



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 4, 2016
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

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

BOARD OF ARCHITECTURAL REVIEW

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

3. **REVIEW OF AGENDA**

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

4. **ORAL COMMUNICATION**

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

5. **APPROVAL OF MINUTES**

A. REGULAR MEETING MINUTES OF MARCH 2, 2016

6. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-20. SEASONS MANAGEMENT, APPLICANT, AND THE CITY OF SEASIDE, PROPERTY OWNER, ARE REQUESTING THAT THE BOARD OF ARCHITECTURAL REVIEW COMPLETE A PRELIMINARY REVIEW OF THE ARCHITECTURAL DESIGN, LANDSCAPING, LIGHTING, AND SIGNS FOR A**

**144-BED SENIOR ASSISTED LIVING RESIDENTIAL CARE FACILITY
LOCATED AT 550 MONTEREY ROAD IN THE COMMUNITY COMMERCIAL
(CC) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA), A MITIGATED NEGATIVE
DECLARATION HAS BEEN PREPARED FOR THE PROJECT.**

PURPOSE: The purpose of this item is for the Board of Architectural Review to provide the Planning Commission and the City Council with a preliminary recommendation on the architectural design, landscaping and irrigation plans, lighting, and exterior monument sign for the proposed construction of an assisted living residential care facility (Seaside Senior Living). The Use Permit Application for the project will be reviewed by the Planning Commission and City Council at future meetings which will each be noticed separately.

RECOMMENDATION: It is recommended that the Board of Architectural Review receive the presentation from City staff and the applicant, accept public comments, and provide its recommendations/direction that the either the consensus of the Board or an individual member of the Board finds that the Planning Commission and the City Council should consider in its evaluation of the architectural design, landscaping and irrigation, lighting and monument sign in conjunction with the use permit application.

7. **REPORTS FROM BOARD MEMBERS**

8. **REPORTS FROM STAFF**

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, May 18, 2016
Seaside City Hall
5:30 PM

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.



MEETING MINUTES
DRAFT

CITY OF SEASIDE

Board of Architectural
Review

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, March 2, 2016

5:30 PM

1. **CALL TO ORDER AT 5:38 PM**
2. **ROLL CALL – ESTABLISHMENT OF QUORUM**
 - MEMBERS**
 - Toby Keller
 - Mitsugu Mori
 - Ken Rudisill
 - Kathleen Ventimiglia
 - PRESENT:**
 - Toby Keller
 - Mitsugu Mori
 - Kathleen Ventimiglia
 - ABSENT:**
 - Ken Rudisill
3. **REVIEW OF AGENDA**

None
4. **ORAL COMMUNICATION**

None
5. **APPROVAL OF MINUTES**

None
6. **BUSINESS ITEMS**
 - A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-12 AND SIGN PERMIT APPLICATION NO. SP-15-12. KIM HONG, APPLICANT, AND KU HUI HONG, PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL FOR AS-BUILT CHANGES TO THE EXTERIOR BUILDING COLORS AND EXISTING WALL SIGNS ON THE EXISTING COMMERCIAL BUILDING LOCATED AT 1949 FREMONT BOULEVARD IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, SECTION 15301, EXISTING FACILITIES.**

Bob Larsen, Associate Planner, presented the staff report. Mr. Larsen stated that the applicant purchased the building in May of 2014 and had proceeded to paint the building and change the exterior signs without obtaining the

required Design Review permits. The project was being brought back to the BAR for its review of alternative building colors and wall signs after the BAR had acted to continue its review of the project from the December 16, 2015 BAR meeting. Staff recommended that the BAR approve the exterior building colors and wall signs in accordance with the modified color and sign plans as submitted. The applicant, Ku Hui Hong was present and answered questions on the revised design details. No public comments were received on this item.

On motion by Member Ventimiglia and Seconded by Member Mori and carried by the following vote the BAR approved BAR-15-12 with the revised color scheme and sign plans as submitted subject to the text for "Ord Terrace" signage on the East elevation being amended to be between 16-18" inches high and the text for the "Liquors" signage being spaced out further apart to avoid a "cramped look".

AYES	3	COMMITTEE MEMBERS	Toby Keller Mitsugu Mori Kathleen Ventimiglia
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Ken Rudisill
RECUSED	0	COMMITTEE MEMBERS	

B. MASTER SIGN PROGRAM SIGN PERMIT APPLICATION NO. MSP-16-01: MARVIN SHAFFER, PROPERTY OWNER, AND MONTEREY SIGNS, APPLICANT, REQUESTED DESIGN REVIEW APPROVAL OF A MASTER SIGN PROGRAM AT 1490 DEL MONTE MX (MIXED USED) ZONING DISTRICT OF THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 11 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Rick Medina, Senior Planner, presented the project. Shawn Adams with Monterey Signs represented the application. The applicant stated that the property owner was seeking the approval of new wall signs and a freestanding sign for the existing multi-tenant commercial building for which a Master Sign Program has not been adopted. The existing wall signs and freestanding pole sign were established on-site prior to the adoption of the existing sign code. Staff recommended approval of the Master Sign Program as submitted subject to the findings, evidence and Conditions of Approval. No public comments were received on this item.

On motion by Member Mori and Seconded by Member Ventimiglia and carried by the following vote the BAR approved MSP-16-01 per the sign plans as submitted with the condition that any changes by a future applicant or any other applicant within the other tenant space within the multi-tenant commercial building come before the BAR for approval of these signs.

AYES	3	COMMITTEE MEMBERS	Toby Keller Mitsugu Mori Kathleen Ventimiglia
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Ken Rudisill
RECUSED	0	COMMITTEE MEMBERS	

C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-15-18. MONTEREY SALINAS TRANSIT, APPLICANT, REQUESTED DESIGN APPROVAL TO REPLACE EXISTING BENCHES WITH SEMI-ENCLOSED SHELTERS AT SIX BUS STOPS LOCATED ON DEL MONTE BOULEVARD, BROADWAY AVENUE, AND ORD GROVE AVENUE. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CLASS 1, EXISTING FACILITIES.

Rick Medina, Senior Planner, presented the project. Hunter Harvath with Monterey Salinas Transit was present to represent the application. The applicant is returning to BAR to present the Board with a revised roof material for the shelters as requested by the Board at the February 17, 2016 BAR meeting. Mr. Harvath answered questions from the Board and provided additional details about site locations, the grant for the shelters and the project design. Mr. Harvath explained that it would be difficult to modify the shape of the roof as suggested by the Board and that a solution would be to replace the faux metal tile roof with a standing seam material on the same gable roof design.

On motion by Member Keller and Seconded by Member Ventimiglia and carried by the following vote the BAR continued BAR-15-18 with direction that the applicant return with information related to the use of a standing seam metal roofing option and to return to the BAR for final approval with the revised roof design.

AYES	3	COMMITTEE MEMBERS	Toby Keller Mitsugu Mori Kathleen Ventimiglia
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Ken Rudisill
RECUSED	0	COMMITTEE MEMBERS	

7. REPORTS FROM BOARD MEMBERS

None

8. REPORTS FROM STAFF

None

9. ADJOURNMENT at 6:44 PM

On motion by Member Ventimiglia and Seconded by Member Mori and carried by the following vote the BAR adjourned the meeting at 6:44 PM

AYES	3	COMMITTEE MEMBERS	Toby Keller Mitsugu Mori Kathleen Ventimiglia
NOES	0	COMMITTEE MEMBERS	
ABSENT	1	COMMITTEE MEMBERS	Ken Rudisill
RECUSED	0	COMMITTEE MEMBERS	



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

BY: Diana Ingersoll, Deputy City Manager Resource Management Services
Rick Medina, Senior Planner

DATE: May 4, 2016

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-14-20. SEASONS MANAGEMENT, APPLICANT, AND THE CITY OF SEASIDE, PROPERTY OWNER, ARE REQUESTING THAT THE BOARD OF ARCHITECTURAL REVIEW COMPLETE A PRELIMINARY REVIEW OF THE ARCHITECTURAL DESIGN, LANDSCAPING, LIGHTING, AND SIGNS FOR A 144-BED SENIOR ASSISTED LIVING RESIDENTIAL CARE FACILITY LOCATED AT 550 MONTEREY ROAD IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT.**

PURPOSE

The purpose of this item is for the Board of Architectural Review to provide the Planning Commission and the City Council with a preliminary recommendation on the architectural design, landscaping and irrigation plans, lighting, and exterior monument sign for the proposed construction of an assisted living residential care facility (Seaside Senior Living). The Use Permit Application for the project will be reviewed by the Planning Commission and City Council at future meetings which will each be noticed separately.

RECOMMENDATION

It is recommended that the Board of Architectural Review receive the presentation from City staff and the applicant, accept public comments, and provide its recommendations/direction that the either the consensus of the Board or an individual member of the Board finds that the Planning Commission and the City Council should consider in its evaluation of the architectural design, landscaping and irrigation, lighting and monument sign in conjunction with the use permit application.

BACKGROUND

Exclusive Negotiating Agreement

On May 16, 2013, the City of Seaside, the Successor Agency to the former Redevelopment Agency and Seasons Management (Applicant) entered into an Exclusive Negotiating Agreement (ENA) for the proposed development of approximately 5.47 acres of land on the former Fort Ord for a 144-bed residential care facility and a 13-unit co-housing facility. The City Council has extended the ENA twice: the first amendment was approved on February 19, 2015 and the second amendment was approved on February 4, 2016. The current ENA will expire on August 4, 2016.

Applications and Process

Under the ENA, the City has received the following development applications from Seasons Management for the proposed development: Use Permit Application No. UP-14-05 and Board of Architectural Review Application No. BAR-14-20.

Since receiving the use permit application, City staff in coordination with its environmental consultant, LSA Associates, have completed an Initial Study (IS)/Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act Guidelines to address the potential environmental impacts associated with the proposed development. The Draft IS/MND was circulated for a 30-day public review beginning on March 18, 2016 and ending on April 18, 2016. The Draft IS/MND is available for review at the following web link: <http://www.ci.seaside.ca.us/index.aspx?page=568>.

The three public comments that were received during the Public Review period are provided as Attachment 4. City staff and its environmental consultant are currently in the process of preparing responses to the comments received during the public review period on the Draft IS/MND, as well as preparing the Final IS/MND, which will be completed prior to the Planning Commission and City Council taking action on the project.

SITE LOCATION AND DESCRIPTION

Environmental Setting

The project site is located at 550 Monterey Road, on the north side of Monterey Road at the intersection of Monterey Road and Coe Avenue. The project site is approximately 5.47 acres (Assessor's Parcel Number 031-141-004). The project site was previously owned by the United States (U.S.) Army. Following the closure of Fort Ord in 1994, the parcel was transferred to the City under the Fort Ord Reuse Authority Act (FORA). There is currently one 5,000 square foot (sf) structure located on the project site that would be removed as part of the proposed project. The structure was formerly used by the U.S. Army as a convenience store and gas station but is currently vacant.

The project site is bounded by California State Route 1 (SR-1) to the west, residential housing and a large stormwater basin to the east-northeast, Monterey Road and residential housing to the south and southeast, and Monterey Road, open space, and residential housing to the south-southwest. The majority of the project site is currently undeveloped with the exception of the 5,000 sf structure, an asphalt parking area, and the parking lot lights. The project site is generally flat, sloping from Monterey Road downward towards SR-1. There are three bluegum eucalyptus (*Eucalyptus globulus*) and 94 Monterey cypress (*Cupressus macrocarpa*) on the project site, with ice plant (*Carpobrotus edulis*) being the predominant groundcover. The remainder of the project site is primarily characterized by non-native ruderal plant species.

Adjacent land uses are presented in Figure 1, Project Site Adjacent Land Uses. Location Map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Highway One	Army Housing	Seaside Highlands	
W	Highway One	Project Site	Seaside Highlands	E
	Highway One	Monterey Road	Seaside Highlands	
SW	S			SE

PROJECT DESCRIPTION

The proposed project would include the demolition of the existing 5,000 sf structure and the development of a State of California licensed Residential Care Facility for the Elderly (RCFE). A Residential Care Facility for the Elderly means a housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator, or other responsible person; where 75 percent of the residents are 60 years of age or older and where varying levels of care and supervision are provided, as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents. The RCFE will be comprised of three buildings that will house three separate facilities on the project site

(refer to Attachment 5, Conceptual Site Plan). The three facilities would include an Assisted Living Facility (81,679 sf) (refer to Building A-1 on Attachment 5), a Memory Care Facility (29,707 sf) (refer to Building A-2 on Attachment 5), and a Co-Housing Facility (10,894 sf) (refer to Building B on Attachment 5), for a total of 122,280 square feet of new construction. The proposed project would be constructed in compliance with current California Building Code and Americans with Disability Act Standards. The proposed project would be constructed in one phase. Project construction is anticipated to last approximately 18 months. The project plans are provided as Attachment 1.

ARCHITECTURAL STYLE.

The proposed project would be designed to conform with Section R2.1 Occupancy, of the most current California Building Code (CBC), which includes building code requirements for residential care facilities for the elderly with more than six non-ambulatory residents.

The buildings would be designed in the traditional California Craftsman architectural style with the use of Cementitious horizontal lap siding (Hardieplank) and shingle siding (Hardieshingles) as the dominant exterior siding material. Other building materials would consist of some plaster elements and stone masonry/flagstone pier cap details, decorative wood lattice, wood corbels at the roof gables, flower boxes, pyramidal columns at front gable entry feature, and wood fascia to further accentuate and highlight the California Craftsman architectural style. The architectural detail would also be characterized by neo-traditional California Craftsman design including entry porches, hip roofs, overhangs with exposed rafter tails, windows with divided lights, wood castings and head and sill trim around all windows and doors. The roof material would consist of charcoal asphalt shingles in a weathered wood finish. The proposed project includes aluminum-clad French doors and lights and single-hung windows. The exterior color palette will consist of the following colors: (Color sample identified on Sheet A3.3.1a, A3.3.2a and A3.4.1a of the project plans):

1. Frazee "Deck Chair" CL 2684D
 2. Frazee "The Loft" CLC 1210D
 3. Frazee "Mosquito" CL 2875A
 4. Frazee "Burlap" CL 2794D
 5. Frazee "Excalibur" CL 3173M
- A concept color and material board will be available at the meeting.

All services including trash and recycling, emergency power, and delivery areas would be located along the northern extent of the facilities (rear of the building) and would be screened from public view.

One single sided freestanding monument sign, approximately 6-feet (ft) high by 10 ft wide, would be constructed near the project driveway entrance opposite Coe Avenue. The monument sign would be composed of a stone masonry base with an approximately 3 ft. by 6.5 ft. metal

sign hung from a wooden lattice-style pergola frame. The sign letters will consist of individual metal letters. Cross section of the monument sign is shown at the bottom of Sheet A3.3 The sign would be externally illuminated with an up lit fixture as depicted on the side elevation detail. Internal directional signage would also be provided on the site.

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LIGHTING.

On-site lighting for the proposed project would consist of traditional California craftsman style single head carriage lights located in the parking and driveway areas (approximately 12 ft. high), walkway bollard lighting (approximately 3 ft high), landscape lighting, and wall-mounted single-head lights at the building entrances, the sides of the building, and within in the courtyard areas of the assisted living facility, on the Co-Housing area, and the trash and recycling enclosure area (refer to Table II.1, below).

Table II.1: Outdoor Lighting Plan

Lights	Front	Rear	Sides	Total
Single-Head Lights: Parking	3	9	3	15
Building Entrances	2	2	0	4
Building Sides	3	8	7	18
Trash & Recycling Enclosure	0	0	1	1
Co-housing Lights	2	1	3	6
Total Count	10	20	14	44

All exterior lighting would be in conformance with the City's Outdoor Illumination Standards (City Municipal Code 17.30.070) and would not result in spill-over to any adjacent properties. The applicant would utilize a dark sky fixture to orient all lighting in a downward direction to the greatest extent possible. Building exterior lights would be surface-mounted and directed away or screened from adjacent residential uses. A photometric lighting plan is included as Sheet SL-1 on the project plans.

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LANDSCAPING.

The proposed project would include approximately 61,856 square feet of landscaping, including around the exterior perimeter of the primary Assisted Living and Memory Care facility, around the perimeter of the parking areas, and within the courtyards and gardens. California native plants and drought-tolerant species consisting of trees, shrubs, ground covers and grasses would be used on the site. The planting areas would be separated into eight Plant Zones as listed on Sheet L.1.3 of the project plans. The plant materials that would be used within each zone and the water use rating for each plant species are identified under the Plant Legend on Sheet L1.3.

Construction of the proposed project would require the removal of 84 trees – three bluegum and 81 Monterey cypress trees. Thirteen of the existing Monterey cypress located adjacent to SR-1 would remain and would be integrated into the proposed project. 81 of the Monterey cypress trees to be removed by the proposed project would be replanted on the site, 63 of which would be replaced in-kind with minimum 5-gallon containers of Monterey cypress and 18 replaced

with different tree species. The different tree species would consist of the following species:

- | | | |
|-------------------------------|---|-----------|
| 1. Arbutus marina | - | 24"-Box |
| 2. Fernleaf Catalina Ironwood | - | 15-gallon |
| 3. Cajeput Tree | - | 15-gallon |
| 4. Fruitless Olive | - | 24'-Box |
| 5. Beach pine | - | 24"-Box |

The irrigation system for the proposed project would be designed in compliance with the State of California Green Building Code, Title 24 energy efficiency requirements, and Assembly Bill 1881, which promotes water efficient landscaping. The irrigation system would be designed to reflect the existing site soil conditions and would be installed by hydrozones as established by the planting plan. The irrigation system would also be designed to the recorded static pressure available on site in order to prevent runoff and overspray. The irrigation system would include the following features:

- Automatic irrigation controller with evapotranspiration data and rain sensors
- All sprinkler heads matched to precipitation
- No overhead spray used in areas less than 8 ft in width
- Overhead irrigation set back 24 inches from non-permeable surfaces
- Irrigation distribution through a mix of: low-flow, high-efficiency spray nozzles; point source drip; subsurface drip; and bubblers

PARKING.

The proposed project would include a total of 92 parking spaces for residents, visitors, employees, and short-term services. The Assisted Living Facility and Memory Care Facility combined would provide 78 parking spaces for residents, visitors and employees. The Co-Housing Facility would provide 14 parking spaces for residents and visitors. Of the 92 total parking spaces, 8 parking spaces would be ADA-compliant and designated as handicap parking, 6 parking spaces would be designated for low-emitting and fuel-efficient vehicles and provide electric vehicle charging stations, 23 parking spaces would be designated for compact vehicles, and 55 parking spaces would be designated for standard vehicles. An additional 9 spaces would be provided for bicycle parking, and 2 spaces would be provided for motorcycle parking.

ACCESS AND CIRCULATION.

Local access to the project site is provided by Monterey Road. The project proposes adding two driveways onto Monterey Road, one of which would from a fourth leg of the Coe Avenue/Monterey Road intersection and would serve as the main entrance to the site. The second driveway would be located about 400 ft east of the Coe Avenue/Monterey Road intersection, near the eastern end of the project site. Both driveways are proposed to have a single ingress and egress lane.

The intersection at Coe Avenue/Monterey Road would be converted to a four-way stop as part of the proposed project. In order to provide full access to the main entrance, the following lane configurations/reconfigurations would be included as part of the proposed project:

- Northbound Coe Avenue: One left-turn lane, one through lane, and one right-turn lane
- Southbound main project entrance: One left-turn lane, one through lane, and one right-turn lane
- Eastbound Monterey Road: One left-turn lane, one through lane, and one right-turn lane
- Westbound Monterey Road: One left-turn lane, one through lane, and one right-turn lane

The second driveway is located approximately 400 ft east of the intersection of Monterey Road and Coe Avenue, and is near the eastern end of the project site. The proposed project would provide a stop sign within the development approximately 5 ft before the terminus of the driveway and its intersection with Monterey Road.

Circulation within the project site would include an internal road forming a “loop” that would provide access to the three facilities, parking, and fire hydrants for emergency fire response. The internal road would provide one lane of travel in each direction and would be accessible from each driveway.

UTILITIES AND SERVICES.

The Marina Coast Water District (MCWD) provides water, wastewater, and recycled water services to the project site. MCWD must issue a water permit for any development or redevelopment activity that would involve the connection or modification of a connection to an existing water or wastewater distribution system, such as the proposed project.

Wastewater from the proposed project would be sent, via lines owned and managed by MCWD, to the Monterey Regional Water Pollution Control Agency’s (MRWMD) Regional Wastewater Treatment Plant where it would be treated. The existing sewer lines within the vicinity of the project site include one 8-inch gravity-fed sewage line and one 10-inch pressurized line. The Assisted Living Facility and Memory Care Facility would connect directly to the 8-inch gravity-fed sewage line, which would be relocated and upgraded to a 12-inch gravity-fed sewage line as part of the proposed project.

Stormwater runoff from the new impervious surfaces would be treated by means of rain gardens (planted depressions allowing stormwater runoff from impervious surfaces the opportunity to be absorbed) permeable pavement, and infiltration on site. The proposed project includes the installation of seven rain gardens (varying in size) located along the exterior perimeter of the three buildings. Throughout the project site, drain inlets and a pipe system would be provided to collect the storm water from the driveways and other impervious surfaces, and direct it to the rain gardens, with the exception of the southerly, undeveloped end of the project site. In this location, the existing vegetation would be protected in place and runoff would infiltrate directly into the ground. Pervious pavers would be installed at interior courtyards and in all parking

stalls. The new stormwater drainage system would accommodate storm water up to the 100-year storm.

DEVELOPMENT REVIEW AND APPROVAL PROCESS

In accordance with Sections 15050 and 15367 of the California Environmental Quality Act (CEQA) Guidelines, the City is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The ministerial and discretionary actions to be considered by the City as a part of the proposed project include:

- **Use Permit:** Review and approval by the City Planning Commission and City Council of a Use Permit for the development of a 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Facility, including landscaping and parking areas.
- **Sign Permit:** Review and approval by the City's Board of Architectural Review of a Sign Permit for the proposed project.
- **Plan Review:** Review and approval of the proposed project's Site and Elevation Plan, Lighting Plan, and Landscape Plan by the City's Board of Architectural Review.

STAFF ANALYSIS

Implementation of the proposed project would include the removal of the existing 5,000 sf structure and the construction of two buildings that would house three related senior living uses on the site, including an 81,679 sf Assisted Living Facility, a 29,707 sf Memory Care Facility, and a 10,894 sf Co-Housing Assisted Living Facility, for a total of 122,280 sf of new construction. The proposed Assisted Living Facility would be a two-story structure containing 88 residential units, and a portion of the second story would be located above the adjoining Memory Care Facility. The proposed Memory Care Facility would be a one-story structure containing 43 residential units and would be connected to the Assisted Living Facility at the ground level. The proposed Co-Housing Facility would be a two-story structure containing 13 units, one for a caretaker and 12 for assisted living services. The two buildings would be designed in the traditional California Craftsman architectural style to blend in with the surrounding residential housing to the east-northeast, south, southeast, and southwest. The proposed architectural design includes horizontal- and Craftsman shingle-sided buildings with some plaster elements and stone masonry details, decorative wood lattice, wood corbels at the roof gables and flower boxes, and wood fascia. Parking for the project would include a total of 92 uncovered parking spaces for residents, visitors, employees, and short-term services that would be primarily located on the south side and west side of the site away from the public view on Monterey Road and the residential community to the east. The proposed project would include approximately 61,856 sf of landscaping around each of the three facilities, around the

perimeter of the associated parking areas, and within the courtyards and gardens.

Zoning Ordinance and General Plan

The project site is designated as Community Commercial on the General Plan Land Use Map and is zoned as Community Commercial (CC). The proposed buildings are being designed as a two-story development in accordance with the following Development Standards:

Residential Care Facility (Building A and Building B)

Development Standard	Required	Proposed
Setbacks		
Front	0	45'
Sides	0	40'.52" on south side
Rear	100' (Highway 1 Scenic Corridor Setback)	114'-24"
Setback from Highway 1 Design Corridor	100 feet	114'-24"
Height Limit	4 stories or 48 feet	34 feet
Landscaping	10% of the parking lot (6,488 sq. ft.)	61,856 sq. ft.
Parking	1 space per two units, plus 1 space per 4 units for guest and employees (88 units/2) + 88 units/4)= 66 parking spaces	78 parking spaces
Signs	One monument sign not to exceed 100 square feet and 14 feet in height	One monument sign at 6 feet in height with a single face sign totaling 19 square feet in area

Co-Housing Facility (Building C)

Development Standard	Required	Proposed
Setbacks		
Front	0	16'-10"
Sides	0	140'
Rear	100' (Highway 1 Scenic Corridor Setback)	100'
Setback from Highway 1 Design Corridor	100 feet	100'
Height Limit	4 stories or 48 feet	30'
Landscaping	10% of Parking lot (6,488 sq. ft.)	61,856 sq. ft.
Parking	1 space per two units, plus 1 space per 4 units for guest and employees (13 units/2) +	14 parking spaces

	(13 units/4)= 10 parking spaces	
Signs	One monument sign not to exceed 100 square feet and 14 feet in height	None proposed

The proposed buildings will be two stories in height with varying setbacks between 16-feet and 40 feet on the front (East), 40-feet and 140 feet on the sides (North and South) and 100 feet and 114-feet at the rear (West). The parking areas will be located on the south side and west areas of the site. The proposed project will provide landscaping buffers, including trees and shrubs, around the perimeter of the project as well as within the interior of the development. While the mass of the buildings will appear more dense than the surrounding residential areas to the east, the height, setbacks, landscaping, and architecture of the proposed project would be comparable to and compatible with a multi-family residential use. The monument sign will be at a scale and design that would blend the Craftsman Style architecture and would be compatible with the surrounding residential character to the north and east of the site.

Highway 1 Design Corridor Design Guidelines

The subject property is located within the 1,000-foot Highway 1 Design Corridor which has been established by the Fort Ord Reuse Authority for projects on the former Fort Ord east of Highway 1. The boundary map is provided as Attachment 6. Developments shall comply with the following standards:

Provide access to bicycle links.

Use of Sustainable Building Design approaches.

To the maximum extent possible fill gaps between trees that exist between the development and Highway 1.

Adhere to 100 foot setback for buildings and 25-foot setback from Highway 1 for the preservation of existing mature trees.

Jurisdictions shall encourage compatible signage and common themes so that the look and feel of the corridor retains a connected quality to the environment.

Buildings and structures within the 1000-foot design corridor should not exceed the height of a mature Monterey Cypress tree established at 40-feet or 2 ½ stories (40-Feet).

The proposed project will be consistent with the Highway 1 Design Corridor standards as follows:

Bicycle Links: The project site will not disrupt or cause any changes to the existing bicycle path links that extend along Monterey Road between Seaside High School to the south and the military housing community to the north. The project would not require the development of a

new bike path or expansion of an existing bike path.

Sustainable Development: The proposed project would incorporate the following sustainable design features to the greatest extent feasible:

- Use of “Green Building Materials,” such as those materials that are resource-efficient, recycled, and manufactured in an environmentally friendly way, including low-volatile organic compound materials and materials free from formaldehyde;
- Installation of energy-efficient mechanical systems and solar systems;
- Supplying of electric auto chargers on site;
- Installation of water-efficient fixtures and appliances, including low-flow faucets, dual-flush toilets, and waterless urinals. Plum for recycled water (purple water) and on site gray-water systems;
- Designing buildings to promote the use of natural daylight and increase natural ventilation;
- Installation of occupancy sensor controlling lights in facility hallways, stairwells, offices, restrooms, and amenity areas;
- Installation of shading devices on south and west facing windows to reduce heat transfer from the sun;
- Installation of air conditioning systems free from chlorofluorocarbons (CFCs) and hydrofluorocarbons (HFCs) as part of the refrigerant system;
- Provision of a landscape and development plan for the proposed project that includes:
 - Native and/or drought-tolerant plants;
 - Water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls;
 - Restricted watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff; and
- Provision of interior and exterior storage areas for recyclables and green waste from kitchen uses.

Tree Planting: A total of 13 mature Monterey Cypress trees located within 30-feet of the project site will be retained. A total of 63 new Monterey Cypress trees will be planted within 25-30 feet of the design corridor to provide infill tree growth between the project site and the Caltrans right-of-way.

Highway 1 Design Corridor: The closest building to the Highway 1 Design Corridor boundary will be setback 114-feet from the nearest edge of the 1000-foot design corridor.

Architecture: The building design will consist of California Craftsman architectural design to blend with the natural environment of the surrounding open space. Additionally, the building heights will be maintained at 34 feet so as to not exceed the height of the existing Monterey Cypress trees which border the Caltrans right-of-way.

Building Heights: The buildings will be constructed at height of 34 feet for the Residential Care Facility and 30 feet for the Co-Housing Facility. The building heights would be consistent with the maximum heights allowed under the Highway 1 Design Corridor Guidelines.

In accordance with Section 17.62 of the Seaside Municipal Code, the location of the proposed structures have been staked and flagged 14-days in advance of the BAR meeting to provide the public with an assessment of the potential impacts on the viewshed of Monterey Bay and Highway 1. With consideration of the surrounding residential housing and the proposed landscaping, implementation of the proposed project would have a less than significant impact on the existing visual character and quality of the site and its surroundings.

Tree Ordinance

The Conservation and Open Space Element of the City's General Plan establishes policies for the City's Tree Ordinance (Municipal Code Chapter 8.54) and landscaping performance standards (Zoning Ordinance Section 17.30.40). The City's Tree Ordinance prohibits removal of any tree on private property in the City without a permit. The ordinance also contains a list of trees, which may not be planted without a permit (including Monterey pine, Monterey cypress, coast redwood, bluegum eucalyptus, willow, cottonwood, and poplar). Any protected tree that is removed must be replaced with a species and at a location approved by the City's BAR.

There are a total of 97 mature (6-inch or larger DBH) trees on the project site including 94 Monterey cypress and 3 bluegum eucalyptus that were planted on the property by Caltrans and the U.S. Army Corps of Engineers (Corps) for landscape improvement and vegetation screening. In addition, there are cypress seedlings and saplings (4-inch DBH or less) on the project site that developed from natural recruitment.

Construction of the proposed project would require the removal of 84 trees – three bluegum and 81 Monterey cypress trees. Thirteen of the existing Monterey cypress located adjacent to SR-1 would remain and would be integrated into the proposed project. Sixty-three (63) of the Monterey cypress trees to be removed by the proposed project but would be replaced, in-kind, on the site, with a minimum 5-gallon container. Eighteen of the Monterey cypress trees would be replaced, on the project site, with a different tree species, with a minimum 5-gallon container. The 3 bluegum trees would be replaced, on the project site, with a different tree species also with a minimum 5-gallon container.

While the City's Tree Ordinance specifies that all trees that are removed shall be replaced on a

1:1 basis, Section 8.54.070 of the City's Tree Ordinance states that this requirement may be modified or waived if it is determined that replacement on a one for one basis constitutes an unreasonable hardship. In the case of the proposed project, the location of the proposed project site improvements (e.g., Buildings, parking lots, and underground utilities) preclude the feasible placement of all 81 Monterey cypress trees. The Landscape Plan, proposed tree replacement percentage, types of replacement trees to be planted, and locations for replacement trees will require approval from the City's BAR. Therefore, the BAR will need to approve the modification of the City's tree replacement policy for the proposed project. Therefore, as specified in Standard Condition BIO-1, the project's Landscaping Plans are currently being submitted to the BAR for review and approval to ensure compliance with the City's Tree Ordinance prior to the City Planning Commission's review of the proposed project.

Construction on the west side of the project site adjacent to SR-1 would be in close proximity to the existing Monterey cypress trees being preserved. Therefore, construction activities would have the potential to impact these existing trees. Mitigation Measure BIO-3 is being prescribed to reduce impacts to existing Monterey cypress trees during construction of the proposed project. With implementation of Standard Condition BIO-2 and Mitigation Measure BIO-3, the proposed project would not conflict with local policies or ordinances protecting biological resources and impacts would be less than significant.

Standard Conditions:

Standard Condition BIO-2: Board of Architectural Review. Prior to project level review by the City Planning Commission, the Developer shall submit the project's Landscaping Plans to the City Board of Architectural Review (BAR) for review and approval. The Landscape Plans shall incorporate all Conditions of Approval as required for the proposed project by the BAR prior to the issuance of a building permit.

Significance Determination: Potentially Significant Impact

Mitigation Measures:

Mitigation Measure BIO-3: Contracted Arborist. Prior to the issuance of a tree removal permit, the Developer shall submit proof to the City of an executed agreement with a qualified Arborist. The agreement shall include a schedule of the proposed construction timeline for the Project Arborist to ensure compliance with the following measures as detailed in the Arborist Assessment;

- **Exclusionary Fencing:** Prior to commencing grading and construction activities, the construction contractor shall install high visibility exclusionary fencing in a manner that clearly defines the work area, limits

unnecessary disturbance and protects the critical root zone (i.e., canopy dripline) of individual trees and tree groupings to be preserved by the proposed project. The Project Arborist shall identify and delineate sensitive root zone areas within and beyond the canopy dripline of retained trees to ensure these trees will be protected and preserved for the duration of the project. The construction contractor shall conduct necessary repairs, modifications, and maintenance to canopy driplines on an as needed basis for the duration of construction.

- **Sedimentation Control:** The construction contractor shall install appropriate sedimentation control measures (e.g., silt fence) along the downslope perimeter of the project site, and, if necessary, apply soil stabilization and erosion control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion and sediment runoff around preserved trees during rain events. The construction contractor shall conduct routine monitoring and necessary maintenance to ensure the erosion control and sedimentation control measures are functioning effectively for the duration of construction.

- **Trunk and Stem Protection:** Where grading and construction activities are occurring within 3 feet of preserved trees, the construction contractor shall install trunk and stem protection measures (e.g., weed free rice straw bales or construction lumber). Tree protection measures shall be securely installed to trees with rope and surrounded by high visibility exclusionary fencing. If it is necessary to perform any pruning, the construction contractor shall use proper tree pruning practices in consultation with the Project Arborist.

- **Root Zone Protection:** To the greatest extent feasible, the construction contractor shall avoid damaging or severing roots located within the critical root zone (i.e., canopy dripline) of preserved trees, especially roots that are 2 inches in diameter or larger. Construction footings shall be designed and excavation cuts performed in a manner to minimize impacts to primary roots. If roots are encountered, efforts shall be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Trenching operations that may occur in close proximity to preserved trees shall be performed under the guidance and

monitoring of the Project Arborist. Tree roots severed or damaged during grading or excavating operations shall be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap-covered cut roots are exposed to the outside environment for a prolonged period of time, the construction contractor shall assign a site attendant the task of regularly wetting burlap-covered roots to prevent root desiccation.

- **Trees Damage:** In accordance with established tree care and preservation Best Management Practices, if protected trees are damaged during construction of the proposed project, the construction contractor shall promptly repair and/or treat the trees as prescribed by the Project Arborists. Remedial or corrective treatments shall depend largely on the condition of the specific tree and the damage or injury sustained.

- **Natural Grade Protection:** To the greatest extent feasible, the construction contractor shall avoid altering the natural grade and applying excessive fill material within the critical root zone of the protected trees to reduce the likelihood of crown rot and root decay disorders from developing. Specifically, applying fill material against the lower trunk and root crown of protected trees should be avoided.

- **Irrigation:** The construction contractor shall irrigate protected trees on a schedule as determined by the Project Arborist at the start of construction. Tree irrigation shall wet the soil within the tree protection zone to a depth of 30 inches. Irrigation shall continue for the duration of construction of the proposed project.

- **Pruning:** If tree pruning is necessary, the construction contractor shall conduct pruning at the direction of the Project Arborist. The Project Arborist shall oversee pruning activities to ensure that pruning is conducted in a manner that minimizes harmful impacts to trees and reduces potential tree hazards. If feasible, tree pruning shall be performed during the fall through early winter months. Pruning shall be conducted so that cuts are as small as possible and as few living branches as possible are removed.

- **Woodchip Mulch:** The construction contractor shall retain woodchip mulch produced during tree removal operations on the site. This sourced mulch shall be utilized for erosion control (i.e., mulch can be effective at stabilizing and protecting exposed soil surfaces) as well as preventing soil compaction within tree root zones and may be used for future landscaping activities on the project site.
- **Storage:** The construction contractor shall avoid storing construction tools, materials, and equipment within the dripline of protected trees. The construction contractor shall not wash out or dispose of excess materials (e.g., paint) or temporarily store or stockpile materials and/or equipment within the critical root zones of protected trees. If it is unavoidable and necessary to temporarily store or stockpile materials and/or equipment within the dripline of protected trees, the construction contractor shall apply 6–12 inches of clean and properly sourced woodchip mulch within the dripline to prevent substantial soil compaction and root zone disturbance. Once construction activities are complete, the temporary mulch layer shall be removed and reduced to a 3–4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade.
- **Site Inspections:** For the duration of construction, the construction contractor shall regularly perform construction site inspections to monitor the condition of protected trees and resource protection measures and to determine if any repairs, adjustments, or modifications are necessary. Additionally, trees impacted by site development shall be periodically monitored and assessed during and following construction to determine if any tree care and management actions are necessary and to make certain trees do not present a hazard to property and/or nearby structures.

The Project Arborist shall submit monthly memorandums to the City during construction and within 2 weeks of the completion of construction, and shall submit a final report summarizing the project's compliance with the measures prescribed above.

-

LANDSCAPING.

The proposed project would include approximately 17,958 sf of open space and 61,856 sf of

landscaping, including around the exterior perimeter of the primary Assisted Living and Memory Care facility, around the perimeter of the parking areas, and within the courtyards and gardens. California native plants and drought-tolerant species would be used on the site.

As noted above, the construction of the proposed project would require the removal of 84 trees – three bluegum and 81 Monterey cypress trees. Thirteen of the existing Monterey cypress located adjacent to SR-1 would remain and would be integrated into the proposed project. Sixty-three of the Monterey cypress trees to be removed by the proposed project would be replaced, in-kind, on the site, with a minimum 5-gallon container. These Monterey cypress will be planted according to standard landscaping practices to allow enough space for the Monterey cypress trees to grow with a dense tree canopy to a height of 30-40 ft. 18 of the Monterey cypress trees would be replaced, on the site, with a different tree species, with a minimum 5-gallon container. The 3 bluegum trees would be replaced, on site, with a different tree species. Of the 84 trees removed by the proposed project, 18 Monterey cypress trees would not be replaced in-kind because the proposed project site improvements (e.g., Buildings, parking lots, and underground utilities) preclude the feasible placement of all 81 Monterey cypress trees.

The irrigation system for the proposed project would be designed in compliance with the State of California Green Building Code, Title 24 energy efficiency requirements, and Assembly Bill 1881, which promotes water efficient landscaping. The irrigation system would be designed to reflect the existing site soil conditions and would be installed by hydrozones as established by the planting plan. The irrigation system would also be designed to the recorded static pressure available on site in order to prevent runoff and overspray. The irrigation system would include the following features:

- Automatic irrigation controller with evapotranspiration data and rain sensors
- All sprinkler heads matched to precipitation
- No overhead spray used in areas less than 8 ft. in width
- Overhead irrigation set back 24 inches from non-permeable surfaces
- Irrigation distribution through a mix of: low-flow, high-efficiency spray nozzles; point source drip; subsurface drip; and bubblers.

LIGHTING.

On-site lighting for the proposed project would consist of traditional California craftsman style single-head lights located in the parking and driveway areas (approximately 7 ft high), walkway bollard lighting (approximately 3 ft high), landscape lighting, and wall-mounted single-head lights at the building entrances, along the building sides, and in the courtyard areas, the Co-Housing area, and the trash and recycling enclosure area (refer to Table II.1, below).

Table II.1: Outdoor Lighting Plan

Lights	Front	Rear	Sides	Total
Single-Head Lights: Parking	3	9	3	15

Building Entrances	2	2	0	4
Building Sides	3	8	7	18
Trash & Recycling Enclosure	0	0	1	1
Co-housing Lights	2	1	3	6
Total Count	10	20	14	44

All exterior lighting would be in conformance with the City's Outdoor Illumination Standards (City Municipal Code 17.30.070) and would not result in spill-over to any adjacent properties. Building exterior lights would be surface-mounted and directed away or screened from adjacent residential uses. The lighting cut-sheets are provided as Attachment 7.

Monument Sign: One freestanding monument sign, approximately 6-feet high by 10-feet wide, would be constructed on the north side of front driveway entrance near the Coe Avenue/Monterey Road intersection. The monument sign would be composed of a stone masonry base with an approximately 3 feet by 6.5 feet single faced metal sign hung from a wooden lattice-style pergola frame facing Monterey Road. The sign would be externally illuminated with an LED lamp at the base of the sign. The sign material would be compatible with the architectural characteristics of the buildings and the external illumination would be oriented away from the street and the residential community to the east.

PUBLIC NOTICE

A public notice has been published in the Monterey Weekly on Thursday, April 28, 2016 and a public notice was mailed to all property owners located within 500-feet of the project site on Friday, April 22, 2016.

NEXT STEPS

After the Board of Architectural Review provides a recommendation to the Planning Commission and City Council on the architectural design, landscaping, lighting, and signs for the project, the project applications (i.e. Use Permit, Design Review) and the IS/MND will then be reviewed by the Planning Commission, who will then make a recommendation to the City Council. If the City Council approves the proposed project, the Fort Ord Reuse Authority (FORA) will review the project for consistency with the Fort Ord Base Reuse Plan.

ENVIRONMENTAL DETERMINATION

Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Seaside has prepared a Draft Mitigated Negative Declaration for the construction of the residential care facility. The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the City of Seaside Resource Management Division as well as being available for review in an electronic format by the following the

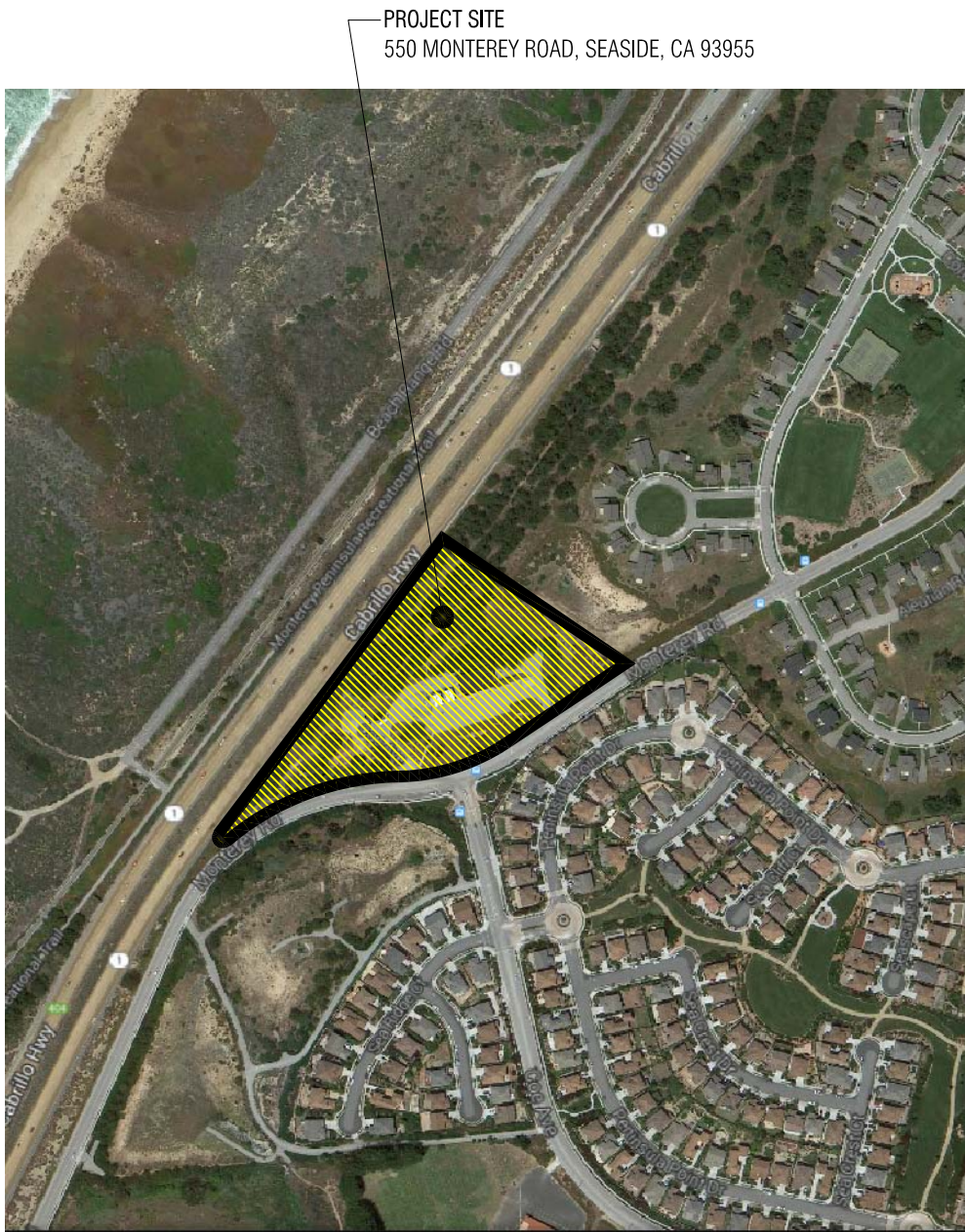
instructions at the following link: <http://www.ci.seaside.ca.us/index.aspx?page=568>.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Project Plans
 2. Attachment 2 - Location Map
 3. Attachment 3 - Site Photographs
 4. Attachment 5 - Site Layout
 5. Attachment 6 - Highway 1 Design Corridor Boundaries
 6. Attachment 7 - Lighting Cut Sheets
-

VICINITY MAP



SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD, SEASIDE, CALIFORNIA 93955

APN: 031-141-004

USE PERMIT #UP-14-05 AND BAR-14-20 AND SIGN PERMIT APPLICATIONS



Hochhauser
Blatter



ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD
SEASIDE, CA 93955

APN: 031-141-004

PROJECT DIRECTORY

OWNER:
CITY OF SEASIDE
440 HARCOURT AVENUE
SEASIDE, CA 93955
T 831.899.6700
CONTACT: LISA BRINTON

OPERATOR:
SEASONS MANAGEMENT, LLC
560 FIRST STREET
LAKE OSWEGO, OR 97034
T 503.675.3925
CONTACT: ERIC W. JACOBSEN

ARCHITECT OF RECORD:
HOCHHAUSER BLATTER
ARCHITECTURE & PLANNING
122 E. ARRELLAGA ST.
SANTA BARBARA, CA 93101
T 805.962.2746
F 805.962.4948
CONTACT: JAY BLATTER, AIA, LEED AP

LAND SURVEYOR:
L & S ENGINEERING AND SURVEYING, INC.
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
T 831.655.2723
CONTACT: FRANK LUCIDO, JR.

APPLICANT:
SEASIDE SENIOR LIVING, LLC
P.O.BOX 1259
CAPITOLA, CA 95010
T 831.915.4800
CONTACT: RICARDO DE LA CRUZ

CIVIL ENGINEER:
JF CONSTRUCTION COMPANY
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
T 503.608.7774
CONTACT: MARLON J. FENTON

LANDSCAPE ARCHITECT:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET SUITE 201
MONTEREY, CA 93940
T 831.646.1383
CONTACT: ELKE IKEDA

PROJECT DESCRIPTION

THE SEASIDE SENIOR LIVING, LLC IS A 111,386 SF ASSISTED LIVING AND MEMORY CARE FACILITY.

THE PROPOSED ASSISTED LIVING FACILITY WILL BE OPERATED UNDER A STATE OF CALIFORNIA LICENSE AS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE). IT IS A TWO STORY BUILDING INCLUDING 39 STUDIO UNITS, 42 1-BEDROOM UNITS AND 7 2-BEDROOM UNITS WITH FULL SERVICES DINING ROOM, COMMERCIAL KITCHEN, BOTH COMMERCIAL AND PERSONAL LAUNDRY ROOMS, HAIR SALON, SPA, FULL SERVICE THEATER, ATHLETIC FACILITIES, MEDICAL RECORDS AND MEDICATION OFFICE. STAFF OFFICES AND CONFERENCE ROOMS. OUTDOOR RECREATIONAL SPACES WILL INCLUDE ENCLOSED PATIO WITH A FIRE PLACE, PAVED SEATING AREAS, WALKWAYS, GARDENS AND LANDSCAPED AREAS.

THE PROPOSED MEMORY CARE FACILITY IS A ONE STORY BUILDING INCLUDING 43 STUDIO UNITS. THE BUILDING IS SEPARATED INTO FOUR (4) NEIGHBORHOODS WITH THERAPEUTIC KITCHENS, QUIET ROOMS, SPAS, AND LARGE DINING AND ENTERTAINMENT CENTERS. IN ADDITION TO STANDARD STAFF OFFICES, MEDICAL RECORDS ROOM AND CONFERENCE ROOMS. THE FACILITY ALSO INCLUDES A FOOD PREP, KITCHEN, HOUSEKEEPING, STORAGE SPACE AND PERSONAL LAUNDRIES. ENCLOSED SPACES INCLUDE COURTYARDS AND "WALLED-IN" MEMORY GARDEN FOR MEMORY CARE RESIDENTS.

ON THE WEST SIDE OF THE PROPERTY THERE IS A 10,894 SF, 2-STORY, 13 UNIT ASSISTED LIVING BUILDING THAT IS BASED ON A CO-HOUSING CONCEPT THAT INCLUDES A COMMUNITY KITCHEN, LIVING ROOM, AN ACTIVITIES AREA, AND OUTDOOR PATIOS.

*AS REQUIRED IN CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD RESOLUTION R3-2013-0032, A STORMWATER CONTROL PLAN IN ON FILE WITH CITY OF SEASIDE. IT IS UNDERSTOOD THAT THIS PROJECT IS IN WATER MANAGEMENT ZONE 4 AND IS UNDER THE JURISDICTION OF THE SALINAS VALLEY WATER BOARD.

WATER IS PROVIDED BY MARINA COAST WATER DISTRICT (MCWR).

SEWAGE TREATMENT IS PROVIDED BY MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY (MRWPCA).

ADDITIONAL APPROVALS FROM FORT ORD REUSE AUTHORITY (FORA).

APPLICABLE CODES:
2013 CALIFORNIA BUILDING CODE (2009 INTERNATIONAL BUILDING CODE)
2013 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE (2009 UNIFORM MECHANICAL CODE)
2013 CALIFORNIA PLUMBING CODE (2009 UNIFORM PLUMBING CODE)
2013 CALIFORNIA ELECTRICAL CODE (NATIONAL ELECTRICAL CODE)
2013 CALIFORNIA ENERGY CODE (TITLE-24)
CITY OF SEASIDE ZONING CODE (TITLE 17)

PROJECT STATISTICS

PROJECT:	SEASIDE SENIOR LIVING, LLC	
APN:	031-141-004*	
LOCATION:	550 MONTEREY ROAD, SEASIDE, CA 93955	
PROPERTY OWNER:	CITY OF SEASIDE 440 HARCOURT AVENUE, SEASIDE, CALIFORNIA 93955	
APPLICANT:	SEASIDE SENIOR LIVING, LLC	
DEVELOPER/AGENT:	RICARDO DE LA CRUZ	
GENERAL PLAN: ZONING:	CC (COMMUNITY COMMERCIAL) CC (COMMUNITY COMMERCIAL)	
TOTAL LAND AREA:	238,709 SQ. FT. (5.47 ACRES)	
BUILDABLE AREA:	140,711 SQ. FT. (3.2 ACRES)	
NON-BUILDABLE AREA:	97,998 SQ. FT. (2.28 ACRES)	
LANDSCAPING AREA:	61,856 SQ. FT.	
OPEN SPACE AREA:	17,958 SQ. FT.	
F.A.R.	0.508	
BUILDING HEIGHT:	34 FEET	2 FLOORS
MAX. BUILDING HEIGHT:	48 FEET	OR 4 STORIES
NO. OF ASSISTED LIVING UNITS:		
STUDIO	-	39 UNITS (440 SF)
1 BEDROOM	-	42 UNITS (550 SF)
2 BEDROOM	-	7 UNITS (700 SF)
TOTAL ALF UNITS	-	88
NO. OF MEMORY CARE UNITS:		
PRIVATE	-	31 UNITS (330 SF)
COMPANION	-	12 UNITS (400 SF)
TOTAL MC UNITS	-	43
NO. OF SENIOR CO-HOUSING UNITS:		
STUDIO	-	13 UNITS (490 SF)
PARKING INCLUDES:	8 HANDICAP ACCESSIBLE SPACES 6 SPACES (DESIGNATED FOR LOW-EMITTING, FUEL EFFICIENT VEHICLES) 23 COMPACT SPACES 55 STANDARD SPACES	
TOTAL PARKING	92 SPACES	
BICYCLE PARKING:	9 SPACES	
MOTORCYCLE PARKING:	2 SPACES	

* NOTE:
ADDITIONAL STATISTICS ARE
NOTED ON SHEET A0.2.

SHEET INDEX

DRAWING NO.	DRAWING TITLE
A0.1	COVER SHEET
A0.2	ARCHITECTURAL REVIEW AND USE PERMIT APPLICATION
	SURVEY
	SURVEY
	CIVIL
C1	TITLE SHEET
C2	DEMOLITION PLAN
C3	EROSION CONTROL PLAN
C4	EROSION CONTROL DETAILS & NOTES
C5	GRADING PLAN
C6	GRADING PLAN SECTIONS
C7	GRADING & SWMP DETAILS & NOTES
C8	UTILITIES PLAN
	ARCHITECTURAL
A1.1	SITE PLAN
A1.2	BUILDING FOOTPRINT w/TOPOGRAPHY
A1.3	FIRE DEPARTMENT ACCESS PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS - ASSISTED LIVING
A3.1a	EXTERIOR ELEVATIONS (COLOR) - ASSISTED LIVING
A3.2	EXTERIOR ELEVATIONS - MEMORY CARE
A3.2a	EXTERIOR ELEVATIONS (COLOR) - MEMORY CARE
A3.3	MONUMENT SIGN & DETAILS
A4.1	SENIOR CO-HOUSING FLOOR PLAN & ELEVATIONS
A4.1a	SENIOR CO-HOUSING ELEVATIONS (COLOR)
A5.1	TYPICAL UNIT PLANS
	LANDSCAPE
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	IMAGE BOARD
SL-1	ELECTRICAL
	SITE PHOTOMETRICS
GROSS SQUARE FOOTAGE:	
MEMORY CARE	- 29,707 SF
ASSISTED LIVING	- 5,407 SF
FIRST FLOOR	- 5,487 SF
SECOND FLOOR	- 10,894 SF
TOTAL	- 81,679 SF
GROSS SQUARE FOOTAGE:	
ASSISTED LIVING / MEMORY CARE	- 111,386 SF
SENIOR CO-HOUSING	- 10,894 SF
TOTAL	- 122,280 SF

* NOTE: APN ON APPLICATION 031-014-004 HAS BEEN CORRECTED TO APN: 031-141-004

DATE:	ISSUANCE OR REVISION
DATE	ISSUE
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL
01/04/2016	PLANNING SUBMITTAL
02/02/2016	NOISE MITIGATION DESIGN
02/25/2016	IS/MSD SUBMITTAL
05/04/2016	BAR

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SHEET CONTENTS
COVER SHEET, SHEET INDEX
PROJECT STATISTICS &
PROJECT DESCRIPTION

PROJECT No: 9714

SHEET

A0.1

OF ALL SHEETS
LATEST REVISION

C:\V\714 Seaside\0714 AP Conditions of Approval.dwg, 11/4/2015 8:48:17 AM

Seaside Assisted Living & Memory Care Facility Tree Inventory Spreadsheet

Tag #	Tree Specie	DBH (inches)	Height (feet)	Class	Tree Form
1	Monterey Cypress	10	20	Intermediate	Asymmetrical
2	Monterey Cypress	12	15	Suppressed	Asymmetrical
3	Monterey Cypress	18	20	Intermediate	Asymmetrical
4	Monterey Cypress	36	30	Co-dominant	Symmetrical
5	Monterey Cypress	18	30	Co-dominant	Asymmetrical
6	Monterey Cypress	12	20	Intermediate	Asymmetrical
7	Monterey Cypress	50	30	Co-dominant	Asymmetrical
8	Monterey Cypress	24	25	Co-dominant	Asymmetrical
9	Monterey Cypress	28	35	Co-dominant	Asymmetrical
10	Monterey Cypress	12	15	Intermediate	Asymmetrical
11	Monterey Cypress	50	30	Co-dominant	Symmetrical
12	Monterey Cypress	28	30	Co-dominant	Asymmetrical
13	Monterey Cypress	16	25	Intermediate	Symmetrical
14	Monterey Cypress	31	30	Co-dominant	Asymmetrical
15	Monterey Cypress	20	25	Co-dominant	Asymmetrical
16	Monterey Cypress	24	30	Co-dominant	Symmetrical
17	Monterey Cypress	30	25	Co-dominant	Symmetrical
18	Monterey Cypress	24	20	Co-dominant	Asymmetrical
19	Monterey Cypress	36	20	Co-dominant	Symmetrical
20	Monterey Cypress	36	15	Intermediate	Asymmetrical
21	Monterey Cypress	60	25	Co-dominant	Asymmetrical
22	Monterey Cypress	24	25	Intermediate	Asymmetrical
23	Monterey Cypress	36	25	Co-dominant	Symmetrical
24	Monterey Cypress	24	25	Co-dominant	Asymmetrical
25	Monterey Cypress	10	25	Intermediate	Asymmetrical
26	Monterey Cypress	10	25	Intermediate	Asymmetrical
27	Monterey Cypress	12	30	Co-dominant	Asymmetrical
28	Monterey Cypress	19	25	Co-dominant	Symmetrical
29	Monterey Cypress	24	25	Co-dominant	Asymmetrical
30	Monterey Cypress	16	25	Co-dominant	Symmetrical
31	Monterey Cypress	24	25	Co-dominant	Asymmetrical
32	Monterey Cypress	10	20	Intermediate	Asymmetrical
33	Monterey Cypress	26	25	Co-dominant	Asymmetrical
34	Monterey Cypress	22	25	Co-dominant	Asymmetrical
35	Monterey Cypress	10	25	Intermediate	Symmetrical
36	Monterey Cypress	24	25	Co-dominant	Asymmetrical
37	Monterey Cypress	30	25	Co-dominant	Asymmetrical
38	Monterey Cypress	18	25	Co-dominant	Asymmetrical
39	Monterey Cypress	17	25	Co-dominant	Symmetrical
40	Monterey Cypress	28	25	Co-dominant	Asymmetrical
41	Monterey Cypress	18	25	Co-dominant	Asymmetrical
42	Monterey Cypress	16	25	Co-dominant	Symmetrical
43	Monterey Cypress	29	30	Co-dominant	Asymmetrical
44	Monterey Cypress	23	35	Co-dominant	Asymmetrical
45	Monterey Cypress	18	25	Intermediate	Asymmetrical
46	Monterey Cypress	11	20	Suppressed	Asymmetrical
47	Monterey Cypress	24	35	Co-dominant	Asymmetrical
48	Monterey Cypress	28	35	Co-dominant	Asymmetrical
49	Monterey Cypress	19	30	Co-dominant	Symmetrical
50	Monterey Cypress	17	25	Co-dominant	Asymmetrical

51	Monterey Cypress	18	30	Co-dominant	Asymmetrical
52	Monterey Cypress	26	25	Co-dominant	Asymmetrical
53	Monterey Cypress	29	25	Co-dominant	Asymmetrical
54	Monterey Cypress	18	25	Co-dominant	Asymmetrical
55	Monterey Cypress	25	25	Co-dominant	Asymmetrical
56	Monterey Cypress	16	25	Co-dominant	Asymmetrical
57	Monterey Cypress	12	20	Suppressed	Asymmetrical
58	Monterey Cypress	16	15	Suppressed	Asymmetrical
59	Monterey Cypress	36	20	Co-dominant	Asymmetrical
60	Monterey Cypress	12	15	Suppressed	Asymmetrical
61	Monterey Cypress	14	15	Suppressed	Asymmetrical
62	Monterey Cypress	21	20	Intermediate	Asymmetrical
63	Monterey Cypress	20	20	Intermediate	Asymmetrical
64	Monterey Cypress	24	20	Intermediate	Asymmetrical
65	Monterey Cypress	32	25	Co-dominant	Asymmetrical
66	Monterey Cypress	21	25	Intermediate	Asymmetrical
67	Monterey Cypress	29	30	Co-dominant	Asymmetrical
68	Monterey Cypress	18	30	Co-dominant	Asymmetrical
69	Monterey Cypress	18	25	Co-dominant	Asymmetrical
70	Monterey Cypress	38	35	Co-dominant	Symmetrical
71	Monterey Cypress	20	30	Co-dominant	Asymmetrical
72	Monterey Cypress	17	30	Co-dominant	Asymmetrical
73	Monterey Cypress	19	30	Co-dominant	Asymmetrical
74	Monterey Cypress	31	30	Co-dominant	Asymmetrical
75	Monterey Cypress	24	30	Co-dominant	Asymmetrical
76	Monterey Cypress	10	25	Co-dominant	Asymmetrical
77	Monterey Cypress	17	30	Co-dominant	Asymmetrical
78	Monterey Cypress	7	25	Co-dominant	Asymmetrical
79	Monterey Cypress	16	25	Co-dominant	Asymmetrical
80	Monterey Cypress	15	30	Co-dominant	Symmetrical
81	Monterey Cypress	16	25	Co-dominant	Asymmetrical
82	Monterey Cypress	30	30	Co-dominant	Asymmetrical
83	Monterey Cypress	40	25	Dominant	Asymmetrical
84	Monterey Cypress	48	25	Co-dominant	Symmetrical
85	Blue Gum Eucalyptus	35	25	Co-dominant	Asymmetrical
86	Monterey Cypress	20	20	Co-dominant	Asymmetrical
87	Monterey Cypress	18	20	Co-dominant	Asymmetrical
88	Monterey Cypress	10	15	Intermediate	Asymmetrical
89	Monterey Cypress	14	20	Co-dominant	Asymmetrical
90	Monterey Cypress	15	15	Intermediate	Asymmetrical
91	Monterey Cypress	13	20	Co-dominant	Asymmetrical
92	Monterey Cypress	13	20	Intermediate	Asymmetrical
93	Monterey Cypress	10	15	Intermediate	Asymmetrical
94	Monterey Cypress	18	30	Co-dominant	Symmetrical
95	Monterey Cypress	14	25	Co-dominant	Asymmetrical
96	Monterey Cypress	21	25	Co-dominant	Asymmetrical
97	Monterey Cypress	10	15	Suppressed	Asymmetrical
98	Monterey Cypress	8	15	Intermediate	Asymmetrical
99	Blue Gum Eucalyptus	8	12	Intermediate	Asymmetrical
100	Blue Gum Eucalyptus	50	15	Co-dominant	Asymmetrical
101	Monterey Cypress	26	20	Co-dominant	Asymmetrical

TREES INDICATED IN RED ARE LOCATED ON US ARMY LAND.

SITE STATISTICS

TOTAL LAND AREA:	238,709 SQ. FT. (5.47 ACRES)
BUILDABLE AREA:	140,711 SQ. FT. (3.2 ACRES)
BUILDING FOOTPRINT (ALF/MC & CO-HOUSING):	72,177 SQ. FT.
LANDSCAPING AREA:	61,856 SQ. FT.
OPEN SPACE:	17,598 SQ. FT.
ASPHALT PAVED AREA (DRIVEWAY):	64,888 SQ. FT.
CONCRETE PAVED AREAS (PEDESTRIAN WALKWAYS):	10,948 SQ. FT.
PERMEABLE CONCRETE (PEDESTRIAN WALKWAYS):	335 SQ. FT.
EARTHWORK QUANTITIES:	
CUT	7,600 CU. FT.
FILL	6,400 CU. FT.

* NOTE: APN ON APPLICATION 031-014-004 HAS BEEN CORRECTED TO APN: 031-141-004

ARCHITECTURAL REVIEW APPLICATION



CITY OF SEASIDE
Resource Management Services | Planning Division
Architectural Review Application

BAR-14-____
File # _____

TO BE COMPLETED BY APPLICANT

Project Address or Location: 550 MONTEREY ROAD, SEASIDE, CALIFORNIA 93955 APN: 031-014-004 *
Project Description (attach if needed): THE SEASIDE SENIOR LIVING, LLC IS A PROPOSED 111,237 SF ASSISTED LIVING AND MEMORY CARE FACILITY. ASSISTED LIVING FACILITY COMPRISES 83 UNITS WITH A COMBINATION OF STUDIO, 1-BEDROOM AND 2-BEDROOM UNITS. MEMORY CARE FACILITY COMPRISES 49 UNITS WITH A COMBINATION OF PRIVATE AND COMPANION UNITS.

Applicant / Primary Contact:
Name: SEASIDE SENIOR LIVING, LLC ATTN: RICARDO DE LA CRUZ
Address: PO BOX 1259 City: CAPITOLA State: CA Zip: 95010
Phone Contact: (831)915-4800 Email: rdc13@gmail.com

Property Owner:
Name: CITY OF SEASIDE ATTN: LISA BRINTON
Address: 440 HARCOURT AVENUE City: SEASIDE State: CA Zip: 93955
Phone Contact: (831)899-6883 Email: _____

Property Owner's Statement: "By my signature, I hereby certify that I am the legal owner of record of the property identified in this application and that I approve of the requested action herein. I further certify that all data, information, plans and evidence submitted as part of this application is true and correct to the best of my knowledge."

Signature: _____ Date: _____

Submittal Requirements

- Plan Sets - All plans shall be accurate and clearly drawn to scale on a minimum size of 18"x24" and up to a maximum size of 24"x36" using either an engineer's or architect's scale. Six (6) full-size plan sets and one (1) reduced set (11"x17") shall be submitted with this application for initial review. Reduced plans may be submitted electronically in PDF format. If plan revisions are requested, planning staff will inform you if additional plan sets are required.
- Project Description / Data Table - Provide on project plans a description of the project scope, vicinity map, address and/or APN, site area, existing and proposed floor area and site coverage calculations, existing and proposed parking spaces, number of trees proposed for removal and any other pertinent information about the project.
- Site Plan - Show all property lines and dimensions, adjacent streets and alleys, required setbacks, structures, driveways, parking spaces, landscaped areas, signs, trash enclosures, etc. on a scaled plan of the entire subject property. Include all north arrow, structure dimensions, distances from other structures, and distances to adjacent property lines.
- Floor Plan - Include existing and proposed plans for all tenant spaces, interior living spaces, windows, walls and doors.
- Landscape/Irrigation Plan - Include landscape plan, plant schedule, and irrigation plan (new construction or residential additions over 50% of existing floor area only).
- Elevations - Show and label all existing and proposed exterior elevations with the maximum structure height from finished grade to roof peak for each elevation. All exterior features must be shown on elevations including signs, light fixtures, utilities/cabinets, railings/stairs, walls/fences, entry doors, etc. Colors and materials should be identified on all elevations.
- Colors and Materials - Provide one (1) presentation board with all proposed exterior materials and colors. (if applicable).
- Roof Plan - Provide a roof plan for all existing and proposed structures (only for projects that involve roof modifications).
- Pre-stamped envelopes for all properties within a 300-foot radius (2nd story residential projects: consult staff for amount)
- Additional information as may be required following initial review of the project.

TO BE COMPLETED BY STAFF

Per Approved Rates

- ☐ Single-Family (additions < 50% of floor area) ☐ Single-Family (new construction > 50%)
☐ Multi Family (additions/remodels < 50%) ☐ Multi Family (new construction > 50%)
Fees Collected: _____ Receipt #: _____ Accepted By: _____ Date Accepted: _____
Updated 11/3/2011

USE PERMIT APPLICATION



CITY OF SEASIDE
Resource Management Services | Planning Division
Use Permit / Minor Use Permit Application

UP-14-____
MUP-14-____
File # _____

TO BE COMPLETED BY APPLICANT

Project Address or Location: 550 MONTEREY ROAD, SEASIDE, CALIFORNIA 93955 APN: 031-014-004 *
Project Description (attach if needed): THE SEASIDE SENIOR LIVING, LLC IS A PROPOSED 111,237 SF ASSISTED LIVING AND MEMORY CARE FACILITY. ASSISTED LIVING FACILITY COMPRISES 83 UNITS WITH A COMBINATION OF STUDIO, 1-BEDROOM AND 2-BEDROOM UNITS. MEMORY CARE FACILITY COMPRISES 49 UNITS WITH A COMBINATION OF PRIVATE AND COMPANION UNITS.

Applicant / Primary Contact:
Name: SEASIDE SENIOR LIVING, LLC ATTN: RICARDO DE LA CRUZ
Address: PO BOX 1259 City: CAPITOLA State: CA Zip: 95010
Phone Contact: (831)915-4800 Email: rdc13@gmail.com

Property Owner:
Name: CITY OF SEASIDE ATTN: LISA BRINTON
Address: 440 HARCOURT AVENUE City: SEASIDE State: CA Zip: 93955
Phone Contact: (831)899-6883 Email: _____

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Submittal Requirements

- Plan Set - All plans shall be accurate and clearly drawn to scale on sheets a minimum size of 18"x24" and up to a maximum size of 24" x 36" using either an engineer's or architect's scale. Five (5) full-size folded copies shall be submitted with the application for initial review. Once any revisions are made and the application is deemed complete, eight (8) full-size folded copies and one (1) set of reduced copies (11"x17") of the amended plans will be required. The set of reduced plans may be submitted electronically in PDF format.
- Project Description - Describe the proposed use of the subject property or tenant space including a description of the business and/or use, operational hours, use of floor area and outside areas, number of employees, number of seats (restaurant uses and meeting spaces), number of fleet vehicles, and any other relevant information.
- Site Plan - Show all property lines and dimensions, adjacent streets and alleys, required setbacks, structures, driveways, parking spaces, landscaped areas, signs, trash enclosures, etc. on a scaled plan of the entire subject property. Include all north arrow, structure dimensions, distances from other structures, and distances to adjacent property lines.
- Floor Plan - Include existing and proposed plans for all tenant spaces, interior living spaces, windows, walls and doors.
- Elevations - Include all exterior elevations. (New Construction only)
- Pre-stamped envelopes for all properties within a 300-foot radius (consult staff for amount)
- Additional information as requested by Staff following initial review of the project.

TO BE COMPLETED BY STAFF

** Permit Fees Based on Council Adopted Fee Schedule**

- ☐ Large Commercial ☐ Small Commercial ☐ Single-Family Dwelling ☐ Multi-family ☐ Minor Use Permit

Fees Collected: _____ Receipt #: _____ Accepted By: _____ Date Accepted: _____
Updated 11/3/2011

Hochhauser
Blatter



ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD
SEASIDE, CA 93955

APN: 031-141-004

DATE:	ISSUANCE OR REVISION:
DATE	ISSUE
07/16/2014	PLANNING APPLICATION
08/07/2014	PLANNING APPLICATION - REPLACEMENT SUBMITTAL
08/21/2014	SITE ANALYSIS
08/28/2014	PLANNING APPLICATION - UPDATED SUBMITTAL
11/24/2014	REVISED SUBMISSION
11/28/2014	REVISED SUBMISSION
02/04/2015	REVISED SUBMISSION
05/04/2015	REVISED SUBMISSION
12/07/2015	PLANNING SUBMITTAL

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SHEET CONTENTS
ARCHITECTURAL REVIEW APPLICATION

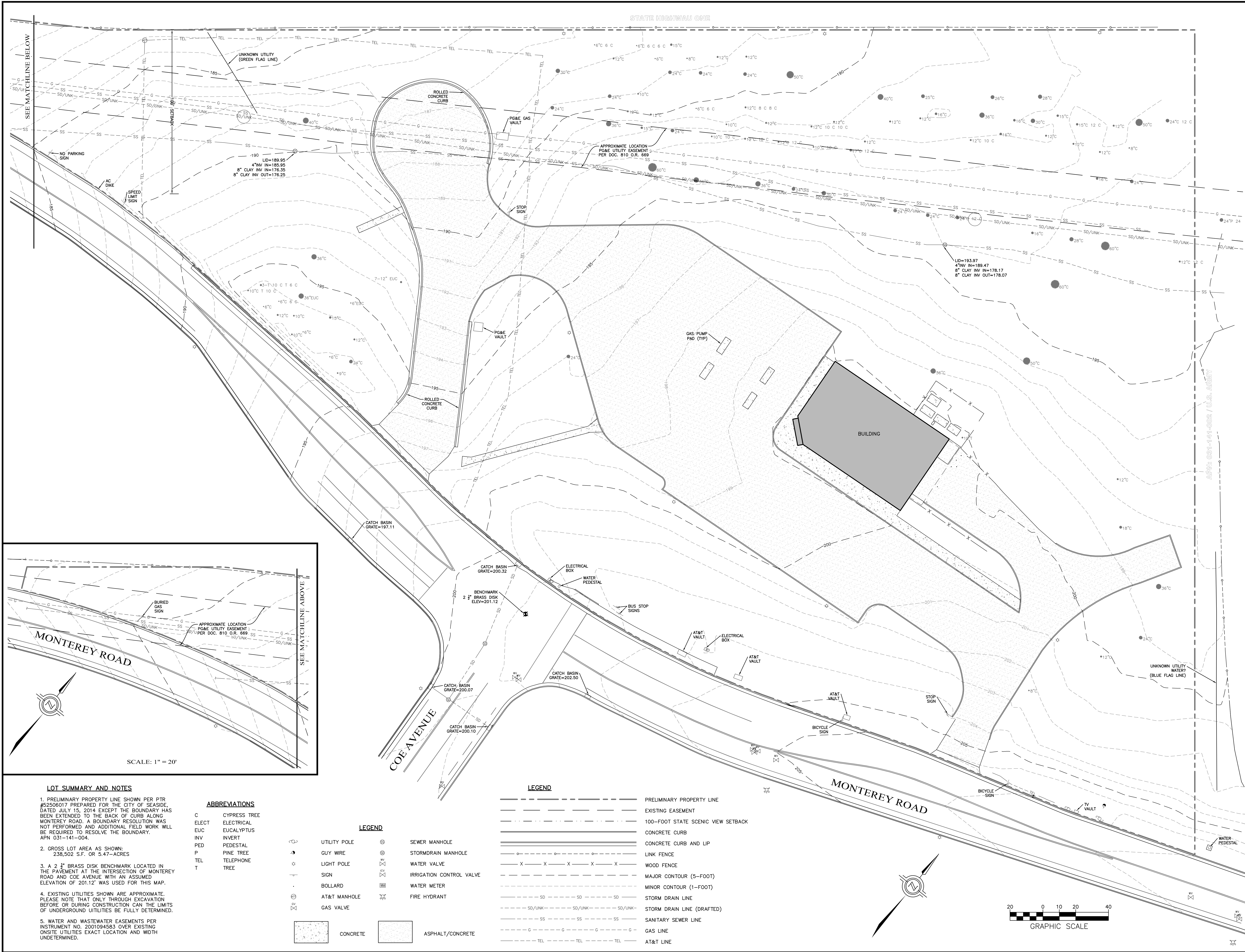
PROJECT No: 9714

SHEET

A0.2

OF ALL SHEETS
LATEST REVISION





ENGINEERING AND SURVEYING, INC.

2460 Garden Road, Suite G, Monterey, California 93940
P: 831.355.3425
F: 831.355.3425
LandSurveyors.com

DRAWN BY: P/M
DESIGNED BY: N/A
DATE: 9-10-14
SCALE: 1" = 20'
JOB NUMBER: 14-054
LAST REVISED: 14-054

PREPARED FOR:

SEASIDE SENIOR LIVING, LLC
P.O. BOX 1259
CAPITOLA, CA 95010

TOPOGRAPHIC SURVEY

550 MONTEREY ROAD
SEASIDE, CA 95555

SHEET 1

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD, SEASIDE, CALIFORNIA

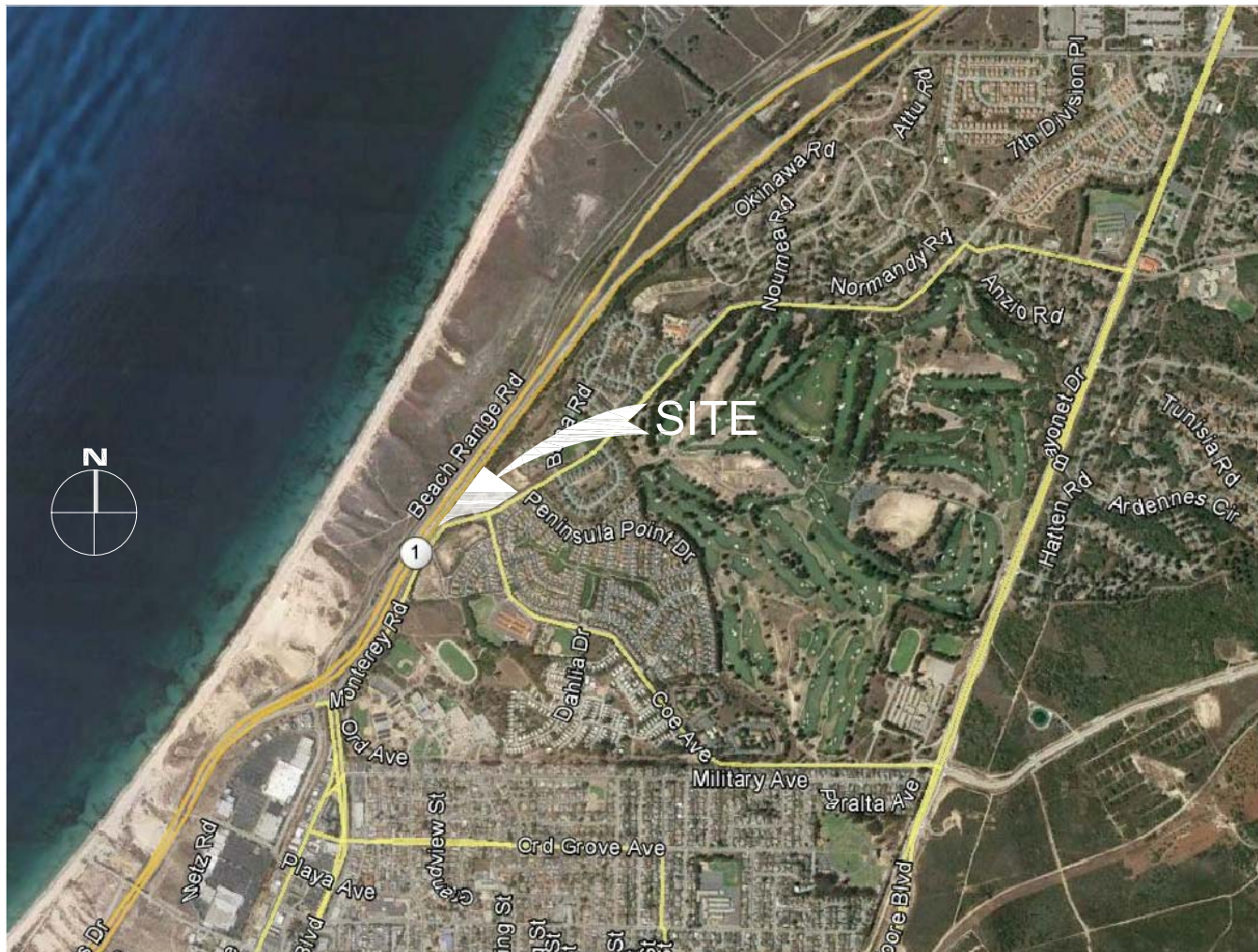
APN: 031-141-004

STATE HIGHWAY ONE

MONTEREY ROAD
COE AVENUE

SITE PLAN

1" = 40'



VICINITY MAP

NTS

INDEX OF SHEETS

DWG. NO.	DESCRIPTION
C1	TITLE SHEET
C2	DEMOLITION PLAN
C3	EROSION CONTROL PLAN
C4	EROSION CONTROL DETAILS & NOTES
C5	GRADING PLAN
C6	GRADING PLAN SECTIONS
C7	GRADING & SWMP DETAILS & NOTES
C8	UTILITIES PLAN

LOT SUMMARY AND NOTES

- PRELIMINARY PROPERTY LINE SHOWN PER PTR #52506017 PREPARED FOR THE CITY OF SEASIDE, DATED JULY 15, 2014. EXCEPT THE BOUNDARY HAS BEEN EXTENDED TO THE BACK OF CURB ALONG MONTEREY ROAD. A BOUNDARY RESOLUTION WAS NOT PERFORMED AND ADDITIONAL FIELD WORK WILL BE REQUIRED TO RESOLVE THE BOUNDARY. APN 031-141-004.
- GROSS LOT AREA AS SHOWN: 238,502 S.F. OR 5.47-ACRES
- A 2 1/2" BRASS DISK BENCHMARK LOCATED IN THE PAVEMENT AT THE INTERSECTION OF MONTEREY ROAD AND COE AVENUE WITH AN ASSUMED ELEVATION OF 201.12' WAS USED FOR THIS MAP.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. PLEASE NOTE THAT ONLY THROUGH EXCAVATION BEFORE OR DURING CONSTRUCTION CAN THE LIMITS OF UNDERGROUND UTILITIES BE FULLY DETERMINED.
- WATER AND WASTEWATER EASEMENTS PER INSTRUMENT NO. 2001094583 OVER EXISTING ON-SITE UTILITIES EXACT LOCATION AND WIDTH UNDETERMINED.

ABBREVIATIONS

C	CYPRESS TREE
ELECT	ELECTRICAL
EUC	EUCALYPTUS
INV	INVERT
PED	PEDESTAL
P	PINE TREE
TEL	TELEPHONE
T	TREE

SYMBOL LEGEND

⊕	AT&T MANHOLE
•	BOLLARD
⊕	FIRE HYDRANT
⊕	GAS VALVE
⊕	GUY WIRE
⊕	IRRIGATION CONTROL VALVE
⊕	LIGHT POLE
⊕	SEWER MANHOLE
⊕	SIGN
⊕	STORMDRAIN MANHOLE
⊕	UTILITY POLE
⊕	WATER METER
⊕	WATER VALVE

ASPHALT/CONCRETE

CONCRETE

LINE LEGEND

---	100-FOOT STATE SCENIC VIEW SETBACK
---	AT&T LINE
---	CONCRETE CURB
---	CONCRETE CURB AND LIP
---	EXISTING EASEMENT
---	GAS LINE
---	LINK FENCE
---	MAJOR CONTOUR (5-FOOT)
---	MINOR CONTOUR (1-FOOT)
---	PRELIMINARY PROPERTY LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	STORM DRAIN LINE (DRAFTED)
---	WOOD FENCE

PROJECT

111,386 SF ASSISTED LIVING AND MEMORY CARE FACILITY	GENERAL PLAN: COMMUNITY COMMERCIAL (CC)
ZONING: COMMUNITY COMMERCIAL (cc)	APPLICATIONS: UP14-05 & BAR-14-20
NON-BUILDABLE AREA: 97,998 SF	BUILDABLE AREA: 140,711 SF
TOTAL AREA: 238,709 SF	ASSISTED LIVING FACILITY: 88 UNITS
MEMORY CARE FACILITY: 43 UNITS	CO-HOUSING: 13 UNITS
PARKING: 103 SPACES	

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SEASIDE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

FIRM: JF CONSTRUCTION & ENGINEERING
ADDRESS: 560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
PHONE: (503) 675-3925

BY: MARLON J. FENTON
R.C.E. 43926
EXPIRATION DATE: 06-30-15

DATE:

ENGINEER

JF CONSTRUCTION & ENGINEERING
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
PHONE: (503) 675-3925

APPLICANT/DEVELOPER

SEASIDE SENIOR LIVING, LLC
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
PHONE: (503) 675-3925

OWNER

CITY OF SEASIDE
440 HARCOURT AVE
SEASIDE, CA 93955
PHONE: (831) 899-6700

SOIL ENGINEER

HARO KASUNICH & ASSOC.
116 E. LAKE AVE
WATSONVILLE, CA 95076
PHONE: (831) 722-4175

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

NOTE:

AS REQUIRED IN CALIFORNIA REGIONAL WATER CONTROL BOARD RESOLUTION R3-2013-0032, A STORMWATER CONTROL PLAN WILL BE PREPARED. IT IS UNDERSTOOD THAT THIS PROJECT IS IN WATER MANAGEMENT ZONE 4 AND IS UNDER THE JURISDICTION OF THE SALINAS VALLEY WATER BOARD.

PLAN PREPARED BY:

JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

REGISTERED PROFESSIONAL ENGINEER
No. 43926
Exp. 6/30/2017
MARLON J. FENTON
CIVIL ENGINEER

DATE: R.C.E. 43926

SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955

TITLE SHEET

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

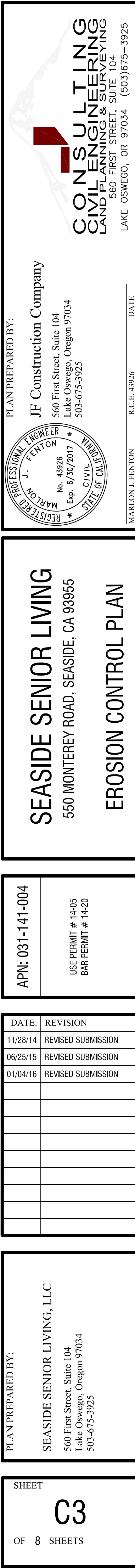
PLAN PREPARED BY:

SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

SHEET

C1

OF 8 SHEETS



Spill Prevention and Control

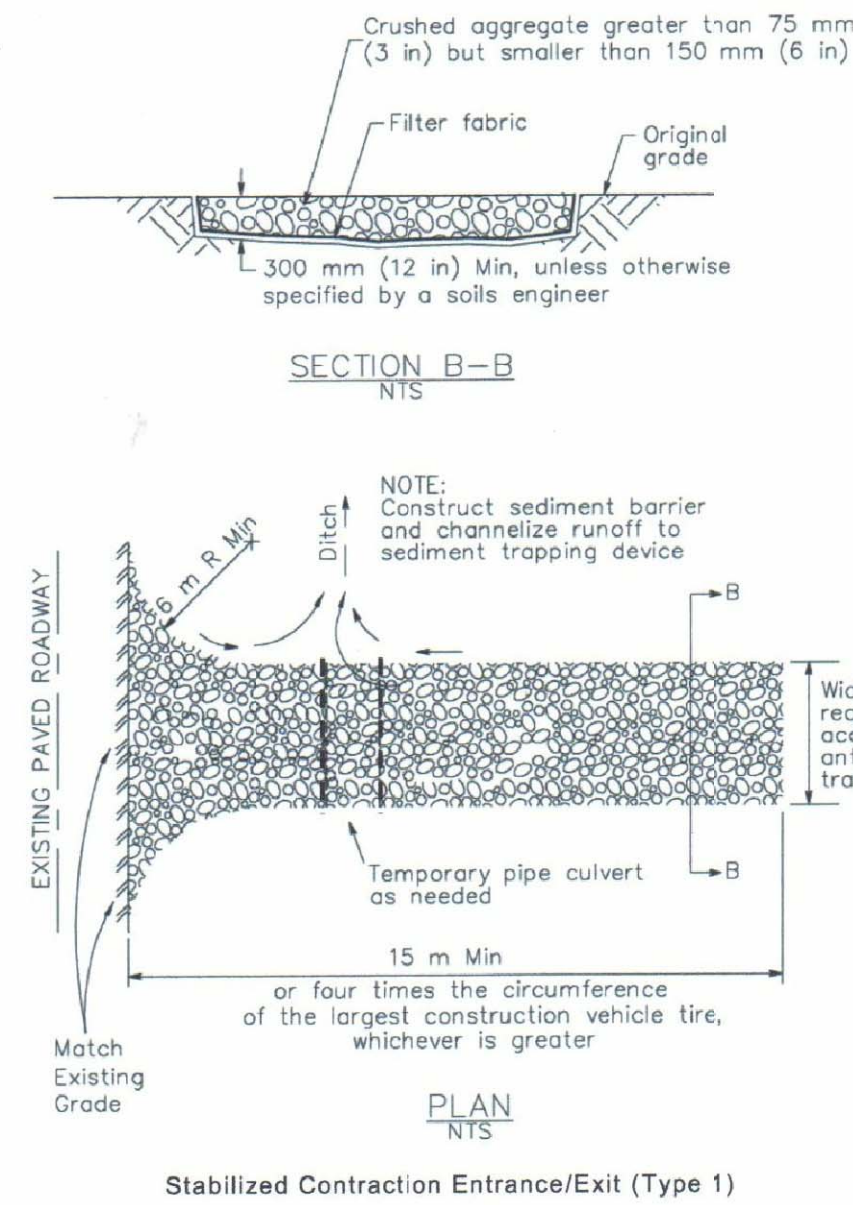
Definition and Purpose	These procedures and practices are implemented to prevent and control spills in a manner that minimizes or prevents the discharge of spilled material to the drainage system or watercourses.
Appropriate Application	This best management practice (BMP) applies to all construction projects. Spill control procedures are implemented anytime chemicals and/or hazardous substances are stored. Substances may include, but are not limited to: ■ Soil stabilizers/binders. ■ Dust Palliatives. ■ Herbicides. ■ Growth inhibitors. ■ Fertilizers. ■ Deicing/anti-icing chemicals. ■ Fuels. ■ Lubricants. ■ Other petroleum distillates. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes shall be contained and cleaned up immediately. ■ This BMP only applies to spills caused by the contractor. Procedures and practices presented in this BMP are general. Contractor shall identify appropriate practices for the specific materials used or stored on-site. ■ To the extent that it doesn't compromise clean up activities, spills shall be covered and protected from storm water run-on during rainfall. ■ Spills shall not be buried or washed with water. ■ Used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose shall be stored and disposed of in conformance with the special provisions. ■ Water used for cleaning and decontamination shall not be allowed to enter storm drains or watercourses and shall be collected and disposed of in accordance with BMP WM-10, "Liquid Waste Management." ■ Water overflow or minor water spillage shall be contained and shall not be allowed to discharge into drainage facilities or watercourses. ■ Proper storage, clean-up and spill reporting instruction for hazardous materials stored or used on the project site shall be posted at all times in an open, conspicuous and accessible location. ■ Waste storage areas shall be kept clean, well organized and equipped with ample clean-up supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers and liners shall be repaired or replaced as needed to maintain proper function. Education ■ Educate employees and subcontractors on what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. ■ Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks. ■ Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings). ■ Establish a continuing education program to indoctrinate new employees. ■ The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper spill prevention and control measures. Cleanup and Storage Procedures ■ Minor Spills – Minor spills typically involve small quantities of oil, gasoline, paint, etc., which can be controlled by the first responder at the discovery of the spill. – Use absorbent materials on small spills rather than hosing down or burying the spill. – Remove the absorbent materials promptly and dispose of properly. – The practice commonly followed for a minor spill is: – Contain the spread of the spill. – Recover spilled materials. – Clean the contaminated area and/or properly dispose of contaminated materials. ■ Semi-Significant Spills – Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities. – Clean up spills immediately: – Notify the project foreman immediately. The foreman shall notify the Resident Engineer (RE). – Contain spread of the spill. – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely. – If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil. – If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff. ■ Significant/Hazardous Spills – For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity, the following steps shall be taken: – Notify the RE immediately and follow up with a written report. – Notify the local emergency response by dialing 911. In addition to 911, the contractor will notify the proper county officials. It is the contractor's responsibility to have all emergency phone numbers at the construction site. – Notify the Governor's Office of Emergency Services Warning Center, (805) 852-7550. – For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor shall notify the National Response Center at (800) 424-8802. – Notification shall first be made by telephone and followed up with a written report. – The services of a spills contractor or a Haz-Mat team shall be obtained immediately. Construction personnel shall not attempt to clean up the spill until the appropriate and qualified staff have arrived at the job site. – Other agencies which may need to be consulted include, but are not limited to, the Fire Department, the Public Works Department, the Coast Guard, the Highway Patrol, the City/County Police Department, Department of Toxic Substances, California Division of Oil and Gas, Cal/OSHA, RWQCB, etc.
Limitations	
Standards and Specifications	
Maintenance and Inspection	■ Verify weekly that spill control clean up materials are located near material storage, unloading, and use areas. ■ Update spill prevention and control plans and stock appropriate clean-up materials whenever changes occur in the types of chemicals used or stored onsite.

Solid Waste Management

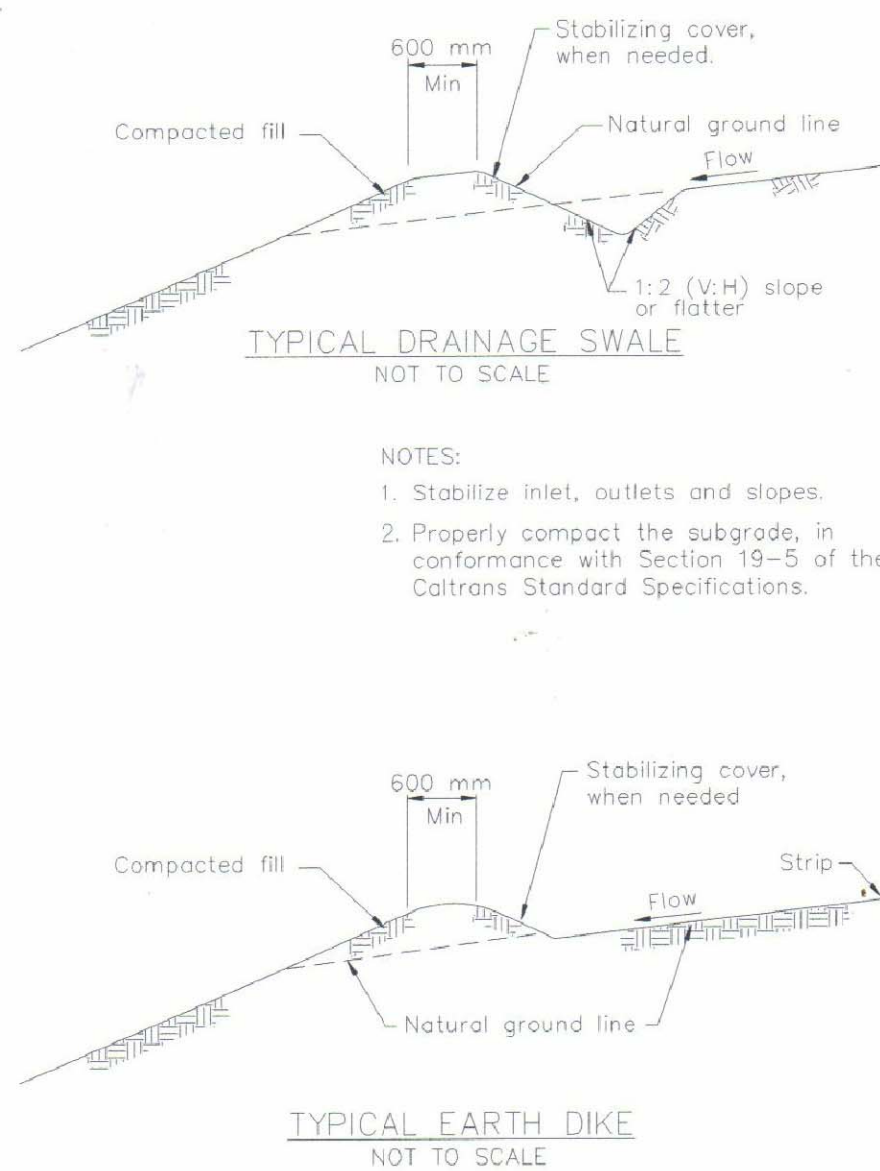
Definition and Purpose	Solid waste management procedures and practices are designed to minimize or eliminate the discharge of pollutants to the drainage system or to watercourses as a result of the creation, stockpiling, or removal of construction site wastes.
Appropriate Applications	Solid waste management procedures and practices are implemented on all construction projects that generate solid wastes. Solid wastes include but are not limited to: ■ Construction wastes including brick, mortar, timber, steel and metal scraps, sawdust, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials. ■ Highway planting wastes, including vegetative material, plant containers, and packaging materials. ■ Litter, including food containers, beverage cans, coffee cups, paper bags, plastic wrappers, and smoking materials, including litter generated by the public.
Limitations	■ Temporary stockpiling of certain construction wastes may not necessitate stringent drainage related controls during the non-rainy season or in desert areas with low rainfall.
Standards and Specifications	Education ■ The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper solid waste procedures and practices. ■ Instruct employees and subcontractors on identification of solid waste and hazardous waste. ■ Educate employees and subcontractors on solid waste storage and disposal procedures. ■ Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings). ■ Require that employees and subcontractors follow solid waste handling and storage procedures. ■ Prohibit littering by employees, subcontractors, and visitors. ■ Wherever possible, minimize production of solid waste materials. Collection, Storage, and Disposal ■ Dumpsters of sufficient size and number shall be provided to contain the solid waste generated by the project and properly serviced. ■ Littering on the project site shall be prohibited. ■ To prevent clogging of the storm drainage system litter and debris removal from drainage grates, trash racks, and ditch lines shall be a priority. ■ Trash receptacles shall be provided in the Contractor's yard, field trailer areas, and at locations where workers congregate for lunch and break periods. ■ Construction debris and litter from work areas within the construction limits of the project site shall be collected and placed in watertight dumpsters at least weekly regardless of whether the litter was generated by the Contractor, the public, or others. Collected litter and debris shall not be placed in or next to drain inlets, storm water drainage systems or watercourses. ■ Full dumpsters shall be removed from the project site and the contents shall be disposed of outside the highway right-of-way in conformance with the provisions in the Standard Specifications Section 7-1.13. ■ Litter stored in collection areas and containers shall be handled and disposed of by trash hauling contractors. ■ Construction debris and waste shall be removed from the site every two weeks or as directed by the RE. ■ Construction material visible to the public shall be stored or stacked in an orderly manner to the satisfaction of the RE. ■ Storm water run-on shall be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measures to elevate waste from site surfaces. ■ Solid waste storage areas shall be located at least 15 m (50 ft) from drainage facilities and watercourses and shall not be located in areas prone to flooding or ponding. ■ Except during fair weather, construction and highway planting waste not stored in watertight dumpsters shall be securely covered from wind and rain by covering the waste with tarps or plastic sheeting or protected in conformance with the applicable Disturbed Soil Area protection section. ■ Dumpster washout on the project site is not allowed. ■ Notify trash hauling contractors that only watertight dumpsters are acceptable for use on-site. ■ Plan for more frequent pickup during the demolition phase of construction. ■ Construction waste shall be stored in a designated area approved by the RE. ■ Segregate potentially hazardous waste from non-hazardous construction site waste. ■ Keep the site clean of litter debris. ■ Make sure that toxic liquid wastes (e.g., used oils, solvents, and paints) and chemicals (e.g., acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for construction debris. ■ Dispose of non-hazardous waste in accordance with Standard Specification 7-1.13, Disposal of Material Outside the Highway Right of Way. ■ For disposal of hazardous waste, see BMP WM-6, "Hazardous Waste Management." Have hazardous waste hauled to an appropriate disposal and/or recycling facility. ■ Salvage or recycle useful vegetation debris, packaging and/or surplus building materials when practical. For example, trees and shrubs from land clearing can be converted into wood chips, then used as mulch on graded areas. Wood pallets, cardboard boxes, and construction scraps can also be recycled.
Maintenance and Inspection	■ The WPCM shall monitor onsite solid waste storage and disposal procedures. ■ Police site for litter and debris.
Appropriate Applications	■ This best management practice (BMP) applies to all construction projects. ■ Hazardous waste management practices are implemented on construction projects that generate waste from the use of: – Petroleum Products, – Asphalt Products, – Concrete Curing Compounds, – Pesticides, – Acids, – Paints, – Stains, – Solvents, – Wood Preservatives, – Roofing Tar, or – Any materials deemed a hazardous waste in California, Title 22 Division 4.5, or listed in 40 CFR Parts 110, 117, 261, or 302.

Limitations	■ Nothing in this BMP relieves the Contractor from responsibility for compliance with federal, state, and local laws regarding storage, handling, transportation, and disposal of hazardous wastes. ■ This BMP does not cover aerially deposited lead (ADL) soils. For ADL soils refer to BMP WM-7, "Contaminated Soil Management," and the project special provisions.
Standards and Specifications	Education ■ Educate employees and subcontractors on hazardous waste storage and disposal procedures. ■ Educate employees and subcontractors on potential dangers to humans and the environment from hazardous wastes. ■ Instruct employees and subcontractors on safety procedures for common construction site hazardous wastes. ■ Instruct employees and subcontractors in identification of hazardous and solid waste. ■ Hold regular meetings to discuss and reinforce hazardous waste management procedures (incorporate into regular safety meetings). ■ The Contractor's Water Pollution Control Manager (WPCM) shall oversee and enforce proper hazardous waste management procedures and practices. ■ Make sure that hazardous waste is collected, removed, and disposed of only at authorized disposal areas. Storage Procedures ■ Wastes shall be stored in sealed containers constructed of a suitable material and shall be labeled as required by Title 22 CCR, Division 4.5 and 49 CFR Parts 172,173, 178, and 179. ■ All hazardous waste shall be stored, transported, and disposed as required in Title 22 CCR, Division 4.5 and 49 CFR 261-263. ■ Waste containers shall be stored in temporary containment facilities that shall comply with the following requirements: – Temporary containment facility shall provide for a spill containment volume able to contain precipitation from a 24-hour, 25 year storm event, plus the greater of 10% of the aggregate volume of all containers or 100% of the capacity of the largest tank within its boundary, whichever is greater. – Temporary containment facility shall be impervious to the materials stored there for a minimum contact time of 72 hours. – Temporary containment facilities shall be maintained free of accumulated rainwater and spills. In the event of spills or leaks accumulated rainwater and spills shall be placed into drums after each rainfall. These liquids shall be handled as a hazardous waste unless testing determines them to be non-hazardous. Non-hazardous liquids shall be sent to an approved disposal site. – Sufficient separation shall be provided between stored containers to allow for spill cleanup and emergency response access. – Incompatible materials, such as chlorine and ammonia, shall not be stored in the same temporary containment facility. – Throughout the rainy season, temporary containment facilities shall be covered during non-working days, and prior to rain events. Covered facilities may include use of plastic tarps for small facilities or constructed roofs with overhangs. A storage facility having a solid cover and sides is preferred to a temporary tarp. Storage facilities shall be equipped with adequate ventilation. ■ Drums shall not be overfilled and wastes shall not be mixed. ■ Unless watertight, containers of dry waste shall be stored on pallets. ■ Paint brushes and equipment for water and oil based paints shall be cleaned within a contained area and shall not be allowed to contaminate site soils, watercourses or drainage systems. Waste paints, thinners, solvents, residues, and sludges that cannot be recycled or reused shall be disposed of as hazardous waste. When thoroughly dry, latex paint and paint cans, used brushes, rags, absorbent materials, and drop cloths shall be disposed of as solid waste. ■ Ensure that adequate hazardous waste storage volume is available. ■ Ensure that hazardous waste collection containers are conveniently located. ■ Designate hazardous waste storage areas on site away from storm drains or watercourses and away from moving vehicles and equipment to prevent accidental spills. ■ Minimize production or generation of hazardous materials and hazardous waste on the job site. ■ Use containment berms in fueling and maintenance areas and where the potential for spills is high. ■ Segregate potentially hazardous waste from non-hazardous construction site debris. ■ Keep liquid or semi-liquid hazardous waste in appropriate containers (closed drums or similar) and under cover. ■ Clearly label all hazardous waste containers with the waste being stored and the date of accumulation. ■ Place hazardous waste containers in secondary containment. ■ Do not allow potentially hazardous waste materials to accumulate on the ground. ■ Do not mix wastes. Disposal Procedures ■ Waste shall be disposed of outside the highway right-of-way within 90 days of being generated, or as directed by the Resident Engineer (RE). In no case shall hazardous waste storage exceed requirements in Title 22 CCR, Section 66262.34. ■ Waste shall be disposed of by a licensed hazardous waste transporter at an authorized and licensed disposal facility or recycling facility utilizing properly completed Uniform Hazardous Waste Manifest forms. ■ A Department of Health Services (DHS) certified laboratory shall sample waste and classify it to determine the appropriate disposal facility. ■ Make sure that toxic liquid wastes (e.g., used oils, solvents, and paints) and chemicals (e.g., acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for solid waste construction debris. ■ Properly dispose of rainwater in secondary containment that may have mixed with hazardous waste. ■ Recycle any useful material such as used oil or water-based paint when practical. ■ Attention is directed to "Hazardous Material", "Contaminated Material", and "Aerially Deposited Lead" of the contract documents regarding the handling and disposal of hazardous materials.
Maintenance and Inspection	■ A foreman and/or construction supervisor shall monitor on-site hazardous waste storage and disposal procedures. ■ Waste storage areas shall be kept clean, well organized, and equipped with ample clean-up supplies as appropriate for the materials being stored. ■ Storage areas shall be inspected in conformance with the provisions in the contract documents. ■ Perimeter controls, containment structures, covers, and liners shall be repaired or replaced as needed to maintain proper function. ■ Hazardous spills shall be cleaned up and reported in conformance with the applicable Material Safety Data Sheet (MSDS) and the instructions posted at the project site. ■ The National Response Center, at (800) 424-8802, shall be notified of spills of Federal reportable quantities in conformance with the requirements in 40 CFR parts 110, 117, and 302. ■ Copy of the hazardous waste manifests shall be provided to the RE.

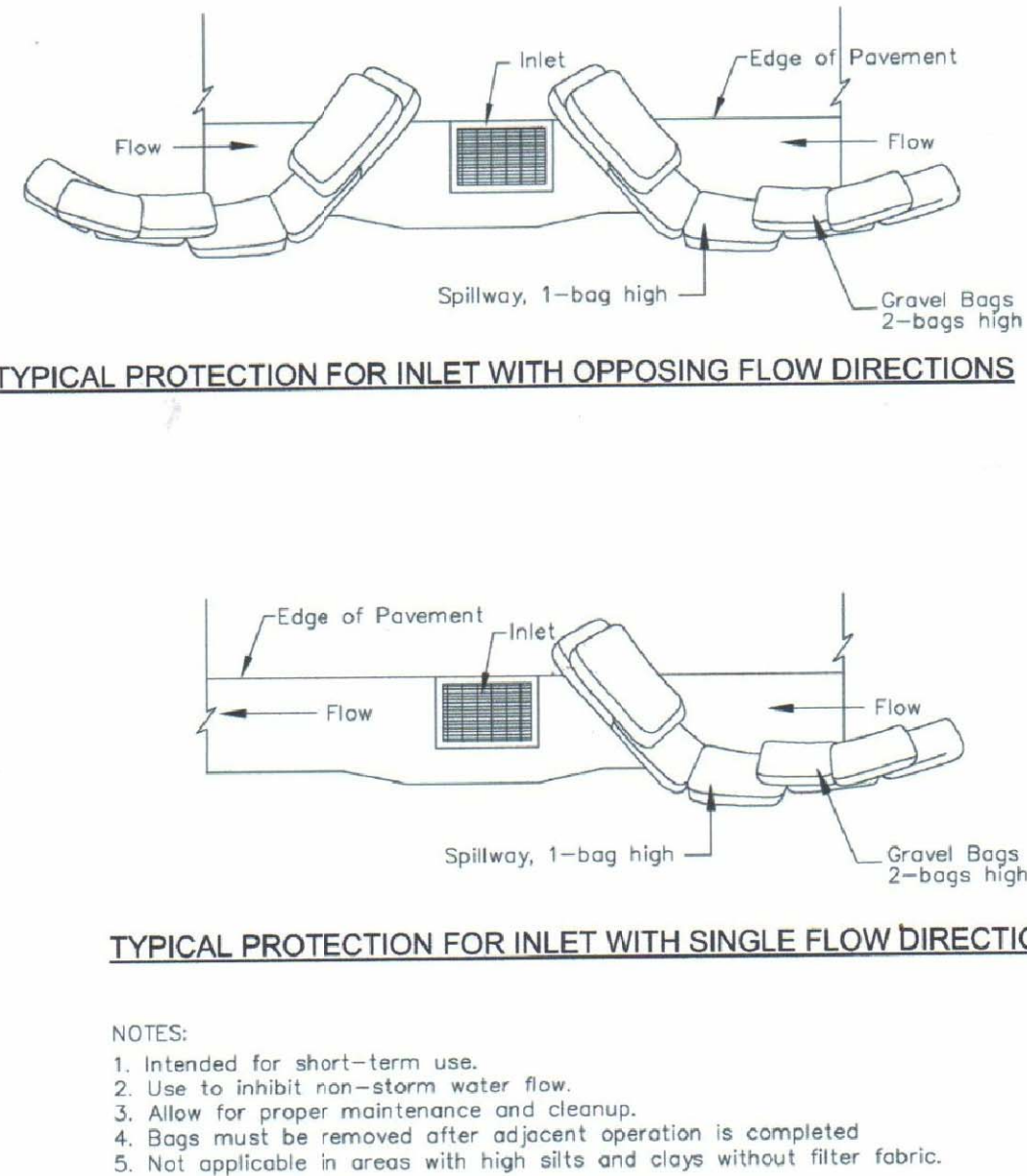
Stabilized Construction Entrance/Exit TC-1



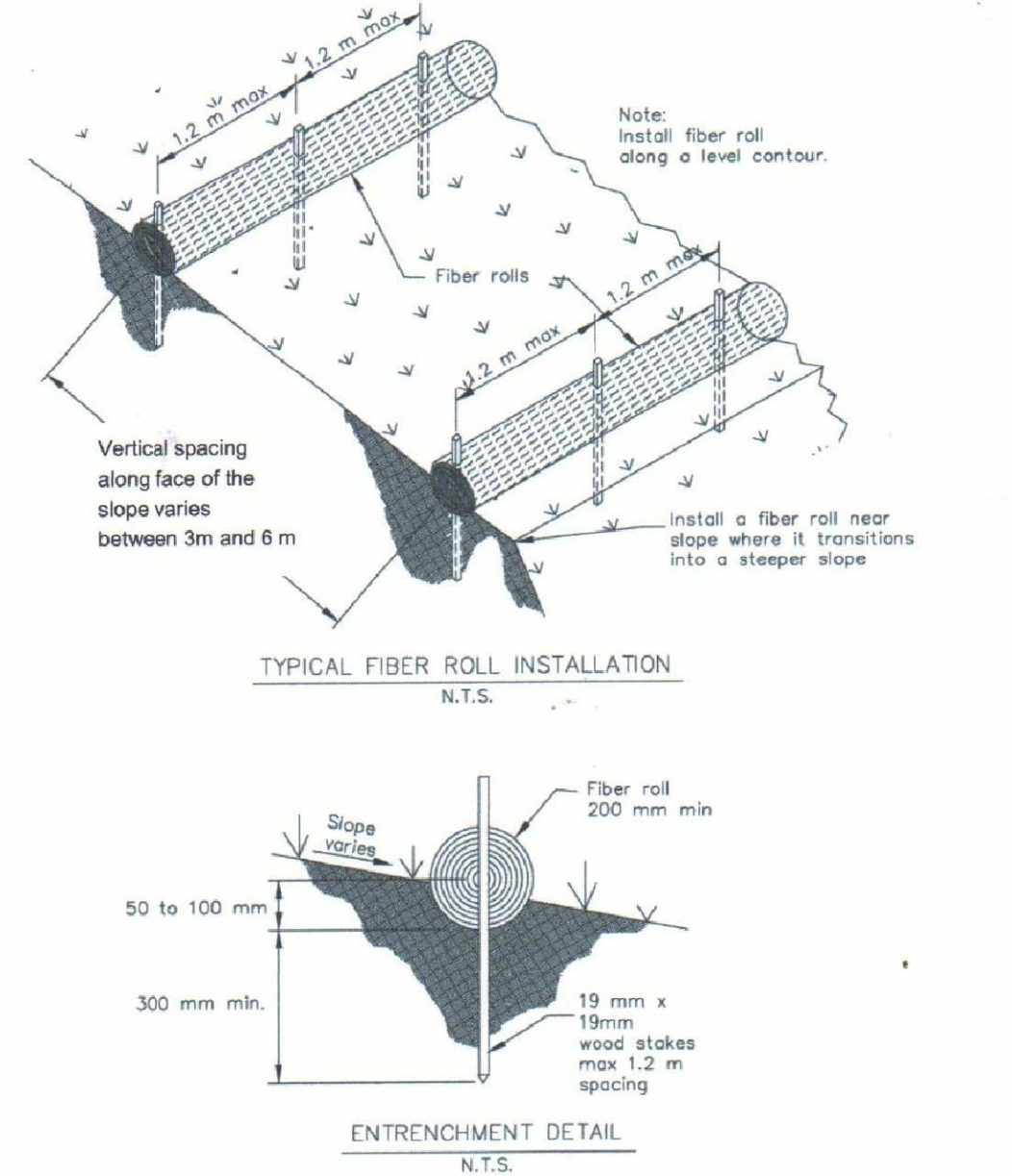
Earth Dikes/Drainage Swailes and Lined Ditches SS-9



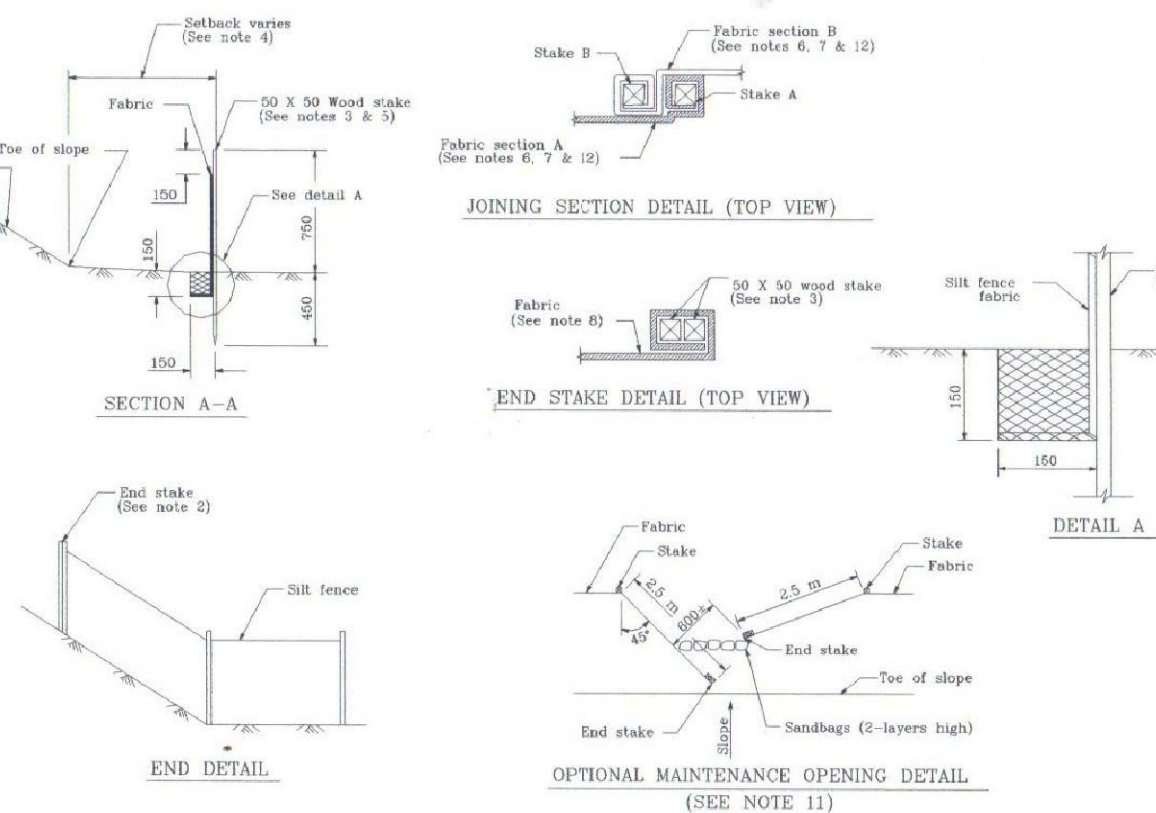
Storm Drain Inlet Protection SC-10



Fiber Rolls SC-5



Silt Fence SC-1



PLAN PREPARED BY:
JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-5925

CONSULTING
CIVIL ENGINEERING & SURVEYING
LAND PLANNING & DESIGN
560 FIRST STREET, SUITE 104
LAKE OSWEGO, OR 97034
(503) 675-3925

DATE: _____

SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955

APN: 031-141-004

USE PERMIT # 14-05
BAG PERMIT # 14-20

DATE: _____

REVISION

11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

PLAN PREPARED BY:
SEASIDE SENIOR LIVING, LLC
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-5925

DATE: _____

REVISION

SHEET
C4
OF 8 SHEETS

EARTHWORK QUANTITY ESTIMATE

CUT: 7,600 C.Y.
FILL: 6,400 C.Y.

QUANTITY DISCLAIMER

THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, OVER-EXCAVATION OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT, AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. SINCE THE ENGINEER CAN NOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL, THE CONTRACTOR MAY NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE.

LINE LEGEND

	100-FOOT STATE SCENIC VIEW SETBACK
	AT&T LINE
	CONCRETE CURB
	CONCRETE CURB AND LIP
	EXISTING EASEMENT
	GAS LINE
	LINK FENCE
	MAJOR CONTOUR (5-FOOT)
	MINOR CONTOUR (1-FOOT)
	PRELIMINARY PROPERTY LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	STORM DRAIN LINE (DRAFTED)
	WOOD FENCE

SYMBOL LEGEND

	AT&T MANHOLE
	BOLLARD
	FIRE HYDRANT
	GAS VALVE
	GUY WIRE
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	SEWER MANHOLE
	SIGN
	STORMDRAIN MANHOLE
	UTILITY POLE
	WATER METER
	WATER VALVE

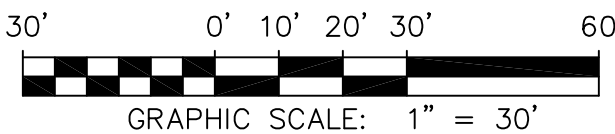
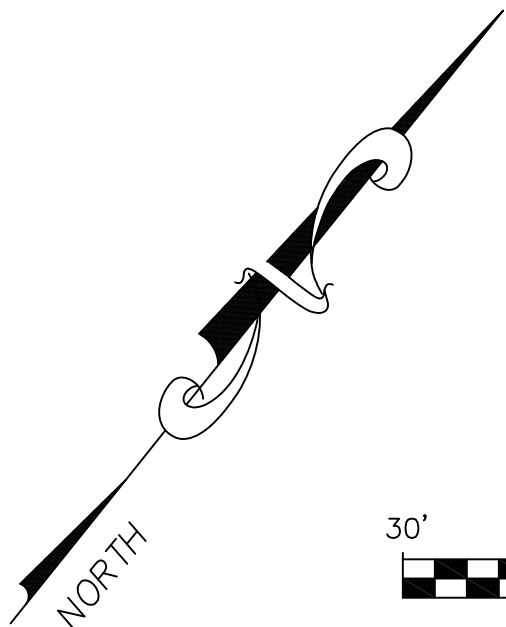
ABBREVIATIONS

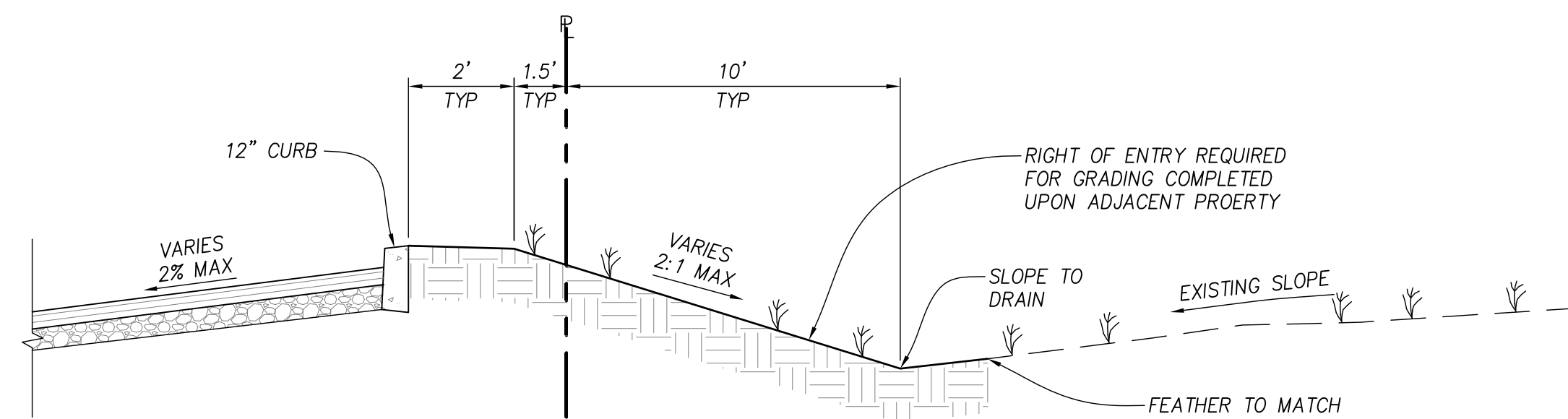
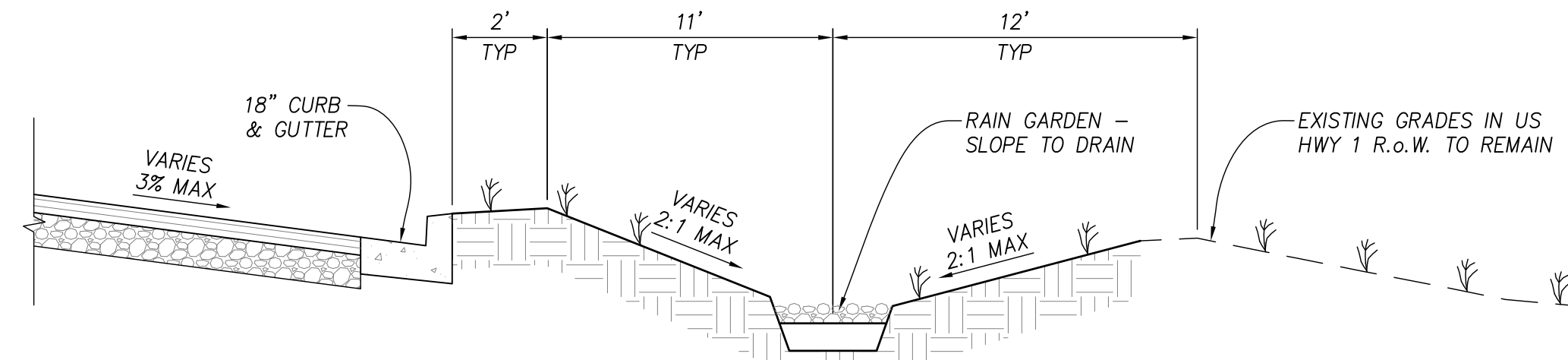
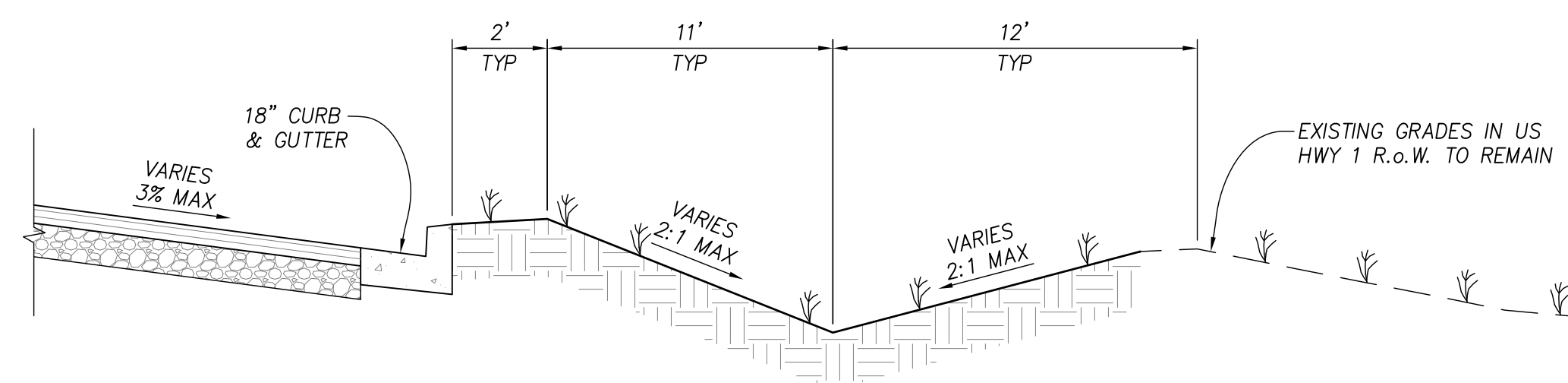
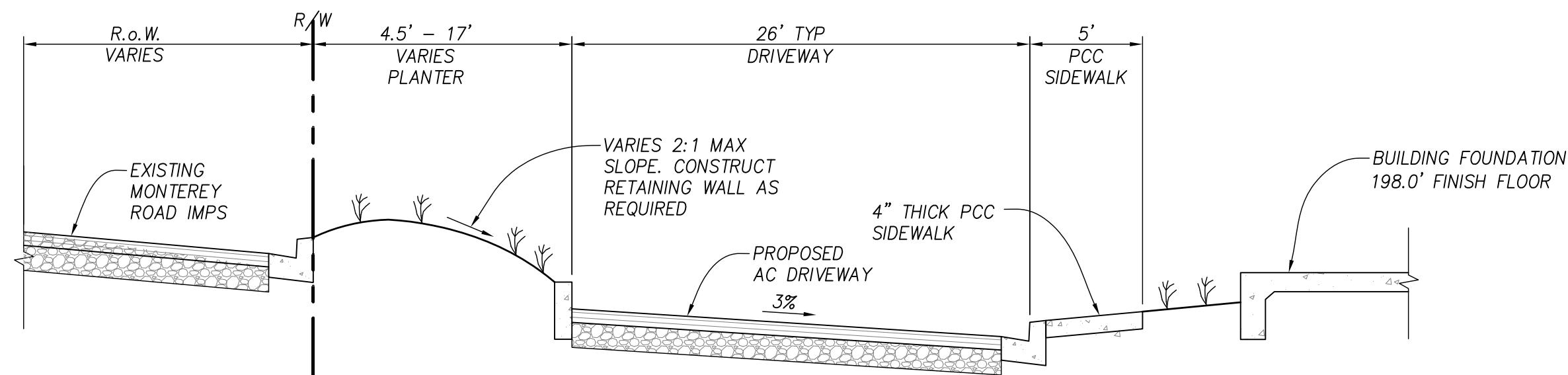
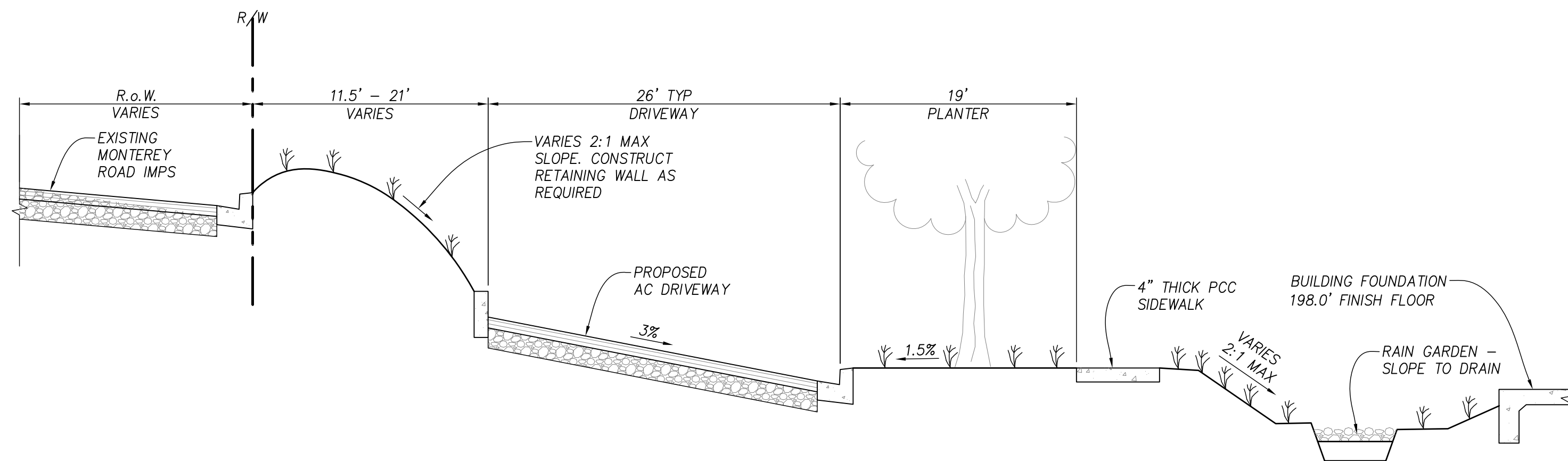
C	CYPRESS TREE
ELECT	ELECTRICAL
EUC	EUCALYPTUS
INV	INVERT
PED	PEDESTAL
P	PINE TREE
TEL	TELEPHONE
T	TREE
	ASPHALT/CONCRETE
	CONCRETE

STATE HIGHWAY ONE

COE AVENUE

MONTEREY ROAD





CONSULTING
CIVIL ENGINEERING & SURVEYING
LAND PLANNING & CIVIL
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LAKE OSWEGO, OR 97034 (503) 675-3925

PLAN PREPARED BY:
JF Construction Company
560 First Street, Suite 104
Lake Oswego, Oregon 97034
503-675-3925

REGISTERED PROFESSIONAL ENGINEER
MARLON J. FENTON
No. 43926
Exp. 6/30/2017
STATE OF OREGON
CIVIL

DATE: R.C.E. 3/9/26

SEASIDE SENIOR LIVING
550 MONTEREY ROAD, SEASIDE, CA 93955

GRADING PLAN SECTIONS

APN: 031-141-004

USE PERMIT # 14-05
BAR PERMIT # 14-20

DATE:	REVISION
11/28/14	REVISED SUBMISSION
06/25/15	REVISED SUBMISSION
01/04/16	REVISED SUBMISSION

PLAN PREPARED BY:
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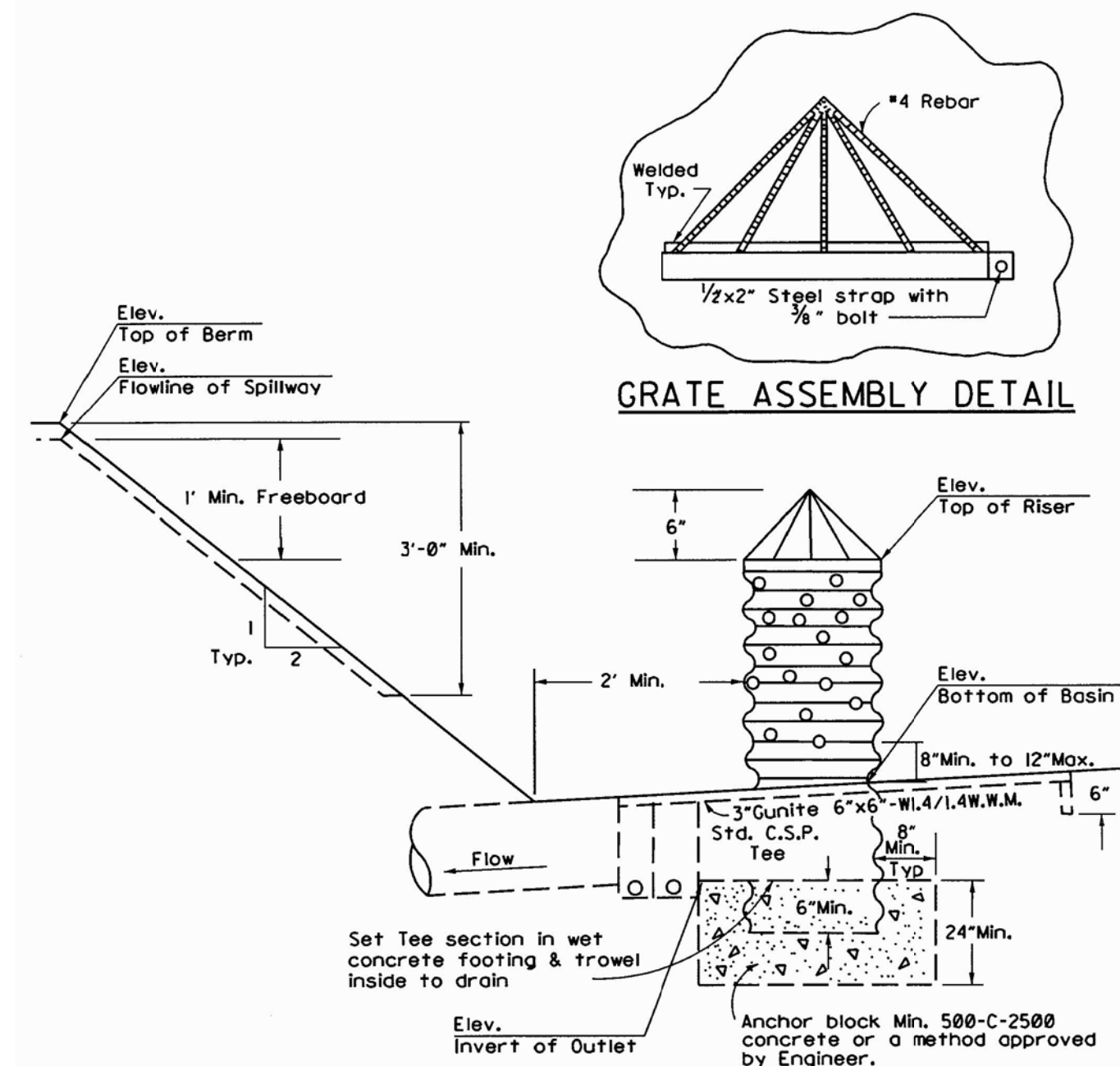
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C6
OF 8 SHEETS

- ALL GRADING SHALL CONFORM OF THE REQUIREMENTS OF THE GRADING ORDINANCE SECTIONS 87.101 THROUGH 87.804 OF THE MONTEREY COUNTY CODE OF REGULATORY ORDINANCES.
2. A REGISTERED CIVIL ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION OF THE FILL KEYWAY AND ALL FILL BENCHING AND COMPACTION. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12" IN DEPTH. DPLU FORM #73, MINOR GRADING CERTIFICATION, AND THREE (3) COPIES OF THE COMPACTION REPORT COMPLETED BY A SOILS ENGINEER SHALL BE SUBMITTED PRIOR TO ROUGH GRADE APPROVAL.
3. ALL FILL MATERIAL SHALL BE COMPACTED AS NOTED.
4. NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
5. MAINTAIN 1% (MINIMUM) SLOPE AWAY FROM ALL BUILDINGS FOR AT LEAST 5'.
6. ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING MONTEREY COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
 - A. LOT GRADING
 - B. GRADING OF SLOPES
 - C. REQUIRED SETBACKS
 - D. RIP RAP ENERGY DISSIPATER
 - F. DEBRIS FENCE
 - G. FENCING CUT BANKS
7. BERMS SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES AND SWALES OR BROW DITCHES SHALL BE REQUIRED AT THE TOP OF ALL CUT SLOPES. ALL BERMS, SWALES, OR BROW DITCHES SHALL CONFORM TO THE DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.
8. REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM.
9. REQUIRED SLOPE RATIOS ARE AS FOLLOWS:
 - A. CUTS - 1.5:1 FOR MINOR SLOPES (UP TO 15' VERTICAL HEIGHT)
 - B. CUTS - 2:1 FOR MAJOR SLOPES (OVER 15' VERTICAL HEIGHT)
 - C. FILLS - 2:1 (MAXIMUM) FOR ALL FILL SLOPES
10. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE OWNER AND PERMITEE ARE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTIES. NO PERSON SHALL EXCAVATE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET OR SIDEWALK, OR THE FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY.
11. THE DIRECTOR OF PLANNING AND LAND USE MAY IMPOSE CONDITIONS THAT ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. THE DIRECTOR MAY ALSO MODIFY OR ADD CONDITIONS TO ANY VALID GRADING PERMIT WHEN SUCH MODIFICATIONS OR ADDITIONS ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. SUCH CONDITIONS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A. IMPROVEMENT OF EXISTING GRADING TO CONFORM WITH THE GRADING ORDINANCE, AND;
 - B. REQUIREMENTS FOR FENCING OF EXCAVATIONS OR FILLS THAT WOULD OTHERWISE BE HAZARDOUS, AND;
 - C. ADEQUATE DUST CONTROL MEASURES.
12. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY. NO EARTH MOVING OR GRADING SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
13. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE PROVIDED TO THE FOLLOWING AGENCIES:
 - A. GAS AND ELECTRIC PACIFIC GAS & ELECTRIC (831) 648-3231
 - B. TELEPHONE AT&T (858) 637-2627
 - C. CABLE TV COMCAST (800) 945-2288
 - D. WATER UTILITY MARINA COAST WATER DISTRICT (831) 384-6131
 - E. SEWER UTILITY SEASIDE COUNTY SANITATION DISTRICT (831) 899-6825
14. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING AND LAND USE DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED, RIGHT TO ENTRY FORM COMPLETED AND VALID GRADING PERMIT ISSUED.
15. THE ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANY CONDITIONS IMPOSED BY THE DIRECTOR OF PLANNING AND LAND USE AND IN ACCORDANCE WITH THE GRADING ORDINANCE.
16. THE GRADING FOR THE SITE SHALL INCLUDE THE CLEARING AND GRUBBING FOR A 238,502 SQ.FT. AREA.
17. THE BASIS OF EXISTING CONTOURS WAS PROVIDED IN A DIGITAL TERRAIN MODEL (DTM) BASED ON AN ASSUMED ELEVATION OF 201.12' FOR A 2 1/2" BRASS DISK BENCHMARK LOCATED IN THE PAVEMENT AT THE INTERSECTION OF MONTEREY ROAD AND COE AVENUE. THE DTM WAS CREATED IN CONJUNCTION WITH AN TOPOGRAPHICAL SURVEY AT 20--SCALE WITH 1 FOOT CONTOUR INTERVALS PREFORMED SEPTEMBER 2014.
18. AREAS DESIGNATED AS "SPECIAL FUEL MOD ZONE" ARE TO BE CLEARED OF EXISTING VEGETATION, THEN COVERED WITH LANDSCAPING FABRIC AND WEIGHTED DOWN USING AS SURFACING MATERIAL OF CRUSHED STONE.
19. EARTHWORK QUANTITIES:
 - CUT: 7,600 CUBIC YARDS
 - FILL: 6,400 CUBIC YARDS

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.

1. DURING THE RAINY SEASON FROM OCTOBER 1ST TO APRIL 30TH THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED WITHIN 48 HOURS OF A PREDICTED RAIN.
2. 125% OF ALL NEEDED BMP MATERIALS SHALL BE STORED ONSITE YEAR-ROUND TO ALLOW FULL DEPLOYMENT AND INSTALLATION WITHIN 48 HOURS OF A PREDICTED RAIN.
3. THE PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT ONSITE EROSION AND TO PREVENT DISCHARGES OF POLLUTANTS FROM LEAVING THE SITE. MAINTENANCE OF BMPs IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF MONTEREY OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO.
4. PERIMETER SEDIMENT CONTROL BMPs SHALL BE INSTALLED IMMEDIATELY AFTER THE AREA TO BE GRADED IS BRUSHED OR CLEARED, BUT PRIOR TO THE START OF GRADING OPERATIONS.
5. EROSION CONTROL BMPs USED FOR SLOPE STABILIZATION SHALL BE INSTALLED AS SOON AS THE FINISHED SLOPES ARE COMPLETE.
6. A PERIMETER BMP INSPECTION IS REQUIRED ON THE FIRST DAY OF GRADING
7. WHERE AN EXISTING STORMWATER CONVEYANCE CROSSES OVER A PLANNED SECONDARY SERVICE ROAD, THE ROAD SHALL BE GRADED AND MAINTAINED AS A FORD.
8. RIP RAP SHALL BE PLACED AT ALL LOCATIONS WHERE ONE DRAINAGE FEATURE (SUCH AS A DITCH OR A SWALE) DRAINS INTO A LARGER DRAINAGE FEATURE.
9. DIP SECTIONS SHALL BE COMPOSED OF 6" OF REINFORCED STRUCTURAL CONCRETE SLABS, WHICH SHALL BE DESIGNED TO WITHSTAND AND CONVEY HUNDRED (100) YEAR FREQUENCY STORM.
10. ALL SURFACES THAT ARE NOT IMPROVED ROADS SHOULD BE SEEDED AND REVEGETATED WITH DROUGHT TOLERANT PLANTS.

1. THE MINIMUM PIPE RISER SHALL BE A 30" CORRUGATED STEEL PIPE (CSP), 14 GA., OR AN ALTERNATE APPROVED BY THE ENGINEER. RISER TO HAVE A CROSS-SECTIONAL AREA AT LEAST 1.5 TIMES THE CROSS-SECTIONAL AREA OF THE HORIZONTAL DRAIN PIPE.
2. THE MINIMUM DRAIN PIPE SHALL BE A 12" CSP, 14GA., OR AN ALTERNATE APPROVED BY THE ENGINEER.
3. THE UPPERMOST ELEVATION OF THE RISER SHALL BE SUCH THAT FULL FLOW WILL BE GENERATED BEFORE THERE IS DISCHARGE OVER THE EMERGENCY SPILLWAY AND AT LEAST ONE FOOT BELOW THE TOPE OF THE EMERGENCY SPILLWAY.
4. THE RISER SHALL BE PERFORATED WITH 1/2" X 12" (MAX.) SLOTS OR 1/2" TO 1-1/2" DIAMETER HOLES, 10 TO 12 INCHES ON CENTER AND STAGGERED. HOLES CUT WITH A WELDING TORCH ARE ACCEPTABLE. THE SMALL HOLES SHALL BE USED ON THE LOWER PORTION OF THE RISER.
5. THE DRAIN PIPE SHALL BE PLACED ON A FIRM FOUNDATION.
6. THE RISER SHALL HAVE A BASE ATTACHED WITH A WATERTIGHT CONNECTION AND SHALL HAVE SUFFICIENT WEIGHT TO PREVENT FLOTATION OF THE RISER. TWO RECOMMENDED METHODS ARE:
 - C. A SQUARE CONCRETE BASE 18 INCHES THICK WITH THE RISER EMBEDDED SIX INCHES INTO THE BASE. EACH SIDE OF THE BASE WILL BE ONE DIAMETER OF THE RISER PLUS 24 INCHES.
 - B. A 1/4 INCH MINIMUM THICKNESS STEEL PLATE WELDED ALL AROUND THE BASE OF THE RISER TO FORM A WATERTIGHT CONNECTION. THE PLATE SHALL BE SQUARE WITH EACH SIDE EQUAL TO TWO TIMES THE RISER DIAMETER. THE PLATE SHALL HAVE TWO FEET OF STONE, GRAVEL, OR TAMPED EARTH PLACED ON IT TO PREVENT FLOTATION.
7. A GRATE CONSISTING OF #4 REBAR, 6 INCHES ON CENTER SHALL BE WELDED TO THE TOP OF THE RISER.



NOT TO SCALE

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SHEET CONTENTS
SITE PLAN

PROJECT No: 9714

SHEET

A1.1

OF ALL SHEETS
LATEST REVISION

LEGEND

(E) STREET LAMP

PARKING LIGHT FIXTURE

DESIGNATED PARKING FOR LOW-EMITTING & FUEL EFFICIENT VEHICLE AND ELECTRIC VEHICLES CHARGING STATIONS

ELECTRICAL TRANSFORMER

LIGHT BOLLARDS

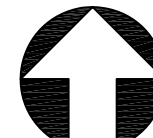
BICYCLE PARKING

MONUMENT SIGN

S I T E P L A N



NORTH



PROJECT NORTH

Scale: 1/32"=1'-0"



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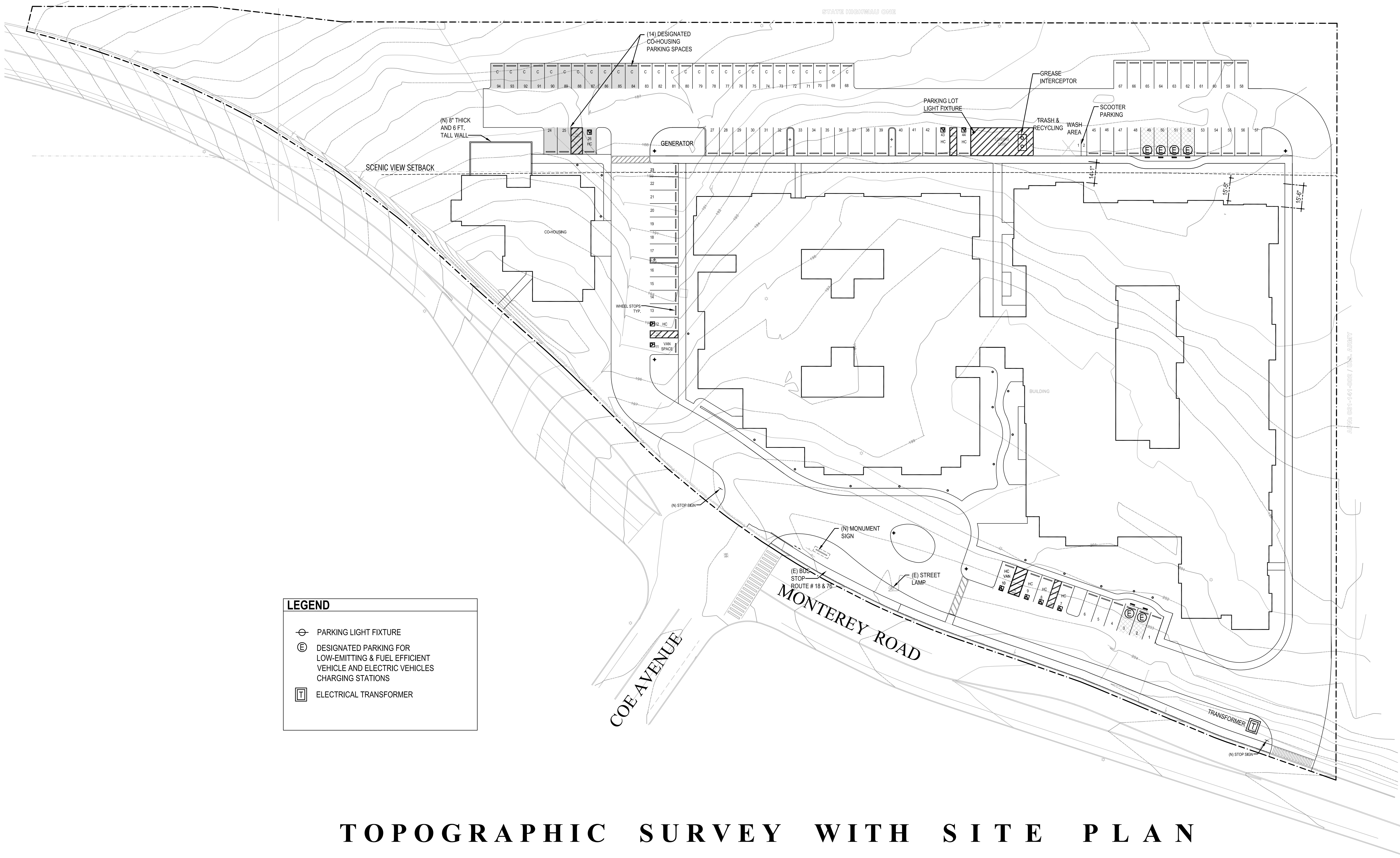
SHEET CONTENTS
BUILDING FOOTPRINT
w/ TOPOGRAPHY

PROJECT No: 9714

SHEET

A1.2

OF ALL SHEETS
LATEST REVISION



LEGEND

- PARKING LIGHT FIXTURE
- DESIGNATED PARKING FOR LOW-EMITTING & FUEL EFFICIENT VEHICLE AND ELECTRIC VEHICLES CHARGING STATIONS
- ELECTRICAL TRANSFORMER

TOPOGRAPHIC SURVEY WITH SITE PLAN



NORTH



PROJECT NORTH

Scale: 1/32"=1'-0"

0 16 32 64

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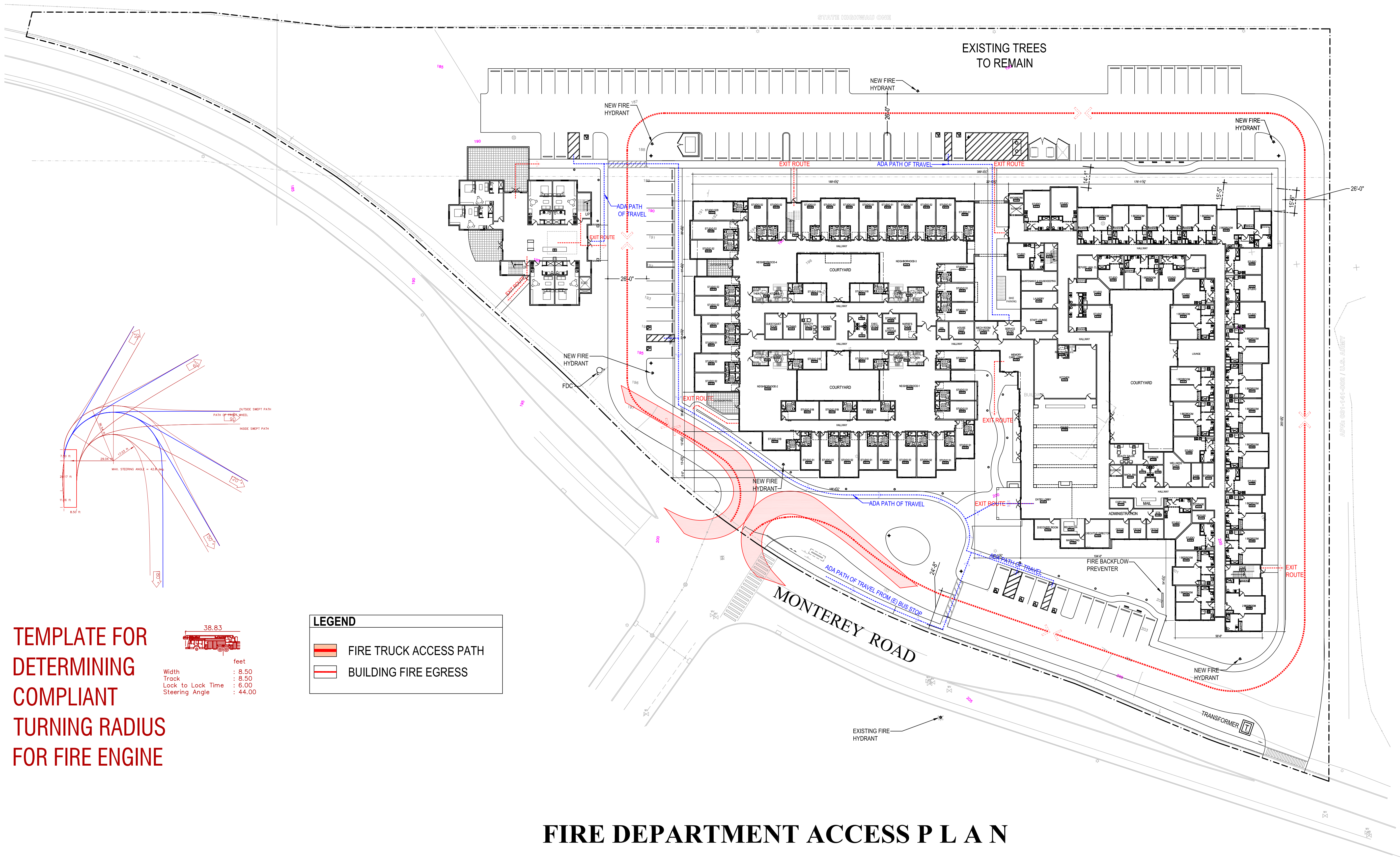
SHEET CONTENTS
FIRE DEPARTMENT
ACCESS PLAN

PROJECT No: 9714

SHEET

A1.3

OF ALL SHEETS
LATEST REVISION

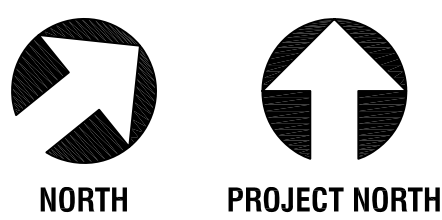


TEMPLATE FOR
DETERMINING
COMPLIANT
TURNING RADIUS
FOR FIRE ENGINE

38.83
Width : 8.50
Track : 8.50
Lock to Lock Time : 6.00
Steering Angle : 44.00

LEGEND
FIRE TRUCK ACCESS PATH
BUILDING FIRE EGRESS

FIRE DEPARTMENT ACCESS P L A N



Scale: 1/32"=1'-0"
0 16 32 64

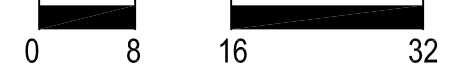
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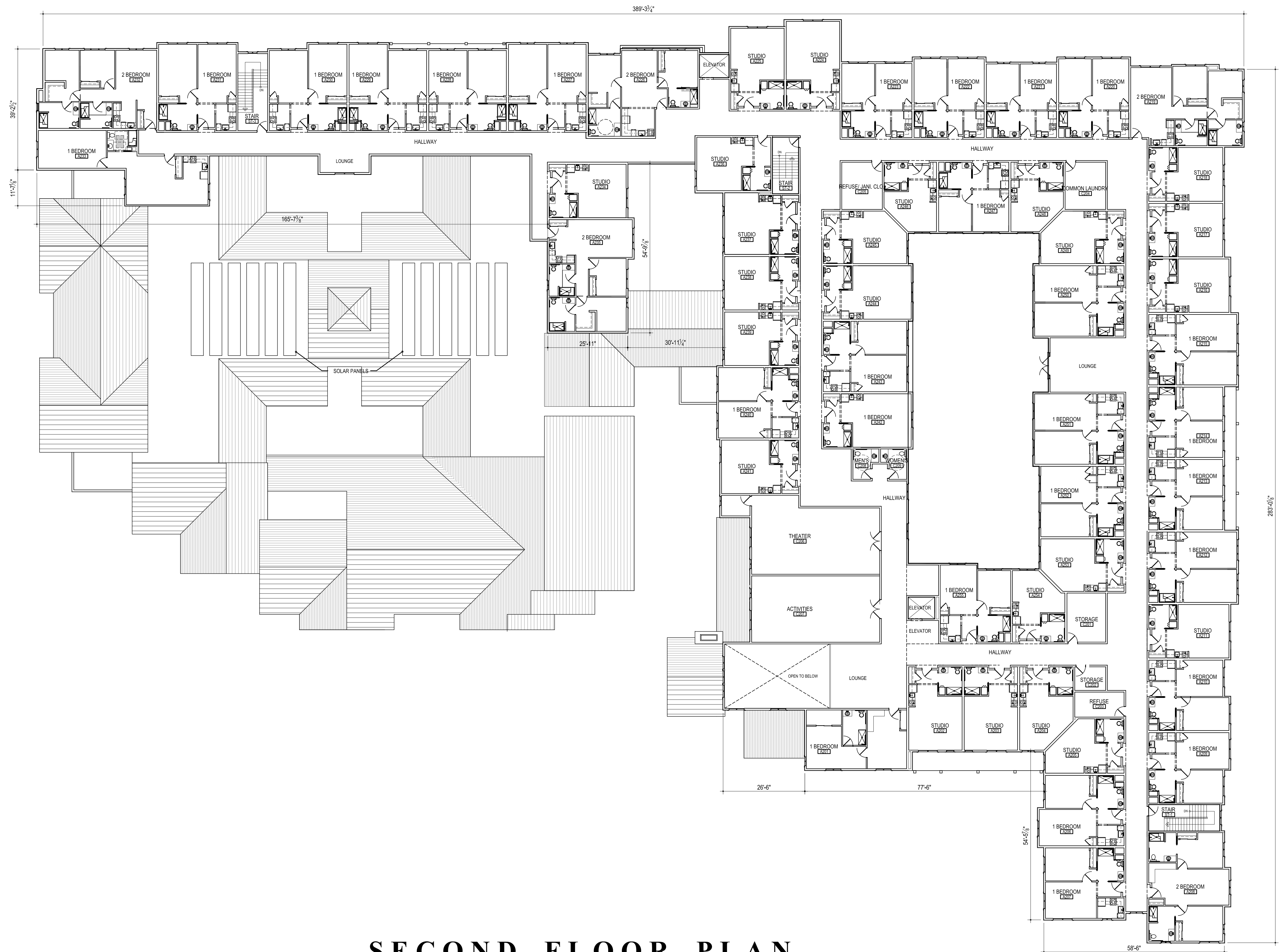
SECOND FLOOR PLAN

PROJECT NO: 9714

SHEET

A2.2

OF ALL SHEETS
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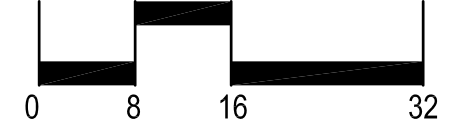


NORTH



PROJECT NORTH

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



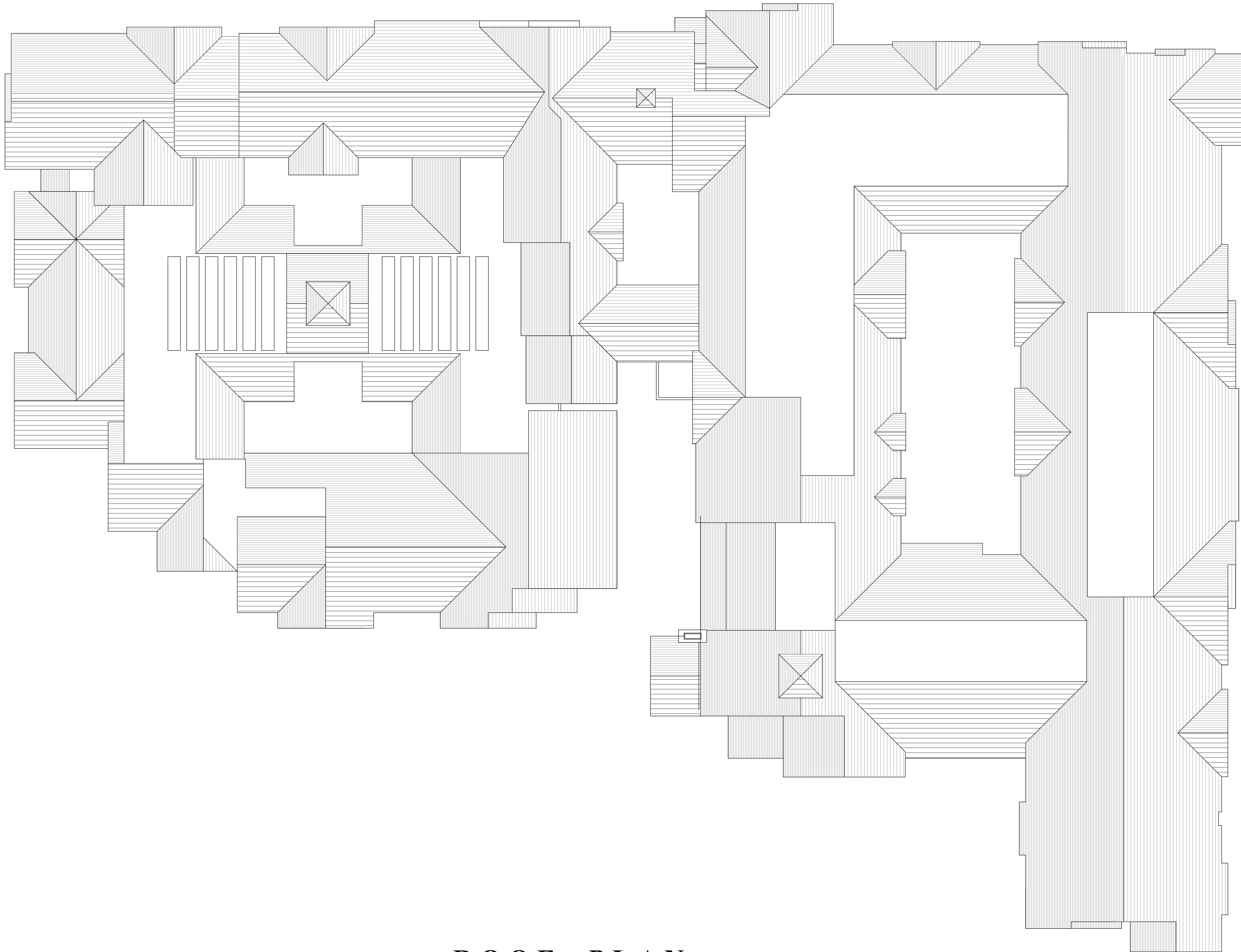
SECOND FLOOR PLAN

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ROOF PLAN
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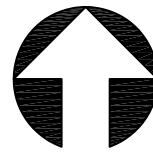
SHEET
A2.3
OF ALL SHEETS LATEST REVISION



ROOF PLAN

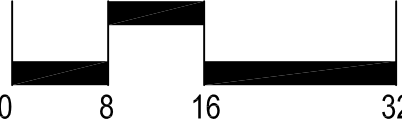


NORTH



PROJECT NORTH

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SHEET CONTENTS
ASSISTED LIVING-
EXTERIOR ELEVATIONS

PROJECT No: 9714

SHEET

A3.1

OF ALL SHEETS
LATEST REVISION

EXTERIOR ELEVATION KEYNOTES

- MASONRY

40

STONE MASONRY

41

FLAGSTONE PIER CAP
- METALS

50

GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'

51

GALVANIZED SHEET METAL DOWNSPOUT (5" DIA) (PREFINISHED) 'BRONZE'

62

PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)
- WOODS & PLASTICS

60

LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -

61

DECORATIVE WOOD LATTICE -

62

WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -

63

WOOD FASCIA -
- THERMAL & MOISTURE PROTECTION

70

ROOF: ASPHALT SHINGLE
CERTAINTED LMP 'WEATHERED WOOD'
- DOORS & WINDOWS

80

'JELDWEN' PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)

81

'JELDWEN' ALUMINUM CLAD WOOD FRENCH DOORS & LITES

82

PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)

PAINT

P1

PAINT - TYPE 1

P2

PAINT - TYPE 2

P3

PAINT - TYPE 3

P4

PAINT - TYPE 4

P5

PAINT - TYPE 5

- FINISHES

90

CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER

91

CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)

92

3 1/2" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)

93

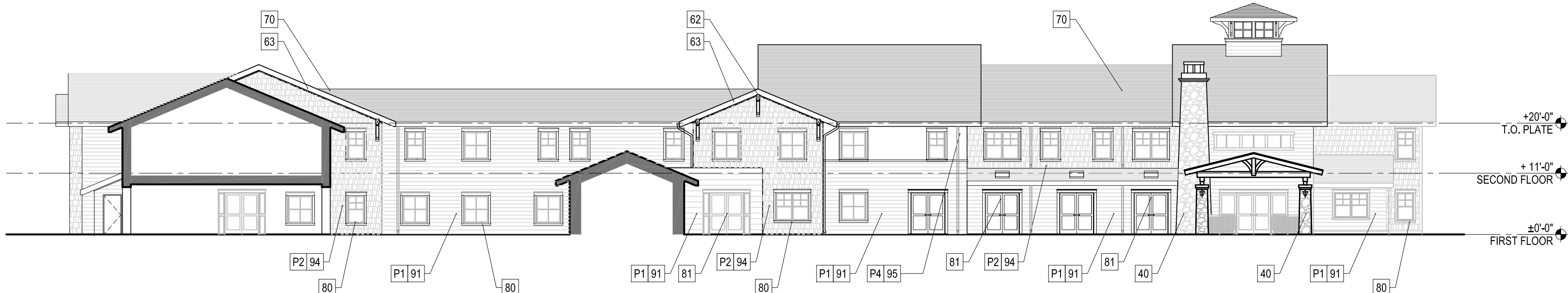
ADD 5 1/2" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)

94

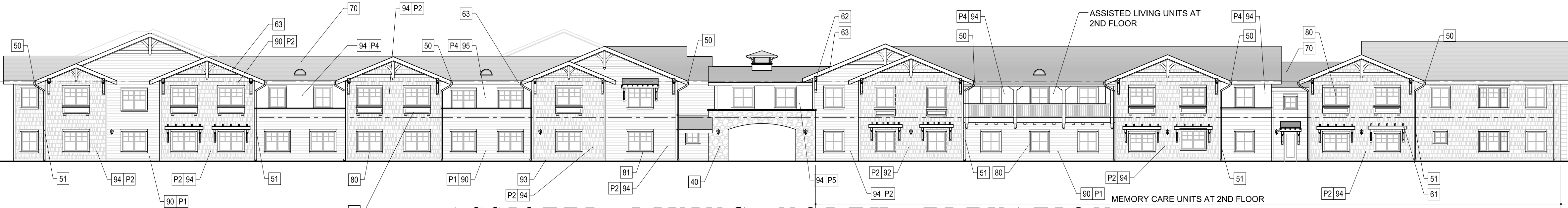
CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER

95

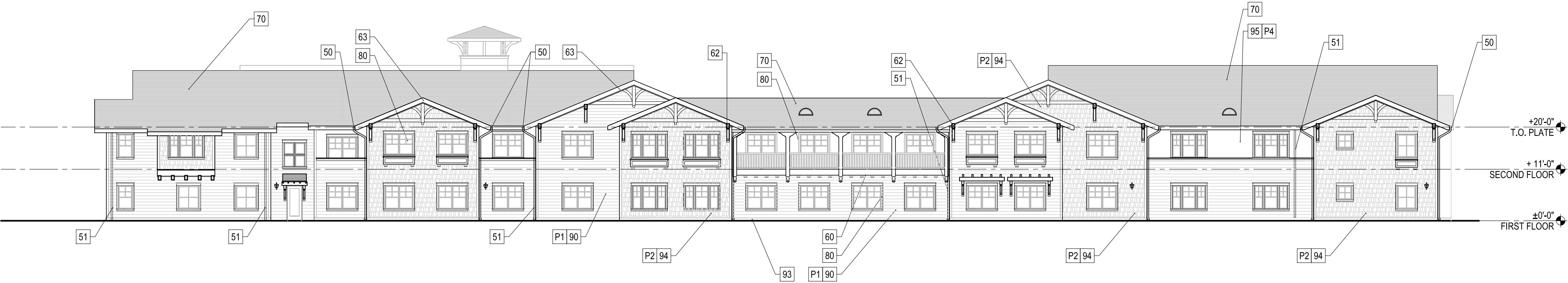
3-COAT CEMENT PLASTER SYSTEM (3/8" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER



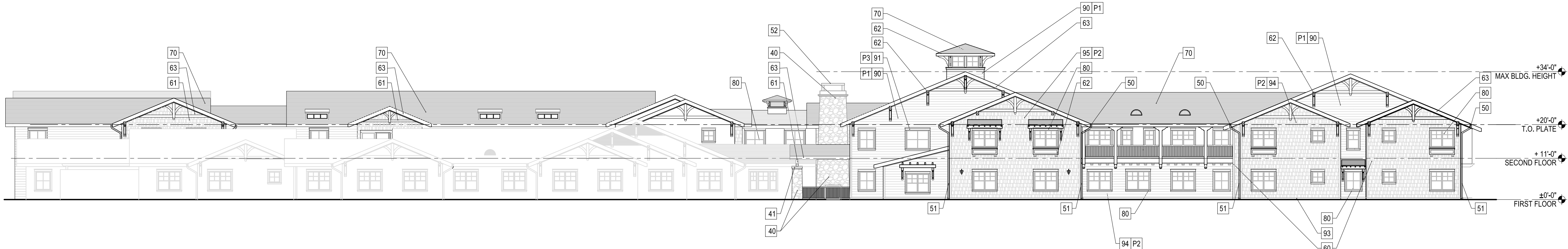
ASSISTED LIVING - WEST ELEVATION



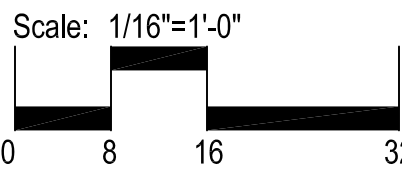
ASSISTED LIVING - NORTH ELEVATION



ASSISTED LIVING - EAST ELEVATION



ASSISTED LIVING - SOUTH ELEVATION





ASSISTED LIVING - WEST ELEVATION



ASSISTED LIVING - NORTH ELEVATION



MEMORY CARE - EAST ELEVATION



ASSISTED LIVING - SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

- MASONRY

 - ☐ STONE MASONRY
 - ☐ FLAGSTONE PIER CAP
- METALS

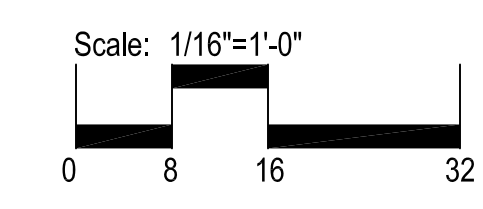
 - ☐ GALVANIZED SHEET METAL HALF-ROUND (6" DIA) GUTTER (PREFINISHED) 'BRONZE'
 - ☐ GALVANIZED SHEET METAL DOWNSPOUT (6" DIA) (PREFINISHED) 'BRONZE'
 - ☐ PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)
- WOODS & PLASTICS

 - ☐ LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -
 - ☐ DECORATIVE WOOD LATTICE -
 - ☐ WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -
 - ☐ WOOD FASCIA -
- THERMAL & MOISTURE PROTECTION

 - ☐ ROOF: ASPHALT SHINGLE
 - ☐ CERTAINTED LMP 'WEATHERED WOOD'
- DOORS & WINDOWS

 - ☐ 'JELDWEN' PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)
 - ☐ 'JELDWEN' ALUMINUM CLAD WOOD FRENCH DOORS & LITES
 - ☐ PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)
- FINISHES

 - ☐ CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER)
 - ☐ CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)
 - ☐ 3 1/2" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)
 - ☐ ADD 5 1/2" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)
 - ☐ CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER)
 - ☐ 3-COAT CEMENT PLASTER SYSTEM (3/8" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER



Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

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CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD
SEASIDE, CA 93955

APN: 031-141-004

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SHEET CONTENTS

ASSISTED LIVING-
EXTERIOR ELEVATIONS

PROJECT No: 9714

SHEET

A3.1a

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SHEET CONTENTS
MEMORY CARE -
EXTERIOR ELEVATIONS

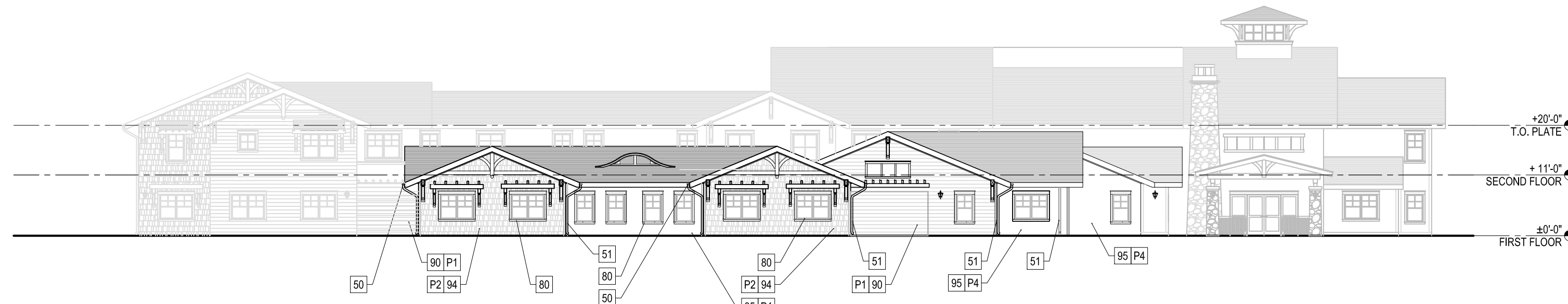
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SHEET
A3.2
OF ALL SHEETS
LATEST REVISION

EXTERIOR ELEVATION KEYNOTES

MASONRY	PAINT
[40] STONE MASONRY	[P1] PAINT - TYPE 1
[41] FLAGSTONE PIER CAP	[P2] PAINT - TYPE 2
	[P3] PAINT - TYPE 3
	[P4] PAINT - TYPE 4
	[P5] PAINT - TYPE 5
METALS	
[50] GALVANIZED SHEET METAL HALF-ROUND (6" DIA) GUTTER (PREFINISHED) 'BRONZE'	
[51] GALVANIZED SHEET METAL DOWNSPOUT (6" DIA) (PREFINISHED) 'BRONZE'	
[62] PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)	
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[60] LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -	
[61] DECORATIVE WOOD LATTICE -	
[62] WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -	
[63] WOOD FASCIA -	
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[70] ROOF: ASPHALT SHINGLE CERTAINTED LMP 'WEATHERED WOOD'	
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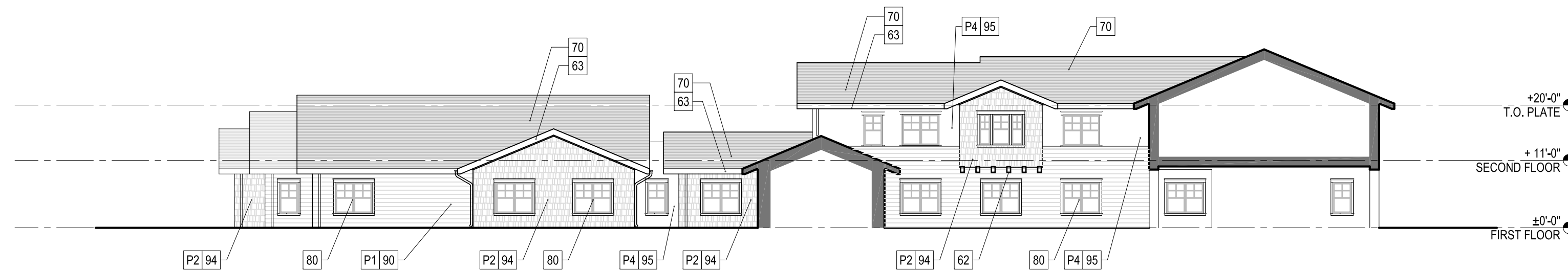
FINISHES
[90] CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGSLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
[91] CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)
[92] 3 1/2" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)
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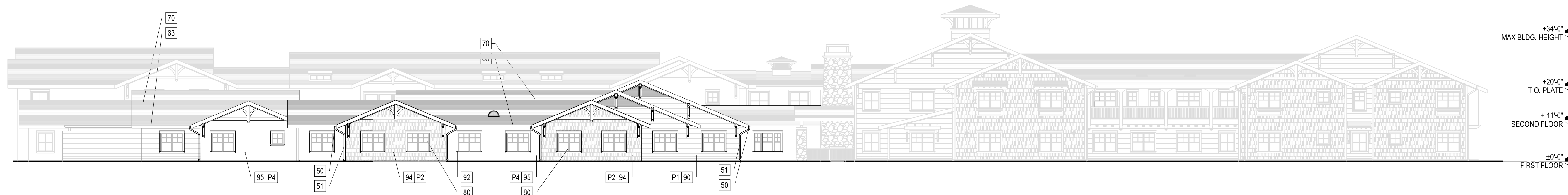
MEMORY CARE - WEST ELEVATION



MEMORY CARE - NORTH ELEVATION



MEMORY CARE - EAST ELEVATION



MEMORY CARE - SOUTH ELEVATION

Scale: 1/16"=1'-0"
0 8 16 32

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SHEET CONTENTS
MEMORY CARE -
EXTERIOR ELEVATIONS

PROJECT No: 9714

SHEET
A3.2a
OF ALL SHEETS
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EXTERIOR ELEVATION KEYNOTES

- MASONRY

 - ☐ STONE MASONRY
 - ☐ FLAGSTONE PIER CAP
- METALS

 - ☐ GALVANIZED SHEET METAL HALF-ROUND (6" DIA) GUTTER (PREFINISHED) 'BRONZE'
 - ☐ GALVANIZED SHEET METAL DOWNSPOUT (6" DIA) (PREFINISHED) 'BRONZE'
 - ☐ PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP (CHIMNEY KING #54 HACIENDA)
- WOODS & PLASTICS

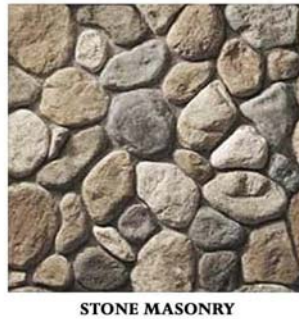
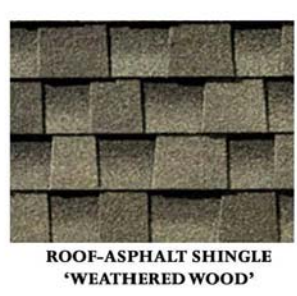
 - ☐ LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -
 - ☐ DECORATIVE WOOD LATTICE -
 - ☐ WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -
 - ☐ WOOD FASCIA -
- THERMAL & MOISTURE PROTECTION

 - ☐ ROOF: ASPHALT SHINGLE
 - ☐ CERTAINTED LMP 'WEATHERED WOOD'
- DOORS & WINDOWS

 - ☐ *JELDWEN* PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)
 - ☐ *JELDWEN* ALUMINUM CLAD WOOD FRENCH DOORS & LITES
 - ☐ PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)
- PAINT

 - ☐ PAINT - TYPE 1
 - ☐ PAINT - TYPE 2
 - ☐ PAINT - TYPE 3
 - ☐ PAINT - TYPE 4
 - ☐ PAINT - TYPE 5

- FINISHES
- ☐ CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGLOSS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
 - ☐ CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)
 - ☐ 3 1/2" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)
 - ☐ ADD 5/8" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)
 - ☐ CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGLOSS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER
 - ☐ 3-COAT CEMENT PLASTER SYSTEM (5/8" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER



STONE MASONRY



MEMORY CARE - WEST ELEVATION



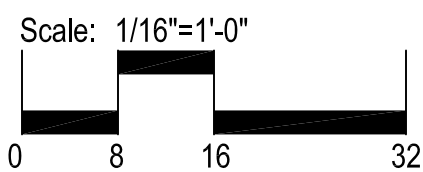
MEMORY CARE - NORTH ELEVATION



MEMORY CARE - EAST ELEVATION



MEMORY CARE - SOUTH ELEVATION

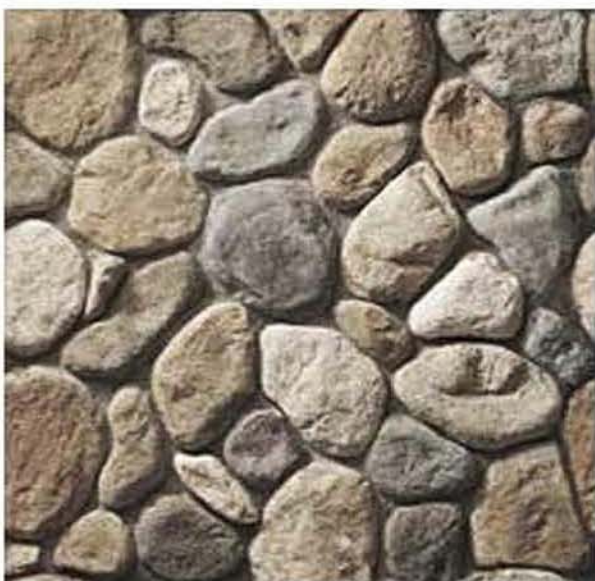




HARDIESHINGLE SIDING



HARDIEPLANK LAP SIDING



STONE MASONRY

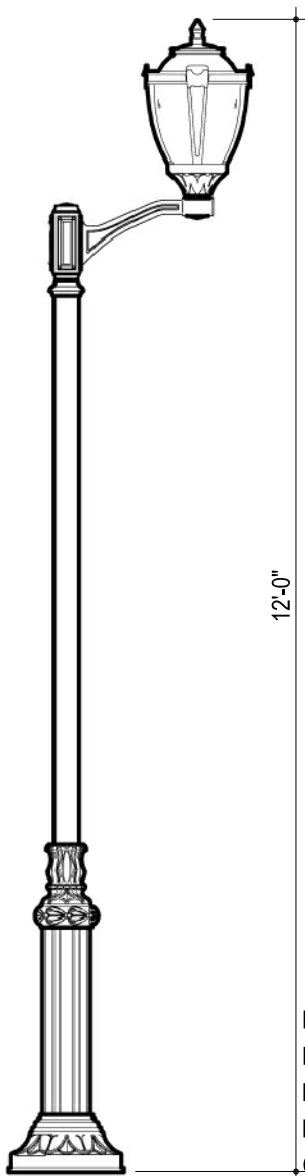
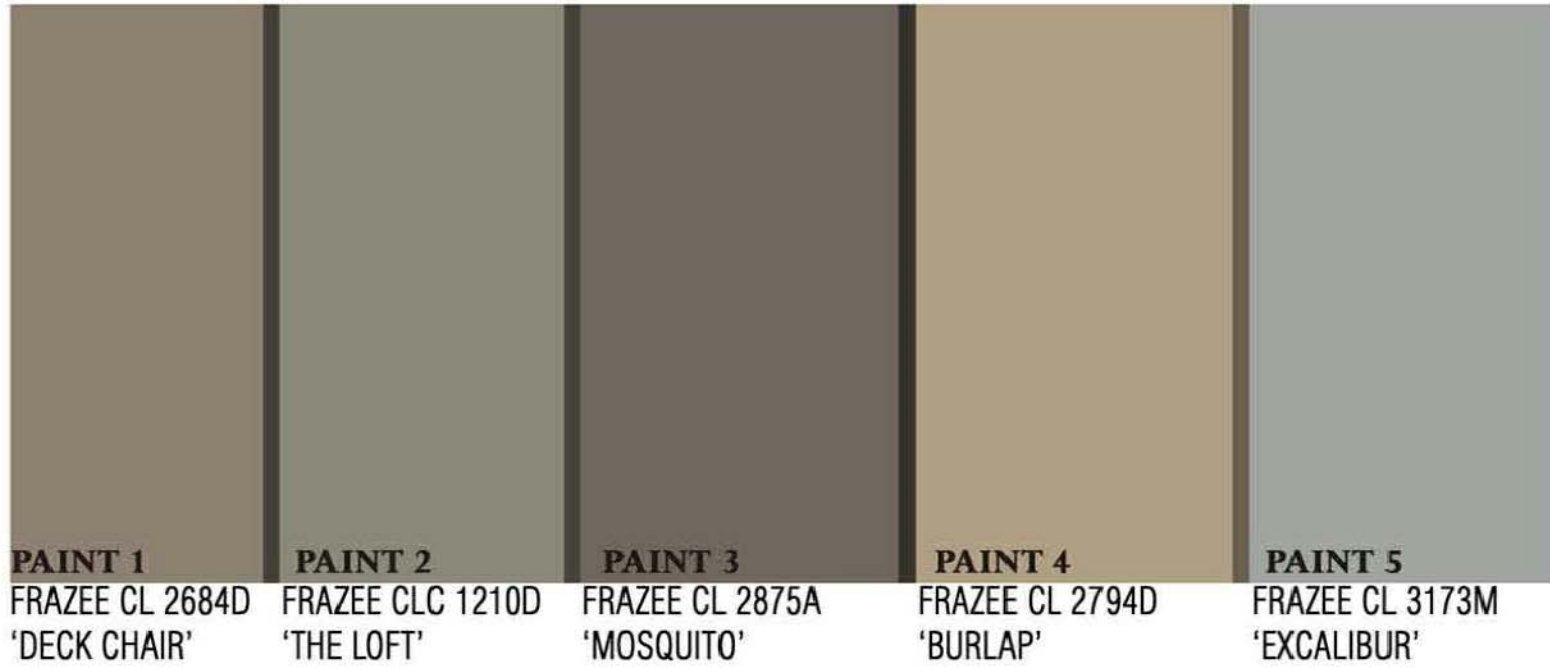


ROOF-ASPHALT SHINGLE
'WEATHERED WOOD'



JELDWEN SINGLE-HUNG
WINDOWS-HARTFORD GREEN

ALL TRIM/FASCIA
FRAZEE CL 2887N
'MERCURY'



BASIS OF DESIGN: ELA, INC. 'MEDITERRANEAN'
MED14-H2-40LED-DSFG
POST: 3" DIA. SHAFT
POST BASE: P-3026
CROSS ARM: CR-353A

CONCEPT COLOR AND MATERIAL BOARD (SEPARATE EXHIBIT ATTACHED)

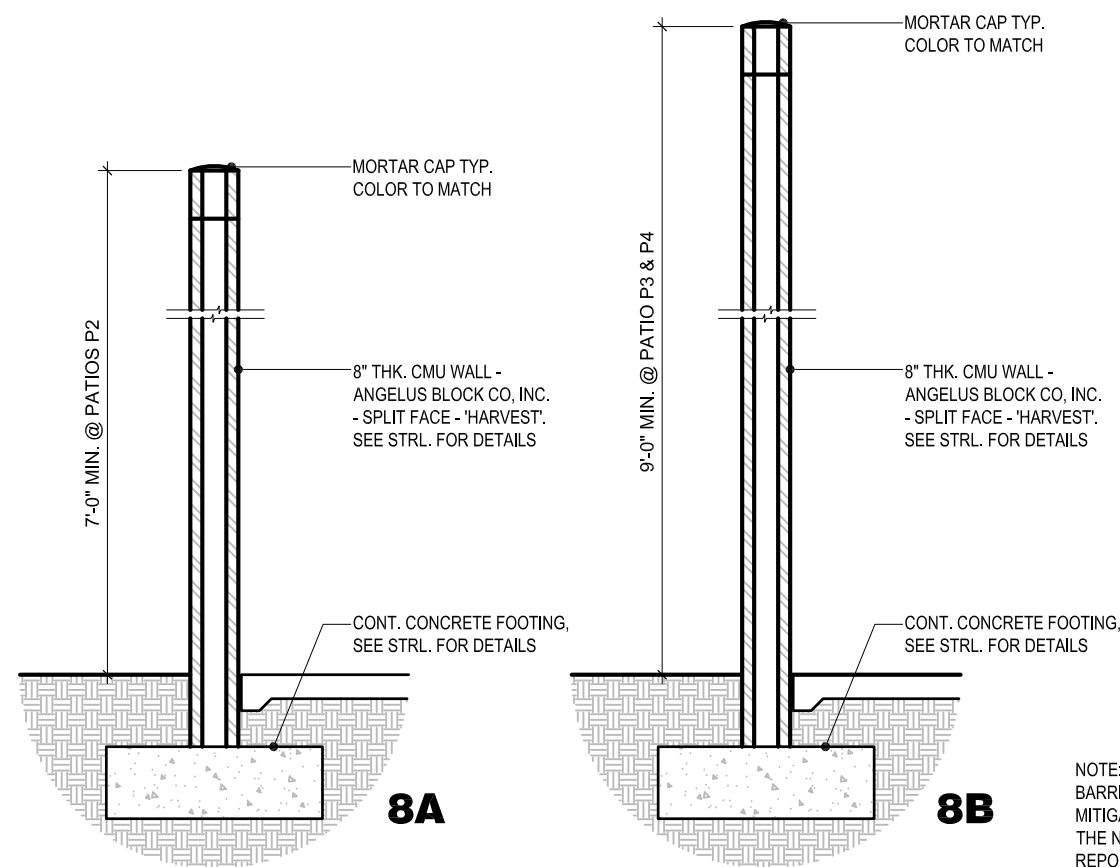
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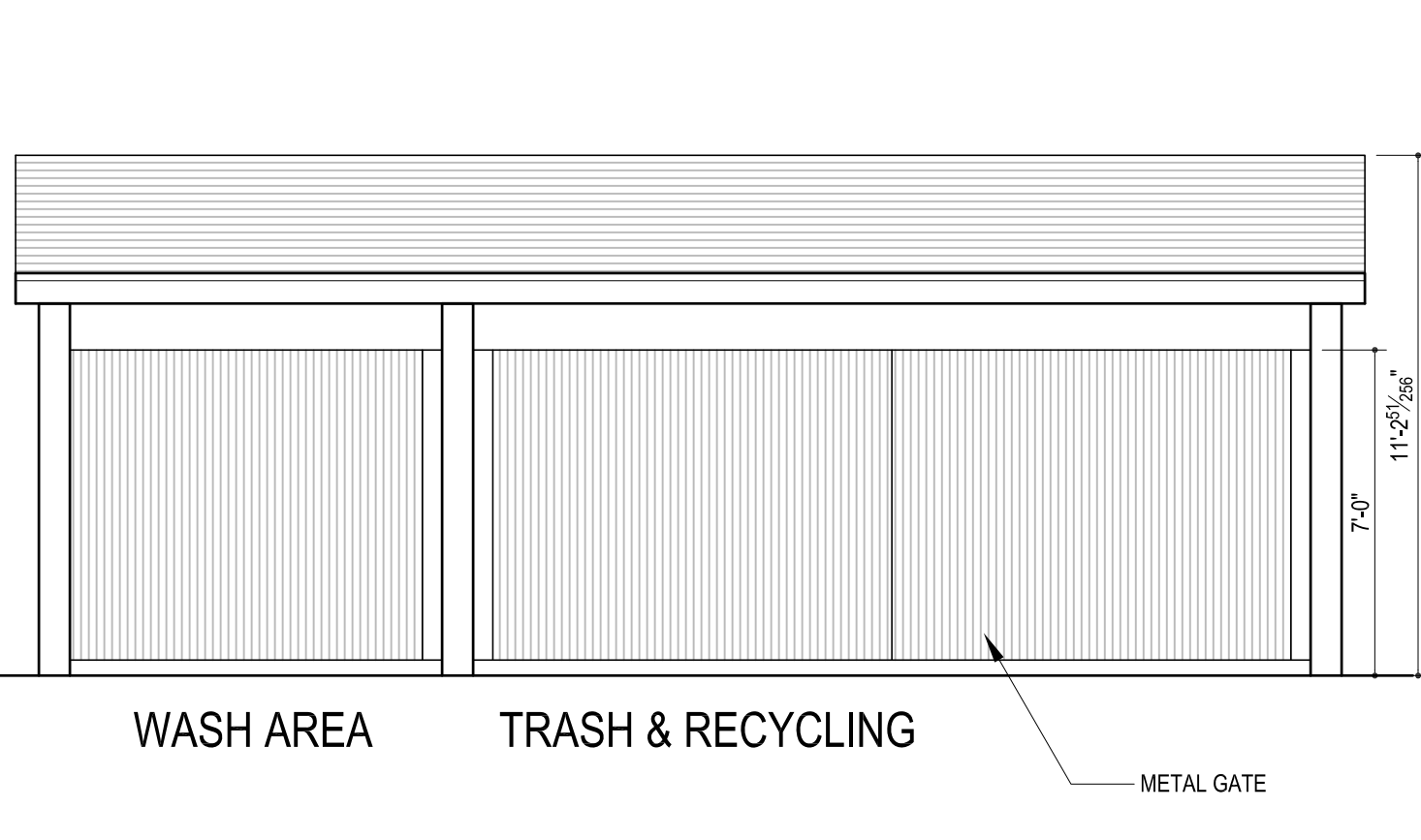
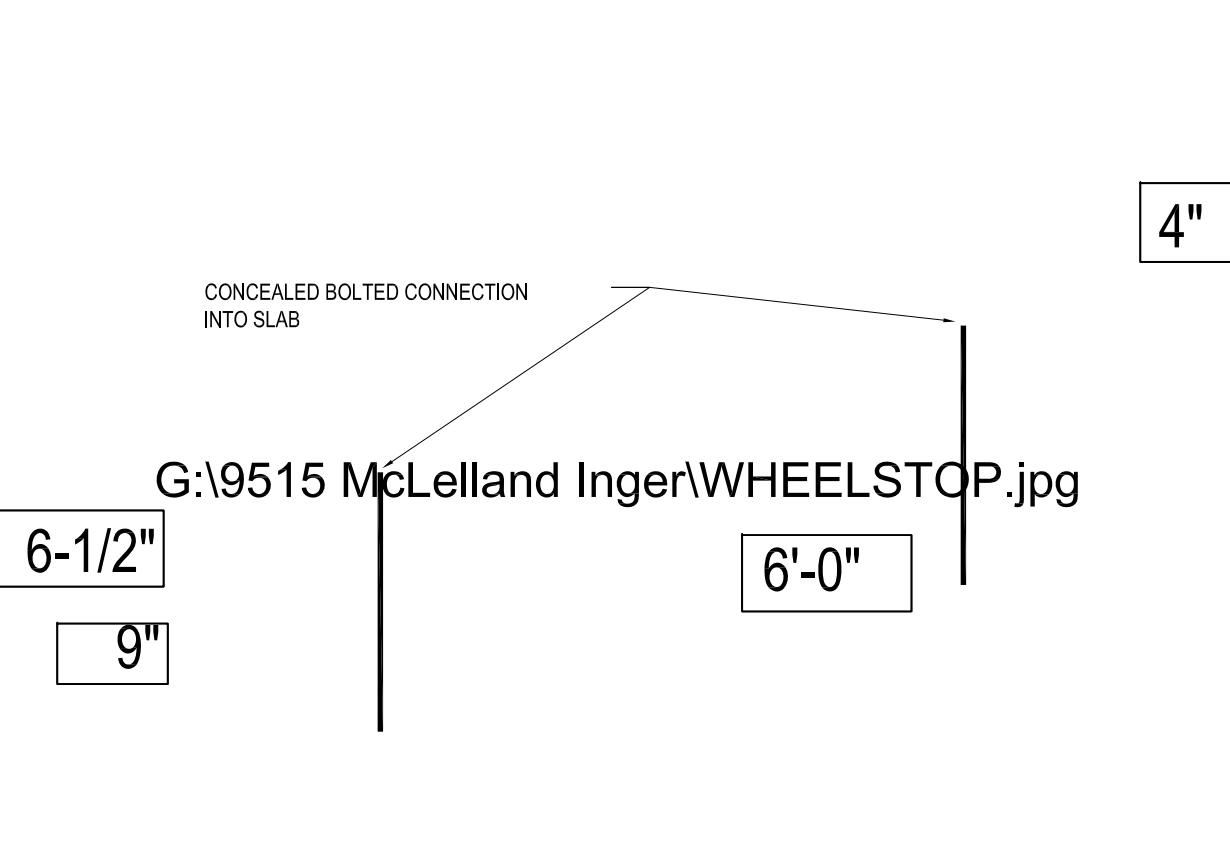
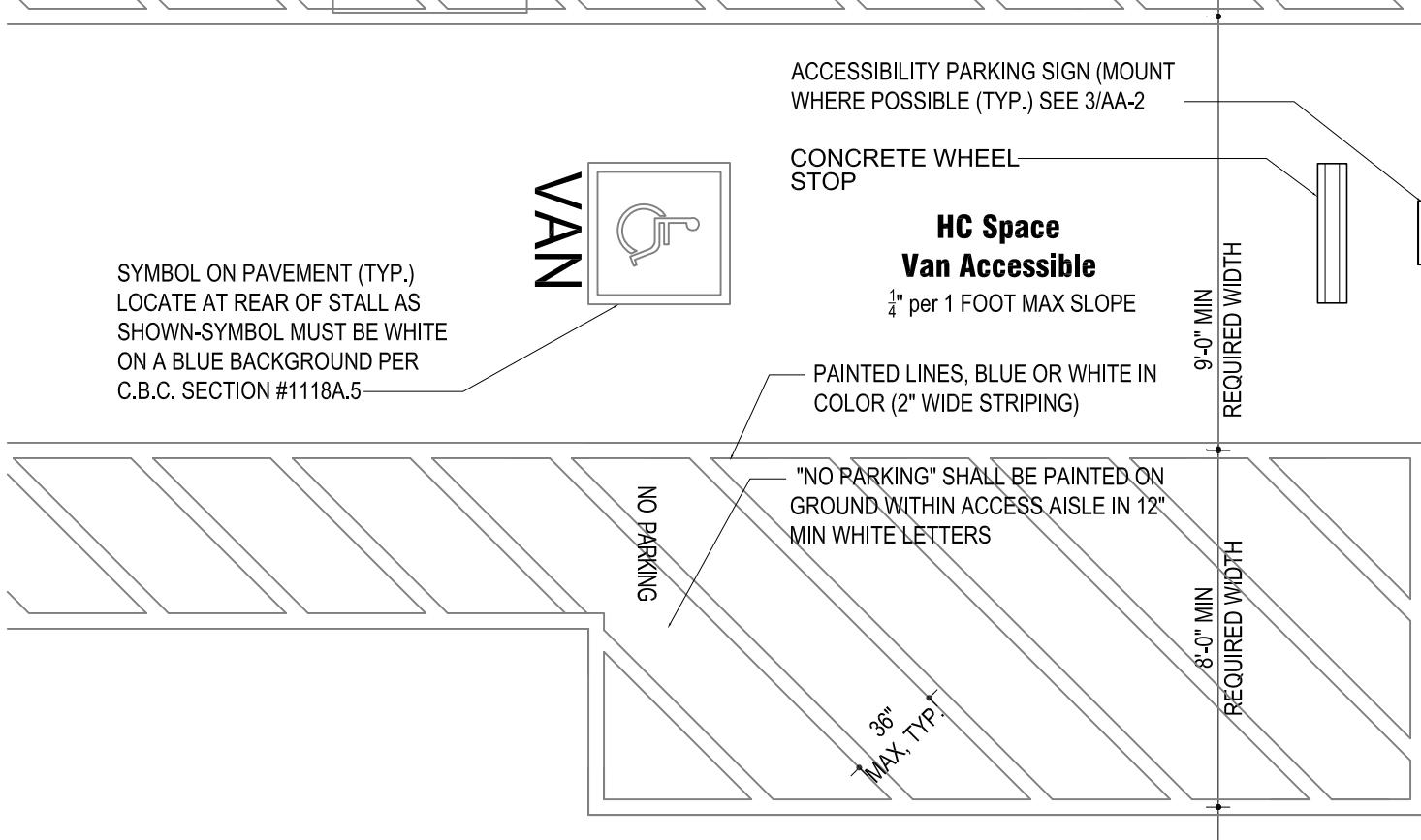
PARKING LIGHT FIXTURE

1/2"=1'-0"

3



NOTE: BARRIER HEIGHT NOTED IS BASED ON MITIGATION METHODS PROPOSED WITH THE NOISE AND VIBRATION ASSESSMENT REPORT BY ILLINGWORTH & RODRIGUEZ, INC. FOR PATIOS P2, P3 & P4.



SOUND BARRIER AT OUTDOOR PATIOS

3/8"=1'-0"

8

ACCESSIBLE PARKING STALL

1/4"=1'-0"

6

TYPICAL WHEEL STOP

3/4"=1'-0"

5

TRASH & RECYCLING ENCLOSURE DETAIL

1/4"=1'-0"

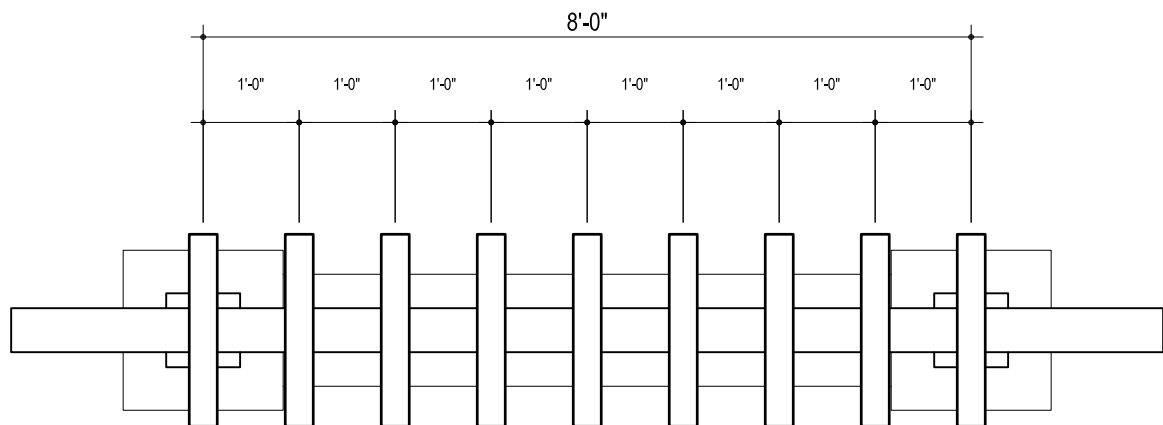
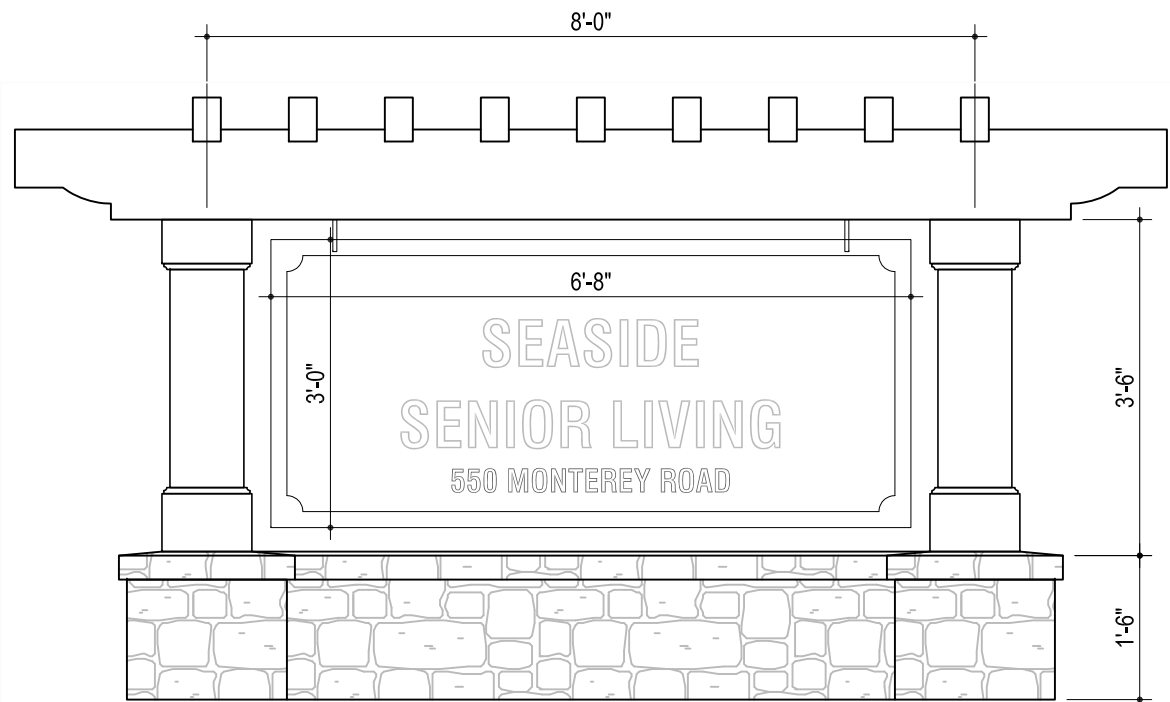
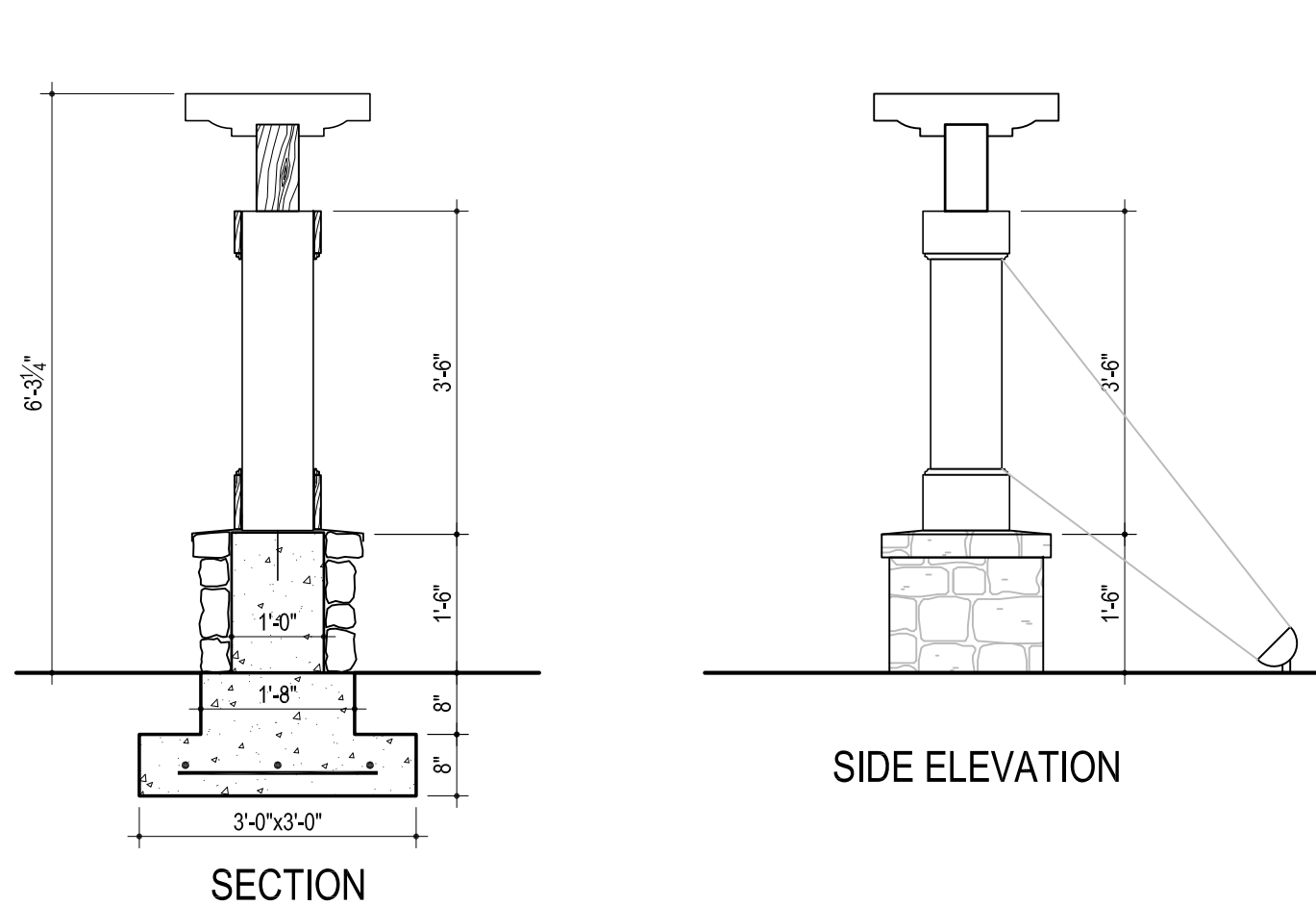
2



ASSISTED LIVING ENTRY ELEVATION

3/16"=1'-0"

7



FRONT ELEVATION

SIDE ELEVATION

SECTION

MONUMENT SIGN PLAN

MONUMENT SIGN DETAILS

1/2"=1'-0"

1

Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

SEASIDE SENIOR LIVING, LLC

550 MONTEREY ROAD
SEASIDE, CA 93955

APN: 031-141-004

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SHEET CONTENTS
MONUMENT SIGN & DETAILS

PROJECT No: 9714

SHEET

A3.3

OF ALL SHEETS
LATEST REVISION

EXTERIOR ELEVATION KEYNOTES

- MASONRY

40

STONE MASONRY

41

FLAGSTONE PIER CAP
- METALS

50

GALVANIZED SHEET METAL HALF-ROUND (5" DIA) GUTTER (PREFINISHED) 'BRONZE'

51

GALVANIZED SHEET METAL DOWNSPOUT (5" DIA) (PREFINISHED) 'BRONZE'

52

PREFABRICATED DECORATIVE PREFINISHED CHIMNEY CAP ('CHIMNEY KING' #54 HACIENDA)
- WOODS & PLASTICS

60

LARGE-SECTION WOOD TRELLIS/BEAM MEMBERS (END PROFILE WHERE INDICATED)(STAIN FINISH) -

61

DECORATIVE WOOD LATTICE -

62

WOOD CORBEL @ ROOF GABLES & FLOWER BOXES -

63

WOOD FASCIA -
- THERMAL & MOISTURE PROTECTION

70

ROOF: ASPHALT SHINGLE
CERTAINTED LMP 'WEATHERED WOOD'
- DOORS & WINDOWS

80

'JELDWEN' PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)

81

'JELDWEN' ALUMINUM CLAD WOOD FRENCH DOORS & LITES

82

PREFINISHED ALUMINUM VENTILATION OR MECHANICAL LOUVER (SEE MECHANICAL DRAWINGS FOR OTHER LOCATIONS THAT MIGHT NOT OTHERWISE BE REPRESENTED)
- PAINT

P1

PAINT - TYPE 1

P2

PAINT - TYPE 2

P3

PAINT - TYPE 3

P4

PAINT - TYPE 4

P5

PAINT - TYPE 5

- FINISHES

90

CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIEPLANK OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER)

91

CEMENTITIOUS WINDOW AND DOOR HEADER, JAMB AND SILL TRIM (HARDIE OR SIMILAR)

92

3 3/8" CEMENTITIOUS TRIM AT JUNCTION OF SIDING AND CEMENT PLASTER (HARDIE OR SIMILAR)

93

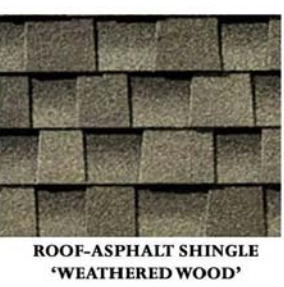
ADD 5 3/8" CEMENTITIOUS BASE TRIM (HARDIE OR SIMILAR)

94

CEMENTITIOUS SHINGLE SIDING (HARDIESHINGLE OR SIMILAR APPLIED OVER DENGGLASS SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER)

95

3-COAT CEMENT PLASTER SYSTEM (2% FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURER'S RECOMMENDED BUILDING PAPER



Hochhauser
Blatter

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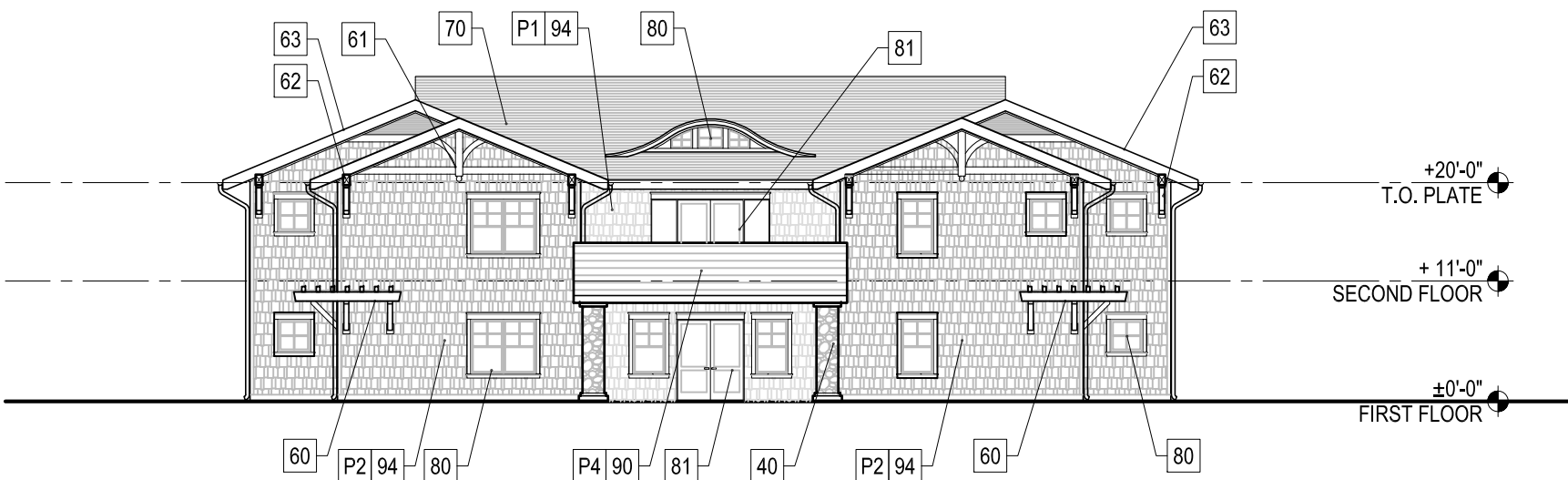
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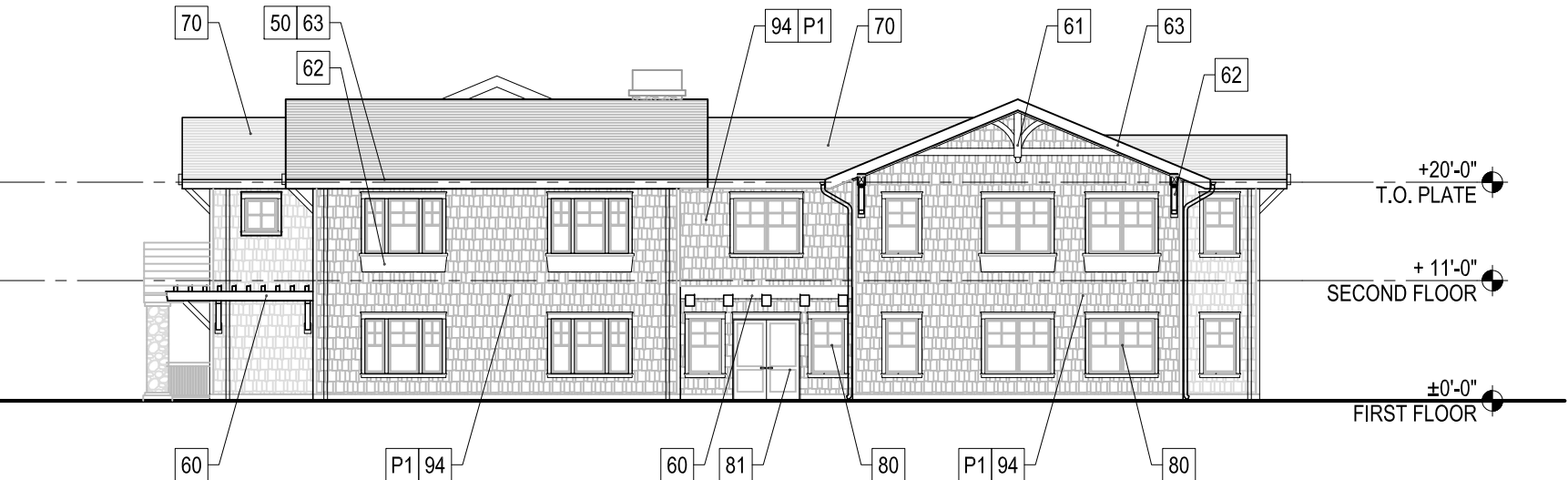
SHEET CONTENTS
SENIOR CO-HOUSING:
FLOOR PLANS, ROOF
PLAN AND EXTERIOR
ELEVATIONS

PROJECT No: 9714

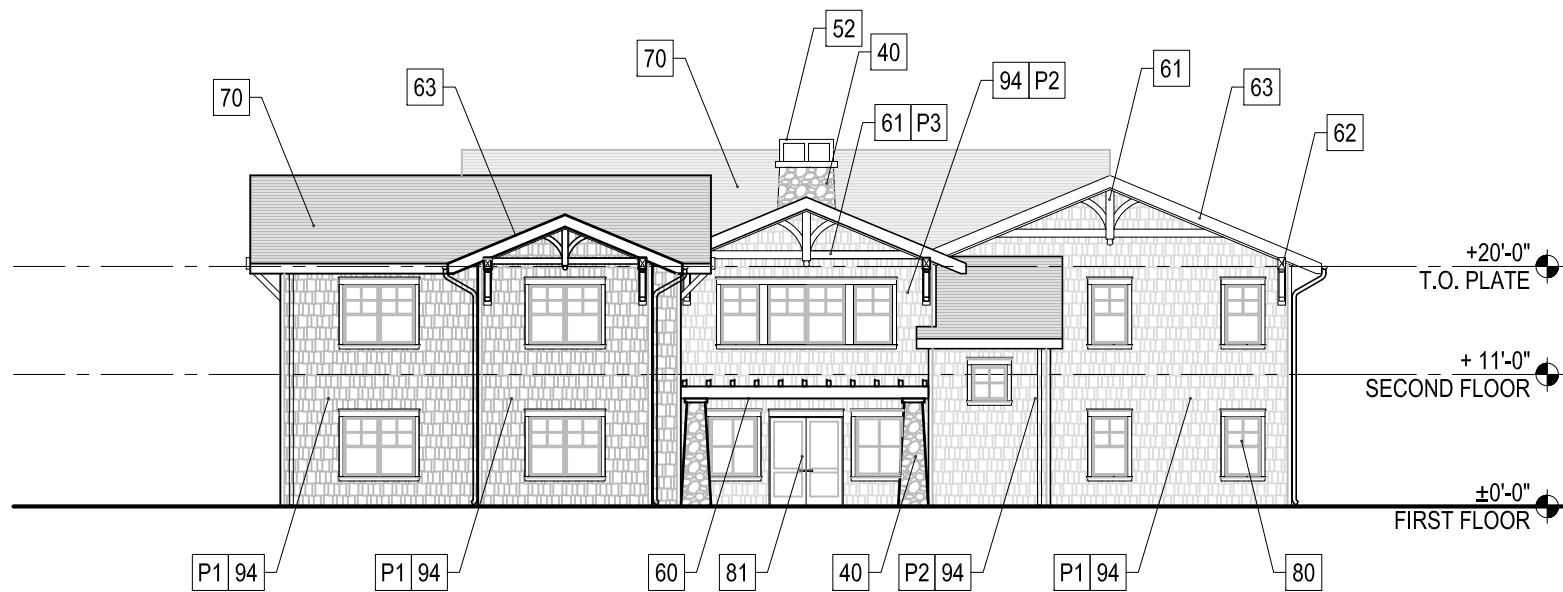
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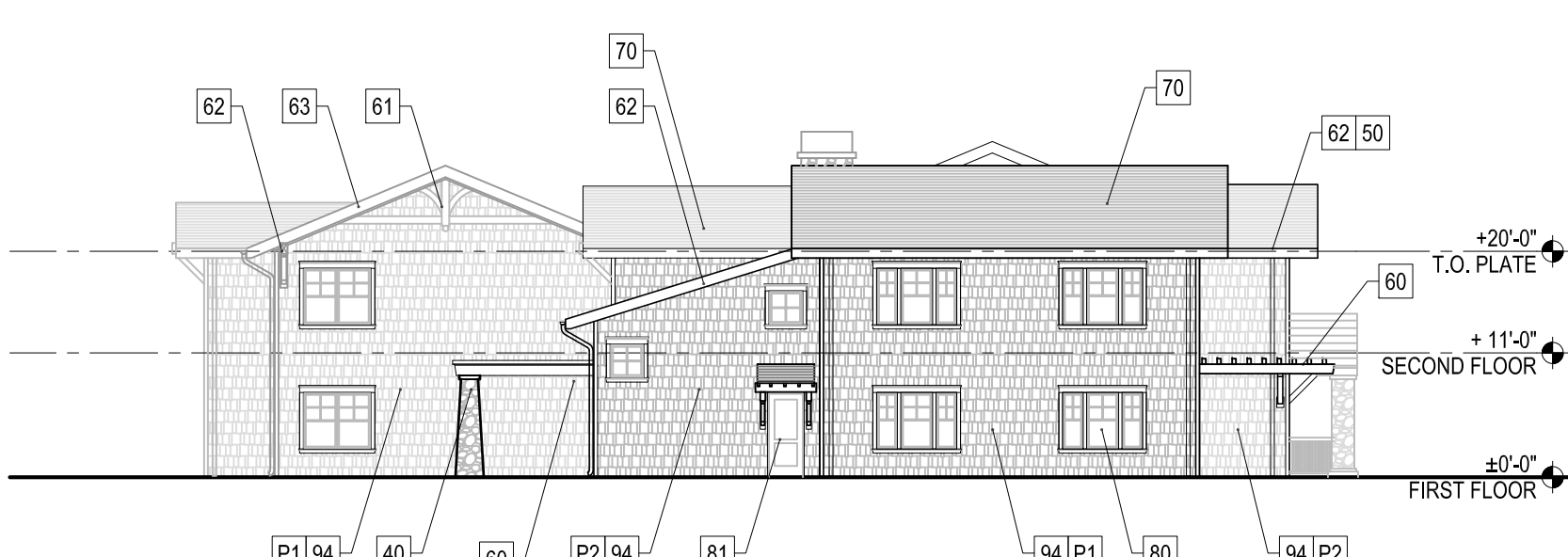
EAST ELEVATION



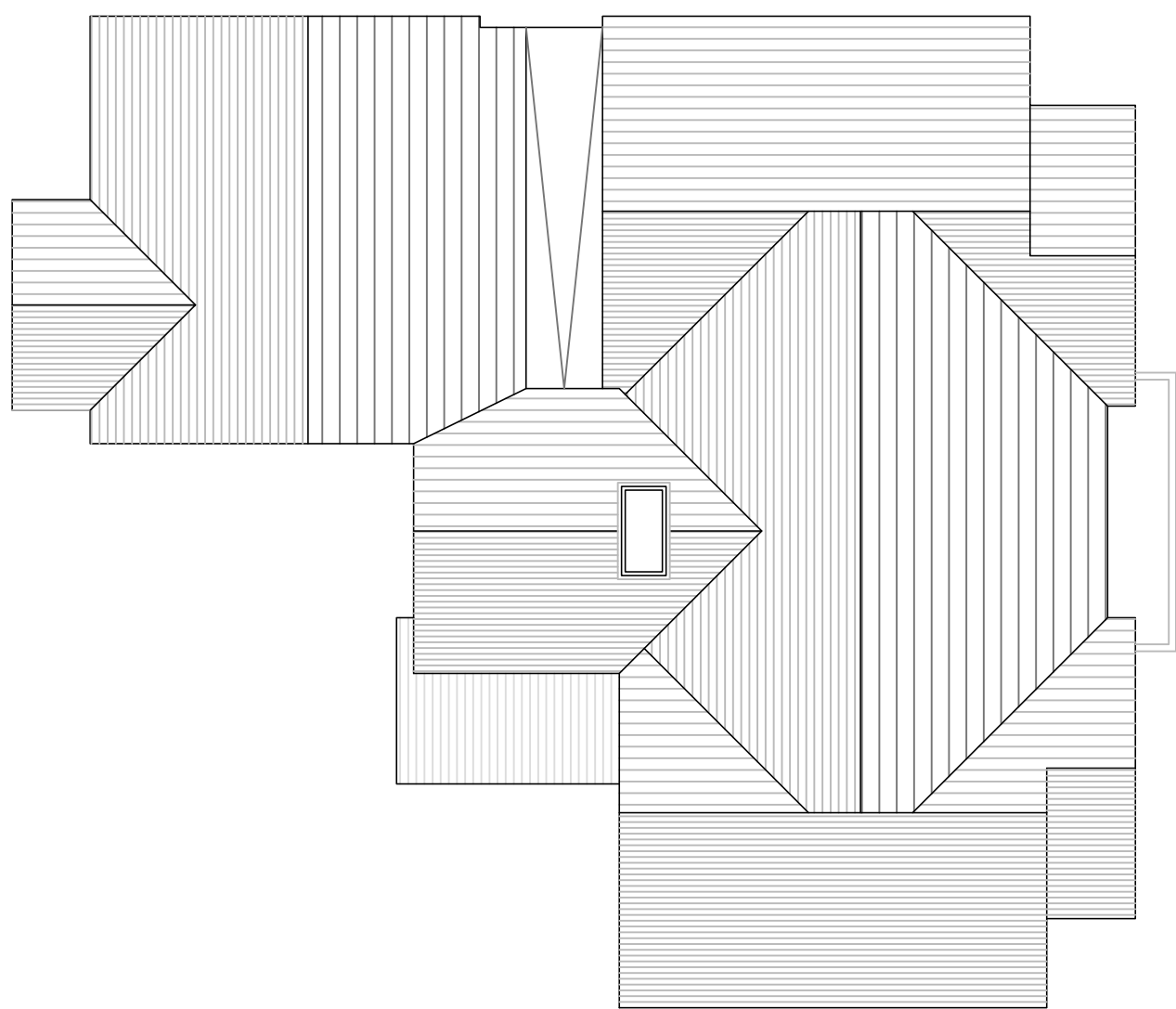
NORTH ELEVATION



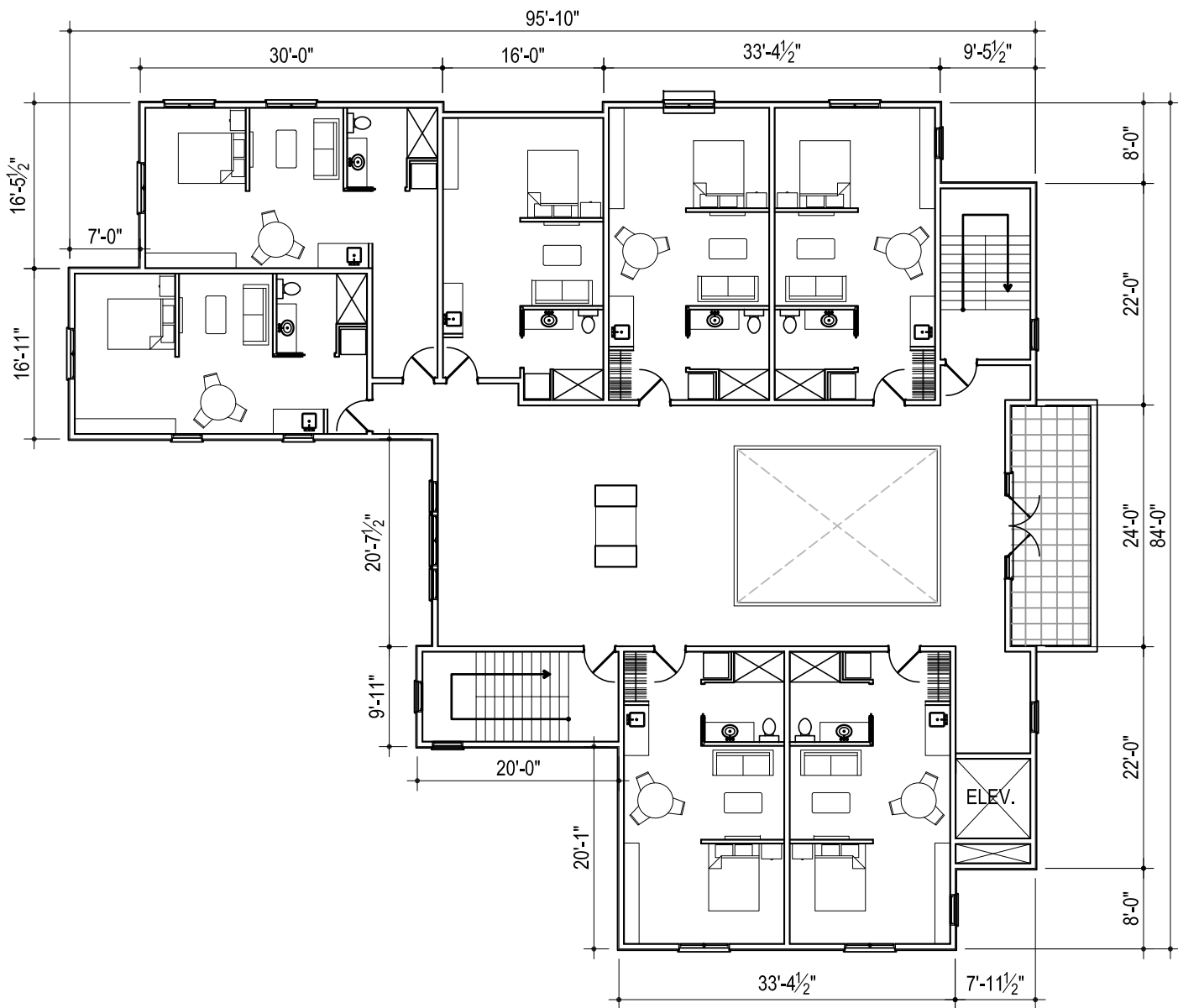
WEST ELEVATION



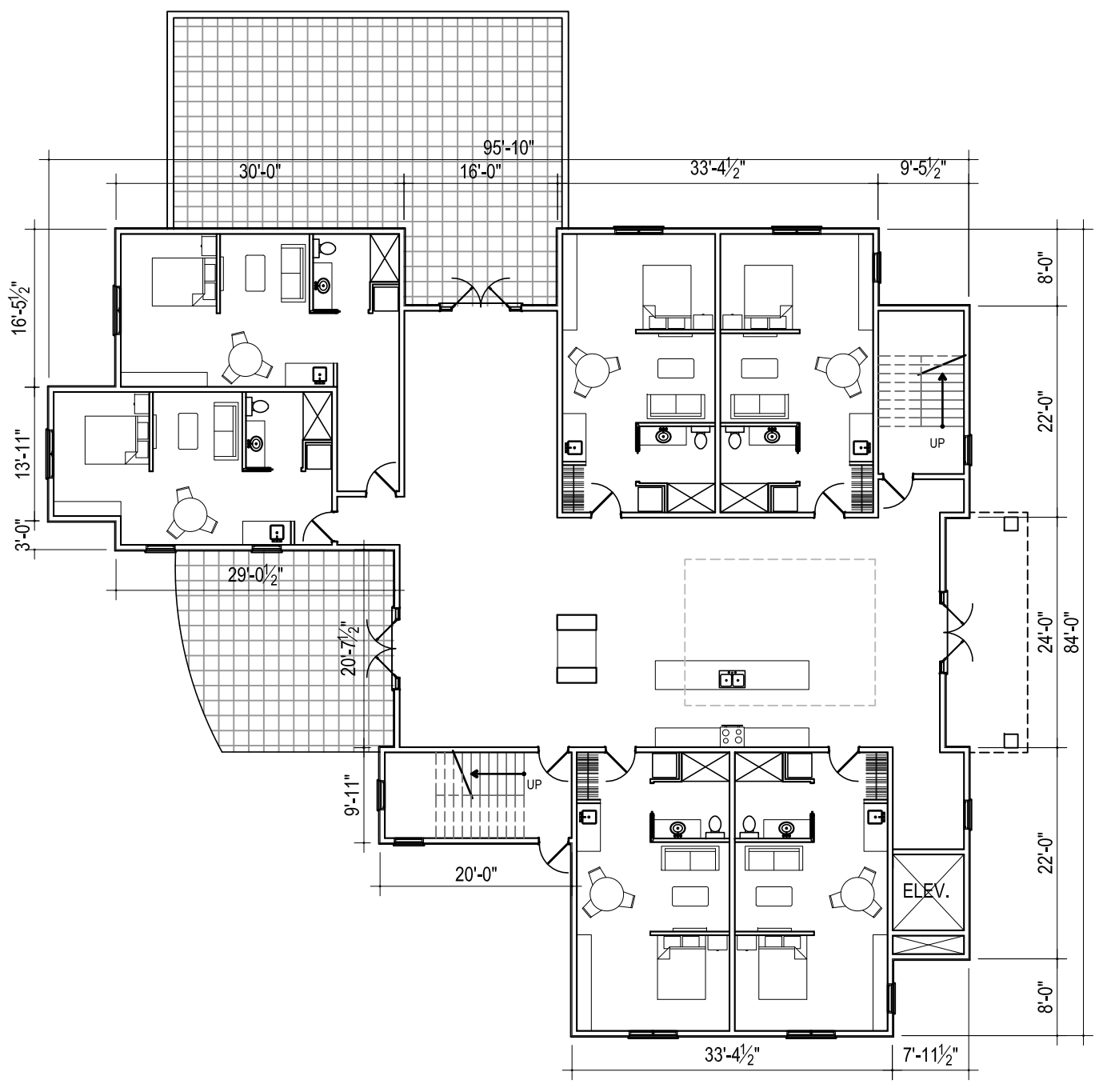
SOUTH ELEVATION



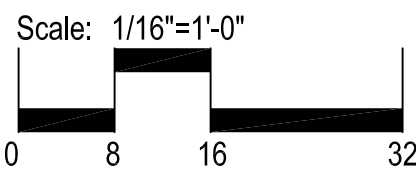
ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN





EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATION KEYNOTES

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*JELDWEN® PREMIUM VINYL WINDOWS (PER WINDOW SCHEDULE)

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3-COAT CEMENT PLASTER SYSTEM (3/4" FINISH)(PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER



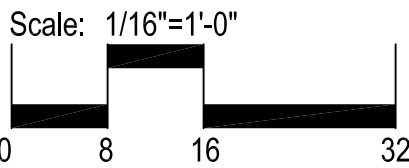
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SENIOR CO-HOUSING:
FLOOR PLANS, ROOF
PLAN AND EXTERIOR
ELEVATIONS

PROJECT No: 9714





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SHEET CONTENTS
ENLARGED
UNIT PLANS

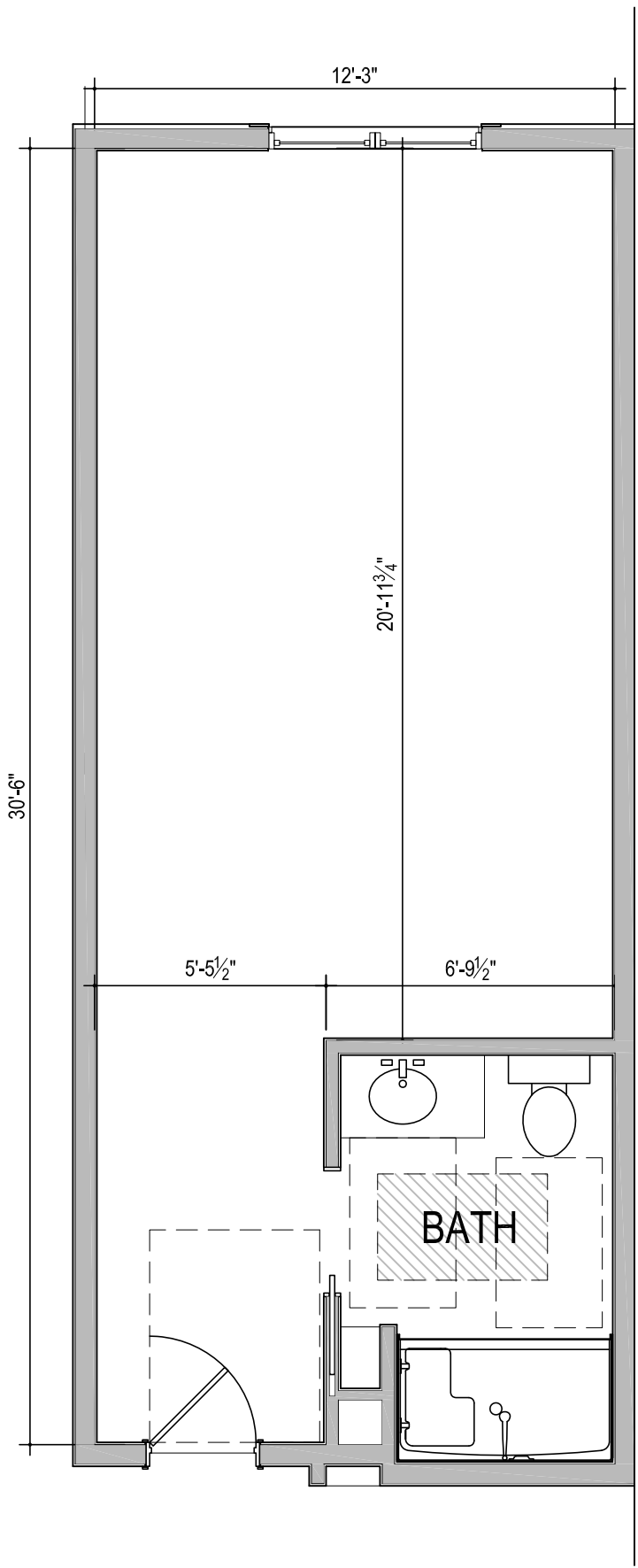
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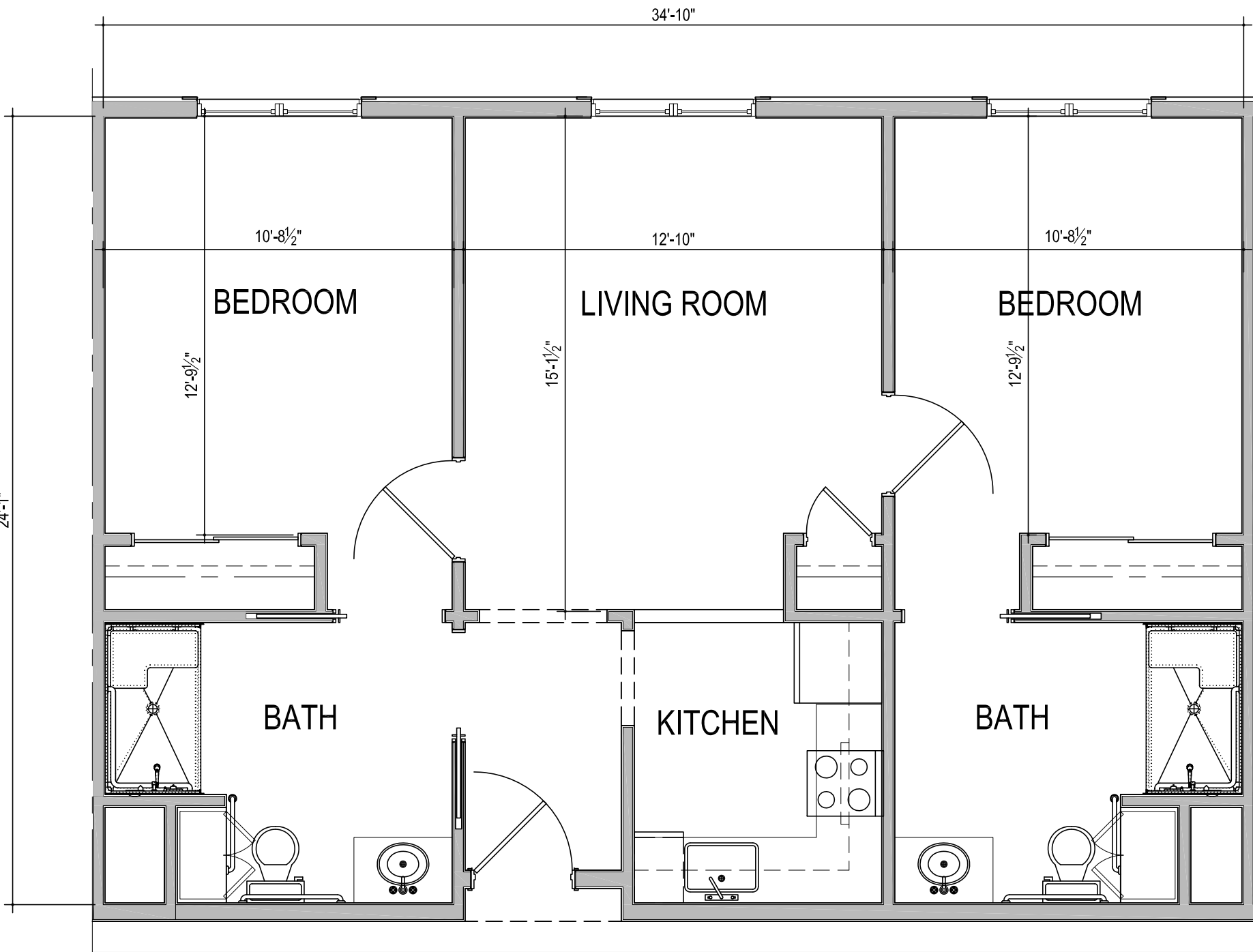
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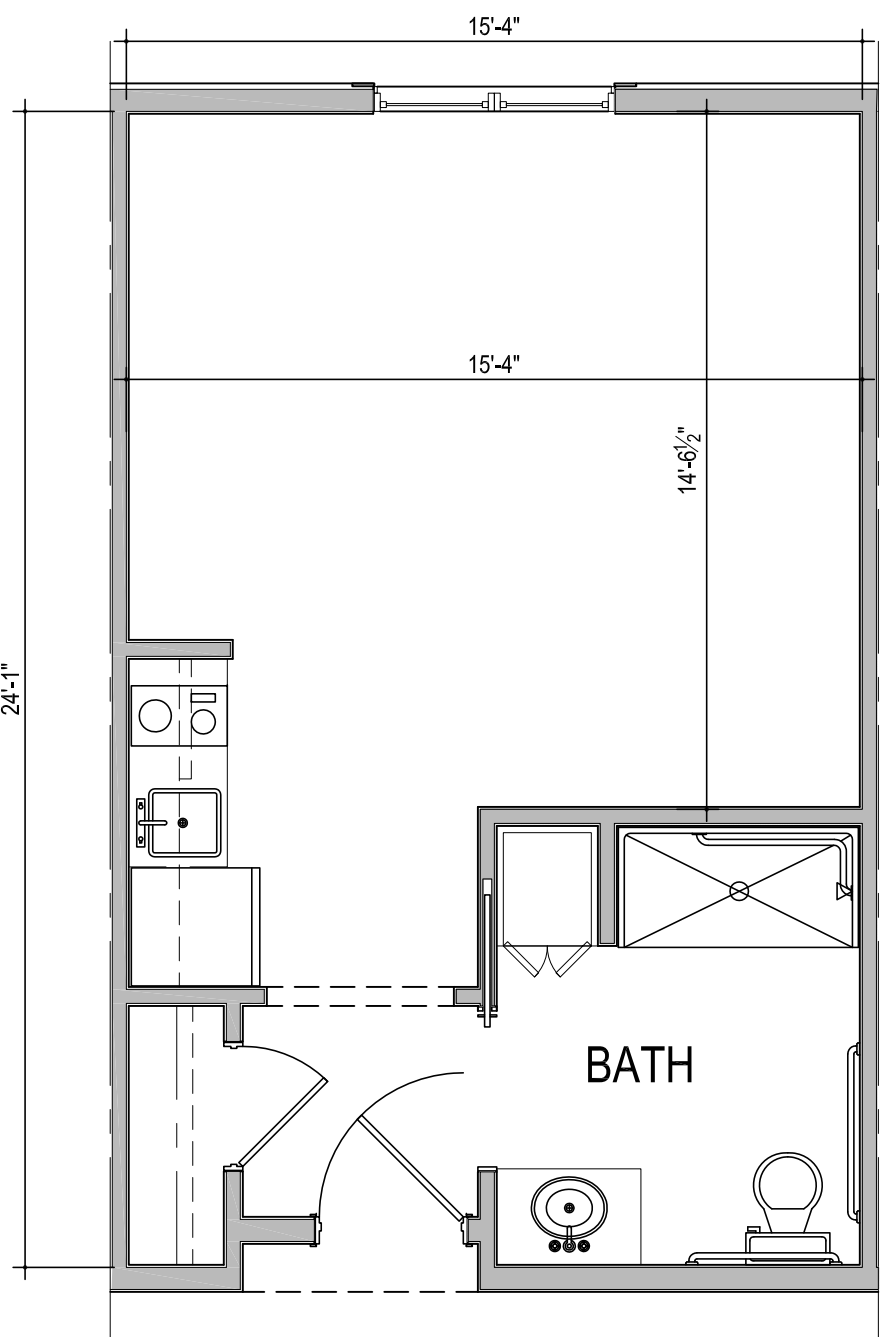
TYPICAL 1-BEDROOM UNIT
(ALF)



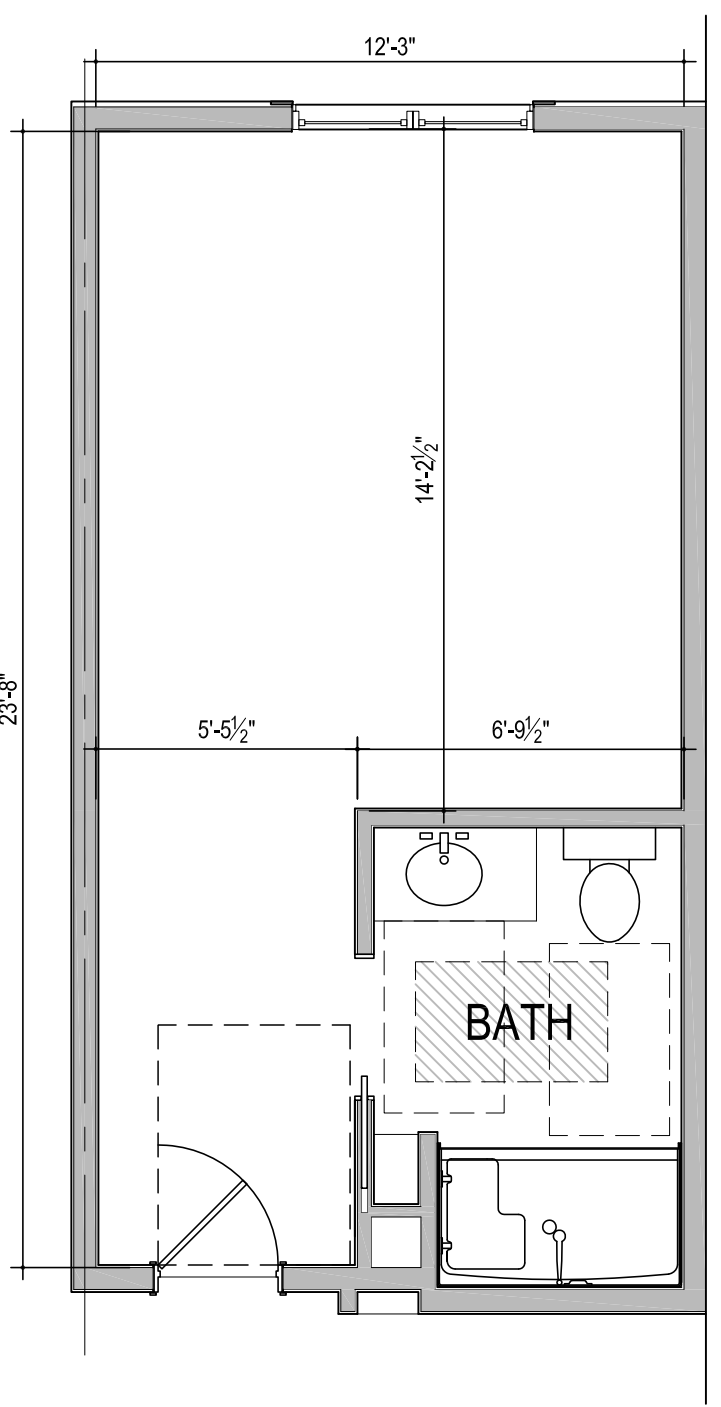
TYPICAL STUDIO UNIT TYPE 2
(MC)



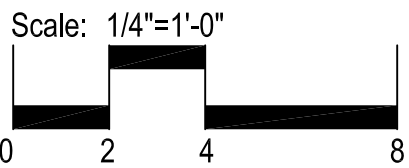
TYPICAL 2-BEDROOM UNIT
(ALF)

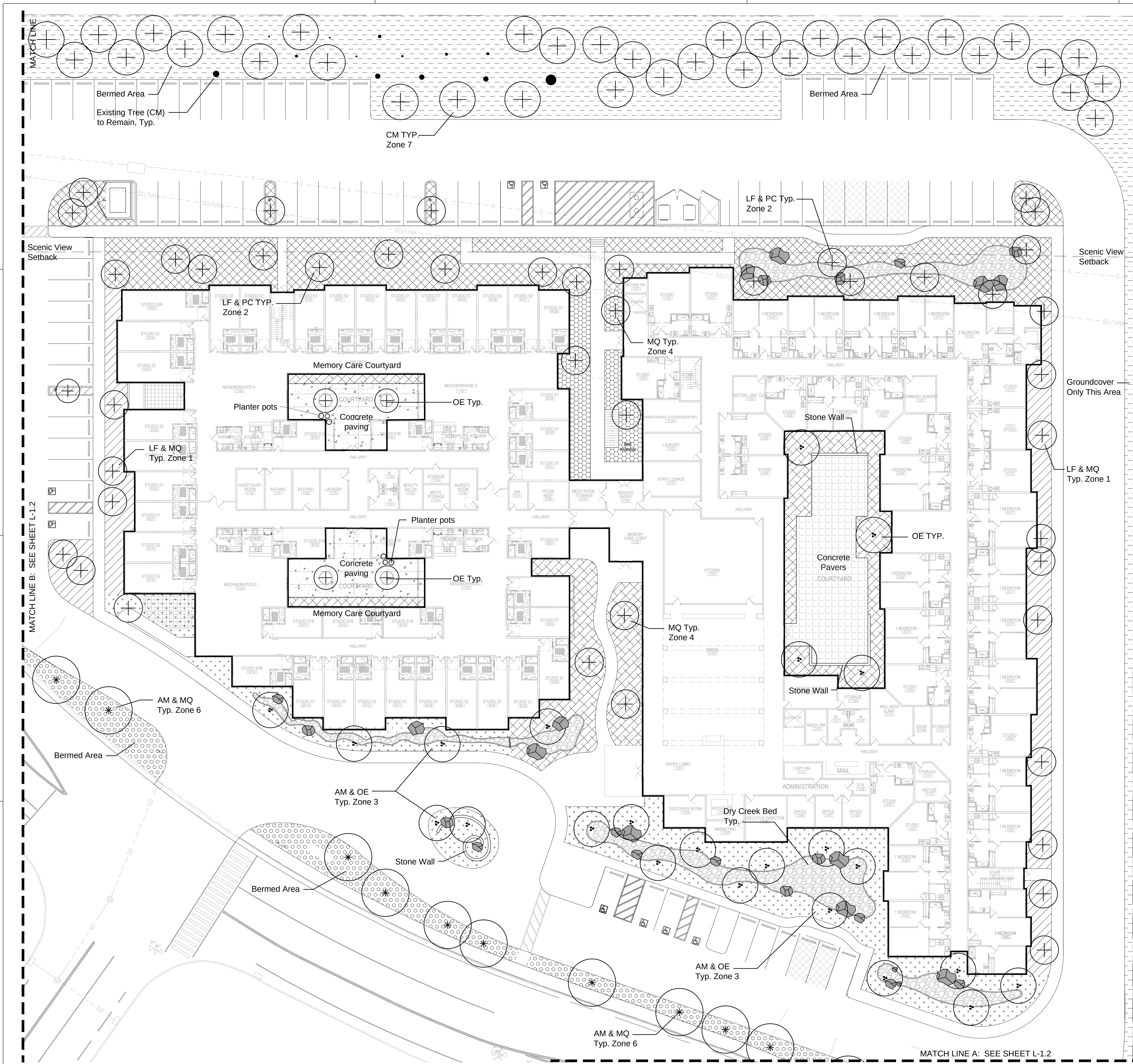


TYPICAL STUDIO UNIT
(ALF)



TYPICAL STUDIO UNIT TYPE 1
(MC)





TREE INVENTORY AND MITIGATION SUMMARY

Per Zoning Ordinance Section 17.30.40 (&a and 7b) and the City's Tree ordinance, *Municipal Code Chapter 8.5*, The City of Seaside requires any mature tree removed to be replaced at a 1:1 ratio. Below tabulation shows how this requirement is met.

COMMON NAME	BOTANICAL NAME	QUANTITY
TREES CURRENTLY ON SITE		
Monterey Cypress	Cupressus macrocarpa	94
Blue Gum Eucalyptus	Eucalyptus globulus	3
Total Number of Trees on Site		97

TREES RETAINED ON SITE		
Monterey Cypress	Cupressus macrocarpa	13
Total Number of Trees Retained		13

TREES REMOVED FROM SITE		
Monterey Cypress	Cupressus macrocarpa	81
Blue Gum Eucalyptus	Eucalyptus globulus	3
Total Number of Trees Removed		84

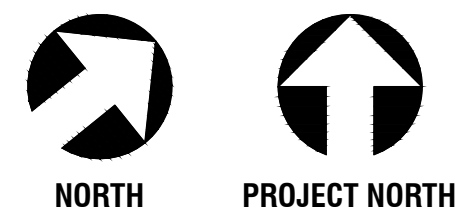
TREES REPLACED PER ORDINANCE RATIO		
Monterey Cypress Replaced with same Species		63
Monterey Cypress Replaced with other Species		18
Eucalyptus Replaced with other Species		3
Total Number of Trees Replaced		84

TREES INSTALLED PER LANDSCAPE PLAN		
Replacement Trees as shown Above		84
Additional Other Species Intalled		77
Total Number of Trees Installed per Landscape Plan		174

IRRIGATION NOTES

- IRRIGATION PLAN WILL BE INCLUDED WITH CONSTRUCTION DRAWINGS.
PER AB 1881 THE IRRIGATION DESIGN WILL INCLUDE:
1. IRRIGATION SYSTEM WILL CONNECT TO NEW POINT OF CONNECTION
 2. A SOIL MANAGEMENT REPORT ANALYSIS OF THE EXISTING SITE SOIL WITH SITE SPECIFIC RECOMMENDATIONS
 3. A SYSTEM DESIGNED TO THE RECORDED STATIC PRESSURE AVAILABLE ONSITE
 4. AUTOMATIC IRRIGATION CONTROLLER WITH EVAPOTRANSPIRATION DATA AND RAIN SENSORS
 5. THE SYSTEM WILL BE DESIGNED TO PREVENT RUNOFF AND OVERSPRAY
 6. THE SYSTEM WILL BE DESIGNED PER HYDROZONES AS ESTABLISHED FROM THE PLANTING PLAN
 7. ALL SPRINKLER HEADS WILL BE MATCHED PRECIPITATION
 8. NO OVERHEAD SPRAY WILL BE USED IN AREAS LESS THAN 8' IN WIDTH
 9. OVERHEAD IRRIGATION WILL BE SET BACK 24" FROM NON-PERMEABLE SURFACES
 10. IRRIGATION DISTRIBUTION WILL BE THROUGH A MIX OF:
 - 10.1 LOW FLOW, HIGH-EFFICIENCY SPRAY NOZZLES - HUNTER MP ROTATORS OR RAINBIRD ROTARY SPRAYS
 - 10.2 POINT SOURCE DRIP- RAINBIRD OR SALCO DRIP EMITTERS
 - 10.3 SUBSURFACE DRIP - NETAFIM
 - 10.4 BUBBLERS - RAINBIRD OR TORO

SEE SHEET L1.3 FOR NOTES AND PLANTING LEGEND



Hochhauser
Blatter

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AND PLANNING

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SHEET CONTENTS
LANDSCAPE PLAN

PROJECT NO: 9714

SHEET

L1.1

OF ALL SHEETS
LATEST REVISION

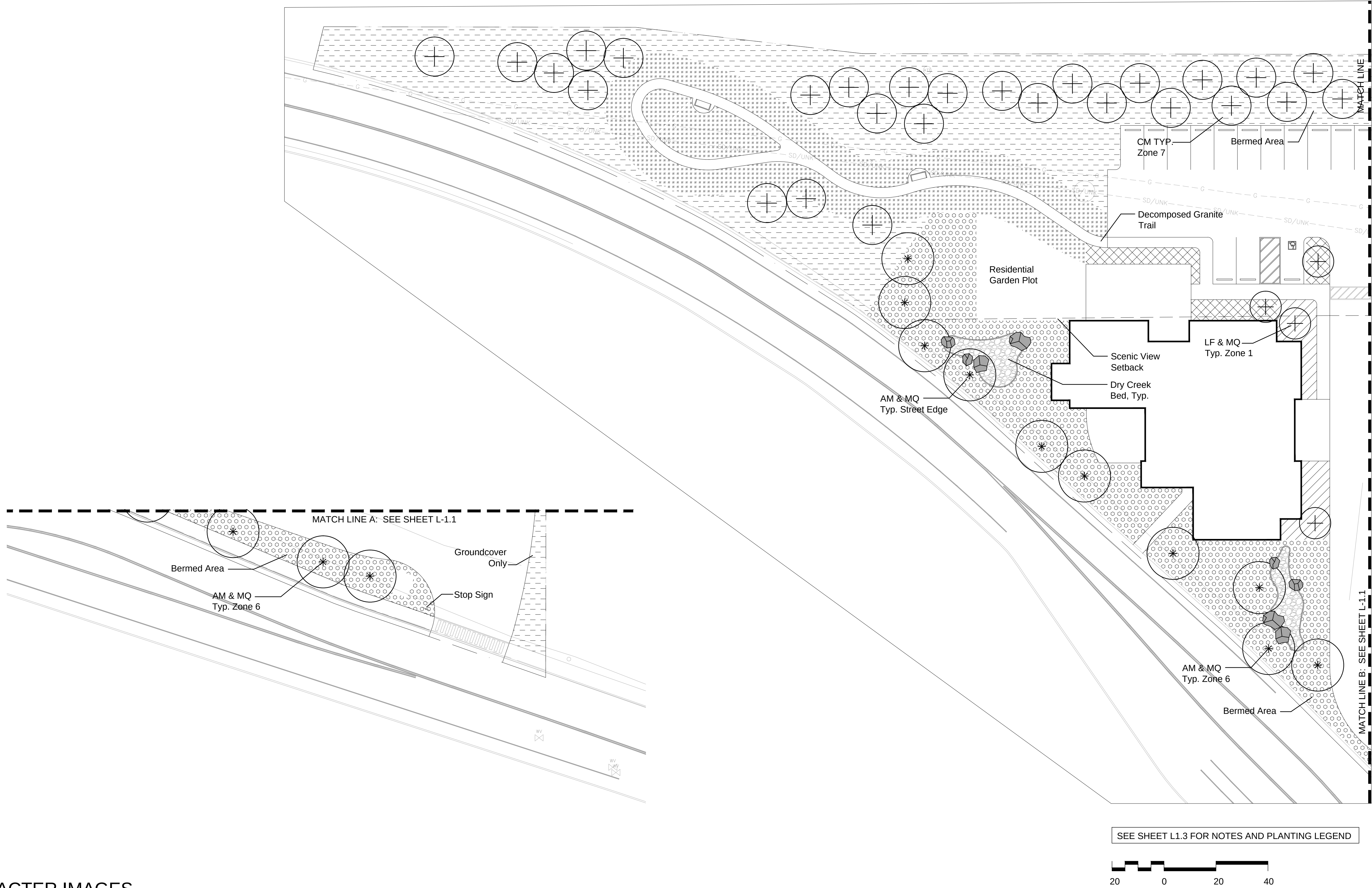
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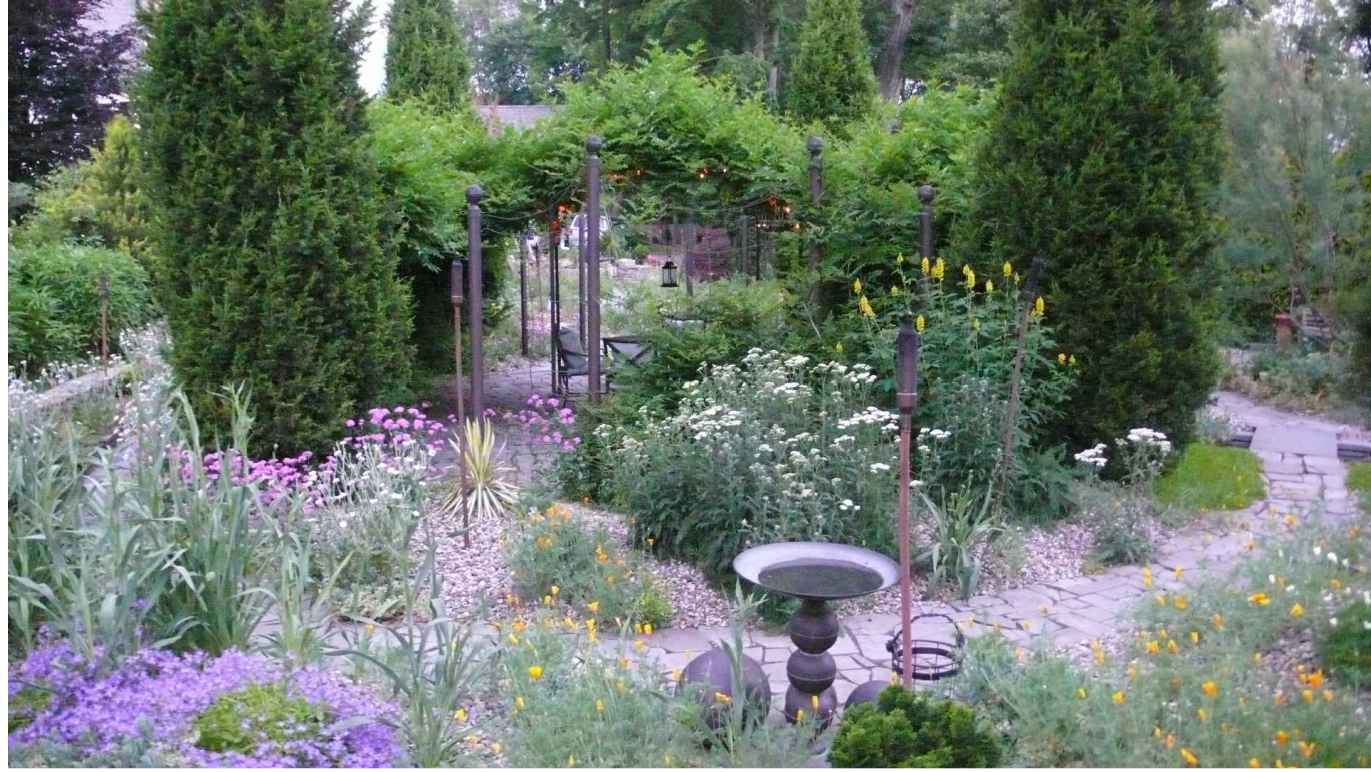
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LANDSCAPE PLAN

PROJECT NO: 9714

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LANDSCAPE CHARACTER IMAGES



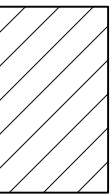
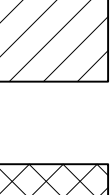
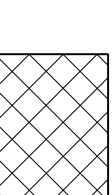
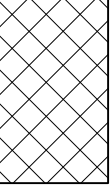
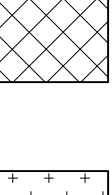
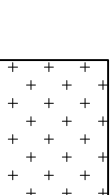
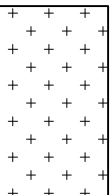
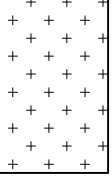
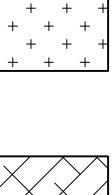
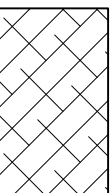
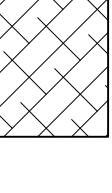
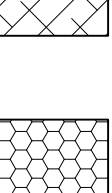
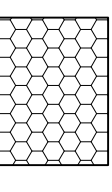
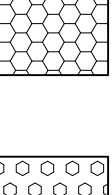
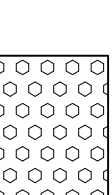
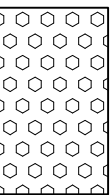
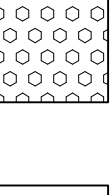
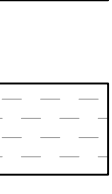
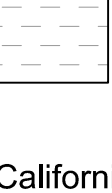
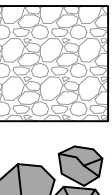
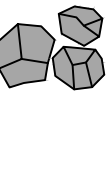
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PLANT LEGEND

WUCOLS RATING*	BOTANICAL NAME	COMMON NAME	SIZE
<u>Trees</u>			
L	AM Arbutus marina	NCN	24" box-multi
M	CM Cupressus macrocarpa	Monterey Cypress	1, 5, 15 Gal.
L	LF Lyonothamnus floribundus asplenifolius	Fernleaf Catalina Ironwood	15 Gal.
L	MQ Melaleuca quinquenervia	Cajeput Tree	15 Gal.
L	OE Olea europaea 'Swan Hill'	Fruitless Olive	24" box-multi
M	PC Pinus contorta	Beach Pine	24" box
<u>Shrubs</u>			
L	Al Achillea millefolium	Common Yarrow	1 Gal.
L	Ad Arctostaphylos 'Dr Hurd'	Manzanita	5 Gal.
VL	Ac Artemesia californica 'Canyon Gray'	California Sagebrush	1 Gal.
L	Cs Ceanothus 'Skylark'	Wild Lilac	5 Gal.
L	Cl Cistus salvifolius 'Prostratus'	Sageleaf Rockrose	5 Gal.
L	Dv Dodonea viscosa	Hop Bush	15 Gal.
L	Es Echeveria sp.	Hens and chickens	1 Gal.
VL	Fk Fremontodendron 'Ken Taylor'	Flannel Bush	5 Gal.
L	Lm Lavatera maritima	Bush Mallow	5 Gal.
L	Lv Lavendula sp.	Lavender	1 Gal.
L	Le Leucodendron sp.	Leucodendron	5 Gal.
L	Lp Limonium perezii	Statice	1 Gal.
L	Mn Melaleuca nesophila	Pink Melaleuca	15 Gal.
L	Ph Phormium sp.	New Zealand Flax	5 Gal.
M	Pm Polystichum munitum	Western Sword Fern	1 Gal.
L	Sl Salvia leucophylla	Purple Sage	5 Gal.
L	Ss Salvia spathacea	Hummingbird Sage	1 Gal.
L	Wa Watsonia sp.	Watsonia	5 Gal.
L	Zc Zauschneria californica	California Fuchsia	1 Gal.
<u>Groundcovers</u>			
L	Ae Arctostaphylos 'Emerald Carpet'	Creeping Manzanita	5 Gal. 4' o.c.
M	Ar Armeria maritima 'Californica'	Sea Pink	1 Gal.12" o.c.
L	Cg Ceanothus griseus horizontalis	Carmel Creeper	5 Gal. 8' o.c.
L	Eg Eriogonum grande 'Rubescens'	Red Buckwheat	1 Gal. 18" o.c.
VL	Ec Eschscholzia californica	California Poppy	Seed
M	Fc Fragaria chiloensis	Beach Strawberry	Plugs 12" o.c.
L	Id Iris douglasiana	Douglas Iris	Bulbs 12" o.c.
<u>Grasses</u>			
L	Cf Calamagrostis foliosa	Leafy Reed Grass	Plugs 9" o.c.
L	Fc Festuca californica	California Fescue	1 Gal.
L	Fg Festuca glauca	Blue Fescue	1 Gal.
L	Fr Festuca rubra	Creeping Red Fescue	Plugs 6" o.c.
L	Hs Helictotrichon sempervirens	Blue Oat Grass	1 Gal.
L	Mr Muhlenbergia rigens	Deer Grass	1 Gal.
VL	Sb Sisyrinchium bellum	Blue-Eyed Grass	1 Gal.

* WUCOLS (Water Use Classification of Landscape Species): Provides an assessment of irrigation water needs. VL= Very Low, L=Low, M=Medium.

PLANT ZONES

ZONE	SYMBOL TYPE	BOTANICAL NAME
1		Shrubs Artemesia californica, Arctostaphylos 'Dr. Hurd', Ceanothus 'Skylark', Cistus salvifolius 'Prostratus', Dodonea viscosa, Phormium sp., Zauschneria californica
		Groundcovers Arctostaphylos 'Emerald Carpet', Ceanothus griseus horizontalis
		Grasses Calamagrostis foliosa, Helictotrichon sempervirens, Festuca glauca, Festuca californica
2		Shrubs Artemesia californica, Arctostaphylos 'Dr. Hurd', Ceanothus 'Skylark', Lupinus arboreus, Salvia leucophylla
		Groundcovers Arctostaphylos 'Emerald Carpet', Fragaria chiloensis
		Grasses Calamagrostis foliosa, Festuca rubra, Helictotrichon sempervirens, Muhlenbergia rigens
3		Shrubs Achillea millefolium, Artemesia californica, Ceanothus 'Skylark', Cistus salvifolius 'Prostratus', Echeveria, Leucodendron sp., Limonium perezii, Phormium sp., Salvia leucophylla, Watsonia, Zauschneria californica
		Groundcovers Arctostaphylos 'Emerald Carpet', Eschscholzia californica, Iris douglasiana
		Grasses Calamagrostis foliosa, Festuca californica, Festuca rubra, Helictotrichon sempervirens, Muhlenbergia rigens
4		Shrubs Achillea millefolium, Artemesia californica, Ceanothus 'Skylark', Cistus salvifolius 'Prostratus', Echeveria, Leucodendron sp., Limonium perezii, Phormium sp., Polystichum munitum, Salvia leucophylla, Zauschneria californica
		Groundcovers Arctostaphylos 'Emerald Carpet', Armeria maritima, Fragaria chiloensis
		Grasses Calamagrostis foliosa, Festuca glauca, Helictotrichon sempervirens
5		Shrubs Ceanothus 'Skylark', Dodonea viscosa, Phormium sp., Polystichum munitum
		Groundcovers Arctostaphylos 'Emerald Carpet', Ceanothus griseus horizontalis
		Grasses Festuca californica
6		Shrubs Ceanothus 'Skylark', Cistus salvifolius 'Prostratus', Dodonea viscosa, Echium candicans, Phormium sp., Salvia leucophylla
		Groundcovers Arctostaphylos 'Emerald Carpet', Ceanothus griseus horizontalis
		Grasses Helictotrichon sempervirens, Muhlenbergia rigens
7		Shrubs Ceanthous 'Ray Hartman', Melaleuca nesophila
		Groundcover Arctostaphylos 'Emerals Carpet'
	<u>California Natives @ DG Walking Loop</u>	
8		Shrubs Artemesia californica, Ceanothus 'Skylark', Fremontodendron 'Ken Taylor', Lavatera maritima, Zauschneria californica
		Groundcovers Achillea millefolium, Arctostaphylos 'Emerald Carpet', Armeria maritima, Erigonum grande 'Rubescens', Salvia leucophylla, Salvia spathacea
		Grasses Muhlenbergia rigens, Festuca californica
<u>Dry Creek Bed</u>		
		River Cobble
		4'-6" Boulders
		Shrubs Achillea millefolium, Artemesia californica, Cistus salvifolius, Phormium, Salvia spathacea, Watsonia, Zauschneria californica
		Groundcovers Arctostaphylos 'Emerald Carpet', Eschscholzia californica, Iris douglasiana
		Grasses Calamagrostis foliosa, Festuca glauca, Festuca rubra, Helictotrichon sempervirens, Sisyrinchium bellum

TREE PROTECTION NOTES

The City of Seaside has two effective tools to protect and preserve trees associated with this project. The two tools are the City Tree Ordinance, as discussed earlier, and the BAR, which will issue instructions as to appropriate action by the Applicant. Best Management Practices (BMP) for tree preservation and resource protection are provided in this section. Additional information in the Arborist Report by Thompson Wildland Management, which is on file with the City Planning Department

Proper implementation of tree protection measures and regular construction site monitoring will assist in minimizing harmful impacts to trees, as well as safeguarding and sustaining the health and well---being of trees on the property. ANSI A300 tree care and management practices should be utilized to ensure the greatest level of tree preservation and welfare. Tree protection and preservation BMP will be determined on---site by the project arborist and other

involved parties. Tree and resource preservation measures will be regularly inspected by the Project Arborist and properly maintained by assigned personnel for the duration of the project to ensure they are performing and functioning effectively.

Prior to the commencement of proposed development activities, a pre---construction meeting with the project Arborist will be scheduled to discuss the installation of tree and resource protection measures and BMP that will be necessary for the project. Additionally, a monitoring program should be implemented for the duration of the project that will serve to regularly monitor and inspect the condition of tree and resource protection measures; determine if any repairs, modifications or improvements are necessary; and, to make certain that tree and resource protection measures are functioning and performing effectively. Proper execution and implementation of BMP, and performing regular project site monitoring will assist in preventing and minimizing impacts to trees and other natural resources.

An additional property inspection should be conducted prior to beginning any proposed construction activities to determine the presence or absence of nesting birds, roosting bats and any other sensitive resources that have the potential of occurring on the property. These resources will also be monitored during subsequent inspections. The City should require a contract between the Applicant and a qualified Arborist to perform these inspections periodically for the duration of the project.

The following are recommended tree and resource protection and BMP for the proposed project:

8.1) Exclusionary Fencing: Prior to commencing grading and construction activities install high visibility exclusionary fencing in a manner that clearly defines the work area, limits unnecessary disturbance and protects the critical root zone (i.e., canopy drip---line) of individual trees and tree groupings. The Project Arborist should be involved with identifying and delineating sensitive root zone areas within and beyond the canopy drip---line of retained trees to ensure these trees will be protected and preserved for the duration of the project. To avoid or limit tree impacts, necessary repairs, modifications and maintenance should be conducted on an as---needed basis.

8.2) Sedimentation Control: Install appropriate sedimentation control measures (e.g., silt fence) along the downslope perimeter of the site, and, if necessary, apply soil stabilization and source control measures (e.g., rice straw mulch, erosion control blankets, all---weather surfaces) to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Erosion problems and sediment deposition around trees can adversely affect tree health and stability. Routine monitoring as well as necessary maintenance and improvements will ensure erosion and sedimentation control measures are functioning effectively.

8.3) Trunk and Stem Protection: Where grading and construction activities are occurring within 3---feet of trees, install trunk and stem protection measures (e.g., weed free rice straw bales or construction lumber). Tree protection measures should be securely installed to trees with rope and high visibility exclusionary fencing. If it is necessary to perform any pruning, use proper tree pruning practices to minimize stress and maximize wound healing.

8.4) Root Zone Protection: Where possible avoid damaging or severing roots located within critical root zone (i.e., canopy drip---line) of trees, especially roots that are 2 inches in diameter or larger. Construction footings should be designed and excavation cuts performed in a manner to minimize impacts to primary roots. If significant roots are encountered, efforts should be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Trenching operations that may occur in close proximity to retained trees should be performed under the guidance and monitoring of the project Arborist. Tree roots severed or significantly damaged during grading and excavating operations should be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile are permanently stabilized and protected. If burlap covered cut roots are exposed to the outside environment for a prolonged time period, make certain a site attendant is assigned the task of regularly wetting burlap covered roots to prevent root desiccation.

8.5) Trees Damage: In accordance with the established tree care and preservation BMP, when trees are damaged during construction each should be promptly repaired and/or treated as prescribed by the project Arborist specifications. Remedial or corrective treatments will depend largely on the condition of specific tree and the damage or injury sustained.

8.6) Natural Grade Protection: Where possible avoid altering the natural grade and applying excessive fill material within the critical root zone of trees to reduce the likelihood of crown rot and root decay disorders developing. It is particularly important to avoid applying fill material against the lower trunk and root crown of protected trees.

8.7) Irrigation: Trees are to be irrigated on a schedule to be determined by an Arborist at the start of construction. Tree irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.

8.8) Pruning: If tree pruning is necessary, it is important proper pruning BMP are performed. The Project Arborist should oversee proper pruning to minimize harmful impacts to trees and to reduce potential tree hazards. Ideally, tree pruning should be performed during the Fall through early winter months. An important principle is to make proper pruning cuts, keeping them as small as possible while removing as few living branches as possible. Excessive pruning stresses trees by depleting energy reserves and reducing food making processes (i.e., photosynthesis) compromising a tree's ability to replenish essential reserves during periods of stress (e.g. root zone disturbance and drought conditions). Additionally, excessive pruning creates wounds that provide entry points to potentially harmful biotic disorders (e.g., disease, decay and insect pests) that can adversely affect the health and structural integrity of trees. Additional pruning BMP and guidelines are available upon request.

8.9) Woodchip Mulch from Site: Woodchip mulch produced during tree removal operations should be retained on site. This sourced mulch can be utilized for erosion control (i.e., mulch can be effective at stabilizing and protecting exposed soil surfaces) as well as preventing soil compaction within tree root zones and may even be used for future landscaping activities.

8.10) Storage: Avoid storing construction tools, materials and equipment within the canopy drip---line of trees. Do not wash out or dispose of excess materials (e.g., paint, plaster, concrete, etc.) within critical root zones. If it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the drip---line of trees, apply 6---12 inches of clean and properly sourced woodchip mulch to prevent significant soil compaction and root zone disturbance. Once construction activities are complete this thick temporary mulch layer should be removed and reduced to a 3---4 inch layer of woodchip mulch to allow for increased water and oxygen penetration into the subgrade.

8.11) Site Inspections: Regularly perform construction site inspections for the duration of the project to monitor the condition of trees and resource protection measures and to determine if any repairs, adjustments or modifications are necessary. Additionally, trees impacted by site development should be periodically monitored and assessed during and following the project to determine if any tree care and management actions are necessary and to make certain trees do not present a hazard to property and/or nearby structures.

8.12) Contracted Arborist: Prior to the issuance of a building permit, the Applicant shall submit proof of an executed agreement, signed by a qualified Arborist, to ensure compliance with the recommendations of this Arborist Assessment prepared for the project by TWM. All recommendations must be in compliance with the TWM Arborist Report, including the pre---construction surveys for nesting birds and roosting bats in accordance with assessment protocols established in the General Plan and implementation of Best Management Practices (BMPs) for construction activities. In addition, the agreement shall include a schedule of the proposed construction and a pre---construction survey schedule for the Arborist. Also, the agreement should include a schedule for the project biologist as well as including details of the survey process. Results of the pre---construction surveys shall be submitted to the Planning Department prior to the issuance of any Tree Removal Permits. There may be other tree and resource protection recommendations added to this list during the preparation of the City's Conditions of Approval.

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TREES



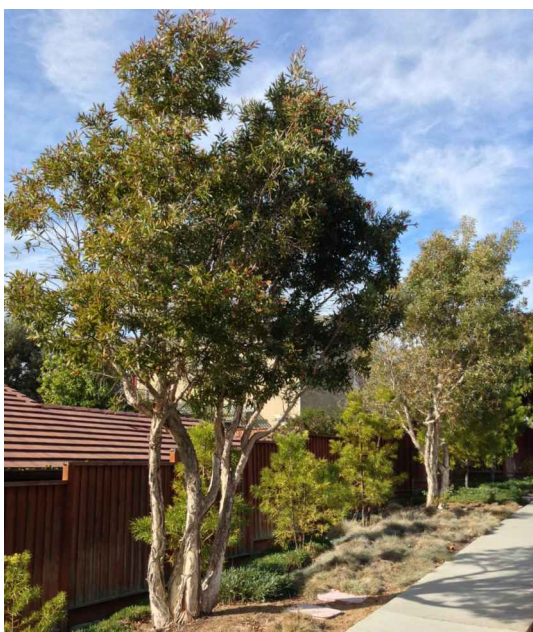
Arbutus marina



Cupressus macrocarpa



Lyonothamnus floribundus



Melaleuca quinquenervia



Olea europaea 'Swan Hill'



Pinus contorta

GROUND
COVERS



Arctostaphylos 'Emerald Carpet'



Armeria maritima 'Californica'



Ceanothus griseus horizontalis



Eschscholzia californica



Erigonum grande 'Rubescens'



Fragaria chiloensis



Iris douglasiana

GRASSES



Calamagrostis foliosa



Festuca californica



Festuca glauca



Festuca rubra



Helictotrichon sempervirens



Muhlenbergia rigens



Sisyrinchium bellum

SHRUBS



Achillea millefolium



Arctostaphylos 'Dr. Hurd'



Artemisia californica 'Canyon Gray'



Ceanothus 'Skylark'



Cistus salvifolius



Dodonea viscosa



Echeveria sp.

SHRUBS



Fremontodendron 'Ken Taylor'



Lavandula sp.



Lavatera maritima



Leucadendron sp.



Limonium perezii



Melaleuca nesophila



Phormium sp.

SHRUBS



Polystichum munitum



Salvia leucophylla



Salvia spathacea



Watsonia sp.



Zauschneria californica

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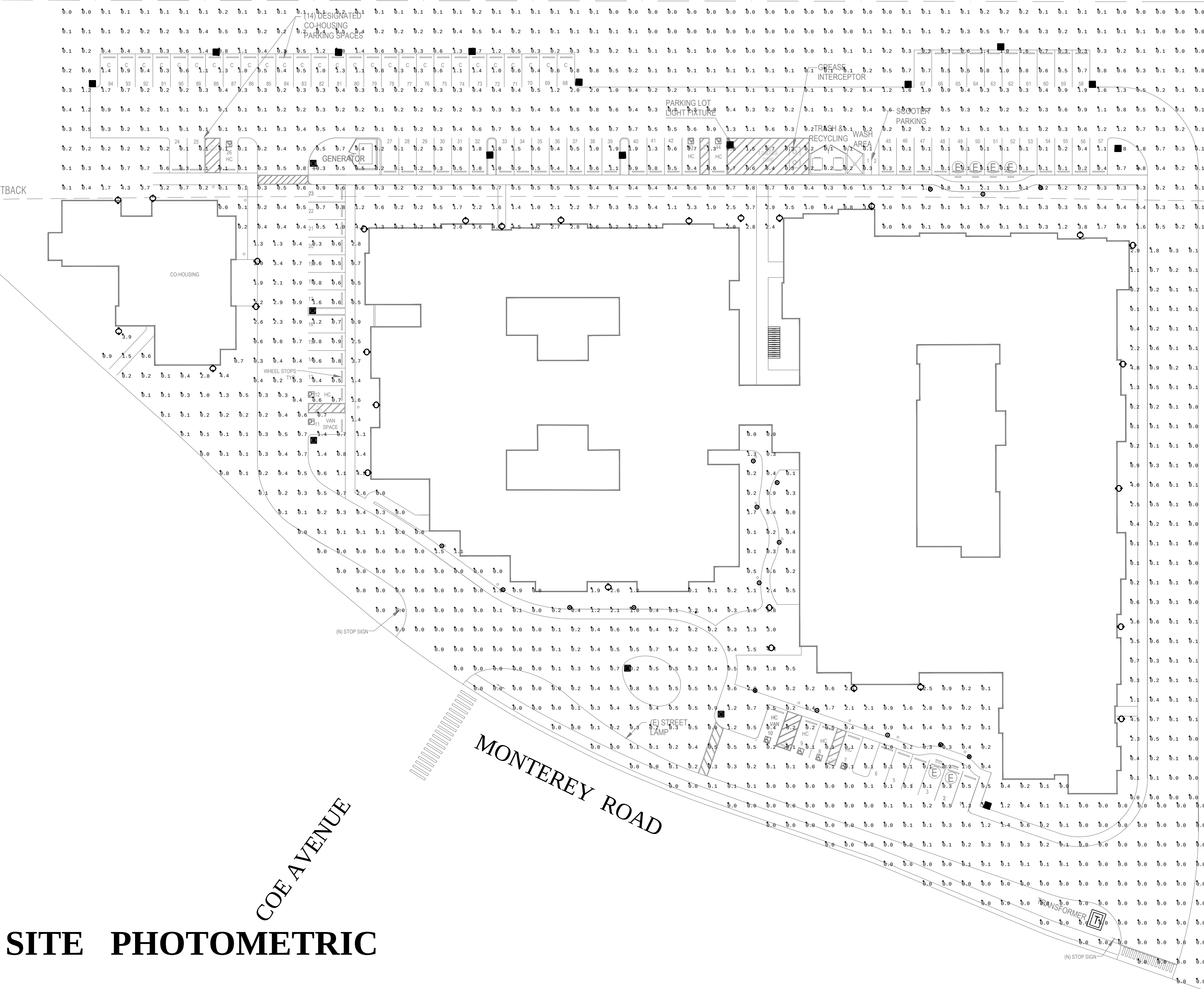
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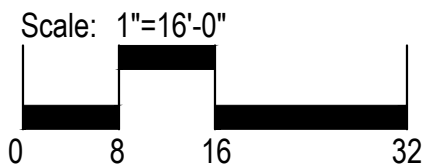
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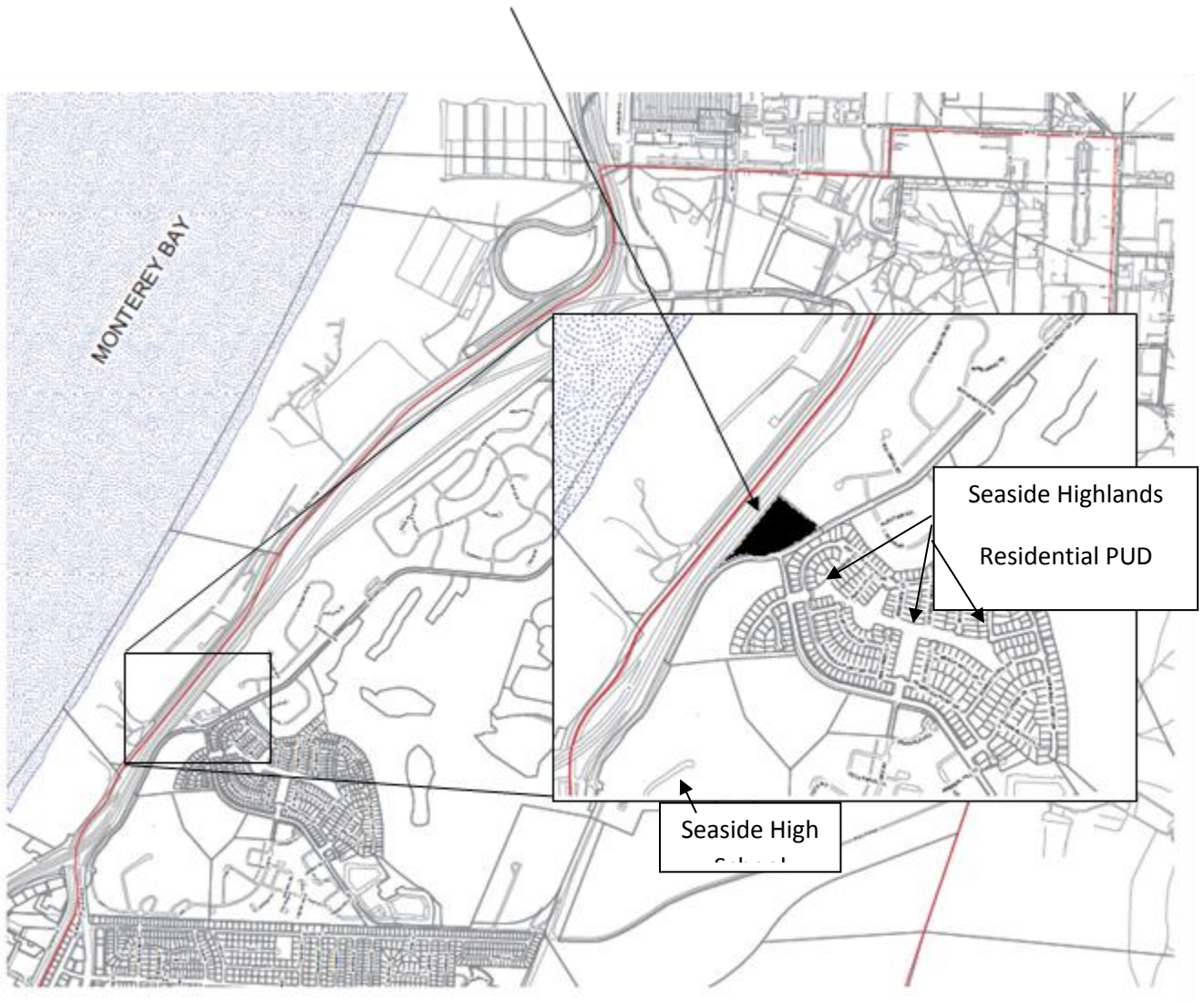
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○	18	8554LED	SINGLE	1800	0.900

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Max/Avg
CO-HOUSING DRIVE	Illuminance	Fc	1.13	3.7	0.2	5.65	18.50	3.27
EAST	Illuminance	Fc	0.47	4.8	0.0	N.A.	N.A.	10.21
NORTH	Illuminance	Fc	0.51	4.6	0.0	N.A.	N.A.	9.02
SOUTH	Illuminance	Fc	0.37	4.5	0.0	N.A.	N.A.	12.16



Location Map

Project Site: 550 Monterey Road





View from Highway 1 looking north



View from Highway 1 looking east



View from Highway 1 looking south

Project location



View from Monterey Road and Coe Avenue looking west



View from Monterey Road looking southwest



View from Monterey Road looking at existing convenience store to be demolished

Project Location

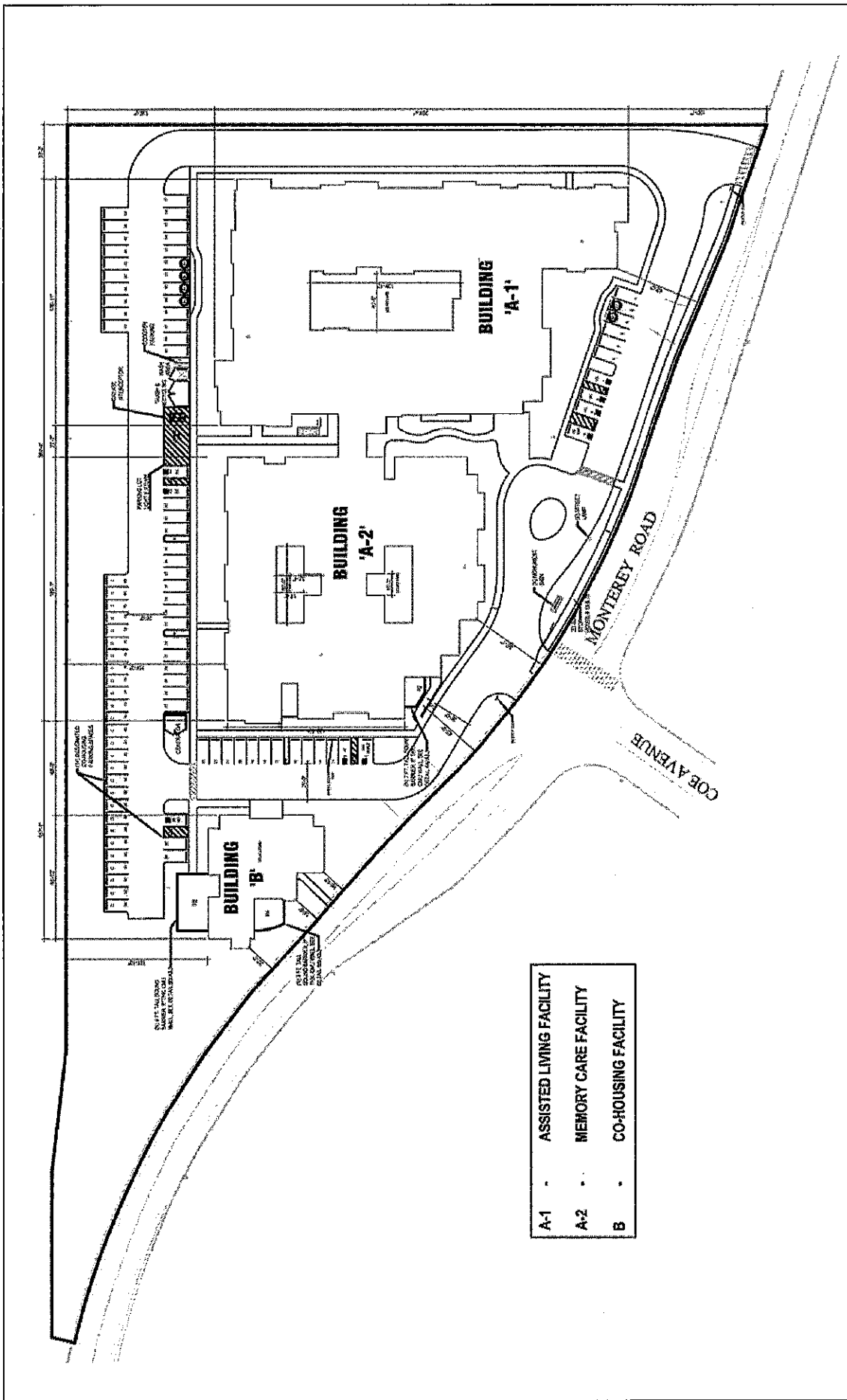


FIGURE II-2

LSA



0 64 128
FEET

SOURCE: Hochhauser Blatter

1:\SEZ1402.GISite Plan.cdr (3/3/2016)

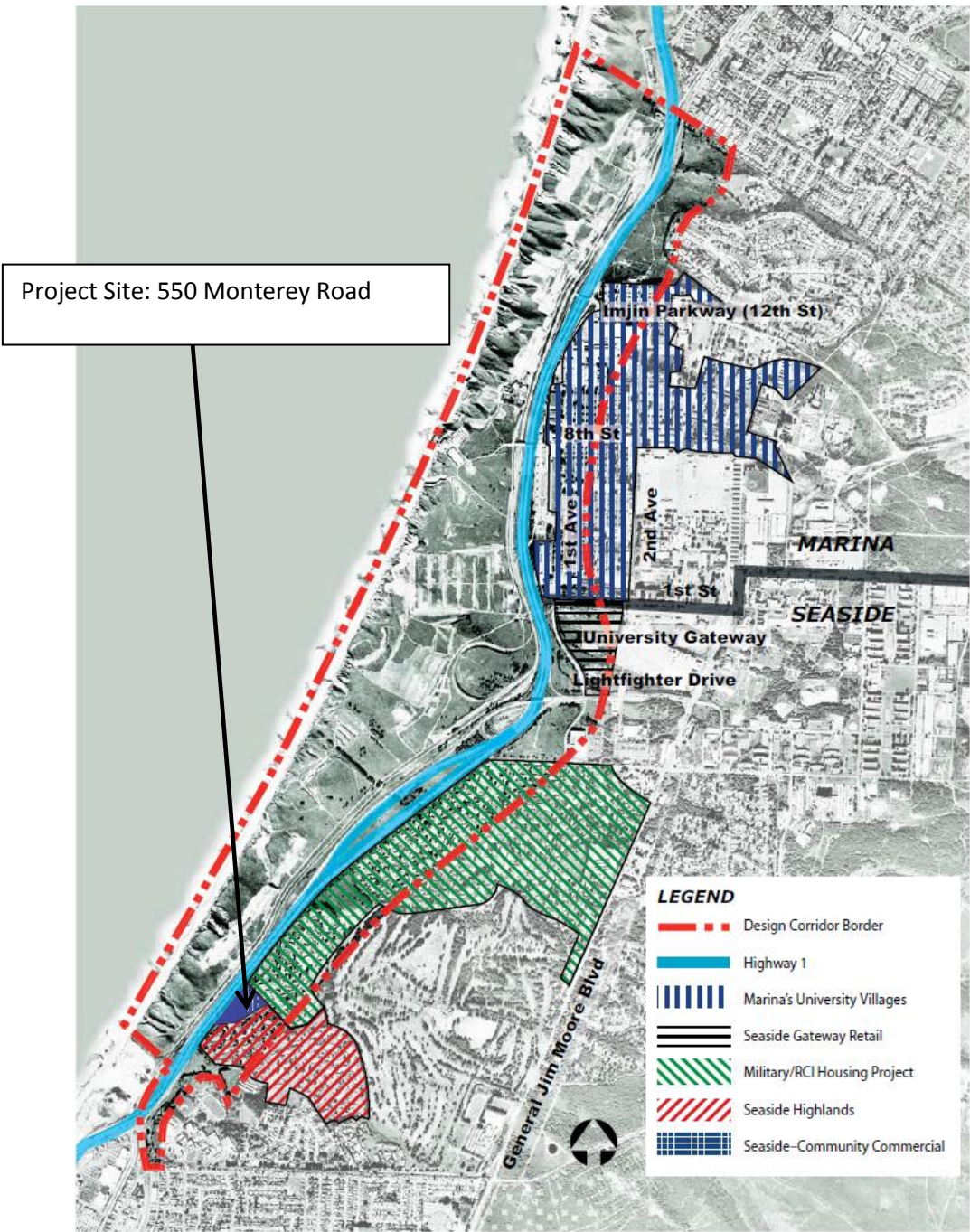


Figure 1.4—Highway 1 Design Corridor Proposed and Existing Developments

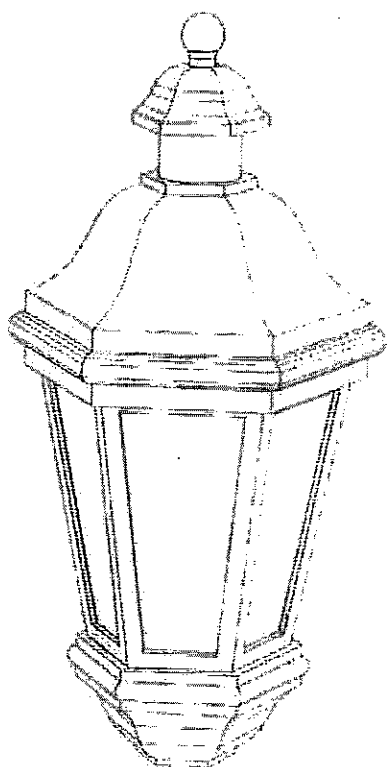
Exterior Lighting Cut Sheets



Environmental Lighting for Architecture, Inc.

Project Name:	Type:
Notes:	Order Matrix Number:

MEDITERRANEAN



The *Mediterranean* is a traditional six-sided lantern that comes in a multitude of sizes, mounting styles, and options. A legacy in ELA's line for years, this timeless design is suitable for pole, pier mount, cross arm, wall, or ceiling mounted applications. The *Mediterranean* is a perfect specification for shopping malls, decorative street lighting, parking lots, government buildings, site and walkway lighting, schools, libraries, high-end residential applications, and much more.

Constructed of high grade cast aluminum #A356 and finished with a powder-coated finish, the *Mediterranean* is built to endure the toughest of outdoor conditions. The *Mediterranean* can also meet the performance standards of today's lighting demands. It's available with an assortment of refractors or reflectors for all light distributions and is also available with a full cut-off to meet Dark Skies requirements. Available in up to a maximum 250 watt Metal Halide or High Pressure Sodium, the *Mediterranean* can also accommodate today's Low-Energy requirements with up to 135 watt LED or 250 watt Induction sources while still maintaining excellent light output.

With its classic traditional style, superior durability and high performance standards, the *Mediterranean* is the perfect solution to a full array of lighting applications.



Environmental Lighting for Architecture, Inc.

Ordering Matrix Mediterranean - MED

1	2	3	4	5	6	7	8	9
Fixture /	Size /	Mounting /	Optics /	Ballast /	Voltage /	Lens /	Color /	Option
MED /	14 /	PT /	V5 /	100MH /	120 /	FG /	CY /	--

1. Fixture: MED								

2. Size	Matrix #: 11	Matrix #: 14	Matrix #: 17	Matrix #: 19
	Description:			
	Notes: Max Wattage 100W	Notes: Max Wattage 150W	Notes: Max Wattage 250W	Notes: Max Wattage 400W
	EPA: 1.0	EPA: 1.6	EPA: 2.3	EPA: 3.0
	Weight: 10 lbs.	Weight: 18 lbs.	Weight: 30 lbs.	Weight: 40 lbs.

3. Mounting								

Notes: 1. Please consult factory for Poles, Wall Brackets, and other mounting options. 2. When ordering Post Top, please specify filter size.	Matrix #: CA	Matrix #: CP	Matrix #: SP	Matrix #: PT	Matrix #: WB
	Description: Cross Arm	Description: Chain Pendant	Description: Stem Pendant	Description: Post Top	Description: Wall Bracket

4. Optics	Vertical				Vertical (Reflector)			
	Matrix #: V5				Matrix #: VR3			
	Description: TYPE 5				Description: TYPE 3			

Notes: 1. MED size 11 does not offer Dark Skies optics.	Horizontal				Dark Skies (Horizontal)			

5. Ballast	Description: Pulse Start Metal Halide	Description: Incandescent	Description: Metal Halide	Description: High Pressure Sodium	Description: Compact Fluorescent	Description: Induction Tubular Type	Description: Induction Bulb Type
	Matrix #: 60PSMH	Matrix #: INC	Matrix #: 50MH	Matrix #: 50HPS	Matrix #: 18CFL	Matrix #: 40IT *	Matrix #: 35IB
	Matrix #: 70PSMH		Matrix #: 70MH	Matrix #: 70HPS	Matrix #: 26CFL		Matrix #: 55IB
	Matrix #: 100PSMH		Matrix #: T8 70MH	Matrix #: 100HPS	Matrix #: 32CFL		Matrix #: 85IB *
	Matrix #: 150PSMH		Matrix #: 100MH	Matrix #: 150HPS	Matrix #: 42CFL		Matrix #: 100IB *

Notes: 1. Electronic ballast available for 50, 70, 100, 150, 200, and 250 watt MH lamps. 2. Other wattages and ballasts available. Consult factory.	Matrix #: 175PSMH	Matrix #: T6 150MH	Matrix #: 200HPS ■	Matrix #: 57CFL			
	Matrix #: 200PSMH		Matrix #: 250HPS ■				
	Matrix #: 250PSMH ♦						

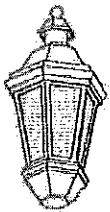
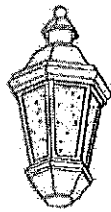
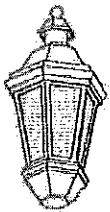
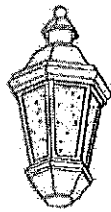
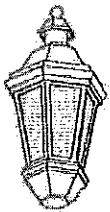
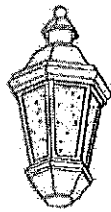
Notes: ■ Fits ED18 lamp vertical only ♦ Fits ED28 lamp vertical only * Fits MED size 14 thru size 19 ** Fits MED size 17 thru size 19 ♦♦ Fits MED size 19 only				LED (Watts / Type)		Induction Circular Type (Watts / Type)	
				40LED		40IC *	
				75LED		70IC *	
				135LED ♦♦		80IC *	
						100IC *	

						120IC **	
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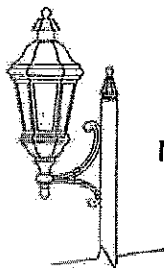


Environmental Lighting for Architecture, Inc.

Ordering Matrix
Mediterranean - MED

6. Voltage * Only these voltages are available with LED.	<table border="1"> <tr> <td>Matrix #:</td> <td>120 *</td> <td>208</td> <td>240</td> <td>277 *</td> <td>347</td> <td>480</td> </tr> <tr> <td>Description:</td> <td>120V</td> <td>208V</td> <td>240V</td> <td>277V</td> <td>347V</td> <td>480V</td> </tr> </table>	Matrix #:	120 *	208	240	277 *	347	480	Description:	120V	208V	240V	277V	347V	480V																																										
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7. Lens Notes: Consult factory for custom lens. * 50W max wattage.	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CG Clear Glass</td> <td>FG Frosted Glass</td> <td>SG Seedy Glass</td> <td>DSCG Clear Glass (Dark Skies)</td> <td>DSFG Frosted Glass (Dark Skies)</td> </tr> <tr> <td>CA Clear Acrylic *</td> <td>FA Frosted Acrylic *</td> <td>SA Seedy Acrylic *</td> <td></td> <td></td> </tr> <tr> <td>CP Clear Polycarb. *</td> <td>FP Frosted Polycarb. *</td> <td></td> <td></td> <td></td> </tr> </table>						CG Clear Glass	FG Frosted Glass	SG Seedy Glass	DSCG Clear Glass (Dark Skies)	DSFG Frosted Glass (Dark Skies)	CA Clear Acrylic *	FA Frosted Acrylic *	SA Seedy Acrylic *			CP Clear Polycarb. *	FP Frosted Polycarb. *																																							
																																																									
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8. Color Notes: Consult factory for custom colors.	<table border="1"> <tr> <th colspan="2">Powder Coat Finish</th><th colspan="2">Hand-Applied Finish</th></tr> <tr> <td>Matrix #</td><td>Description</td><td>Matrix #</td><td>Description</td></tr> <tr> <td>AG</td><td>Augustine Green</td><td>MG</td><td>Malaga Green</td></tr> <tr> <td>GY</td><td>Architectural Grey</td><td>MN</td><td>Midnight</td></tr> <tr> <td>CC</td><td>Charcoal</td><td>PW</td><td>Pewter</td></tr> <tr> <td>CY</td><td>Clay</td><td>SS</td><td>Sand Storm</td></tr> <tr> <td>DB</td><td>Dark Bronze</td><td>SB</td><td>Statuary Bronze</td></tr> <tr> <td>HR</td><td>Harbor Blue</td><td>VL</td><td>Village Green</td></tr> <tr> <td>HP</td><td>Hammered Pewter</td><td>W</td><td>White</td></tr> <tr> <td></td><td></td><td>CH</td><td>Cracked Hide</td></tr> <tr> <td></td><td></td><td>LV</td><td>Light Verde</td></tr> <tr> <td></td><td></td><td>OR</td><td>Old Iron</td></tr> <tr> <td></td><td></td><td>R</td><td>Rust</td></tr> <tr> <td></td><td></td><td>V</td><td>Verde</td></tr> </table>	Powder Coat Finish		Hand-Applied Finish		Matrix #	Description	Matrix #	Description	AG	Augustine Green	MG	Malaga Green	GY	Architectural Grey	MN	Midnight	CC	Charcoal	PW	Pewter	CY	Clay	SS	Sand Storm	DB	Dark Bronze	SB	Statuary Bronze	HR	Harbor Blue	VL	Village Green	HP	Hammered Pewter	W	White			CH	Cracked Hide			LV	Light Verde			OR	Old Iron			R	Rust			V	Verde
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		LV	Light Verde																																																						
		OR	Old Iron																																																						
		R	Rust																																																						
		V	Verde																																																						
9. Options Notes: 1) BBU option is available for fluorescent lamp only. 2) Test button location shall have visibility for testing on site. Consult factory for placement location. Photocell Options: Photocell is available in 120 thru 480 volts. Photocell receptacle only fits some cross arms. Consult factory. Specify when ordering.	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Matrix #: BBU</td> <td>PCB</td> <td>PCR</td> <td>TB</td> <td>HSS</td> </tr> <tr> <td>Description: Battery Backup</td> <td>Photocell Button</td> <td>Photocell receptacle Twist Lock by others</td> <td>Terminal Block</td> <td>House Side Shield</td> </tr> </table>						Matrix #: BBU	PCB	PCR	TB	HSS	Description: Battery Backup	Photocell Button	Photocell receptacle Twist Lock by others	Terminal Block	House Side Shield																																									
																																																									
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Description: Battery Backup	Photocell Button	Photocell receptacle Twist Lock by others	Terminal Block	House Side Shield																																																					

Fixture Ordering Example:



MED/14/PT/V5/100MH/120/FG/CY

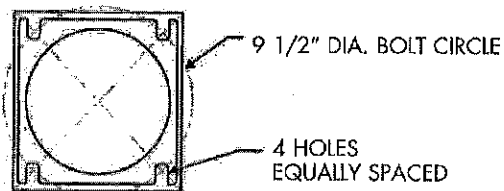
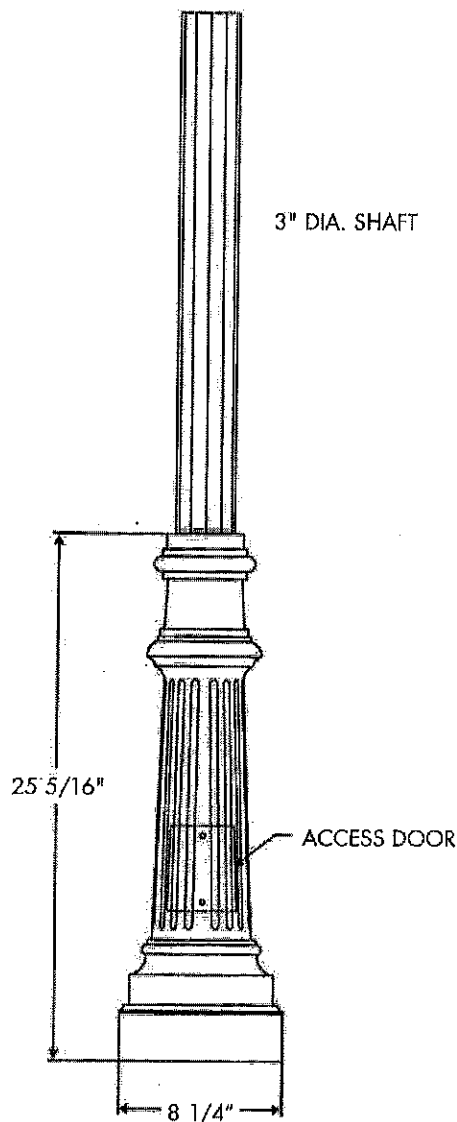
1	2	3	4	5	6	7	8	9
Fixture	Size	Mounting	Optics	Ballast	Voltage	Lens	Color	Option
MED Mediterranean Fixture	14 14	PT Post Top	V5 Vertical Type 5	100MH 100 Watt Metal Halide	120 120 Volts	FG Frosted Glass	CY Clay	-

Fixture Ordering Form:

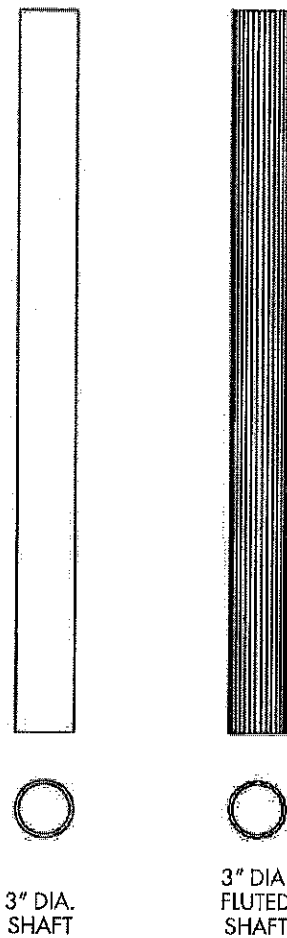
1	2	3	4	5	6	7	8	9	9	9
Fixture	Size	Mounting	Optics	Lamp	Voltage	Lens	Color	Option	Option	Option

1. MED / / / / / / / / / /

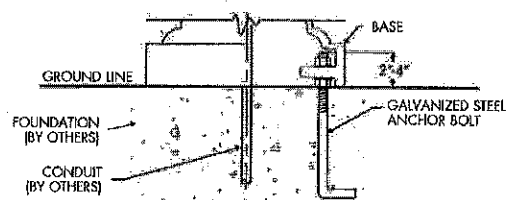
Note: Specifications are subject to change without notice. Always consult factory.



P-3026 BASE



Alternate Pole Shafts



Mounting Bolt Conditions with a Pole Base *(Basic Example)*

Maximum Pole Heights and Shaft types differ per project.

Pole shafts are normally determined by material loading specifications, location of project, and EPA requirements.

Please contact factory.



Environmental Lighting for Architecture, Inc.
17891 Arenth Avenue, City of Industry, CA 91748-1197
626.965.0821 • 800.423.6561 • fax 626.965.9494
www.ela-lighting.com



Specifications

Fixture Housing: One-piece sand-cast. Housing shall be corrosion resistant cast aluminum alloy #A356. The housing shall be free of any foreign materials or cosmetic fillers. Please consult factory for standard fitter sizes and other options. For wall and arm mounts, consult factory for installation.

Optics: Units shall be hydroformed or segmented sharp cut-off optics. Specular Alzak® optical segments are rigidly mounted within a sand-cast, low copper (<0.6% Cu) aluminum alloy enclosure. All sockets are factory prewired. An optional quick-disconnect plug for the ballast module is available when specified. The optical segments are positioned so that reflected light does not pass through the lamp arc tube to achieve maximum lamp output.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate, and factory prewired. Reference pages 2 and 3 for lamp characteristics, ballast types, and voltage technical data.

Lens: Six (6) side panels with stainless steel clips provided for attachment to the fixture. Glass shall be sealed in field by others. The Dark Skies lens options shall be tempered glass, factory installed.

Finish/Color: Finish is super TGIC thermoset polyester powder coat paint. ELA offers RAL color matches along with our standard color selection. Custom and hand applied colors are available upon special request.

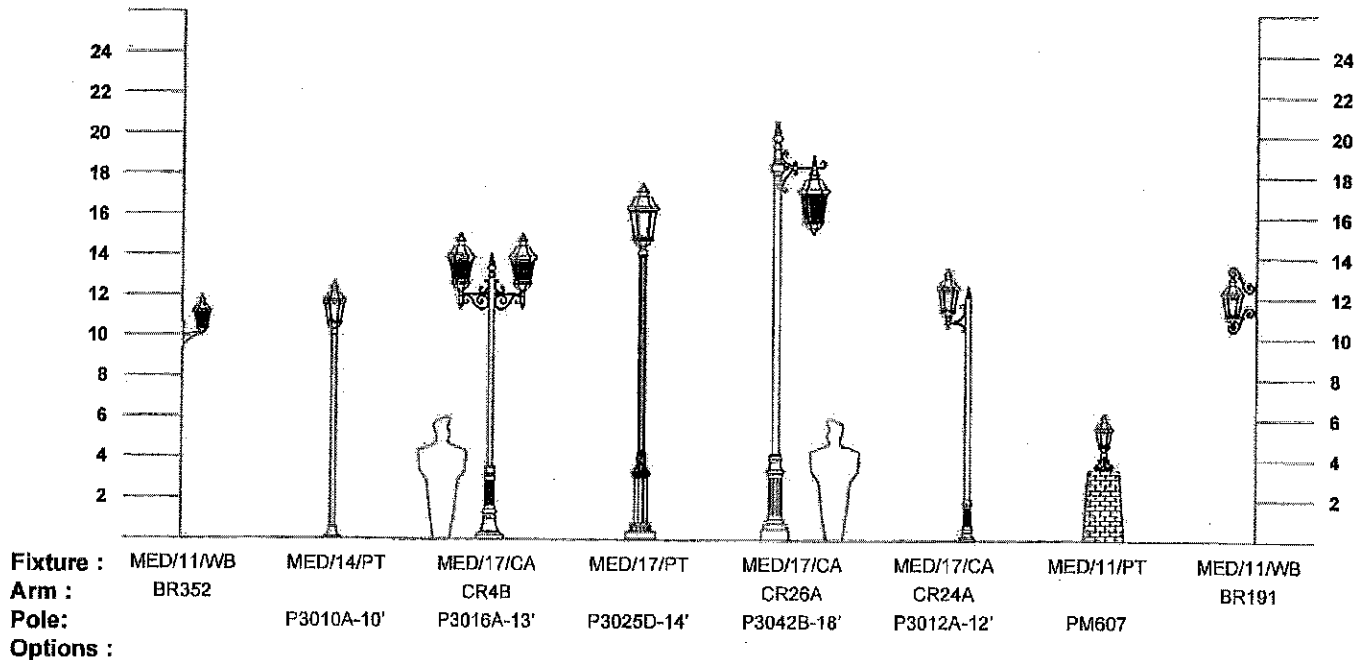
Certification: Fixtures shall be listed for outdoor, wet location. UL1598. IP rating 65.

CAUTION: Fixtures must be grounded in accordance with national, state, and/or local codes. Failure to do so may result in serious personal injury.

ELA RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

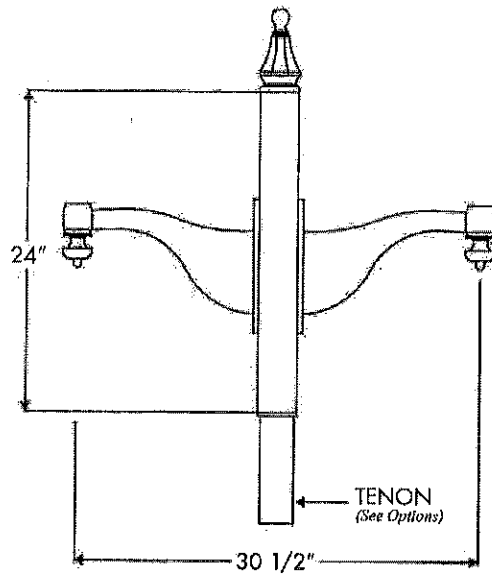
Elevated Scale

Suggested Poles and Arms
for the Mediterranean Fixture

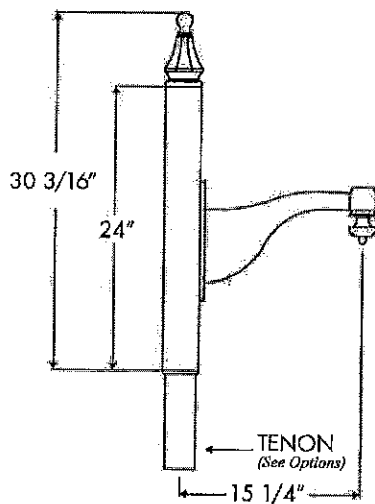


Note: Modifications to the fixture and additional pole heights are available.

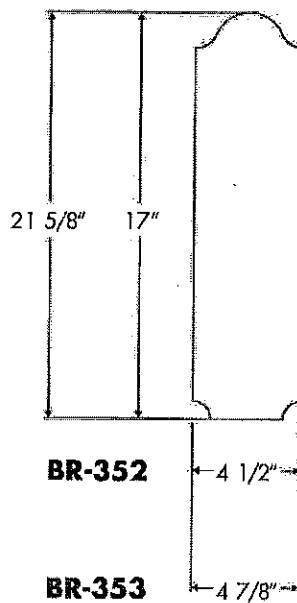
Note: Specifications are subject to change without notice. Always consult factory.



CR-353B

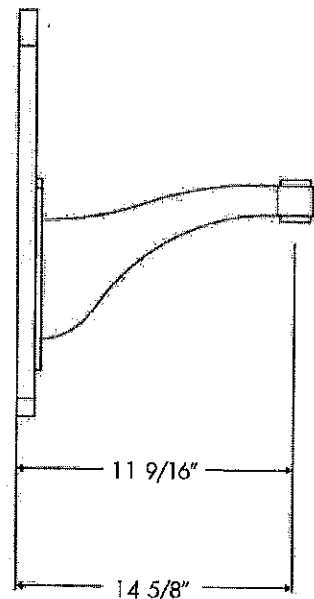


CR-353A



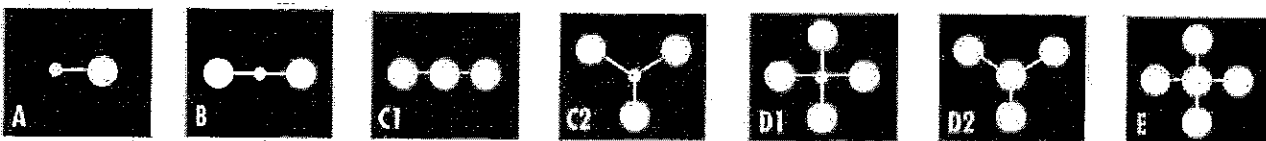
BR-352

BR-353



Durable Cast and Extruded Aluminum Construction

CONFIGURATIONS



Options
Cross Arm tenon is fitted for 3"
and 4" diameter poles per request.

Environmental Lighting for Architecture, Inc.
17891 Arenth Avenue, City of Industry, CA 91748-1197
626.965.0821 • 800.423.6561 • fax 626.965.9494
www.ela-lighting.com

LED Bollards with rotationally symmetrical distribution

Post construction: One piece extruded aluminum, with a one piece aluminum top housing and base, internally welded into an assembly. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Heavy walled, die-cast aluminum cap. Clear $\frac{3}{16}$ " thick borosilicate glass with pure anodized aluminum cone reflector. Fully gasketed using high temperature silicone rubber O-ring gaskets.

Electrical: 18.2W LED luminaire, 24.5 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, dimming not available. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

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

Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA #895A anchorage kit (supplied).

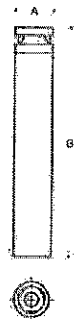
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class IP65.

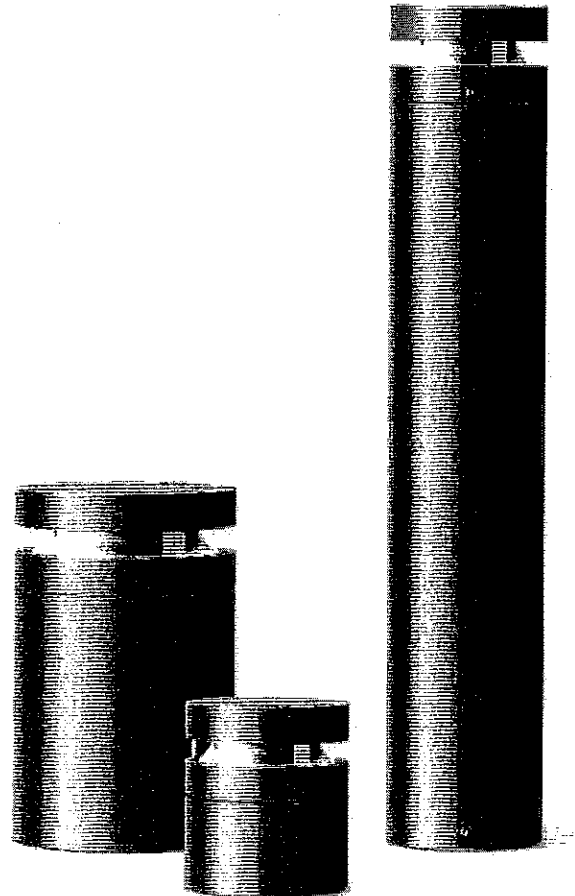
Luminaire Lumens: 881

Tested in accordance with LM-79-08

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



	Lamp	A	B	Anchorage
8554 LED	18.2W LED	6 1/2"	39 3/4"	895 A



1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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