



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 18, 2015
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

BOARD OF ARCHITECTURAL REVIEW

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

1. **CALL TO ORDER**

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

3. **APPROVAL OF MINUTES**

4. **ELECTION OF OFFICERS**

5. **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.

6. **BUSINESS ITEMS**

A. ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-01. THE CITY OF SEASIDE, APPLICANT AND PROPERTY OWNER, REQUESTS DESIGN APPROVAL FOR ADA IMPROVEMENTS AT DURANT PARK. THE CITY PARK IS LOCATED IN THE NEIGHBORHOOD BETWEEN THE 1300 BLOCK OF DARWIN STREET AND VALLEJO STREET, IN THE OSR (OPEN SPACE - RECREATION ZONING DISTRICT (APN: 012-292-033). THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER CATEGORICAL EXEMPTION CLASS 3, CEQA SECTION 15303.

PURPOSE:

The City of Seaside, applicant and property owner, requests design approval for ADA improvements at Durant park. The city park is located in the neighborhood between the 1300 block of Darwin Street and Vallejo street, in the OSR (open space - recreation zoning district (APN: 012-292-033). The project is exempt from environmental review under categorical exemption class 3, CEQA section 15303.

RECOMMENDATION:

Staff recommends approval of the proposed improvements and renovations, subject to the conditions of approval provided as Exhibit A and project plans provided as Exhibit "A" to Attachment 1.

B. ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-34. ST. SERAPHIM CHURCH, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL FOR AN AMENDMENT TO THE EXISTING LANDSCAPE PLAN FOR ST. SERAPHIM CHURCH LOCATED AT 415 FRANCIS STREET IN THE COASTAL PARKS AND OPEN SPACE (CPOS) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(H) AND SECTION 15300.2 OF THE CEQA GUIDELINES. APPLICATION CONTINUED FROM THE FEBRUARY 4, 2015 BAR MEETING.

PURPOSE:

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the Board of Architectural Review is responsible for approving major changes to a previously approved landscape plan for the removal and/or trimming of eight eucalyptus trees that surround the St. Seraphim church site located at 415 Francis Street.

RECOMMENDATION:

Staff recommends that the Board of Architectural Review Allow for the removal of eight eucalyptus trees identified as Tree No's 47, 48, 49, 50, 51,52, 53 and 54 on the project site plan subject to the conditions of approval provided as Attachment 1.

- C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-28: FRED AND JENNIFER FERGUSON, PROPERTY OWNER, AND FRED FERGUSON, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY DWELLING ON LOT 15 OF THE ENCLAVE AT CYPRESS GROVE AND LOCATED AT 15 FAIRWAY DRIVE IN THE VISITOR-SERVING COMMERCIAL (V-FO) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 3, SECTION 15303.**

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 new single-family residence.

RECOMMENDATION: Staff recommends approval of the project subject to the Conditions of Approval provided as Exhibit A and Attachment 1 – Project Plans.

- D. ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-33: SAM LINDER AUTO GROUP, PROPERTY OWNER, AND AUSONIO INCORPORATED, APPLICANT, REQUEST APPROVAL FOR THE REMODEL OF THE NORTHERLY PORTION OF THE MASERATI & VOLVO DEALERSHIP INCLUDING INTERIOR SHOWROOM, EXTERIOR FAÇADE, STOREFRONT, ENTRY DOOR, AND MODIFICATIONS TO AN EXISTING MASTER SIGN PROGRAM IMPROVEMENTS AT 1711 DEL MONTE BOULEVARD, LOCATED IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY GUIDELINES PURSUANT TO CLASS 1, SECTION 15301.E.2.A.**

PURPOSE: In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, Board of Architectural Review approval is required for any changes to projects that previously received Architectural Review approval. The applicant is requesting changes to a previously approved automobile showroom, façade, storefront, entry door, and signage.

RECOMMENDATION: Staff recommends approval of the remodel of the northerly portion of Building #1 to include interior showroom, exterior façade, storefront, entry door, and signage improvements for the Maserati & Volvo dealership subject to the conditions of approval provided as Attachment 1.

E. ARCHITECTURAL REVIEW APPLICATION NO. BAR-12-21: CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL OF A LANDSCAPE PLAN FOR THE PLANTING OF FOUR TOYON TREES AT MESCAL - NEIL PARK LOCATED IN THE OPEN SPACE-RECREATION (OSR) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 4, SECTION 15304(B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PURPOSE: The City of Seaside is requesting design review approval of a proposed landscape plan for the planting of four Toyon trees at Mescal - Neil Park to replace Eucalyptus trees that were recently removed by the City.

RECOMMENDATION: Staff recommends approval of the proposed landscaping plan subject to the conditions of approval provided as Attachment 1.

F. ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-02, CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR LOCATING A DOG PARK ON PACCHETTI PARK. THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF KIMBALL AVENUE AND NOCHE BUENA STREET IN THE OPEN SPACE – RECREATION (OSR) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES.

PURPOSE:

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the Board of Architectural Review is responsible for approving design changes to designated public facilities.

RECOMMENDATION:

Staff recommends that the Board of Architectural Review Allow for the conversion of the existing public park into a designated “Dog Park” subject to the conditions of approval provided as Attachment 1 and the project site plan listed as Exhibit “A” to Attachment 1.

G. Architectural Review Application No. BAR-14-30 and Master Sign Program Application MSP-14-09. Mark Woltmon, property owner, and TESLA Corporation, applicant, are requesting design approval for the installation of a parking lot and new pylon sign for the establishment of a new car dealership located at 1901 Del Boulevard in the Automotive Commercial (CA) Zoning District. The project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301 (a) minor exterior alteration to existing facilities and Section 15301(g) new copy on existing signs.

PURPOSE:

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the property owner/applicant are requesting Design Review Approval to allow for the installation of a new parking lot and a new freestanding pylon sign on an existing commercial building for the establishment of a new car dealership located at 1901 Del Monte Boulevard.

RECOMMENDATION:

Staff recommends approval of the requested parking lot design and new pylon sign subject to the conditions of approval provided as Attachment 1 and Exhibit A – Project Site Plan and Exhibit B – Pylon Sign Rendering.

7. **REPORTS FROM BOARD MEMBERS**
8. **REPORTS FROM STAFF**
9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:

Seaside City Hall

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

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

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: <http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



**CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

TO: Seaside Board of Architectural Review

FROM: Diana Ingersoll, P.E., Deputy City Manager Resource Management Services

BY: Leslie Llantero, Assistant Engineer

DATE: February 18, 2015

SUBJECT: **Architectural Review Application No. BAR-15-01.** The City of Seaside, applicant and property owner, requests design approval for ADA improvements at Durant Park. The city park is located in the neighborhood between the 1300 block of Darwin Street and Vallejo Street, in the OSR (Open Space - Recreation Zoning District (APN: 012-292-033). The project is exempt from environmental review under categorical exemption Class 3, CEQA Section 15303.

PURPOSE

The City of Seaside, applicant and property owner, requests design approval for ADA improvements at Durant Park. The city park is located in the neighborhood between the 1300 block of Darwin Street and Vallejo Street, in the OSR (Open Space - Recreation Zoning District (APN: 012-292-033). The project is exempt from environmental review under categorical exemption Class 3, CEQA Section 15303.

RECOMMENDATION

Staff recommends approval of the proposed improvements and renovations, subject to the conditions of approval provided as Exhibit A and project plans provided as Attachment 1 to Exhibit "A".

BACKGROUND

In 2011, city staff worked closely with the Durant-Farallones Neighborhood Association to apply for a grant from the Monterey Peninsula Regional Park District to improve Durant Park. The Association and the city were successful in obtaining \$15,000 for ADA improvements to the park. In 2014 the city requested additional funds from the Community Development Block Grant program for ADA improvement to Durant Park. Together with both grants, the city proceeded with and Request for Proposal to obtain an Engineering Design firm to design the ADA

improvements within the park.

SITE LOCATION AND PROJECT DESCRIPTION

Durant Park is located between the 1300 blocks of Darwin Street and Vallejo Street. The park includes a BBQ area and table, play structure and swings. There is a 4 foot high chain link fence surrounding the park with access from each corner at the north and south sides at Vallejo and Darwin Streets. The swings and play structure are surrounded by sand and the pathways are not ADA compliant nor are the BBQ area and table. A proposed improvement includes removing and replacing several square feet of concrete and replacing with the proper slope for ADA compliance, two ADA accesses into the playground, removal of playground sand and replacement with engineered wood fiber, relocation of the swing set, and ADA access from the north and south side of Darwin Street.

STAFF ANALYSIS

Due to the public nature of the proposed project, as well as its location on a public City park, the Board of Architectural Review has purview to consider the proposed park improvements to ensure neighborhood compatibility and architectural consistency.

All ADA improvements would comply with standard minimum requirements of the American Disabilities Act. Because of limited funds, plants, irrigation and other landscaping will not be installed at this time. However, planter boxes and plantings in the park will be provided by Monterey Bay Charter School who received BAR approval for their planting program in 2013. These areas will not be affected by the construction of the improvements. Staff recommends approval of project to install ADA improvements in Durant Park.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15303: New Construction or Conversion of Small Structure. Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures.

Evidence: The proposed project would consist of compliance with the Americans with Disabilities Act as well as additional safety improvements for the city park facility.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Exhibit A - Reduced Project Plans
 3. Attachment 3 - Location Map
 4. Attachment 4 - Aerial Map
 5. Attachment 5 - Site Photos
-

Conditions of Approval
File No. BAR-15-01
February 18, 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 “Durant Park Accessibility Improvements”.
2. Prior to the installation of landscape material, the City shall return to the Board of Architectural Review for consideration and approval of landscaping and irrigation.

Standard:

1. 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.
2. 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.



CITY OF SEASIDE

MONTEREY COUNTY, CALIFORNIA

DURANT PARK

ACCESSIBILITY IMPROVEMENTS

GENERAL NOTES

- CURB DIMENSIONS, RADII AND OFFSETS SHOWN ARE TO FACE OF CURB.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) "STANDARD SPECIFICATIONS" AND "STANDARD PLANS", 2006 EDITION, AND THE CITY OF SEASIDE STANDARD DETAILS HEREON.
 - SIDEWALK WIDTHS SHOWN ARE MEASURED FROM BACK OF CURB TO BACK OF WALK OR FACE OF RETAINING CURB WHERE SHOWN.
 - WHERE CURB, GUTTER AND ATTACHED SIDEWALK ARE TO BE CONSTRUCTED, THEY SHALL BE POURED MONOLITHICALLY.
 - THE FOLLOWING CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS ARE INCORPORATED INTO THIS PLAN SET BY WAY OF REFERENCE. THESE STANDARD PLANS MAY BE DOWNLOADED FROM THE CALTRANS WEBSITE AT www.dot.ca.gov.
- A88A CURB RAMP DETAILS (2010 EDITION)
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN 6' CHAIN LINK CONSTRUCTION FENCING AROUND PARK TO PROHIBIT PUBLIC ENTRY DURING CONSTRUCTION.

SYMBOLS & ABBREVIATIONS

±	PLUS OR MINUS; APPROX NUMBER	E.J.	EXPANSION JOINT	PRC	POINT OF REVERSE CURVATURE
#	AT	ELEV	ELEVATION	R.C.	RELATIVE COMPACTION
@	AGGREGATE BASE	EQ.	EQUAL	RCP	REINFORCED CONC PIPE
AB	ASPHALT CONCRETE	ETW	EDGE OF TRAVELED WAY	RT	RIGHT
AC	AREA DRAIN	E.W.	EACH WAY	RW	RECYCLED WATER
AD	APPROXIMATE	EX.	EXISTING	RWL	RAIN WATER LEADER
APPROX	APPROXIMATE	FC	FACE OF CURB	S.A.D.	SEE ARCHITECT'S DRAWINGS
ASB	AGGREGATE SUBBASE	FF	FINISHED FLOOR	SD	STORM DRAIN
BC	BEGIN CURVE	FG	FINISHED GRADE	S.L.D.	SEE LANDSCAPE DRAWINGS
BVC	BEGIN VERT. CURVE	FL	FLOWLINE	SS	SANITARY SEWER
BS	BOTTOM OF STAIR	FR	FIRE RISER	SW	SIDEWALK
BW	BACK OF WALK	FS	FINISHED SURFACE GRADE	TBM	TEMPORARY BENCH MARK
C&G	CURB AND GUTTER	GB	GRADE BREAK	TBC	TOP BACK OF CURB
CATV	CABLE TV	GM	GAS METER	TC	TOP OF CURB
CGSW	CURB, GUTTER AND SIDEWALK	GRT	GRATE	TFC	TOP OF FLUSH CURB
CL	CENTERLINE	HP	HIGH POINT	TG	TOP OF GRATE
CLF	CHAIN LINK FENCE	HORIZ.	HORIZONTAL	TOP	TOP OF PIPE
CLR	CLEAR	INV	INVERT	TS	TOP OF STAIR
CMP	CORRUGATED METAL PIPE	JP	JOINT UTILITY POLE	TW	TOP OF WALL
CO	CLEANOUT	LA	LANDSCAPE ARCHITECT	TYP	TYPICAL
CONC	CONCRETE	LF	LINEAR FEET	UFF	UPPER FINISH FLOOR
CONST	CONSTRUCT	LFF	LOWER FINISH FLOOR	UG	UNDERGROUND
CONT	CONTINUOUS	LT	LEFT	U.S.O.	UNLESS SHOWN OTHERWISE
DEMO	DEMOLISH AND DISPOSE OF	MATCH	MATCH EXISTING GRADE	UP	UTILITY POLE
DI	DRAIN INLET	MAX	MAXIMUM	UNKN	UNKNOWN
DIA	DIAMETER	MH	MANHOLE	VAR	VARIES
DS	DOWNSPOUT	MIN	MINIMUM	VERT.	VERTICAL
(E)	EXISTING	OC	ON CENTER	W	WATER
EC	END CURVE	OG	ORIGINAL GRADE	WM	WATER METER
EG	EXISTING GRADE	POC	POINT OF CONNECTION	WV	WATER VALVE
		PP	POWER POLE		



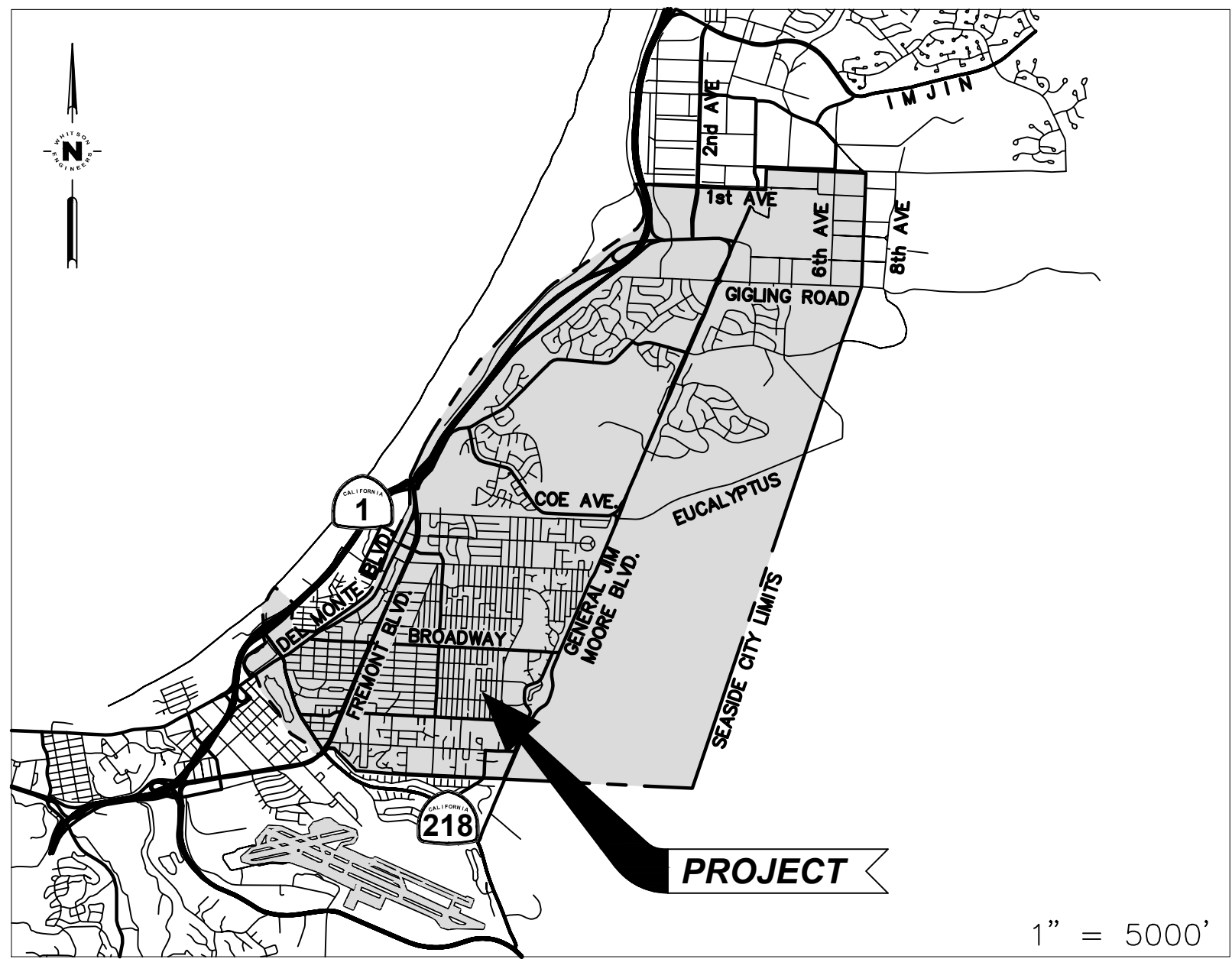
DIAL TOLL FREE
1-800-642-2444
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT:

ATTENTION IS DIRECTED TO THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT WHICH IS SHOWN ON THE PLANS OR IN THE SPECIAL PROVISIONS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO DOING WORK THAT MAY DAMAGE SUCH FACILITIES OR INTERFERE WITH THEIR SERVICE.

BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UNDERGROUND SERVICE ALERT AT 1-(800)-642-2444.

VICINITY MAP



SHEET INDEX

SHEET	SHEET No.	TITLE
1	C0.1	TITLE SHEET
2	C1.1	CIVIL SITE PLAN
3	C2.1	CIVIL DETAILS
4	C2.2	PICNIC TABLE AND CITY STANDARD DETAILS
5	C2.3	CALTRANS STANDARD PLANS

WE WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

EMERGENCY TELEPHONE NUMBERS

POLICE/FIRE/AMBULANCE	911
MONTEREY COUNTY COMMUNICATIONS CENTER	394-6811
MONTEREY SALINAS TRANSIT	899-2555
PACIFIC GAS & ELECTRIC (PG&E)	800-743-5000
AT&T (TELEPHONE)	754-8026
CALIFORNIA AMERICAN WATER	888-237-1333
COMCAST (CABLE TELEVISION)	800-945-2288



DATE	REVISIONS
	RESOURCE MANAGEMENT SERVICES PUBLIC WORKS DIVISION - ENGINEERING 440 HARCOURT AVE. SEASIDE, CA. 93955 (831)-899-6825
SHEET STATUS: ☐ PRELIMINARY ☐ SEMI-FINAL ☒ FINAL ☐ OTHER	SHEET TITLE: TITLE SHEET PROJECT TITLE: DURANT PARK ACCESSIBILITY IMPROVEMENTS APPROVED BY: TIMOTHY P. O'HALLORAN, CITY ENGINEER EXPIRATION DATE:
SCALE: AS NOTED	DATE DATE R.C.E. No. 49501
	PROJECT NO. 3213.00 SHEET NO. C0.1 DWG FILE NO. 3213.00

FOR REDUCED PLANS ORIGINAL
SCALE IS IN INCHES





SCALE: NONE



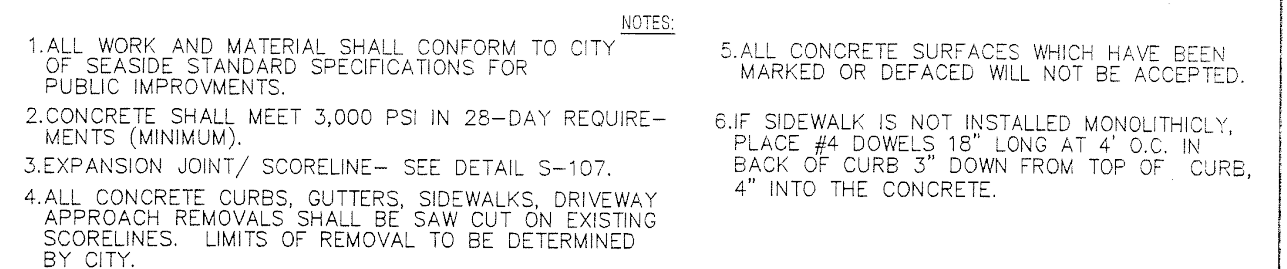
NOT TO SCALE



NOT TO SCALE

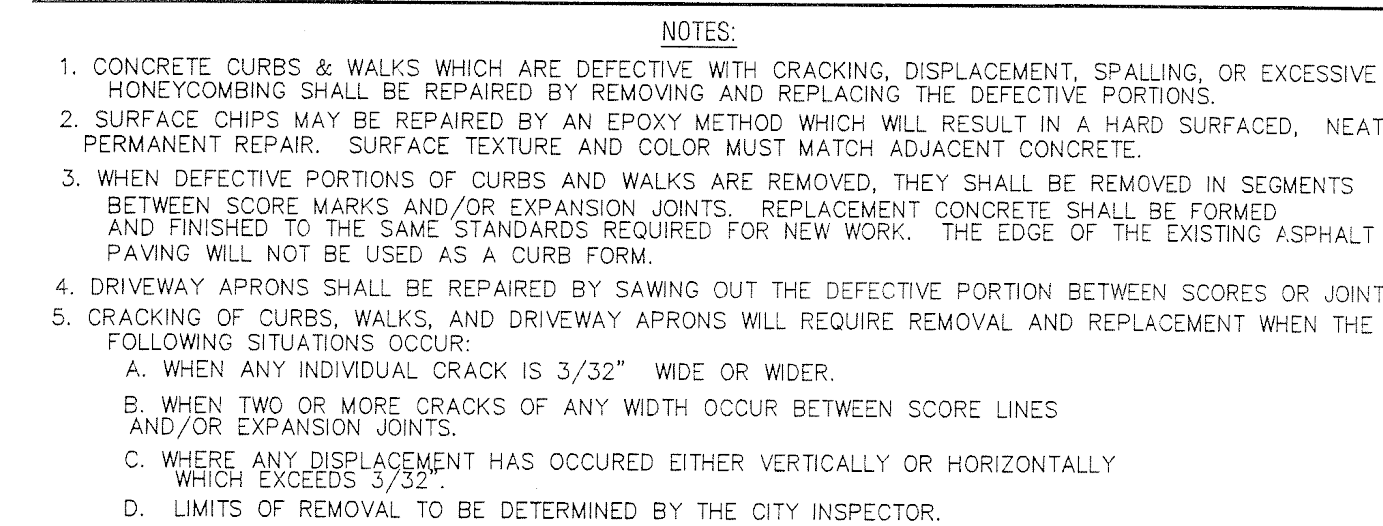
WE WHITSON ENGINEERS
9699 Blue Larkspur Lane ■ Suite 105 ■ Monterey, CA 93940
831 649-5225 ■ Fax 831 373-5065

CIVIL ENGINEERING ■ LAND SURVEYING ■ PROJECT MANAGEMENT



S-101 CURB, GUTTER AND SIDEWALK

NOT TO SCALE



S-102 CURB, GUTTER AND SIDEWALK REPAIR

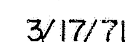
NOT TO SCALE



1. FLOW LINE SHALL BE TESTED FOR PONDING BY CAREFULLY FLOWING A SMALL QUANTITY OF WATER ALONG EACH GUTTER SECTION. ANY PONDING SHALL BE CORRECTED BY REWORKING THE FLOWLINE BEFORE THE CONCRETE HARDENS.
2. CONCRETE SHALL BE 8 SACK 3,000 psi IN 28 DAYS (MINIMUM).
3. SIDEWALK SCORELINES FOR WIDTHS 5 FEET OR LESS, SHALL BE TRANSVERSE AT A SPACING OF THE WIDTH OF THE SIDEWALK.
4. FOR SCORELINE DETAIL, SEE SS-107.
5. SIDEWALK SCORELINES FOR WIDTH GREATER THAN 5 FEET SHALL BE TRANSVERSE AT A SPACING OF ONE HALF THE WIDTH OF THE SIDEWALK, WITH LONGITUDINAL SCORELINE AT THE HALF WIDTH.
6. ALL CONCRETE CURBS, GUTTERS, SIDEWALK AND/OR DRIVEWAY APPROACHES TO BE REMOVED SHALL BE MARKED IN THE SCORELINE AROUND THE AREA TO BE REMOVED EXCEPT GUTTER FLOWLINE. LIMITS OF THE REMOVAL TO BE DETERMINED BY THE CITY INSPECTOR.
7. ALL CONCRETE SURFACES WHICH HAVE BEEN EITHER MARKED OR DEFACED WILL NOT BE ACCEPTED.
8. USE 1/4" RADIUS JOINTER FOR ALL SCORELINES WHICH SHALL BE STRAIGHT, TRUE TO ALIGNMENT AND DEPTH.
9. ALL CURB & GUTTER REMOVAL WORK SHALL INCLUDE BOTH ADJACENT CURBS AND GUTTER. NO SAW CUTS AT FLOWLINE.
10. COMPACT SUBGRADE TO 95% RELATIVE COMPACTION AT OPTIMUM MOISTURE.

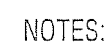
S-103 DETACHED CONCRETE SIDEWALK

NOT TO SCALE



CITY OF SEASIDE ENGINEERING STANDARDS

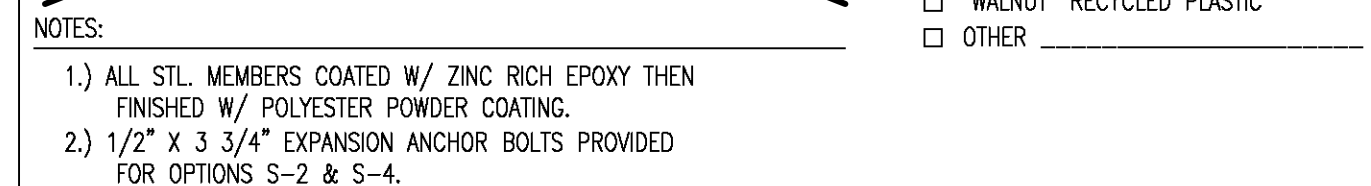
GENERAL SIGN INSTALLATION	<u>B. Egan</u> DRAWN BY	<u>Michael Zamboni</u> 4/28/91 CITY ENGINEER	RE 11440	ST-18
------------------------------	----------------------------	---	----------	-------



1. USE 1/4" RADIUS JOINTER FOR ALL SCORELINES. LINES SHALL BE STRAIGHT, TRUE TO ALIGNMENT AND DEPTH.
2. 3/4" DEEP SCORE RUNS CONTINUOUSLY THROUGH SIDEWALK, CURB AND GUTTER.
3. SIDEWALK SCORE LINES FOR WIDTHS 5 FEET OR LESS, SHALL BE TRANSVERSE AT A SPACING OF THE WIDTH OF THE SIDEWALK.

S-107 EXPANSION JOINTS AND SCORE MARKS

NOT TO SCALE

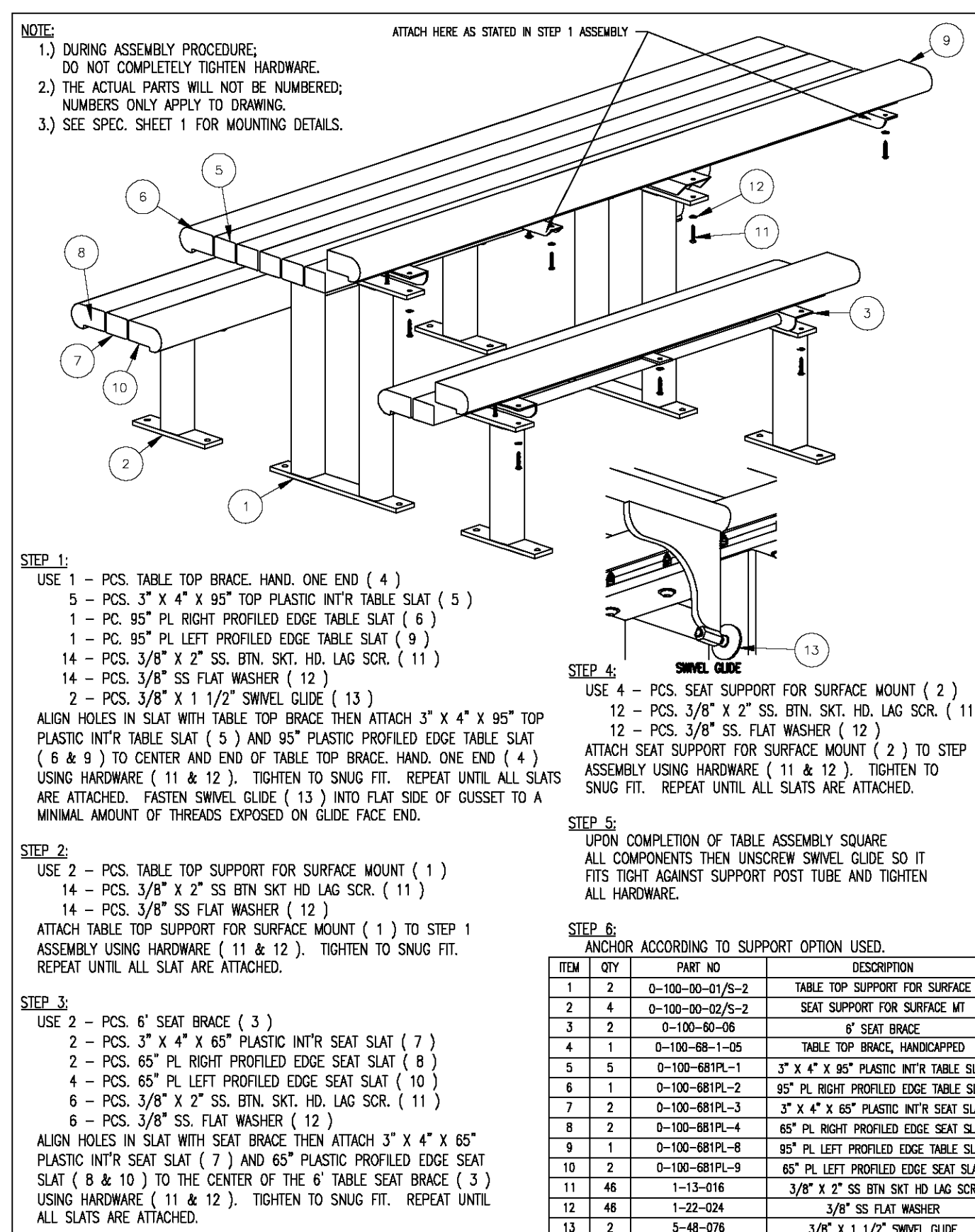


	SCALE :	NOT
	DATE DRAWN : 4/	

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

TITLE :	PICNIC TABLE
---------	--------------

REV.	DRAWING
E	NUMBER 100-68-1 P



	SCALE :	NONE
	DATE DRAWN :	4/1/98

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

TITLE : PICNIC TABLE ASSEMBLY

REV.	DRAWING NUMBER	100-68-1 PL	5
E			2

WE WHITSON ENGINEERS
9699 Blue Larkspur Lane ■ Suite 105 ■ Monterey, CA 93940
831 649-5225 ■ Fax 831 373-5065

CIVIL ENGINEERING ■ LAND SURVEYING ■ PROJECT MANAGEMENT

DATE	REVISIONS	
	RESOURCE MANAGEMENT SERVICES PUBLIC WORKS DIVISION - ENGINEERING 440 HARCOURT AVE. SEASIDE, CA. 93955 (831)-899-6825	
	SHEET TITLE: PICNIC TABLE AND CITY STANDARD DETAILS	PROJECT NO. 3213.00
	PROJECT TITLE: DURANT PARK ACCESSIBILITY IMPROVEMENTS	SHEET NO. C2.2
	APPROVED BY:	DATE
	SCALE:	TIMOTHY P. O'HALLORAN, CITY ENGINEER
	AS NOTED	EXPIRATION DATE: R.C.E. No. 49501
	DWG FILE NO. 3213.00	



SHEET STATUS:
☐ PRELIMINARY
☐ SEMI-FINAL
☒ FINAL
☐ OTHER

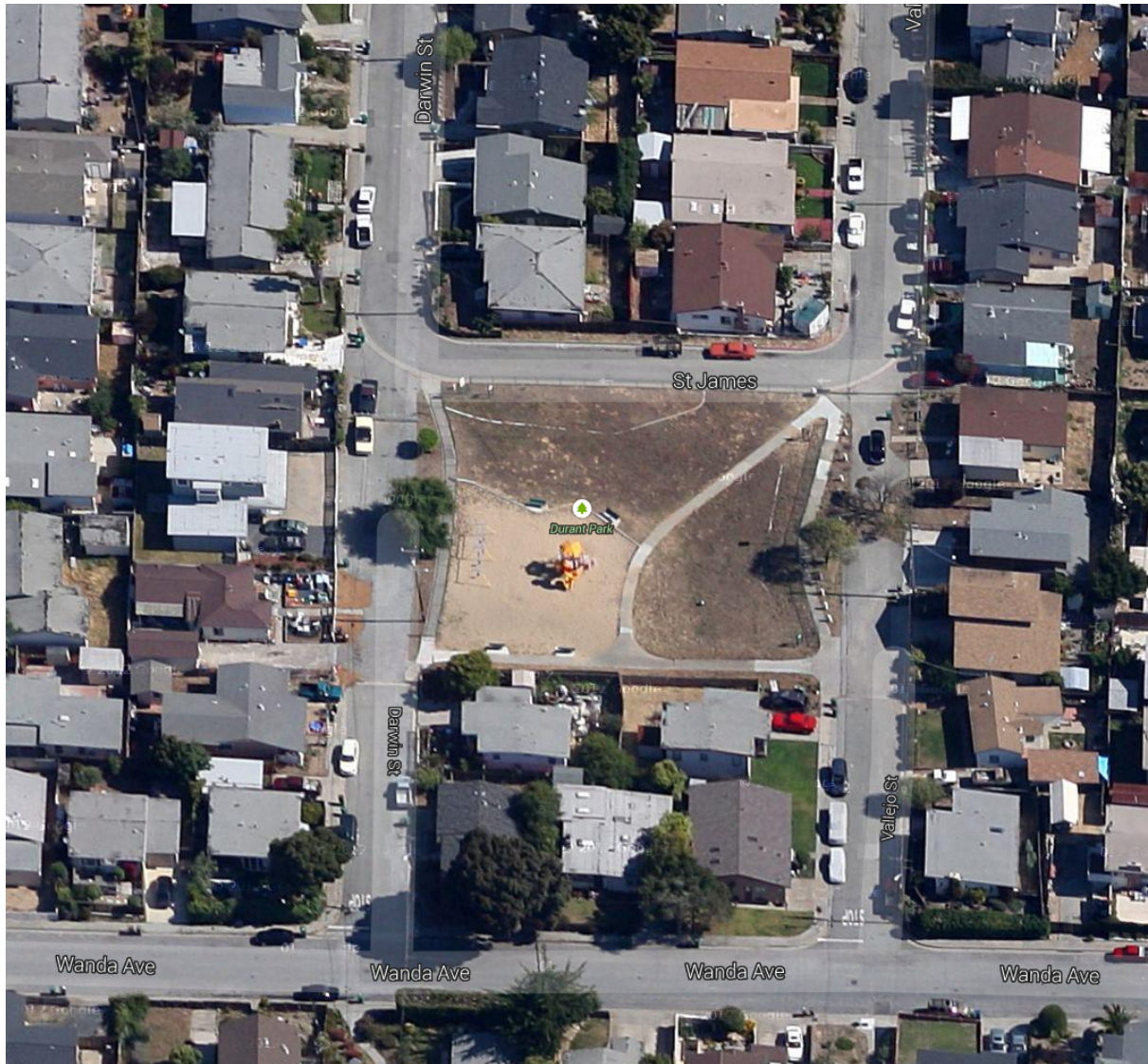
SCALE:
 AS NOTED

WG FILE NO.
3213.00

Location Map



Aerial Map



Site Photos



From Darwin Street looking at the southwest entrance to the park



From St. James looking at the northeast entrance to the park

Site Photos



From St. James looking at the northwest corner of the park



From Vallejo St looking at the southeast corner of the park



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Board of Architectural Review

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

DATE: February 18, 2015

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-34. ST. SERAPHIM CHURCH, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL FOR AN AMENDMENT TO THE EXISTING LANDSCAPE PLAN FOR ST. SERAPHIM CHURCH LOCATED AT 415 FRANCIS STREET IN THE COASTAL PARKS AND OPEN SPACE (CPOS) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(H) AND SECTION 15300.2 OF THE CEQA GUIDELINES. APPLICATION CONTINUED FROM THE FEBRUARY 4, 2015 BAR MEETING.**

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the Board of Architectural Review is responsible for approving major changes to a previously approved landscape plan for the removal and/or trimming of eight eucalyptus trees that surround the St. Seraphim church site located at 415 Francis Street.

RECOMMENDATION

Staff recommends that the Board of Architectural Review allow for the removal of eight eucalyptus trees identified as Tree No's 47, 48, 49, 50, 51, 52, 53 and 54 on the project site plan subject to the conditions of approval provided as Attachment 1.

BACKGROUND

On September 22, 2014, the City of Seaside received a letter from the Church requesting that the City consider allowing the church to proceed with the removal of eight eucalyptus trees that directly about the northeast corner of the site and the open space area within Laguna Grande Regional Park to the north. The church property is located on a 4,200 square foot parcel located

within the boundaries of the Laguna Grande Regional Park at the southeast area of the park.
Location Map is provided as Attachment 2.

The applicant's letter served to follow-up on previous conversations the Church has had with the City regarding the on-going maintenance issues and safety concerns related to falling limbs from these trees the Church is faced with periodically. The size of the limbs has been documented by the Seaside Public Works Department. Staff has informed the Planning Division that the potential of falling tree limbs at the project location now poses as a potential health and safety issue if the trees are not removed or the tree canopies cut back to the old growth.

The Board of Architectural Review initially reviewed the proposal at its February 4, 2015 meeting and, after considering the evidence presented, voted to allow for the removal of the trees subject to adequate tree replacement within a close proximity of the trees being removed. The item was continued to the February 18, 2015 BAR meeting to receive verification from the applicant that they would be responsible for the costs associated with the tree removal and purchase of the replacement trees. The applicant has agreed to pay for the associated cost and are aware it is their responsibility.

SITE LOCATION AND DESCRIPTION

The project site is developed with a church building and a detached 1,430 square-foot vestry building on a 4,200 square-foot parcel. The parcel is situated within the boundaries of Laguna Grande Regional Park at the southeast portion of the park near the intersection of Canyon Del Rey Boulevard and Francis Street. The adjoining land uses consist of single family and multi-family dwellings to the east and the Laguna Grande Regional Park to the north, south, and west (See Figure 1 below). The project site is located within the City's Coastal Zone and is designated as Coastal Parks and Open Space on the Coastal Implementation Plan.

An aerial photo of the site is provided as Attachment 3. Site photographs are provided as Attachment 4.

Figure 1: Project Site Adjacent Land Uses				
NW	N			NE
W	Laguna Grande Park	Laguna Grande Park	Department of Motor Vehicles	E
	Laguna Grande Park	Project Site	Single-Family Dwellings	
	Laguna Grande Park	Laguna Grande Park	Multi-Family Dwellings	
SW		S		SE

PROJECT DESCRIPTION

The applicant is proposing to allow for the removal of eight eucalyptus trees identified as Tree

No.'s 47, 48, 49, 50, 51, 52, 53 and 54 as shown on the site survey provided as Attachment 5. Of these trees, Tree No's 48, 51, 53, and 54 are located on the church site, Tree No. 52 is shared between the Monterey Regional Park District and the church by virtue of being on the property line, and Tree No.'s 49 and 50 are located on Monterey Regional Park District Property.

STAFF ANALYSIS

The primary purpose for the requested modification and/or removal is safety concerns related to falling branches onto the existing church property, the surrounding park area, and potentially Canyon Del Rey Boulevard in the near future. St. Seraphim Church has reported to the City that they have witnessed several incidents in the last 12 months where large tree limbs have fallen near the church entrance, the church annex and surrounding parking lot. Concern has been expressed that someone could be seriously injured or major property damage could occur. An examination of the existing trees has been performed by Tope Tree Services (See Attachment 6). The report identifies the growth of conk at the base of the trees and the existence of multi-branch growth as serious safety issues. The Arborist, Andrew Tope, recommends removing the existing eucalyptus trees.

Although the project site is located within the Coastal Zone, Coastal Commission staff has confirmed that the removal of the trees would consist of a standard maintenance program, particularly based on the hazardous conditions that would be exempt from obtaining a coastal permit. In accordance with Section 3.3.E of the Coastal Implementation Plan, maintenance activities that do not result in an enlargement or expansion of the existing land use and the object of those maintenance activities is to remove a hazard would be exempt from the requirements of obtaining a Coastal Permit.

In discussion with the Tim Jensen of the Monterey Regional Park District, he informed City staff that the park district has no objections to the modification or removal of the existing eucalyptus trees since the area where the trees are located will not interfere with the parks recreational opportunities. In accordance with Section 8.54.070 of the Seaside Municipal Code, in all cases where removal of a tree from a site has been authorized, the trees being removed shall be replaced with a minimum five-gallon tree of a species and in a location approved by the board of architectural review, if applicable, or other individual or body responsible for the approval of applicant's plans. This requirement may be modified or waived if it is determined that replacement on one-for-one basis constitutes an unreasonable hardship.

At the February 4, 2015 BAR meeting, City staff had recommended the planting of four Monterey cypress trees within the grass open space located directly in front of the church. Upon further evaluation of the site and location of existing planter areas that surround the site, City staff would recommend that the BAR modify the replacement plan to require the planting of eight *Prunus blireana* 'thundercloud' for the removal of the eight non-native invasive Eucalyptus trees. The eight trees would be planted within the open space planter as shown on Attachment 7. This planter area is within the City Right-of-Way and is large enough in length and width to provide adequate growth of future tree canopy and has direct access to an existing irrigation source. The planting of the new trees in the prescribed area would also be consistent with the establishment of the existing prunus trees that border the Canyon Del Rey frontage of the Laguna Grande Park at

this location. The planting of trees within the City's planter strip will also minimize any conflict with the use of the existing open space within Laguna Grande Regional Park.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(h): Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public and private property involving minor or no expansion of use. City staff has determined the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Article 19, Section 15301, Class 1) because the project proposes maintenance to an existing church facility and public park.

Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions found at CEQA Guidelines Section 15300.2.

Exception a - Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project involves maintenance to an existing landscape area for a church facility and public park. Though the surrounding biological environment is potentially sensitive, the maintenance is limited to previously disturbed areas and trimming/or removal of non-native trees; to improve the health and safety of the habitat so there is not potential for negative effects.

Exception b - Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The project involves maintenance and removal of non-native trees to an existing church facility and public park. The project will result in a positive cumulative impact.

Exception c - Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project involves maintenance and tree removal to an existing landscape area for the protection of the health, safety, and general welfare. The project will have no significant effect.

Exception d - Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The project involves maintenance and tree removal to an existing landscape area and will have a positive effect on these resources.

Exception e - Hazardous Waste Sites. A categorical exemption shall not be used for a project

located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The project site is not located on a hazardous waste site.

Exception f - Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The site is currently developed with a church facility. The proposed improvements do not affect a historic resource or potential archaeological resource as the site was previously disturbed.

Evidence: The proposed project will result in the removal of eight eucalyptus trees to provide proper maintenance within the boundaries of St. Seraphim Church and the Laguna Grande Regional Park to ensure the safety of private property and the general health, safety, and welfare of the community.

FINDINGS

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

Evidence: The proposed landscape maintenance and new landscaping at a City park is a permitted use within the CPOS zoning district. The proposed maintenance activities will comply with all applicable standards of development and provisions of the Coastal Implementation Plan and the Municipal Code.

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

Evidence: The project site is designated as Park and Open Space in the General Plan Land Use Element and the Coastal Implementation Plan. This designation allows for passive and active recreational sites of all sizes and with a range of amenities. The trimming and removal of the proposed trees will alter or adversely affect any access or use of the existing park by the public.

3. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Conservation/Open Space Element Goal and Policy:

Goal COS-1 – Provide and maintain a high quality parks and recreation system that meets the varying recreational needs of the community.

Policy COS-1.1 – Provide a variety of well-maintained public parks and recreational facilities for Seaside residents.

Evidence: The project maintenance activity to trim and/or remove trees is compatible with the surrounding functions of Laguna Grande Park. The park/open space will be enhanced through the protection of the health, safety, and general welfare by removing a hazardous condition created by falling tree branches and limbs, and the installation of the new landscaping and improvements along the Canyon Del Rey frontage to enhance the visual resources of Laguna Grande Park.

4. 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: Visual evidence of falling tree branches and limbs from the existing eucalyptus trees has been documented by the City of Seaside Public Works Department.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Location Map
 3. Attachment 3 - Aerial Photo
 4. Attachment 4 - Site Photographs
 5. Attachment 5 - Site Plat Map
 6. Attachment 6 - Arborist Report
 7. Attachment 7 - Tree Replacement Site Map and Street View Map
-

Conditions of Approval
File No. BAR-14-34
February 18, 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 “St. Seraphim Church Tree removal” stamped as received on December 29, 2014, as and approved on February 18, 2015.
2. Prior to the issuance of a tree cutting permit, applicant shall provide City of Seaside with report from a Certified Arborist that there are no raptors or known birds nesting within the existing eucalyptus trees. If birds are found to be nesting, no work may commence until it has been determined that there are no active nests present.
3. Applicant shall receive written permission from the Monterey Peninsula Regional Park District to plant eight 15-gallon *Prunus riabrena* trees within the open space area planter within the City of Seaside Right-of-way directly in front of Assessor’s Parcel No. 011-381-002 and as identified on Attachment 7 of the February 18, 2015 staff report for the tree removal request.

Public Works:

4. Prior to trimming or removing any trees, Applicant must obtain tree cutting permit from the Public Works Department.

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. 17.54.080. 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 17.54.090.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.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-34

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

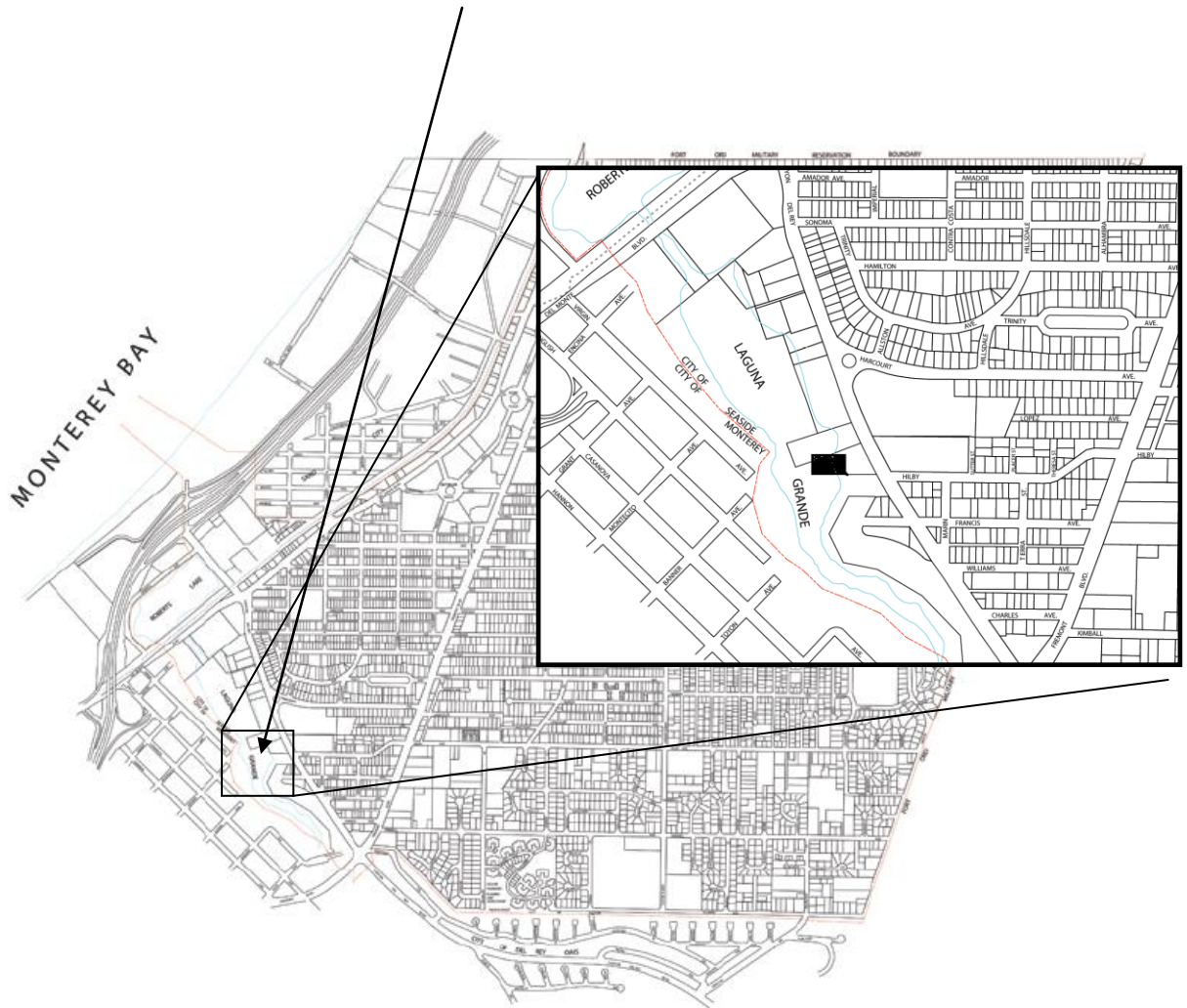
Date

Property Owner's Signature

Date

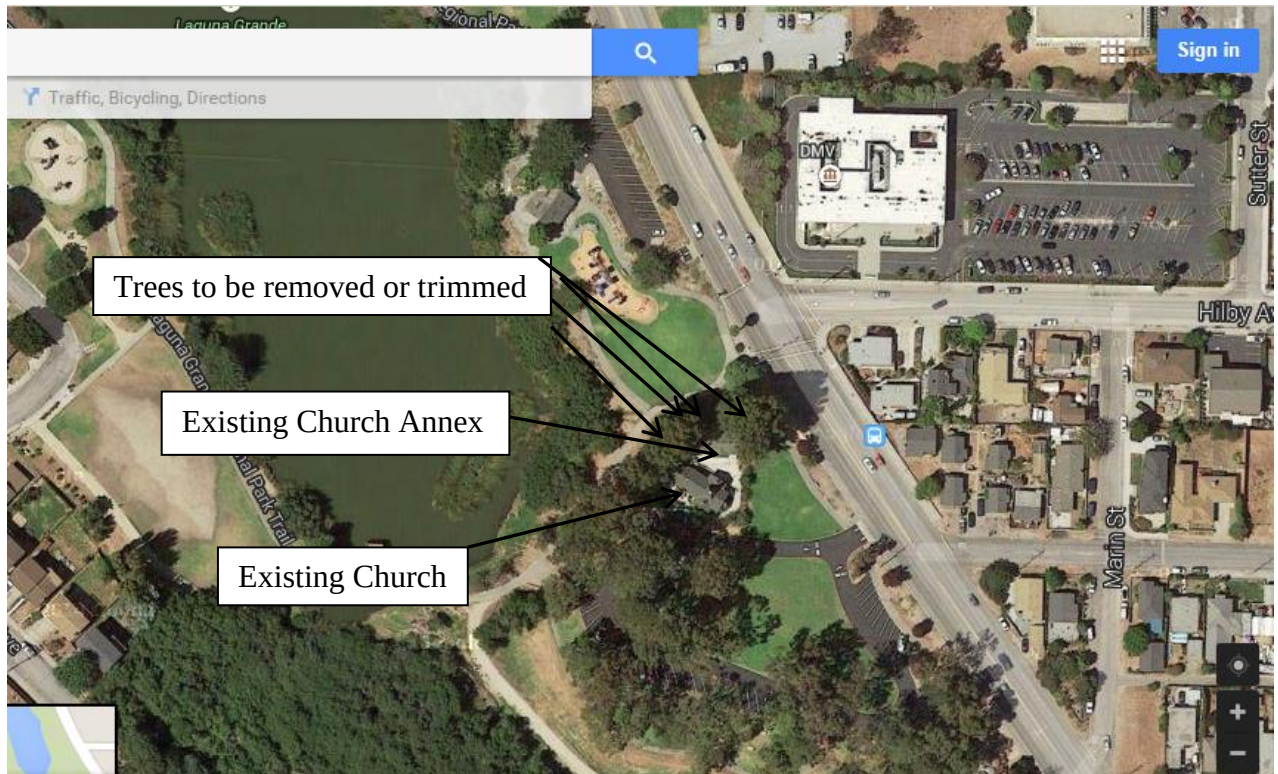
Location Map

Project Site - 415 Francis Street



Aerial Photo

Project Site: 415 Francis Street





View of trees at northeast corner of church annex building as seen from
Canyon Del Rey Boulevard



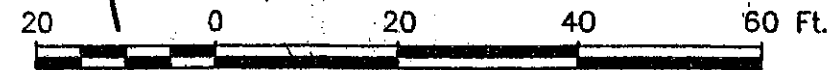
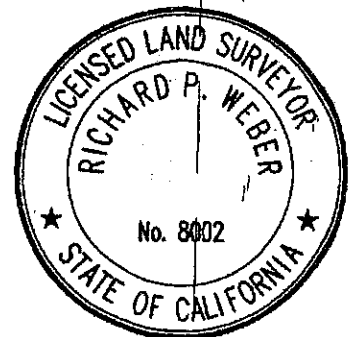
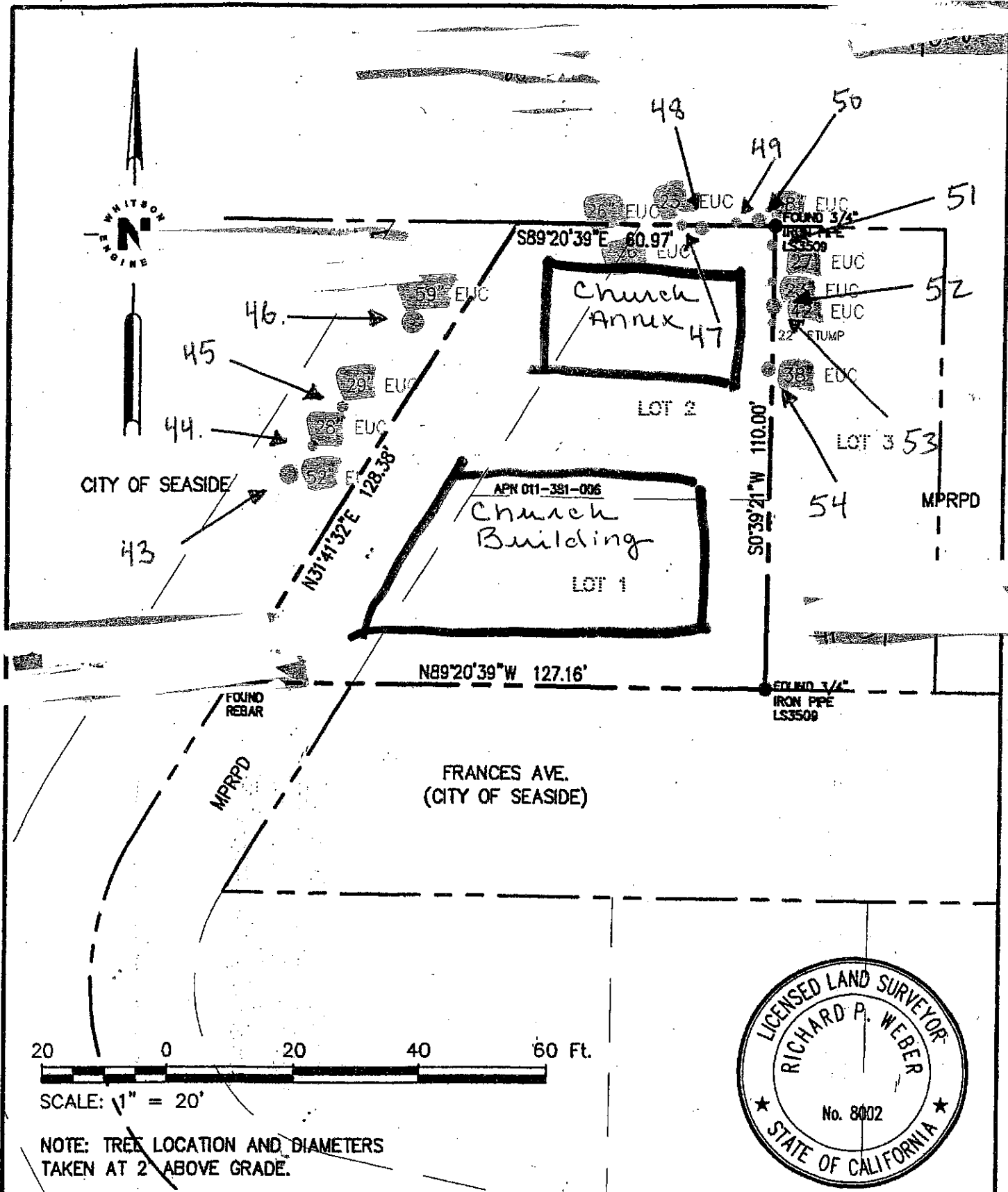
View of trees in front of the church and church annex as seen from
Canyon Del Rey Boulevard



View of trees in front of the church and church annex building as seen from the parking lot of Laguna Grande Park



View of the trees as seen from the open space area within Laguna Grande Park on the west side of the church property.



SCALE: 1" = 20'

NOTE: TREE LOCATION AND DIAMETERS
TAKEN AT 2' ABOVE GRADE.

PLAT OF SURVEY

DATE: JAN. 15, 2014 SHEET

SCALE: 1" = 20'

DRAWN: BH

CHECKED: RPW

PROJECT No. 2071.06

OF 1



SEASIDE

CALIFORNIA

ST. SERAPHIM CHURCH

DRAWING PATH: T:\Monterey Projects\2071\207106 St Seraphim\SURVEY\2071.06 Top



ST. SERAPHIM RUSSIAN ORTHODOX CHURCH OF MONTEREY, INC.
PARISH OF THE RUSSIAN ORTHODOX CHURCH OUTSIDE RUSSIA

For Correspondence:
P.O. Box 1003
Seaside, CA 93955

V. Rev. George Kurtow
1127 Rockhaven Crt.
Salinas, California 93906
(831) 442-2149

Location:
Canyon del Rey Blvd.
and Frances Ave.
Seaside, CA 93955
(831) 394-1611

September 22, 2014

Tim O'Halloran, City Engineer
440 Harcourt Avenue
Seaside, CA 93955

Dear Mr. O'Halloran,

Attached to this letter you will find a report from a certified arborist, photos and explanations that go along with that report as well as an estimate.

Please contact me regarding any questions or comments in reference to those attachments.

Sincerely,

Alexei Berkoff, Assistant to the Parish Warden

cc: Very Reverend George Kurtow, Parish Rector
Demetri Stagakis, Parish Warden

RECEIVED
CITY OF SEASIDE
SEP 22 2014
RESOURCE MANAGEMENT
SERVICES

Andrew Tope
Certified Arborist WE-7621A
P.O. Box 51964
Pacific Grove, CA 93950
Office 831-241-6910
Cell 831-238-3655

August 31, 2014
Alexei Berkoff, Assistant to the Parish Warden
St. Seraphim Russian Orthodox Church of Monterey Inc.
P.O. Box 1003
Seaside Ca, 93955

On August 22, 2014 my company, Tope's Tree Service Inc., was contacted by Mr. Alexei Berkoff of the St. Seraphim Russian Orthodox Church. Mr. Berkoff had concerns about several large trees next to his church. He asked me to examine the trees and give my opinion on them in a written report. On August 25th Mr. Berkoff and I met at the church so I could become familiar with the site, discuss his concerns with the trees, and visually inspect the trees.

Eight blue gum eucalyptus trees were observed and documented in my report. The trees are located along the north fence line between the City of Seaside Laguna Grande Park and the church property. The trees in this report will be referred to as subject tree #47#-53. At this time all subject trees will be recommended for removal.

Due to the size of these trees replanting will be recommended. Replanting with a one to one ratio would be acceptable.

Sincerely,

Andrew Tope
Certified arborist we-7621a



cont at base



multiple attachment points at
old topping cuts. Higher
probability for failure, starting
point for decay

Aerial View of Landscape Planter



Existing Planter Strip – 140 feet in length by 8 feet wide

Replacement Plan

Plant eight 15-gallon Prunus biarena 10 feet on center within existing planter.



Image of Prunus biarena
Tree will grow up to 10-15 feet in height
and 10 feet in width.

Street View of existing Landscape Planter



View of Planter Strip looking north on Canyon Del Rey Boulevard toward Del Monte Boulevard



View of Planter Strip looking south on Canyon Del Rey Boulevard toward Fremont Boulevard



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Board of Architectural Review

FROM: John Dunn, City Manager

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

DATE: February 18, 2015

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-28: FRED AND JENNIFER FERGUSON, PROPERTY OWNER, AND FRED FERGUSON, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY DWELLING ON LOT 15 OF THE ENCLAVE AT CYPRESS GROVE AND LOCATED AT 15 FAIRWAY DRIVE IN THE VISITOR-SERVING COMMERCIAL (V-FO) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 3, SECTION 15303.**

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 new single-family residence.

RECOMMENDATION

Staff recommends approval of the project subject to the Conditions of Approval provided as Exhibit A and Attachment 1 – Project Plans.

BACKGROUND

The Applicant is requesting design review approval for the construction of a new two-story, 3,560 square foot, single-family residence within The Enclave at the Cypress Grove residential subdivision of the Seaside Resort Project approved by the City Council on July 20, 2005. This residential subdivision involves development of thirty residential lots within the front nine holes

of the Bayonet Golf Course under the Disposition and Development Agreement between the City of Seaside and Seaside Resort Development (SRD).

SITE LOCATION AND DESCRIPTION

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Residential Lots	Residential Lots	Golf Course	
W	Residential Lots	Project Site	Golf Course	E
	Golf Course	Golf Course	Golf Course	
SW	S			SE

The project site is located at the easterly end of seven similarly sized lots located on the south side of Fairway Drive. The site is approximately 19,958 square feet in area (0.46 ac.). The site is relatively flat for the location of the dwelling with a gradual up-slope at the front portion of the site abutting the private street to the north. The site abuts the golf course to the east and south. Immediately to the east is a stand of mature cypress trees. (See Figure 1). Location Map is provided as Exhibit “B”. Site Photographs are provided as Exhibit “C”.

PROJECT DESCRIPTION

The applicant is proposing to construct a two-story, 3,560 square foot Spanish style single-family dwelling with an attached 788 square-foot garage. The house will have a side-loading three car garage, entry courtyard, foyer, living room, kitchen, dining room, family room, 2 bedrooms, 2 baths, and the laundry room downstairs. Upstairs the house will have a third bedroom with bath, and the master bedroom with bath.

The exterior of the dwelling will have a smooth stucco finish painted Kelly Moore “The Golden State” #KM5724-1. Fascia and gutters will be painted Kelly Moore “Cargo” #412. The windows and French doors will be “Jeld-Wen” wood with aluminum cladding. The exterior window color will be Kelly Moore “Stagecoach” #KMA74-5. All windows and doors will have 6 inch lintels and 12 inch pre-cast window sills where applicable. The roof will be a clay barrel tile by MCA, color Old Santa Barbara Blend #B330. All custom metal rails and gates will be painted to match the windows (Kelly Moore “Stagecoach”). Lighting includes Mallorca exterior fixtures with textured black finish.

Landscape plans show a majority of the new plants will be located in the north (front) and west (potential neighbor) sides of the lot. Along the east side of the lot is a large stand of mature trees and to the south of the lot is the golf course. A majority of the landscaping is composed of Manzanita, Mexican Orange, Lavender, Rockrose, Sage, and Star Jasmine. Three Arbutus Marina Trees will be located near the front of the house and assorted vines and ground cover fill in the remaining areas. An automatic irrigation system will be installed.

The dwelling is designed according to the specific site parameters of The Enclave at Cypress Grove Design Standards. The dwelling has received approval from the Enclave Architectural Review Committee. Care has been given to include:

- side loading garage separated from the main entry,
- indoor/outdoor living spaces,

- consideration of future neighboring homes,
- panoramic golf course views, and
- breeze accommodating courtyards.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR), Seaside Resort Project, was certified on July 7, 2005. The project would involve the development of a detached single-family dwelling within the Phase 1 portion of the residential component in compliance with the EIR and the Mitigation and Monitoring Program adopted for the project. The proposed project would be exempt from further Environmental Review in accordance with Section 15303 of the CEQA Guidelines.

Evidence: A Class 3 exemption would apply to the construction of a detached single-family dwelling. The project would not involve the removal or alteration of any sensitive habitat within the boundaries of the golf course.

STAFF ANALYSIS AND FINDINGS

Prior to the application being submitted to the City for Design Review Approval, the Architectural Review Board for the Home Owners Association issued a letter dated November 4, 2014 stating that the applicant has received final approval from the Enclave Architectural Review committee subject to some updates to the landscaping plans.

Staff finds that the proposed design (Architectural Style, Exterior Lights, Colors, Roofing and Landscaping) will provide a unifying architectural style throughout which fits the character of the golf course and design parameters that have been established for the Residential component for the Seaside Resort Estates project.

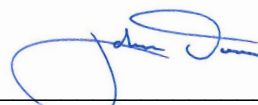
FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - 15 Fairway Conditions of Approval
2. Attachment 2 - 15 Fairway Location Map
3. Attachment 3 - 15 Fairway Project Plans
4. Attachment 4 - 15 Fairway Site Photographs

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

Conditions of Approval
File No. BAR-14-28
February 18, 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 "Ferguson Residence, 15 Fairway Drive" stamped as received on November 25, 2014 and approved on February 18, 2015. The project plans are provided as Attachment 1.

Building:

2. The applicant must obtain a building permit for the construction of the proposed dwelling.
3. Building plans are to be prepared by a licensed architect or engineer.

Fire Department:

4. The applicant must comply with the Fire Department comments for the construction of the proposed dwelling and site improvements related to the California 2013 Building and Fire Codes and Final Map for the Seaside Resort Subdivision.
5. A fire sprinkler system is required for the entire project. The building plans shall include the design for a fire sprinkler system throughout the residence per the Seaside Fire Department.

Public Works:

6. Prior to final inspection, any curb, gutter and sidewalk damaged or altered during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.
7. For all new concrete or impervious surfaces, please follow the standard conditions of approval for on-site retention. No drainage is allowed onto adjacent properties.
8. Per City Code Section 15.32.170, peak storm drainage runoff rate may not exceed predevelopment rates. The storm water runoff created by the new construction (also including additions, driveways, and walkways, etc.) shall be contained **on site** through the use of rain gutters, detention basins, cisterns, drainage fields or comparable methods. The proposed design details and calculations shall be included on a dedicated sheet to be submitted with the building permit plans and shall be designed for 100-year storm event. Sample details are available at the Resource Management Department located at City Hall, 440 Harcourt Avenue in Seaside (831) 899-6825.

9. Should the applicant choose the Storm Water Dispersion Method (see attached), the owner can **fill out** an "S-480" form, **show the trench area on the plans** and attach the "S-480" form to the building plans. Maintenance of the storm water retention system shall be by the owner(s).
10. **Label storm drains to discourage dumping** - Label all storm drain inlets and catch basins within the project area with prohibitive language (such as: "NO DUMPING – DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. Legibility of stencils and signs must be maintained.
11. **Where possible, direct gutters to landscaped areas** - Roof drains may be eliminated only in one to two-story buildings. Where these cannot be eliminated, direct the downspout of the gutter to landscaped area or into an infiltration trench. Install several gutters to distribute the flow. Note that roof drains may be eliminated in residential and some commercial areas only, and should not be eliminated in industrial areas.
12. **Use alternate paving materials/porous/permeable materials, where appropriate** - Use alternate paving materials (pavers), landscaping, mulch, gravel and cobbles where appropriate to provide ground cover, and reduce the use of asphalt or other impervious pavement. Pavers are recommended for driveways, walkways, and patios in single-family residences where the site does not generate highly polluted runoff (that could contaminate groundwater if it were to infiltrate) and where ADA requirements do not have to be met. In non-residential areas, pavers are recommended for emergency access roads, overflow parking areas, and non-handicapped parking stalls. These are not recommended where heavy loads (e.g. truck movement) are anticipated. For more information on alternate paving materials, see Post-Construction Controls for New Development Fact Sheets available from BASMAA.
13. Revise/clarify erosion and sediment control plan (ESCP) to the satisfaction of the City Engineer. Provide detail for concrete washout or include notes to prohibit washout on site. If a washout is to be allowed, show location on the ESCP.
14. Have a licensed engineer or geologist certify that the proposed retaining walls are in substantial conformance with soils report and grading plans and will not damage the structural integrity of the slope and underlying engineered fill. Certification statement must reference the soils report dated February 2007 prepared by Haro, Kasunich and Associates and also reference grading plans titled "Seaside Resort Estates Subdivision , Phase 1A & 1B Construction Documents – As-built 3/31/09" prepared by Bestor Engineers.
15. Project owner is responsible for obtaining any required easements to provide access to adjacent lot(s) if required for the construction of the retaining walls.
16. Provide detail for driveway approach.

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. 17.54.080. 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 17.54.090.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. 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. 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.
8. The proposed project shall comply with the applicable requirements of the Marina Coast Water District for the installation of new water fixtures and landscape irrigation equipment.
9. 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.
10. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-13-05

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

Location Map

Project Site: 15 Fairway Drive



15 FAIRWAY DRIVE
SEASIDE
CALIFORNIA

PRE-FINAL

NOT FOR CONSTRUCTION

PROGRESS BID SET

APN 031-052-015-000

TRACT # XXX

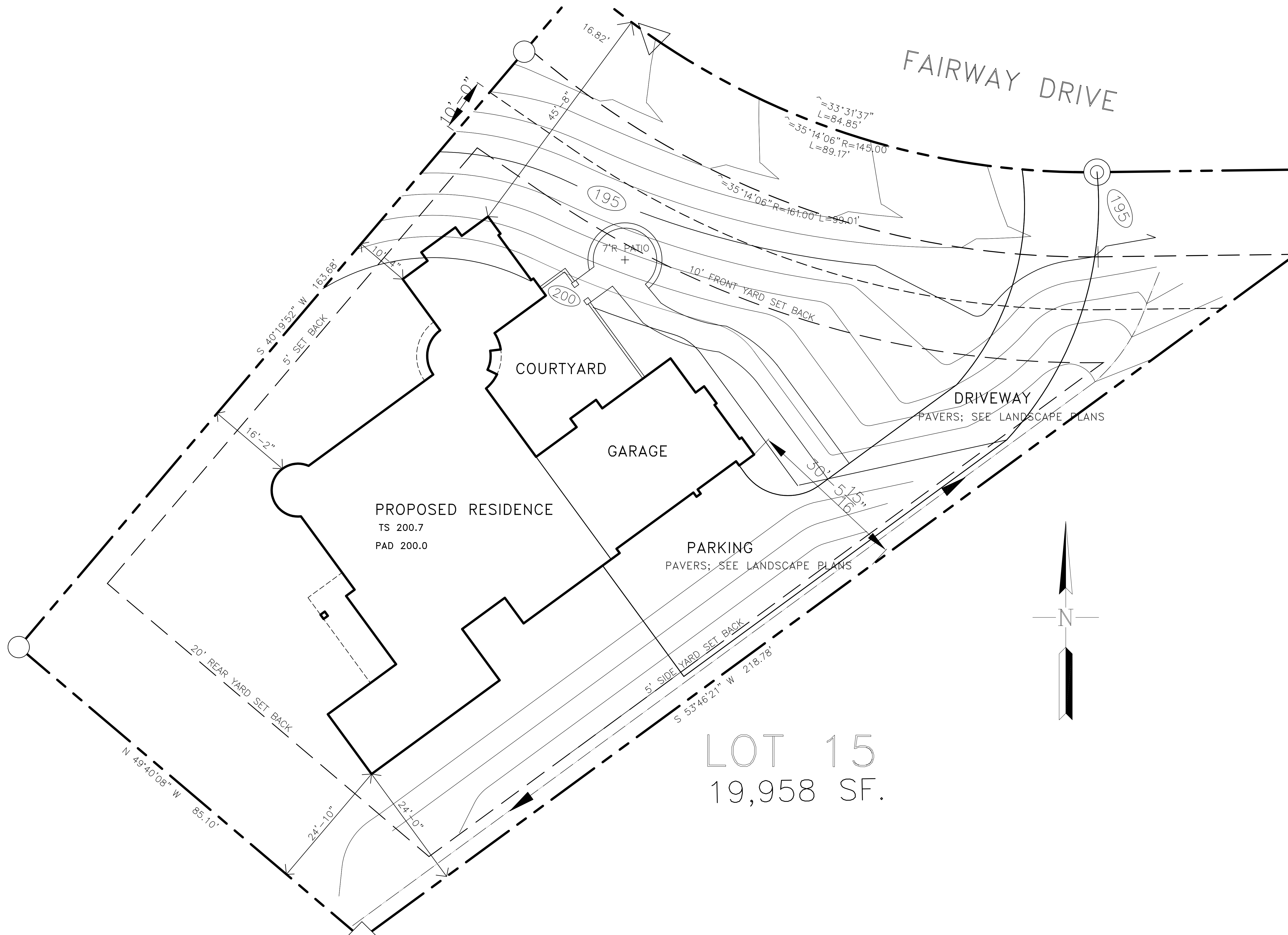
LOT # 15

PLN # XXX

BLDG # XXX

SUB	DATE	SUBMITTAL
1.	03/12/14	HOA 1
2.	04/12/14	PLN 1
3.	7/28/14	HOA 2
4.		
5.		

CONTRACT DATE	9/7/13
ISSUE DATE	7/28/14
SCALE	1/8" = 1'-0"
DRAWN	AM/CR/JPS
JOB	2013-566



ANTOINE MEO

Custom
Residential
Design

M

P.O. Box 610
Sunol, CA. 94586
925-963-8646
tonymeedesign@gmail.com

Associate Member
The American Institute of Architects

FERGUSON
RESIDENCE

15 FAIRWAY DRIVE
SEASIDE
CALIFORNIA

FIRST
FLOOR PLAN

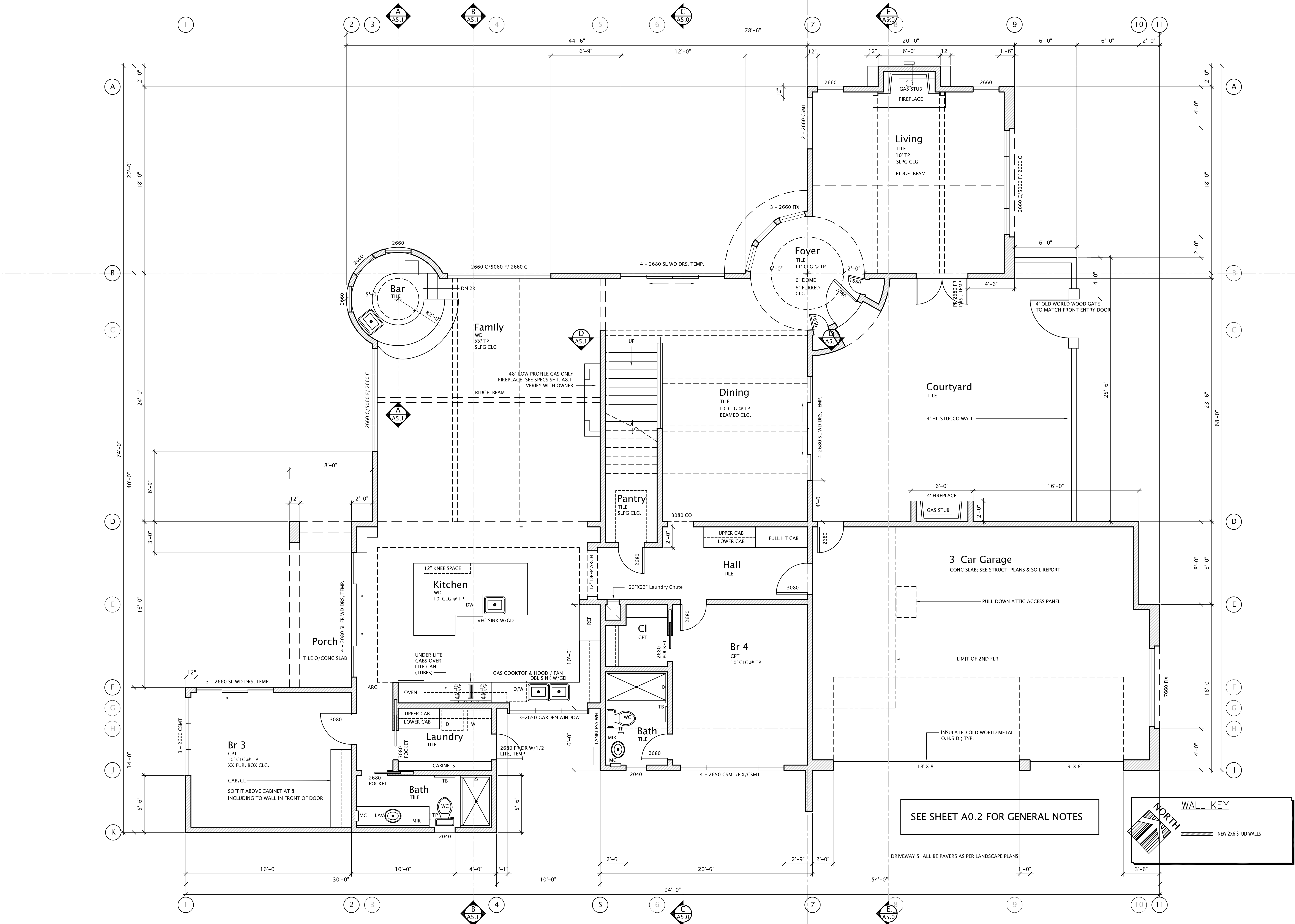
PRE-FINAL
NOT FOR CONSTRUCTION
PROGRESS BID SET
APN 031-052-015-000
TRACT # XXX
LOT # 15
PLN # XXX
BLDG # XXX

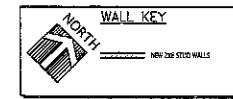
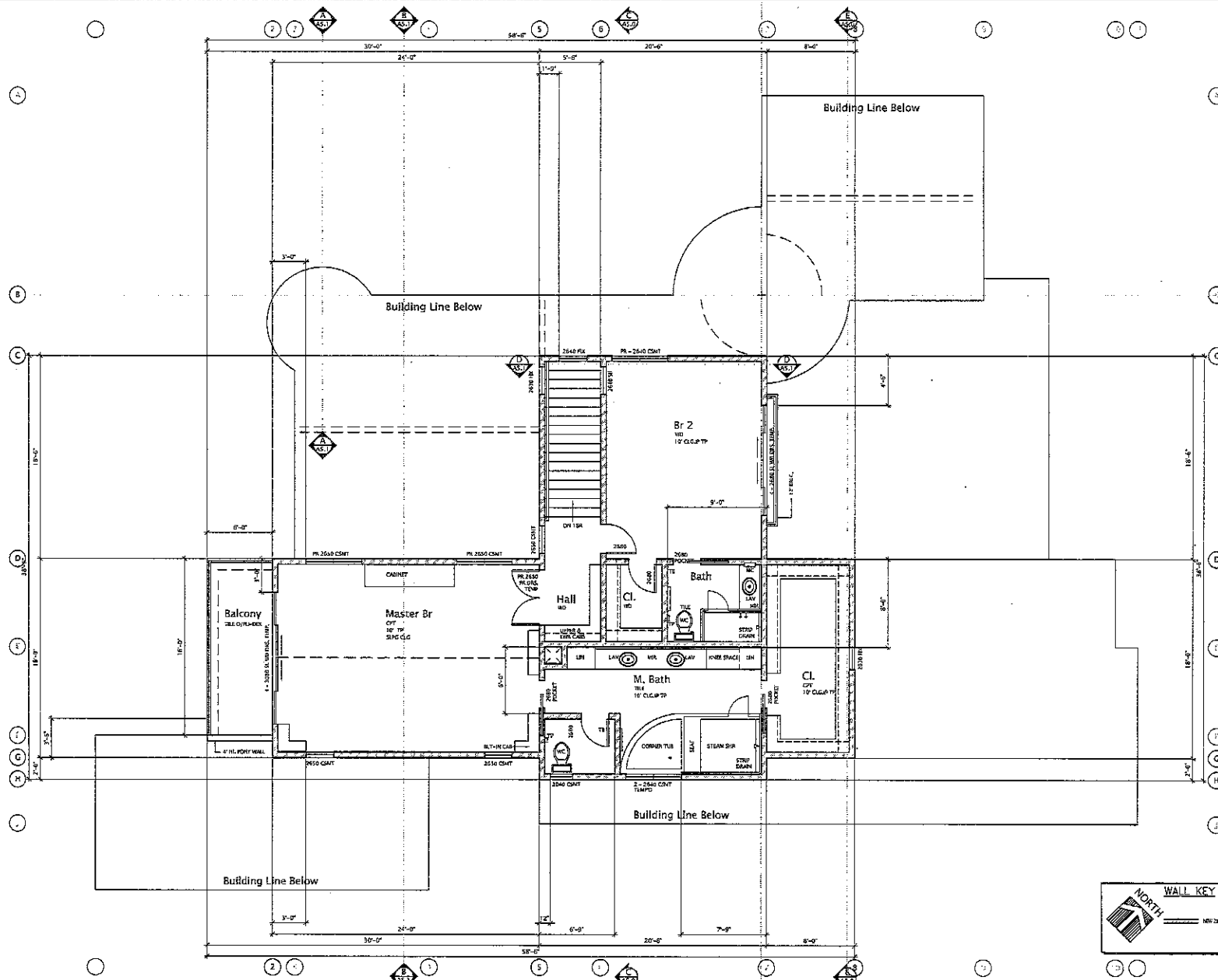
SUB	DATE	SUBMITTAL
1.	03/12/14	HOA 1
2.	04/12/14	PLN 1
3.	7/28/14	HOA 2
4.		
5.		

CONTRACT DATE 9/7/13
ISSUE DATE 7/28/14
SCALE 1/4" = 1'
DRAWN AM/CR/JPS
JOB 2013-566
SHEET

A2.1

OF SHEETS
Packet Page 49





ANTOINE MEO
Custom
Residential
Design

M
P.O. Box 918
San Jose, CA 95128
(408) 933-0948
antoine@meoarchitect.com
Antoine MEO
The American Institute of Architects

**FERGUSON
RESIDENCE**

15 FAIRWAY DRIVE
SEASIDE
CALIFORNIA

**SECOND
FLOOR PLAN**

PRELIMINARY
NOT FOR CONSTRUCTION
PROGRESS SET

DATE	10/04
REVISION 1	10/04
REVISION 2	10/04
REVISION 3	10/04
REVISION 4	10/04

NO.	DATE	SUBMITTAL
1.	03/12/14	MOA 1
2.	04/12/14	PLN 1
3.	7/28/14	MOA 2
4.		
5.		

CONTRACT DATE	9/7/13
ISSUE DATE	7/28/14
SCALE	1/4" = 1'
DRAWN	AM/PL/UPS
CHECKED	2013-05/15

A2.2

All design, design & plans are the property of Antoine P. MEO & are developed for use on the project only. In no event shall the design, design & plans be used for any other project without the written permission of Antoine P. MEO. All design, design & plans are the property of Antoine P. MEO & are developed for use on the project only. In no event shall the design, design & plans be used for any other project without the written permission of Antoine P. MEO.

EXTERIOR FINISH SCHEDULE

1. ROOF MATERIAL:

CLASS "A" CLAY "S" TILE ROOF BY MCA
COLOR: SANTA MARIA BLEND "B322"
G.C. TO PROVIDE OWNER WITH SAMPLE FOR REVIEW AND APPROVAL.
SEE ROOF PLAN FOR SPECS.
2. ROOF PITCH:

4:12 TYP., U.N.O.
3. FASCIA:

2X SMOOTH SPRUCE FASCIA; SEE EAVE DETAIL; TYP.
KELLY MOORE "CARGO" #412
4. GUTTERS:

26 GAUGE G.S.M. GUTTERS; TYP.
G.C. SHALL PROVIDE SAMPLE TO OWNER FOR APPROVAL.
COLOR: TO MATCH FASCIA
5. DOWNSPOUTS:

26 GAUGE G.S.M. DOWNSPOUTS; PRIME & PAINT TO MATCH ADJACENT COLOR
6. FLASHING:

26 GAUGE FLASHING & COUNTER FLASH ALL PENETRATIONS @
ROOF 4" MIN. LAP, 6" MIN. SIDE LAP.
PAINT TO MATCH ADJACENT COLOR, WHERE EXPOSED, WITH =
1ST COAT # 1722 KEL GUARD GALVANIZED IRON PRIMER;
2ND COAT #1240 ACRY SHIELD ACRYLIC FLAT FINISH.
7. CEMENT PLASTER:

3 COATS, 1" CEMENT PLASTER o/ PAPER BACKED WIRE MESH
o/ BUILDING PAPER, (TOTAL 2 LAYERS "D" PAPER),
o/ FULL PLYWD. SHEATHING, SEE STRUCT. DWGS;
CEMENT PLASTER SHALL HAVE A SMOOTH FINISH.
KELLY MOORE "THE GOLDEN STATE" KM5724-1
8. LINTELS & SILLS:

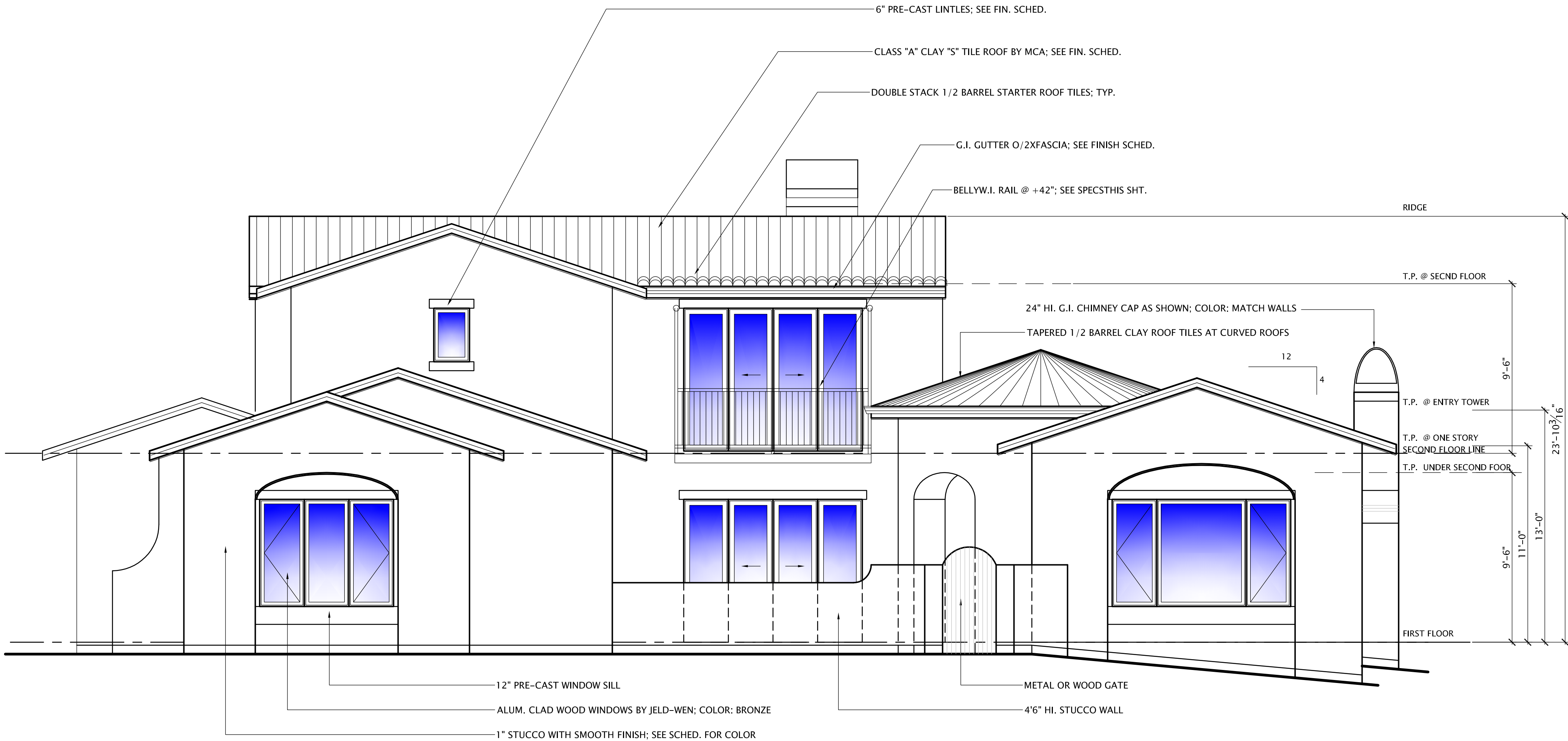
PRE-CAST 1/4" LIMESTONE OR TRAVERTINE O/FOAM
COLOR: "FRENCH CREAM," #302; VERIFY WITH OWNER.
9. SOFFITS:

CEMENT PLASTER, MATCH BUILDING BASE COLOR.
10. DOORS & WINDOWS:

(A) FRONT DOOR: WROUGHT IRON DOOR W/ GLASS AS SELECTED BY OWNER
ALTERNATE: JELD-WEN FIBERGLASS SPANISH CARRIAGE TYPE DOOR
(B) WINDOWS & FRENCH DOORS: JELD-WEN ALUM CLAD WOOD W/BRONZE COLOR
(C) GARAGE DOORS: INSUL. METAL O.H.S.D., CARRIAGE STYLE DOORS
COLOR: MATCH FASCIA
(D) GARAGE SIDE DOOR: SEE DOOR & WINDOW SPECS.
COLOR: MATCH WALL BASE.
11. EXTERIOR RAIL:

CUSTOM WROUGHT IRON "BELLY" RAIL AS PER ELEVATIONS; RAIL CONTRACTOR SHALL
PROVIDE OWNER WITH DESIGN SHOP DRAWINGS FOR REVIEW & APPROVAL
PRIOR TO MANUFACTURING.
VERTICAL STIFFENERS SHALL BE @ 4' O.C. MAX.; SEE EXTERIOR RAIL DETAIL 3,
SHEET A7
RAIL MEMBERS SHALL BE SPACED WHERE 4" DIAMETER SPHERE CANNOT PASS
BETWEEN MEMBERS AT ANY POINT. COLOR: ANTIQUE FINISH.
- NOTE:

PAINTING CONTRACTOR SHALL APPLY A SAMPLE OF THE COLORS AS
SELECTED ON A 3'X3' WALL AREA, OR AS APPROPRIATE, FOR OWNER'S
OR DESIGNER'S APPROVAL.



FRONT ELEVATION



RIGHT ELEVATION

ANTOINE MEO

Custom
Residential
Design

M

P.O. Box 610
Sunol, CA. 94586
925-963-8646
tonymeo@comcast.net

Associate Member
The American Institute of Architects

FERGUSON
RESIDENCE

15 FAIRWAY DRIVE

SEASIDE

CALIFORNIA

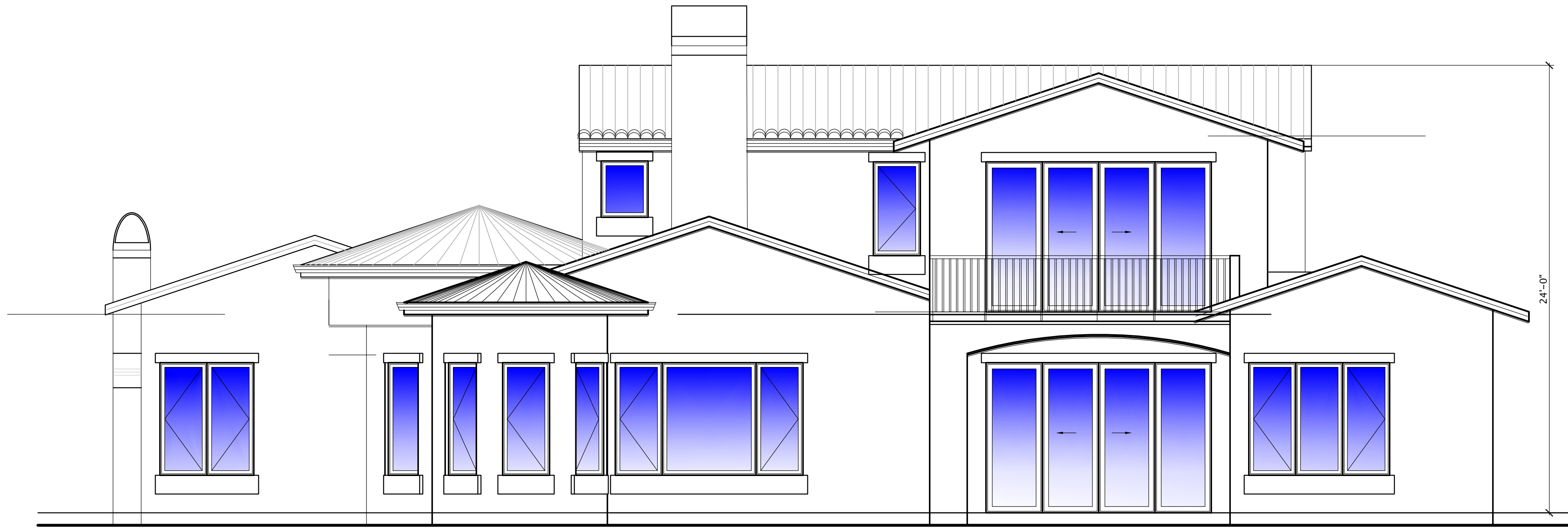
ELEVATIONS

PRE-FINAL	
NOT FOR CONSTRUCTION	
PROGRESS BID SET	
APN	031-052-015-000
TRACT #	XXX
LOT #	15
PLN #	XXX
BLDG #	XXX

SUB	DATE	SUBMITTAL
1.	03/12/14	HOA 1
2.	04/12/14	PLN 1
3.	7/28/14	HOA 2
4.		
5.		

CONTRACT DATE	9/7/13
ISSUE DATE	7/28/14
SCALE	1/4" = 1'
DRAWN	AM/CR/JPS
JOB	2013-566
SHEET	

A4.1



REAR ELEVATION



OLD WORLD INSULATED O.H.S.D.;AS SELECTED BY OWNER

LEFT ELEVATION

ANTOINE MEO

Custom
Residential
Design

M

P.O. Box 610
Sunol, CA. 94586
925-963-8646
tonymedesign@gmail.com

Associate Member
The American Institute of Architects

FERGUSON
RESIDENCE

15 FAIRWAY DRIVE
SEASIDE
CALIFORNIA

ELEVATIONS

PRE-FINAL
NOT FOR CONSTRUCTION
PROGRESS BID SET
APN 031-052-015-000
TRACT # XXX
LOT # 15
PLN # XXX
BLDG # XXX

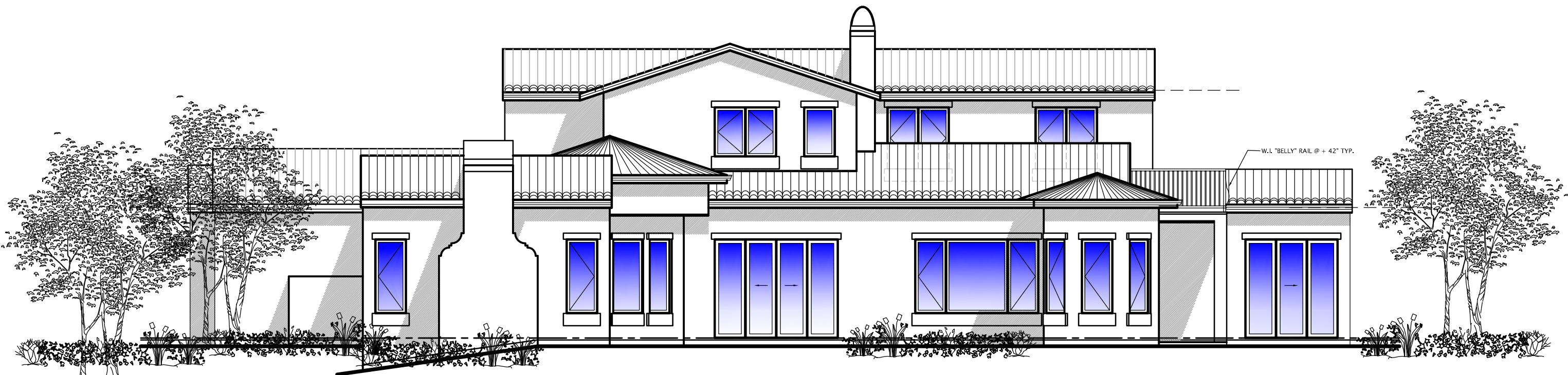
SUB	DATE	SUBMITTAL
1.	03/12/14	HOA 1
2.	04/12/14	PLN 1
3.	7/28/14	HOA 2
4.		
5.		

CONTRACT DATE	9/7/13
ISSUE DATE	7/28/14
SCALE	1/4" = 1'
DRAWN	AM/CR/JPS
JOB	2013-566
SHEET	

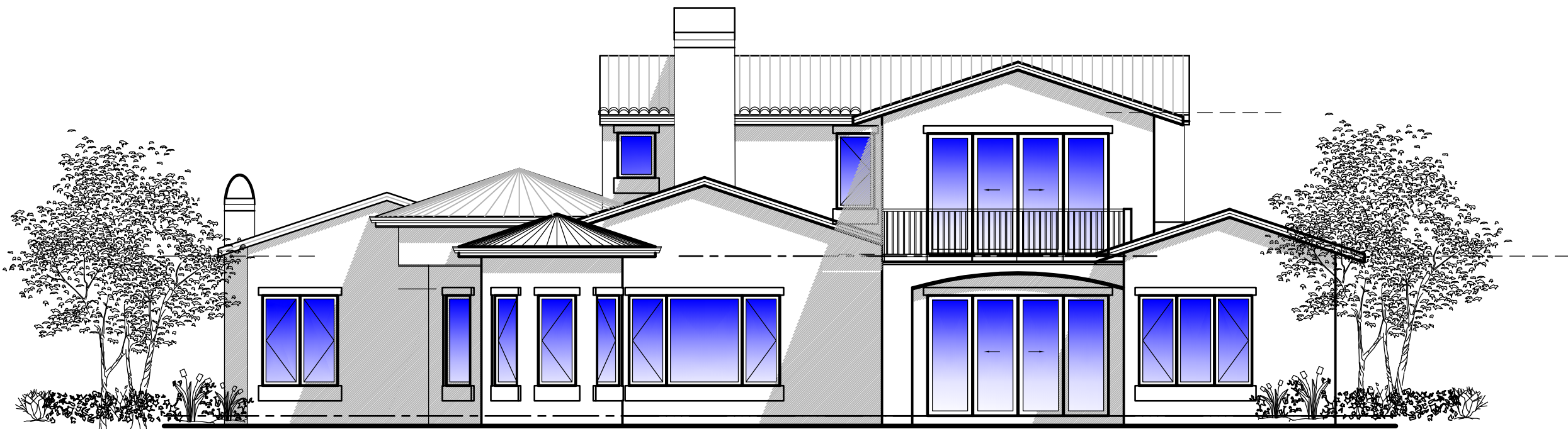
A4.2
OF SHEETS
Packet Page 52



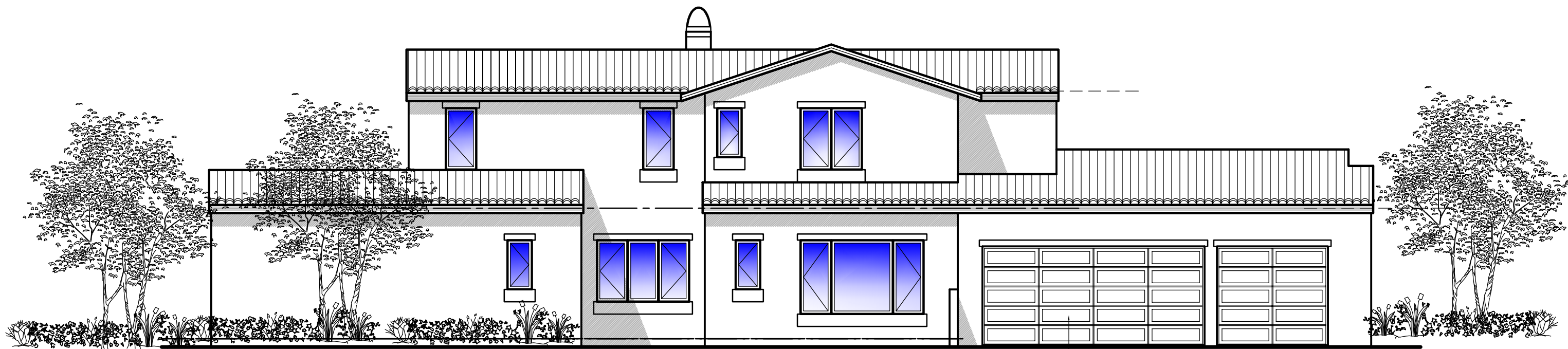
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ANTOINE MEO

Custom
Residential
Design

M

P.O. Box 610
Sunol, CA 94586
925-963-8646
tonymedesign@gmail.com

Associate Member
The American Institute of Architects

FERGUSON
RESIDENCE

15 FAIRWAY DRIVE
SEASIDE
CALIFORNIA

ELEVATIONS

PRE-FINAL
NOT FOR CONSTRUCTION
PROGRESS BID SET
APN 031-052-015-000
TRACT # XXX
LOT # 15
PLN # XXX
BLDG # XXX

SUB	DATE	SUBMITTAL
1.	03/12/14	HOA 1
2.	04/12/14	PLN 1
3.	7/28/14	HOA 2
4.		
5.		

CONTRACT DATE	9/7/13
ISSUE DATE	7/28/14
SCALE	1/4" = 1'
DRAWN	AM/CR/JPS
JOB	2013-566
SHEET	

A4.0

OF SHEETS
Packet Page 33

ROOF SPECIFICATIONS

SPECIFICATION: CLASS "A" CLAY "S" TILE ROOF BY MCA

COLOR: SANTA MARIA BLEND #B322

WEIGHT: 788 LBS./SQUARE

UNDERLAYMENT: 2 LAYERS OF 30 lb. FELT OR BETTER.

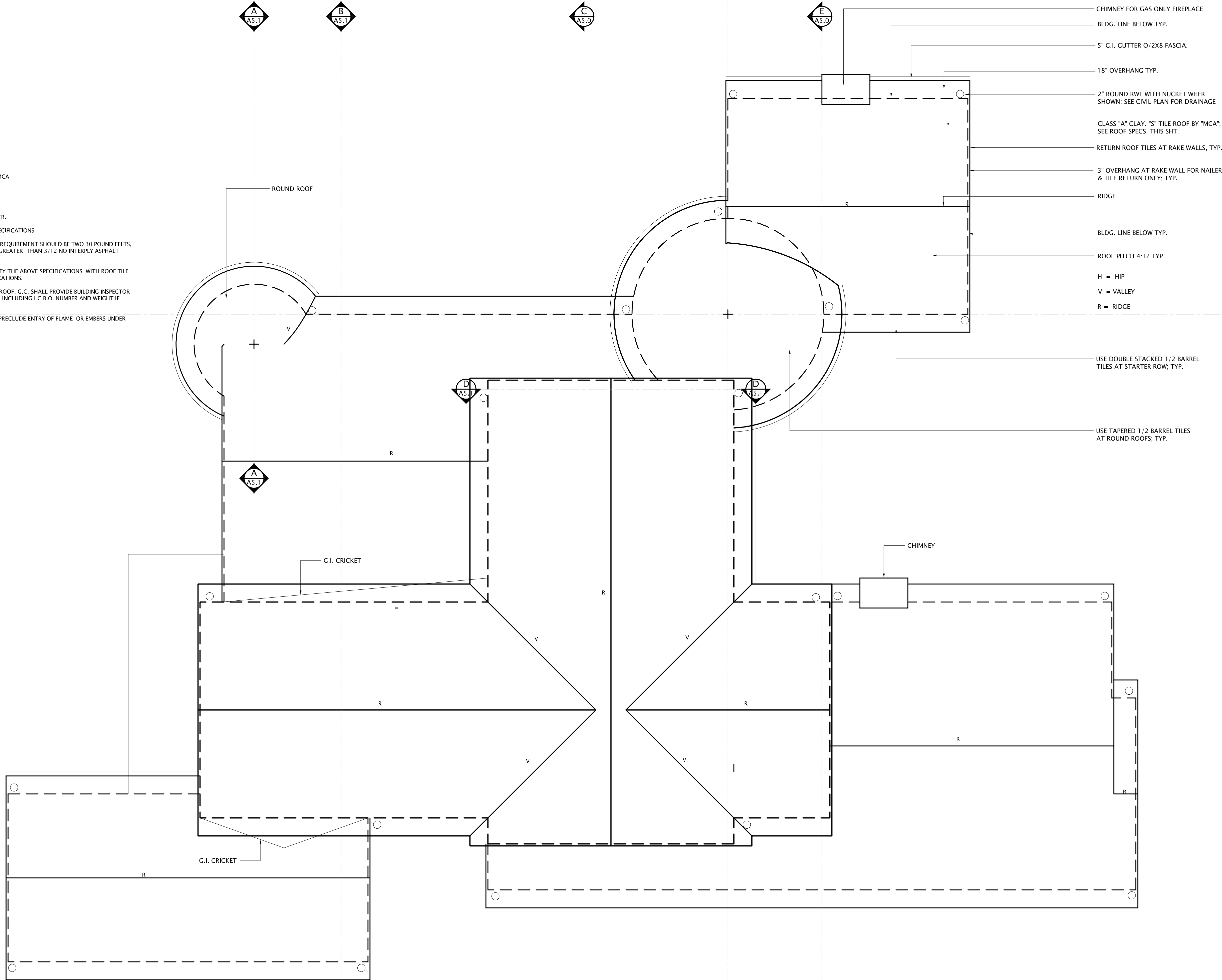
APPLICATION: PER MANUFACTURERS WRITTEN SPECIFICATIONS

NOTES: (a) THE MINIMUM TILE UNDERLAYMENT REQUIREMENT SHOULD BE TWO 30 POUND FELTS, BLIND NAILED 18" LAP. FOR SLOPES GREATER THAN 3/12 NO INTERPLY ASPHALT SHOULD BE NECESSARY.

(b) ROOFING CONTRACTOR SHALL VERIFY THE ABOVE SPECIFICATIONS WITH ROOF TILE MANUFACTURER'S WRITTEN SPECIFICATIONS.

(c) PRIOR TO INSTALLATION OF METAL ROOF, G.C. SHALL PROVIDE BUILDING INSPECTOR SPEC'S. OF METAL ROOF TO BE USED INCLUDING I.C.B.O. NUMBER AND WEIGHT IF DIFFERENT FROM ABOVE.

FIRE REQ'S.: THE ROOF SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER ROOF COVERING.



ANTOINE MEO

Custom
Residential
Design

M

P.O. Box 610

Sunol, CA. 94586

925-963-8646

tonymedesign@gmail.com

Associate Member

The American Institute of Architects

FERGUSON
RESIDENCE

15 FAIRWAY DRIVE

SEASIDE

CALIFORNIA

ROOF PLAN

PRE-FINAL

NOT FOR CONSTRUCTION

PROGRESS BID SET

APN XXX

TRACT # XXX

LOT # XXX

PLN # XXX

BLDG # XXX

SUB DATE SUBMITTAL

1. 03/12/14 HOA 1

2. 04/12/14 PLN 1

3. 7/28/14 HOA 2

4.

5.

CONTRACT DATE 9/7/13

ISSUE DATE 7/28/14

SCALE 1/4" = 1'

DRAWN AM/CR/UPS

JOB 2013-566

SHEET

A3.1

OF SHEETS

Packet Page 34

Ferguson Residence
Landscape Plant & Irrigation List
15 Fairway Rd
Seaside, CA

Abbr	Plant Name	Size	Quant
Arb	Arbutus Marina Tree	15G	3
Arc	Arctostaphylos emerald carpet	1G	30
Arcto	Arctotis	1G	7
Bou	Bougenvilla	5G	2
Cea	Ceanothus Dark Star	5G	6
Cer	Cercis Western Redbud	15G	3
Cho	Choisya Ternata	1G	22
Die	Dietes Morea	1G	7
ECle	Evergreen Clematis	5G	4
Gre	Greveillia rsmarinus	5G	7
Kan	Kangaroo Paw Anigozanthos hybrids	1G	10
Lav	Lavendula	1G	42
Leu	Leucodendron	5G	17
Lros	Landscape rose	2G	10
Lum	Luma	5G	1
Oli	Olive Olea europaea	15G	6
Pen	Penstemon	1G	12
Plum	Plumbago	5G	4
Rock	Rockrose Cistus White low	1G	16
Rose	Garden Rose	5G	4
Sal	Salvia Leucantha	1G	24
Star	Star Jasmine trachelospermum	1G	26
Trum	Trumpet vine distictis buccinatoia	5G	9

NOTES: Soil to be amended at time of planting. All disturbed
Soil to be mulched with shredded bark. Fencing to conform to
"The Enclave at Cypress Grove" guidelines.

Fencing detail:

Stone Pillars 6' x 2 1/2' x 2 1/2' w/ 6' wrought iron aluminum fencing between w/ squares on top.

Walkway detail:

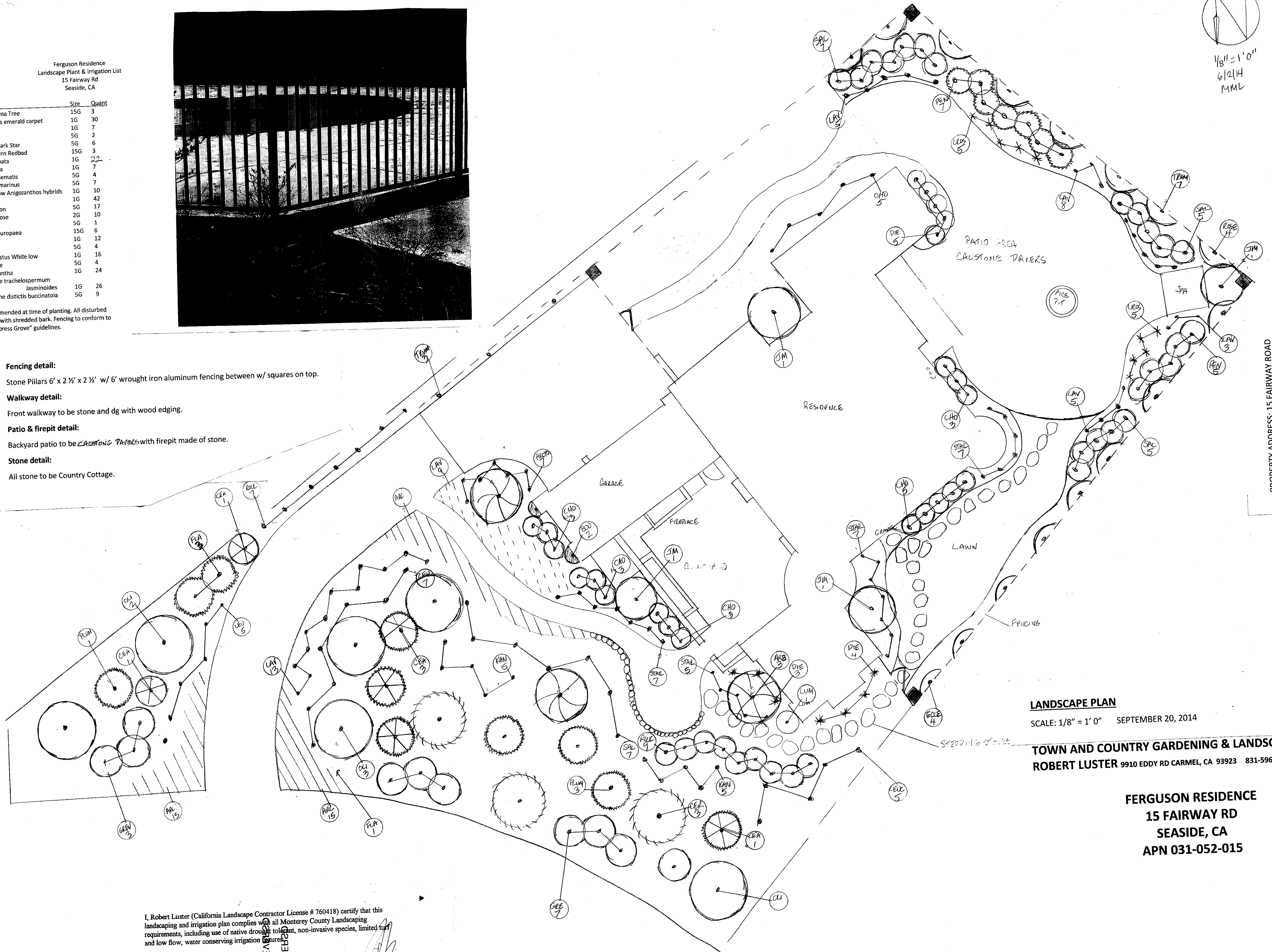
Front walkway to be stone and dg with wood edging.

Patio & firepit detail:

Backyard patio to be ~~CAUTION~~ PATIO with firepit made of stone.

Stone detail:

All stone to be Country Cottage.



PROPERTY ADDRESS: 15 FAIRWAY ROAD
SEASIDE, CA
APN 031-052-015
FRED FERGUSON
2166 RADIO AVE
SAN JOSE, CA 95125
408-768-4653

CONTACT INFO:

LIGHTING LEGEND & KEY		
Symbol	Quantity	Name
□	19	Focus – SL-44-LEDSCOP – 4"x8" paver light copper
Δ	23	FX Luminaire – CBLEDTA-SB – pathway light – Sedona brown
⌘	2	FX Luminaire – PX-900-PC-AL- transformer-almond
-----	Measure at site	10/2 wire

NIGHT LIGHTING PLAN

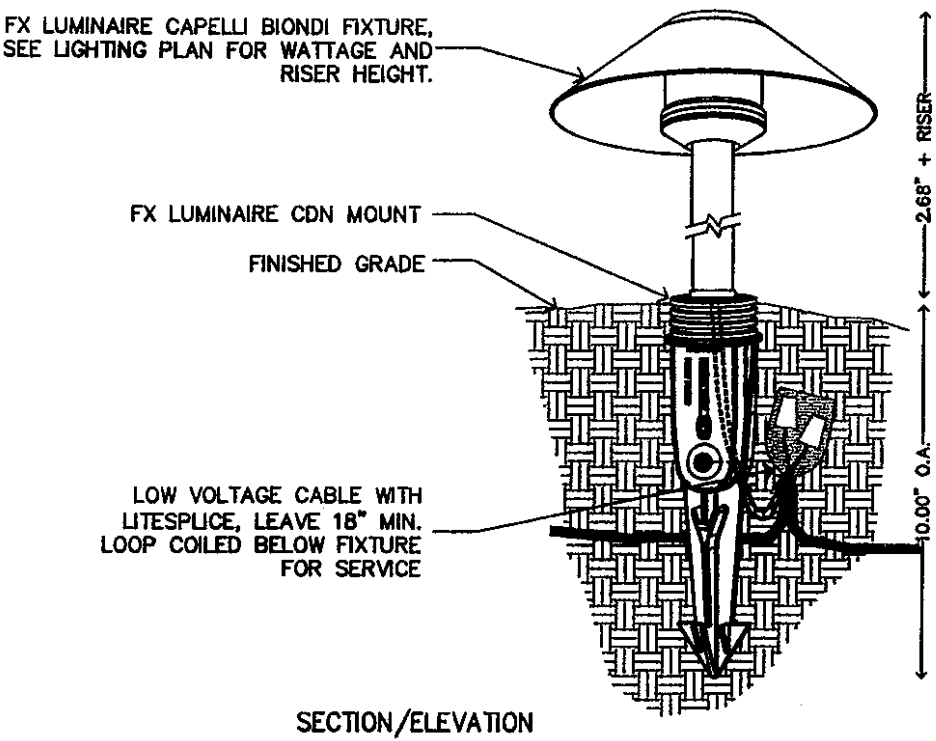
General Notes

- 1. This lighting plan is diagrammatic and is intended to show general locations of fixtures and utilities.
- 2. All work performed is to comply with the Uniform Building Code, California Electrical Code Title 8, and all local codes and ordinances.
- 3. Testing to include night testing and adjust as needed for optimal performance.
- 4. Cabling on plan is for fixture grouping only. Cable to be circuited and sized to provide 10.5 volts – 11.5 volts to all lighting fixtures. Transformers load not to exceed 80% rated capacity.

Installation Notes

- 1. Install direct burial cable along the edge of hardscape and mowstrips whenever possible. Minimum cable depth is 8". Installer to use 1" PVC conduit for any cable run under hardscape or difficult to access areas such as at grade decks and high impact areas.
- 2. Leave 24" loops at all fixture locations for final adjustment.
- 3. All wire junctions shall be waterproofed with fully encapsulated waterproof connectors rated for direct burial.
- 4. Transformers to be installed inconspicuously using plant material or site features to obscure a direct view of their location.
- 5. Provide grounded and GFI protected 120-volt power to transformer.
- 6. Install transformers 12" off finish grade and level. All wires leading to or from transformer shall be in conduit sleeve that is firmly affixed to mounting surface.
- 7. All junction boxes and other equipment shall be UL approved for wet location.
- 8. All exposed metal parts including transformers shall be permanently grounded in accordance with the National Electrical Code.
- 9. Recommendation of each transformer have its own 20 amp circuit to allow for future expansion of the system.

FX LUMINAIRE CAPELLI BIONDI FIXTURE, AS WITH ANY PATH LIGHT LOCATE IN PLANTER AREAS ONLY. DO NOT INSTALL IN OPEN TURF AREAS WITHOUT FOOTER WITH PROTECTIVE PAD.



XX CAPELLI BIONDI(CB) CDN MOUNT NOT TO SCALE FX LUMINAIRE DETAIL

PAVER LIGHT
SL-44-LEDS SERIES 80

TYPE

SPECIFICATIONS

CONSTRUCTION: FACE PLATE: Heavy duty, 6063 stamped aluminum, brass, copper or stainless steel
BACK BODY: Heavy duty, 6063 stamped aluminum powder coated high reflective white
LENS: High impact, 1/8" thick, white acrylic, optional color inserts available
GUARD: Therm
LIGHT SOURCE: 2x waterproof integrated LED Strip, warm white 3000K
LIFETIME: RATED 50,000 Hours (5 year warranty)
ACCESSORIES: DRIVER: On board integrated 12v AC input. Voltage range of 10 to 18 volts.
For use with integrated transformers only.
VARIANTS: 6" 250C silicone lens area
CONNECTOR: 6" 250C silicone lens area
FINISH: Aluminum - Black, bronze, polyester powder coat. Optional finishes available
Bases: Unfinished, Copper, Bronze available
Copper - Unfinished, Optional finishes available
Stainless Steel - Brushed
VEHICULAR PRESSURE RATED: 50

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
SL-44-LEDS-SS	4" x 8" Paver Light, Aluminum Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-BRS	4" x 8" Paver Light, Brass Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-COP	4" x 8" Paver Light, Copper Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-SS	4" x 8" Paver Light, Stainless Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-BRT	6" x 8" Paver Light, Aluminum Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-BRS	6" x 8" Paver Light, Brass Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-COP	6" x 8" Paver Light, Copper Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-SS	6" x 8" Paver Light, Stainless Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-BRT	6" x 8" Paver Light, Aluminum Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-BRS	6" x 8" Paver Light, Brass Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-COP	6" x 8" Paver Light, Copper Plate	2x LED STRIP	2.0 lbs.
SL-44-LEDS-SS	6" x 8" Paver Light, Stainless Plate	2x LED STRIP	2.0 lbs.

ACCESSORIES

CATALOG NO.	DESCRIPTION
FA-35-SL-44-80-40-WHITE	White (175) High Impact acrylic lens
FA-35-SL-44-80-40-BLUE	Blue (175) High Impact acrylic lens
FA-35-SL-44-80-40-GRN	Green (175) High Impact acrylic lens
FA-35-SL-44-80-40-RED	Red (175) High Impact acrylic lens
FA-35-SL-44-80-40-ORNG	Orange (175) High Impact acrylic lens
FA-35-SL-44-80-40-YEL	Yellow (175) High Impact acrylic lens
FA-35-SL-44-80-40-BLK	Black (175) High Impact acrylic lens

FOR INFORMATION

Type	Date
Job Name	
Job No.	
Location	
Designer	
Contractor	
Notes	

SL-44-80-LEDS-80-40-WHITE

LIGHTING PLAN

SCALE: 1/8" = 1' 0" SEPTEMBER 20, 2014

TOWN AND COUNTRY GARDENING & LANDSCAPE
ROBERT LUSTER 9910 EDDY RD CARMEL, CA 93923 831-596-2709

FERGUSON RESIDENCE
15 FAIRWAY RD
SEASIDE, CA
APN 031-052-015

IRRIGATION NOTES

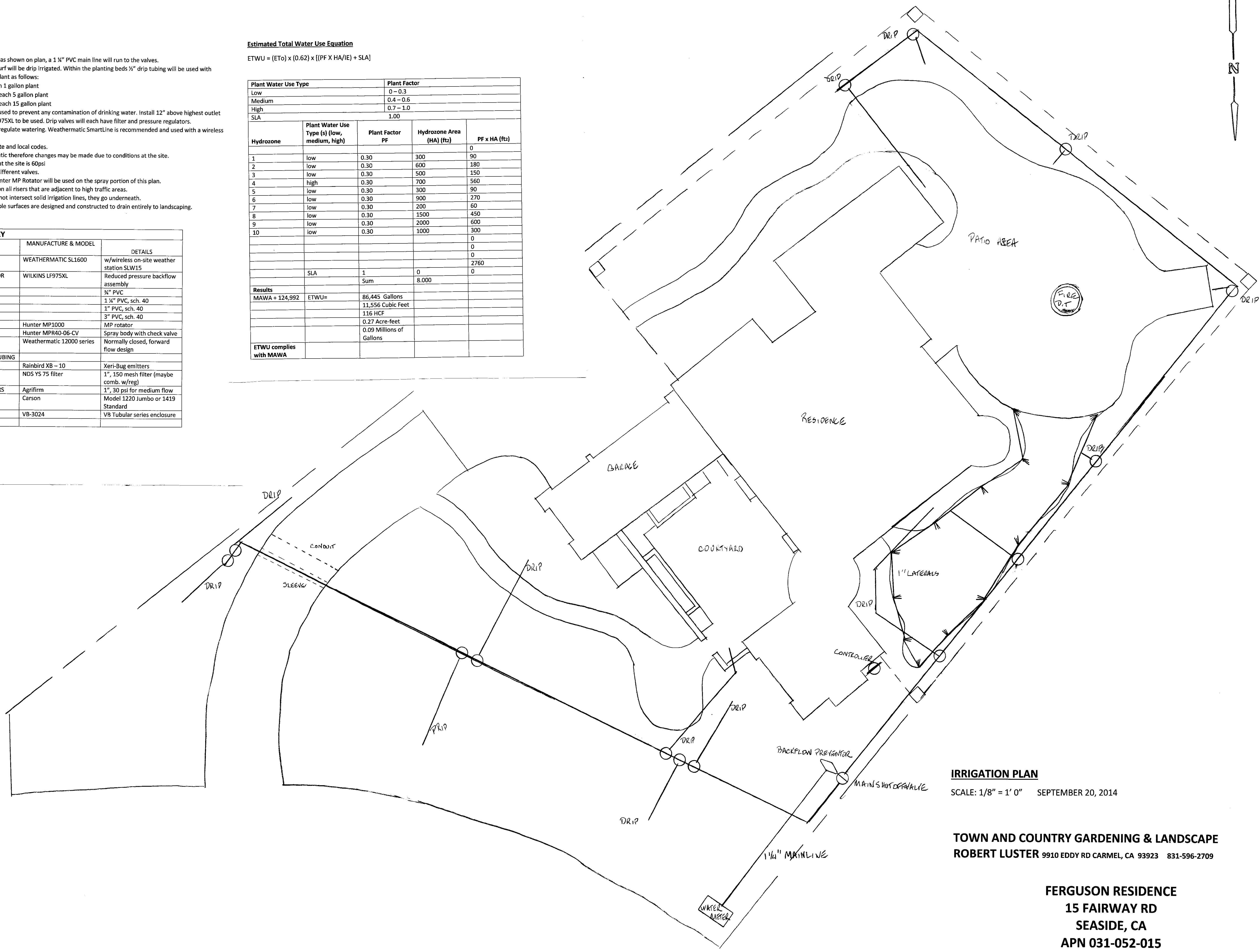
- Using point of connection as shown on plan, a 1 1/4" PVC main line will run to the valves.
- All landscape except the turf will be drip irrigated. Within the planting beds 1/2" drip tubing will be used with emitters leading to each plant as follows:
 - 1 GPH emitter for each 1 gallon plant
 - 2 - 1 GPH emitter for each 5 gallon plant
 - 4 - 1 GPH emitter for each 15 gallon plant
- A backflow device will be used to prevent any contamination of drinking water. Install 12" above highest outlet on this system. Wilkins LF975XL to be used. Drip valves will each have filter and pressure regulators.
- Controller will be used to regulate watering. Weathermatic SmartLine is recommended and used with a wireless on site weather station.
- All work to conform to state and local codes.
- This drawing is diagrammatic therefore changes may be made due to conditions at the site.
- Estimated static pressure at the site is 60psi
- Spray and drip will be on different valves.
- Low angle, low volume Hunter MP Rotator will be used on the spray portion of this plan.
- Swing joints are required on all risers that are adjacent to high traffic areas.
- Dashed irrigation lines do not intersect solid irrigation lines, they go underneath.
- The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.

IRRIGATION LEGEND & KEY			
SYMBOL	NAME	MANUFACTURE & MODEL	DETAILS
⌀	CONTROLLER	WEATHERMATIC SL1600	w/wireless on-site weather station SLW15
⋄	BACKFLOW PREVENTOR	WILKINS LF975XL	Reduced pressure backflow assembly
-----	CONDUIT		3/4" PVC
=====	MAINLINE		1 1/4" PVC, sch. 40
-----	LATERALS		1" PVC, sch. 40
-----	SLEEVE		3" PVC, sch. 40
▲	SPRAY HEADS	Hunter MP1000	MP rotator
▲	SPRAY BODY	Hunter MPR40-06-CV	Spray body with check valve
⊖	VALVES	Weathermatic 12000 series	Normally closed, forward flow design
-----	START OF 1/2" DRIP TUBING		
●	EMITTERS	Rainbird XB - 10	Xeri-Bug emitters
●	FILTERS	NDS YS 75 filter	1", 150 mesh filter (maybe comb. w/reg)
-----	PRESSURE REGULATORS	Agri-firm	1", 30 psi for medium flow
-----	VALVE BOX	Carson	Model 1220 Jumbo or 1419 Standard
-----	BACKFLOW ENCL.	VB-3024	V8 Tubular series enclosure

Estimated Total Water Use Equation

ETWU = (ETo) x (0.62) x [(PF x HA/IE) + SLA]

Plant Water Use Type		Plant Factor		
Low		0 - 0.3		
Medium		0.4 - 0.6		
High		0.7 - 1.0		
SLA		1.00		
Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor PF	Hydrozone Area (HA) (ft ²)	PF x HA (ft ²)
1	low	0.30	300	90
2	low	0.30	600	180
3	low	0.30	500	150
4	high	0.30	700	560
5	low	0.30	300	90
6	low	0.30	900	270
7	low	0.30	200	60
8	low	0.30	1500	450
9	low	0.30	2000	600
10	low	0.30	1000	300
				0
				0
				0
				2760
	SLA	1	0	0
	Sum		8,000	
Results				
MAWA + 124,992	ETWU=	86,445 Gallons		
		11,556 Cubic Feet		
		116 HCF		
		0.27 Acre-feet		
		0.09 Millions of Gallons		
ETWU complies with MAWA				



IRRIGATION PLAN

SCALE: 1/8" = 1' 0" SEPTEMBER 20, 2014

TOWN AND COUNTRY GARDENING & LANDSCAPE
ROBERT LUSTER 9910 EDDY RD CARMEL, CA 93923 831-596-2709

FERGUSON RESIDENCE
15 FAIRWAY RD
SEASIDE, CA
APN 031-052-015

Site Photographs – 15 Fairway



Drive

View from Front (Northeast)



View from neighbor's property to the southwest



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.D.

TO: Board of Architectural Review

FROM: John Dunn, City Manager

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

DATE: February 18, 2015

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-33: SAM LINDER AUTO GROUP, PROPERTY OWNER, AND AUSONIO INCORPORATED, APPLICANT, REQUEST APPROVAL FOR THE REMODEL OF THE NORTHERLY PORTION OF THE MASERATI & VOLVO DEALERSHIP INCLUDING INTERIOR SHOWROOM, EXTERIOR FAÇADE, STOREFRONT, ENTRY DOOR, AND MODIFICATIONS TO AN EXISTING MASTER SIGN PROGRAM IMPROVEMENTS AT 1711 DEL MONTE BOULEVARD, LOCATED IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY GUIDELINES PURSUANT TO CLASS 1, SECTION 15301.E.2.A.**

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, Board of Architectural Review approval is required for any changes to projects that previously received Architectural Review approval. The applicant is requesting changes to a previously approved automobile showroom, façade, storefront, entry door, and signage.

RECOMMENDATION

Staff recommends approval of the remodel of the northerly portion of Building #1 to include interior showroom, exterior façade, storefront, entry door, and signage improvements for the Maserati & Volvo dealership subject to the conditions of approval provided as Attachment 1.

BACKGROUND

The site has previously received Design Review Board approvals for exterior building

improvements and sign changes to Building #1. The most recent remodel included the southerly portion of Building #1 which is now the site of the Jaguar and Land Rover showroom. The northerly portion of Building #1 is the showroom for Maserati & Volvo and is the focus of this request.

SITE LOCATION AND DESCRIPTION

The 1.37 acre site is located on the west side of Del Monte Boulevard, opposite Victory Toyota. The site is currently developed with a 9,177 square foot single-story building (Building #1) consisting of showrooms and administrative office area for Jaguar and Land Rover in its southern half and Maserati and Volvo in its northern half. A 11,950 square foot service and parts building (Building #2) is located at the southern end of the property. The project site is bordered to the north by the Lexus dealership, to the south by Newton Brothers Tires, to the west by the Southern Pacific Railroad Right of Way, and to the east by the Toyota dealership.

PROJECT DESCRIPTION

The applicant proposes to complete the remodel of the interior and exterior of Building #1 with improvements for the Maserati and Volvo dealership. A small (32 sq. ft.) triangular portion at the north end of the building will be filled in to square off the exterior wall, otherwise the building footprint will remain the same. The major exterior changes will occur on the front of the building. A new storefront with entry doors will be installed between the two matching storefronts on the Del Monte Boulevard frontage. The new center storefront and doors will have mill finish aluminum and window assembly to match the existing profile, finish, and low-e glazing of the two existing storefronts. These three storefronts form the street façade for the Maserati showroom. A new grey Aluminum Composite Material (ACM) accent element will run horizontally across the top of these three storefronts. A 21.2 sq. ft. mirror polished stainless steel face Maserati sign with an acrylic face with vinyl graphics and a 4.2 sq. ft. Maserati logo will be mounted on a dark gray metallic background and centered on the ACM panels. The Volvo showroom is located in the most northerly portion of Building #1 and will receive a new vertical grain oak entry portal that will be centered on the most northeasterly wall of the building facing the parking area. This oak portal will be approximately 16 feet wide, 9 feet high and 5 feet deep and will provide a covered entrance to the Volvo showroom. The entrance will have a frameless, clear, low-E entry door. A blue Volvo “Exterior Shield” will be centered on the exterior wall above the entrance and will be a backdrop for a 12.2 sq. ft. Volvo LED internally illuminated push thru acrylic logo sign that will be located approximately 8 feet above the entrance. The existing Volvo monument sign near the driveway entrance will remain intact. The remainder of the cement plaster exterior walls will remain or be painted a white satin finish.

Site work will include removing the built-up vehicle display ramp at the front of the property and reconfiguring the accessible parking in this location. New concrete pavement will be installed and scored to match existing adjacent concrete color and finish. The new Volvo entry door will remove some of the existing landscaping located against the wall of the building. Two new landscape areas will be installed on either side of the entrance. These two areas will provide 78 sq. ft. of new landscaping. Proposed plants are New Zealand Flax, Blue Fescue, Trailing Lantana, and Big Red Kangaroo Paw. Existing irrigation lines will serve this area. The proposed

landscaping will keep the overall site landscaped area at over the required 5 percent at 5.52 percent. Existing landscaping directly behind the sidewalk remains in good condition.

STAFF ANALYSIS

Design Criteria

Section 17.16.040.B.2.a of the Seaside Municipal Code, Façade Articulation, encourages visual continuity while using a combination of recessed windows and entries, display windows, offset surfaces, offset planes, textured materials or other details or displays of interest to pedestrians. Color change alone does not create a feeling of variety or interest. The applicant is using the existing building forms, as well as the introduction of new entry doors, ACM panels, storefronts, and signs to continue the Façade Articulation to fulfill the Architectural Design Requirements of Section 17.16.040 of the Seaside Zoning Ordinance. The applicant is using this articulation to create opportunities for visual interest and creating a focal point for the eye to be attracted to. This also allows the applicant to create an interesting entry for Volvo.

Signs

The new Maserati and Volvo signs are in keeping with the contemporary design and appearance of the entire building and are presented in an appropriate scale and design that is harmonious with the building and surrounding businesses. The signs continue the Maserati and Volvo logotype and trademark signage for the dealership.

Landscaping

The introduction of landscaping areas on either side of the Volvo entrance will add an attractive and colorful design element to the site. The use of New Zealand Flax, Blue Fescue, Trailing Lantana, and Big Red Kangaroo Paw will provide color and interest and will tie in with the existing landscaping on the site. The plants will be on an automatic irrigation system.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.2.A: Existing Facilities. Class 1 consists of additions to existing facilities of less than 10,000 square feet and the project is in an area where all public services are available to allow for maximum development permissible in the General Plan.

Evidence: Based on the project consisting of additions to existing facilities of less than 10,000 square feet and the project is in an area where all public services are available to allow for maximum development permissible in the General Plan.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan, complies with all applicable zoning regulations and the Design Guidelines for the Auto Center.

Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Design Guidelines for the Auto Center, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed building modifications 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 continue 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 Auto Center and neighboring commercial properties.

Evidence: The proposed site plan and building elevations provide all design elements required by the Design Guidelines for the Auto Center, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, and application of a consistent color palette throughout the project.

3. The architecture, including the character, scale, and quality of the design, relationship with the site, building materials, colors, 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 auto dealership will provide all required design elements that would establish an attractive development, and will continue to be compatible with adjoining and nearby properties.

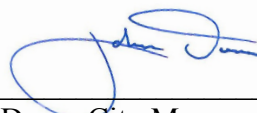
FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - 1711 Del Mont Boulevard BAR-14-33 Conditions of Approval
2. Attachment 2 - 1711 Del Monte Blvd. Location Map
3. Attachment 3 - 1711 Del Monte Maserati Volvo BAR Binder
4. Attachment 4 - 1711 Del Monte Boulevard Site Photographs

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

Conditions of Approval
File No. BAR-14-33
February 18, 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 “San Linder Auto Group, Maserati/Volvo Monterey Showroom Remodel” stamped as received on December 19, 2014, as and approved on February 18, 2015.

Building, Public Works, and Fire:

1. The construction plans for the project shall be submitted in accordance with the 2013 California Building Code and 2013 California Fire Code. In addition to the Fire Sprinkler Notes on page A001 – California Fire Code Section 507.5.1.1 – If any fire sprinkler heads are removed or added, separate fire sprinkler plans must be submitted and approved to the fire department before the building framing inspection is complete.
2. If any fire alarm devices are removed, relocated or added, separate fire alarm plans must be submitted and approved to the fire department.
3. A suitable number of 2A10BC fire extinguishers shall be placed throughout the building approximately 75 linear feet apart with the appropriate signage to make them visible.
4. Separate fire sprinkler and fire alarm plans need to be delivered to Seaside Fire Department, located at 1635 Broadway Avenue. A minimum of (3) set of plans are required.
5. Building permit plans shall be prepared and stamped by a licensed architect or engineer.
6. Plans shall show accessible path of travel to the main entrance. Plans will also require CASP review and inspection.
7. Public Works: The project shall comply with the City of Seaside’s National Pollutant Discharge Elimination System permit and all other requirements of the Department of Public Works.

Standard:

8. 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.

9. 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.
10. 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.
11. 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.
12. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
13. 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.
14. 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.
15. 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.
16. The issuance of building permits involving the installation of new floor area or change in use from the previous use shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-33

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.

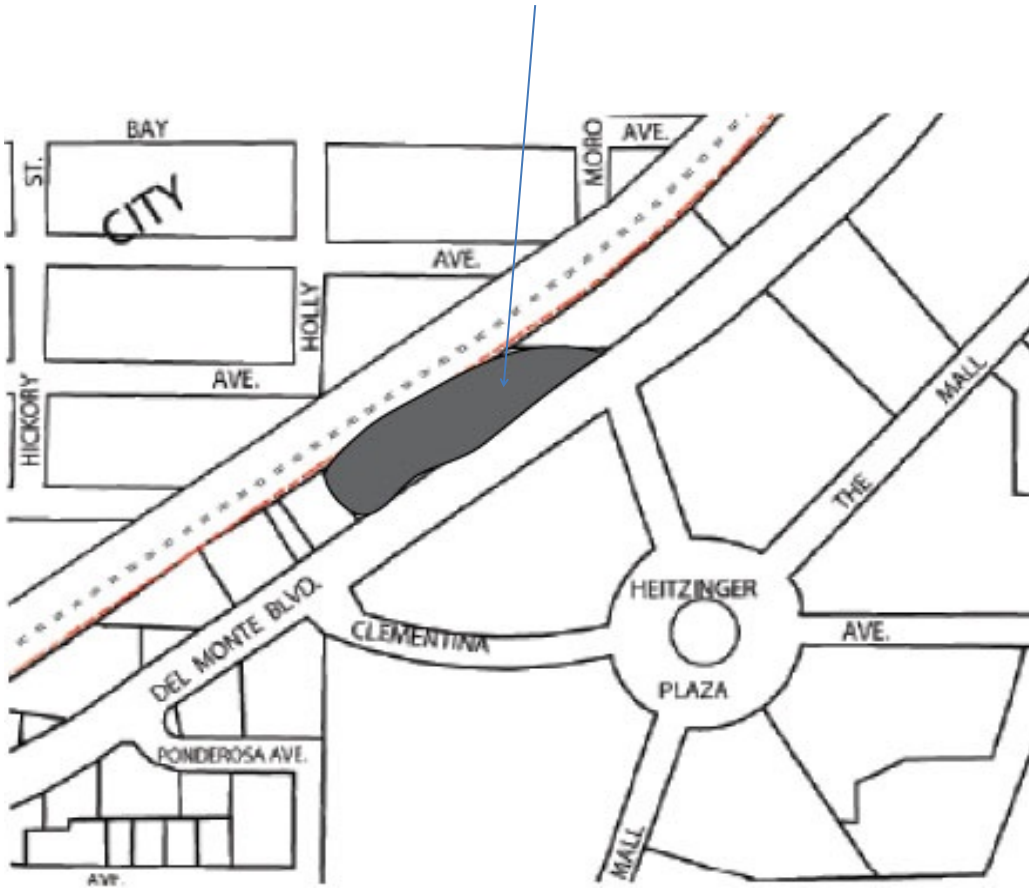
Applicant's Signature

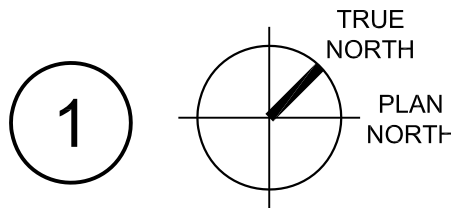
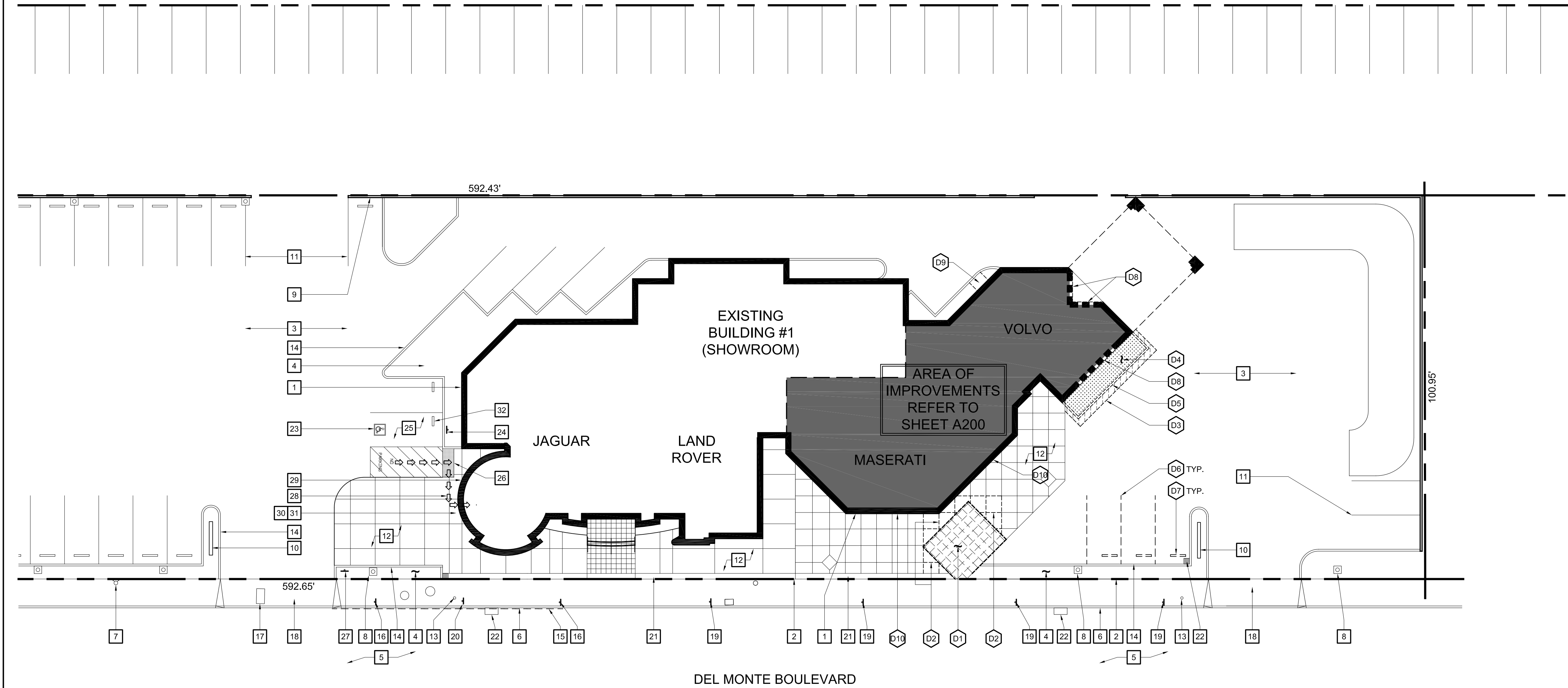
Date

Property Owner's Signature

LOCATION MAP

1711 DEL MONTE BOULEVARD





ENLARGED PARTIAL SITE PLAN - DEMOLITION

SCALE: 1/16" = 1'-0"

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO WORK. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL OF OBSTRUCTIONS AND SITE PREPARATIONS NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT (800-227-2600). THE CONTRACTOR SHALL REMOVE ALL U.S.A. MARKINGS AS SOON AS THEY ARE NO LONGER NEEDED, BY USING A HIGH PRESSURE WATER METHOD ONLY. THE CITY ENCOURAGES THE USE OF CHALK PAINT WHENEVER POSSIBLE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT CONTRACTOR EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY THE OPERATIONS. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING BY THE OPERATIONS ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
6. KEEP ALL PLANTING, PAVING AND CURB AREAS FREE FROM DEBRIS AND TRASH DURING THE ENTIRE DURATION OF THE CONTRACT.
7. CARE SHOULD BE TAKEN WITH EXISTING TREES TO REMAIN. GRADES WITHIN THE DRIP LINE OF THE TREE SHALL NOT BE CHANGED UNLESS OTHERWISE SPECIFIED ON THE PLANS. UNNECESSARY COMPACTION OF THE AREA WITHIN THE DRIP LINE SHALL BE AVOIDED.
8. ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE SALVAGED.
9. UNDERGROUND UTILITIES WITHIN THE LIMITS OF DEMOLITION SHALL BE CAPPED AND ABANDONED OR REMOVED AS REQUIRED, UNLESS SHOWN OTHERWISE. SEE CIVIL PLANS FOR FURTHER DETAILS.
10. CONTRACTOR SHALL ALLOW FOR THE TRENCHING AND EXTENSION OF SITE UTILITIES AS REQUIRED TO ACCOMMODATE NEW WORK. PATCH AND REPAIR ALL SURFACES AS REQUIRED.
11. PER SEASIDE MUNICIPAL CODE SECTION 8.46.130 ANY PROPOSED PROJECT MUST ADHERE TO THE CITY'S BMP GUIDANCE. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT AGAINST POLLUTANTS ENTERING THE STORM DRAIN SYSTEM.
12. 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.
13. PEAK STORM WATER RUNOFF DISCHARGE RATES: POST-DEVELOPMENT PEAK STORM WATER RUNOFF DISCHARGE RATES SHALL NOT EXCEED PREDEVELOPMENT RATE.
 - NO STORM WATER MAY FLOW OFF OF THIS SITE.
 - LABEL ON EXISTING STORM DRAINS AS FOLLOWS "NO DUMPING-DRAINS TO OCEAN"

DEMOLITION NOTES

- THE DEMOLITION NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.
- D01 CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE AND STONE VEHICLE DISPLAY AREA IN IT'S ENTIRETY.
- D02 CONTRACTOR SHALL SAW CUT, REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE PAVEMENT ADJACENT TO EXISTING CONCRETE AND STONE VEHICLE DISPLAY AREA SCHEDULED TO BE DEMOLISHED TO THE NEAREST CONTROL JOINT.
- D03 SAW CUT AND REMOVE A MINIMUM OF 1'-0" WIDE AREA OF (E) AC PAVEMENT ALONG EXTENTS OF (E) CONCRETE CURB, GUTTER AND WALKWAY SHOWN TO BE REMOVED. PREP AREA FOR (N) PATCH BACK.
- D04 CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING LANDSCAPING INCLUDING BUT NOT LIMITED TO TREES, SHRUBS AND ALL OTHER MISCELLANEOUS LANDSCAPING MATERIALS. WHERE APPLICABLE, CONTRACTOR SHALL MODIFY AND / OR TERMINATE WATER SOURCE AND IRRIGATION SYSTEM. VERIFY IN FIELD.
- D05 CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER - TYPICAL AS SHOWN
- D06 CONTRACTOR SHALL REMOVE EXISTING PAINTED PARKING STALL, STRIPPING BY GRINDING DOWN AC PAVEMENT WHERE STRIPPING OCCURS AND PATCHING BACK AC PAVEMENT AS REQUIRED TO MATCH EXISTING CONDITION. ADD ALTERNATE (VERIFY WITH OWNER) TO PAINT (BLACKOUT) EXISTING STALL STRIPPING.
- D07 CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE WHEEL STOP. PATCH AND REPAIR AC PAVEMENT AS REQUIRED.
- D08 HEAVY DASH LINE INDICATES OUTLINE OF PORTION OF EXISTING BUILDING TO BE DEMOLISHED AND / OR MODIFIED TO ACCOMMODATE NEW WORK. REFER TO DEMOLITION FLOOR PLAN FOR EXACT REQUIREMENTS.
- D09 CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE WALKWAY IN IT'S ENTIRETY (ADJACENT CONCRETE CURB TO REMAIN INTACT).
- D10 CONTRACTOR SHALL GRIND DOWN EXISTING CONCRETE SLAB EDGE AT EXISTING, NEW/PROPOSED DOOR LOCATIONS AS REQUIRED TO CREATE AN ACCESSIBLE COMPLIANT PATH OF TRAVEL.

KEY NOTES

- THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.
- 1 EXISTING BUILDING FOOTPRINT.
- 2 EXISTING PROPERTY LINE.
- 3 EXISTING A.C. PAVED PARKING LOT / DRIVE AISLE TO REMAIN INTACT - PROTECT FROM DAMAGE.
- 4 EXISTING LANDSCAPE AREA TO REMAIN INTACT - PROTECT FROM DAMAGE.
- 5 EXISTING A.C. PAVED CITY ROAD TO REMAIN INTACT.
- 6 EXISTING CONCRETE CURB, GUTTER AND WALKWAY TO REMAIN INTACT - PROTECT FROM DAMAGE. PRIOR TO FINAL INSPECTION, ANY CURB, GUTTER AND WALKWAY DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED PER THE MOST CURRENT APPLICABLE CITY OF SEASIDE ENGINEERING STANDARDS. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR ALL WORK DONE IN PUBLIC RIGHT-OF-WAY PRIOR TO PROCEEDING WITH WORK.
- 7 EXISTING FIRE HYDRANT TO REMAIN INTACT.
- 8 EXISTING LIGHT POLE TO REMAIN INTACT.
- 9 EXISTING CMU SITE WALL TO REMAIN INTACT.
- 10 EXISTING MONUMENT SIGN TO REMAIN INTACT.
- 11 EXISTING STRIPED PARKING STALL TO REMAIN INTACT.
- 12 EXISTING VEHICLE DISPLAY AREA TO REMAIN INTACT.
- 13 EXISTING CITY STREET LIGHT POLE TO REMAIN INTACT.
- 14 EXISTING CONCRETE CURB TO REMAIN INTACT.
- 15 DASH LINE INDICATES EXTENTS OF EXISTING CONCRETE CURB RED - STRIPED INDICATING "NO PARKING". CONTRACTOR SHALL RE-STRIP ACCORDINGLY.
- 16 INDICATES EXISTING POLE MOUNTED "NO PARKING" SIGN TO REMAIN INTACT.
- 17 INDICATES EXISTING UTILITY VAULT AND / OR ACCESS COVER PLATE TO REMAIN INTACT.
- 18 EXISTING CONCRETE DRIVEWAY APPROACH TO REMAIN INTACT.
- 19 INDICATES EXISTING POLE MOUNTED "2 HOUR PARKING" SIGN TO REMAIN INTACT.
- 20 INDICATES EXISTING POLE MOUNTED "MONTEREY AUTO CENTER" SIGN TO REMAIN INTACT.
- 21 INDICATES EXISTING CONCRETE VALLEY GUTTER TO REMAIN INTACT. CONTRACTOR SHALL ALLOW FOR MODIFICATION OF EXISTING CONCRETE VALLEY GUTTER AS REQUIRED TO ACCOMMODATE NEW WORK. CONTRACTOR SHALL PREVENT RUN-OFF TO PUBLIC RIGHT-OF-WAYS.
- 22 EXISTING STORM DRAIN INLET TO REMAIN INTACT. PROTECT FROM DAMAGE. REFER TO EROSION CONTROL AND BEST MANAGEMENT PRACTICES (BMPs) REQUIREMENTS OUTLINED ON SHEET A100.
- 23 EXISTING 36" x 36" PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY ON PAVEMENT.
- 24 EXISTING "VAN ACCESSIBLE" STALL SIGNAGE.
- 25 EXISTING "VAN ACCESSIBLE" PARKING STALL.
- 26 EXISTING DETECTABLE WARNING SURFACE (TRUNCATED DOMES).
- 27 EXISTING "DISABLED PARKING ENTRY" SIGN ("VEHICLE TOW-AWAY" SIGN) AND A "NOTICE ALL ROADS ARE FIRE LANES" ENTRANCE SIGN.
- 28 ACCESSIBLE PATH OF TRAVEL INDICATOR ARROWS. ARROWS SHOWN ON PLAN ARE FOR REFERENCE ONLY AND NOT FOR PHYSICAL APPLICATION. WALKWAY ALONG ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, HAVE A MAX. 1/2" CHANGE OF ELEVATION, MIN. 48" WIDTH, HAVE A MAX. 1/4" PER FOOT CROSS SLOPES, AND WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20) SHALL HAVE RAMPS COMPLYING WITH CBC SECTION 1133B.7.
- 29 EXISTING RECESSED KEY BOX (KNOX BOX) PER CITY FIRE DEPARTMENT STANDARDS.
- 30 EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY AT PRIMARY PUBLIC ENTRANCES.
- 31 EXISTING EXTERIOR WALKWAY AND DOOR LANDINGS SHALL NOT EXCEED 1/2" PER FOOT (2%) UP TO DOOR'S THRESHOLD FOR A MIN. DISTANCE OF 5'-0" OUT FROM THE DOOR OPENING, TYPICAL AT ALL EXTERIOR DOORS U.O.N.
- 32 EXISTING CONCRETE WHEEL STOP.

SET ISSUED:
2014-12-02:
SCHEMATIC DESIGN /
PLANNING SUBMITTAL

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS PREPARED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF, AUSA. 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. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH AUSA. DESIGN AND VISUAL CONTACT WITH THESE CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

AUSONIO
ARCHITECTS
P.C.

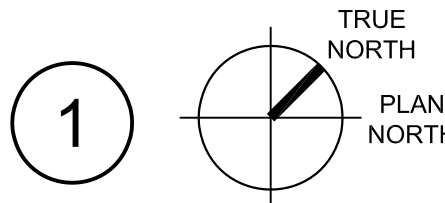
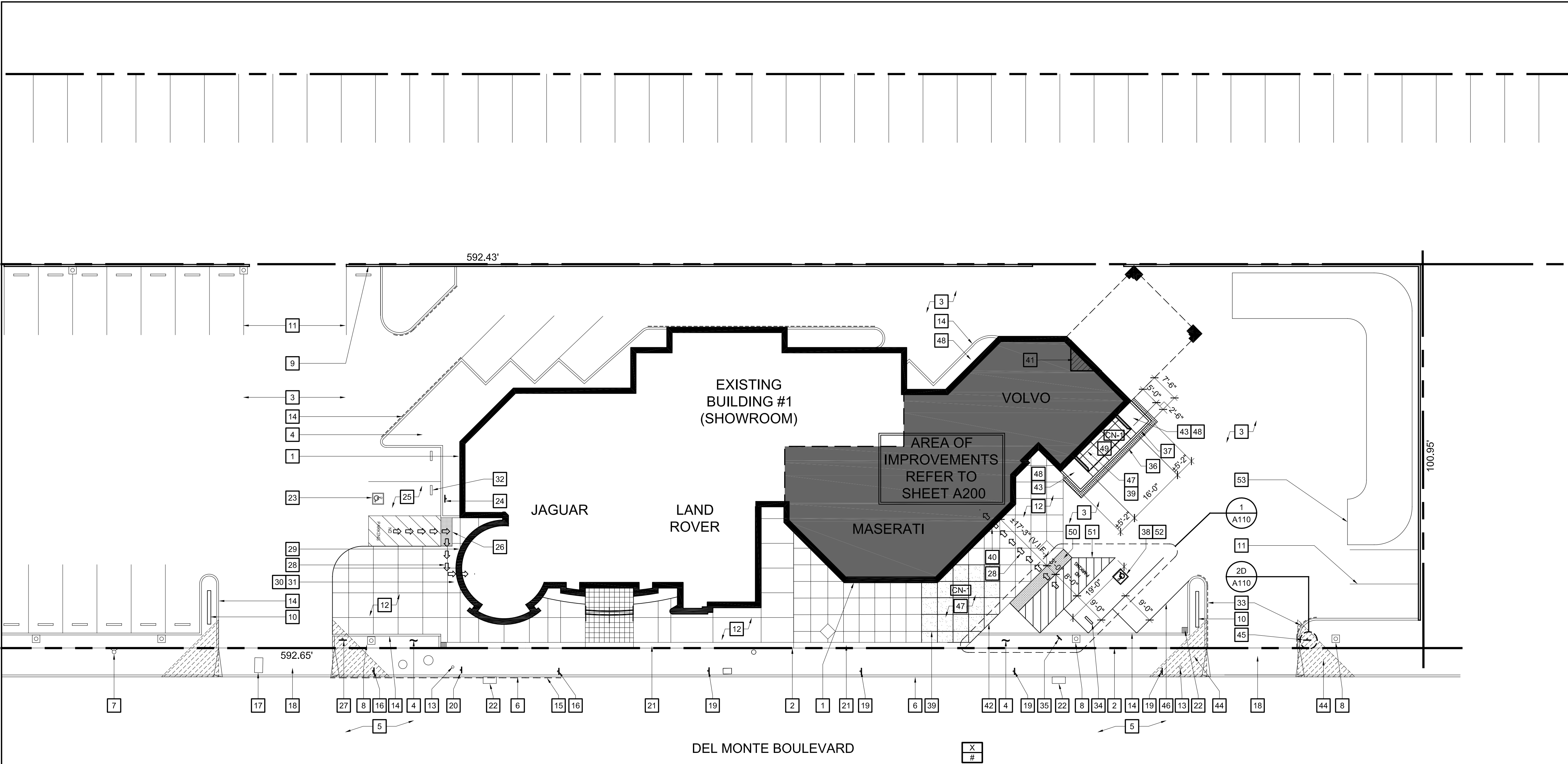
**SAM LINDER AUTO GROUP
MASERATI / VOLVO MONTEREY SHOWROOM REMODEL**
1711 DEL MONTE BOULEVARD
SEASIDE, CA. 93955
A.P.N. NO.: 011-541-006

JOB NO.:
2014-007

SHEET NAME:
**ENLARGED
PARTIAL DEMO
SITE PLAN**

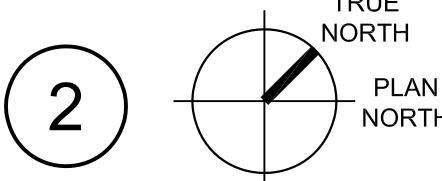
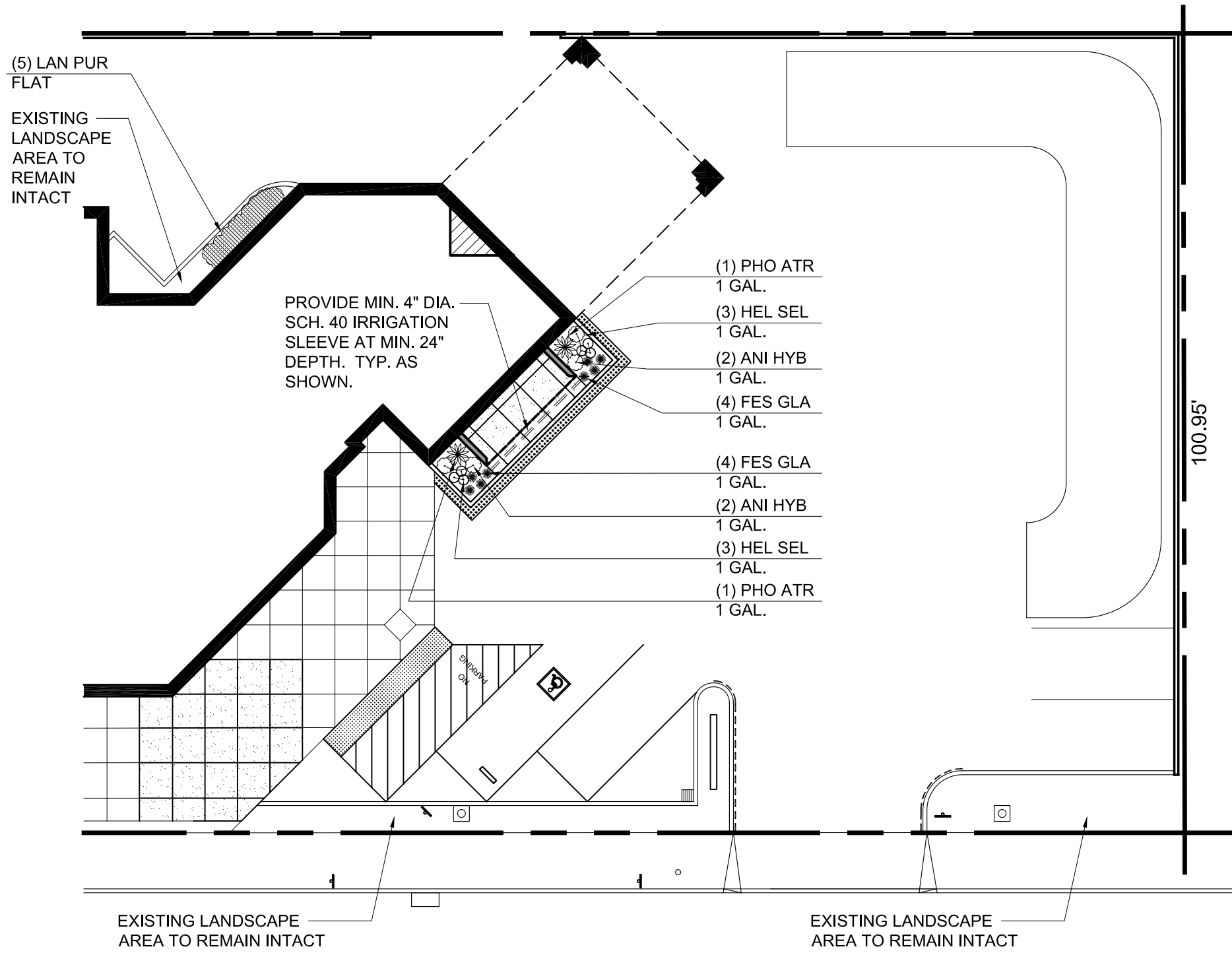
SHEET NO.:
A101

FILE NAME: B14-007 Maserati-Volvo A101



ENLARGED PARTIAL SITE PLAN - NEW

SCALE: 1/16" = 1'-0"



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON	SIZE
PHO ATR	PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	1 GAL.
GRASSES	BOTANICAL / COMMON	SIZE
CAL ACU	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' / FOERSTER'S REED GRASS	1 GAL.
FES GLA	FESTUCA GLAUCA / BLUE FESCUE	1 GAL.
GROUND COVERS	BOTANICAL / COMMON	SIZE
LAN PUR	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA	FLAT @ 24" OC
ANNUALS / PERENIALS		SIZE
ANI HYB	ANIGOZANTHOS x 'BIG RED' / BIG RED KANGAROO PAW	1 GAL.

LANDSCAPE NOTES

- CAUTION: CONTRACTOR SHALL NOTE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND USE APPROPRIATE CAUTION WHEN PERFORMING WORK IN THOSE AREAS, INCLUDING EXCAVATION BY HAND TOOLS IF NECESSARY FOR SAFETY.
- REMOVE ALL DEBRIS, ROCKS OVER 1 INCH SIZE, AND WEEDS FROM PLANTING AREAS.
 - GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SLOPE WITH POSITIVE DRAINAGE TOWARDS DRAIN INLETS OR SWALES, 2% AWAY FROM BUILDINGS. PLANTING BEDS SHALL BE CONTOURED AS SHOWN ON PLANS. FINISH GRADE SHALL BE 2" BELOW TOP OF ADJACENT PAVING.
 - USE 21-GRAM AGRIFORM PLANT TAB FERTILIZER 21-10-5 AS FOLLOWS: 1 GALLON PLANT; 1 TAB 15 GALLON PLANT; 2 TABS BOTTOM OF HOLE, ON SIDE OF ROOTBALL.
 - INSTALL WEED CLOTH IN ALL PLANTING AREAS: 5 OZ NON-WOVEN POLYPROPYLENE.
 - ALL PLANTING AREAS SHALL BE DRESSED THREE INCHES DEEP WITH PREMIUM WOOD CHIPS, AVAILABLE FROM BUENA VISTA LANDFILL, WATSONVILLE, CA (831) 454-2430. PROVIDE SAMPLE TO OWNER'S REP FOR APPROVAL.
 - PROVIDE MIN. 4" DIA. SCH. 40 IRRIGATION SLEEVE AT MIN. 24" DEPTH TO CONNECT ALL NEW LANDSCAPE AREAS WITH EXISTING.

GENERAL NOTES

- CONTRACTOR SHALL RECONSTRUCT ALL DAMAGED CURB, GUTTER AND SIDEWALK ALONG SITE'S WEST MARKET STREET FRONTAGE.
- "FIRE LANE" SIGNS ARE REQUIRED TO BE INSTALLED AT EACH ENTRANCE IN LOCATIONS WHERE VEHICLE PARKING WOULD ENCR OACH ON THE REQUIRED 24'-0" CLEAR WIDTH OF ROADWAY. ALL RAISED CURBS AT THESE LOCATIONS SHALL BE PAINTED RED WITH "FIRE LANE - NO PARKING ANYTIME" STENCILLED 4" HIGH AT 30'-0" INTERVALS PER CITY STANDARDS.
- APPROVED NUMBERS AND/OR LETTERS SHALL BE PLACED ON ALL BUILDINGS TO BE VISIBLE FROM THE STREET, WITH THE COLOR CONTRASTING THE BACKGROUND. ADDRESS POSTING IS REQUIRED ON BUILDING, FIRE DEPARTMENT ACCESS AND ON ALL REAR DOORS. THE PROJECT REQUIRES AN ILLUMINATED DIRECTORY AT THE MAIN ENTRANCE. INDIVIDUAL ROOMS/SUITE NUMERALS TO BE A MINIMUM OF 4" HIGH, 6" HIGH x 3/4" STROKE; 9" HIGH x 1-1/4" STROKE WHEN 36"-50" FROM ACCESS; 12" HIGH x 1-1/2" STROKE WHEN OVER 50" FROM ACCESS.
- NO TREES OR HIGH-GROWING SHRUBS SHALL BE CLOSER THAN 6'-0" FROM ANY OF THE REQUIRED ACCESS ROADWAYS AND SHALL MAINTAIN CLEAR UP TO 13'-6".
- CONTRACTOR SHALL PROVIDE MIN. 8" DIA. SCH. 40 IRRIGATION SLEEVE AT MIN. DEPTH TO ALL NEW LANDSCAPE AREAS.

SITE MATERIALS LEGEND

- | | |
|------|--|
| CN-1 | TYPE: CONCRETE |
| | MANUFACTURER: MATCH (E) |
| | STYLE/FINISH: STANDARD GREY - MATCH (E) |
| | COLOR/PATTERN: SIZE: CONTROL JOINTS PER PLAN |
| | NOTE: CONTACT: - |
- PROVIDE NEW (CN-1) CONCRETE PAVEMENT (MATCH EXISTING ADJACENT CONCRETE COLOR AND FINISH) OVER AGGREGATE BASE AND COMPACTED SOIL SUBGRADE.
 - NEW LANDSCAPE AREA.
 - NEW VOLVO COVERED ENTRY CANOPY. REFER TO FLOOR PLAN FOR ADDITIONAL NOTATION.
 - NEW DETECTABLE WARNING SURFACE (TRUNCATED DOMES). SEE DETAIL 5/A110.
 - NEW "VAN ACCESSIBLE" LOADING/UNLOADING ZONE. SEE DETAIL 1/A110.
 - NEW "VAN ACCESSIBLE" PARKING STALL. SEE DETAIL 1/A110.
 - EXISTING CONCRETE AND STONE MULTI-TERRAIN VEHICLE DISPLAY TO REMAIN INTACT. PROTECT FROM DAMAGE.

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- EXISTING BUILDING FOOTPRINT.
- EXISTING PROPERTY LINE.
- EXISTING A.C. PAVED PARKING LOT / DRIVE AISLE TO REMAIN INTACT - PROTECT FROM DAMAGE.
- EXISTING LANDSCAPE AREA TO REMAIN INTACT - PROTECT FROM DAMAGE.
- EXISTING A.C. PAVED CITY ROAD TO REMAIN INTACT.
- EXISTING CONCRETE CURB, GUTTER AND WALKWAY TO REMAIN INTACT - PROTECT FROM DAMAGE. PRIOR TO FINAL INSPECTION, ANY CURB, GUTTER AND WALKWAY DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED PER THE MOST CURRENT APPLICABLE CITY OF SEASIDE ENGINEERING STANDARDS. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR ALL WORK DONE IN PUBLIC RIGHT-OF-WAY PRIOR TO PROCEEDING WITH WORK.
- EXISTING FIRE HYDRANT TO REMAIN INTACT.
- EXISTING LIGHT POLE TO REMAIN INTACT.
- EXISTING CMU SITE WALL TO REMAIN INTACT.
- EXISTING MONUMENT SIGN TO REMAIN INTACT.
- EXISTING STRIPED PARKING STALL TO REMAIN INTACT.
- EXISTING VEHICLE DISPLAY AREA TO REMAIN INTACT.
- EXISTING CITY STREET LIGHT POLE TO REMAIN INTACT.
- EXISTING CONCRETE CURB TO REMAIN INTACT.
- DASH LINE INDICATES EXTENTS OF EXISTING CONCRETE CURB RED - STRIPED INDICATING "NO PARKING". CONTRACTOR SHALL RE-STRIPED ACCORDINGLY.
- INDICATES EXISTING POLE MOUNTED "NO PARKING" SIGN TO REMAIN INTACT.
- INDICATES EXISTING UTILITY VAULT AND / OR ACCESS COVER PLATE TO REMAIN INTACT.
- EXISTING CONCRETE DRIVEWAY APPROACH TO REMAIN INTACT.
- INDICATES EXISTING POLE MOUNTED "2 HOUR PARKING" SIGN TO REMAIN INTACT.
- INDICATES EXISTING POLE MOUNTED "MONTEREY AUTO CENTER" SIGN TO REMAIN INTACT.
- INDICATES EXISTING CONCRETE VALLEY GUTTER TO REMAIN INTACT. CONTRACTOR SHALL ALLOW FOR MODIFICATION OF EXISTING CONCRETE VALLEY GUTTER AS REQUIRED TO ACCOMMODATE NEW WORK. CONTRACTOR SHALL PREVENT RUN-OFF TO PUBLIC RIGHT-OF-WAYS.
- EXISTING STORM DRAIN INLET TO REMAIN INTACT. PROTECT FROM DAMAGE. REFER TO EROSION CONTROL AND BEST MANAGEMENT PRACTICES (BMPs) REQUIREMENTS OUTLINED ON SHEET A100.
- EXISTING 36" x 36" PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY ON PAVEMENT.
- EXISTING "VAN ACCESSIBLE" STALL SIGNAGE.
- EXISTING "VAN ACCESSIBLE" PARKING STALL.
- EXISTING DETECTABLE WARNING SURFACE (TRUNCATED DOMES).
- EXISTING "DISABLED PARKING ENTRY" SIGN ("VEHICLE TOW-AWAY" SIGN) AND A "NOTICE ALL ROADS ARE FIRE LANES" ENTRANCE SIGN.
- ACCESSIBLE PATH OF TRAVEL INDICATOR ARROWS. ARROWS SHOWN ON PLAN ARE FOR REFERENCE ONLY AND NOT FOR PHYSICAL APPLICATION. WALKWAY ALONG ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, HAVE A MAX. 1/2" CHANGE OF ELEVATION, MIN. 48" WIDTH, HAVE A MAX. 1/2" PER FOOT CROSS SLOPES, AND WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20) SHALL HAVE RAMPS COMPLYING WITH CBC SECTION 11338.7.
- EXISTING RECESSED KEY BOX (KNOX BOX) PER CITY FIRE DEPARTMENT STANDARDS.
- EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY AT PRIMARY PUBLIC ENTRANCES.
- EXISTING EXTERIOR WALKWAY AND DOOR LANDINGS SHALL NOT EXCEED 1/2" PER FOOT (2%) UP TO DOOR'S THRESHOLD FOR A MIN. DISTANCE OF 5'-0" OUT FROM THE DOOR OPENING. TYPICAL AT ALL EXTERIOR DOORS U.O.N.
- EXISTING CONCRETE WHEEL STOP.

- INDICATES EXTENT OF 6" HIGH CURBS WHICH SHALL BE PAINTED RED WITH 4" HIGH WHITE LETTERS STATING "FIRE LANES - NO PARKING" AT 30'-0" O.C. MAX. WHEN 6" CURB(S) NOT AVAILABLE, INSTALL A "FIRE LANES - NO PARKING ANYTIME" SIGN (R28 - 12"x18"). SIGN HEIGHT SHALL BE 54" FROM TOP OF PAVEMENT/LANDSCAPE AREA TO BOTTOM OF SIGN ON A WALL, FENCE OR BUILDING 75'-0" O.C. MAX. A POLE-MOUNTED SIGN IN A PEDESTRIAN WALKWAY SHALL BE 84" FROM THE BOTTOM OF THE SIGN TO TOP OF WALKWAY. REFER ALSO TO CITY STANDARD PLAN.
- PROVIDE CONCRETE WHEEL STOP. SEE DETAIL 3 & 4/A110.
- NEW "VAN ACCESSIBLE" STALL SIGNAGE PER DETAIL 3/A110.
- PROVIDE NEW AC PAVEMENT OVER AGGREGATE BASE AND COMPACTED SOIL SUBGRADE. REFER TO CIVIL DRAWINGS FOR ADDITIONAL NOTATION.
- PROVIDE 6" HIGH CONCRETE CURB TYPICAL AS SHOWN. REFER TO CIVIL DRAWINGS FOR ADDITIONAL NOTATION. SEE DETAIL 10/A110.
- PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON AC PAVEMENT. SEE DETAIL 6/A110.
- INDICATES CONCRETE CONTROL OR EXPANSION JOINTS AT CONCRETE WALKWAY SEE DETAIL 8/A110.
- PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL PRIMARY PUBLIC ENTRANCES. SEE DETAIL 6/A110.
- SHADED AREA INDICATES AREA OF BUILDING ADDITION. SEE FLOOR PLAN.
- NEW CONCRETE PAVEMENT FLUSH WITH NEW OR EXISTING A.C. PAVEMENT.
- PROVIDE MIN. 8" DIA. SCH. 40 IRRIGATION SLEEVE AT MIN. 24" DEPTH. TYP. AS SHOWN.
- INDICATES VISIBILITY TRIANGLE PER CITY REQUIREMENTS. VISIBILITY AT STREET CORNERS AND AT DRIVEWAYS CONNECTION WITH A PUBLIC STREET SHALL BE MAINTAINED AS AN AREA OF UNRESTRICTED VISIBILITY AS FOLLOWS:
A) FOR STREET CORNERS: THAT AREA BETWEEN 3 FEET AND 10 FEET ABOVE GRADE WHICH LIES 25 FEET FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY MEASURED ALONG BOTH THE RIGHT-OF-WAY LINES.
B) FOR DRIVEWAYS: THAT AREA BETWEEN 3 FEET AND 10 FEET ABOVE THE DRIVEWAY GRADE WHICH LIES 15 FEET FROM THE INTERSECTION OF THE EDGE OF DRIVEWAY AND THE PROPERTY LINE MEASURED ALONG BOTH THE DRIVEWAY AND THE PROPERTY LINE.
- PROVIDE "DISABLED PARKING ENTRY" SIGN ("VEHICLE TOW-AWAY" SIGN) (17" x 22") AND A "NOTICE ALL ROADS ARE FIRE LANES" ENTRANCE SIGN (18" x 24") INSTALLED TOGETHER FOR VEHICLES ENTERING INTO THE PARKING LOT AT ALL DRIVEWAY ENTRANCES. SEE DETAIL 2/A110. IF NO SIGN EXISTING, PROVIDE NEW SIGN PER DETAIL 2/A110.
- PROVIDE (N) 4" WIDE PAINTED WHITE PARKING STALL STRIPING.

SET ISSUED:

2014-12-02:
SCHEMATIC DESIGN /
PLANNING SUBMITTAL

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF, NOW DESIGN. 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. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH NOW DESIGN, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.



SAM LINDER AUTO GROUP
MASERATI / VOLVO MONTEREY SHOWROOM REMODEL
1711 DEL MONTE BOULEVARD
SEASIDE, CA. 93955
A.P.N. NO.: 011-541-006

JOB NO.:

2014-007

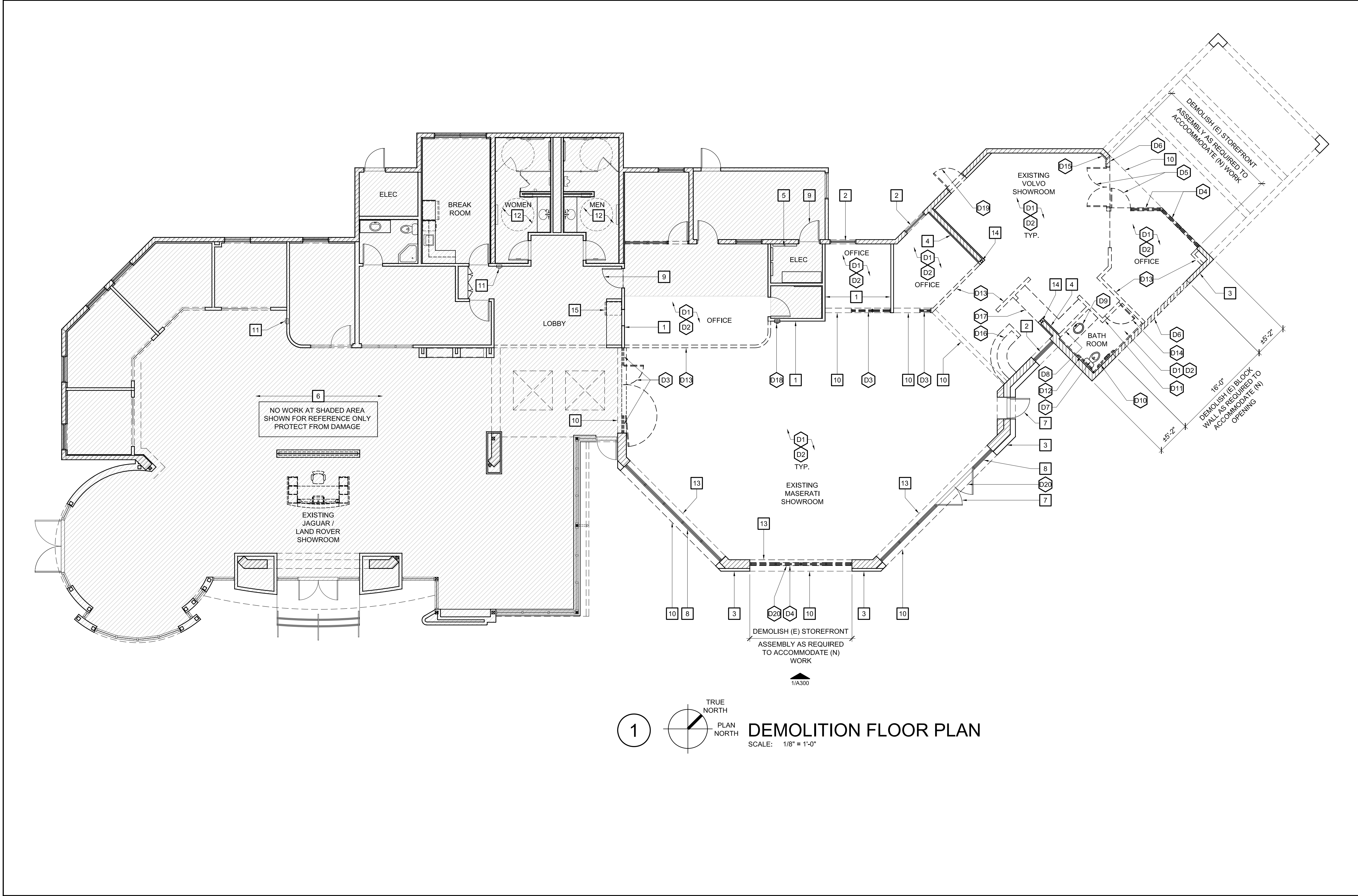
SHEET NAME:

ENLARGED
PARTIAL NEW
SITE PLAN

SHEET NO.:

A102

FILE NAME: 4-007 Maserati-Volvo-A102



DEMOLITION GENERAL NOTES			
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS & FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.	9. CONTRACTOR TO ENSURE THAT EXISTING UTILITIES (GAS, ELECTRIC OR PHONE, ETC.), ACCESS FOR TENANT & CUSTOMER USE, MECHANICAL VENTILATION, HEATING AND/OR COOLING SYSTEMS, PROVIDED TO ALL TENANTS IN THE EXISTING BUILDING WHERE WORK WILL OCCUR (AS WELL AS IN BUILDING WHERE WORK WILL NOT OCCUR).	17. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ASSOCIATED SCOPE OF WORK REQUIREMENTS.	22. CONTRACTOR TO CLEAN AND PROPERLY DISPOSE OF ALL ABANDONED EQUIPMENT AND TRASH/ DEBRIS LEFT FROM PREVIOUS TENANT. CONTRACTOR SHALL VERIFY ALL ITEMS FOR DISPOSAL WITH BUILDING OWNER PRIOR TO STARTING WORK.
2. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS THAT ARE NOT SCHEDULED FOR REMOVAL FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED TO ITEMS TO REMAIN.	10. CARE SHALL BE TAKEN BY CONTRACTOR TO MINIMIZE DISRUPTION TO EXISTING TENANT/ BUSINESS OPERATIONS IN BUILDING THROUGHOUT DURATION OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH BUILDING OWNER PRIOR TO WORK.	18. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL EXISTING FLOOR COVERINGS (I.E. CARPET, CARPET PAD AND TACK STRIP, VINYL TILES, CERAMIC TILES AND MORTAR BED, SHEET VINYL, ETC) AND ASSOCIATED BASE THROUGHOUT ENTIRE BUILDING. PREP FLOOR AND PROVIDE NEW FLOORING SUBSTRATE AS REQUIRED TO ACCOMMODATE NEW FLOOR FINISH. CONTRACTOR SHALL PATCH AND FLOAT/ PREP ALL WALLS WHERE EXISTING BASE WAS REMOVED TO ACCOMMODATE NEW BASE.	23. CONTRACTOR SHALL PROVIDE APPROPRIATE NUMBER OF 2A-10BC MINIMUM RATED TEMPORARY FIRE EXTINGUISHERS DURING CONSTRUCTION SO AS THE TRAVEL DISTANCES TO ANY ONE EXTINGUISHER IS A MAX. OF 75'-0". ALL EXTINGUISHERS SHALL MEET THE REQUIREMENTS OF NFPA PAMPHLET 10 AND SHALL BE SERVICED REGULARLY PER FIRE DEPARTMENT REQUIREMENTS.
3. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.	11. EXISTING WALLS WERE CONSTRUCTED WITH OTHER PERMITS AND/OR CONTRACT. FIELD VERIFY CONSTRUCTION AND WIDTH PRIOR TO FABRICATION OF DOOR FRAMES OR COMPONENTS WHICH REQUIRE THE WIDTH OF THE WALL TO BE SET.	19. CONTRACTOR SHALL ALLOW FOR SAW CUTTING AND PATCHING OF EXISTING CONCRETE SLAB AS REQUIRED FOR DEMOLITION OF EXISTING PLUMBING, CAPPING OF PLUMBING AND/ OR RECONFIGURATION AND EXTENSION OF PLUMBING AS REQUIRED TO ACCOMMODATE NEW WORK.	24. CONTRACTOR SHALL PROVIDE APPROPRIATE NUMBER AND LOCATED TEMPORARY EXIT SIGNS DURING CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION DUST / DEBRIS CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.	12. CONTRACTOR SHALL PREP, FLOAT AND FINISH WALLS AFFECTED BY WORK AS REQUIRED TO MATCH EXISTING ADJACENT WALLS.	- FOR ALL EXISTING PLUMBING SYSTEM PIPING IN EXISTING WALLS TO REMAIN FED FROM BELOW SLAB, PIPING SHALL BE CAPPED AT LOWEST EXISTING JOINT ABOVE THE SLAB. ALL REMAINING ABANDONED PIPING TO BE REMOVED AND LEGALLY DISPOSED OF. - FOR ALL EXISTING PLUMBING SYSTEM PIPING IN EXISTING WALLS TO REMAIN SUPPLIED FROM ABOVE CEILING, PIPING SHALL BE CAPPED ABOVE CEILING. ALL REMAINING ABANDONED PIPING TO BE REMOVED AND LEGALLY DISPOSED OF. - FOR ALL EXISTING PLUMBING SYSTEM PIPING AND DRAIN LINES IN SLAB AREAS (NOT IN WALLS), CONTRACTOR SHALL REMOVE PORTION OF EXISTING CONCRETE SURROUNDING THE PIPING SUFFICIENT FOR CAPPING, CAP PIPING AT A POINT TO ALLOW FOR A MINIMUM OF 1" CONCRETE COVERAGE ABOVE CAP TO HEIGHT OF FINISHED SLAB. REPLACE SURROUNDING CONCRETE TO HEIGHT OF FINISHED SLAB. - FOR ALL EXISTING PLUMBING SYSTEM PIPING TO BE UTILIZED, EXTENDED AND/OR TIED INTO FOR NEW PLUMBING, CONTRACTOR SHALL TEMPORARILY CAP AND STUB PIPING VISIBLE FOR FUTURE WORK.	
5. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.	13. CONTRACTOR SHALL REMOVE ALL WALL MOUNTED SIGNAGE THROUGHOUT AREAS OF FROM PREVIOUS TENANT.		
6. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.	14. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING SURFACE MOUNTED TEL/DATA/POWER OUTLETS/ SWITCHES THROUGHOUT BUILDING, PATCH AND REPAIR WALLS AS REQUIRED TO MATCH ADJACENT GYP. BOARD SURFACE.		
7. REMOVE TO SOURCE AND CAP ALL PIPES, VENTS, DUCTWORK, APPLIANCES AND/OR DRAINS NOT BEING RE-USED.	15. CONTRACTOR SHALL ALLOW FOR ALL PATCHING AND / OR MODIFICATION OF EXISTING WALLS / GYP. BD. AS REQUIRED DUE TO NEW AND / OR REMOVAL OF SWITCHES, OUTLETS AND OTHER WALL MOUNTED DEVICES.		
8. GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OF EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OF EXISTING CONSTRUCTION TO THE ELEMENTS.	16. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE ON CONSTRUCTION SCHEDULE AND HOURS OF CONSTRUCTION.		

DEMOLITION NOTES		SET ISSUED:
THE DEMOLITION NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.		2014-12-02: SCHEMATIC DESIGN / PLANNING SUBMITTAL
D1	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING FLOOR COVERINGS (I.E. CARPET, CARPET PAD AND TACK STRIP, VINYL TILES, CERAMIC TILES AND MORTAR BED, SHEET VINYL, ETC) AND ASSOCIATED BASE THROUGHOUT AREA OF IMPROVEMENTS. PREP FLOOR AND PROVIDE NEW SUBSTRATE AS REQUIRED TO ACCOMMODATE NEW FLOOR FINISH.	
D2	CONTRACTOR SHALL ALLOW FOR SAW CUTTING AND PATCHING OF EXISTING CONCRETE SLAB AS REQUIRED FOR THE RECONFIGURATION AN/OR EXTENSION OF NEW CONDUIT AND POWER AND TEL/DATA BOXES AS REQUIRED TO ACCOMMODATE NEW WORK. REFER TO ELECTRICAL DRAWINGS FOR REQUIREMENTS.	
D3	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING CLEAR MILL FINISH INTERIOR ALUMINUM STOREFRONT ASSEMBLY IN ITS ENTIRETY. PREP OPENINGS AS REQUIRED FOR NEW OFFICE GLAZING CONFIGURATION.	
D4	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING EXTERIOR ALUMINUM STOREFRONT ASSEMBLY IN ITS ENTIRETY TO ACCOMMODATE NEW WORK.	
D5	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING EXTERIOR ALUMINUM STOREFRONT DOOR ASSEMBLY AND THRESHOLD IN ITS ENTIRETY TO ACCOMMODATE NEW WORK.	
D6	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING SLUMPED CMU WALL HEADER/STRUCTURE ABOVE STOREFRONT ASSEMBLY TO ACCOMMODATE NEW WORK. REFER TO STRUCTURAL DRAWINGS.	
D7	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING TOILET.	
D8	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING WALL MOUNTED MIRROR.	
D9	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING COUNTERTOP AND SINK INCLUDING BUT NOT LIMITED TO SINK, FAUCET, AND ASSOCIATED PLUMBING.	
D10	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING FULL HEIGHT WALL TILE AND SUBSTRATES DOWN TO BARE STUDS.	
D11	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING DOOR.	
D12	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL EXISTING BATHROOM ACCESSORIES INCLUDING BUT NOT LIMITED TO GRAB BARS, TOILET PAPER DISPENSER, WASTE/TOWEL DISPENSER, ETC.	
D13	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING NONBEARING INTERIOR WALL IN ITS ENTIRETY.	
D14	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING DOOR.	
D15	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING WALL FURRING.	
D16	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING RECEPTION DESK IN IN ITS ENTIRETY.	
D17	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING MILLWORK (LOWER AND UPPER CABINETS WERE OCCUR) IN ITS ENTIRETY.	
D18	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING SEMI-RECESSED WALL MOUNTED FIRE EXTINGUISHER.	
D19	CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING EXTERIOR DOOR AND DOOR FRAME IN ITS ENTIRETY. PREP OPENING AS REQUIRED TO ACCOMMODATE NEW WINDOW.	
D20	CONTRACTOR SHALL GRIND DOWN EXISTING CONCRETE SLAB EDGE AT EXISTING, NEW/PROPOSED DOOR LOCATIONS AS REQUIRED TO CREATE AN ACCESSIBLE COMPLIANT PATH OF TRAVEL.	
KEY NOTES		
THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.		
1	EXISTING INTERIOR WALL TO REMAIN INTACT. CONTRACTOR SHALL PROTECT FROM DAMAGE. PATCH, FLOAT AND PREP WALLS AS REQUIRED TO ACCEPT NEW WALL FINISHES AS SCHEDULED.	
2	EXISTING EXTERIOR WINDOW TO REMAIN INTACT - PROTECT FROM DAMAGE. CONTRACTOR SHALL CLEAN EXISTING WINDOW AND FRAME PRIOR TO OWNER OCCUPANCY.	
3	EXISTING EXTERIOR SLUMPED CMU WALL WITH CEMENT PLASTER WALL FINISH TO REMAIN INTACT - PROTECT FROM DAMAGE.	
4	EXISTING INTERIOR SLUMPED CMU WALL TO REMAIN INTACT - PROTECT FROM DAMAGE. PATCH, FLOAT AND PREP WALLS AS REQUIRED TO ACCEPT NEW WALL FINISH AS SCHEDULED.	
5	EXISTING ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.	
6	SHADED AREA INDICATES AREA NOT IN TENANT IMPROVEMENT SCOPE OF WORK. PROTECT FROM DAMAGE. NO WORK U.O.N.	
7	EXISTING CLEAR MILL FINISH ALUMINUM STOREFRONT DOOR ASSEMBLY TO REMAIN INTACT. PROTECT FROM DAMAGE. NO WORK U.O.N.	
8	EXISTING CLEAR MILL FINISH ALUMINUM STOREFRONT ASSEMBLY TO REMAIN INTACT. PROTECT FROM DAMAGE. NO WORK U.O.N.	
9	EXISTING DOOR TO REMAIN INTACT. PROJECT FROM DAMAGE.	
10	DASH LINE INDICATES EXISTING SOFFIT ABOVE TO REMAIN INTACT. PROTECT FROM DAMAGE.	
11	EXISTING SEMI-RECESSED WALL MOUNTED 2A-10BC FIRE EXTINGUISHER AS INDICATED ON PLAN. HORIZONTAL DISTANCE FROM ANY SPOT WITHIN BUILDING TO EXTINGUISHER SHALL NOT EXCEED 75'-0".	
12	EXISTING ACCESSIBLE COMPLIANT BATHROOM TO REMAIN INTACT. PROTECT FROM DAMAGE. NO WORK U.O.N.	
13	(E) SLUMPED CMU WALL HEADER / STRUCTURE ABOVE TO REMAIN INTACT. PROTECT FROM DAMAGE.	
14	(E) STRUCTURAL COLUMN TO REMAIN INTACT. PROTECT FROM DAMAGE.	
15	(E) ACCESSIBLE COMPLIANT UNDERCOUNTER REFRIGERATOR WITH FREE BOTTLED WATER (IN LIEU OF PROVIDING AN ACCESSIBLE HI-LOW DRINKING FOUNTAIN).	
LEGEND		
	EXISTING WALL TO REMAIN.	
	EXISTING DOOR TO REMAIN.	
	EXISTING WINDOW TO REMAIN.	
	EXISTING WALL TO BE REMOVED	
	EXISTING DOOR AND FRAME TO BE REMOVED.	
	EXISTING WINDOW TO BE REMOVED.	
JOB NO.: 2014-007		
SHEET NAME: DEMOLITION FLOOR PLAN		
SHEET NO.: A200		
FILE NAME: 4-007 Maserati-Volvo A200		

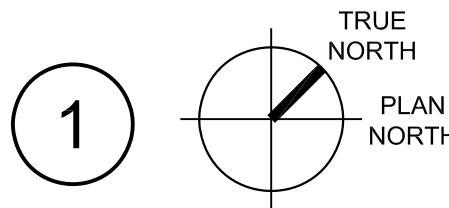
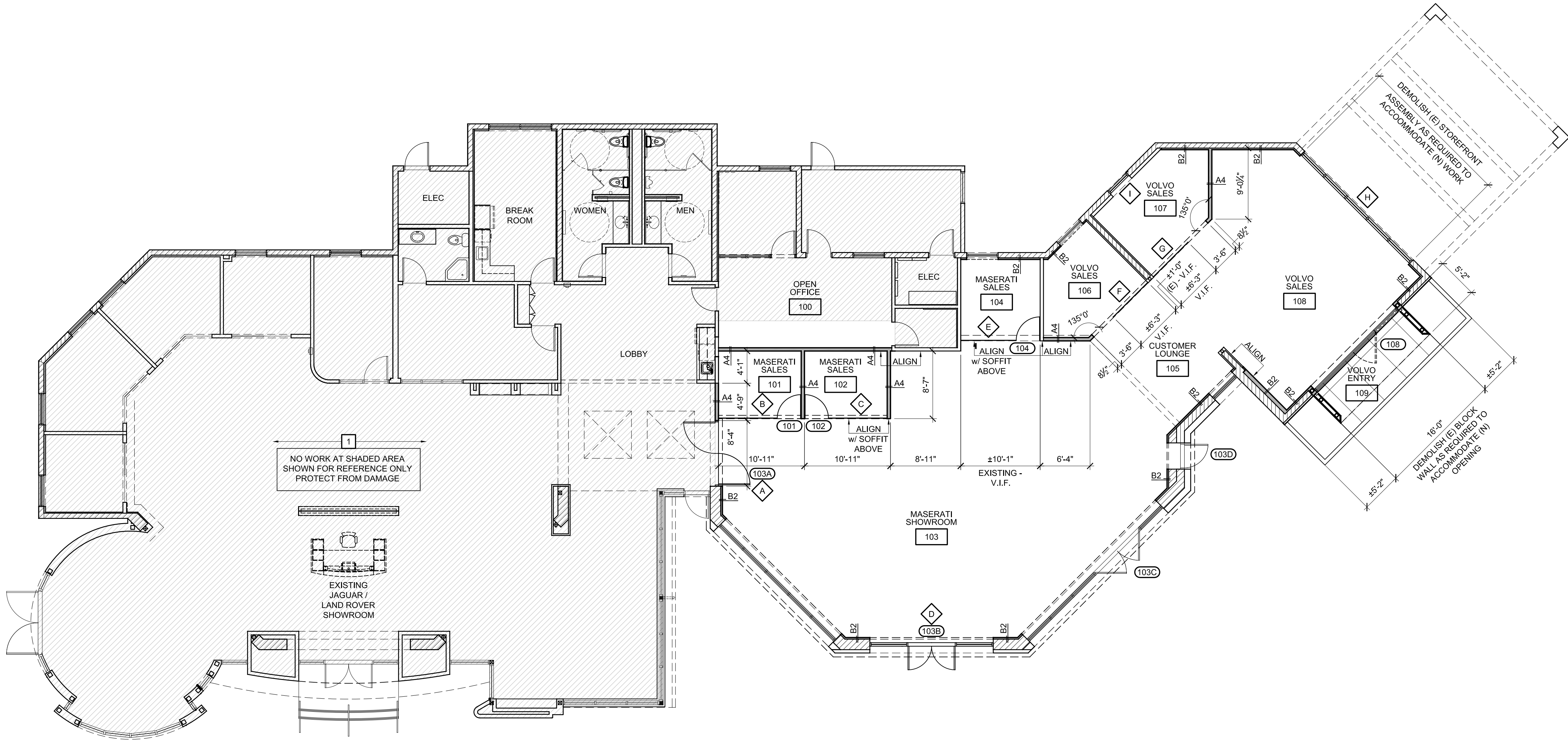
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF, NOW DESIGN. THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH NOW DESIGN, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

SAM LINDER AUTO GROUP

MASERATI / VOLVO MONTEREY SHOWROOM REMODEL

1711 DEL MONTE BOULEVARD
SEASIDE, CA. 93955
A.P.N. NO.: 011-541-006



NEW FLOOR DIMENSION PLAN

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

GENERAL NOTES

- CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED WALLS. PRIME AND PAINT ALL EXISTING AND NEW WALLS. CONTRACTOR SHALL COORDINATE PAINT COLOR SELECTION WITH FINISH SCHEDULE & OWNER (PAINT COLORS TO COMPLY TO VEHICLE BRAND STANDARD ARCHITECTURAL FINISHES).
- CONTRACTOR SHALL FIELD VERIFY ALL (E) CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS & FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, U.O.N. ALIGN ALL NEW WALLS WITH EXISTING AS INDICATED AND/OR SHOWN ON FLOOR PLAN. NEW WALLS SHALL MATCH EXISTING WALL ASSEMBLY THICKNESS SO FINISH SURFACES ON BOTH SIDES ALIGN - TYPICAL THROUGHOUT IMPROVEMENT AREA.
- EXISTING WALLS WERE CONSTRUCTED WITH OTHER PERMITS AND/OR CONTRACTS. FIELD VERIFY CONSTRUCTION AND WIDTH PRIOR TO FABRICATION OF DOOR FRAMES OR COMPONENTS WHICH REQUIRE THE WIDTH OF THE WALL TO BE SET.
- PROTECT FROM DAMAGE ALL EXISTING ITEMS NOT SCHEDULED FOR REMOVAL.
- CONTRACTOR SHALL COORDINATE WITH OWNER'S FURNITURE AND EQUIPMENT VENDOR FOR LAYOUT, POWER / DATA / TEL. REQUIREMENTS AND CONNECTIONS AND INSTALLATION OF ALL MODULAR FURNITURE, EQUIPMENT, KIOSKS, INFORMATION TOWERS, INFORMATION DESKS, AND SIGNAGE.
- CONTRACTOR SHALL ALLOW FOR ALL PATCHING AND / OR MODIFICATION OF EXISTING WALLS / GYP. BD. AS REQUIRED DUE TO NEW AND / OR REMOVAL OF SWITCHES, OUTLETS AND OTHER WALL MOUNTED DEVICES.

SET ISSUED:

2014-12-02:
SCHEMATIC DESIGN /
PLANNING SUBMITTAL

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF, NOWR DESIGN. NO PART OF THESE PLANS AND SPECIFICATIONS IS TO BE REPRODUCED, COPIED, OR PUBLISHED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF NOWR DESIGN. ANY REPRODUCTION OR PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH NOWR DESIGN. ANY VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

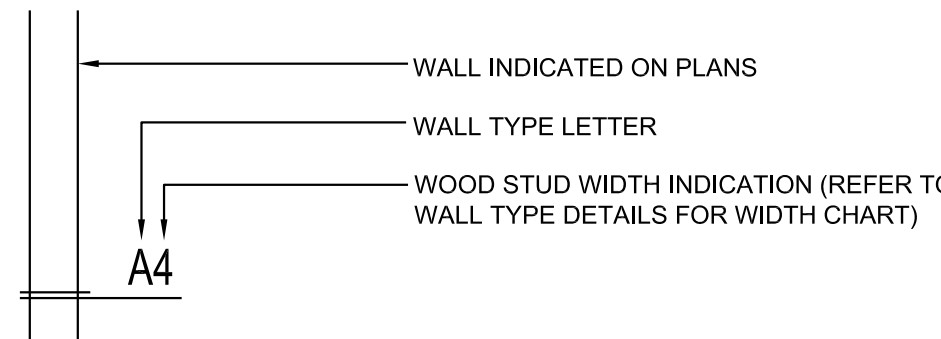
WALL SCHEDULE

SYMBOL TYPE	DESCRIPTION	DETAIL
	WALL TYPE 'A' : NON-RATED FULL HT. WALL (INTERIOR WALL)	-
	WALL TYPE 'B' : NON-RATED WALL FURRING (INTERIOR WALL)	-

WALL TYPE NOTES

WALL TYPE SYMBOL:

THE SYMBOL ILLUSTRATED BELOW REPRESENTS THE TYPE OF EACH WALL INDICATED BY THE SYMBOL ON THE DRAWINGS. DETAILS OF EACH WALL TYPE ARE REFERENCED BY THE "WALL TYPE LETTER" INDICATED FIRST WITHIN EACH SYMBOL. THE DIGIT AFTER THE WALL TYPE INDICATES THE WALL STUD WIDTH.



- REFER TO GENERAL WALL NOTES DETAIL 1/A900 FOR ALL INTERIOR WALLS.
- REFER TO GENERAL WALL NOTES DETAIL 1/A800 FOR ALL EXTERIOR WALLS.

LEGEND

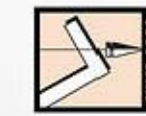
- EXISTING WALL TO REMAIN INTACT.
- EXISTING DOOR TO REMAIN.
- EXISTING WINDOW TO REMAIN.
- NEW WALL AS SCHEDULED.
- NEW DOOR AS SCHEDULED.
- NEW WINDOW AS SCHEDULED.

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- SHADED AREA INDICATES AREA NOT IN TENANT IMPROVEMENT SCOPE OF WORK. PROTECT FROM DAMAGE. NO WORK U.O.N.

AUSONIO



SAM LINDER AUTO GROUP
MASERATI / VOLVO MONTEREY SHOWROOM REMODEL

1711 DEL MONTE BOULEVARD
SEASIDE, CA. 93956

A.P.N. NO.: 011-541-006

JOB NO.:

2014-007

SHEET NAME:

NEW FLOOR
DIMENSION
PLAN

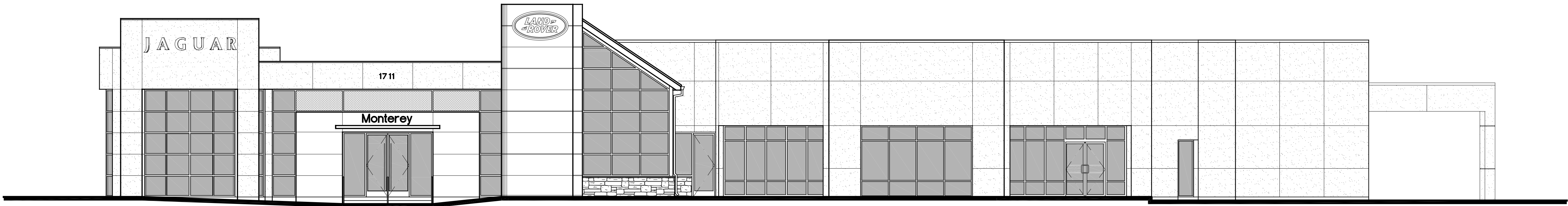
SHEET NO.:

A201

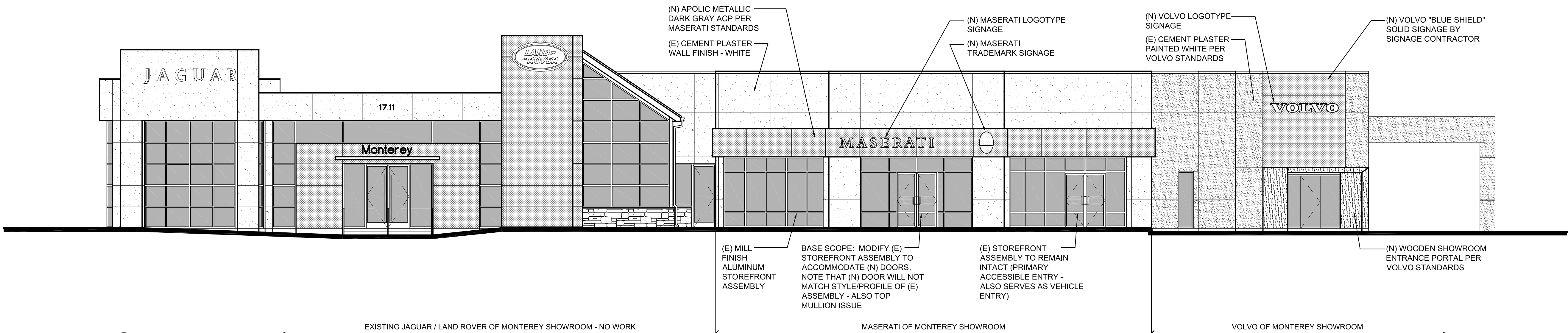
FILE NAME: 14-007 Maserati-Volvo A201



FILE NAME: 14-007 Maserati-Volvo A202



1 **EXISTING EAST EXTERIOR ELEVATION**
SCALE: 1/8"=1'-0"



2 **PROPOSED EAST EXTERIOR ELEVATION**
SCALE: 1/8"=1'-0"

SET ISSUED:

2014-12-02:
SCHEMATIC DESIGN /
PLANNING SUBMITTAL

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF, NOW DESIGN. 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. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH NOW DESIGN, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.



SAM LINDER AUTO GROUP
MASERATI / VOLVO MONTEREY SHOWROOM REMODEL
1711 DEL MONTE BOULEVARD
SEASIDE, CA. 93956
A.P.N. NO.: 011-541-006

JOB NO.:

2014-007

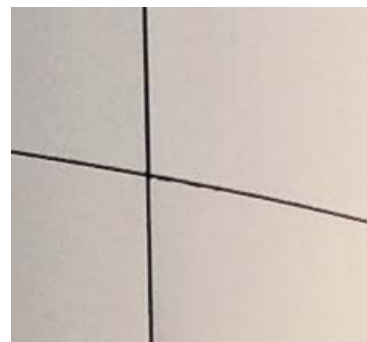
SHEET NAME:

EXTERIOR
ELEVATIONS

SHEET NO.:

A300

FILE NAME: 14-007 Maserati-Volvo A300

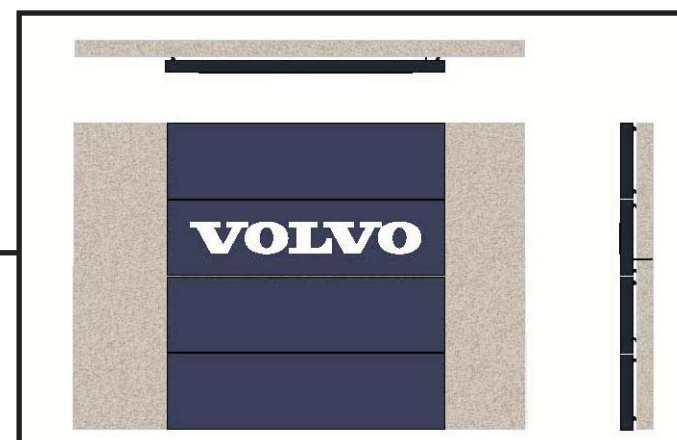


ALUMINUM COMPOSITE MATERIAL (ACM)
MFR: APOLIC
COLOR: MICA MFS GRAY
FINISH: 30% GLOSS



MASERATI ALUMINUM COMPOSITE MATERIAL (ACM) BAND IN MICA MFS GRAY w/ 30% GLOSS FINISH. MASERATI LOGOTYPE LETTERS CONTOUR SHALL BE MADE OF STAINLESS STEEL LIGHT BOX WITH CHROME FINISH. MASERATI TRADEMARK SIGNAGE SHAL BE MADE OF ALUMINUM LIGHT BOX WITH METHYL METHACRYLATE FACE AND CHARCOAL GREY EDGES RAL 7022.

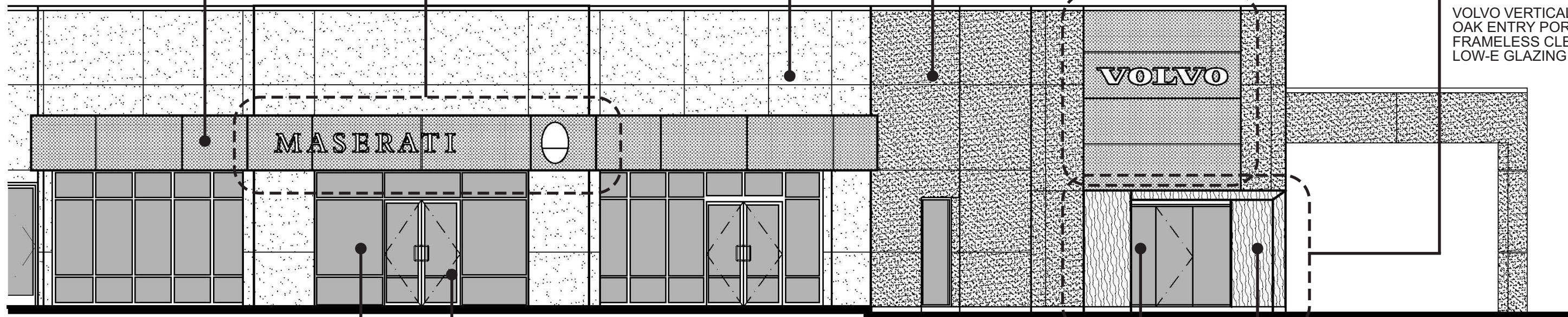
PAINTED CEMENT PLASTER
MFR: SHERWIN WILLIAMS OR EQUAL
COLOR: WHITE
FINISH: SATIN



VOLVO "EXTERIOR SHIELD" WITH VOLVO WORD MARK MODULE LED INTERNALLY ILLUMINATED PUSH THRU ACRYLIC COPY



VOLVO VERTICAL GRAIN OAK ENTRY PORTAL w/ FRAMELESS CLEAR LOW-E GLAZING



CLEAR GLAZING
MFR: PPG INDUSTRIES OR EQ.
TYPE: SOLARBAN "CLEAR"
LOW-E GLASS

STOREFRONT ASSEMBLY
MFR: KAWNEER OR EQ.
MATERIAL: ALUMINUM
COLOR: CLEAR ANODIZED ALUMINUM (MATCH EXISTING)

CLEAR GLAZING
MFR: PPG INDUSTRIES OR EQ.
TYPE: SOLARBAN "CLEAR"
LOW-E GLASS

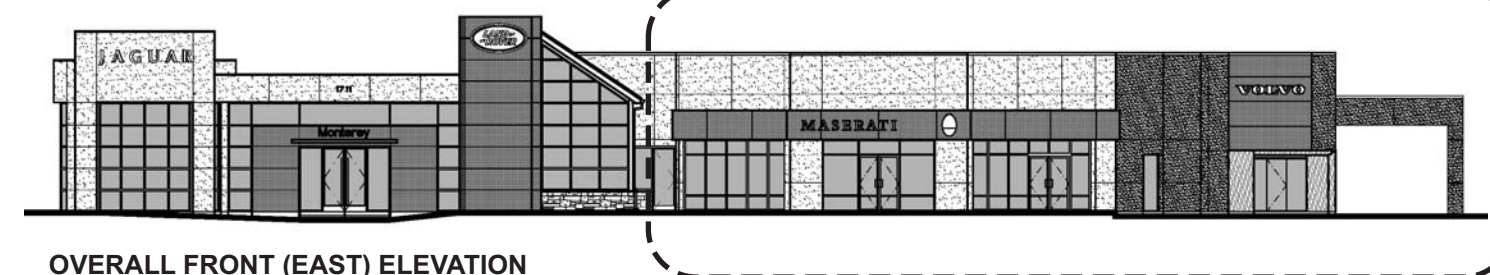
OAK ENTRY PORTAL
MFR: TBD
TYPE: OAK - VERTICAL GRAIN

ENLARGED PARTIAL FRONT (EAST) ELEVATION (AREA OF IMPROVEMENTS)

MASERATI / VOLVO SHOWROOM REMODEL

EXTERIOR COLOR / MATERIAL BOARD

1711 DEL MONTE BLVD.
SEASIDE, CA 93955



OVERALL FRONT (EAST) ELEVATION



	MATERIALS
DEALER NAME	ARIAL FONT; STAINLESS STEEL LIGHT BOX WITH CHROME FINISH
LOGOTYPE	BEMBO FONT; STAINLESS STEEL LIGHT BOX WITH CHROME FINISH
TRADEMARK	LUMINIUM LIGHT BOX WITH METHYL METHACRYLATE FACE AND CHARCOAL GREY EDGES RAL 7022

SIZE:	CHARACTERS (X)	TRADEMARKS (Y)
	300 mm [11 3/4"]	450 mm [1'-5 3/4"]
	400 mm [1' 3 3/4"]	680 mm [2'-2 3/4"]
	600 mm [1'-11 5/8"]	900 mm [2'-11 3/8"]
	800 mm [2'-7 1/2"]	1200 mm [3'-11 1/4"]

01
ES03.00

FRONT ELEVATION
SCALE 1:20

02
ES03.00

SECTION
SCALE 1:20

03
ES03.00

SIDE
SCALE 1:20

ALL THE EXTERIOR SIGNAGE WILL BE SUPPLIED BY PFG .

09
ES03.00

EXTERNAL SIGNAGE ON
ALPOLIC SYSTEM

04
ES03.00

FRONT ELEVATION
SCALE 1:20

05
ES03.00

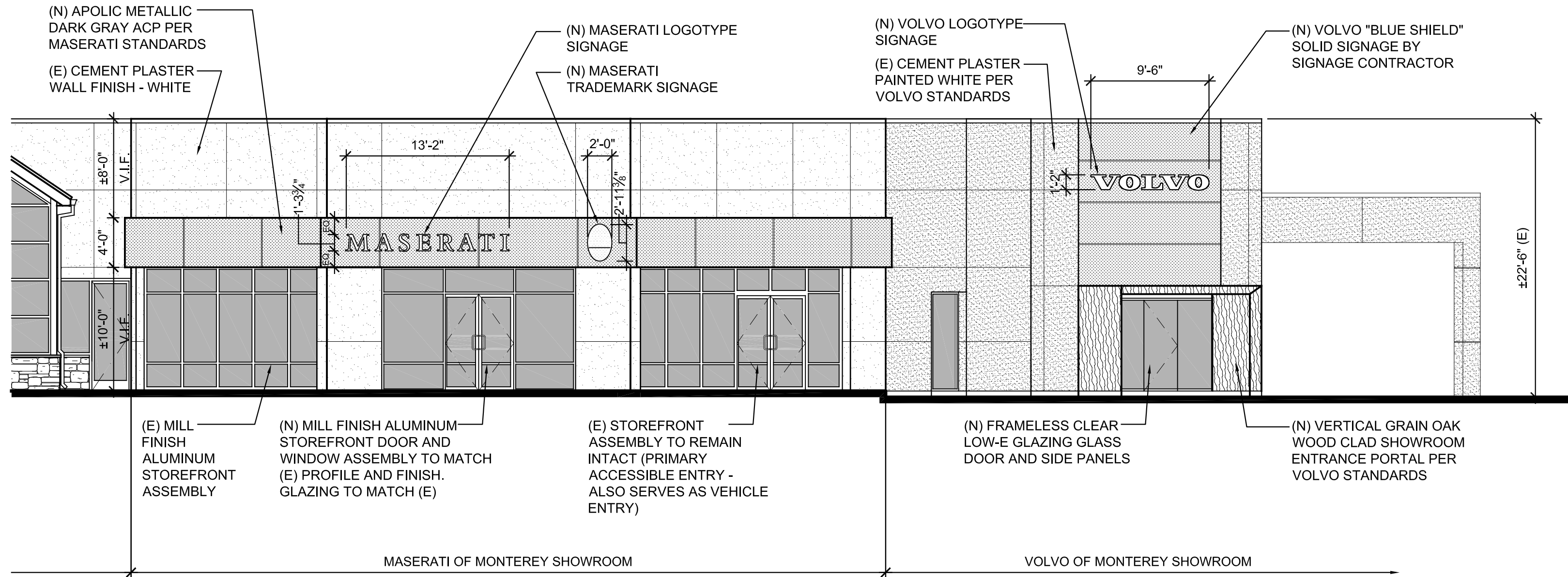
SECTION
SCALE 1:20

06
ES03.00

SIDE ELEVATION
SCALE 1:20

10
ES03.00

EXTERNAL SIGNAGE ON GLASS
OPT.1



EXTERNAL SIGNAGE

5.3.

BLUE SHIELD

The Blue Shield is a solid signage and should only be used on solid walls and never on glass facades.

The placement of the Blue Shield must start from the top of the eave. The height must be adjusted so the bottom of the shield meets the upper window frame or if there is a horizontal divider in the facade with appropriate distance to the top.

The Blue Shield can also go down to ground level in cases when the facade is low in height. And again, the size of sign should be chosen depending on the height of the building and the distance from which the sign needs to be seen.

The Blue Shield has a flat front and comes with white work mark.

Refer to Signage Catalog for further information and under what circumstances this sign is to be used.

- Consists of:**
- Solid metal sheet panels
 - Lighting fixtures

For more information contact VRE External Signage Partner (Federal Heath).



Elevation and Plan

EXTERNAL SIGNAGE

5.4.

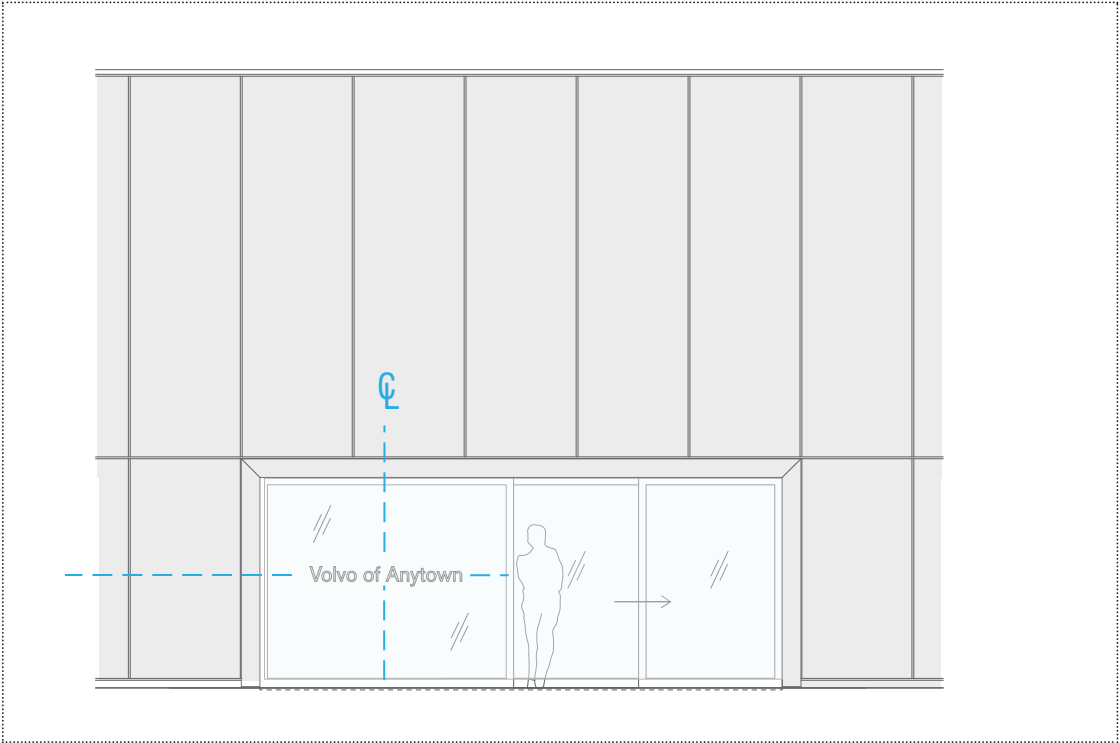
DEALER NAME
1. ON ENTRANCE GLASS
PARTITION

Your Dealer Name sign is located on the glass partition next to the Showroom Entrance door. The letters typeface is Volvo Sans and must be located on the glass partition as illustrated in the elevation.

The second option is to use white opaque film.

Consists of:

- Vinyl film letters applied to the interior surface by Vendor of Record



Elevation - Dealer Name Placement in Relation to Showroom Entrance

EXTERNAL FEATURES

5.5.

BUSINESS HOURS SIGN

The Business Hours Sign is where information about the Dealer is gathered.

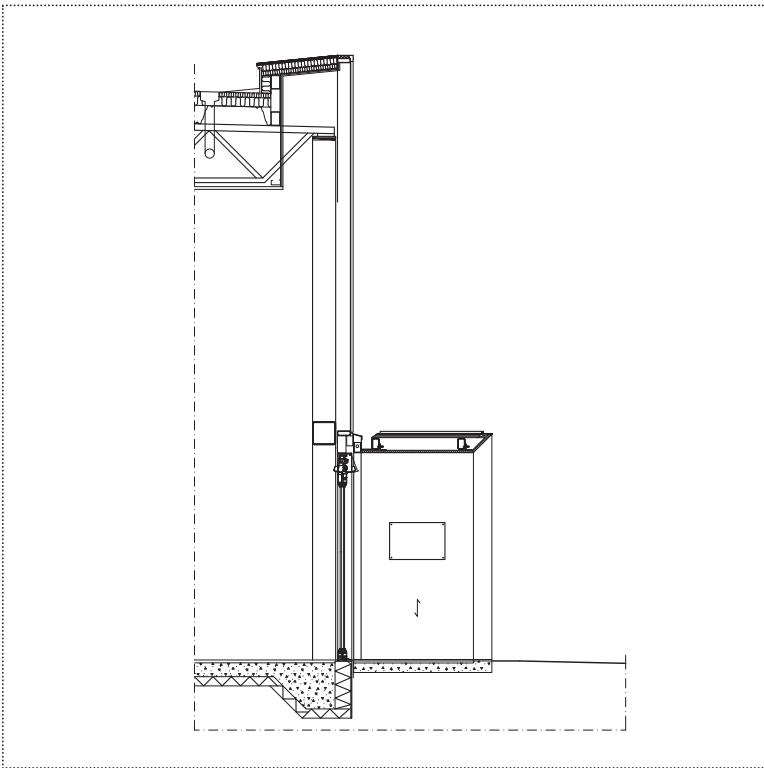
It measures 15-3/4"x 23-5/8" and is made of etched glass. It is mounted on the inside of the Showroom Entrance portal. The included Iron Mark has a high-end finish with concealed mounting. Dealership information will be shown in cropped letters on adhesive dark grey film for outdoor use and mounted on the glass front. The etched side facing outwards.

Consists of:

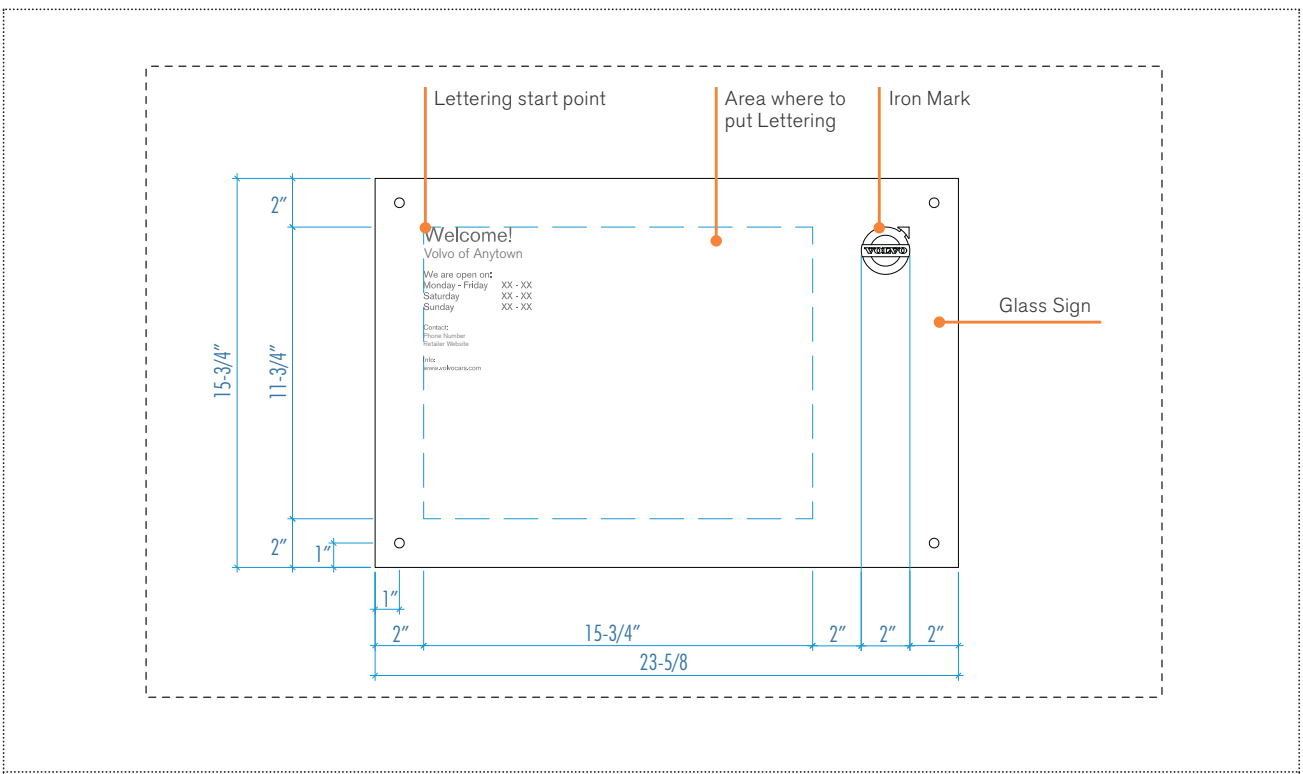
- Etched glass
- Cropped letters in film
- Dealership information
- Iron Mark



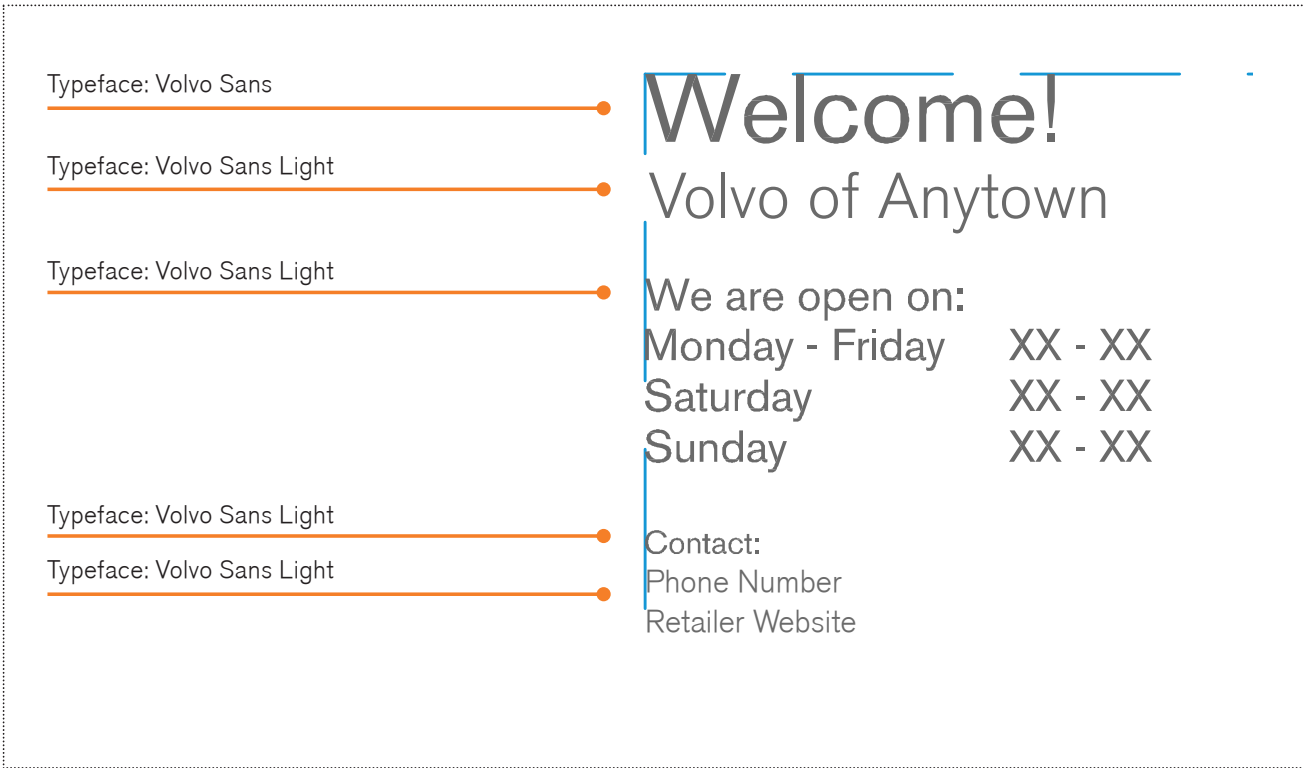
Perspective - The Business Hours Sign on the Gable to the Right by the Showroom Entrance Doors



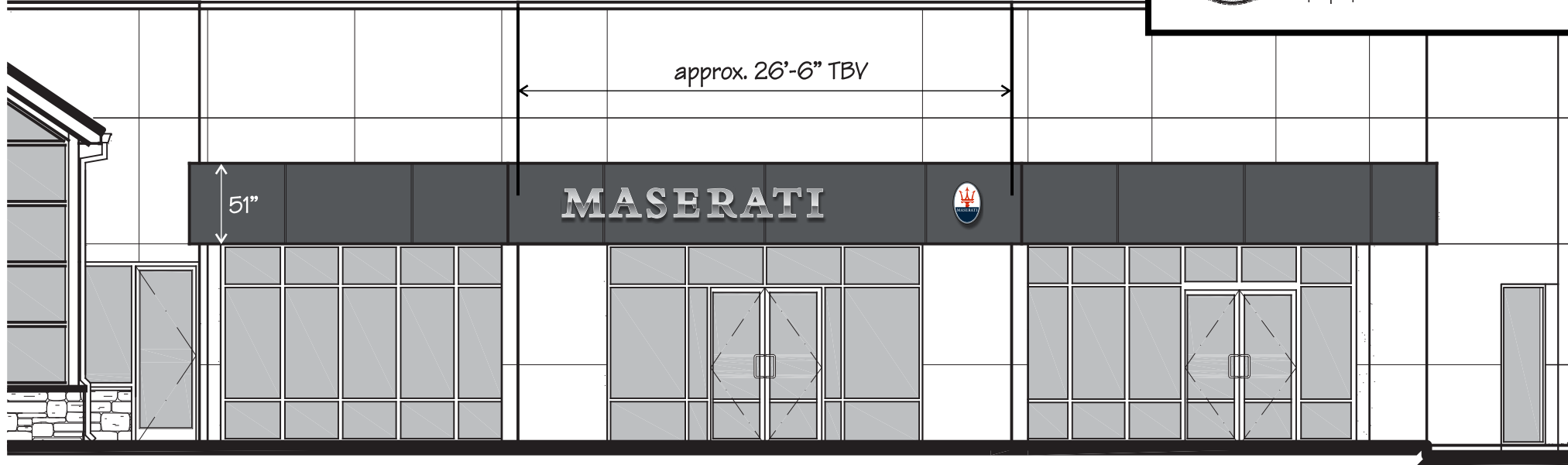
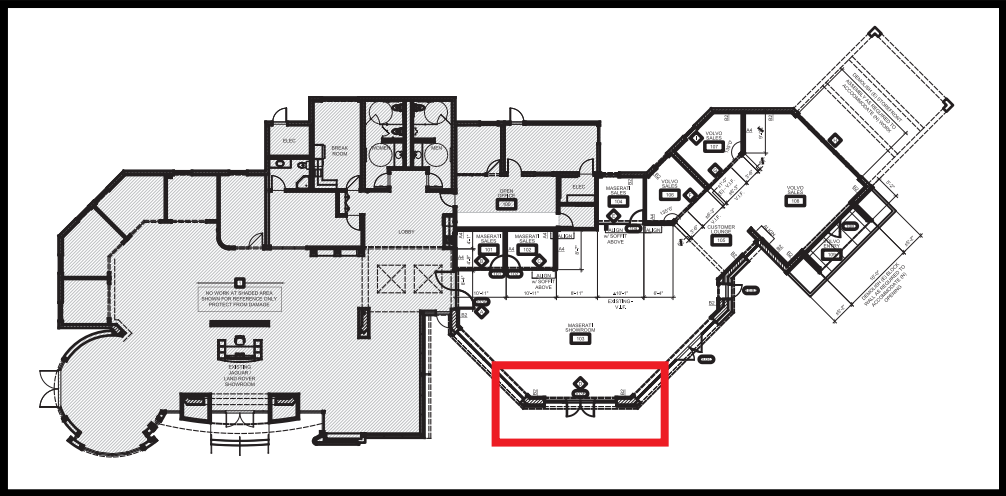
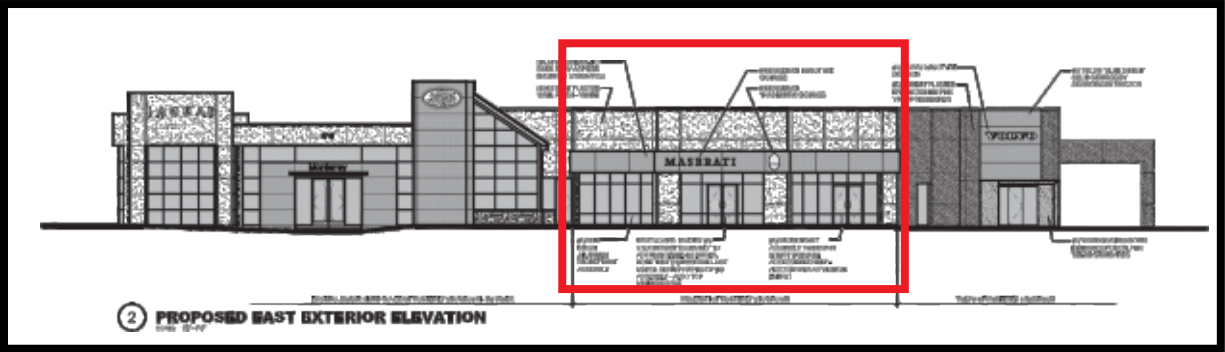
Vertical section - Showroom Entrance with Business Hours Sign



Elevation - Business Hours Sign



Lettering Layout Principle



SCALE: 1/8"=1'



SCALE: 3/8"=1'

LETTER COLORS:

- MIRROR POLISHED STEEL FACES
- WHITE RETURNS

TRADEMARK COLORS:

- PMS #485c VINYL COLOR SPEC 3M #33 RED
- PMS #289c VINYL COLOR SPEC 3M #36 DARK BLUE
- TRANS. WHITE/CLEAR ACRYLIC/70 DIFFUSER

GENERAL NOTES:

LETTERS:

- * 2" DEEP ACRYLIC LETTERS WITH MIRROR POLISHED STAINLESS STEEL FACES
- * WHITE LED INTERNALLY ILLUMINATED LETTERS WITH REMOTE POWER SUPPLY
- * 3/4" SPACERS (PAINTED COLOR OF BACKGROUND)
- TRADEMARK:
- * 3" DEEP TRADEMARK ALUMINUM SIGN ENCLOSURE w/ACRYLIC FACE WITH VINYL GRAPHICS
- * WHITE LED ILLUMINATION WITH REMOTE POWER SUPPLY (UNLESS SPECIFIED FOR SELF-ENCLOSED)
- * 3/8" SPACERS (PAINTED COLOR OF BACKGROUND)

INSTALLATION:

- * INSTALLATION METHOD TO BE DETERMINED
- * ALL MEASUREMENTS TO BE VERIFIED

POWER REQUIREMENTS:

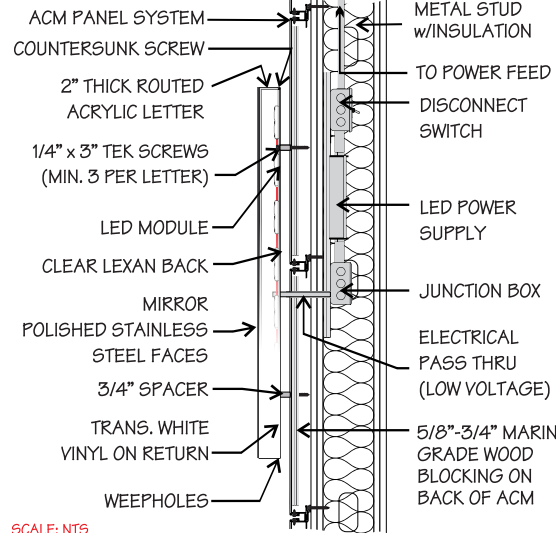
- > (1) 20 AMP-120 VOLT CIRCUITS

SIGN CALCULATIONS:

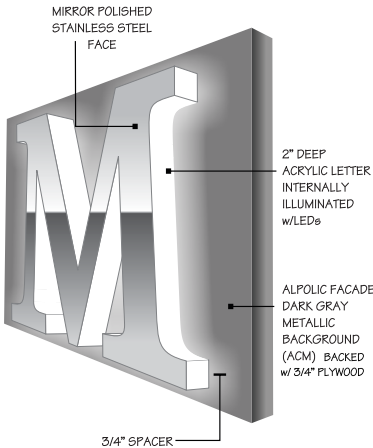
- 18" MASERATI LOGOTYPE 21 sq. ft.
- 30" TRADEMARK 4.17 sq. ft.

Total sq. ft.= 25.17 sq. ft.

ACRYLIC LETTERS

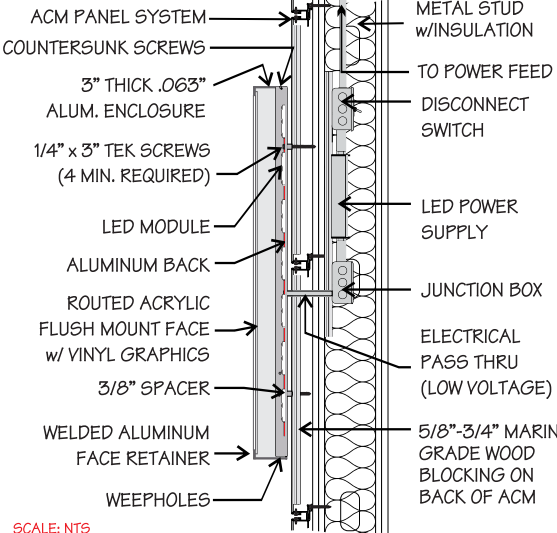


SCALE: NTS

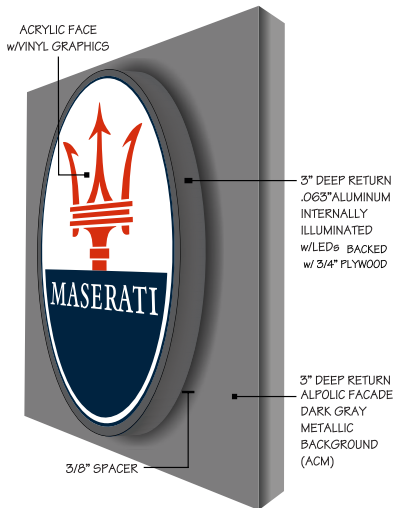


SCALE: NTS

TRADEMARK



SCALE: NTS



SCALE: NTS

NATIONAL SIGN CORPORATION
www.nationalsign.com

CONNECTICUT

780 FOUR ROD RD.
BERLIN, CT
PHONE (860) 829-9060

MASSACHUSETTS

195 JOHN DIETSCH SQUARE
NORTH ATTLEBORO, MA
PHONE (508) 809-4638

THIS DRAWING IS THE PROPERTY OF
NATIONAL SIGN CORPORATION AND ALL
RIGHTS TO ITS USE FOR REPRODUCTION
ARE RESERVED BY NATIONAL SIGN CORP.

CLIENT/PROJECT



LOCATION:

MONTEREY, CA

FILE NAME:

MASERATI
MONTEREY, CA

DRAWING NO.

47378-01

SCALE

SCALE AS MARKED

DRAWN BY:

DDD

DATE:

01/22/15

PROJECT MANAGER

TOM BAKER

REVISIONS

REV. 1: 00/00/00

REV. 2: 00/00/00

UL E164024

SITE PHOTOGRAPHS FROM DEL MONTE BOULEVARD





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.E.

TO: Board of Architectural Review

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Services Manager
Rick Medina, Senior Planner

DATE: February 18, 2015

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-12-21: CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL OF A LANDSCAPE PLAN FOR THE PLANTING OF FOUR TOYON TREES AT MESCAL - NEIL PARK LOCATED IN THE OPEN SPACE-RECREATION (OSR) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 4, SECTION 15304(B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

PURPOSE

The City of Seaside is requesting design review approval of a proposed landscape plan for the planting of four Toyon trees at Mescal - Neil Park to replace Eucalyptus trees that were recently removed by the City.

RECOMMENDATION

Staff recommends approval of the proposed landscaping plan subject to the conditions of approval provided as Attachment 1.

BACKGROUND

The site is developed with a Neighborhood Park identified as Mescal - Neil Park and is 2.22 acres in size. The park is located between Costa Street to the west and Mescal Street to the east within the 1500 block of the City. The surrounding land uses consist of single family dwellings (See Figure 1). Vicinity map is provided as Exhibit "B". Site photographs are provided as Exhibit "C".

Figure 1: Project Site Adjacent Land Uses

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

PROJECT DESCRIPTION

The proposed project consists of planting four new 15-gallon Toyon trees within a new planter area on the east side of Mescal – Neil Park at the request of the adjoining neighborhood association. The location of each tree is designated on the project site plan provided as Attachment 1 to Exhibit “A”. The trees would be hand watered by the adjoining neighbors who have coordinated with the City to take on the responsibility for this task. There is no permanent irrigation proposed with this landscape plan.

STAFF ANALYSIS

City staff finds that proposed trees are compatible with the Coastal environment for the Monterey Peninsula and would qualify as drought tolerant species once established. Photographs of the proposed tree species is provided as Exhibit “D”.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 4, Section 15304(b): Minor Alterations to Land. A Class 4 categorical exemption consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature scenic trees except for forestry and agricultural purposes.

Evidence: The proposed replanting will result in an improved condition of the environment through the installation of four (4) trees. Furthermore, the public park is located within a heavily urbanized area of the community which does not include any designated scenic vista.

FINDINGS

1. The proposed improvements conform to good design and in general contribute to the open space character of the public open space.

Evidence: The installation of trees is consistent and compatible with the active recreation uses planned for the public park and the image of the public open space.

2. The proposed improvements will not have a substantial adverse effect on neighboring properties or the community or establish an unsuitable circumstance that would be detrimental to the public health, safety or welfare.

Evidence: The proposed project will result in improving the overall character of the public open space and provide the surrounding neighborhood with a beautification of the public park that will serve to improve the quality of life and increase property values.

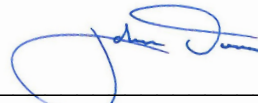
FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Mescal Neil Park Conditions of Approval
 2. Attachment 2 - Mescal Neil Park Location Map
 3. Attachment 3 - Mescal Neil Park Site Photos
 4. Attachment 4 - Mescal Neil Park site plan
 5. Attachment 5 - Mescal Neil Park Image of Trees
-

Reviewed for Submission to the
City Council by:



John Dunn, City Manager

**Conditions of Approval
File No. BAR-12-21
February 18, 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 “Mescal – Neil Park Tree Planting Plan” stamped as received on December 14, 2014, as and approved on February 18, 2015.

Standard:

1. 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.
2. 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.
3. 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.
4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. 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.
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. 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.

8. 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.
9. 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.
10. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-12-21

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.

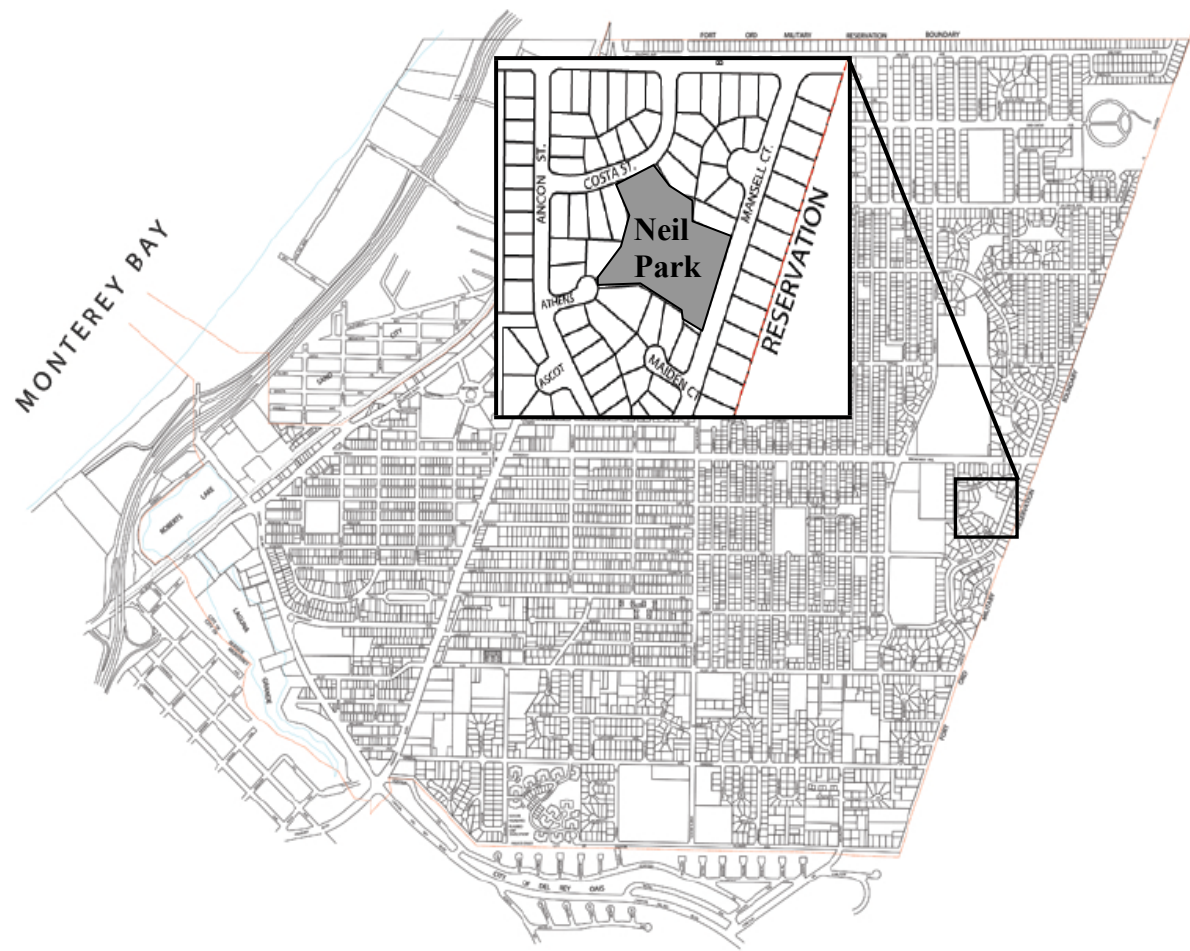
Applicant's Signature

Date

Property Owner's Signature

Date

Project Location: Mescal – Neil Park





View of planter area from Mescal Street looking west



View of planter area looking east toward Mescal Street from the interior of the park



View of planter area looking north from the interior of the park



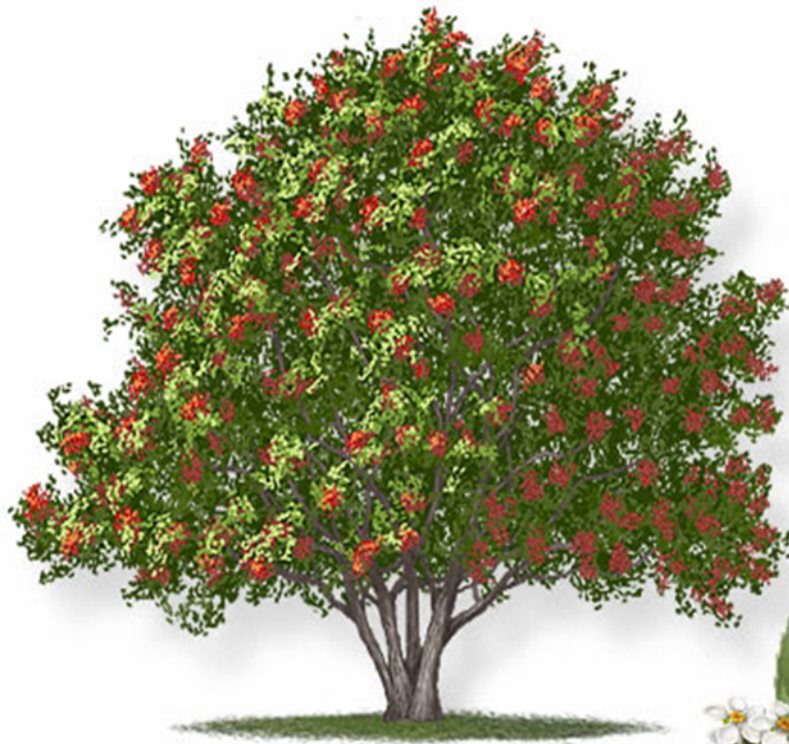
Neil Park

FOUR TOYON TREES PROPOSED TO BE
PLANTED BY THE NEIGHBORHOOD
ASSOCIATION

MESCAL ST



TREE IMAGE



Toyon
Heteromeles arbutifolia



Copyright © Robert O'Brien



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.F.

TO: Board of Architectural Review

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

DATE: February 18, 2015

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-02, CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR LOCATING A DOG PARK ON PACCHETTI PARK. THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF KIMBALL AVENUE AND NOCHE BUENA STREET IN THE OPEN SPACE – RECREATION (OSR) ZONING DISTRICT. THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(B)(3) OF THE CEQA GUIDELINES.**

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the Board of Architectural Review is responsible for approving design changes to designated public facilities.

RECOMMENDATION

Staff recommends that the Board of Architectural Review Allow for the conversion of the existing public park into a designated “Dog Park” subject to the conditions of approval provided as Attachment 1 and the project site plan listed as Exhibit “A” to Attachment 1.

BACKGROUND

The Seaside Dog Park Committee has been working with the Public Works Department over the past year to raise funds and secure a location for a Dog Park. Through a site assessment of the City’s designated parks, it was determined that Pacchettii Park based on its size, fencing, and natural open space terrain would provide the best location for a dog park.

SITE LOCATION AND DESCRIPTION

The site is developed with a Neighborhood Park identified as Pacchetti Park and is 1.69 acres in size. The park is located at the southeast corner of Kimball Avenue and Noche Buena Street within the 1200 block of the City. The adjoining land uses consist of single family and multi-family dwellings to the north, the episcopal Catholic Church to the east, and Del Rey Woods Elementary school to the south and west (See Figure 1).

Figure 1: Project Site Adjacent Land Uses				
NW	N			NE
W	Single Family Dwelling	Duplex	Episcopal Catholic Church	
	Del Rey Woods Elementary School	Project Site	Episcopal Catholic Church	
	Del Rey Woods Elementary School	Del Rey Woods Elementary School	Del Rey Woods Elementary School	E
SW		S		SE

Location map is provided as Attachment 2. Site photographs are provided as Attachment 3. An aerial photo of the site is provided as Attachment 4.

PROJECT DESCRIPTION

The proposed project will consist of locating a dog park on Pacchetti Park in accordance with the site plan provided as Exhibit “A” to Attachment 1. As noted on the site plan, the park is currently enclosed with an existing five-foot tall chain link fence on the northern side which fronts onto Kimball Avenue and with a six-foot chain link fence that abuts the adjoining western and southern property lines shared with Del Rey Woods Elementary School. A new six-foot tall chain link fence is proposed on the east side that will serve to fully to enclose the dog park to buffer the dog park from the residential neighborhood and pedestrians. The new fencing will include a double gate system at the main entrance to accommodate an entrance/exit lobby for the leashing and un-leashing of dogs, and interior fencing to provide for the separation from the small dog area and the large dog area. A water source will be provided via an existing water bib near the southeast corner. Trash receptacles for dog waste will be located near the southeast corner as well. The City will require the installation of a 16-foot wide gate at the east side of the site to allow for a utility vehicle to access the site for maintenance needs and clean-up of the park. The Dog Park Committee will be securing funding and/or donations for the placement of three picnic tables, bag dispensers/trash receptacles, and a bulletin board. The interior vegetation and natural terrain of the park will remain unchanged.

STAFF ANALYSIS

Based upon research of dog parks built in other communities as well as best practices for the

operation of dog parks, City staff's design evaluation and recommendations pertaining to locating a dog park on Pacchetti Park are listed below:

1. Ideal park size ranges from 1 to 5 acres.

Evidence: The park boundaries total 1.69 acres and the boundaries are configured in a rectangle to allow for maximum accessibility throughout the dog park.

2. A dog park should provide a controlled area for off-leash activity and reduce conflicts with other park users.

Evidence: The park will include a double gate entrance lobby to allow for the proper leashing and un-leashing of dogs in a controlled environment and the separate gate entrances to the large dog area and small dog area will reduce conflicts and ensure a safe environment for all users.

3. A dog park should not impair the visual character of the existing park.

Evidence: The existing character of the park will be unaffected. No changes to the existing landscaping and terrain of the park will be altered or modified.

4. Provide shade and water.

Evidence: Substantial amounts of shade within the small dog and large dog areas will be provided by existing Coastal oaks and Monterey pines. A water bib will be provided at location which is primarily shaded during the day.

5. Optimal fence height of five feet and adequate buffers from the public should be provided.

Evidence: All sides of the dog park will be secured with chain link fence. The area of the park with a five-foot fence is buffered by an existing growth of dense ceanothus shrubs and Monterey pine and Coastal live oak trees to provide an additional natural buffer between the site and the surrounding residential neighborhood.

ENVIRONMENTAL DETERMINATION

The establishment of a dog park on Pacchetti park would be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.

Evidence: The proposed improvements will consist of adding approximately 150 feet of additional fencing on the eastern property line to secure the dog park from the adjoining residential neighborhood, installing fencing within the interior of the park to separate small and large dogs, and installing picnic tables and benches. It can be seen with certainty that the proposed improvements will not alter the visual character of the park and that the location of the park within a heavily urbanized area of the community would not affect any existing wildlife or

sensitive environmental habitat.

FINDINGS

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

Evidence: The proposed establishment of a dog park on a City park is a permitted use within the OSR zoning district as an open space recreational use. The proposed active recreational activities will comply with all applicable standards of development and provisions of the Seaside General Plan Open Space Policies and the Municipal Code.

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

Evidence: The project site is designated as Park and Open Space in the General Plan Land Use Element. This designation allows for passive and active recreational sites of all sizes and with a range of amenities. The proposed dog park would be open to all individuals subject to their dogs behaving in well-mannered form and adhering to the established rules of the park. The dog park would not alter or adversely affect any access or use of the existing park by the public.

3. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Conservation/Open Space Element Goal and Policy:

Goal COS-1 – Provide and maintain a high quality parks and recreation system that meets the varying recreational needs of the community.

Policy COS-1.1 – Provide a variety of well-maintained public parks and recreational facilities for Seaside residents.

Evidence: The park/open space will be enhanced through the protection of the health, safety, and general welfare by the installation of adequate fencing and the installation of the new picnic tables and benches to enhance the visual resources of Pacchetti Park.

4. 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 Dog Park will include adequate landscape buffers and fencing to provide for adequate safety between the dog park and the adjoining residential neighborhood and pedestrians using the adjacent public sidewalks

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A Project Site Plan
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
 5. Attachment 4 - Aerial Photo
-

Conditions of Approval
File No. BAR-15-02
February 18, 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 “Pacchetti Park – Dog Park” stamped as received on February 13, 2015, and as approved on February 18, 2015. Project site plan is listed as Exhibit A to the conditions of approval.

Standard:

1. 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.
2. 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.
3. 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.
4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
5. 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. All storm water runoff shall be contained and disposed of onsite and any required storm water retention system shall be reviewed and approved by the Public Works Department.

8. 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.
10. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-02

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

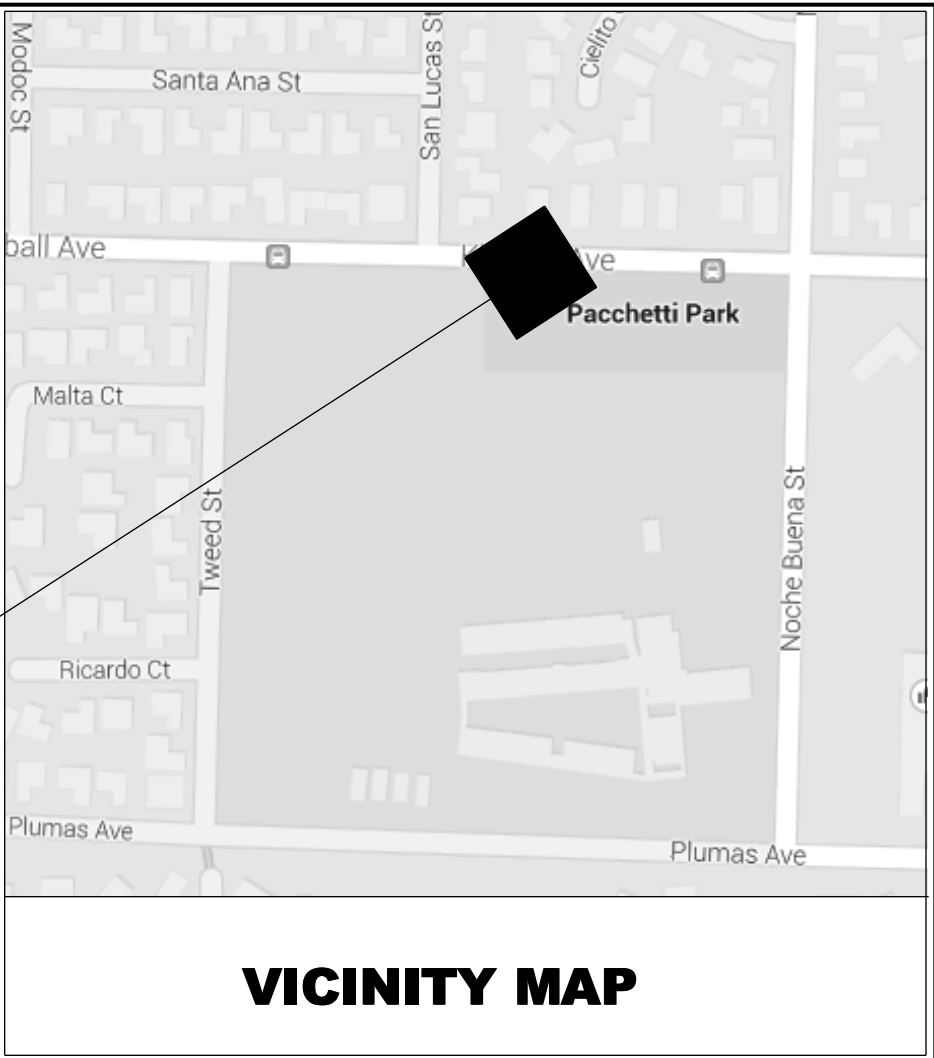
Property Owner's Signature

Date

GENERAL NOTES:

- 1 ANY DISCREPANCIES/ QUESTIONS SHALL BE TO DESIGNER VIA A WRITTEN R.F.I , AND OR EMAIL PRIOR TO THE COMMENCEMENT OF WORK.
- 2 REFER ALSO TO THE SPECIFICATIONS WHICH IS PART OF THESE CONSTRUCTION DOCUMENTS.
- 3 VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE AND NOTIFY DESIGNER OF ANY VARIATIONS OR CONFLICTING DATA PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS AND DATA, FOR THE PURPOSE OF DETERMINING DIMENSIONS AND SAID DATA DURING CONSTRUCTION.
- 4 CONDITIONS NOT OF SPECIFIC DETAIL SHALL CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE TO THE MANUFACTURERS SPECIFICATIONS OF THERE SAID MATERIALS AND OR ITEMS.
- 5 ALL MATERIAL, WORKMANSHIP & METHODS SHALL CONFORM TO THE 2013 CALIFORNIA , UNIFORM PLUMBING (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24 , CALIFORNIA ELECTRICAL CODE. CALIFORNIA RESIDENTIAL CODE (CRC) , CALIFORNIA GREEN BUILDING CODE.
- 6 SAFETY : THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE, PER STATE AND LOCAL REGULATIONS AND OSHA SAFETY REGULATIONS.
- 7 CONSTRUCTION BRACING: CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SHORING AND BRACING UNTIL ALL CONSTRUCTION IS COMPLETE.
- 8 THE PROJECT SHALL HAVE A POSTED ADDRESS. TO BE POSTED AT THE END OF DRIVEWAYS , ENTRANCES , AND ENTRANCES TO THE PROPERTY.
- 9 TREES LOCATED NEXT TO STRUCTURES WHERE CONSTRUCTION WORK IS COMMENCING SHALL BE PROTECTED BY WRAPPING AND SUITABLE PROTECTION ACCORDING TO CITY, COUNTY, AND STATE REGULATIONS.
- PRIOR TO COMMENCEMENT OF WORK.**
10. ALL HOSE BIBS SHALL USE NON REMOVABLE TYPE: BACK FLOW PREVENTION. (CPC 603.3.7).

PROJECT LOCATION



VICINITY MAP



REVISIONS		
NUMBER	DATE	BY

DRAWINGS PROVIDED BY:
SHARP
422 GARDEN AVE
MONTEREY
CA,93940
sharpdesgroup@gmail.com

21

PACCHETTI DOG PARK

SITE PLAN
SITE BOUNDRIES , SET
BACKS EASEMENTS

BECKY STOFER
RANCHO NOCHE BUENA
VILLA SUBD. LOT 4
LOTS 7,8,9,10 BLOCK 3
SEASIDE CA

APN# 012-441-002

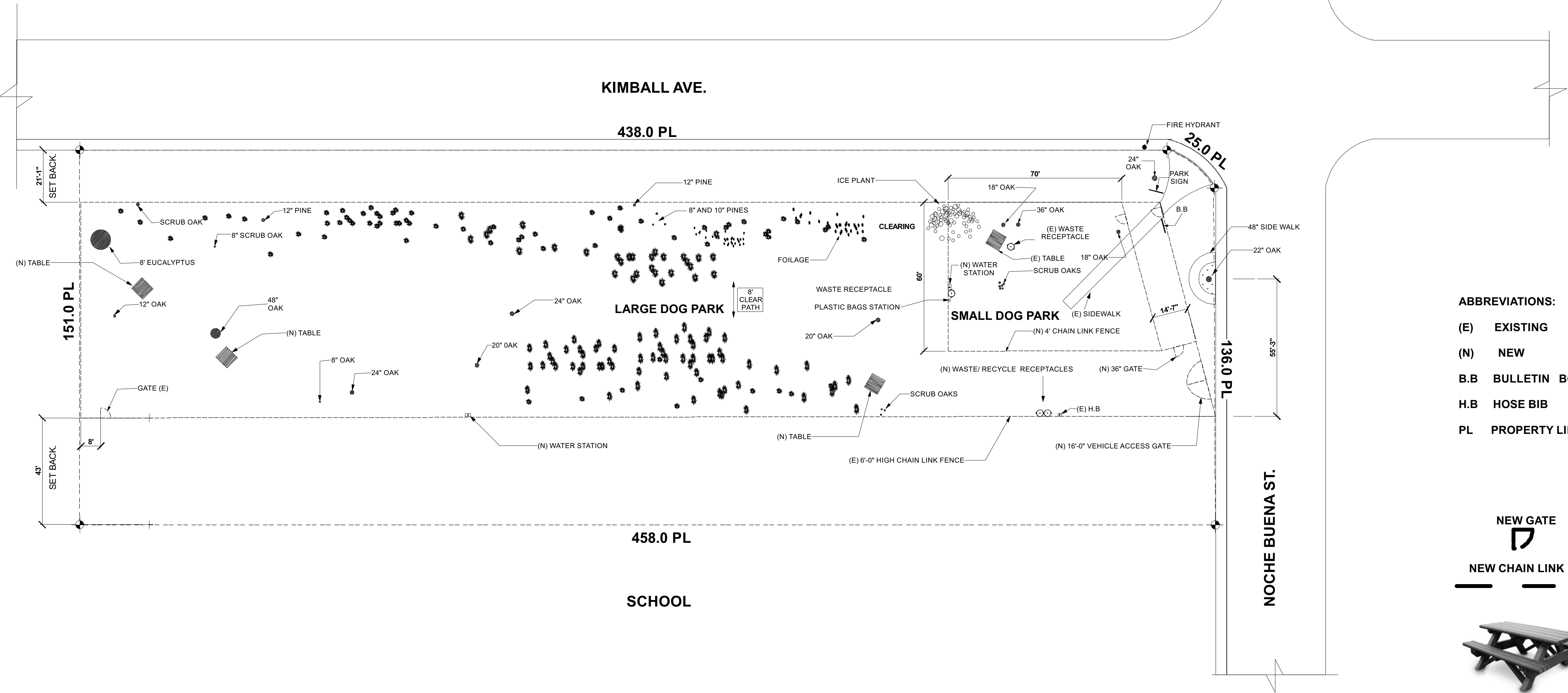
DATE:

2/13/2015

SCALE:

SHEET:

A-1



ABBREVIATIONS:

(E) EXISTING

(N) NEW

B.B BULLETIN BOARD

H.B HOSE BIB

PL PROPERTY LINE

NEW GATE



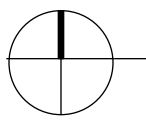
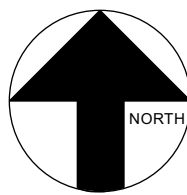
NEW CHAIN LINK FENCE



(N) NEW TABLE OR EQUAL

SCOPE OF WORK

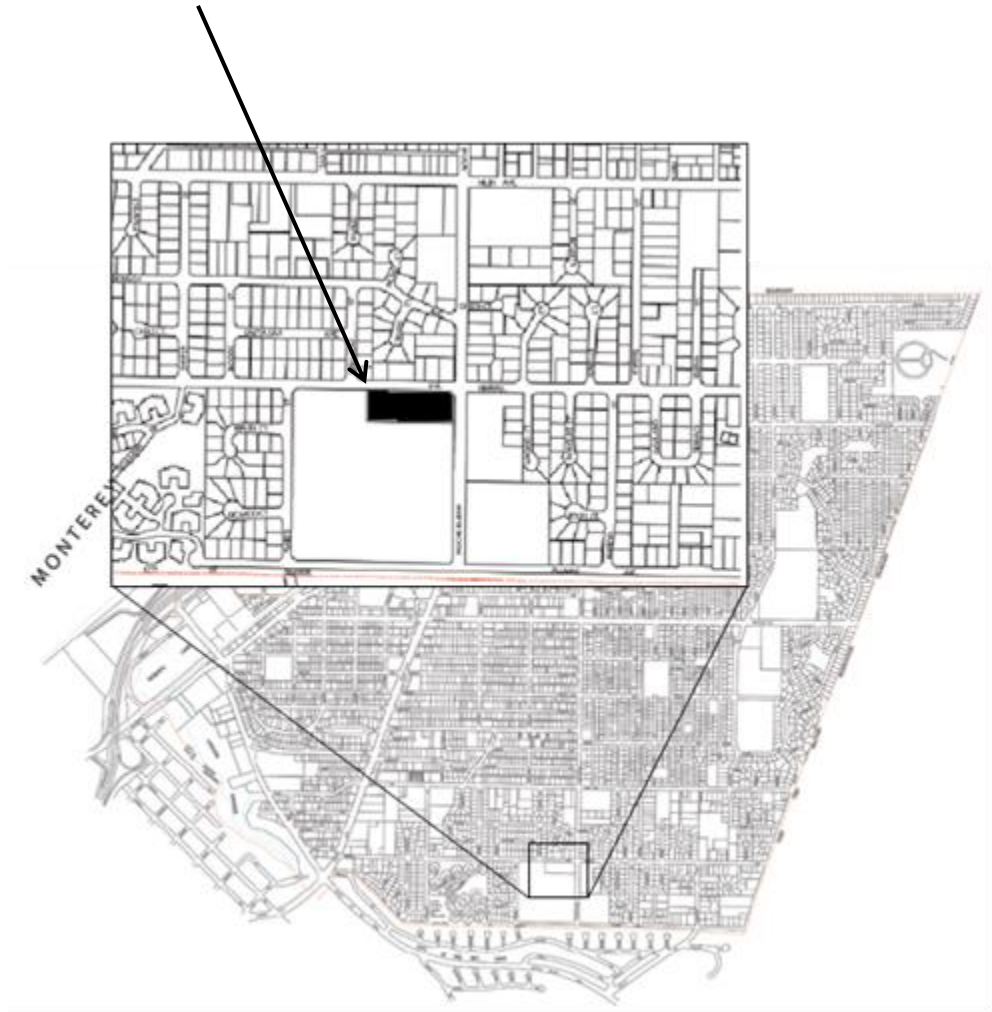
1. ADD NEW CHAIN LINK FENCE.
2. ADD NEW PROPOSED GATES.
3. ADD NEW WATER STATIONS .



EXISTING/ PROPOSED SITE PLAN
Scale: 1" = 25'-0"

Location Map

Project Site: Pacchetti Park (Southwest Corner of Noche Buena Street and Kimball Avenue)





View of Dog Park street frontage from Noche Buena Street looking west



View of Dog Park frontage from Kimball Avenue looking east



View of the entrance to the Dog Park at the corner of Kimball Avenue and Noche Buena Street looking west



View of the Kimball Avenue street frontage looking west



View of the Large Dog Park area from within the interior of the Dog Park looking east



View of the Large Dog Park area from within the interior of the Dog Park looking west

AERIAL VIEW OF PACCHETTI PARK



Pacchetti Park Boundaries



Location of new 6-foot interior fence



Location of picnic tables



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.G.

TO: Board of Architectural Review

FROM: John Dunn, City Manager

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

DATE: February 18, 2015

SUBJECT: Architectural Review Application No. BAR-14-30 and Master Sign Program Application MSP-14-09. Mark Woltmon, property owner, and TESLA Corporation, applicant, are requesting design approval for the installation of a parking lot and new pylon sign for the establishment of a new car dealership located at 1901 Del Boulevard in the Automotive Commercial (CA) Zoning District. The project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301 (a) minor exterior alteration to existing facilities and Section 15301(g) new copy on existing signs.

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the property owner/applicant are requesting Design Review Approval to allow for the installation of a new parking lot and a new freestanding pylon sign on an existing commercial building for the establishment of a new car dealership located at 1901 Del Monte Boulevard.

RECOMMENDATION

Staff recommends approval of the requested parking lot design and new pylon sign subject to the conditions of approval provided as Attachment 1 and Exhibit A – Project Site Plan and Exhibit B – Pylon Sign Rendering.

BACKGROUND

The site is developed with an existing commercial building, totaling approximately 9,616 square feet in area, that was previously occupied by the “Wayside Garage”, a four-bay major automotive repair business. The TESLA Corporation plans to occupy the building as a new car dealership for both sales and service of vehicles. No changes are proposed to alter or expand the existing building. A new car dealership is classified a principal permitted use in the CA zoning district which the subject parcel is currently zoned.

The TESLA Corporation is moving forward with its remodel of the existing building under two Phases. The first Phase, consisting of the exterior façade and wall signs, was approved by the BAR on December 17, 2014.

The applicant is now coming back to the BAR for the approval of the site improvements (e.g. landscaping, parking lot, pedestrian walkway and monument signs) under the Phase 2 improvements. The building footprint will not change the previously approved exterior façade, sign improvements or site improvements.

Because the building covers approximately 95% of the site, there is need for site access and additional area to serve TESLA's parking needs. Mr. Woltman approached the City to request an easement to utilize the adjacent city-owned right-of-way, the La Salle Avenue paper street, for parking, landscaping and a public pathway. City staff is currently working with the Applicant and legal counsel to prepare an Encroachment Agreement to be presented to the City Council for consideration. Execution of an Encroachment Agreement is a condition of design approval for phase 2 improvement.

SITE LOCATION AND DESCRIPTION

The project site is located on the west side of Del Monte Boulevard between Tioga Avenue to the south and the intersection of Autocenter Parkway and Del Monte Boulevard to the north. The adjacent land uses consist of a commercial parcel to the south, a Cal-Am well site to the north, a motorcycle dealership and auto repair use within the Seaside Auto Center to the east, and a COSTCO retail business located with the Sand Dollar Shopping Center in the City of Sand City to the west. A location map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

Figure 1: Project Site Adjacent Land Uses

NW N NE

	COSTCO	COSTCO	COSTCO	
W	Vacant Parcel	<u>Project Site</u>	Cal-Am Well Site	E
	Auto Repair Business	Motorcycle Dealership	Motel	
SW		S		SE

PROJECT DESCRIPTION

Parking Lot Improvements

The parking will be developed with nine standard (9'x19') perpendicular parking stalls on the southern end of the site. An additional six perpendicular parking stalls against the building that will be used as dedicated electric super charging stations for the TESLA vehicles. Other improvements will consist of the following:

1. Construction of a trash enclosure and equipment for the electric car charging stations at the back of the parking lot;
2. Three Lithonia parking lots on the south side of the site; and
3. Super charging stations behind the six stalls located on the north side of the parking lot; and
4. Landscaping will be installed in front of the nine standard perpendicular parking stalls and landscape planters on each side of the drive entrance. Landscape material will consist of drought tolerant coastal grass comprised of Deer Grass and Blue Oat Grass. Irrigation for the landscape areas will consist of a drip system connected to an irrigation controller.
5. Parking lot surface will consist of a black asphalt surface.
6. The installation of a 10-foot wide pedestrian extending parallel in an east-west direction to the nine perpendicular parking stalls. The pathway will provide a public access connection between Del Monte Boulevard to the east and the rail road right-of-way to the west. The pathway will be surfaced with a compacted decomposed granite material.

Master Sign Program

Following wall signs were approved at the December 17, 2014 BAR meeting:

1. Installation of a cabinet sign (4'1" x 3'-0") totaling 12 square feet in area with internally illuminated push thru acrylic TESLA Logo and individual pan channel letters displaying the TESLA in their signature font totaling 62 square feet in area at the upper southern corner of the east elevation above the expanded storefront windows. The pan channel letters will be backlit to create halo lighting effect; and
2. Installation of aluminum cut letters with "Service" text above each roll-up door totaling 9.7 square feet in area; and
3. Installation of a cabinet sign (4'1" x 3'-0") totaling 12 square feet in area with internally illuminated push thru acrylic TESLA Logo and individual pan channel letters displaying

the TESLA in their signature font totaling 62 square feet in area at the upper southern corner of the east elevation above the expanded storefront windows. The pan channel letters will be backlit to create halo lighting effect

The approved proposed sign areas are:	East Elevation	83.7 square feet
	South Elevation	9.7 square feet
	West Elevation	74.0 square feet
	Total Sign Area	167.4 square feet

The applicant is proposing to locate a 10-foot tall pylon sign that is three feet in width within the landscape area on the north side of the drive entrance to the new parking lot. The sign will be double faced with an internally illuminated TESLA logo serving as the sign identification. The exterior material will consist of red ACM panels.

STAFF ANALYSIS

Zoning Code

According to the Automotive Regional Commercial Zone standards, the architectural design standards seek to reflect a modern, contemporary design for the individual dealerships while providing flexibility for tenants to identify themselves through innovative design. TESLA's current business model consists of locating their satellite stores within existing commercial buildings that blend with the surrounding neighborhood while maintaining their corporate colors and sign identity.

Auto Center Design Standards

The building renovation and overall improvements to the existing warehouse building incorporate a combination of new window glazing, awnings, exterior wall and trim colors, and signs to break-up the blank wall space. The overall paint scheme, awnings and signs will provide a variation of materials and colors to provide interest to the building but avoid a busy, cluttered appearance. The proposed elevations utilize a modernistic scheme and the selection of building materials is consistent with the design standards for the CA zone. Staff finds that parking lot and landscape improvements will serve to complete the building renovation and make the project harmonious with the surrounding properties and to enhance the character of the area.

Signs

The proposed pylon sign is compatible with the contemporary appearance of the building and has been presented in an appropriate scale and design that is harmonious with the building and surrounding businesses.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301 (a) minor exterior alteration to existing facilities and Section 15301(g) new copy on existing signs.

Evidence: The proposed exterior façade upgrade and new sign copy are minor alterations to an existing facility.

FINDINGS

1. The proposed project is consistent with the objectives of the General Plan, complies with

applicable zoning regulations, and Design Guidelines for the Auto Center.

John Dunn, City Manager

Evidence: The site plan, parking lot plan, 10-foot wide pedestrian pathway, and monument sign has been reviewed in accordance with the General Plan, Zoning Code, and Design Guidelines for the Auto Center, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed parking lot takes into account the required dimensional standards and meets high aesthetic and design integrity standards.

2. The proposed site design is suitable for the purposes of the building and site and will enhance the character of the Auto Center and neighboring commercial properties.

Evidence: The proposed site plan, parking lot plan, 10-foot wide pedestrian pathway, and monument sign will provide all design elements required by the Design Guidelines for the Auto Center, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, and application of a landscaping spread out within the parking lot.

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 site plan, parking lot plan, 10-foot wide pedestrian pathway, and monument sign in conjunction with the exterior façade improvements that were approved on December 17, 2014 will provide all required design elements that would establish an attractive development, and will be compatible with adjoining and nearby properties.

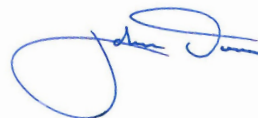
FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
2. Attachment 1 Exhibit A - Site Plan
3. Attachment 1 Exhibit B - Pylon Sign Rendering
4. Attachment 2 - Location Map
5. Attachment 3 - Site Photographs

Reviewed for Submission to the
City Council by:



Conditions of Approval
File No. BAR-14-30
February 18, 2015

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the site plan identified as “TESLA Remodel” stamped as received on February 13, 2015, as and approved on February 18, 2015. The site plan is provided as Exhibit A. The rendering of the pylon sign is provided as Exhibit B.

Building:

2. The project shall be completed in accordance with the 2013 California Building Code.

Fire Department:

3. The project shall be completed in accordance with the 2013 California Fire Code.

Public Works:

4. The project shall be completed in accordance with all requirements of the Public Works Department for the construction of the proposed parking lot and including, but not limited to any required curb, gutter, and sidewalk in connection with the parking lot improvements. All work which affects storm water collection and conveyance must adhere to the city’s BMP Guidance Series regarding Erosion and Sediment Control, wash out details, covering of materials, and pressure washing runoff.

Standard:

5. 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.
6. 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.
7. 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.

8. 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.
9. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-30

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

FORMER SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY
NOW OWNED BY THE TRANSPORTATION AGENCY OF MONTEREY COUNTY (TAMC)

RAILROAD TRACK

RAILROAD TRACK

TRACK SWITCH

RR SWITCH

(E) CONCRETE SLAB

(E) CONCRETE SLAB
LOADING DOCK

CITY OF SAND CITY, CITY LIMIT LINE

CITY OF SEASIDE, CITY LIMIT LINE

CITY OF SAND CITY, CITY LIMIT LINE

CITY OF SEASIDE, CITY LIMIT LINE

LEGEND:

— FENCE LINE
AC ASPHALTIC CONCRETE
EP EDGE OF PAVEMENT
FDC FIRE DEPARTMENT CONNECTION
FFE FINISHED FLOOR ELEVATION
GM GAS METER
HB HOSE BIB
LP LIGHT POST
PG&E PG&E VAULT
PIV POST INDICATOR VALVE
SSMH SANITARY SEWER MANHOLE
TE TRASH ENCLOSURE
TEL TELEPHONE VAULT
UP UTILITY POLE
WM WATER METER
WV WATER VALVE

CAL-AM WATER CO.
APN: 011-101-009
LOT 2, VOL. 4 C&T PG. 50

VOL. 1138, O.R., PAGE 305

MONTEREY FISH CO.
APN: 011-522-001

LOT 31, BLOCK 1
VOL. 2, C&T, PG. 11

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. THE BENCHMARK IS AN NOS DISC STAMPED K1320-1977 ON THE WEST SIDE OF DEL MONTE BOULEVARD. BENCHMARK ELEVATION = 19.66'.
5. ● DENOTES A FOUND 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "LS 7771", UNLESS OTHERWISE NOTED.

WOLTMON
APN: 011-101-010
LOT 1, VOL. 4 C&T PG. 50

LEGEND & NOTES:

OFF STREET PARKING SPACES PROVIDED 21
DEDICATED SUPER-CHARGING STATIONS 6
ADA COMPLIANT PARKING SPACE 1
STANDARD PARKING SPACES 13
COMPACT PARKING SPACES 2
LITHONIA PARKING LOT LIGHTING 3

CIRCLE BETWEEN SPACES 12 AND 19 IS 44 FEET IN DIAMETER TO PROVIDE SPACE TO ALLOW FOR CARS TO EASILY TURN-AROUND

LANDSCAPING NOTES:

DROUGHT-RESISTANT DEER GRASS (COASTAL GRASS) ●
DROUGHT-RESISTANT BLUE OAT ●
DRIP IRRIGATION SYSTEM WITH AUTOMATIC MOISTURE SENSORS WILL BE INSTALLED TO MAINTAIN LANDSCAPED AREAS.

0 5 10 10 20 30 40
SCALE: 1" = 10'

PRELIMINARY
FOR CLIENT & AGENCIES REVIEW
NOT FOR CONSTRUCTION



REVISIONS	
DATE	BY
JAN 16 15	SCW
JAN 19 15	SCW
JAN 21 15	SCW
JAN 26 15	SCW
FEB 13 15	SCW
JOB No. 14-151	

SITE PLAN			
TESLA - SEASIDE			
1901 DEL MONTE BOULEVARD			
SEASIDE, CA			
APN: 011-010-010 and A PORTION OF LaSALLE AVENUE			
CITY OF SEASIDE COUNTY OF MONTEREY STATE OF CALIFORNIA			
PREPARED FOR			
MARK WOLTMON			
BY			
MONTEREY BAY ENGINEERS, INC.			
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
SCALE	DATE	DRAWN BY	SHEET
1" = 10'	JANUARY, 2015	SCW	1
JOB No. 14-151			OF ONE

Freestanding Pylon Sign Design



1901 Del Monte Blvd Seaside CA- Proposed Rendering
3/32" = 1'-0"

TESLA
December 17, 2014

Location Map

Project Site: 1901 Del Monte Boulevard



Site Photograph



View of project site from Del Monte Boulevard looking north