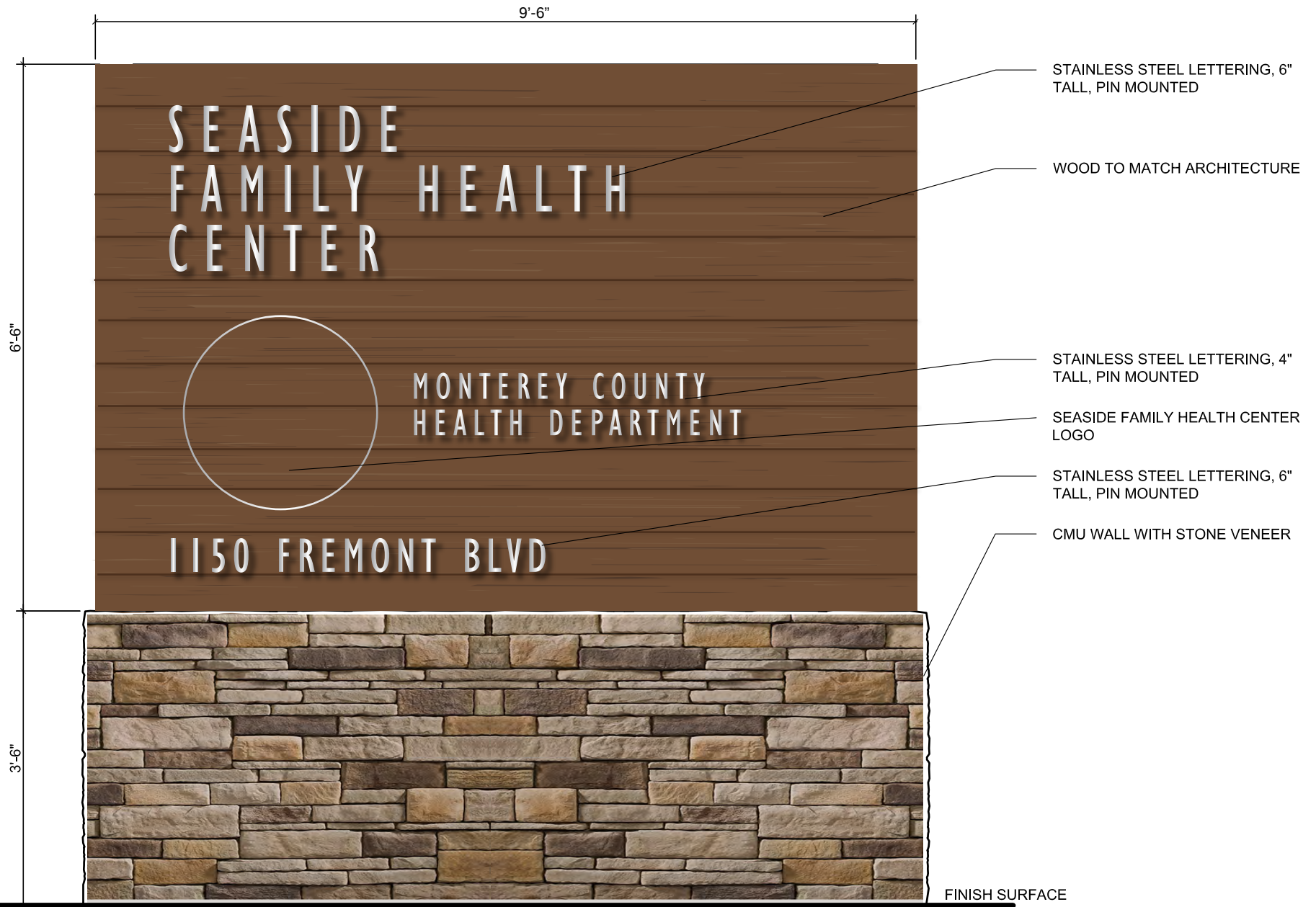
Irrigation Plan

Sheet Number:

L-3.0



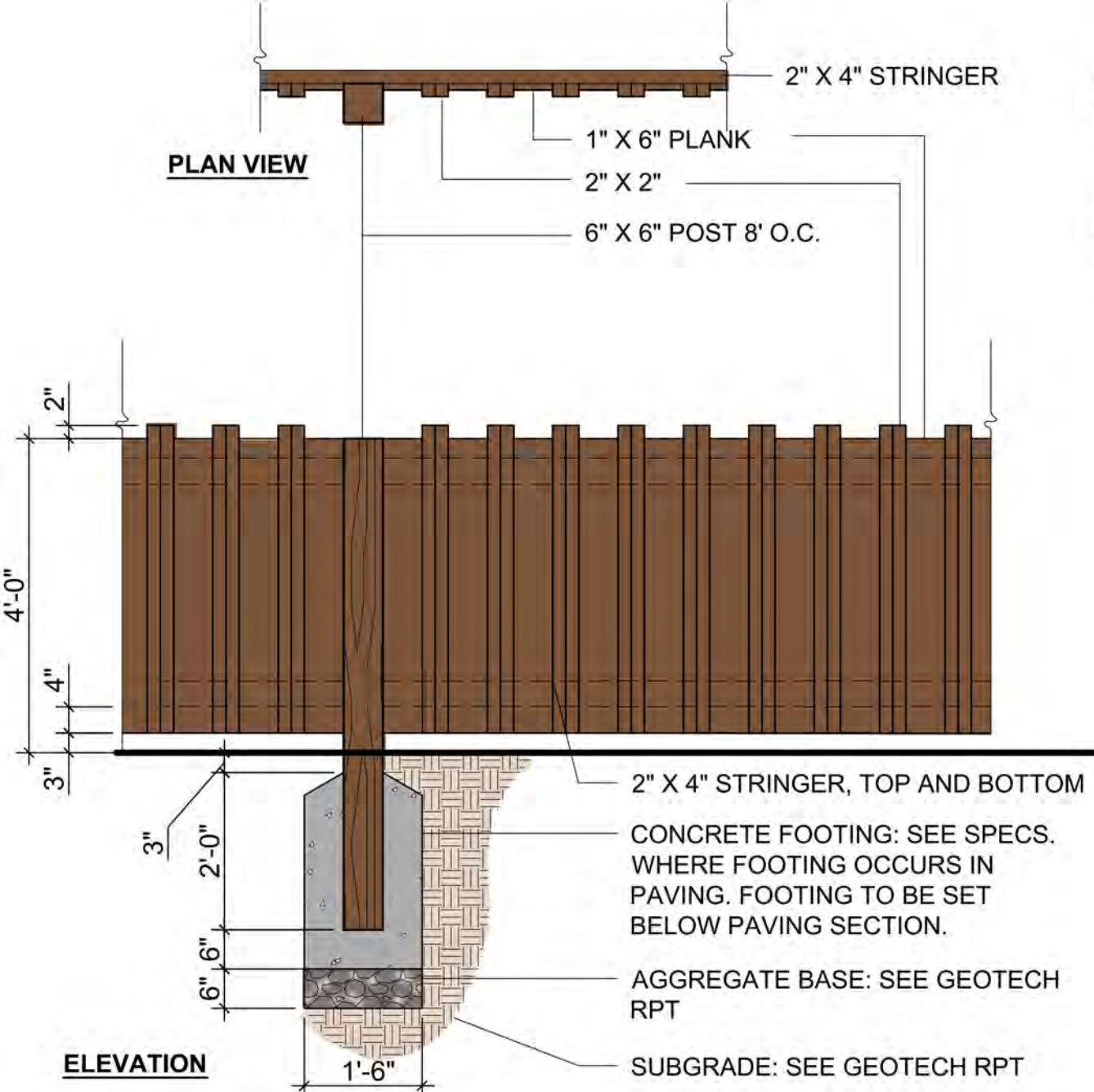
REFERENCE NOTES



1

Entry Sign

1" = 1'-0"



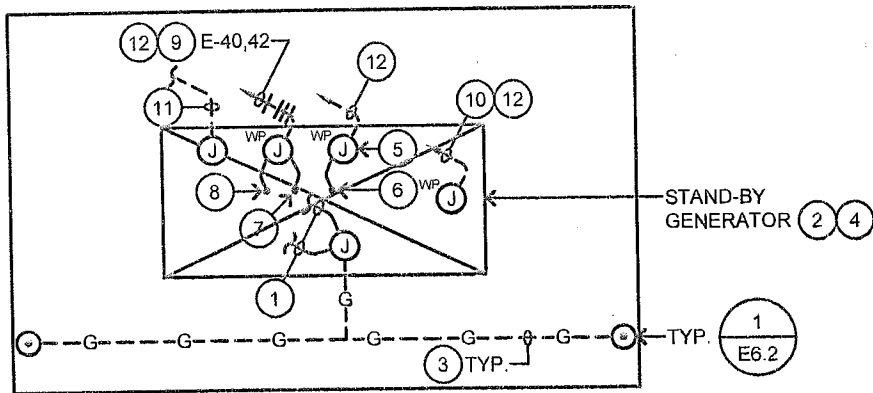
NOTES:

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:

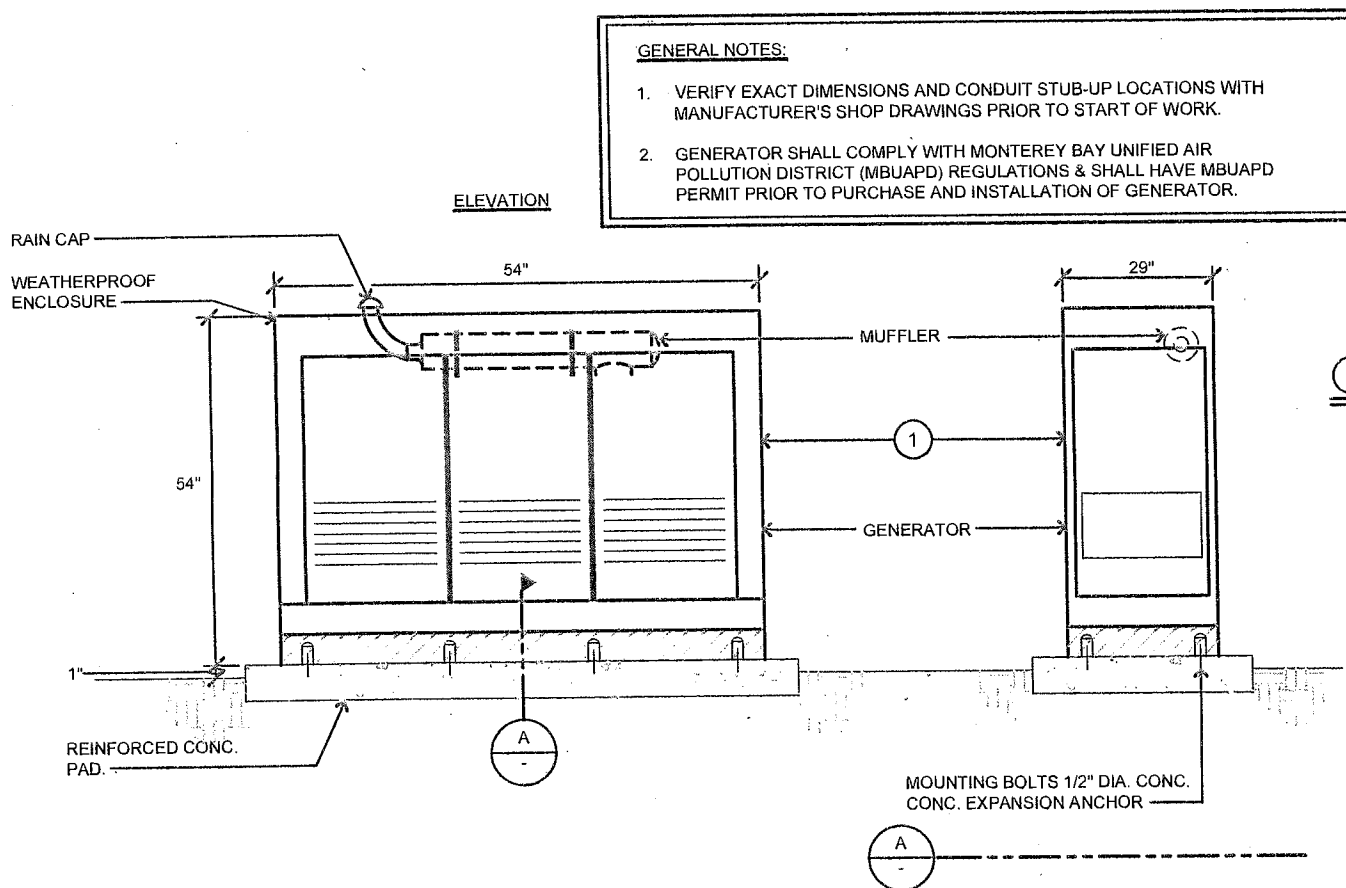
1. BOND/GROUNDING OF GENERATOR FRAME ONLY. DO NOT BOND GENERATORS NEUTRAL.
2. EMERGENCY GENERATOR SHALL BE FURNACED GENERATOR ANNUNCIATOR, SEE 1E4.1 FOR LOCATION.
3. 1"C. WITH #2/0 BARE COPPER GND.
4. EMERGENCY GENERATOR SHALL BE FURNACE WITH TYPE NEMA 3R AND SOUND ATTENUATED CUSTOM ENCLOSURE (65dba @ 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'



○ 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

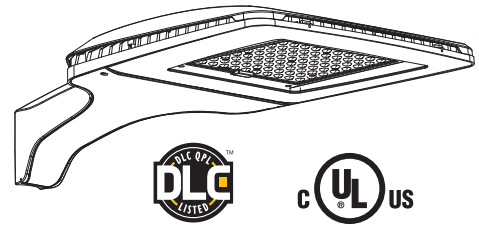
NO SCALE

SEASIDE FAMILY HEALTH CLINIC

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

Pure in form and function, defining performance

PUREFORM LED SITE AND AREA P21



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

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.

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

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

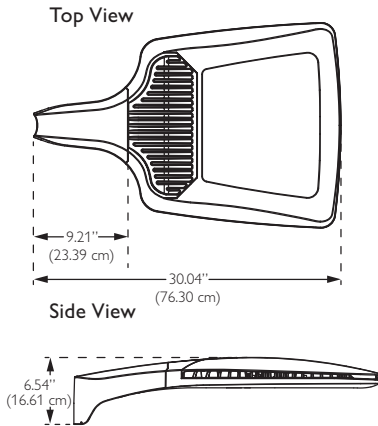
Notes

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.

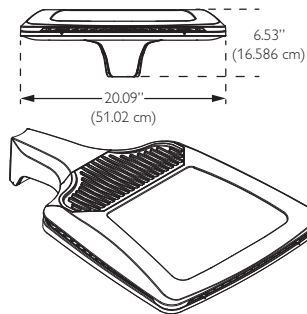
15. Lumen values based on tests performed in compliance with IESNA LM-79.

Dimensions

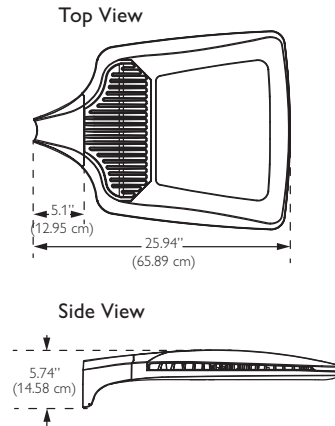
A1 - Standard Arm



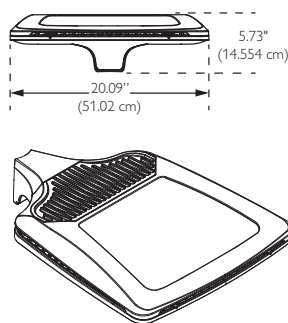
End View



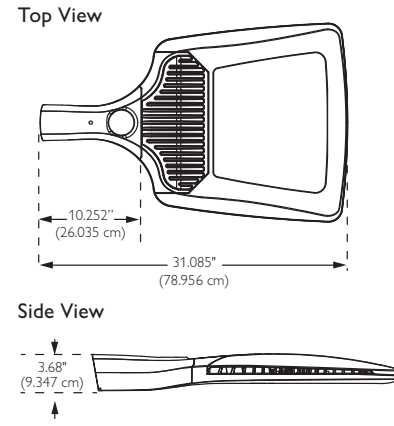
A2 - Short Arm



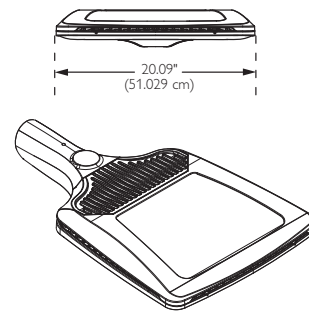
End View



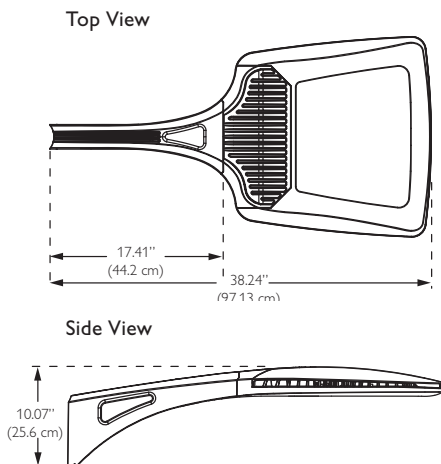
MA - Mast Arm



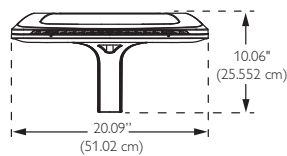
End View



A3 Decorative Arm

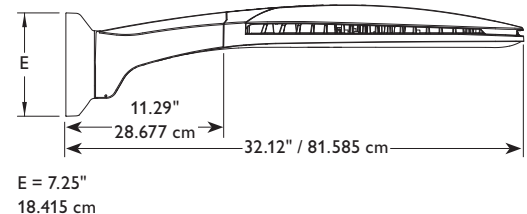


End View

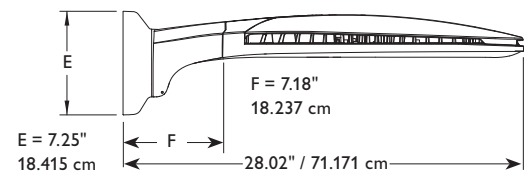


Wall Mount

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.

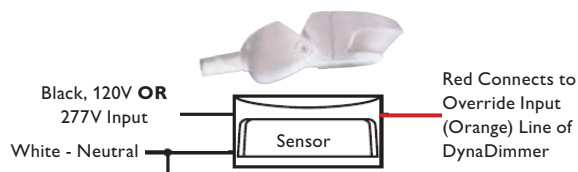
P21-DIM: Philips Gardco PureForm LED luminaire provided with 0 -10V dimming for connection to a control system provided by Philips or by others.

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.

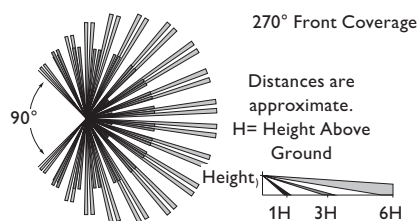
P21-MR50 is available in 120V through 277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

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.

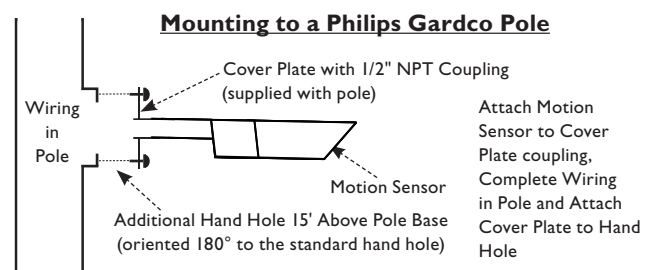


The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



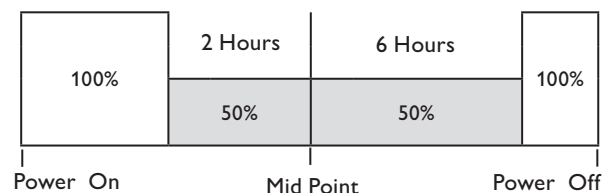
Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate 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 P21-APD-MRO utilizes the identical dimming profile as shown for the P21-APD.

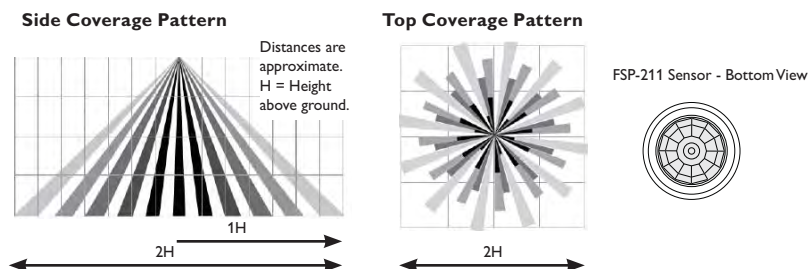
By combining the benefits of automatic profile dimming and motion response, the P21-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

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.

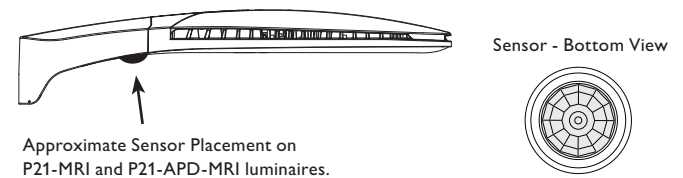
The approximate motion sensor coverage pattern is as shown below.



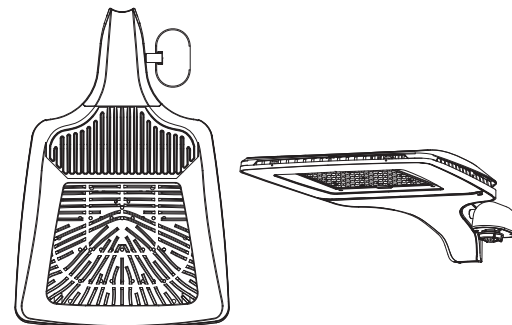
Luminaires with Integral Motion Sensor - P21-APD- MRI: Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize a programmable LED driver. The luminaire will dim to 50% power, 50% light 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

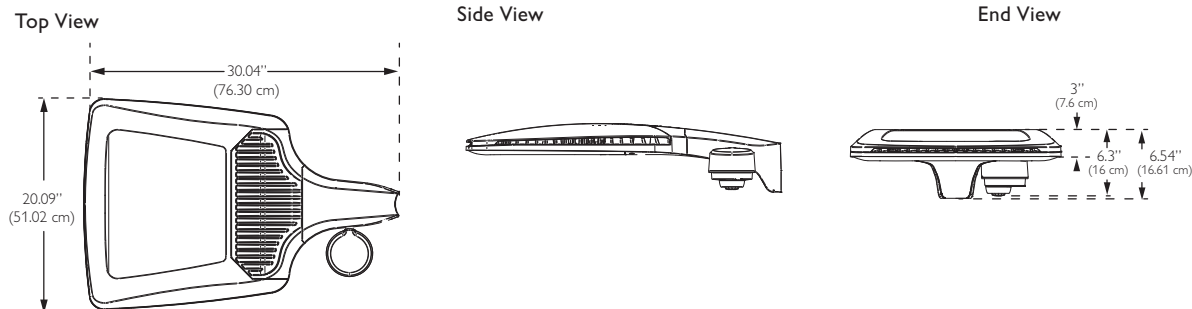
Ordering guide - PureForm with Wireless Controls

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

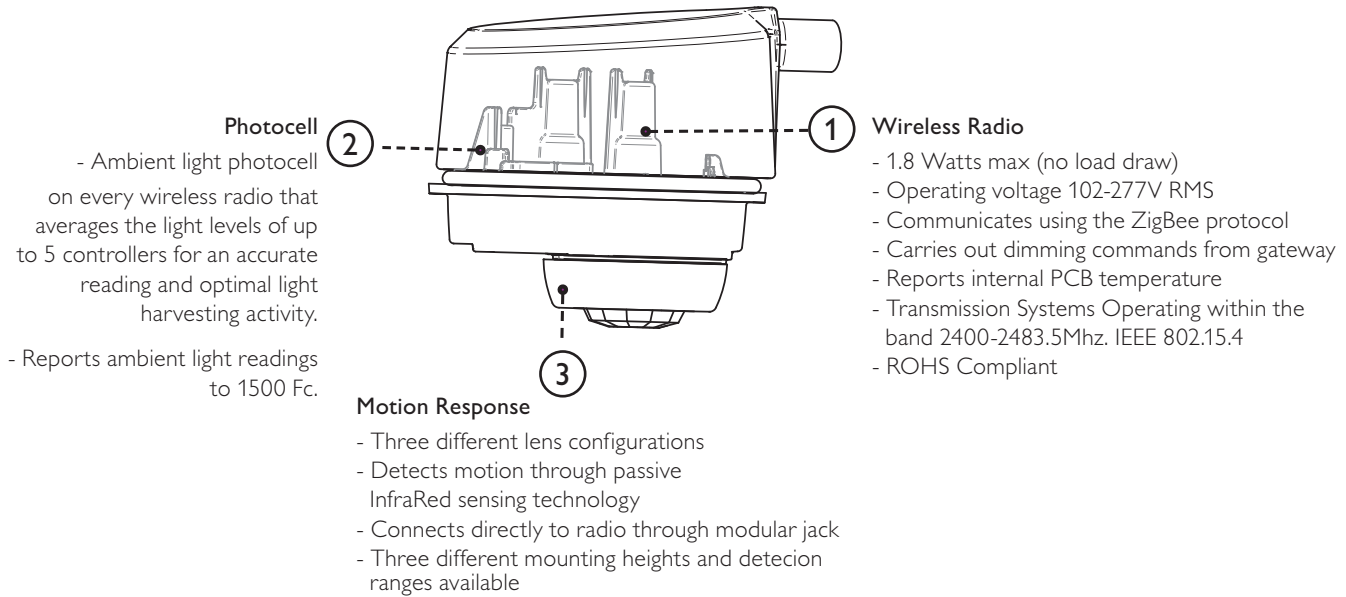
Notes:

- 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)

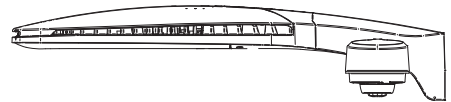


Controller Pod (wireless radio, motion response, and photocell)

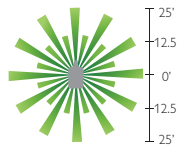
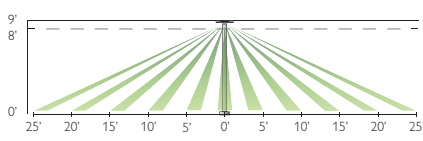


Luminaire Configuration Information - PureForm with LimeLight

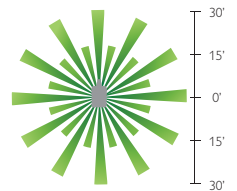
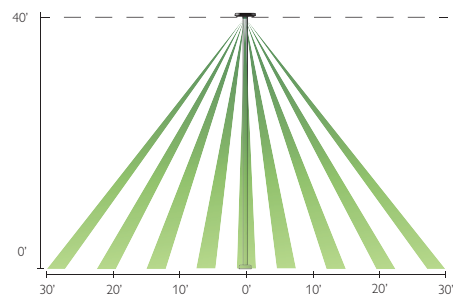
P21-LLC(X): With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response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



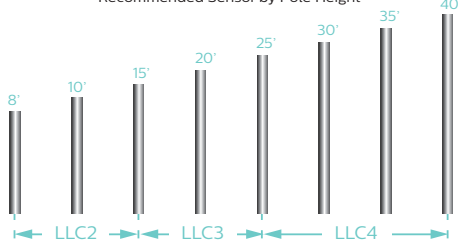
P21-LLC2



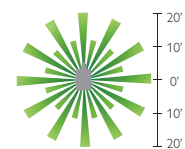
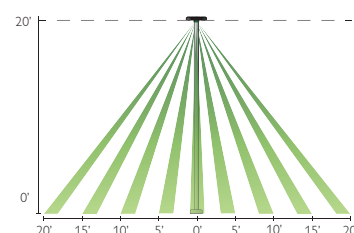
P21-LLC4



Recommended Sensor by Pole Height



P21-LLC3



Luminaire Configuration Information (Continued)

Gateway:

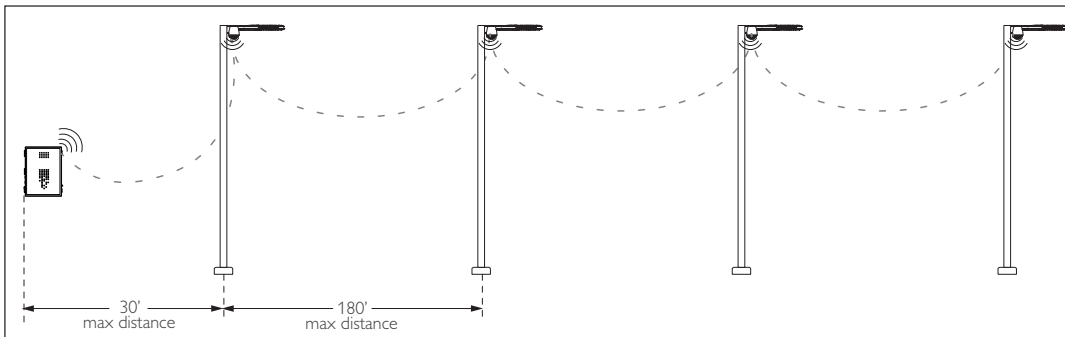
Overview: One LimeLight gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the PureForm luminaires (or pole), allowing you to control your fixtures straight from the web. One gateway can communicate with up to 800 fixtures.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

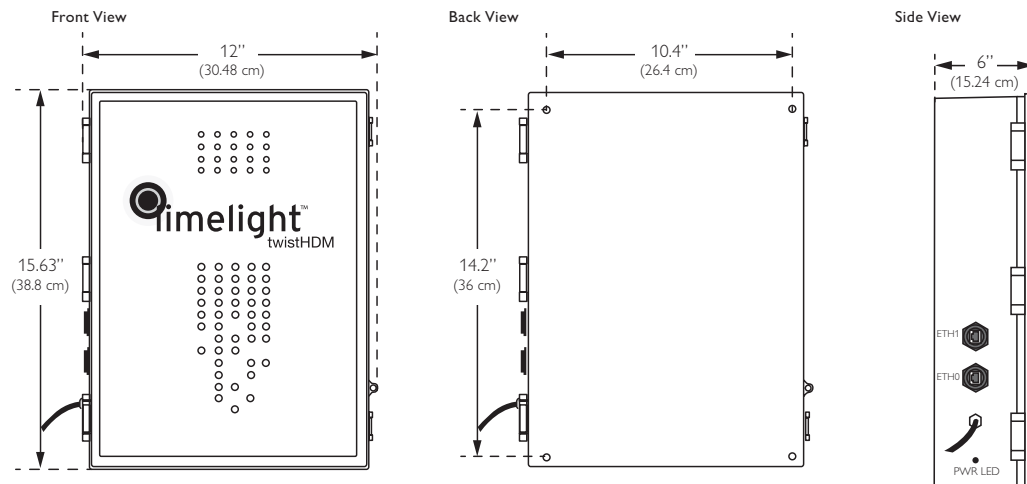
Requirements: The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

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.

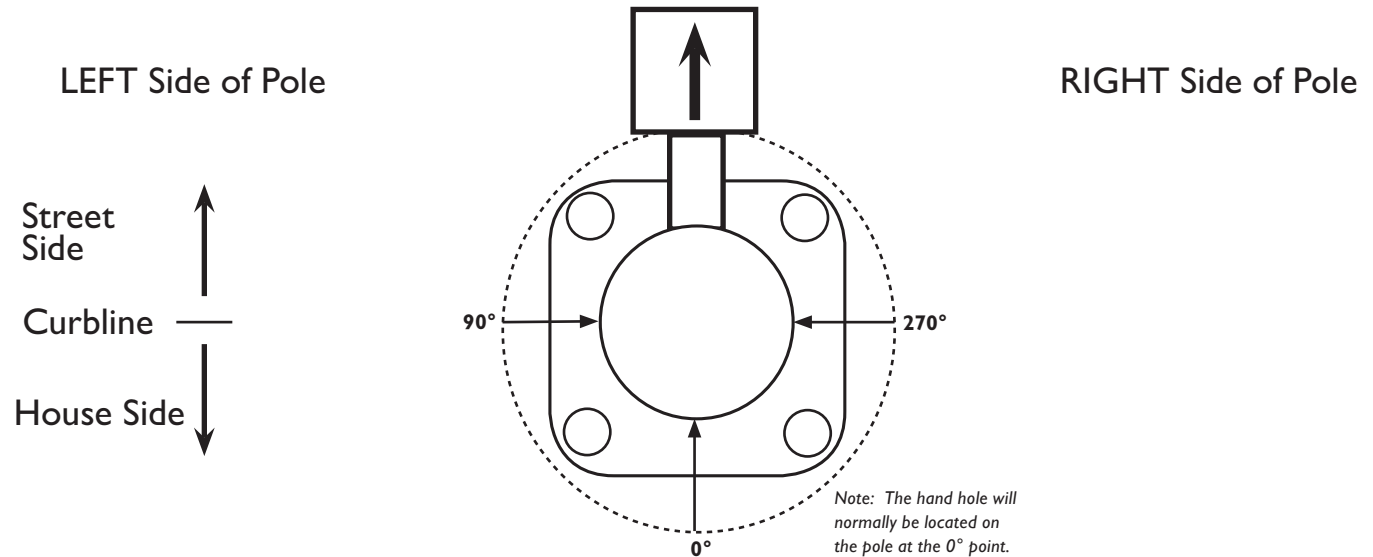
WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer. 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)

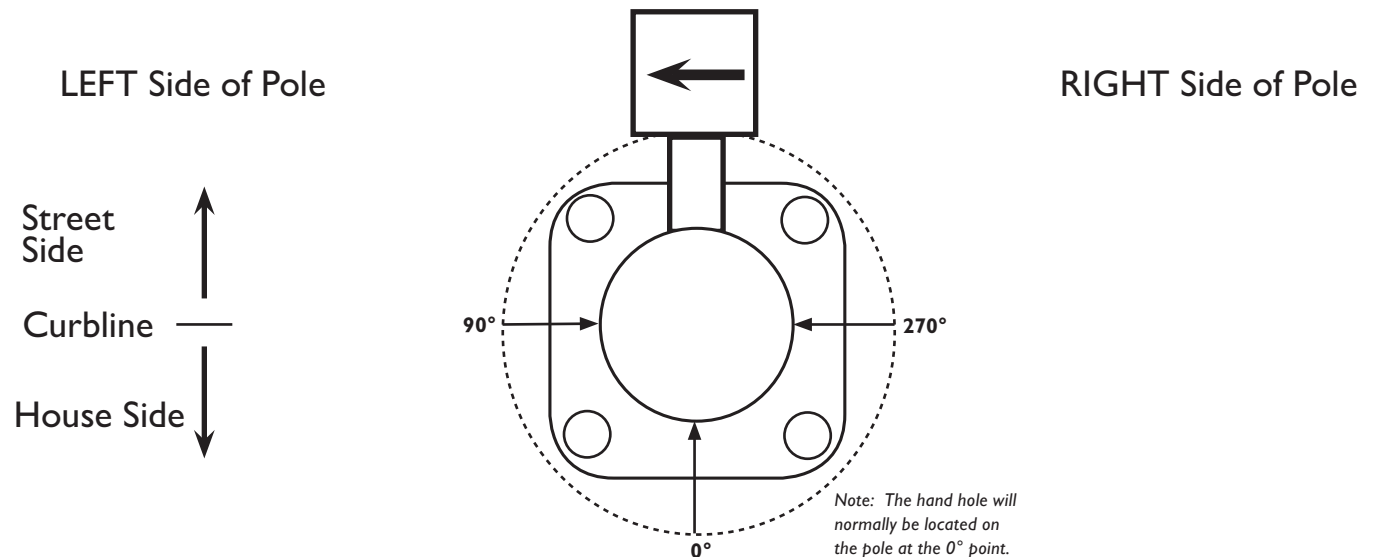
STANDARD OPTIC POSITION:

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:

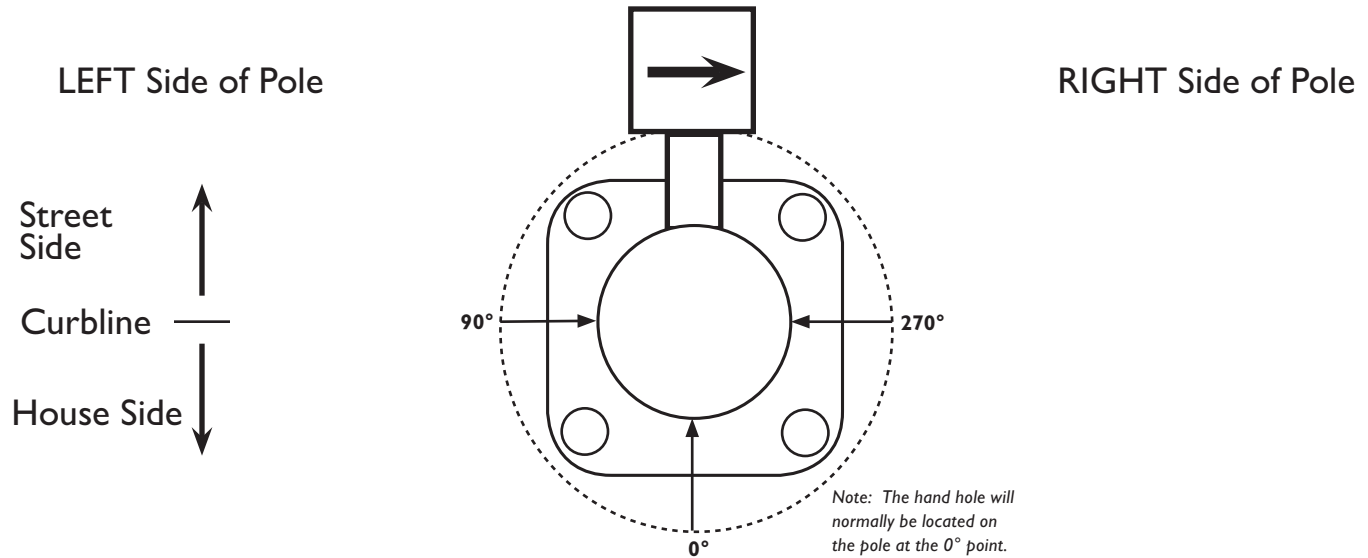
Luminaires ordered with asymmetric optical systems in the **OPTIC ROTATED LEFT (90°)** optic position will have the optical system oriented as shown below:



ASYMMETRIC OPTICAL ORIENTATION INFORMATION (CONTINUED FROM PAGE 7)

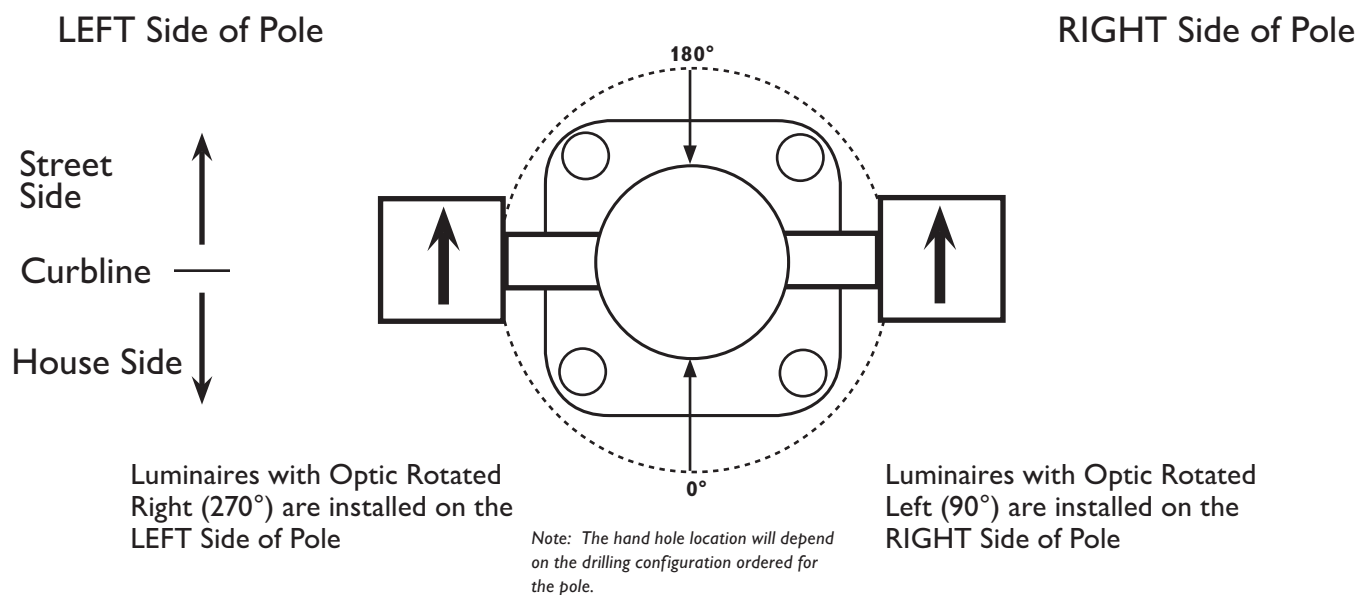
OPTIC ROTATED RIGHT (270°) OPTIC POSITION:

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
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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.

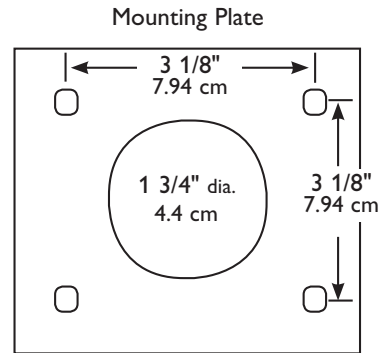
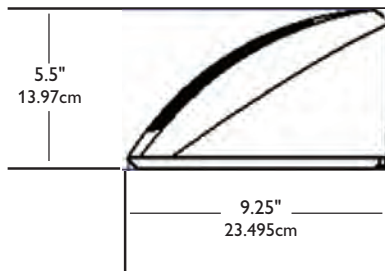
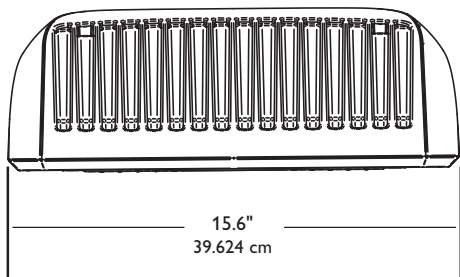
FINISH

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.

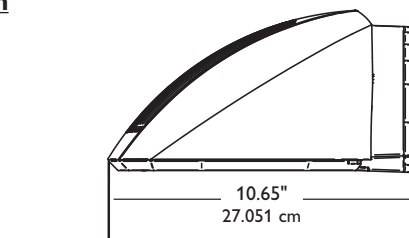
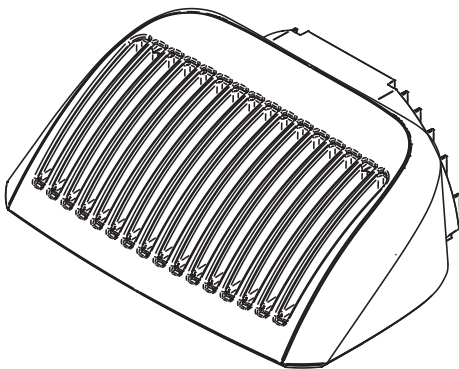
OPTIONS

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

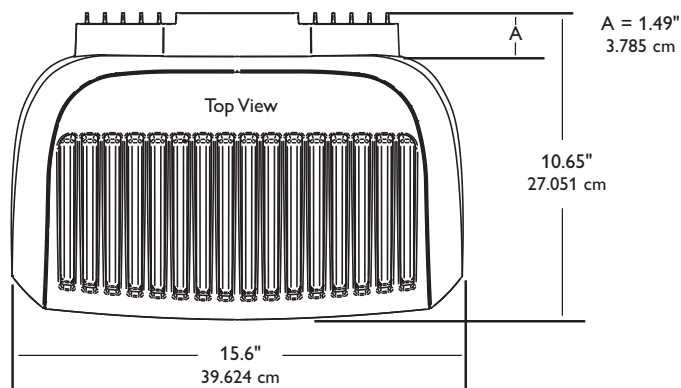


With Extended Back Box (EBB) Option



Mounting Bolt Pattern

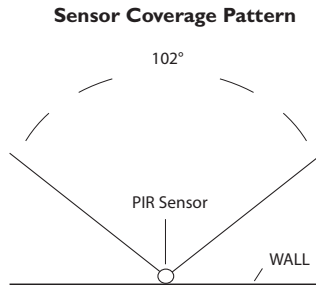
Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.



LUMINAIRE CONFIGURATION INFORMATION

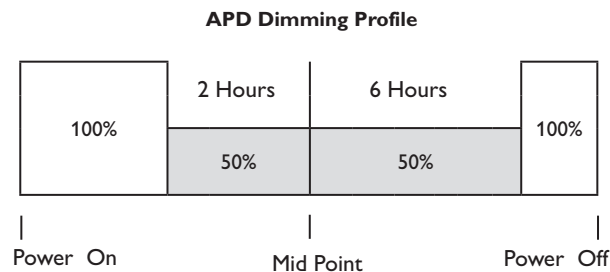
121-CWL: 121 LED sconce providing constant wattage and constant light output when power to the luminaire is energized.

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 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

❶ **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

❷ **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.

❸ **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

❹ **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.

❺ **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

❻ **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

❼ **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

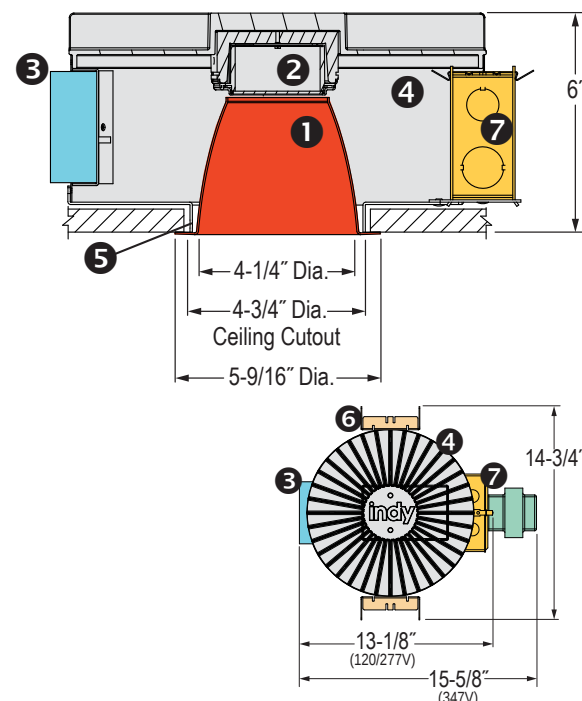
DESIGNER SERIES 4" 1100/1500/2000/3000 LUMEN LED ROUND DOWNLIGHT OPEN APERTURE SD4 SERIES



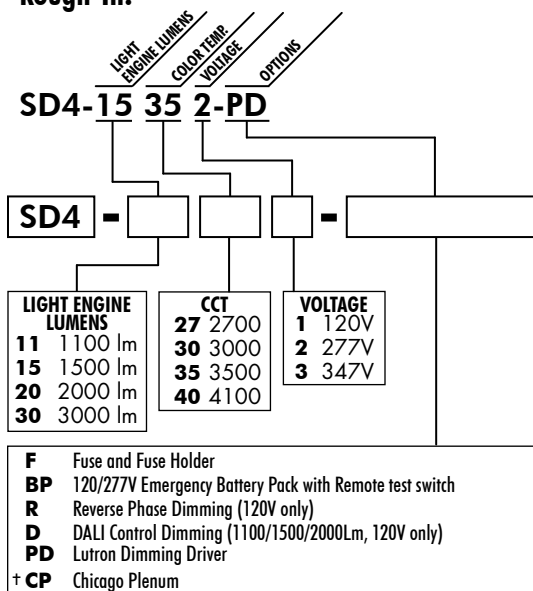
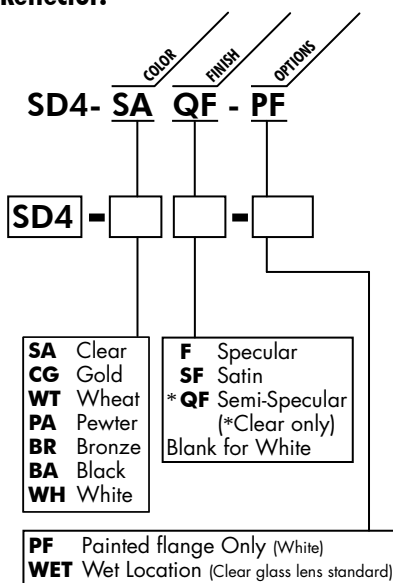
Type	Cat. No.
_____	_____
Project: _____	
Notes: _____	



DIMENSIONS



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

Rough-In:

Reflector:

Accessories:
HB-TL

HB-TL 25" Tru-Lock grid ceiling bar hangers, Pair
HB-52 52" C-Channel Bar Hangers, Pair
HB-28 28" C-Channel Bar Hangers, Pair
SCA4-* Sloped Ceiling adapter
 * Angle must be specified when ordering;
 Available in 5°, 10°, 15°, 20°, 25°, 30° Example: SCA4-20

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

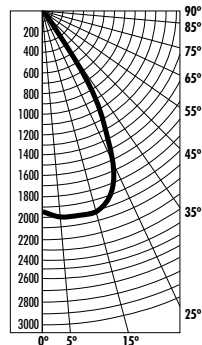
Total Lumen Output: 1861 Lumens

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: **SD4-30351; SD4-SASF****PHOTOMETRIC REPORT**

Test Number: PR10132491

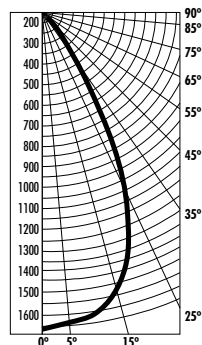
Total Lumen Output: 1511 Lumens

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-SASF****PHOTOMETRIC REPORT**

Test Number: PR10132482P

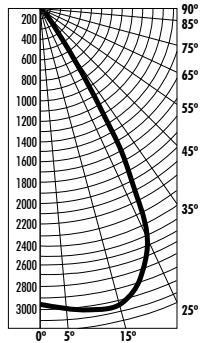
Total Lumen Output: 2792 Lumens

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



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

Type:

BEGA Product:

Project:

Voltage:

Color:

Options:

Modified:





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.A.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services
Rick Medina, Senior Planner

DATE: October 21, 2015

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-13-05: JACK HAKIM, PROPERTY OWNER, AND WENDELL MONTES, APPLICANT, ARE REQUESTING DESIGN APPROVAL TO MAKE EXTERIOR FACADE CHANGES TO AN EXISTING RESTAURANT BUILDING LOCATED AT 1520 DEL MONTE BOULEVARD IN THE MIXED USE (MX) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROPOSED PROJECT IS EXEMPT CLASS 2, SECTION 15302(B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE

In accordance with Section 17.52.030.E.1 of the Seaside Municipal Code, the applicant proposes to make facade change to an existing restaurant building located at 1520 Del Monte Boulevard in the Mixed Use (MX) Zoning District of the West Broadway Urban Village Specific Plan.

The facade change will change will consist of installing a plexiglass acrylic sheet above the fixed openings of the building facade on Del Monte Boulevard and Elm Street.

RECOMMENDATION

Staff recommends that the Board of Architectural Review (BAR) approve the proposed facade, change subject to the conditions of approval provided as Exhibit A and Attachment 1 - Project Plans.

BACKGROUND

APPLICATION

In accordance with Section 17.52.030.E.1 of the Seaside Municipal Code, the applicant proposes to make exterior façade change to an existing restaurant building located at 1520 Del Monte Boulevard in the Mixed Use (MX) Zoning District of the West Broadway Urban Village Specific Plan. The façade change will consist of installing a plexiglass acrylic sheet above the fixed openings of the building façade on Del Monte Boulevard and Elm Street.

RECOMMENDATION

Staff recommends that the Board of Architectural Review (BAR) approve the proposed façade, change subject to the conditions of approval provided as Exhibit A and Attachment 1 – Project Plans.

SITE LOCATION AND DESCRIPTION

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Central Coast Paint Supplies	Commercial Building	Church	
W	Auto Repair	Project Site	Single Family Dwelling	E
	Auto Repair	Del Monte Boulevard	Auto Parts and Repair	
SW	S			SE

The project site is located at 1520 Del Monte Boulevard and is developed with an existing 3,420 square-foot restaurant on a 15,094 sq. ft. parcel. See Attachment 2” for location map. The project site is bordered to the west by an automotive repair workshop, to the east by a single family dwelling and automotive parts and repair workshop, to the south by Del Monte Boulevard, and to the north by a multi-tenant commercial building (See Figure 1). Site photos are provided as Attachment 3.

BACKGROUND

The project site was recently renovated in 2013 to enclose an open patio area on the south side of the property and to install new siding and windows. The façade consists of a stucco exterior for the main upper body of the restaurant on the east, south and west elevations with a vertical board and bat wainscot on the lower half of the east elevation painted light brown with a dark brown for the trim. The exterior paint consists of a combination of a light tan (Behr Pecan Sandie) for the exterior stucco walls, wainscot and fencing surrounding the outdoor patio, a dark brown (Behr Dried Leaf) for the trim elements on the fencing and upper trim of the building,

and a light green Behr New Green) for the trim on the windows, doors, and columns.

The project improvements were completed on September 9, 2014.

PROJECT DESCRIPTION

As shown on Attachment 4, the applicant is requesting design approval to install a clear plexiglass acrylic sheet above the 19 openings that exist above the windows on the east, west, north and south elevations of the restaurant. These openings were established as part of the recent façade upgrade based on the initial concept to partially enclose the former outdoor patio. As a result of several modifications made to the building during the construction of the façade upgrades, the openings were significantly reduced in size so that now the outdoor patio has virtually become an enclosed dining area. The applicant is now seeking to fully enclose the dining area with the placement of the plexiglass acrylic sheets to improve the interior comfort of the patrons and achieve a higher energy efficiency rating.

This request would be the first modification to the building façade since the project received a final occupancy in September of 2015. The openings are rectangular and range in size as follows:

1. 4'-0" x 1'-0"
2. 5'-6" x 1'-0"
3. 6'-0" x 1'-0"

Of the 19 openings, 15 openings will contain a fixed plexiglass while four openings will contain operable plexiglass. The operable sections would be opened with a spring lock hinge.

The project plans are provided as Attachment 1 to Exhibit "A". The cut sheet on the plexiglass material is included with the project plans.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt Class 2, Section 15302(b) from the California Environmental Quality Act. Class 2(B) exemption consists of construction or replacement of

minor structures accessory to existing commercial, industrial, or institutional facilities.

Evidence: The proposed project is for the repainting and replacement of existing fencing and landscaping for an existing commercial restaurant building. The proposed changes will not alter the structure or result in any substantial effect on the environment.

STAFF ANALYSIS

Staff finds that the proposed plexiglass materials will not detract from the overall architectural form and shape of the restaurant and will serve to provide contrast between the lower and upper portions of the façade highlight the variation of building materials. The plexiglass will also provide a windbreak to enhance the dining experience

FINDING

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations and design criteria for signs.

Evidence: The building elevations and roof plan have been reviewed in accordance with the General Plan, Zoning Code, and design criteria for sign under Section 17.38.060.F of the Seaside Municipal Code, and it is concluded that the proposed new plexiglass will be compatible with the scale, style, and architectural character of the surrounding area, and will meet high aesthetic and design integrity standards.

FISCAL IMPACT

ATTACHMENTS

1. Exhibit A - Conditions of Approval
 2. Attachment 1 - Reduced Project Plans
 3. Exhibit B - Location Map
 4. Exhibit C - Site Photographs
-

Conditions of Approval
File No. BAR-15-14
October 21, 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 “Googies Grill” stamped as received on “September 15, 2015” and approved on October 21, 2015, provided as Exhibit “A”.

Building:

2. The proposed project shall be constructed in compliance with the 2013 California Building Code. Building permits shall be obtained for all construction work, as required by the Seaside Building Official, to fully enclose the restaurant with the closure of the existing 19 openings.

Fire Department:

3. The proposed project shall be constructed in compliance with the 2013 California Fire Code and the City of Seaside Fire Sprinkler Ordinance.

Standard:

4. 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.
5. 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. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
6. 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 17.54.090.C.
7. 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.

8. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

Board of Architectural Review Application No. BAR-15-14

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date



Most Widely Accepted and Trusted

ICC-ES Report

ESR-1653

ICC-ES | (800) 423-6587 | (562) 699-0543 | www.icc-es.org

Reissued 06/2015
This report is subject to renewal 06/2017

DIVISION: 08 00 00—OPENINGS

SECTION: 08 84 00—PLASTIC GLAZING

Googie Grill
BAR 15-14
0014536

REPORT HOLDER:

ARKEMA INC.

900 FIRST AVENUE
KING OF PRUSSIA, PENNSYLVANIA 19406

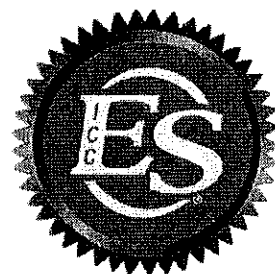
EVALUATION SUBJECT:

PLEXIGLASS® ACRYLIC SHEET



Look for the trusted marks of Conformity!

"2014 Recipient of Prestigious Western States Seismic Policy Council
(WSSPC) Award in Excellence"



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ICC-ES Evaluation Report**ESR-1653**

Reissued June 2015

*This report is subject to renewal June 2017.***www.icc-es.org | (800) 423-6587 | (562) 699-0543***A Subsidiary of the International Code Council®***DIVISION: 08 00 00—OPENINGS
Section: 08 84 00—Plastic Glazing****REPORT HOLDER:****ARKEMA, INC.
900 FIRST AVENUE
KING OF PRUSSIA, PENNSYLVANIA 19406
(610) 878 6979
www.arkema.com****EVALUATION SUBJECT:****PLEXIGLAS® ACRYLIC SHEET****1.0 EVALUATION SCOPE****Compliance with the following codes:**

- 2009 and 2006 *International Building Code*® (IBC)
- 2009 and 2006 *International Residential Code*® (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Light-transmission
- Safety glazing
- Durability

2.0 USES

Plexiglas plastic products are light-transmitting plastics complying with IBC Section 2606.4 and are intended for use in interior or exterior applications as described for the individual products in Section 4.0.

3.0 DESCRIPTION**3.1 Plexiglas G, Q, MC, DR, T2, SG Plus, V, VM and MI:**

Plexiglas G, Q, MC, DR, T2 and SG Plus are acrylic plastic sheets that can be thermoformed or cold-formed to specified shapes. The sheets are available in clear and various translucent colors and tints. Plexiglas MC is a general-purpose, continually processed acrylic sheet, available in thicknesses from 0.080 inch (2.0 mm) to 0.354 inch (9.0 mm). Plexiglas Q is a continually processed acrylic sheet product available in thicknesses from 0.118 inch (3.0 mm) to 0.220 inch (5.6 mm). Plexiglas T2 is a continually processed acrylic sheet product available in thicknesses from 0.098 inch (2.5 mm) to 0.354 inch (9 mm). Plexiglas SG Plus is a continually processed acrylic sheet product available in thicknesses from 0.118 inch (3.0 mm) to 0.177 inch (4.5 mm). Both Plexiglas T2

and SG Plus are available on reels in thicknesses up to 0.177 inch (4.5 mm).

Plexiglas DR sheet is a continually processed acrylic sheet product available in thicknesses from 0.080 inch (2.0 mm) to 0.354 inch (9.0 mm). Plexiglas G is a cell cast acrylic sheet available in thicknesses from 0.118 inch (3.0 mm) to 0.944 inch (24.0 mm).

Plexiglas is also available as molding resins, designated as Types V, VM, MI and DR, which are in pellet form and may be extruded into sheets or injection molded into various forms as recognized in a specific ICC-ES evaluation report.

The Plexiglas products comply with IBC Section 2606.4 and have a CC2 classification. Plexiglas G and Plexiglas Q may be used as safety glazing in locations subject to human impact hazards as regulated in IBC Section 2406 and IRC Section 308.3. The minimum thickness of Plexiglas G and Plexiglas Q for use in hazardous locations must be 0.125 inch (3.2 mm).

4.0 INSTALLATION

Plexiglas G, Q, MC, DR, and SG Plus may be used in interior and exterior locations. Plexiglas T2, is recognized for use as light-transmitting plastic in internal locations only. Plexiglas G and MC sheets, when freely mounted, meet the fallout and retention requirements of IBC Section 2606.7.2, and are thereby exempt from Chapter 8 requirements when installed in accordance with IBC Section 2606.7. For specific installations, refer to the manufacturer's published installation instructions. The manufacturer's published installation instructions shall be at the jobsite during installation.

5.0 CONDITIONS OF USE

The Plexiglas plastic products described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1** Installation shall comply with this report, the manufacturer's published installation instructions and the requirements of the applicable code. In the event of a conflict between the manufacturer's published installation instructions and this report, this report shall govern.
- 5.2** End use of the products requires justification of compliance with appropriate code requirements, including structural considerations.
- 5.3** Plexiglas G, Q, SG Plus, DR and MC are recognized for use in skylight, exterior wall and roof panel

applications provided the skylight, exterior wall and roof panel products utilizing the plastics are recognized in ICC-ES evaluation reports.

Products molded from Plexiglas Types V, VM, MI and DR molding resins are outside the scope of this report and must be recognized in separate ICC-ES evaluation reports.

- 5.4** The individual sheets shall meet the size requirements of IBC Section 2606.7.3.

6.0 EVIDENCE SUBMITTED

- 6.1** Reports containing results of testing performed in accordance with ASTM D2843, ASTM D1929 and ASTM D635.
- 6.2** Reports on Plexiglas G, Q, MC, DR, and SG Plus containing results of weathering and impact tests in

accordance with the ICC-ES Acceptance Criteria for Plastic Glazed Skylights (AC16), dated April 2011.

- 6.3** Reports on Plexiglas G and Q containing results of testing performed in accordance with CPSC 16 CFR 1201 and ANSI Z97.1.

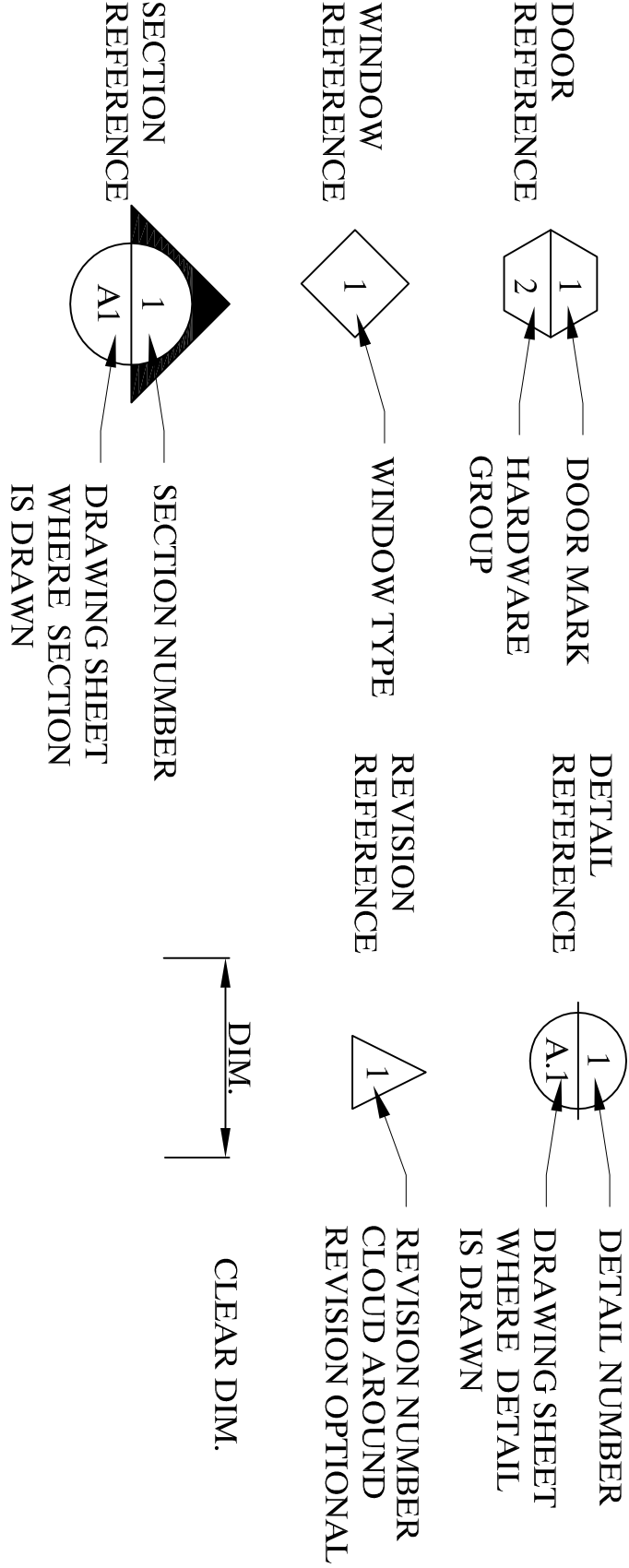
- 6.4** A quality control manual.

7.0 IDENTIFICATION

The products are identified by a label noting the type of plastic or molding resin, the manufacturer's name (Arkema) and address, the evaluation report number (ESR-1653), and the plastic classification. In addition, Plexiglas G and Plexiglas Q sheets intended for use as safety glazing shall be labeled in accordance with IBC Section 2406.2 and identified as Category II sheets.

GOOGIE GRILL
1520 DEL MONTE BLVD
SEASIDE, CA. 93955
A.P.N.: 011-306-009-000

SYMBOLS



PROJECT TEAM

OWNER:
JACK HAKIM
550 WAVE STREET
MONTEREY, CA. 93940
(831) 915-5222

ARCHITECT:
JOSEPHINE L. ORTEGA
LIC# C-26360
236 LARKIN ST.
MONTEREY, CA. 93940
(O/F) 831.649.4162 (C) 831.320.6090

AGENT:
ERIC O. RUIZ
BUILDING DESIGN & CONSULTING
971 N. MAIN ST. SUITE 14
SALINAS, CA. 93906
(831) 444-2949
ruiz_design@hotmail.com

SHEET INDEX

- A0. TITLE SHEET
A1. SITE PLAN
A2. EXISTING FLOOR PLAN
A3. EXISTING ELEVATIONS
A4. EXISTING ELEVATIONS
A5. PROPOSED FLOOR PLAN
A6. PROPOSED ELEVATIONS & DETAILS
A7. PROPOSED ELEVATIONS

SCOPE OF WORK

-INSTALL NEW 1/4" THICK ARKEMA INC. ESR 1653 PLEXIGLASS W/MANUFACTURER UV PROTECTIVE FADING COATING ABOVE WINDOW OPENINGS

TOTAL 19, -15 FIXED & 4 OPENABLE

NORTH SIDE:(5) 6'X1' & (3) 4'X1'
SOUTH SIDE:(2) 5'X1'
EAST SIDE:(4) 4'X1'
WEST SIDE:(2) 4'X1' & (3) 5'-6'X1'-0"

-44 SEATS MAX RESTAURANT

GENERAL NOTES

1. ALL CONSTRUCTION, DESIGN, WORKMANSHIP AND MATERIALS SHALL COMFORM WITH THE REQUIREMENTS OF THE: 2013 CFC, CBC, CRC, CEC, CMC, CPC, CGBC; CITY OF SEASIDE MUNICIPAL CODES, AND 2010 CALIFORNIA ENERGY CODE, AND MOST CURENT NFPA STANDARDS REQUIRED BY CURENTLY ADOPTED CODES AND LATEST EDITIONS OF THE UMC, UPC, & NEC..
2. JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SITE OF DEBRIS AND MATERIALS DEMOLISHED AND CLEANUP BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS AND SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
5. THE PROJECT DESIGNER SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWING AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
6. THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
8. ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DIVISION, PLEASE BE SPECIFIC AS TO THE TYPE OF INSPECTION.
9. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
10. THE USE OF FIRE HYDRANTS FOR OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID IS PROHIBITED (UNLESS APPROVED IN ADVANCED BY THE ENVIRONMENTAL HEALTH DEPARTMENT.))
11. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
12. CONTRACTOR TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND SERVICES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO SUCH.
13. SURFACE WATER SHALL BE DRAINED TO AN APPROVED POINT OF COLLECTION THAT DOES NOT CEATE A HAZARD. INDICATE THAT GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (EXCEPTION: WHERE LOT LINES AND/OR PHYSICAL BARRIERS PROHIBIT THE FALL. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE). IMPERVIOUS SURFACES WITHIN 10' SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. CRC SECTION R401.3 AND EXCEPTION
14. EXTRA EXIT SIGNS MAY BE REQUIRED DURING FINAL INSPECTION. EXACT LOCATION OF EXIT SIGNS MAY BE ALTERED DURING FINAL INSPECTION
15. APPROVED ADDRESS NUMBERS AND/OR LETTERS, WITH CONTRASTING BACKGROUND, SHALL BE PLACED ON BUILDING(S) TO BE VISIBLE FROM THE STREET.
16. DISPOSAL, WASHOFF, OR WASHDOWN OF ANY AND ALL MATERIALS SUCH AS MORTAR, CONCRETE, PAINT, GREASE, GLUE, ETC. ON PROPERTY, INCLUDING THE STORM DRAIN SYSTEM, IS STRICTLY PROHIBITED UNLESS SPECIFICALLY AND INDIVIDUALLY APPROVED BY PUBLIC WORKS DIRECTOR. VIOLATORS WILL BE CITED AND ASSESSED OF ALL CLEANING COSTS.
17. CONTRACTER MUST ENSURE THAT ALL VENTING BE DONE IN ACCORDANCE WITH CURENT BUILDING CODES. RANGE HOOD VENT, BATHROOM VENTS ETC.
18. THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
19. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
20. ALL CONSTRUCTION WORK IN THE CITY RIGHT-OF-WAY WILL REQUIRE A SEPERATE ENCROACHMENT CONSTRUCTION PERMIT.

PROJECT DATA

JURISDICTION: CITY OF SEASIDE
BUILDING CODE: BUILDING :2013 C.B.C.
RESIDENTIAL :2013 C.R.C.
ELECTRICAL :2013 C.E.C.
MECHANICAL :2013 C.M.C.
PLUMBING :2013 C.P.C.
FIRE :2013 C.F.C.
ENERGY CODE :2013 C.En.C.
GREEN BUILDING :2013 C.G.B.C.

PROJECT ADDRESS: 1520 DEL MONTE BLVD
SEASIDE, CA. 93955

ZONING: 1520 DEL MONTE BLVD
SEASIDE, CA. 93955

ASSESSORS PARCEL NO: 0 1 1 - 3 0 6 - 0 0 9 - 0 0 0

OCCUPANCY GROUP: A-2 RESTAURANT, BAR

CONSTRUCTION TYPE: V-B

NUMBER OF STORY: SINGLE STORY BUILDING

USE: COMMERCIAL RESTAURANT

CURRENT BLDG. FIRE SPRINKLERS SYSTEMS: NO SPRINKLER SYSTEM

PARCEL AREA: 16,016 S.F.

PARKING ANALYSIS

# OF STORIES	GROSS BLDG. AREA	OCCUPANCY	PARKING
1			
NO ADDED PARKING OR IMPROVEMENTS			
TOTAL = 0			

***PER CBC TABLE 1004.1.1
***PER CBC TABLE 1106 AND TABLE 1106.1
(1 HC PARKING REQ.***)

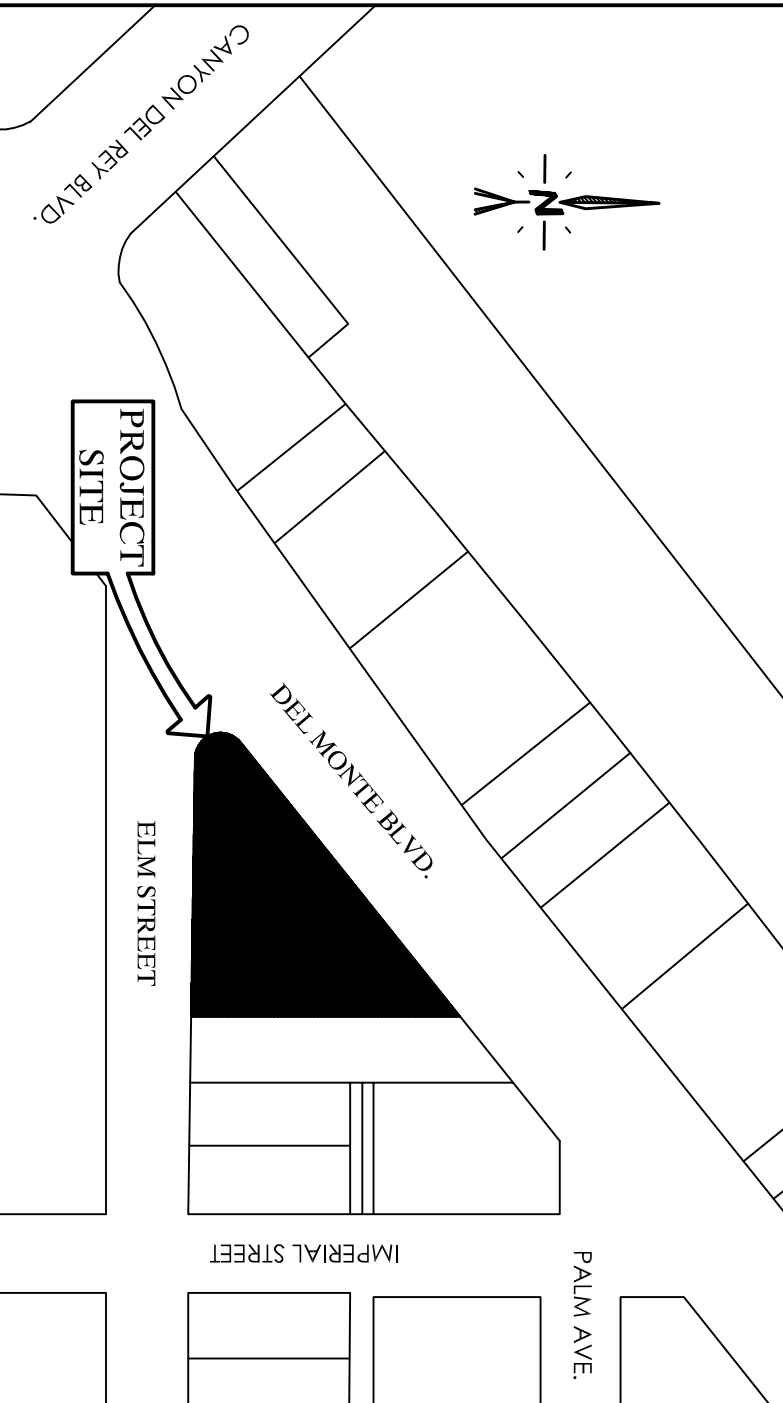
OCCUPANCY ANALYSIS

EXISTING BUILDING	TOTAL AREA=	S.F.
GROSS BLDG. AREA	RATIO	AMOUNT OF OCCUPANTS

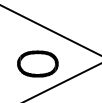
EXISTING A OCCUPANCY

***PER CBC TABLE 1004.1.1
***PER CBC TABLE 1015.1
TOTAL = 00
(1-EXIT REQUIRED)**)

VICINITY MAP N.T.S.



REVISION
DATE:
BY:



GOOGIE GRILL

1520 DEL MONTE BLVD.
SEASIDE, CA. 93955
A.P.N.: 011-306-009-000

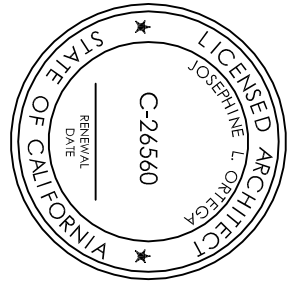
TITLE:
TITLE SHEET

SCALE: N.T.S.

DATE:
9/15/15

JOB NUMBER:
15-16

PAGE:
A0



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BY:
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A.P.N.:011-306-009-000

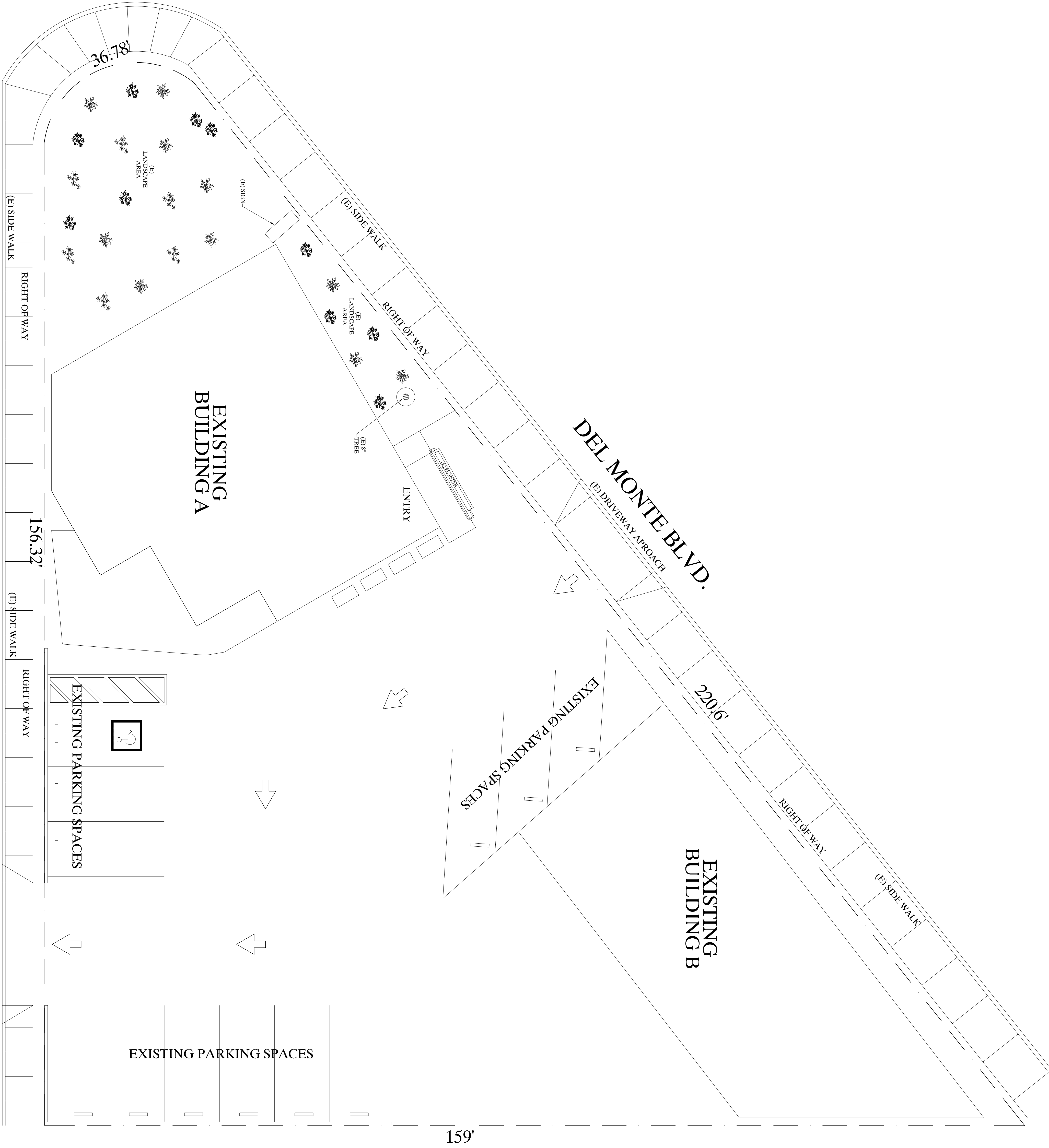
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SITE PLAN

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

DATE:
9/15/15

JOB NUMBER:
15-16

PAGE:
A1

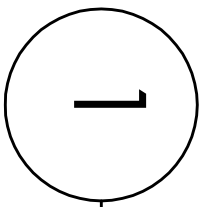


1 SITE PLAN

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



ELM STREET



SCALE: 3/8"=1'-0"

WAITING AREA

EQUIPMENT
AREA

BEVERAGE COUNTER

SCALE: 3/8" = 1'-0"

THE: 9,

JOH

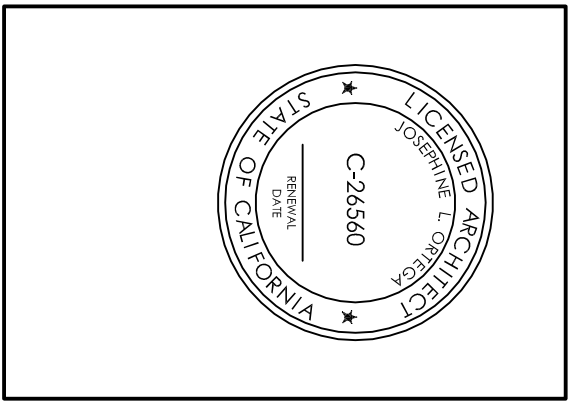
A2

A.P.N.:011-306-009-000



DATE _____

BY



REVISION
DATE:
BY:

GOOGIE GRILL

1520 DEL MONTE BLVD.
SEASIDE, CA. 93955
A.P.N.:011-306-009-000

TITLE:
EXISTING
ELEVATIONS

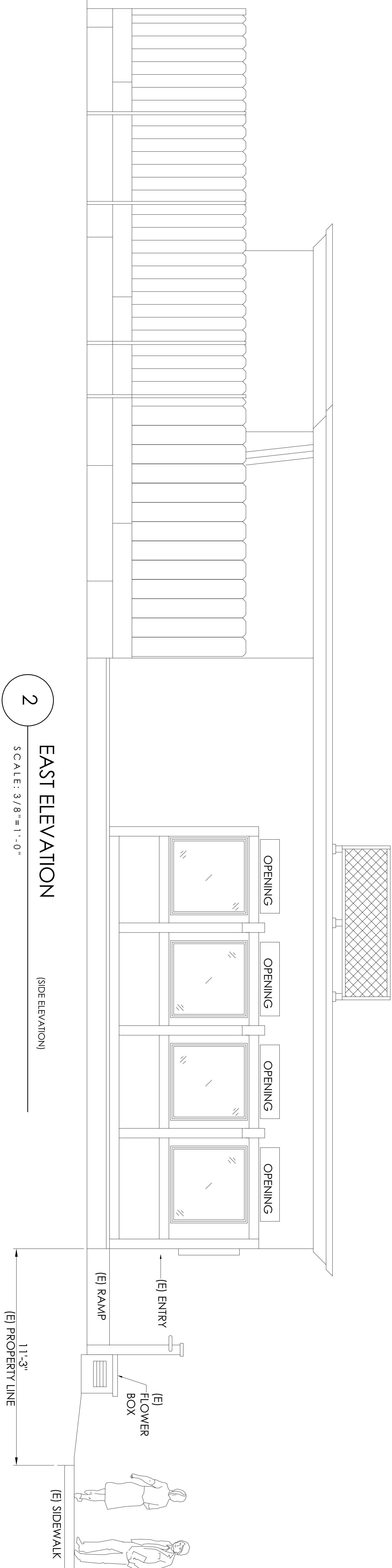
SCALE: 3/8" = 1'-0"

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JOB NUMBER:
15-16

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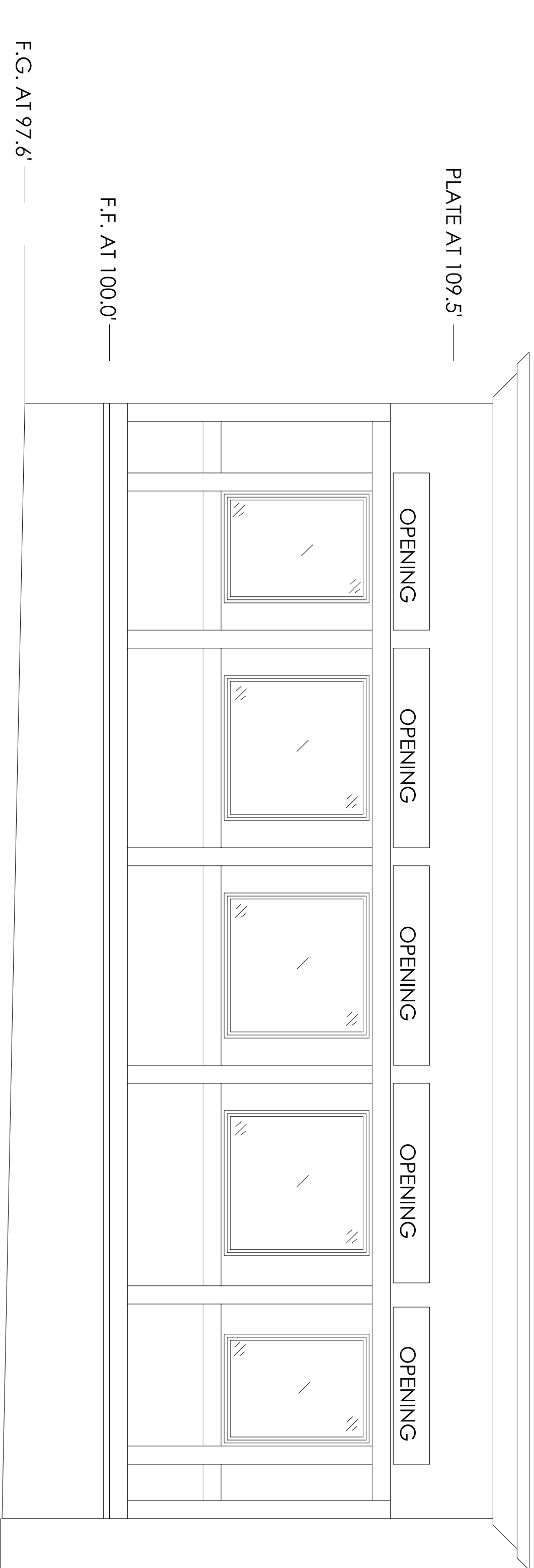


EAST ELEVATION

(SIDE ELEVATION)

SCALE: 3/8"=1'-0"

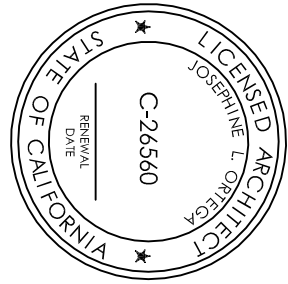
2



WEST ELEVATION

SCALE: 3/8"=1'-0"

—



REVISION	0
DATE:	
BY:	

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SEASIDE, CA. 93955
A.P.N.: 011-306-009-000

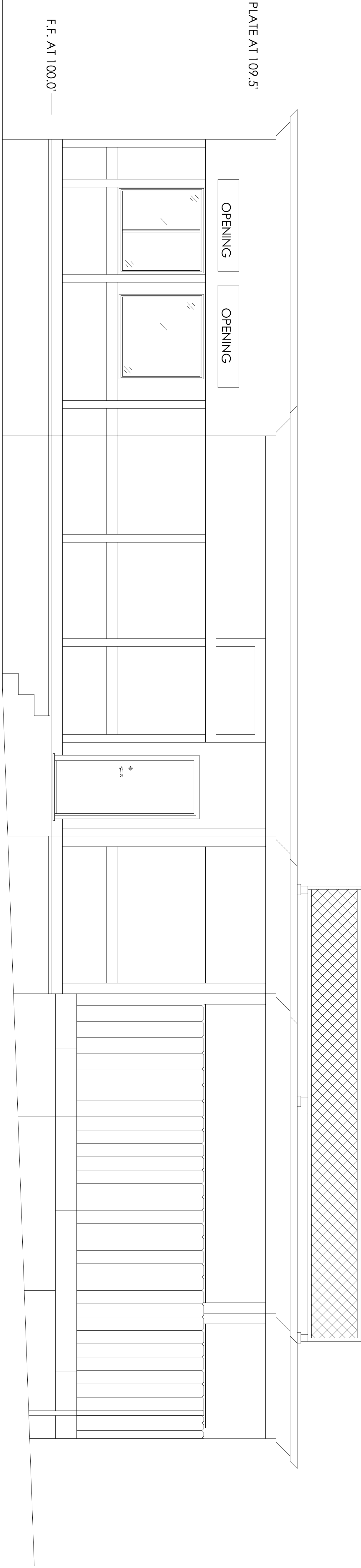
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EXISTING
ELEVATIONS

SCALE: 3/8" = 1'-0"

DATE:
9/15/15

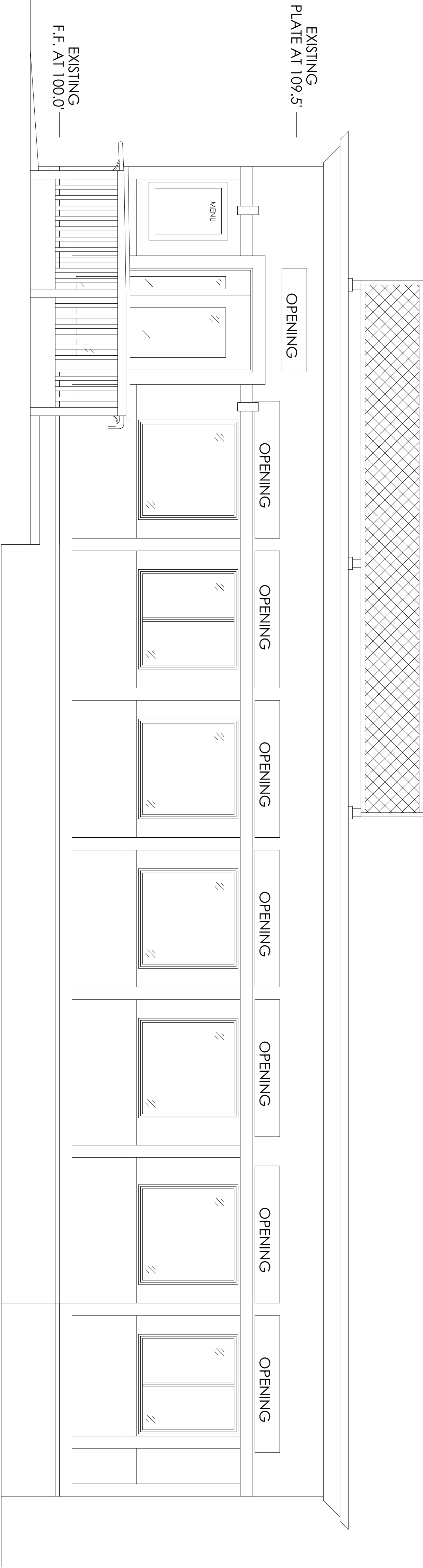
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2 SOUTH ELEVATION

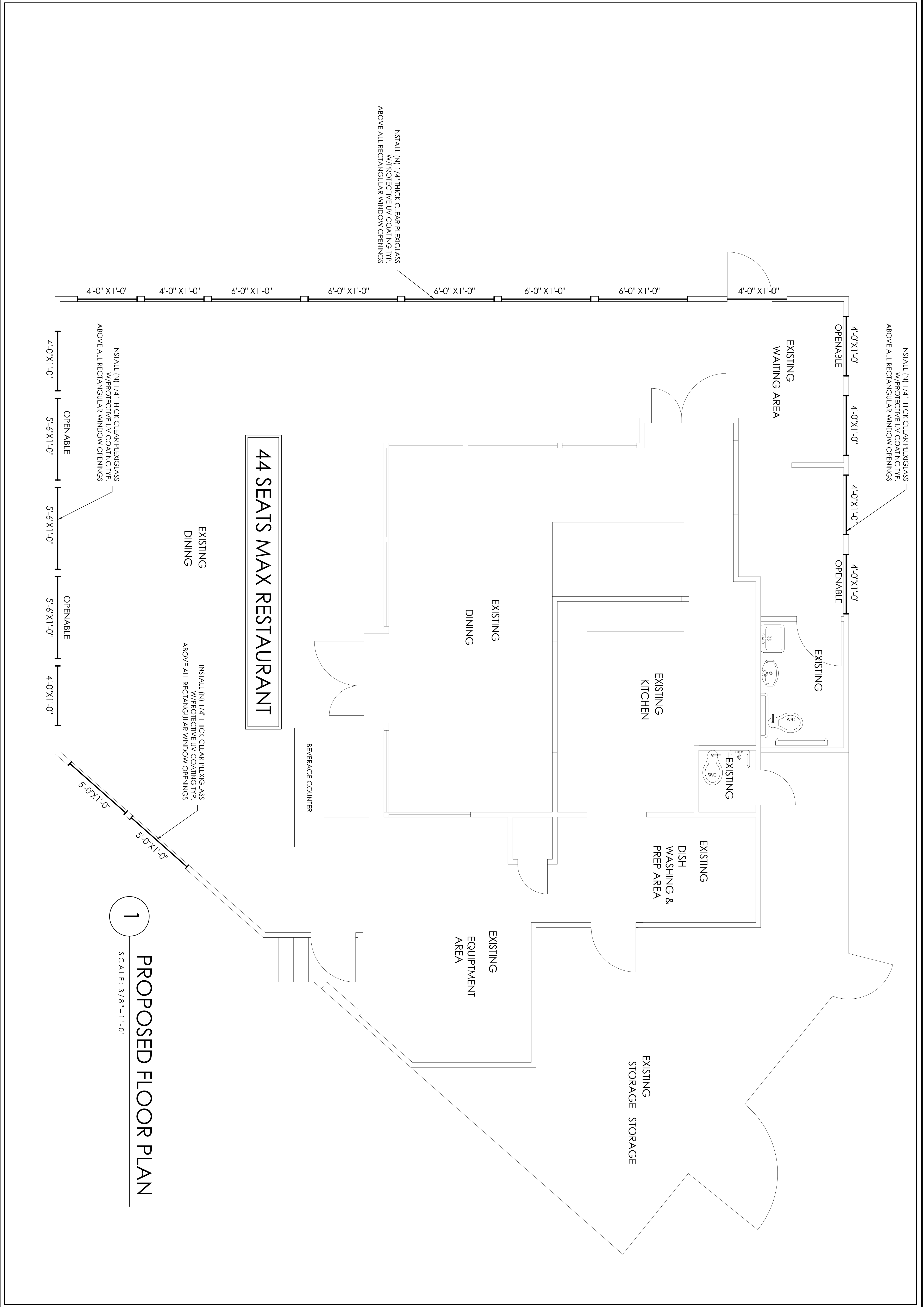
SCALE: 3/8" = 1'-0"



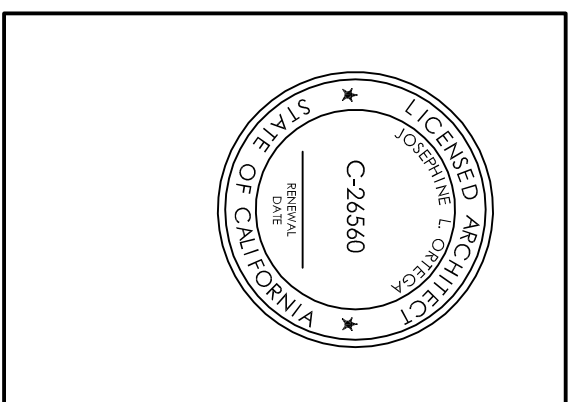
1 NORTH ELEVATION

(FRONT ELEVATION)

SCALE: 3/8" = 1'-0"



GOOGIE GRILL 1520 DEL MONTE BLVD. SEASIDE, CA. 93955 A.P.N.: 011-306-009-000		REVISION DATE: BY: 0	LICENSED ARCHITECT C-26560 JENNIFER TORRES STATE OF CALIFORNIA
TITLE: PROPOSED FLOOR PLAN SCALE: 3/8" = 1'-0"		DATE: 9/15/15	JOB NUMBER: 15-16
PAGE: A5			



REVISION
DATE:
BY:

GOOGIE GRILL
1520 DEL MONTE BLVD.
SEASIDE, CA. 93955
A.P.N.:011-306-009-000

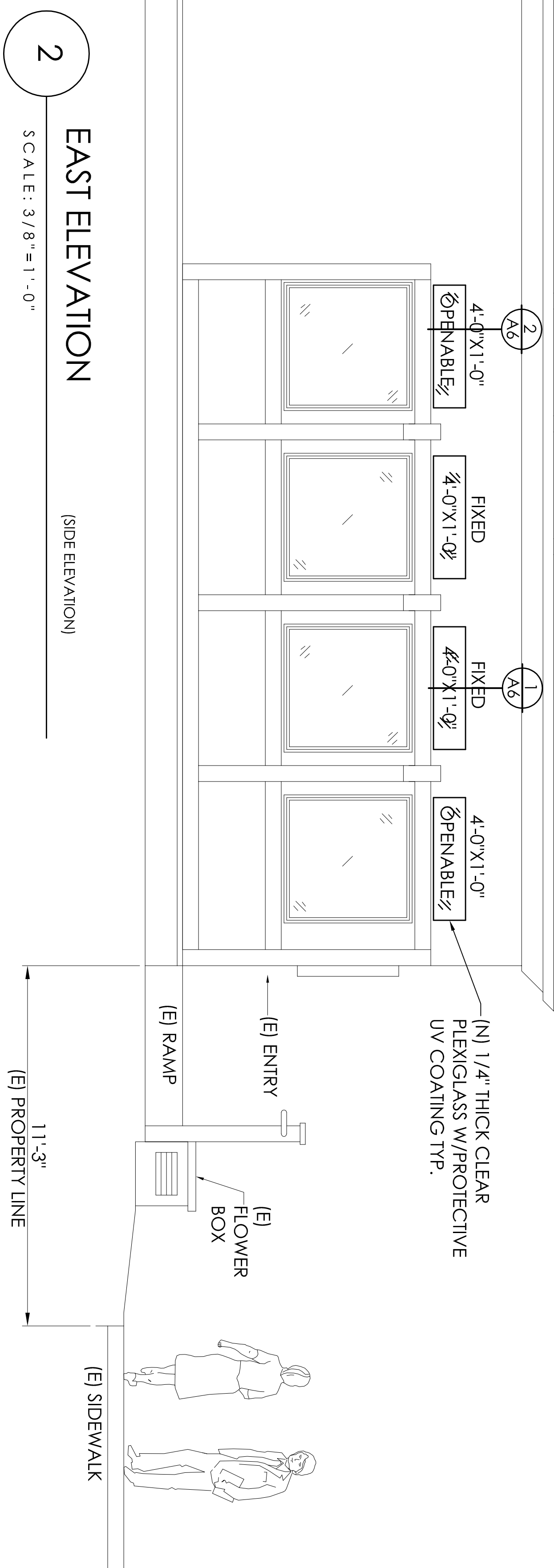
TITLE:
PROPOSED
ELEVATIONS

SCALE: 3/8" = 1'-0"

DATE: 9/15/15

JOB NUMBER:
15-16

PAGE:



EAST ELEVATION
(SIDE ELEVATION)

(SIDE ELEVATION)

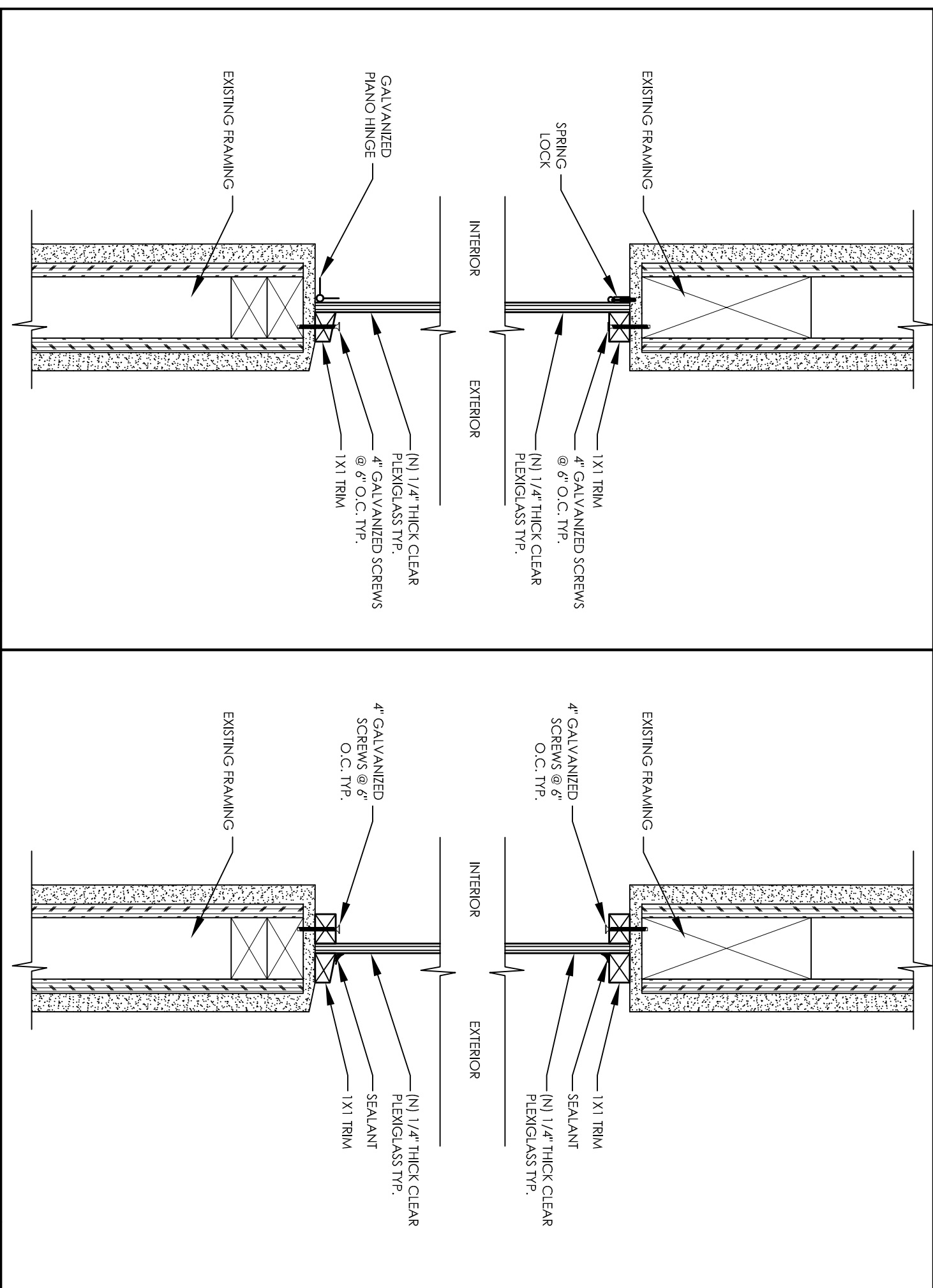
SCALE: 3/8"=1'-0"

SCALE: 3/8"=1'-0"

11'-3"
(E) PROPERTY LINE

(E) SIDEWALK

NOTE: TOTAL OF 19 OPENINGS
(15) FIXED & (4) OPREABLE



OPERABLE

N.T.S.

2

FIXED

N.T.S.

1

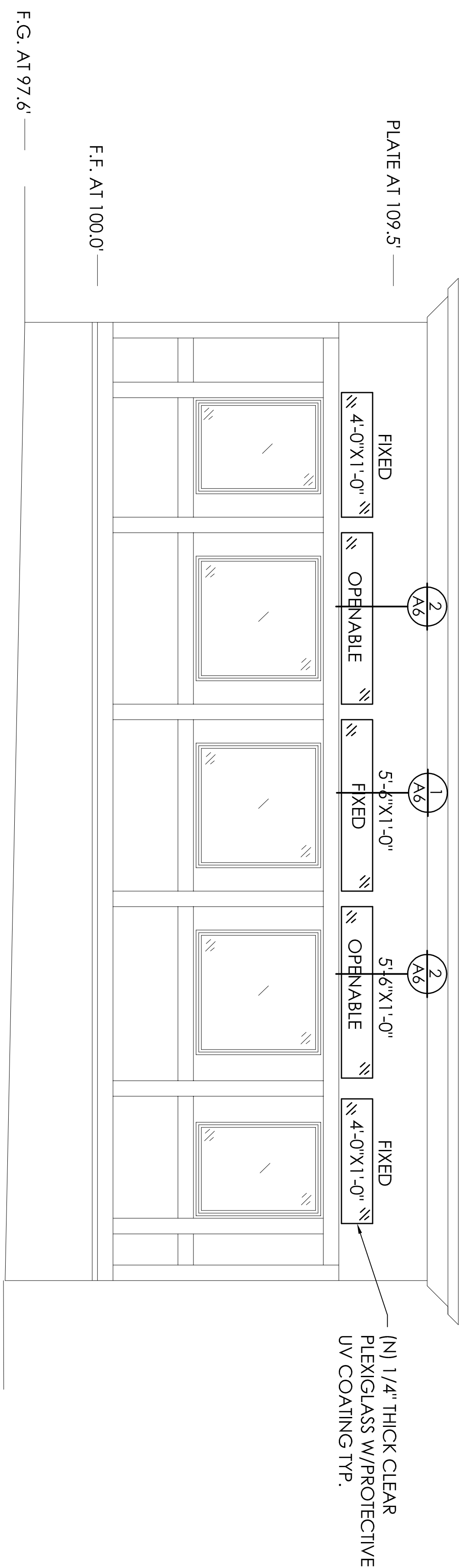


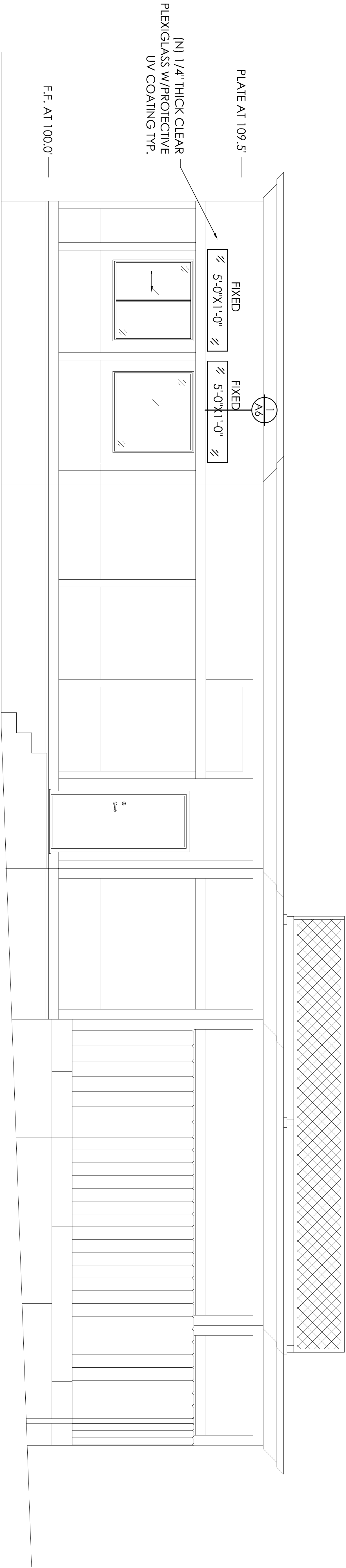
PLATE AT 109.5' —

F.F. AT 100.0' —

F.G. AT 97.6'

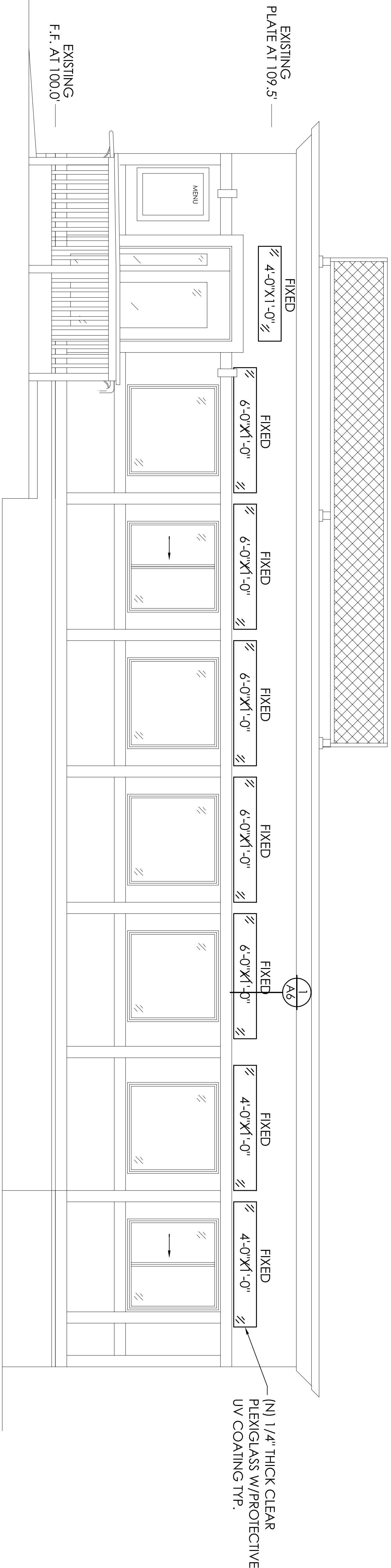
WEST ELEVATION

SCALE: 3/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 3/8"=1'-0"

NOTE: TOTAL OF 19 OPENINGS
(15) FIXED & (4) OPREABLE



1 NORTH ELEVATION
SCALE: 3/8"=1'-0"



REVISION DATE: BY:	0
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GOOGIE GRILL
1520 DEL MONTE BLVD.
SEASIDE, CA. 93955
A.P.N.: 011-306-009-000

TITLE:
PROPOSED
ELEVATIONS

SCALE: 3/8" = 1'-0"

DATE:
9/15/15

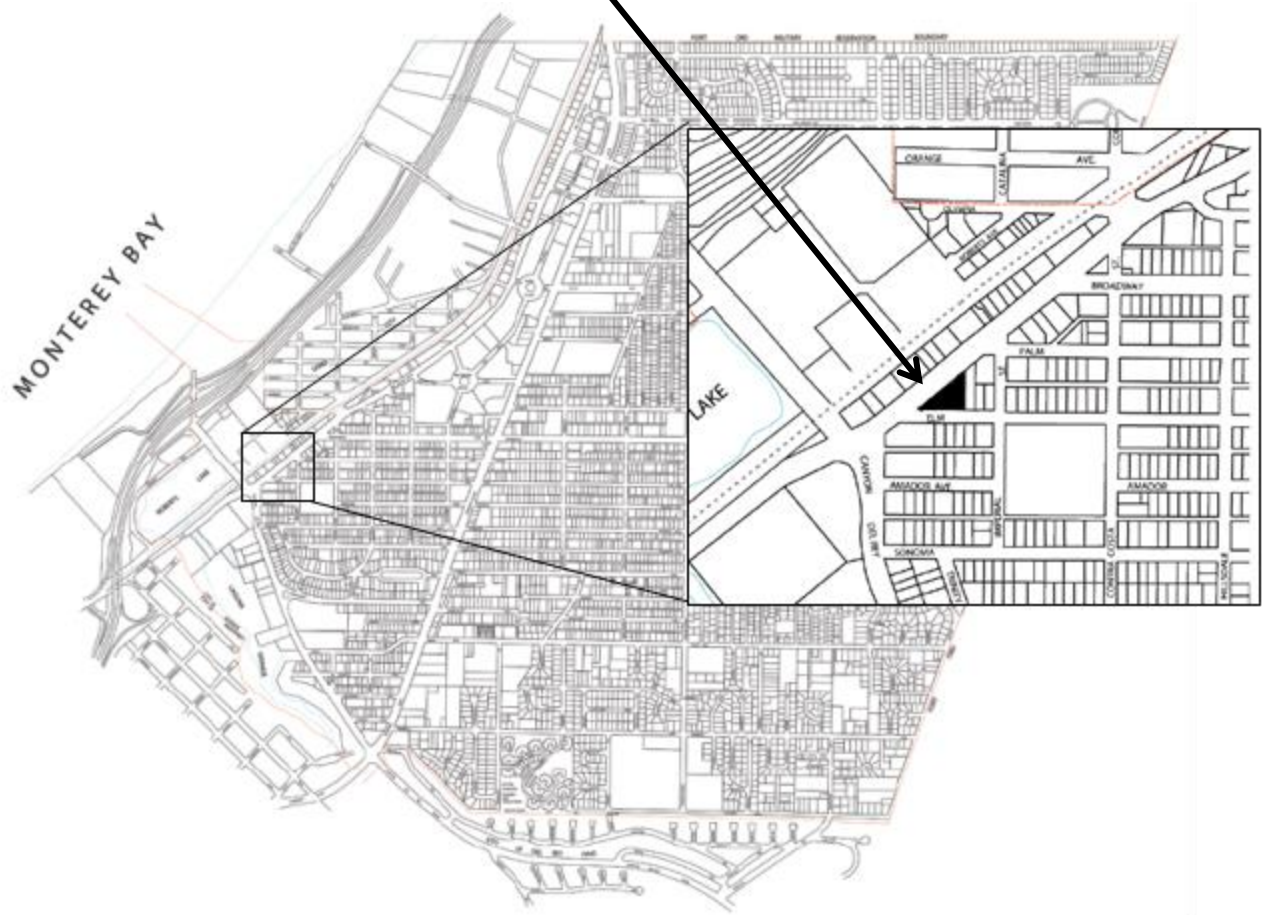
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15-16

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Location Map

1520 Del Monte Boulevard



Site Photos



View from Del Monte Boulevard



View from Del Monte Blvd /Elm Avenue Intersection



View from Elm Avenue

Openings

Site Photos



Openings





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.B.

TO: Board of Architectural Review

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services
Bob Larsen, Associate Planner

DATE: October 21, 2015

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-08: OLGA PORTER, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR THE CONSTRUCTION OF A 794 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE. THE SUBJECT PROPERTY IS LOCATED AT 1489 ELM STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT (APN: 012-211-020). THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, SECTION 15301.E.2.A: EXISTING FACILITIES.**

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 a second story addition onto a single family residence.

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

The applicant is proposing to construct a second story addition to an existing single-story single family residence. The Seaside Zoning Code requires that the proposed second story addition receive approval from the Board of Architectural Review.

SITE LOCATION AND DESCRIPTION

The project site is located on the north side of the 1400 block of Elm Street between Harding Street and Darwin Street. The 3,750 square foot rectangular lot is 50 feet wide and 75 feet deep

and is improved with a 940 square foot two bedroom, one bath, single-story house with a single car garage. The adjacent land uses consist of single family residences. The Avondale Child Development Center is located on the south side of Elm Street approximately 200 feet to the west. See Figure 1: Project Site Adjacent Land Uses. Vicinity Map is provided as Attachment 2 and Site Photos are provided as Attachments 3 and 4.

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 existing 940 square foot single-story house consists of two bedrooms, one bath, kitchen, and living room. A 207 square foot single-car garage is attached to the east side of the house. The exterior of the house is a smooth stucco finish with a horizontal wood wainscoting on the front elevation. The tan house has a tar and gravel roof, aluminum windows with brown fascia and trim.

The applicant proposes to add approximately 108 square feet to the first floor of the existing house. An open deck will run the width of the rear of the house and will provide access to the rear yard via an open stairway. Access to this deck will be gained from the existing bedroom or new office space on the first floor. A portion of the rear deck projects three feet into the required rear yard setback. The open stairway projects an additional three feet into the required rear yard. Both projections are in compliance with the provisions of SMC Section 17.30.100.E, Table 3-5, Allowed Architectural Projections into Setbacks. The new 634 square foot second story will consist of a master bedroom and bath. Two new decks are proposed for the second story. A seven foot by eleven foot deck will be located at the front of the house and will be accessed from the new master bathroom. The front of this deck will line up vertically with the exterior wall of the expanded kitchen/eating area space on the first floor and will be visible from Elm Avenue but blocked from view to the east by the extended west wall of the garage. A nine foot by twenty one foot deck will be located off of the master bedroom on the west side of the house. The ridge line of the existing gable roof will block the view of this deck from Elm Avenue. The deck then becomes more visible towards the rear of the house as the pitch of the roof descends to the first floor eight foot plate height. This deck will wrap partially around the rear of the house. All of these decks are proposed to be built of metal frames with horizontal wire field elements.

Building Materials

The main house currently has a tar and gravel three in twelve pitch gable roof. The garage currently has a tar and gravel five in twelve pitch flat roof that slopes downwards towards the side yard. The total square footage of the remodeled residence will increase to 1,682 square feet, thereby requiring two on-site parking spaces, one of which must be covered. The applicant is proposing to enlarge the existing garage to 383 square feet with a two-car tandem parking configuration. The proposed exterior of the house will be composed of the green/brown (SW 7737 Meadow Trail) stucco on the westerly first floor and a gold (SW 6129 Restrained Gold) horizontal hardi-plank on the second floor and kitchen/eating area on the front of the first floor. A rust (SW 7598 Sierra Redwood) vertical corrugated siding is proposed for the exterior of the garage and the easterly half of the first floor. Exterior doors will also be painted rust (SW 7598 Sierra Redwood). New aluminum clad windows and exterior trim are proposed to be a light tan (SW 7542 Natural). Replacement roofing for the existing house will be composition shingles (grey). Roofing for the new second story addition is proposed to be a standing seam metal roof (grey). The metal roof is proposed due to the shallow slope of the roof and the possible future installation of solar panels.

Landscaping

The site is mostly barren with the exception of hedges along the perimeter of the front yard. The

east side and rear yards are concrete. The west side yard is unimproved. The applicant is proposing to plant Carex, a large grass like plant, in the outside corners of the front yard closest to the street. An artificial grass synthetic lawn turf is proposed for the remainder of the front yard area. The City of Seaside Single Family Residential Design Guidelines (SFRDG) Section I.A.v states that gravel, lava rock, and similar materials are discouraged when not used in conjunction with other landscaping. For this reason, staff recommends that this artificial turf be replaced with bark chips and drought tolerant shrubs. The applicant is proposing to remove the concrete in the east side and rear yards to provide the required site drainage improvements.

Lighting

Exterior lighting will be provided by Arroyo Craftsman Mission six inch flush wall mount sconce lights with one-100W lamp. The lighting will be required to comply with SMC Sections 17.16.080 – Lighting Design Requirements and 17.30.070.G Outdoor Lighting Figure 3-7.

STAFF ANALYSIS

The design of the existing house is highlighted by an angled flat roof over the garage. The proposed modern design is unique in style and proposed materials. The second story addition will comply with the SMC in regards to setbacks, height limitations, parking, deck extensions, etc.. The westerly bedroom deck uses the existing roof structure to hide it from the street. The addition also addresses elements of the SFRDG with regards to low water usage front yards, mass and scale, second story setbacks, and architectural features.

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 will create their own character while respecting the mass and scale of the neighborhood.

The proposed project will be consistent with the SFRDG:

Site Planning – A. *The retention of drought-tolerant and low water usage-intensive plants and garden material.*

The applicant is introducing drought-tolerant Carex and bark chips in the front yard.

Site Planning – A.iii. *Entry walkways should extend to the sidewalk, rather than the driveway.*

The entry walkway extends to the sidewalk, not the driveway.

Mass and Scale – A.i. *The physical size and mass of the project should be proportional to the lot size.*

The applicant is building an addition that will produce a 1,682 square foot three bedroom two bath house with a two car garage that is proportional to the lot size and other houses in the neighborhood.

Mass and Scale – B.ii.c. *Second story roof decks should use appropriate screening measures to reduce privacy invasion.*

The applicant is screening the two second story decks by tucking them behind existing elements (garage, ridge of roof) of the house.

Mass and Scale – C.i. *The second story setback should average five feet more than the first floor setback.*

The new second story element is set back six feet from the face of the new first floor at the front of the house.

Architectural Features – A.ii. *The design of a new home, or addition, should commit to a specific architectural “style”.*

The applicant has created a modern style throughout the structure.

Architectural Features – A.v. *To the extent feasible, the architectural character established for the street facing elevations should continue on all elevations.*

The architectural character for the structure continues on all four building elevations.

Architectural Features – A.vii. *The boundary between each floor of the dwelling structure should be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.*

The applicant is proposing decks, belt courses, and usage of different materials to delineate between the first and second floor.

Architectural Features – A.x. *Long unarticulated exterior walls are discouraged on all structures. Massing offsets, varied textures, openings, recesses, and design accents are encouraged to enhance the walls.*

The applicant has introduced offsets, varied textures, and created design accents.

Architectural Features – C.ii. – *The second story side setback should average three feet more than the first floor setback.*

The second story side setback is greater than three feet more than the first floor setback.

Architectural Features – C.iv. – *Driveway widths should be kept to a minimum to lessen the appearance of bulk and mass.*

The introduction of a tandem garage keeps the driveway width to a minimum.

Architectural Features – C.v. – *No more than one curb cut per residential lot should be permitted along the same street frontage.*

The applicant is proposing to maintain the one curb cut.

Architectural Features – D.iv. *Materials should be of good quality and durable. “T-1-11”*

and similar sheet siding is discouraged.

The applicant is using stucco, hardi-plank, and corrugated siding which are all durable exterior materials.

FINDINGS

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the 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 742 square foot second story addition to the existing single family house.

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

Evidence: The project site is designated as Medium 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 12 dwelling units per acre.

-

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 second-story addition to an existing single-family residence will not detract from the character of the neighborhood due to the design of the addition and available infrastructure. The proposed addition will comply with all standards of development associated with the RS-12 zoning district.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The site is an existing lot in the RS-12 zoning district. Access is provided off of Elm Avenue by a single car driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition will not alter the location of existing utilities or access from the public right-of-way.

5. 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.2.A, Existing Facilities: Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the area in which the project is located is not environmentally sensitive.

Evidence: The proposed addition to the existing structure is less than 10,000 square feet and is not located in an environmentally sensitive area.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A - Specific Plans
 3. Attachment 2 - Vicinity Map
 4. Attachment 3 - Site Photographs
-

Conditions of Approval
File No. BAR-15-13
October 21, 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 “Porter Residence” stamped as received on September 15, 2015, and as approved on October 21, 2015.

Building:

2. Project will comply with all applicable Building codes and a separate permit for fire sprinklers if required.

Fire Department:

3. Compliance shall be maintained with the requirements for an automatic fire sprinkler system as deemed necessary by the Building Official. If deemed necessary, the project plans shall have “Fire Department Notes” that spell out the fire sprinkler requirements to the satisfaction of the Fire Chief and the Building Official.

Public Works:

4. 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.
5. For all new concrete or impervious surfaces, please follow the standard conditions of approval. No drainage is allowed onto adjacent properties.
6. Per Seaside Municipal code Section 8.46 any proposed project must implement stormwater best management practices during construction.
 - a. Applicant to complete Stormwater Project Information form.
 - b. Building permit plans to include erosion and sediment control plan.
 - c. Building permit plans shall include table of existing site impervious area (measured in square feet) and proposed site impervious area. Building permit plans shall clearly identify existing and proposed impervious areas.
8. Per 15.32.170 of the Seaside Municipal Code, post-development peak storm water *runoff* rates shall not exceed predevelopment rate.
 - a. Stormwater runoff from downspouts and newly constructed impervious surfaces shall be directed to landscaping; or

design to infiltrate storm water onsite. Show on plans location of infiltration of stormwater runoff.

- b. Additional stormwater from downspouts or newly constructed impervious surfaces shall be captured and infiltrated onsite.
- c. Building permit plans shall show downspouts directed to landscaping and/or onsite infiltration system. Applicant may complete standard S-480 or submit equivalent engineering design to infiltrate stormwater from addition onsite.

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.
12. Any hedge located within the front setback area shall be trimmed to a maximum height of four feet.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-13

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

Date

Property Owner's Signature

Date

GENERAL BUILDING NOTES:

- 1.ALL DIMENSIONS ARE TO FACE OF STUD OR C.M.U. UNLESS OTHERWISE NOTED.
- 2.CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER OF ANY DISCRENPACIES BEFORE PROCEEDING .
- 3.ALL PROJECTS WITH WATERPROOF DECKS WILL REQUIRE PERIODIC MAINTANCE OR REPLACE SEALANT AS RECOMMENDED BY MANUFACTURER OF WATERPROOFING SURFACE.

FIRE PROTECTION NOTES:

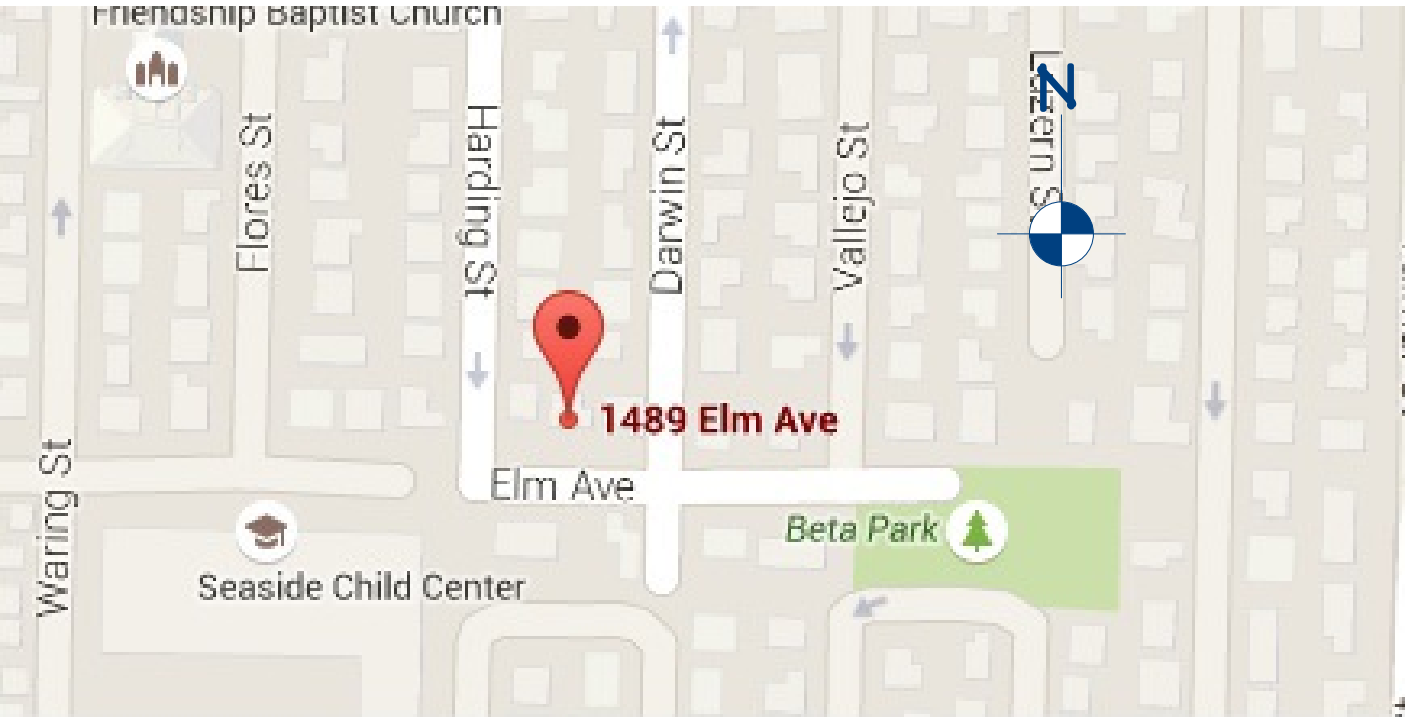
- 1.PROVIDE FIREBLOCKING AT 10' INTERVALS IN WALL BOTH HORIZONTALLY AND VERTICALLY PER (CRC R302.11).
- 2.THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS (CRC R302.11.4).
- 3.FIREBLOCKING IS REQUIRED AT THE OPENING BETWEEN THE ATTIC SPACE AND THE CHIMNEY CHASE FOR THE FACTORY-BUILT CHIMNEYS.
- 4.SMOKE DETECTORS SHALL BE INSTALLED PER CR R314.2; EACH NEW OR EXISTING BEDROOM SHALL SERVED BY SMOKE DETECTOR; IN NEW CONSTRUCTION EACH SMOKE DETECTOR SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH HOUSE WIRING AS THE PRIMARY POWER SOURCE WITH BATTERY BACK-UP; IN REMODELS EACH SMOKE DETECTOR MAY BE POWERED BY BATTERY ONLY; SMOKE DETECTORS SHALL SOUND AND AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY ARE LOCATED.
- 5.IF A FIRE ALARM SYSTEM IS INTEGRATED INTO A SECURITY SYSTEM, THE FIRE ALARM SYSTEM DRAWINGS MUST BE SUBMITTED TO THE LOCAL FIRE JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.

PLUMBING & BATHROOM NOTES:

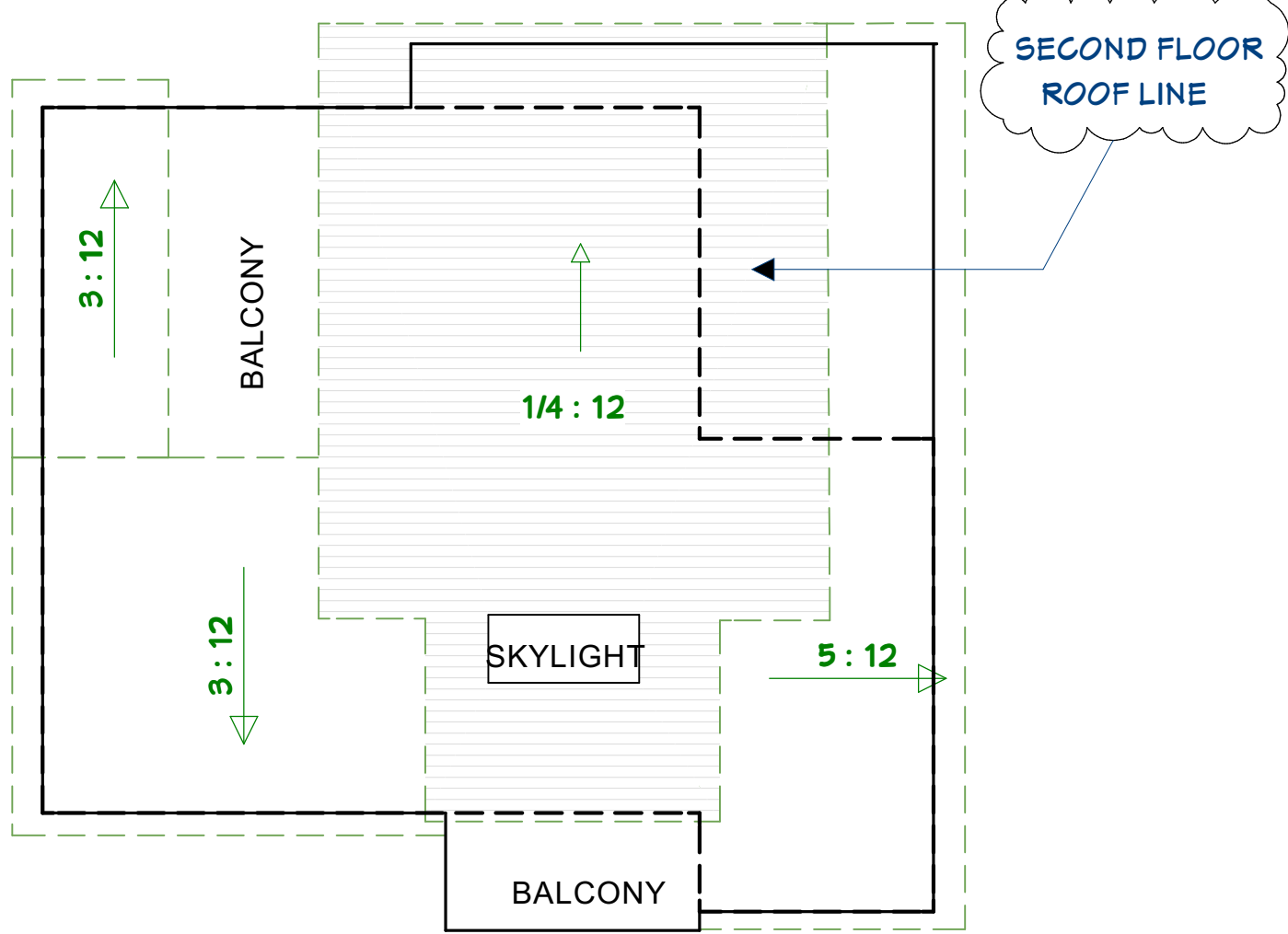
- 1.CONTRACTOR IS TO VERIFY THAT THE PROJECT WHEN COMPELED SHALL COMPLY WITH THE WATER PERMIT ISSUED BY THE GOVERNING JURISDICTION.
- 2.ACCESSIBLE UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN 18"X24" MIN. ACCESS WITHIN 20' OF ALL PLUMBING CLEANOUTS (CBC 1209.1 & CPC 707.10).
- 3.SHOWER HEADS SHALL NOT EXCEED 2.0 GALS. PER MINUTE @ 40 P.S.I., FAUCETS SHALL NOT EXCEED 2.2 GALS. PER MINUTE.
- 4.TOILETS SHALL HAVE A MAXIMUM 1.28 GALS. PER FLUSH U.O.N. ON THE WATER PERMIT OR PLANS FOR LESS THAN 1.28 GALS. PER FLUSH.
- 5.WATER PRESSURE IN THE BUILDING SHALL BE LIMITED TO 50 P.S.I. OR LESS.
- 6.PROVIDE PRESSURE ABSORBING DEVICE, EITHER AN AIR CHAMBER OR APPROVED MECHANICAL DEVICES THAT WILL ABSORB HIGH PRESSURE RESULTING FROM THE QUICK-ACTING VALVES. (CPC 609.10).
- 7.ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ.IN., AND ALSO CAPABLE OF ENCOMPASSING 30" DIAMETER CIRCLE (CPC 411.7).
- 8.PROVIDE 30" WIDTH CLEARANCE IN THE TOILET COMPARTMENT AND 24" CLEAR FRONT TO THE BOWL WALL (CPC 407.5).
- 9.PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.
- 10.MAXIMUM HOT WATER TEMPERATUREDISCHARGING FROM BATHTUBS & SHOWERS SHALL BE LIMITED TO 120°F. (CPC 414.5 & 418.0).
- 11.SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE CONTROLS TYPE AND INSTALLED IN A 2X6 STUD WALL. (CPC 418.0).
- 12.IN NEW CONSTRUCTION ALL HOT WATER FIXTURES THAT HAVE MORE THAN 10' OF PIPE FROM THE FIXTURE TO THE HOT WATER HEATER SERVING THE FIXTURE SHALL BE EQUIPPED WITH A HOT WATER CIRCULATING SYSTEM.
- 13.PLUMBING LINES UTILIZED AS GROUNDS ARE PROHIBITED.
- 14.VENTING FOR ISLAND FIXTURES SHALL BE DESIGNED PER CPC 909.0.

MECHANICAL NOTES:

- 1.FURNACE OR WATER HEATERS LOCATED IN THE CRAWL SPACE OR ATTIC SHALL HAVE A MIN. 30"X30" ACCESS OPENING LOCATED WITHIN 20" OF THE EQUIPMENT AND A MIN. OF 24" WIDE CONTINUOUS SOLID WALKWAYFROM ACCESS TO UNIT (CMC 904.11). WHERE AN UNDER-FLOOR FURNACE IS SUPPORTED FROM ABOVE, A MINIMUM 6" CLEARANCE SHALL BE PROVIDED FROM FINISHED GRADE (CMC 904.3.1.2).
- 2.MINIMUM 30"X30" UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF F.A.U. (CMC 904.11).
- 3.A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY (CMC 904.11.5 & NFPA 54-9.5.2).
- 4.FURNACES LOCATED IN THE GARAGE - ALL AIR DUCTS THAT PENETRATE THE GARAGE/RESIDENCE FIRE SEPARATION WALL SHALL BE CONSTRUCTED WITH 26 GAUGE STEEL WITH NO OPENINGS IN THE GARAGE.
- 5.WATER HEATERS OR COOLING UNITS LOCATED IN THE ATTIC SHALL HAVE A SECOND WATERTIGHT PAN INSTALLED BENEATH THE UNIT PER CMC 310.2.
- 6.APPLIANCES WHICH GENERATE A GLOW, SPARK OR FLAME (SUCH AS WATER HEATER AND FURNACE) SHALL BE LOCATED A MINIMUM OF 18" ABOVE GARAGE FLOOR.
- 7.WHERE IT IS REQUIRED TO MOVE UNDER DUCTS FOR ACCESS TO AREAS OF THE CRAWL SPACE, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED (CMC 604.1).



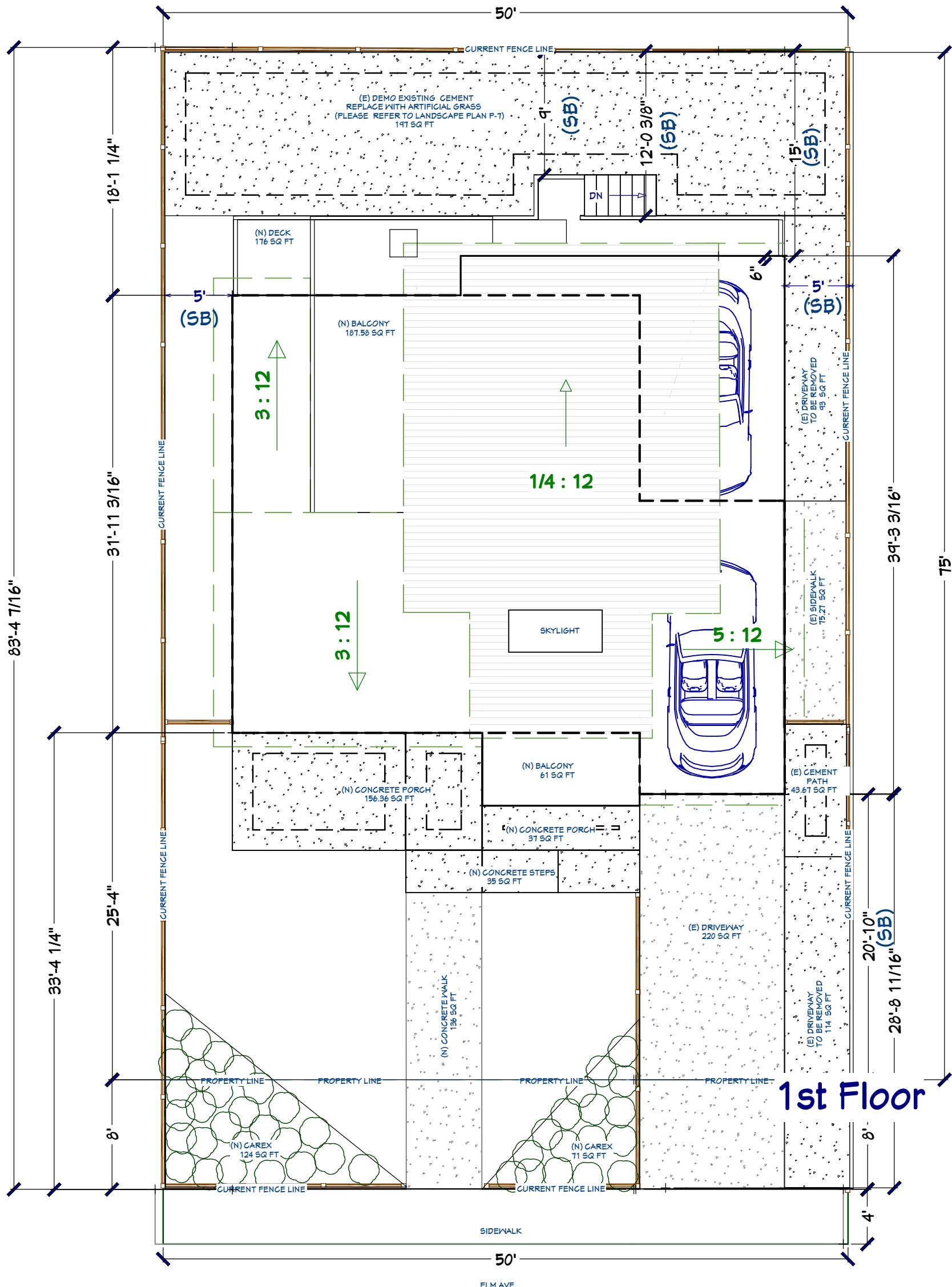
Vicinity Map
PROJECT
LOCATION



ROOF LINES
SCALE = 1/8" = 1'0"

ROOF LINE LEGEND:

- WALLS
- - - ROOF LINE
- - - EXISTING WALLS (DEMO)



LEGEND:

- - - EXISTING WALLS
— NEW WALLS
— PROPERTY LINE
— ROOF LINE
(SB) SET BACK

SITE PLAN
SCALE = 1/8" = 1'0"

BUILDING DEPARTMENT NOTES:

- 1.NO PERSON MAY TAP INTO ANY FIRE HYDRANT OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
- 2.ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A NOZZLE SHUT-OFF. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTT-OFF NOZZLE.
- 3.NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT ANSD APPROPRIATE FOR SUCH USE.
- 4.THE USE OF SOLDERS CONTAINING MORE THAN 2/10ths OF 1% LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED (SB 164).
- 5.PROVIDE NON-REMOVABLE BACKFLOW DEVICES AT ALL HOSEBIBS.

BEST MANAGEMENT PRACTICES:

- 1.REFER TO THE SEPARATE BMP DRAWING SHEET ATTACHED FOR REQUIREMENTS TO BE FOLLOWED DURING THE DURATION OF THE CONSTRUCTION PROJECT

CONTRACTOR NOTES:

- 1.PROVIDE INSTALLATION GUIDES FOR ALL EQUIPMENT AND APPLIANCES INCLUDING MASONRY VENEER ANCHORS, FIREPLACE INSERT AND CHIMNEY FLUE FOR INSPECTOR REVIEW.
- 2.CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO JOB CONSTRUCTION.
- 3.GUTTERS AND DOWN SPOUTS SHALL DRAIN ALL RAIN WATER AWAY FROM FOUNDATION AND OVER TO EXISTING PAVED STREET OR TO DISSIPATER.

PROJECT INFORMATION:

·PROPERTY OWNER:	PORTER RESIDENCE 1489 ELM AVE SEASIDE, CA 93955
·SCOPE OF WORK:	INTERIOR REMODEL INCLUDING KITCHEN, 2 BATHROOMS. MASTER BEDROOM; NEW WINDOWS AND DOORS RETROFIT; (UPSTAIRS AND MAIN FLOOR ADDITION)
·RELATED PERMIT:	ELECTRICAL # 0013935
·PROJECT ADDRESS:	1489 ELM AVE SEASIDE, CA 93955
·APN:	012-211-020-000
·ZONE:	RS -12
·MAX. BLDG HT:	24' (PROPOSED BLDG HT OF 17' 11 1/4")
·CONST. TYPE:	V-B
·OCCUPANCY:	R-3
·FIRE SPRINKLERS:	NONE EXISTING, NONE REQUIRED
·WATER/SEWER SYSTEM:	CITY
·GROSS FLOOR AREA:	1,682 SQ. FT. (EXISTING 940 SQ FT) (GARAGE TO STAY UNDER 440 SQ FT)
·FAR:	1,682/3,750 S.F. =44.8% (EXISTING 940/3,750 S.F.=25%)
·LOT SIZE:	3,750 SQ. FT.
·IMPERVIOUS FOOTPRINT:	2,134 SQ FT.(EXISTING 2,438.82)
·LOT COVERAGE:	0.56 OR 56% (EXISTING 65%)
·LANDSCAPING:	195 SQ. FT.
·LOT:	# 20, BLOCK # 211

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2013 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CEnC). [§R106.1 .1 CRC]

INDEX OF DRAWING:

- P-1 GENERAL NOTES, & PROJECT INFORMATION
SITE PLAN, VICINITY MAP
- P-2 EXISTING FLOOR PLAN & ELEVATIONS, NOTES
- P-3 PROPOSED FLOOR PLANS, WINDOW & DOOR SCHEDULES, NOTES
- P-4 PROPOSED ELEVATIONS
- P-5 MATERIALS, COLORS, & RENDERS
- P-6 LANDCAPE & IRRIGATION PLAN

REVISION TABLE	
DATE	REVISD BY

Project Information, General Notes,
Vicinity Map & Site Plan

RESIDENCE OF:
Porter Residence
1489 Elm Ave
Seaside, CA 93955

KITCHEN STUDIO
OF MONTEREY PENINSULA, INC.
1096 Canyon Del Rey Blvd. Seaside, CA 93955
Phone 831.899.3303 Fax: 831.899.0232

DATE:

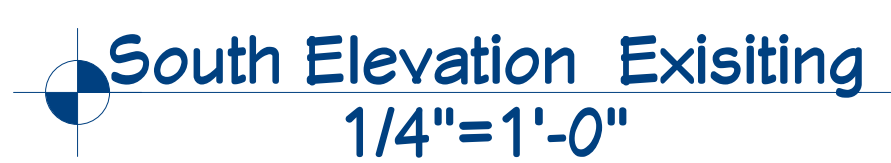
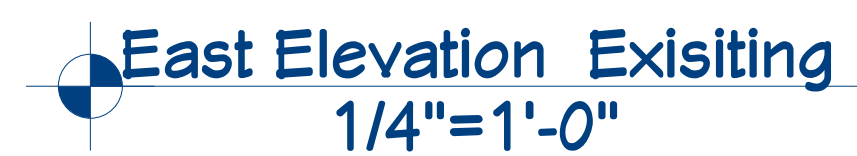
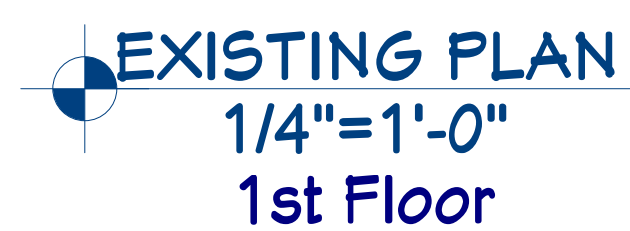
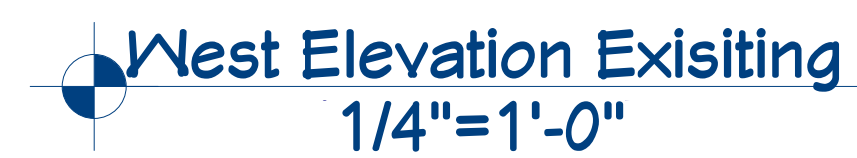
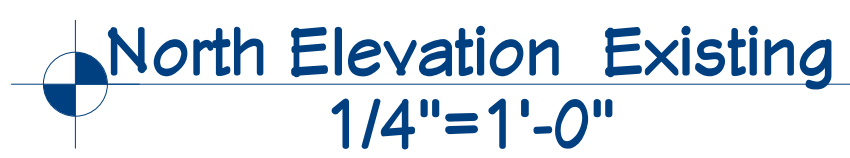
9/14/2015

SCALE:

As Noted

SHEET:

P-1



Existing Floor Plan, Existing Elevation, and Notes

RESIDENCE OF:

Porter Residence
1489 Elm Ave
Seaside, CA 93955

KITCHEN STUDIO
OF MONTEREY PENINSULA, INC.
1096 Canyon Del Rey Blvd., Seaside, CA 93955
Phone: 831.800.3703. Fax: 831.800.0732

DATE:

9/14/2015

SCALE:

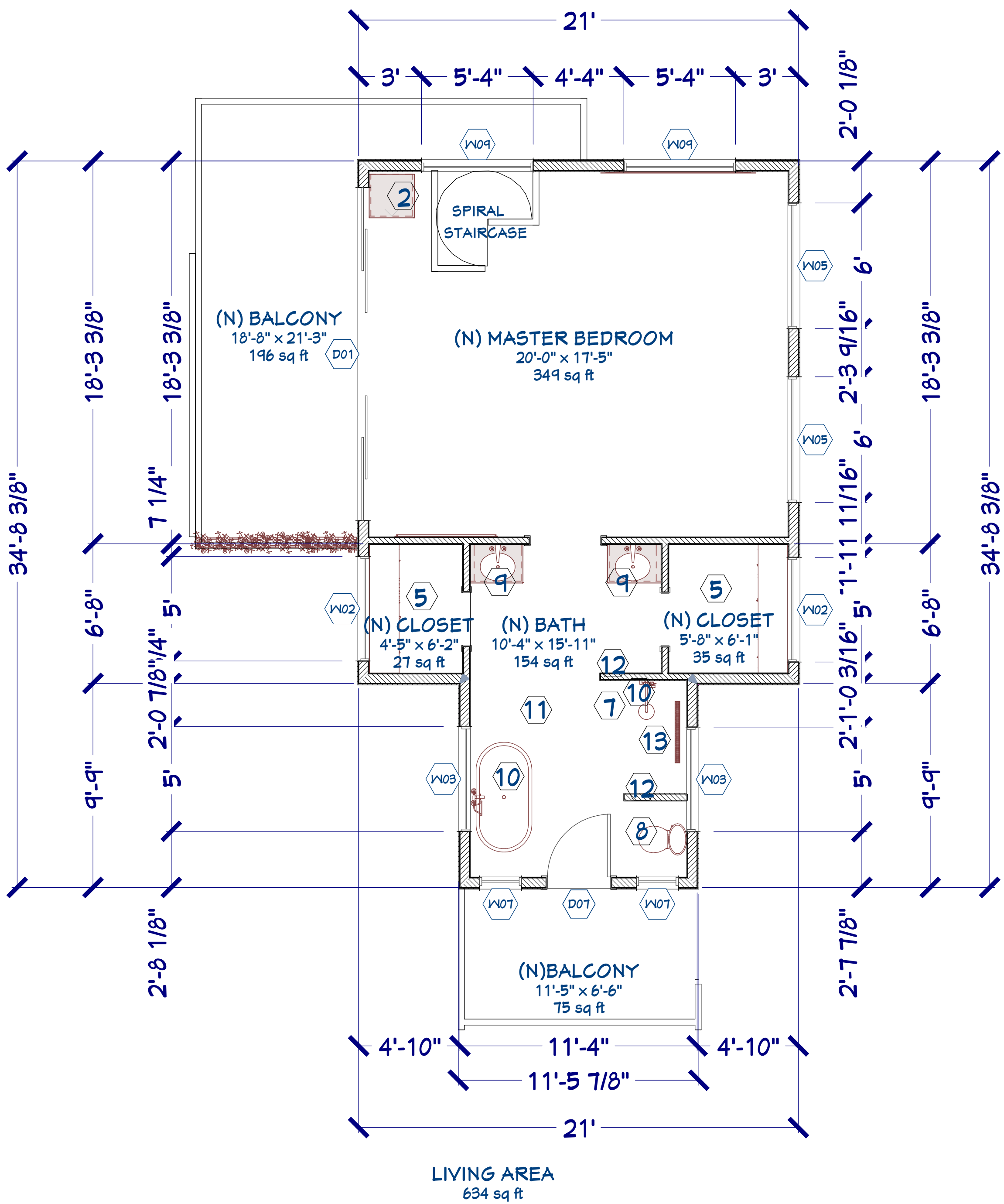
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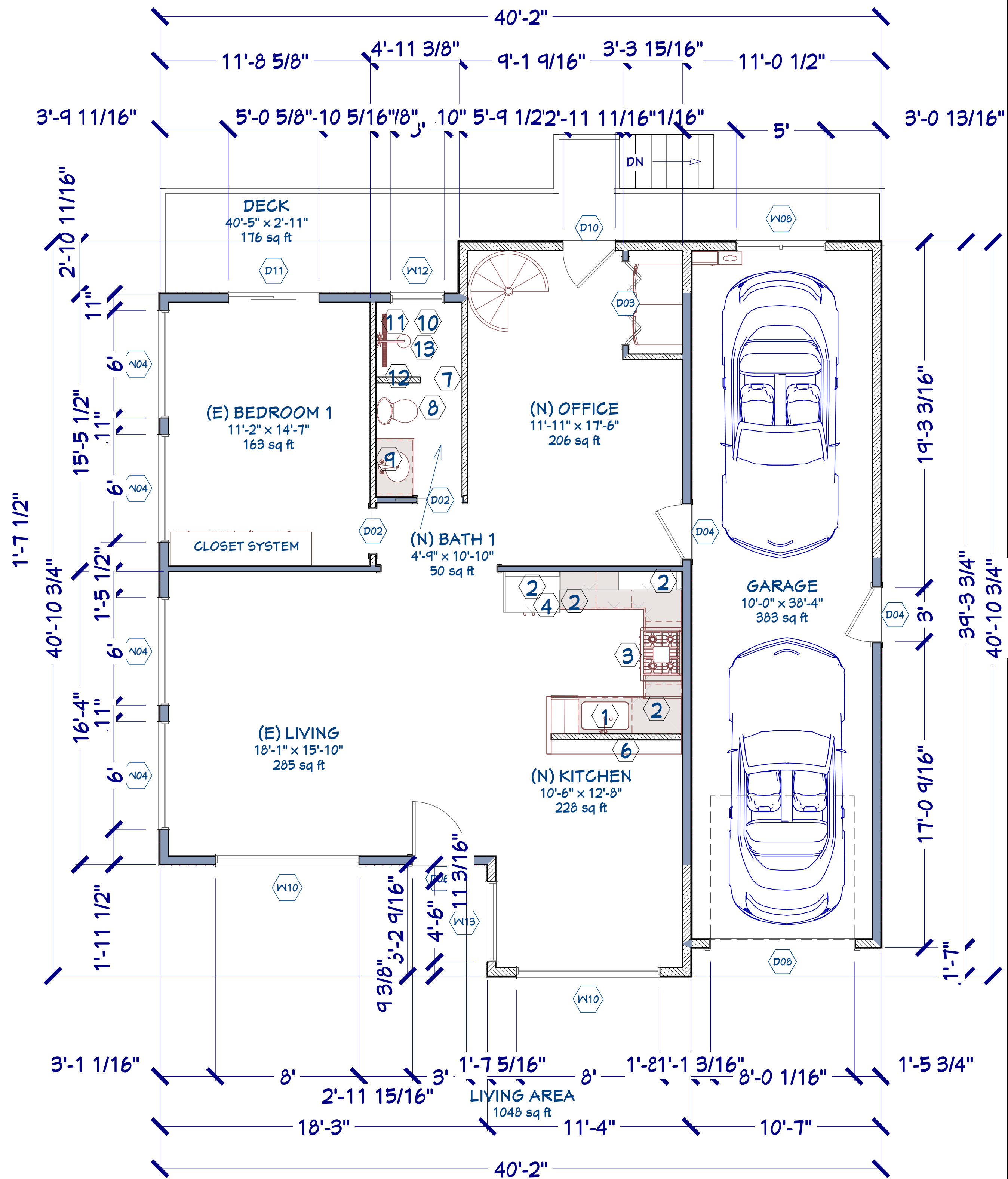
WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	MANUFACTURER	CODE	COMMENTS
W02	CAWIN 6018	2	2	60 "	18 "			AWNING			
W03	CAWIN 6018 TEMP	2	2	60 "	18 "		YES	AWNING			
W04	CAWIN 1218	4	1	72 "	18 "			AWNING			
W05	CAWIN 1218	2	2	72 "	18 "			AWNING			
W07	CCA 2545-TEMP	2	2	24 "	54 "		YES	FIXED GLASS			
W08	CCA 3040-2 EGRESS	1	1	60 "	40 "	YES		DBL CASEMENT-LHL/RHR	MARVIN		WHATEVER
W09	CCAP 6440-TEMP	2	2	64 "	40 "			FIXED GLASS			
W10	CCAP 9648 TEMP	2	1	46 "	48 "			FIXED GLASS			
W12	IFAWIN 3618-TEMP	1	1	36 "	18 "		YES	AWNING			
W13	CCAP 9648 TEMP	1	1	54 "	48 "			AWNING			

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	MANUFACTURER	COMMENTS
D01	CSPD 16068	1	2	141 "	82 "	EXT. QUAD SLIDER-GLASS PANEL DOOR	1 3/4"		
D02	2668	2	1	30 "	80 "	POCKET-PANEL	1 3/8"		
D03	4768	1	1	55 3/8 "	80 "	4 DR. BIFOLD-LOUVERED	1 3/8"		
D04	3068	2	1	36 "	80 "	EXT. HINGED-DOOR E21	1 3/4"		
D06	3068	1	1	36 "	80 "	EXT. HINGED-GLASS	1 3/4"		
D07	3068	1	2	36 "	80 "	EXT. HINGED-GLASS	1 3/4"		
D08	8080	1	1	46 1/16 "	46 "	GARAGE-DESIGN2-REC14	1 3/4"	CLOPAY	
D10	CSPD 2668	1	1	35 "	82 "	EXT. HINGED-GLASS	1 3/4"		
D11	CSPD 5068	1	1	60 5/8 "	82 "	EXT. SLIDER-GLASS PANEL DOOR	1 3/4"		



- SHEET NOTES:**
1. KITCHEN SINK WITH GARBAGE DISPOSAL - OWNER TO SELECT MAKE AND MODEL
 2. CASEWORK - 24.5" BASE CABINETS WITH 12.5" UPPER CABINET. PER KITCHEN STUDIO'S SPECIFICATIONS, OWNER TO SELECT FINISH
 3. 36" RANGE & 36" HOOD (ABOVE) - OWNER TO SELECT MAKE AND MODEL, PROVIDE POWER PER MANUFACTURER SPECIFICATIONS
 4. REFRIGERATOR - 36" WIDE - PROVIDE RECESSED PLUMBING FOR ICE MAKER - OWNER TO SELECT MAKE AND MODEL
 5. NEW CLOSET OWNER TO SELECT CLOSET SYSTEM
 6. COUNTERTOP SHALL BE PER KITCHEN STUDIO'S SPECIFICATIONS, OWNER TO SELECT SLAB
 7. NEW TILE FLOOR & TILE WALLS TO BE SPECIFIED
 8. WALL HUNG TOILET - 1.6 GALLONS. PER FLUSH U.O.N. ON WATER PERMIT, PROVIDE 30" WIDTH CLEARANCE IN THE TOILET COMPARTMENT AND MIN. 24" CLEARANCE FROM THE FRONT OF BOWL TO THE WALL (CPC 2904)
 9. PROVIDE SINK(S), BASE CABINET, PLUMBING FIXTURE, COUNTERTOP, MIRROR AND OPTIONAL RECESSED VANITY CABINET PER KITCHEN STUDIO'S SPECIFICATIONS
 10. SHOWER OR TUB - PROVIDE:
 - 10.1. 24" WIDE MINIMUM (OUT-SWING) TEMPERED GLASS DOOR, DOOR OPTIONAL
 - 10.2. 6" DEEP SHELF PER OWNER'S SPECIFICATIONS FOR LOCATION AND SIZE
 - 10.3. IMPERVIOUS SURFACES TO T2" MINIMUM ABOVE DRAIN INLET
 - 10.4. 2"x6" WALL FOR THE THERMOSTATIC VALVE
 11. STANDARD SHOWER HEAD WITH ADDITIONAL SHOWER HEAD ON SLIDE BAR, INSTALL DIVERTER SO THAT ONLY ONE HEAD RUNS AT A TIME
 12. BUILD NON-BEARING WALLS FOR SHOWER
 13. SHOWER TRENCH DRAIN- SLOPE ENTIRE FLOOR TOWARD DRAIN MIN 1/4" PER FT.

PROPOSED PLAN
1/4"=1'-0"



REVISION TABLE	
DATE	REVISOR

Proposed Floor Plan,
Window and Door Schedules,
and Notes

RESIDENCE OF:
Porter Residence
1489 Elm Ave
Seaside, CA 95955

KITCHEN STUDIO
OF MONTEREY PENINSULA, INC.
1096 Canyon Del Rey Blvd. Seaside, CA 95955
Phone: 831.899.3303 Fax: 831.899.0232

DATE:

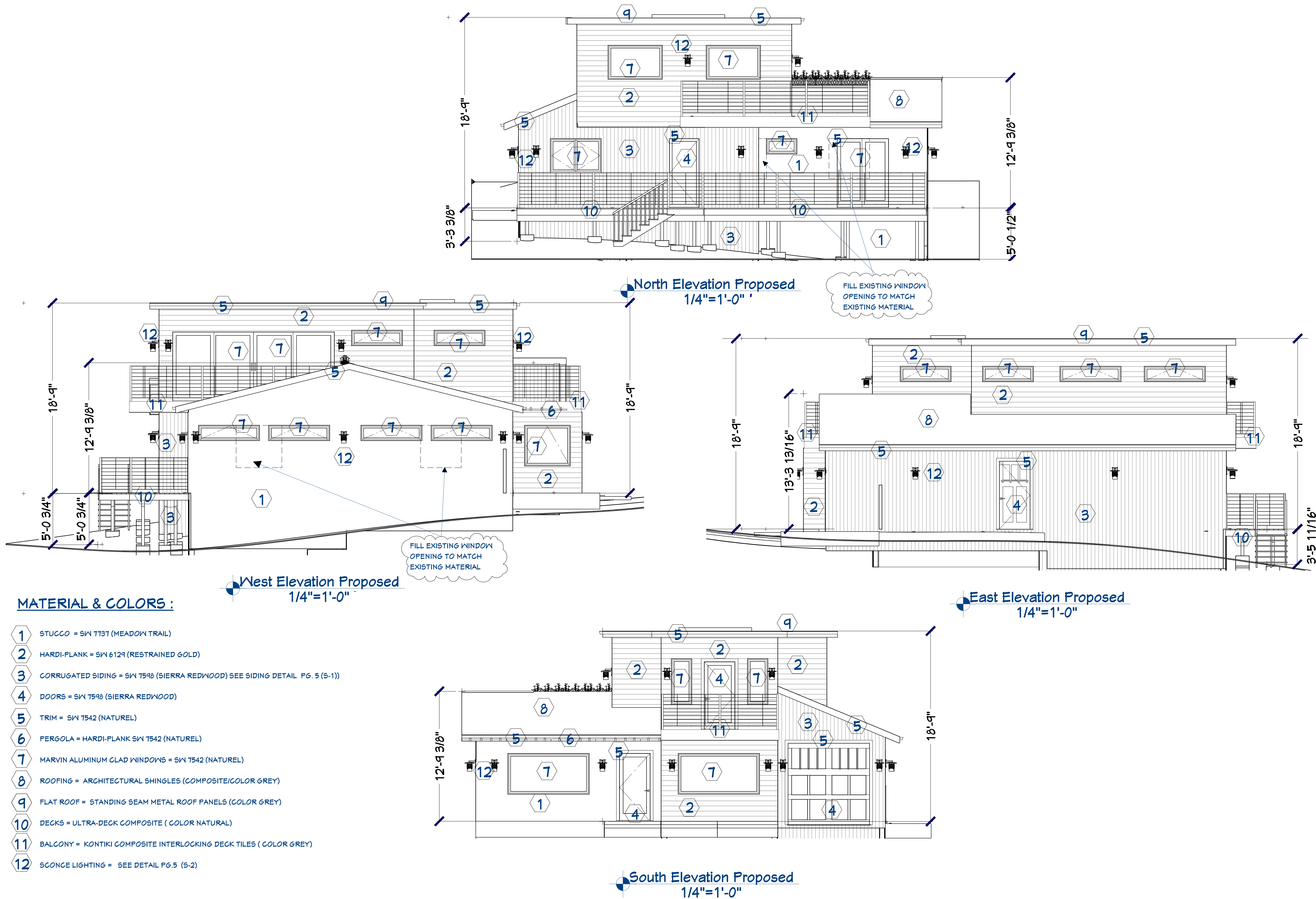
9/14/2015

SCALE:

As Noted

SHEET:

P-3



REVISION TABLE	
DATE	REVISOR

Proposed Elevations

RESIDENCE OF:
Porter Residence
1489 Elm Ave
Seaside, CA 95955

KITCHEN STUDIO
OF MONTEREY PENINSULA, INC.
1096 Canyon Del Rey Blvd. Seaside, CA 95955
Phone 831.899.3303 Fax 831.899.0232

DATE:

9/14/2015

SCALE:

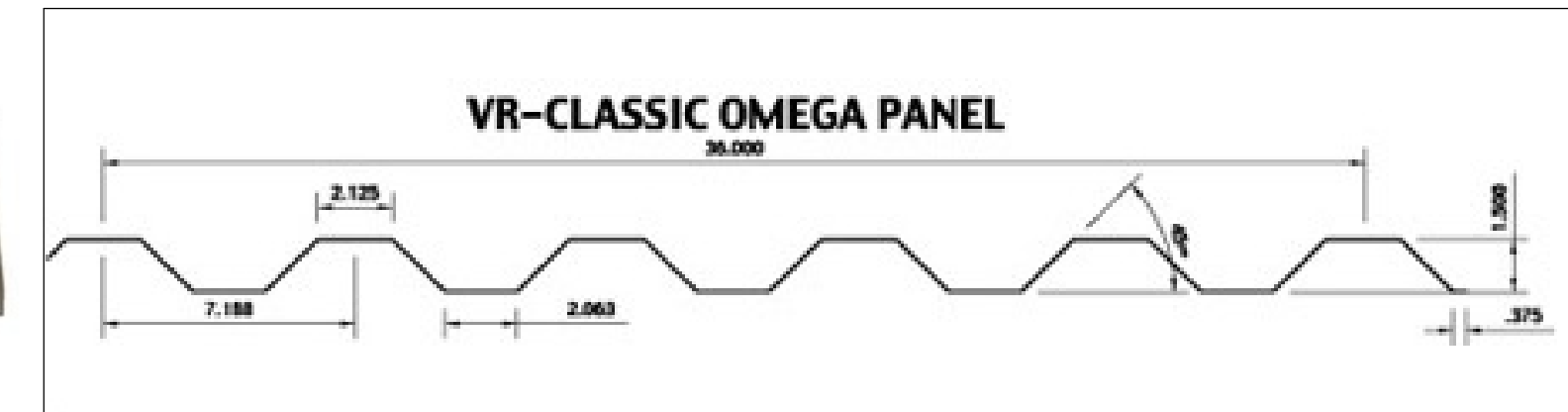
As Noted

SHEET:

P-4



DETAIL (S-1):



North Elevation Proposed



East Elevation Proposed
1/4"=1'-0"

MATERIAL & COLORS :

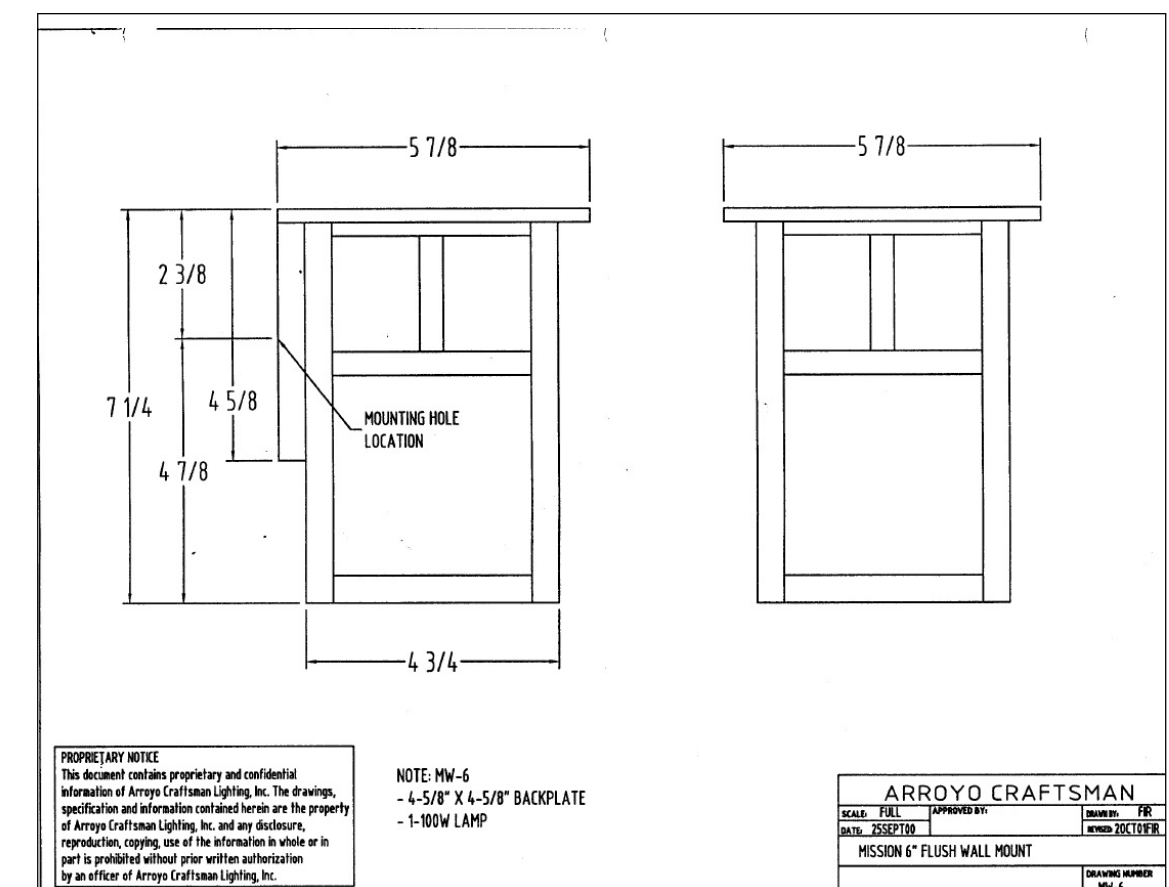
- STUCCO = SW 1737 (MEADOW TRAIL)
- HARDI-PLANK = SW 6129 (RESTRAINED GOLD)
- CORRUGATED SIDING = SW 1598 (SIERRA REDWOOD)
- DOORS = SW 1598 (SIERRA REDWOOD)
- TRIM = SW 1542 (NATUREL)
- PERGOLA = HARDI-PLANK SW 1542 (NATUREL)
- MARVIN ALUMINUM CLAD WINDOWS = SW 1542 (NATUREL)
- ROOFING = ARCHITECTURAL SHINGLES (COMPOSITE/COLOR GREY)
- FLAT ROOF = STANDING SEAM METAL ROOF PANELS (COLOR GREY)
- DECKS = ULTRA-DECK COMPOSITE (COLOR NATURAL)
- BALCONY = KONTIKI COMPOSITE INTERLOCKING DECK TILES (COLOR GREY)
- CORRUGATED SIDING = SEE SIDING DETAIL (S-1)
- SCONCE LIGHTING = SEE DETAIL (S-2)

West Elevation Proposed
1/4"=1'-0"



South Elevation Proposed
1/4"=1'-0"

DETAIL (S-2):



REVISION TABLE	REVISION BY
DATE	

Proposed Renders,
Colors, and Materials

RESIDENCE OF:
Porter Residence
1489 Elm Ave
Seaside, CA 95955

KITCHEN STUDIO
OF MONTEREY PENINSULA, INC.
1096 Canyon Del Rey Blvd. Seaside, CA 95955
Phone 831.899.3303 Fax 831.899.0232

DATE:
9/14/2015

SCALE:
As Noted

SHEET:
P-5

LANDSCAPE & IRRIGATION PLAN :



ARTIFICIAL GRASS SYNTHETIC LAWN TURF

Water permeability is one of the advantages an artificial grass pitch has over a natural grass pitch. First and foremost small holes are stuck in the artificial-grass backing to allow the water to drain through to the subsoil. The subsoil, moreover, consists of highly absorbent materials such as crushed rubble, gravel or a mixture of mineral matter. During heavy downpours the base is able to 'store' excess water and allow it to seep through slowly to the in-built draining pipes. All of the above enables the artificial turf to be kept in good working order.

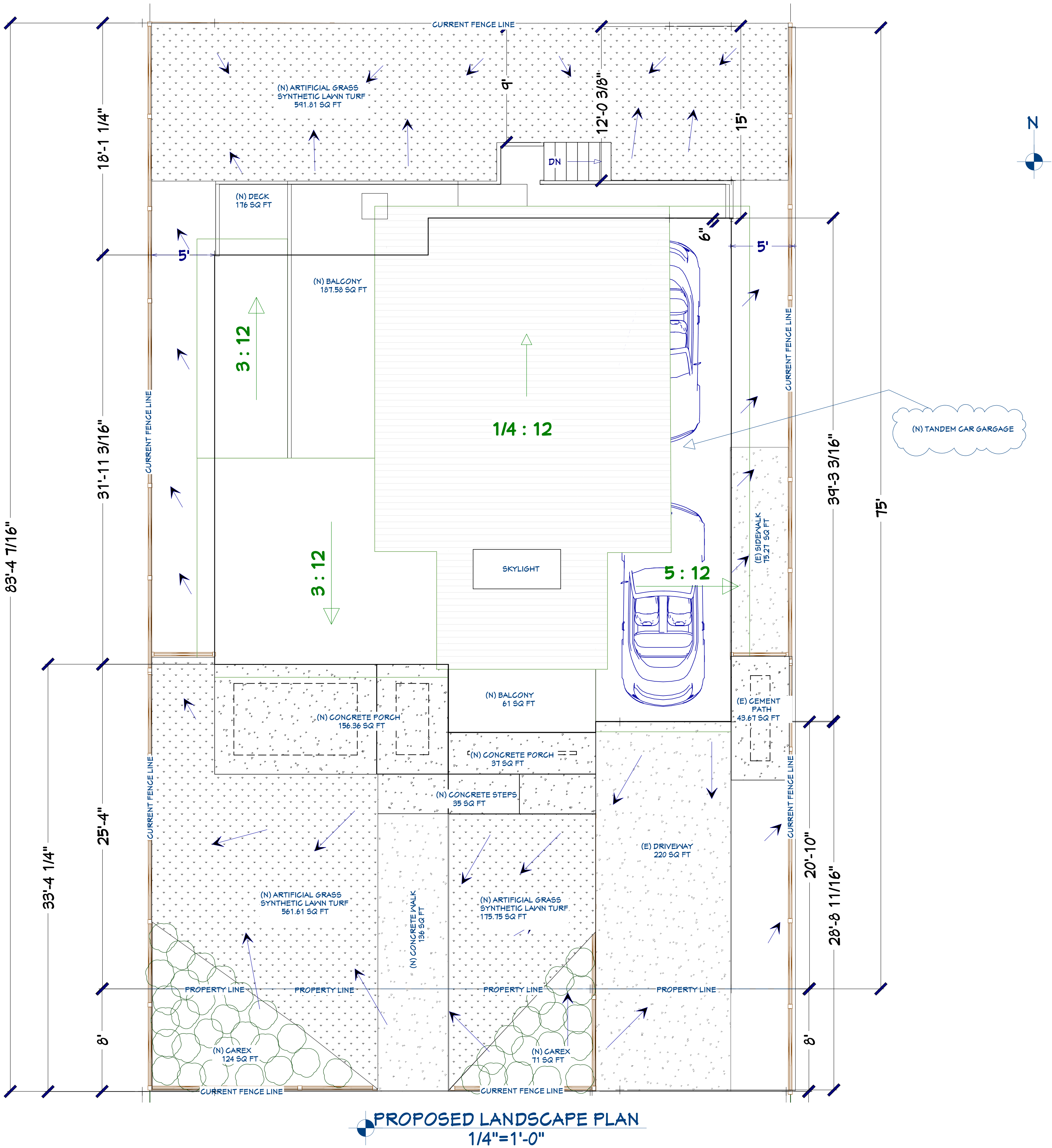


CAREX:

A genus of almost 2,000 species of grassy plants in the family of Cyperaceae. commonly known as Sedges.

BLUE ARROW:

Indicates direction of water drainage.



REVISION TABLE	
DATE	REVISOR

Proposed Landscape and Irrigation Plan

RESIDENCE OF:
Porter Residence
1489 Elm Ave
Seaside, CA 95955

KITCHEN STUDIO
OF MONTEREY PENINSULA, INC.
1096 Canyon Del Rey Blvd. Seaside, CA 95955
Phone: 831.899.3303 Fax: 831.899.0232

DATE:
9/14/2015

SCALE:
As Noted

SHEET:
P-6

1489 Elm Street



Front View



1489 Elm Avenue



Site Photo from the southeast