



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 18, 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**

6. **BUSINESS ITEMS**

A. Architectural Review Application No. BAR-16-04: Community Hospital Properties, property owner, and Paul W. Davis, applicant, are requesting changes to the design of a previously approved single-story clinic building and associated site improvements located at 1150 Fremont Boulevard in the Community Commercial (CC) Zoning District. The project is exempt from the California Environmental Quality Act pursuant to Section 15332, Class 32, In-Fill Development Projects.

PURPOSE: In accordance with Sections 17.64.090.C.3 and 4 of the Seaside Municipal code (SMC), the applicant is requesting approval of proposed changes to an approved project.

RECOMMENDATION: City staff recommends that the Board of Architectural Review (BAR) take the following actions:

1. Approve requested changes to the storm water control plan, interior walkways, trash enclosure, emergency generator, and landscaping.
2. Deny requested changes to replace the stone veneer exterior material on the sign base and low streetscape wall material with a stucco finish and restate that the use of a stone veneer be maintained as a condition of approval for these design features.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
WEDNESDAY, JUNE 1, 2016
Seaside City Hall
5:30 PM

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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&noplaylistskin=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

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

DATE: May 18, 2016

SUBJECT: **Architectural Review Application No. BAR-16-04: Community Hospital Properties, property owner, and Paul W. Davis, applicant, are requesting changes to the design of a previously approved single-story clinic building and associated site improvements located at 1150 Fremont Boulevard in the Community Commercial (CC) Zoning District. The project is exempt from the California Environmental Quality Act pursuant to Section 15332, Class 32, In-Fill Development Projects.**

PURPOSE

In accordance with Sections 17.64.090.C.3 and 4 of the Seaside Municipal code (SMC), the applicant is requesting approval of proposed changes to an approved project.

RECOMMENDATION

City staff recommends that the Board of Architectural Review (BAR) take the following actions:

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2. Deny requested changes to replace the stone veneer exterior material on the sign base and low streetscape wall material with a stucco finish and restate that the use of a stone veneer be maintained as a condition of approval for these design features.

BACKGROUND

At its meetings of September 16, 2015, October 7, 2015, and October 21, 2015, the Board reviewed the plans for the construction of a new single-story health clinic to be located at 1150 Fremont Boulevard. The final plans were approved at the October 21, 2015 BAR meeting.

On April 1, 2016, the applicant filed an application to make changes to the previously approved plans. In accordance with Section 17.64.090.C.3 and 4 of the Seaside Municipal Code (SMC) changes that involve a feature of the project that was specifically addressed, was a basis for conditions of approval, or was a specific design consideration by the review authority, in the project approval and that will affect the aesthetics of the project must be reviewed by the BAR.

SITE LOCATION

The site is located on the east side of Fremont Boulevard between Hilby Avenue to the north and Kimball Avenue to the south. The adjacent land uses consist of a retail commercial building to the north, a multi-tenant retail commercial building to the south, retail commercial shopping center to the west, and multi-family apartments and the City's community center to the east. A Vicinity Map is provided as Attachment 2. Previously Approved Plans are provided as Attachment 3. Site Photographs are provided as Attachment 4.

PROJECT DESCRIPTION

The applicant has submitted a letter describing the requested changes to the approved project. The applicant states that the changes are being made to relocate the generator and trash enclosure and to address their client's request to reduce costs. This letter is provided as Attachment 5. The project plans are provided as Attachment 1, Exhibit "A". A summary of the changes is listed below:

Storm drain

1. Relocation of bio-swales. The new storm drainage system has eliminated the bio-swales located under portions of the site access walk from Fremont Boulevard to the building. Bio-swales are now located in the planter on the inside of the vehicle turn around at the east end of the parking aisle and in the landscaped area along the street front. The swales are approximately 18 inches deep.
2. Modification to proposed walkways. Due to the relocation of the bio-swales, the on-site walkways have been modified as follows:
 - The angled walkway at the front of the site has been eliminated,
 - The walkway over the bio-swales within the parking lot have been changed to pervious pavers
3. Modification to landscaping. The landscaping plan proposes to eliminate one plant material (Mexican Lobelia) and replace it with Natal Plum within the modified bio-swales. The landscape architect has confirmed that in accordance with Section 17.34.110.E.4 of the SMC, at least 10 percent (22 percent) of the parking lot will be landscaped.

Relocation of trash enclosure and exterior generator

The trash enclosure and exterior generator have been relocated to the north side of the property to mitigate noise and odor issues to the south. The generator will have a sound attenuation

cover that will limit noise to 60 dB in compliance with the SMC.

Sign and low wall

The proposed stone base for the double sided sign and the adjoining low wall is proposed to be replaced with a white stucco finish to match the stucco finish on the building. The applicant states that due to the height of the wall (30 inches) and the height of the adjacent landscaping upon maturity, very little of the stucco would be visible in the near future from the public right-of-way. The applicant has stated that with the low height of the streetscape wall, mature plantings will cover most of the wall façade, irrespective of the finish material used.

STAFF ANALYSIS

The proposed changes to the storm drain system will result in a redesign of some bio-swales, a minor realignment of the interior walkway system, and the introduction of one new plant material. The proposed changes will not substantially alter the previously approved project. Staff recommends approval of the proposed changes as submitted.

To address noise and odor issues received by the public and the BAR at the September 16, 2016 and October 7, 2016 BAR meetings, the trash enclosure and exterior generator have been relocated to the north side of the site. Staff recommends approval of the proposed changes as submitted.

Staff finds that a change from a stone veneer to a stucco finish on the sign base and low streetscape wall will diminish the streetscape appearance and will diminish this design feature at the main entry to the site. Staff finds that the stone veneer is a quality material which should remain at this prominent location. Staff recommends denial of the proposed material change from a stone veneer to stucco.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act pursuant to Class 32, Section 15332, In-Fill Development Projects.

Evidence: The project site is an infill urban site consisting of 2.36 acres and is surrounded by urban uses. The site is served by required utilities and public services.

FINDINGS

Staff recommends approval of the storm drain, bio-swales, walkways, landscaping, trash and generator locations subject to the following findings:

- o The introduction of a revised bio-swale system does not substantially alter the design of the project.
- o The proposed changes to the walkway system maintain the central pathway through the

parking lot.

- o The revised landscaping material is more suitable for areas located within gentle swales and will provide a more durable and hardier plant near potential pedestrian traffic.
- o Locating the trash enclosure near the northerly property line of the parking lot will eliminate potential noise and odors that might be offensive to the neighboring residential property to the south and provide enhanced accessibility for trash pick-up.
- o The new location of the generator will remove a potential noise source on the residential properties to the south and east. The new model would reduce noise levels to less than 60 dB when located 23 feet from the generator which is in compliance with Section 17.30.060.E of the SMC with relationship to the neighboring residential properties.

Staff recommends denial of the proposed material change from stone to stucco for the sign base and low streetscape wall subject to the following finding:

- o The use of stone veneer material on the sign base and low streetscape wall was specifically addressed by the BAR as a key design element and will adversely affect the aesthetics of the project. As a key design material, the replacement of the stone veneer with a stucco finish will diminish the streetscape presence of the project.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit "A": Proposed Changes
 3. Attachment 2 - Vicinity Map
 4. Attachment 3 - Previously Approved Plans
 5. Attachment 4 - Streetscape & Site Photos
 6. Attachment 5 - Applicant Statement
 7. Attachment 6 - Applicant Statement
-

Attachment 1
Conditions of Approval
1150 Fremont Boulevard
BAR-16-04
May 18, 2016

Planning

1. Compliance shall be maintained with all Conditions of Approval previously granted to this project through BAR-15-04 on October 21, 2015.

Public Works

1. Compliance shall be maintained with Public Works Comment Sheet – Conditions of Approval which is included as Attachment 6.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-04

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

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

Drawn By: HMM

Drawing Date: 6.25.15

Project Number: 1463

2.13.15 - CITY BAR PACKAGE
4.14.15 - DESIGN DEVELOP'MT
4.27.15 - CITY BAR PACKAGE 2
6.10.15 - CITY BAR PACKAGE 3
6.25.15 - BUILDING PERMIT
9.23.15 - BAR RESPONSE

Revisions:

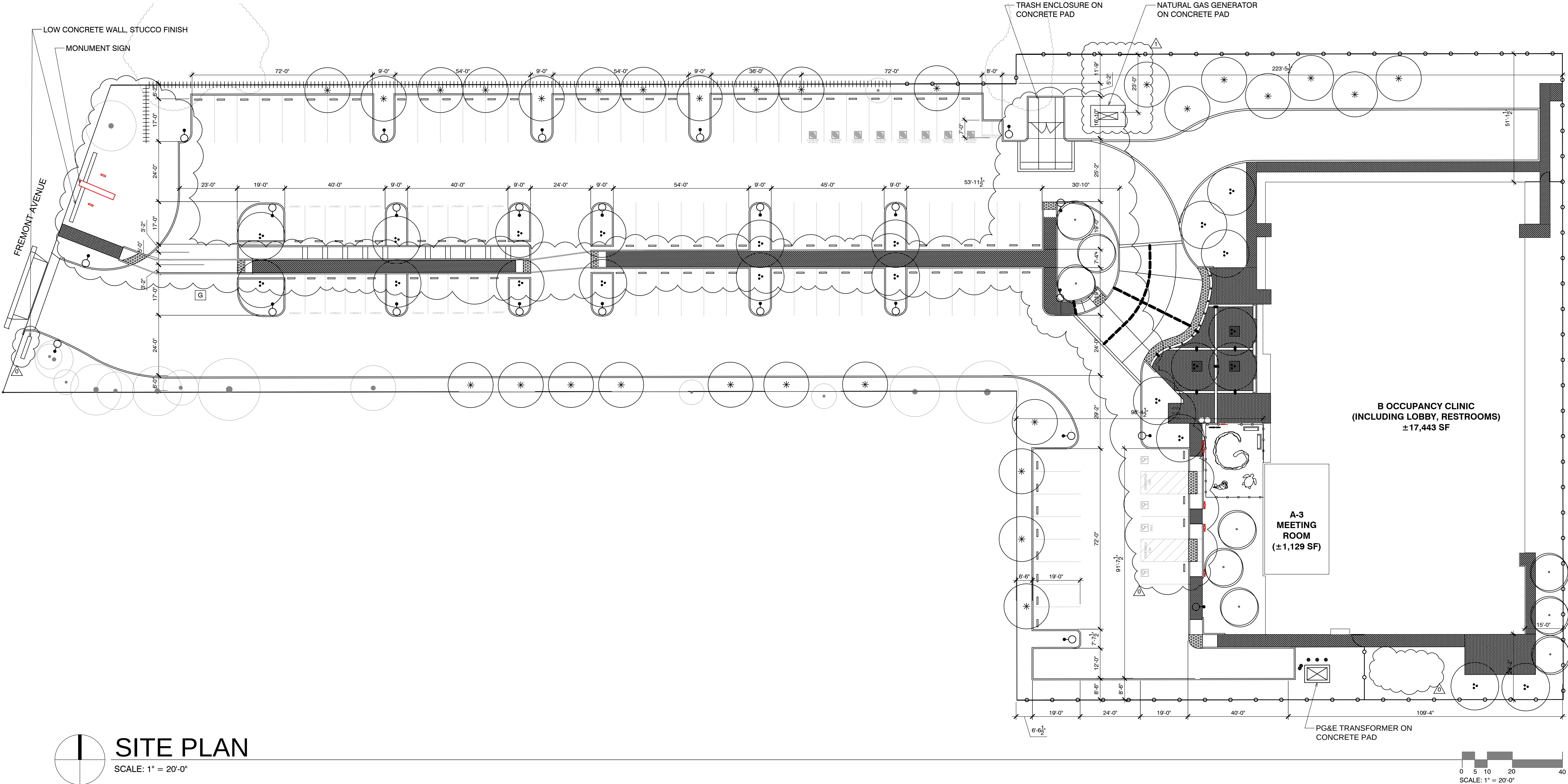
3.30.16 BAR ADJUSTMENTS
4.26.16 BAR ADJUSTMENTS

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

Sheet Title:
SITE PLAN

Sheet Number:

A1.1



SITE PLAN
SCALE: 1" = 20'-0"



STAINLESS STEEL LETTERING, 6" TALL, PIN MOUNTED

WOOD TO MATCH ARCHITECTURE

STAINLESS STEEL LETTERING, 4" TALL, PIN MOUNTED

SEASIDE FAMILY HEALTH CENTER LOGO

STAINLESS STEEL LETTERING, 6" TALL, PIN MOUNTED

CMU WALL WITH STUCCO FINISH

FINISH SURFACE

Entry Sign with Stucco Base

NTS

3

YOSEMITE SERIES™

YO



MATERIAL



FOR USE WITH



Power Supplies



Options



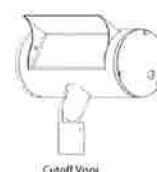
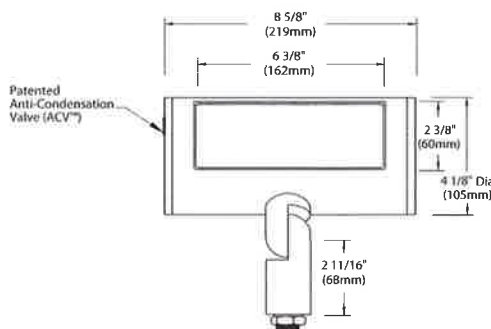
Mounting

"Shaping the beam of light was necessary to minimize stray uplight and provide high illuminance for the engraved wood elements. The Yosemite Series™ was selected because of its large lens area and having a point source of light. A custom internal lens achieved the results."

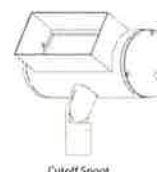
Joseph Scott, Tripped on Light Design Inc., BKU Fall 2005



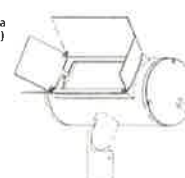
Shown in
Bronze Satin (BZP) finish



Cutoff Snoot



Cutoff Snoot



Adjustable Barn Doors

Hydro-Flo[®] Technology Pavers



US Patent # 7927037 B2

CAN Patent # 2,746,731

EU Patent # 246284

Presented By



***PACIFIC
INTERLOCK
PAVINGSTONE INC.***

**... A major breakthrough in the preservation
of one of our most valuable natural
resources. . . Water.**



Pacific interlock Pavingstone created Hydro-Flo® Technology, using it to manufacture the first and **ONLY** truly permeable concrete paver with up to **100% surface permeability** that is strong enough for both **commercial** and **residential** use.

**Hydro-Flo®
answers
environmental
needs...**

National concerns about the **waste of ground water, erosion control** and **water retention** demands more of the paving industry.



**Allows drainage of 3 inches per hour to
encourage percolation**

Benefits:

- Greatly reduces the chance of erosion
- Stronger than poured concrete or asphalt
- Re-hydrates the soil below
- Returns water to ground aquifers
- Reduces water runoff by as much as 100%
- No unsightly gaps like ordinary permeable pavers
- Supports surrounding vegetation by re-hydrating sub-soil
- **Exceeds State of California C-3 standards**
- ADA compliant





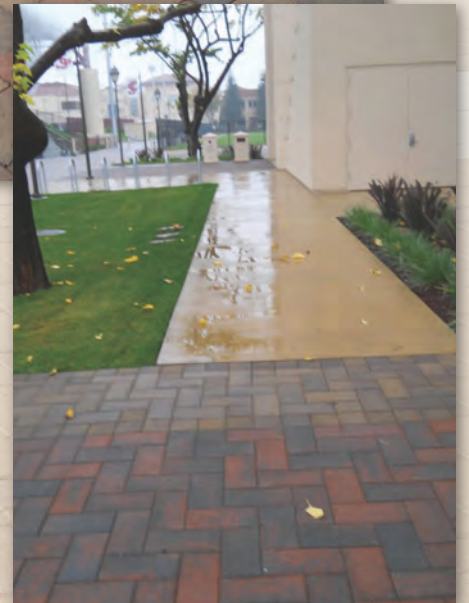
Directives, Programs & Plans:

- ***USEPA*** – United States Environmental Protection Agency
- ***NPDES*** – National Pollution Discharge Elimination System
- ***SWRCB*** – State Water Resource Control Board
- ***RWQCB*** – Regional Water Quality Control Board
- ***SWPPP*** – Storm Water Pollution Prevention Program
- ***WPCP*** – Water Pollution Control Program
- ***BMP*** – Best Management Practices
- ***C3 / LID Standards***





Our Hydro-Flo® pavingstones are as attractive as regular pavers and can be used side-by-side. They also share another characteristic: They are **extremely strong...** stronger than poured concrete and strong enough for commercial use at over **8000 psi.**



Hydro-Flo® Technology Pavers



Uses:

- ~ Commercial and residential parking and storage areas
- ~ Sloped area (driveways)
- ~ Problem drainage areas
- ~ Walkways, crosswalks, plazas and patios (reduces puddles)
- ~ Areas where water runoff or standing water might be a concern
- ~ Places where water needs to be directed away from or towards a specific area
- ~ **Any area where standard pavers can be utilized**



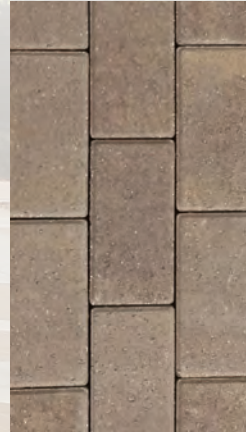
A Color Selection Guide



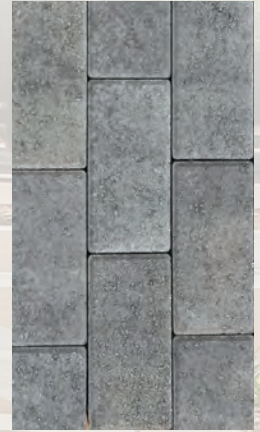
B1 Shasta Redwood
Red/Brown



B4 Painted Desert
Red/Tan/Charcoal



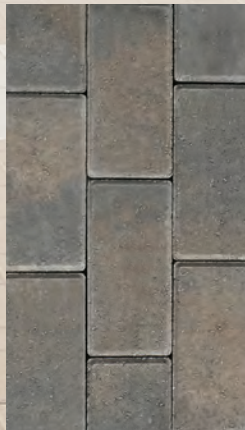
B5 Mojave Dunes
Tan/Brown



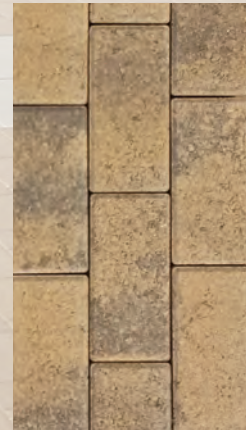
B6 Tahoe Granite
Gray/Charcoal



B7 Monterey Sands
Tan/Charcoal



B10 Country Loam
Brown/Charcoal



B11 Sahara Sand
Cream/Tan



B12 Summit Sunrise
Gray/Tan/Charcoal

Colors represented here are depicted as accurately as possible. However, due to the nature of our product and the variables in printing reproduction, exact color matching cannot be guaranteed. Custom colors are available upon request.



Tan



Red



Natural Grey



Brown



Charcoal

Hydro-Flo® pavers are available in several styles and eight colors, in 60mm or 80mm sizes. Call for specific information as well as custom color availability.



Large, Medium & Small Cobble Stones
60mm only



Textured Estate Series
80mm & 60mm



Rustic Cobble Stones
60mm only



Canyon Rock Estate Series
80mm & 60mm



Holland
80mm & 60mm



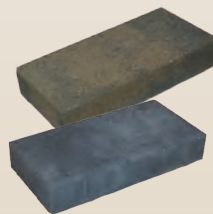
City Estate
6x12 80mm only



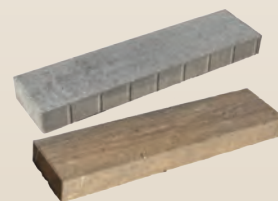
Estate Series
80mm & 60mm



Universal Classic Pavers
80mm & 60mm



Plaza Smooth & Textured Pavers
70mm only



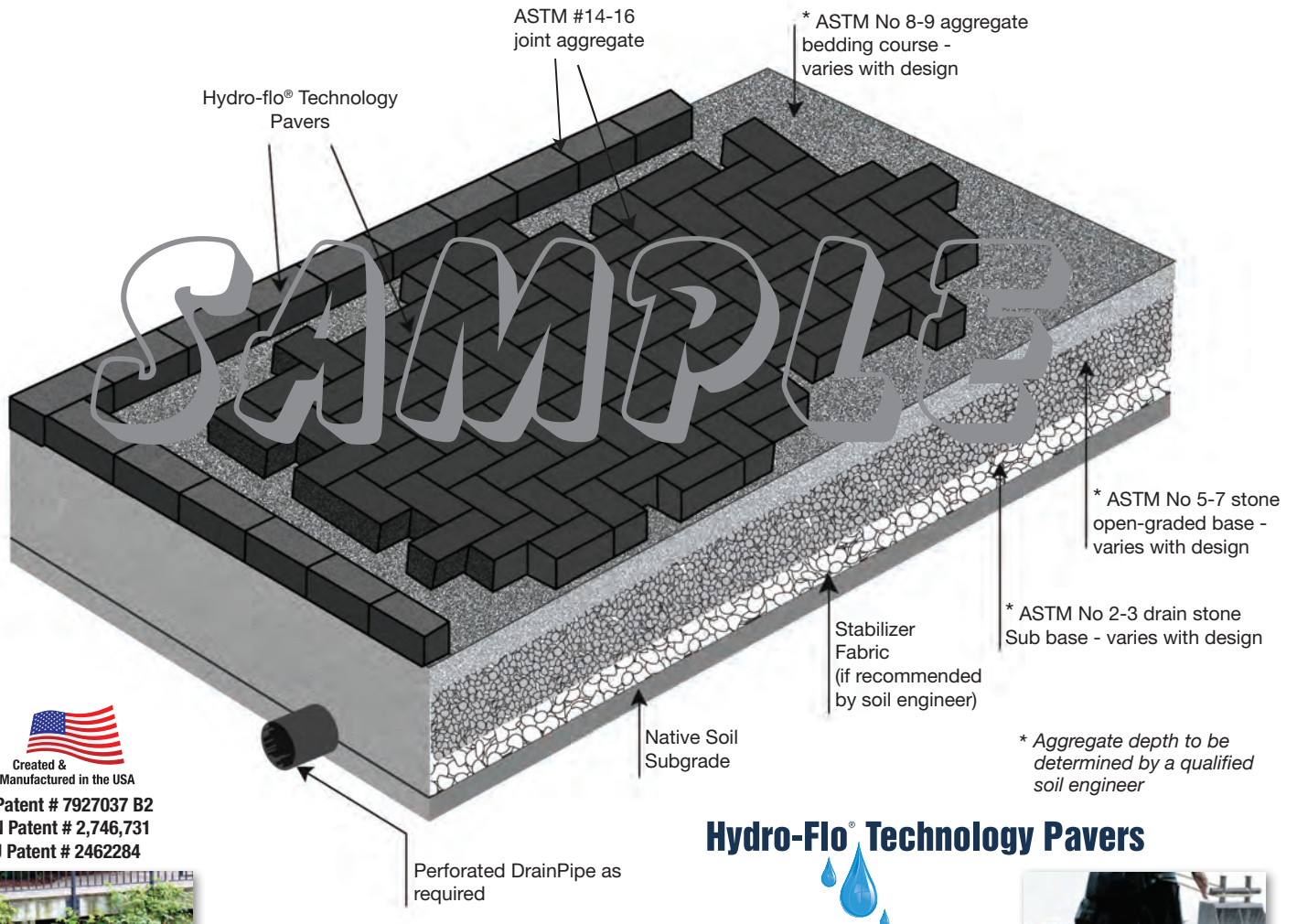
Plank Smooth & Textured Pavers 60mm
** Pedestrian Only **



NO OTHER PERMEABLE PAVER ON THE MARKET TODAY HAS ALL OF THE FEATURES AND ADVANTAGES OF OUR HYDRO-FLO® PERMEABLE PAVERS.

Paving Comparison Chart	Surface Permeability %	Helps Stop Erosion	Re-hydrates Soil Below	Stops Puddles
Concrete	Less than 1 %	No	No	No
Asphalt	Less than 1%	No	No	No
Ordinary Permeable Pavers	8-12%	minimal	moderate	moderate
Hydro-Flo® Pavers	100%	Yes	Yes	Yes

Just Add Water!



Hydro-Flo® Technology Pavers



Please consult a certified soil engineer prior to installation of permeable pavers as many things affect drainage. Some of these are:

- Land use • Vegetation • Soil type • Drainage area and pattern • Slope • Basin shape •
- Topography • Natural conditions (ponds, etc.) •

For additional information or samples please contact:

Pacific Interlock Pavingstone Co.
1495 S Winchester Blvd
San Jose, CA 95128
408-379-1436



www.pacinterlock.com

Pacific Interlock Pavingstone Co.
1895 San Felipe Road
Hollister, CA 95023
831-637-9163

Quiet Connect™ Series RS30



Features and benefits

Robust product design and testing - The generator is designed to operate under extreme environmental conditions including cold weather starts at as low as -40 °F. The generator is tested and certified per the latest EPA, UL and IBC Seismic standards and is capable of meeting NFPA110 requirements when equipped with the necessary accessories and properly installed.

Flexible Exercise mode - The innovative, flexible exercise mode enables the generator to exercise at a time, frequency and duration that suits the customer's preference - as little as 2 minutes every 6 months - reducing unnecessary fuel consumption, emissions and noise.

Advanced Enclosure Design - The aesthetically appealing enclosure incorporates special designs that deliver the quietest generator of its kind. Aluminum material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been evaluated to withstand 180 MPH wind loads in accordance with ASCE7-10. The intelligent design has removable panels and service doors to provide easy access for service and maintenance.

Self diagnostics and easy service - The generator is equipped with Cummins PowerCommand electronic control to provide industry-leading self diagnostic capabilities. In addition, critical components of the generator are designed to ensure service and preventive maintenance can be completed in a short period of time.

Weight, size and sound level

Weight: 1231 lbs (558 kg)

Size: Length 94 in (2388 mm), width 34 in (864 mm), height 45.5 in (1156 mm)

Sound: 60 dB(A) at 23 ft (7 m) with sound level 2 enclosure

Series	Model	Phase	Voltage (V)	Frequency (Hz)	Rated amps ¹ (NG/LPV fuel)	Circuit breaker (Amps)
RS30	C30 N6	1	120/240	60	125.0/125.0	150
		3	120/208	60	104.1/104.1	125
		3	120/240	60	90.3/90.3	100

¹ Derating guidelines: Natural Gas: Engine power available up to 762m (2500 ft) at ambient temperatures up to 40 °C (104 °F). Above these elevations derate at 4% per 305m (1000 ft) and 2% per 10 °C above 40 °C (104 °F).

Propane: Engine power available up to 1005m (3300 ft) at ambient temperatures up to 40 °C (104 °F). Above these elevations derate at 4% per 305m (1000 ft) and 2% per 10 °C above 40 °C (104 °F).

Our energy working for you.™

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power.cummins.com

Product features

Engine

- Natural gas/propane 1800 rpm engine
- Engine air cleaner – normal duty
- Electronic governor, isochronous
- Engine starter, 12 VDC motor
- Shutdown – low oil pressure
- Extension – oil drain
- Engine oil

Fuel System

- Single fuel – natural gas or propane vapor, field selectable

Alternator

- 60 Hz, 1 phase, 4 lead, or 3 phase, 12 lead, 120 °C temperature rise at 40 °C ambient
- Exciter/voltage regulator – torque match

Control

- PowerCommand 1.1
- Display language – English
- Control mounting, right facing

Electrical

- Single circuit breaker, UL certified, right-side mounted
- Battery charging alternator, normal duty
- Battery charger – 6 Amp, regulated

Cooling

- Generator set cooling capability – 50 °C
- Shutdown – low coolant level
- Engine coolant – 50/50 mixture
- Extension – coolant drain

Enclosure

- Aluminum enclosure Sound Level 1 with muffler installed, sandstone color
- Wind rating – 180 MPH

Code compliance

- UL 2200
- EPA emissions, emergency, stationary, 40CFR60
- IBC Seismic
- NFPA110 capable

Generator set application

- Coolant heater
- Crank case vent heater
- Large battery rack
- Flexible fuel line
- Literature (English) – operator's manual, installation quick guide and manual, service manual

Warranty

- Base warranty – 2 year standby
- Extended warranties available

Packaging

- Shipping pallet, poly bag

Generator set performance

Governor regulation class: ISO 8528 Part 1 Class G2

Voltage regulation, no load to full load: $\pm 1.0\%$

Random voltage variation: $\pm 1.0\%$

Frequency regulation: Isochronous

Random frequency variation: $\pm 0.75\%$ @ 60 Hz

Radio frequency emissions compliance: FCC code Title 47 part 15 Class B

Engine

Design: Turbo

Bore: 86.5 mm (3.4 in)

Stroke: 100.0 mm (3.94 in)

Displacement: 2.4 liters (143.5 in³)

Cylinder block: Cast iron, in-line 4 cylinder

Battery capacity: 550 amps at ambient temperature of 0 °F to 32 °F (-18 °C to 0 °C)

Battery charging alternator: 50 amps

Starting voltage: 12 volt, negative ground

Lube oil filter type(s): Spin-on with relief valve

Standard cooling system: 50° C (122° F) ambient cooling system

Rated speed: 1800 rpm

Fuel supply pressure

Minimum fuel supply pressure, kPa

(in H₂O): 1.5 (6.0)

Maximum fuel supply pressure, kPa

(in H₂O): 3.5 (14.0)

Control system

The PowerCommand® electronic control is standard equipment and provides total generator set system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

Sound attenuated enclosure

The aesthetically appealing enclosure incorporates special designs that deliver the quietest generator of its kind. Aluminum material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been evaluated to withstand 180 MPH wind loads in accordance with ASCE7-10. The intelligent design has removable panels and service doors to provide easy access for service and maintenance.

Average fuel consumption

Fuel consumption – natural gas

Load:	1/4	1/2	3/4	Full
Ft ³ /hr:	147.6	219.0	300.0	380.9
M ³ /hr:	4.1	6.1	8.4	10.7

Conversion factor:

8.58 ft³ = 1 lb

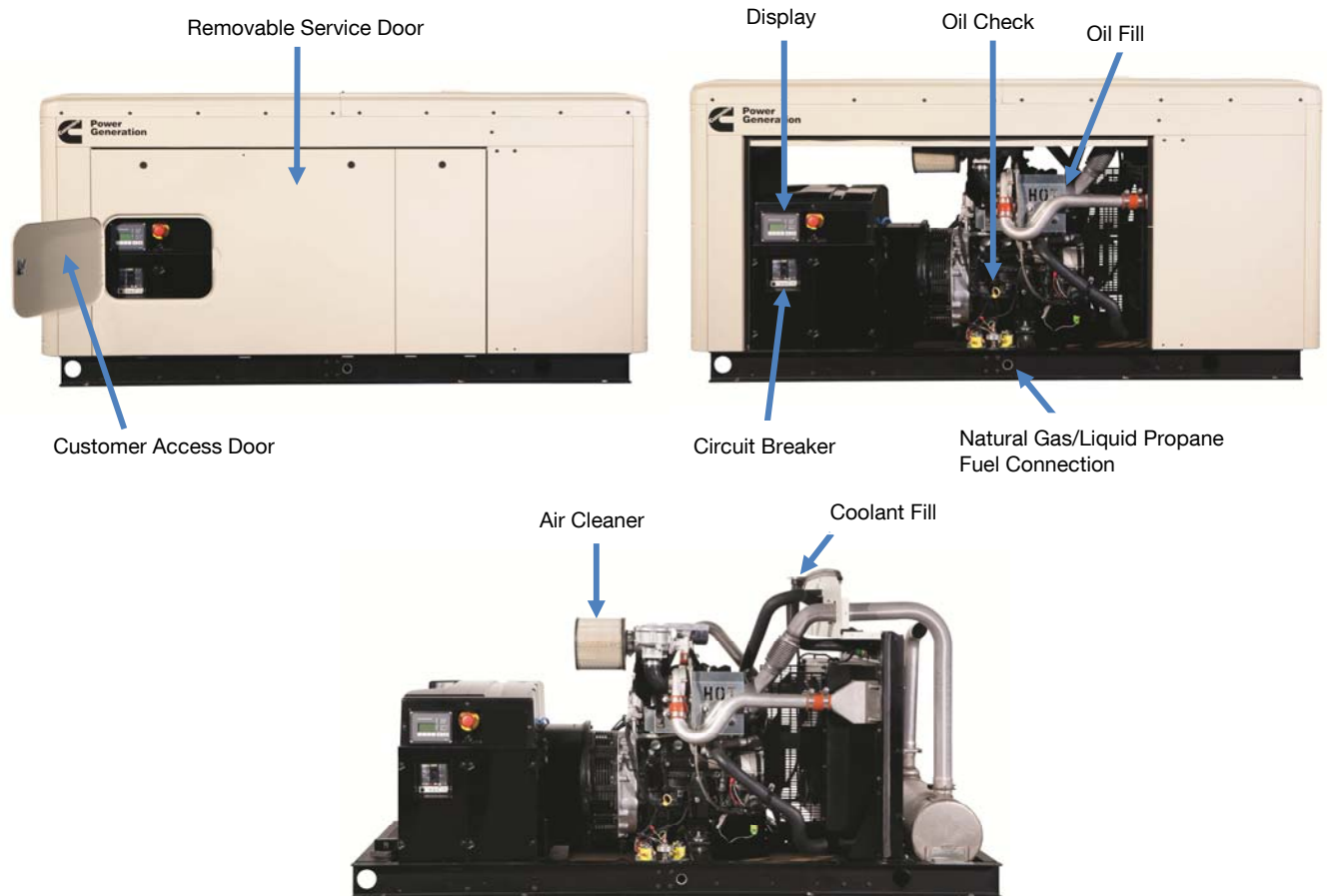
0.535m³ = 1 kg

36.39 ft³ = 1 gal

Fuel consumption – LP vapor

Load:	1/4	1/2	3/4	Full
Ft ³ /hr:	66.4	95.9	129.1	164.1
M ³ /hr:	1.9	2.7	3.6	4.6
Gal/hr	1.8	2.7	3.6	4.5

Easy service and installation

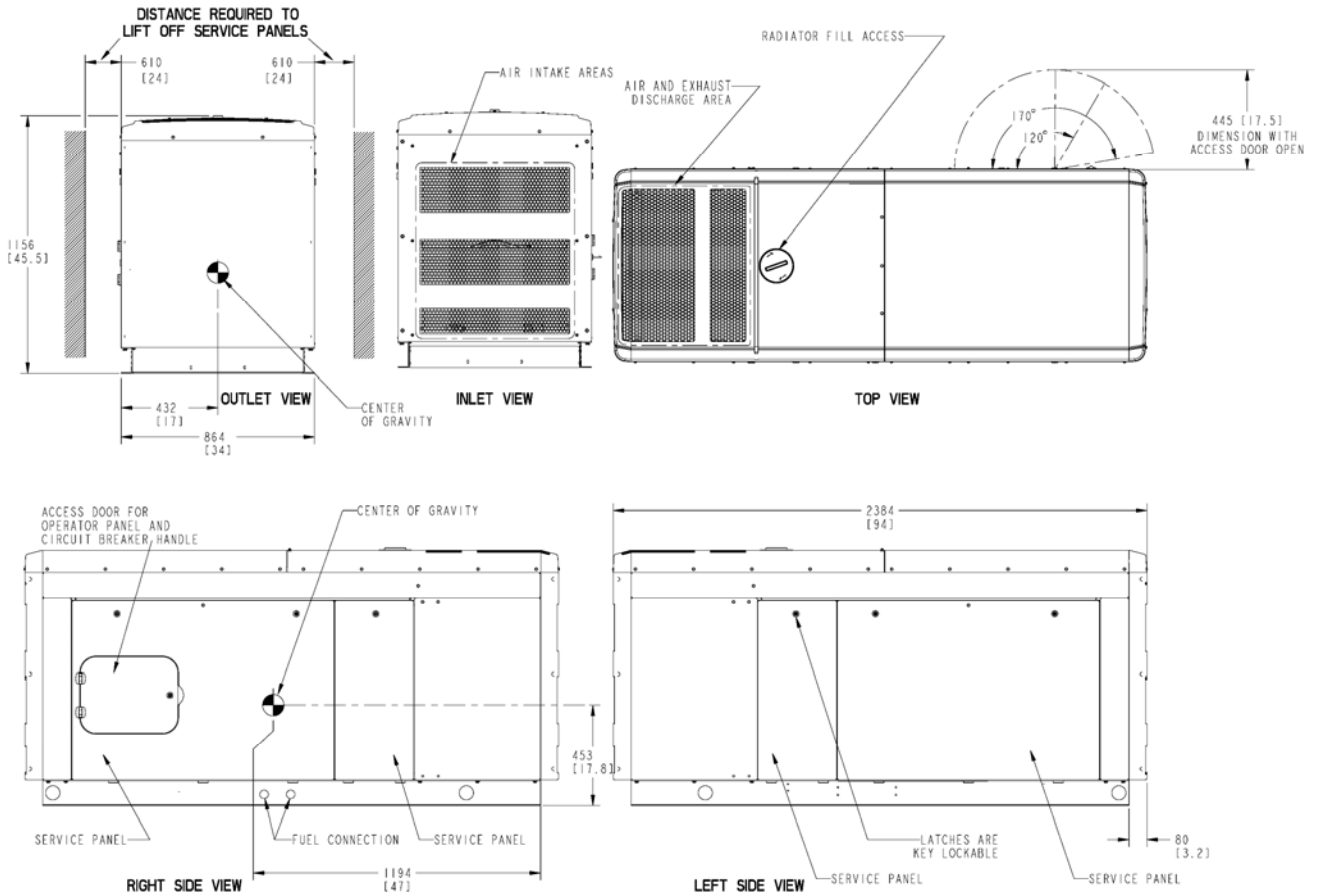


Our energy working for you.™

©2015 Cummins Inc. | NAS-5776d-EN (4/15)

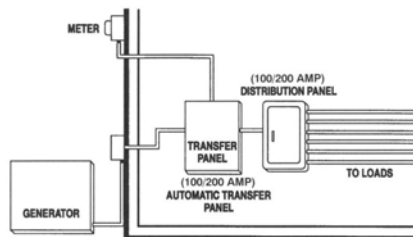
power.cummins.com

Basic dimensions

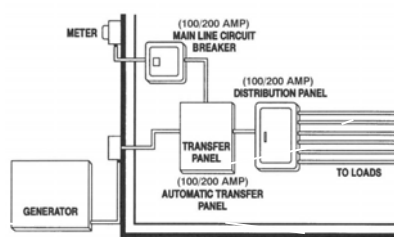


Note: This outline drawing is provided for general reference only and is not intended for use in design or installation. For more information, see Operators and Installation manuals or contact your distributor or dealer for assistance.

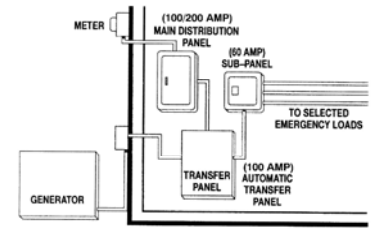
Automatic transfer panel configurations



Typical service entrance ATS model installation (100/200A)



Typical non-service entrance ATS model installation (100/200A)



Dedicated emergency standby service system (100/200A)

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Accessories

- HMI211RS in-home display, including pre-configured 12" harness
- HMI211 remote display, including pre-configured 12" harness
- HMI220 remote display
- Auxiliary output relays (2)
- Auxiliary configurable signal inputs (8) and relay outputs (8)
- Annunciator – RS485
- Internet monitoring device – PowerCommand 500
- Battery chargers – stand-alone, 12V
- Enclosure Sound Level 1 to Sound Level 2 upgrade kit
- Enclosure paint touch up kit
- Base barrier – elevated generator set
- Alternator heater
- Maintenance and service kit
- Engine lift kit



⚠ WARNING:

Standby rating based on: Applicable for supplying emergency power for the duration of normal power interruption. No sustained overload capability is available for this rating. (Equivalent to fuel stop power in accordance with ISO3046, AS2789, DIN6271 and BS5514,) nominally rated. See T030.

⚠ WARNING:

Back feed to a utility system can cause electrocution and/or property damage. Do not connect to any building electrical except through an approved device or after building main breaker is open.

Transfer switch (sold separately)

- Automatic Transfer Switches available in various amperages.
- Service Entrance models are also available, which helps reduce the installation cost.
- All models UL listed to UL 1008 standard.
- Available for both Indoor and Outdoor applications.
- Compatibility with Cummins generator set helps reduce the installation time for the complete application.

Warranty policy

The Cummins RS and RX liquid cooled generator set models come with a 2 year base warranty when used in EPA-Stationary Emergency application. The RA series Automatic Transfer Switches come with a 2 year base warranty. Extended warranty options are available. Please contact Cummins dealers/distributors for details.

After sale support

Largest distributor/dealer support network

Cummins Power Generation generator sets are supported by the largest and best trained worldwide certified distributor/dealer network in the industry. The network of knowledgeable and highly trained dealers will help you select the right generator for your application and advise you on associated accessories for your generator. The dealer network can also help answer any questions you may have regarding operation and maintenance requirements of the generators. This same network offers a complete selection of commonly used generator set maintenance parts, manuals and specification sheets.

Manuals: Operation and installation manuals ship with the generator set. To obtain additional copies or other manuals for this model, see your distributor/dealer. To easily locate the nearest certified distributor/dealer for Cummins generators in your area, or for more information, contact us at 1-800-344-0039 or visit power.cummins.com.

Contact your distributor/dealer for more information.

North America
1400 73rd Avenue N.E.
Minneapolis, MN 55432
USA

Phone 763 574 5000
Fax 763 574 5298

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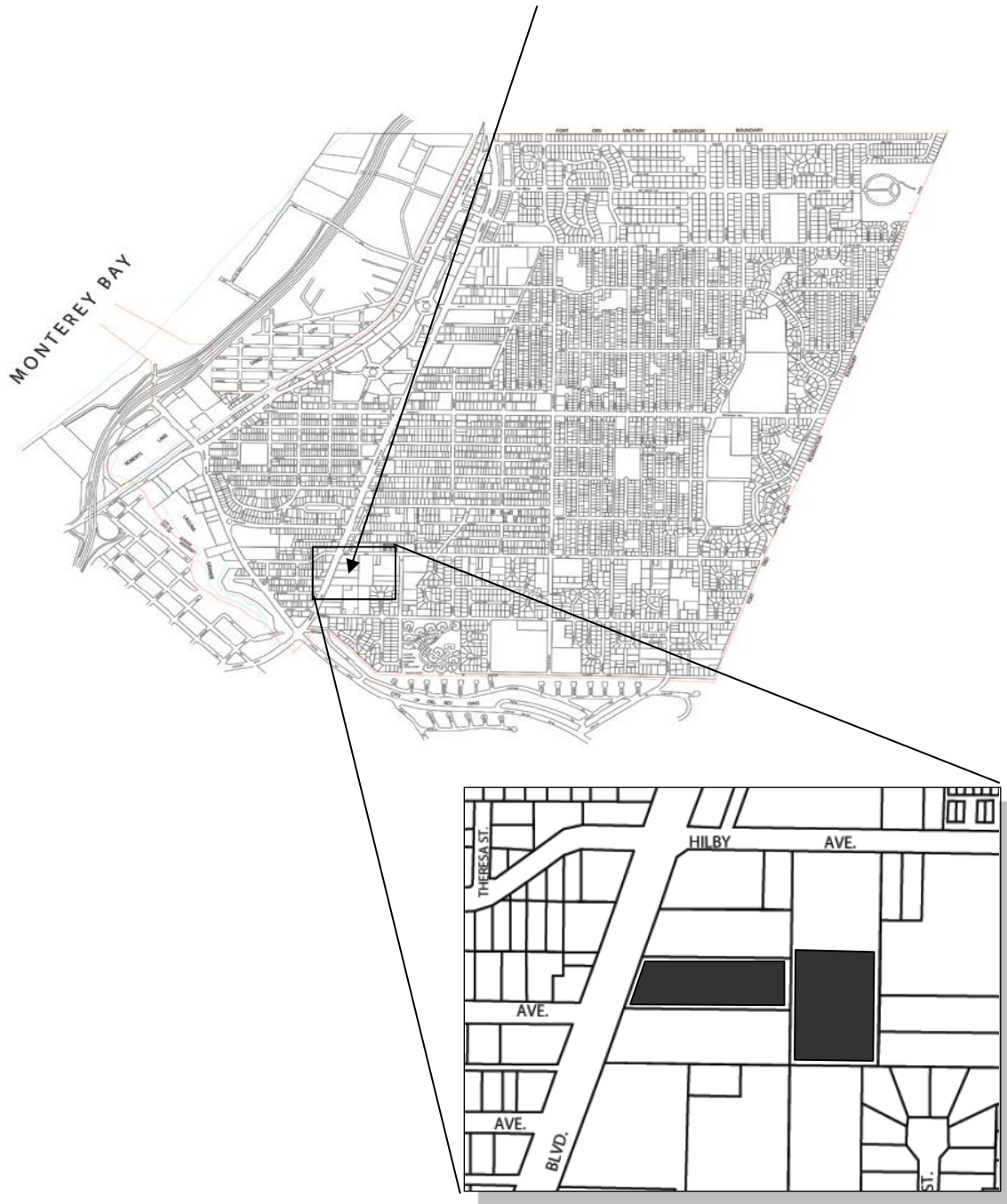
NAS-5776d-EN (4/15)



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Location Map

Project Site: 1150 Fremont Boulevard



SEASIDE FAMILY
HEALTH CLINIC

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

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

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

Drawn By: HMM

Drawing Date: 6.10.15

Project Number: 1463

2.13.15 - CITY BAR PACKAGE

4.14.15 - DESIGN DEVELOPMT

4.27.15 - CITY BAR PACKAGE 2

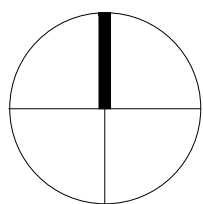
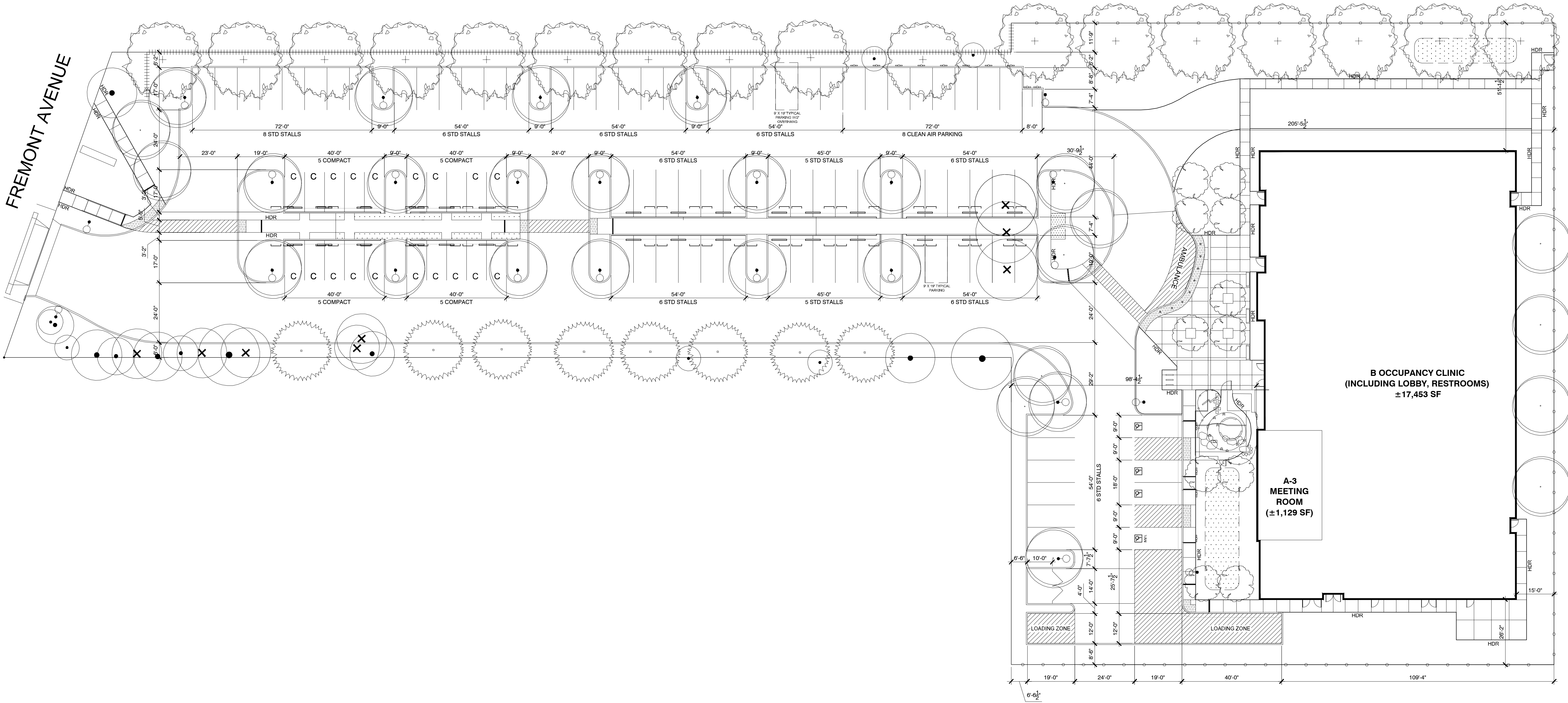
6.10.15 - CITY BAR PACKAGE 3

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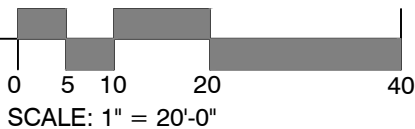
Sheet Title:
SITE PLAN

Sheet Number:



SITE PLAN

SCALE: 1" = 20'-0"



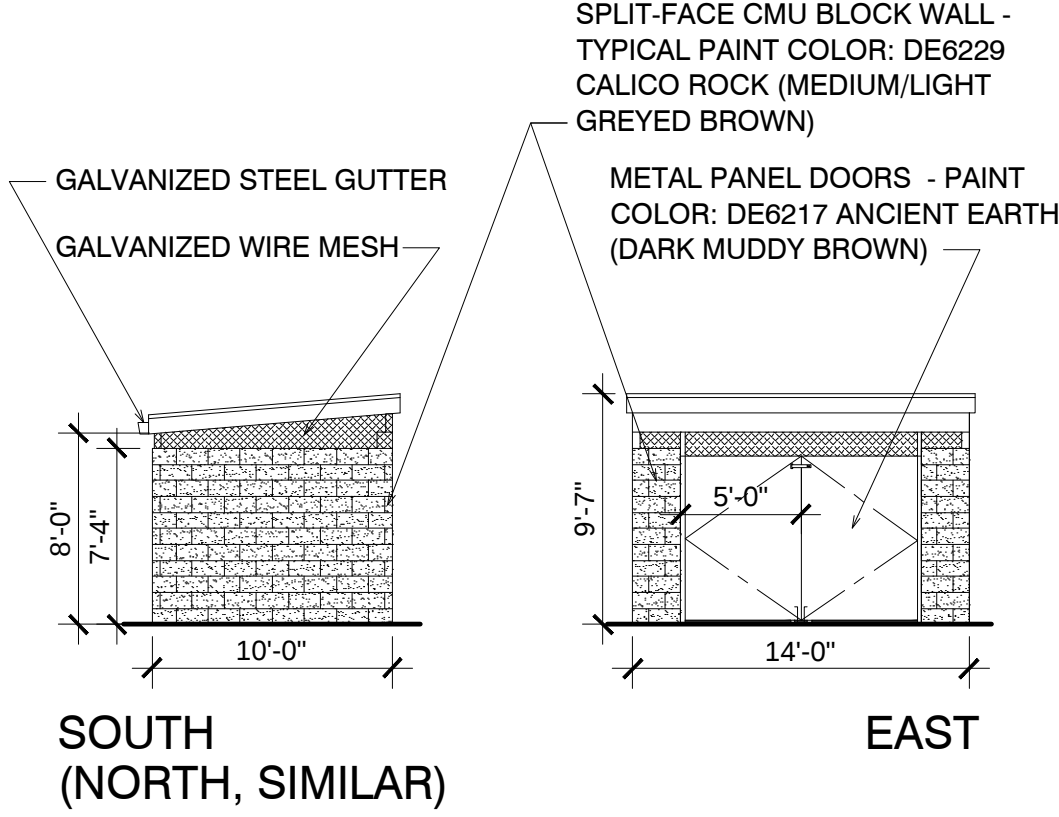
A1.1

SEASIDE FAMILY
HEALTH CLINIC

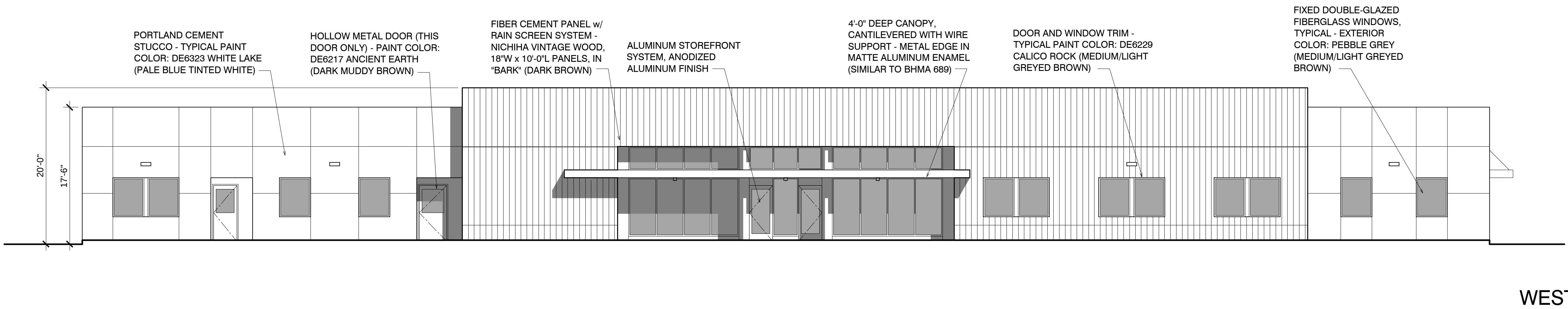
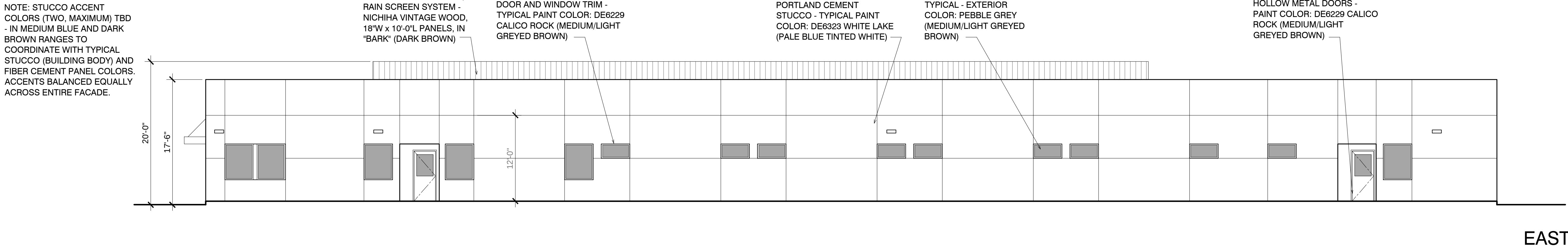
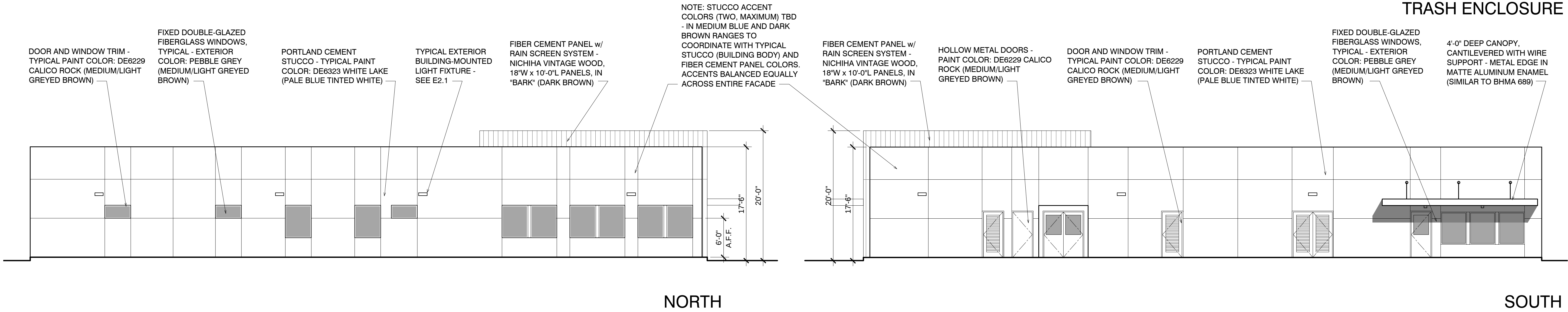
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1150 FREMONT STREET
SEASIDE, CALIFORNIA 93955

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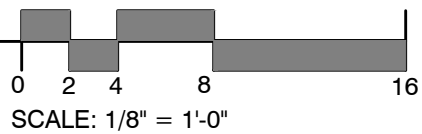


TRASH ENCLOSURE

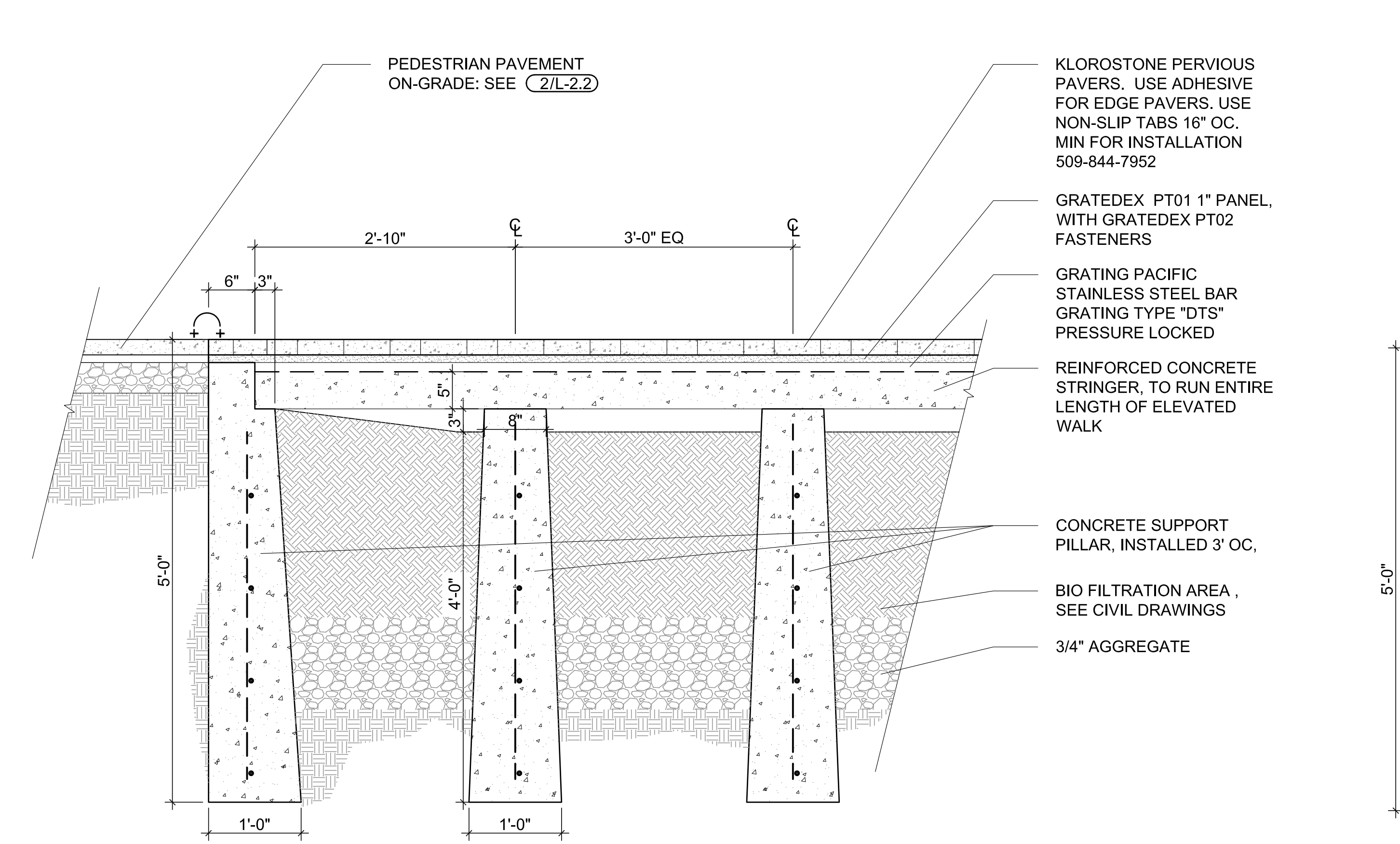


EXTERIOR ELEVATIONS

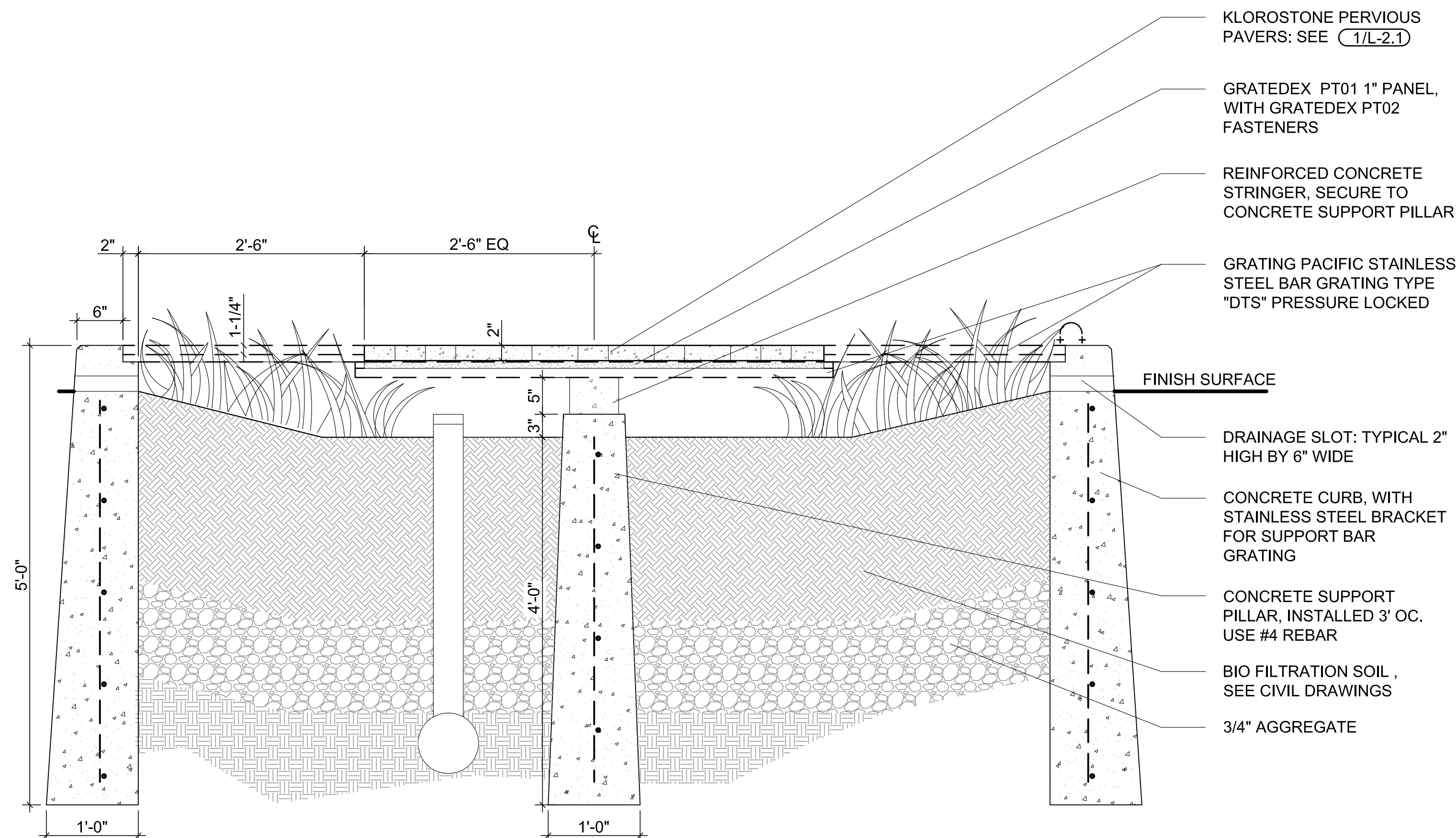
SCALE: 1/8" = 1'-0"



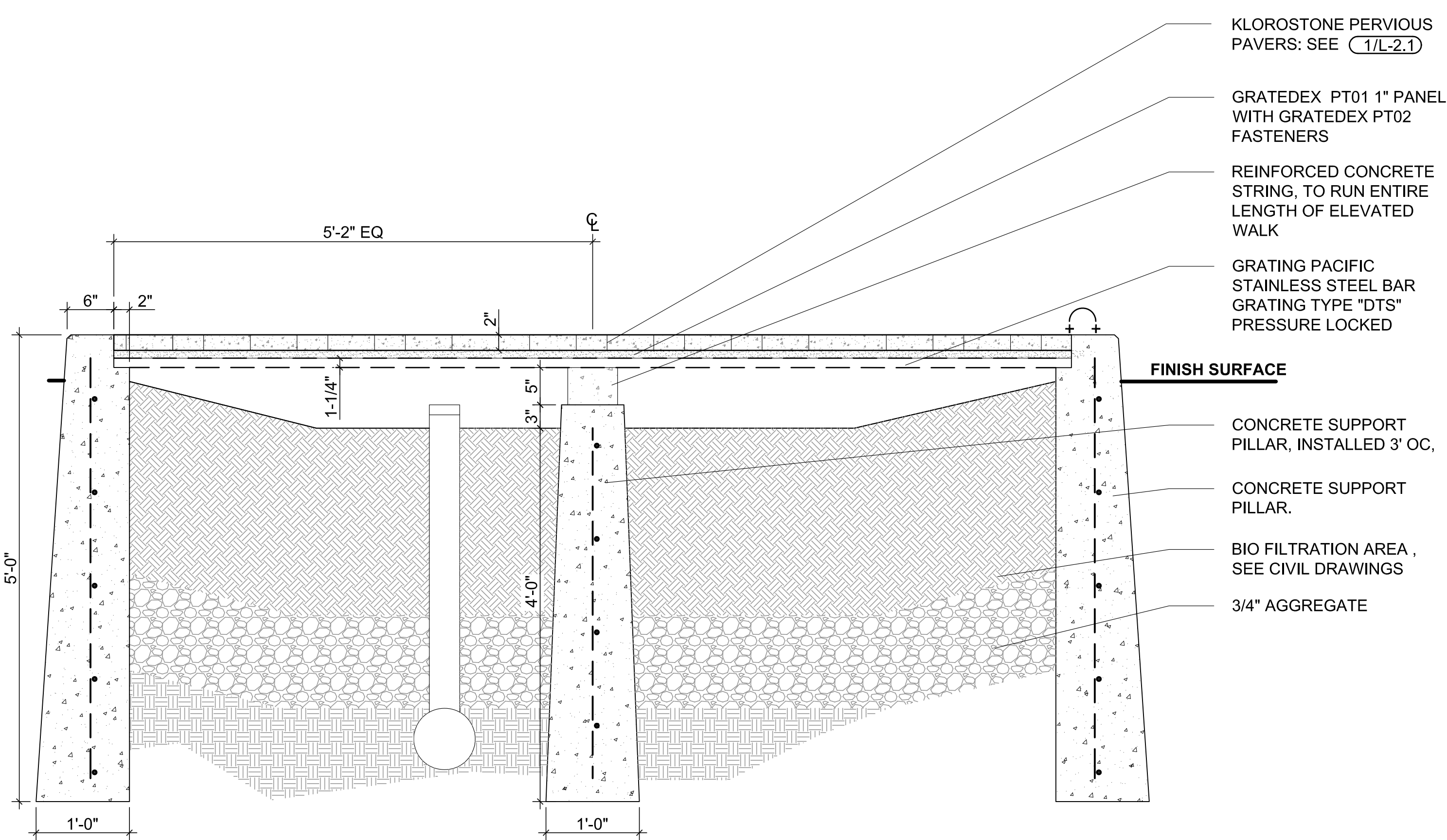
A5.1



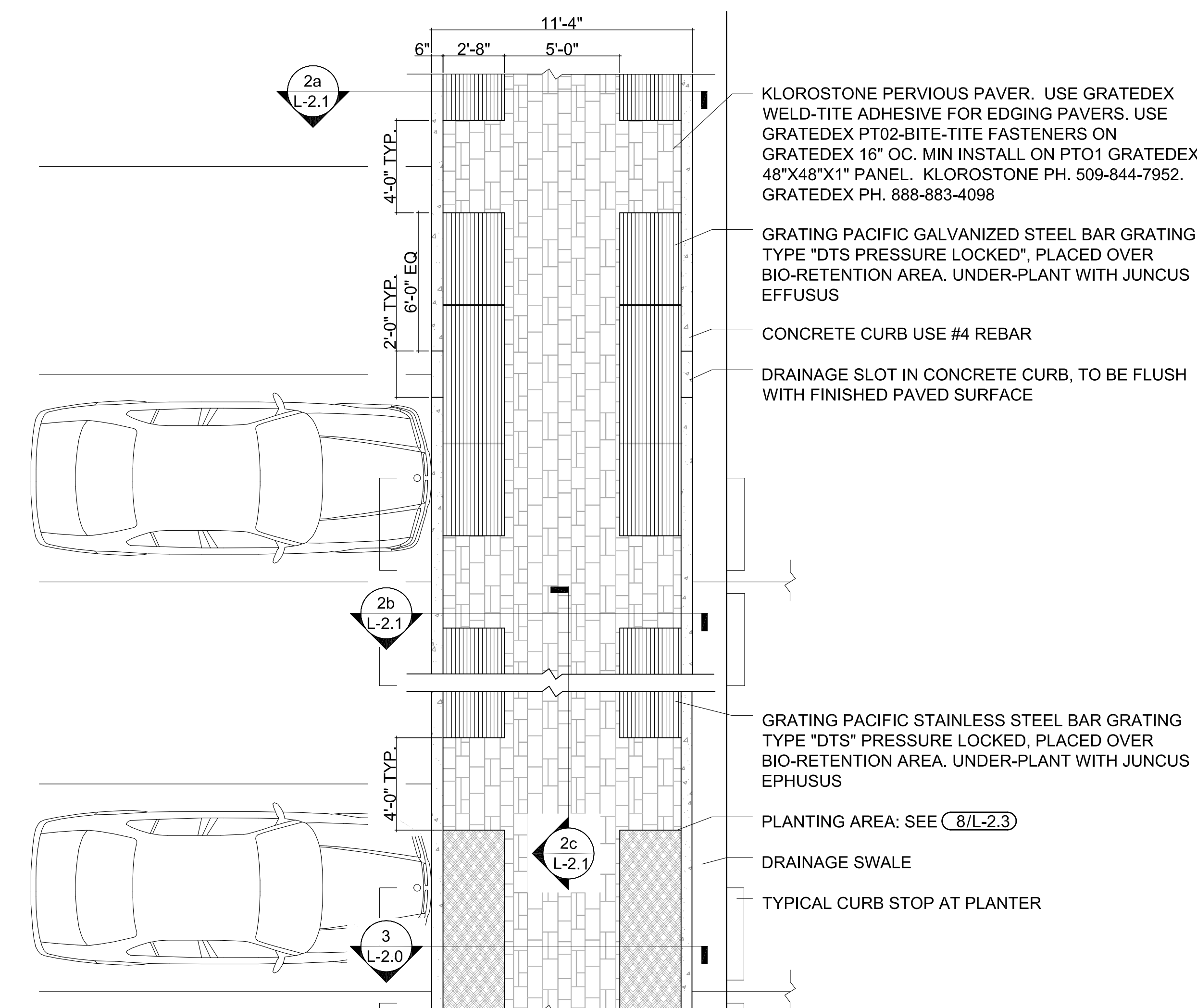
2c Raised Steel Walkway - Section
1" = 1'-0"



2a Raised Steel Walkway - Section
1" = 1'-0"



2b Raised Steel Walkway - Section
1" = 1'-0"



1 Raised Steel Walkway - Plan
1" = 1'-0"

Project / Owner:
Community Hospital Properties

SEASIDE FAMILY HEALTH CLINIC

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

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bfs
LANDSCAPE ARCHITECTS

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Monterey, California 93940
831.646.1383 | www.bfsa.com

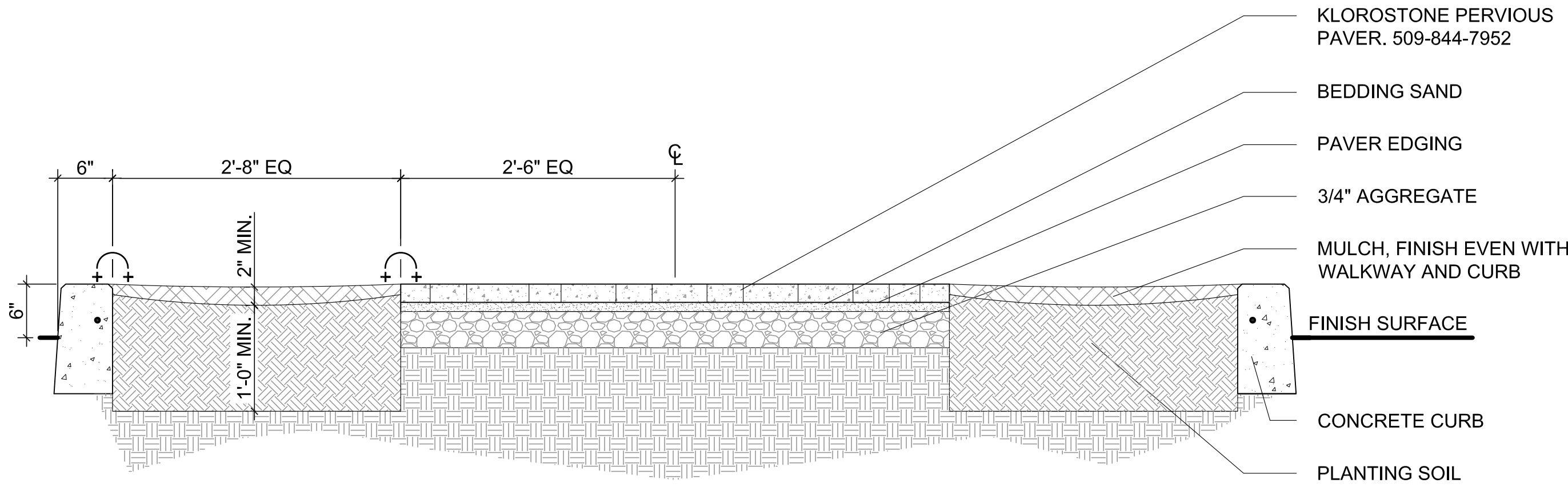
Drawn By: em/lc
Drawing Date: 06/09/2015
Project Number: 14.075
2.13.15 - CITY BAR PACKAGE
4.14.15 - DESIGN DEVELOPMT
4.27.15 - CITY BAR PACKAGE 2

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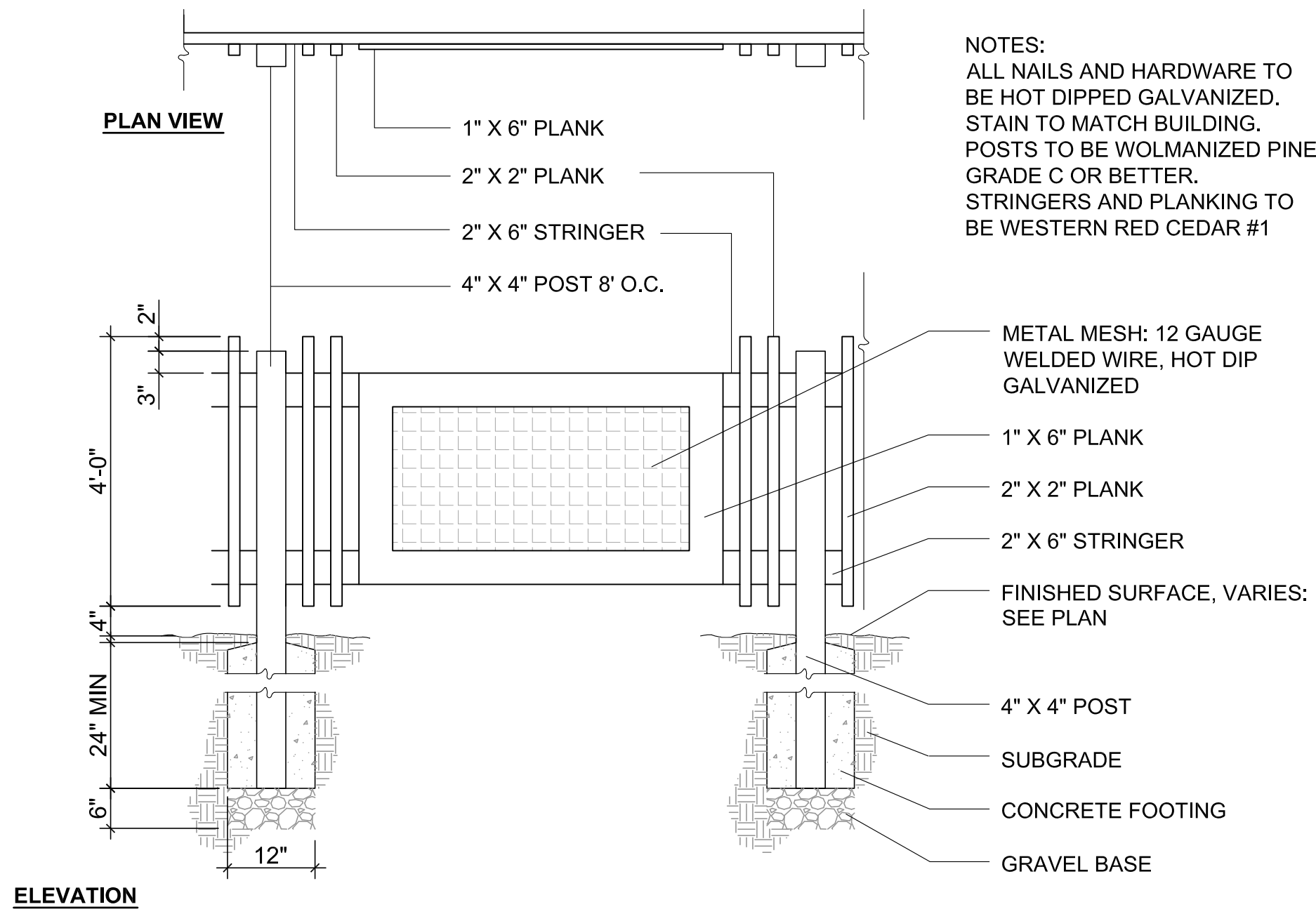
Sheet Title:
Construction Details

Sheet Number:
L-2.1



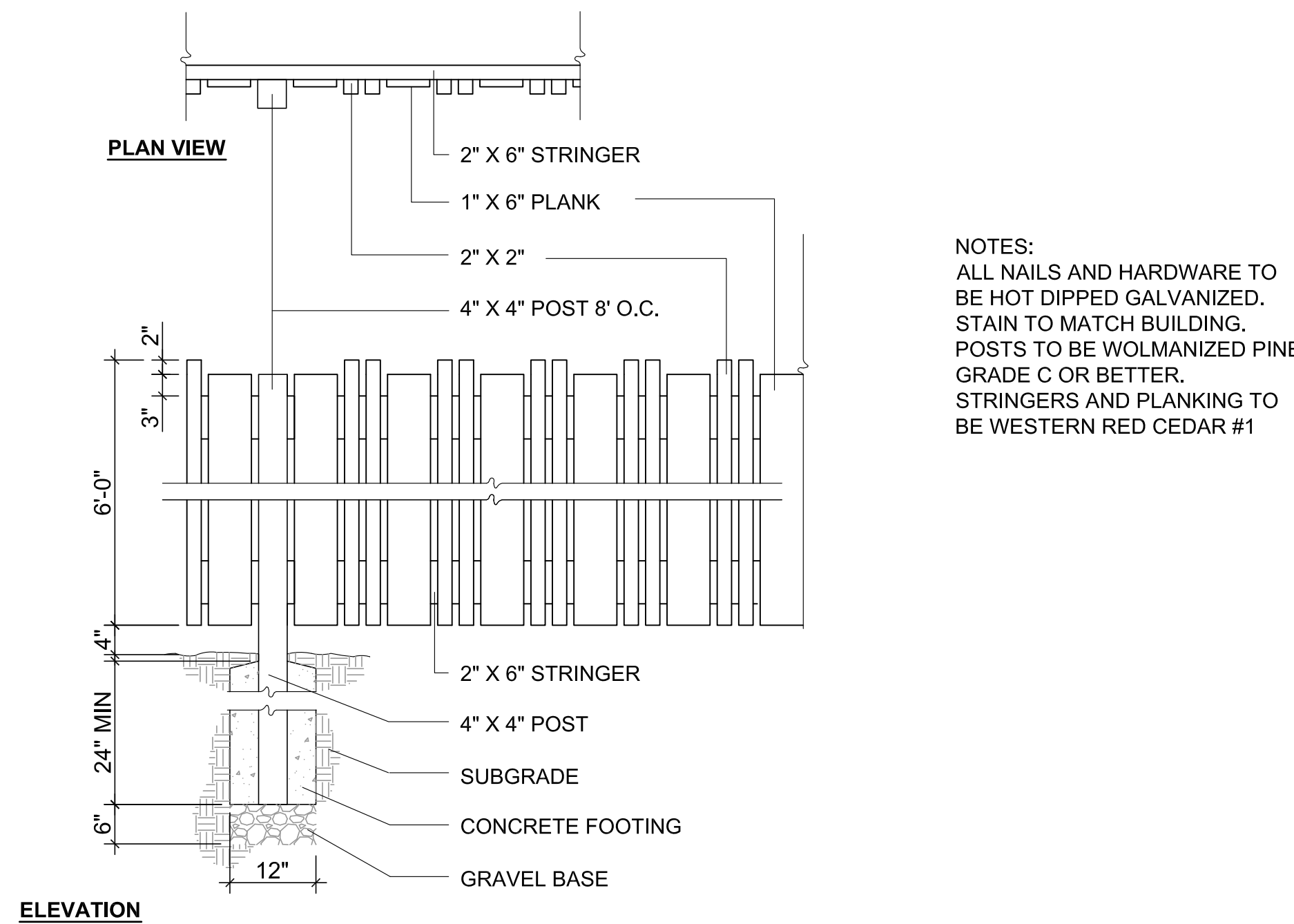
5 Pedestrian Pavement On-Grade

1" = 1'-0"



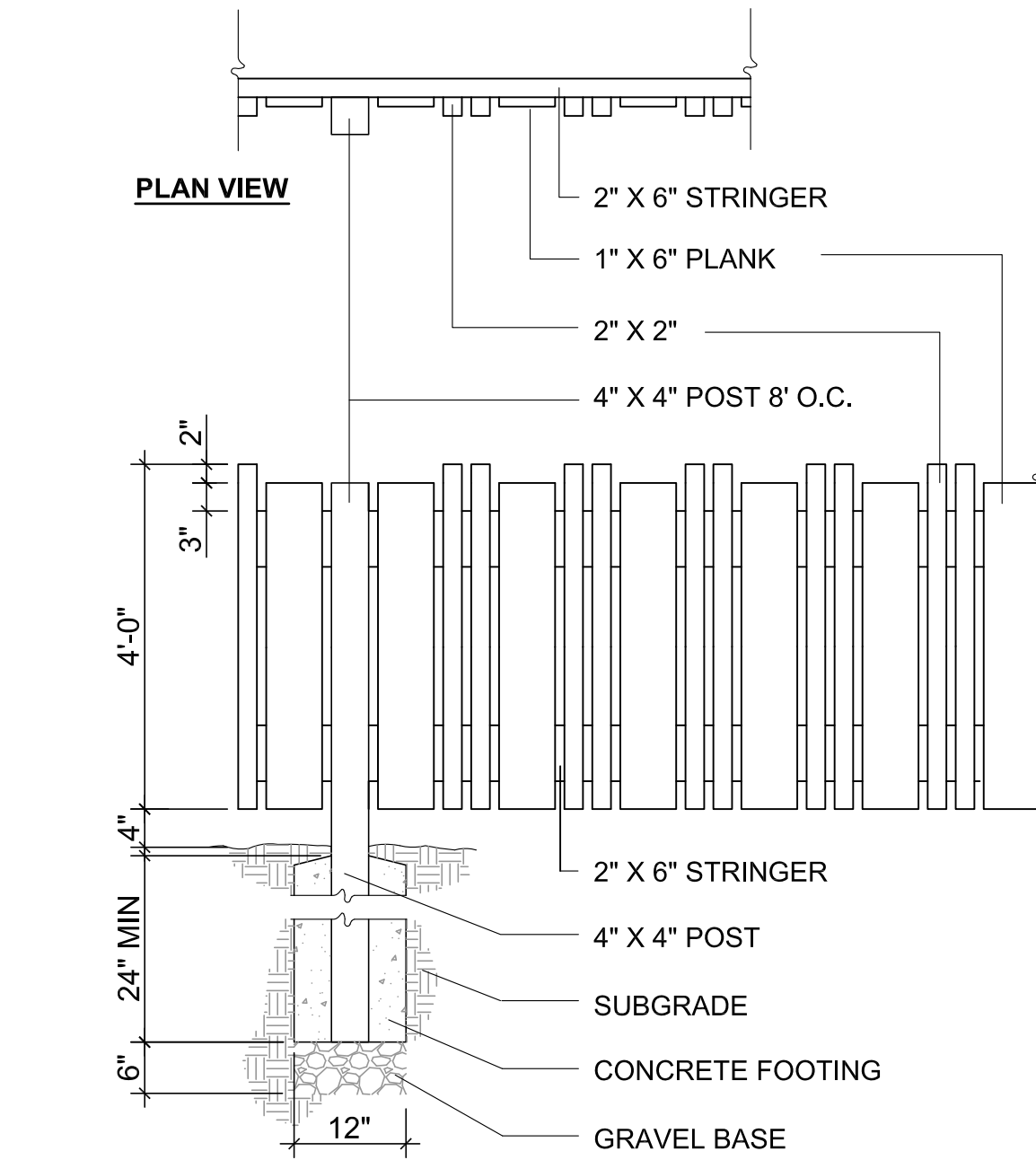
4 Wood Fence, Type 3

NTS



3 Wood Fence, Type 2

NTS

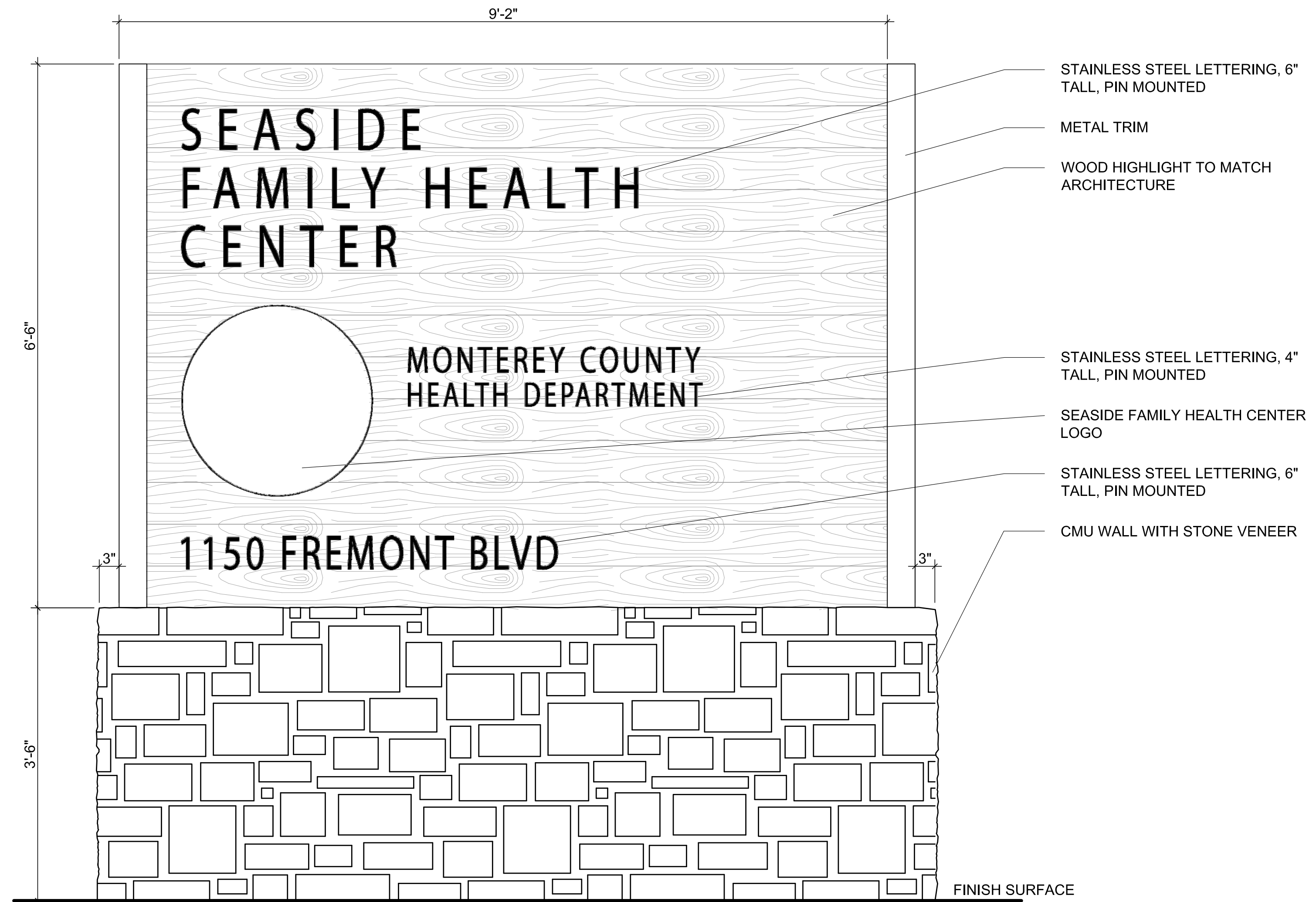


ELEVATION

2 Wood Fence, Type 1

NTS

NOTES:
ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.
STAIN TO MATCH BUILDING.
POSTS TO BE WOLMANIZED PINE GRADE C OR BETTER.
STRINGERS AND PLANKING TO BE WESTERN RED CEDAR #1



1 Entry Sign

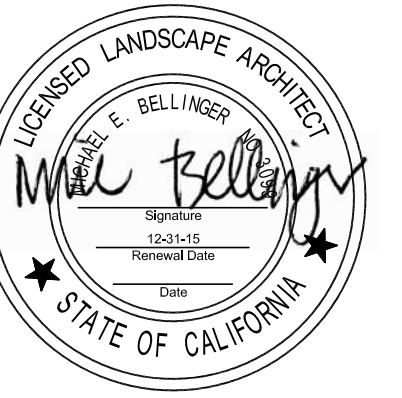
1" = 1'-0"

Project / Owner:

Community Hospital Properties

SEASIDE FAMILY HEALTH CLINIC

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



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Monterey, California 93940
831.646.1383 | www.bfsla.com

Drawn By: em/lc

Drawing Date: 06/09/2015

Project Number: 14.075
2.13.15 - CITY BAR PACKAGE
4.14.15 - DESIGN DEVELOPMT
4.27.15 - CITY BAR PACKAGE 2

Revisions:

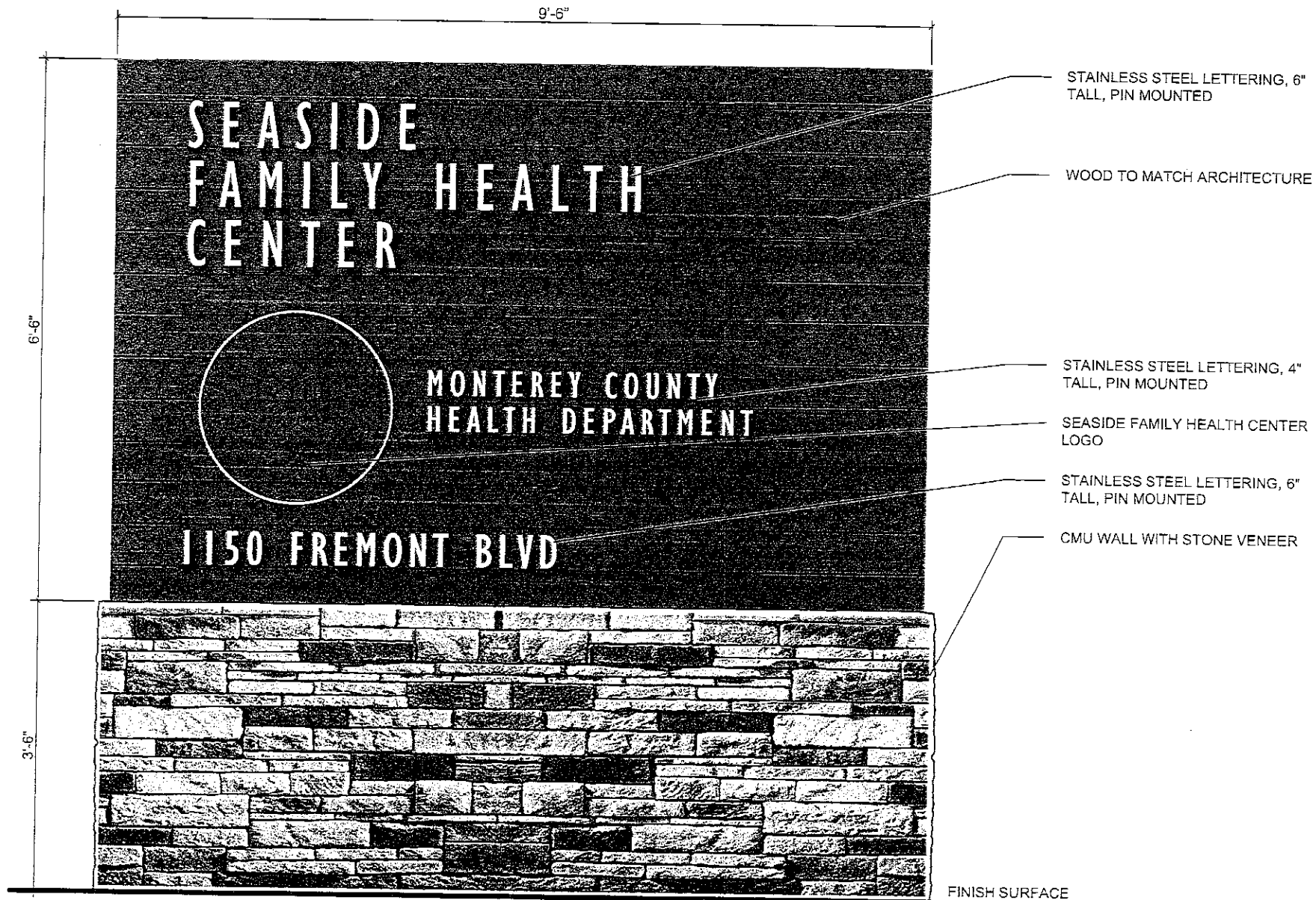
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Sheet Title:

Construction Details

Sheet Number:

L-2.0



1 Entry Sign
1" = 1'-0"

1150 Fremont Streetscape





**THE
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RECEIVED
CITY OF SEASIDE

APR 29 2016

April 28, 2016

Bob Larsen
Associate Planner
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Re: File No. BAR-15-04
Seaside Family Health Center
1150 Fremont Blvd.
Seaside, California

Thank you for the meeting last week with us and representatives from CHOMP to review the changes to the design to respond to prior BAR comments and to attempt to reduce project costs to a level consistent with the construction budget. This submittal includes the following:

- The storm drainage design has eliminated the bio-swales located under portions of the site access walk from Fremont Street to the building. Bio-swales are now located in the planter on the inside of the vehicle turn around at the east end of the parking aisle and in the landscaped area along the street front. The swales are approximately 18" deep. Due to the placement of the bio-swale in the landscape area along Fremont Street, the on-site pedestrian walk was moved slightly south along the sidewalk fronting Fremont, permeable pavers have been introduced for onsite walkways, the planting plan around the swales has been revised, and one plant species (Mexican Lobelia) has been changed to Natal Plum.
- The trash enclosure and the generator were relocated to the north side of the property. The trash enclosure did not change in its size or materials. The generator will be located 23' from the north property line and will have a sound attenuation cover that will limit noise at that property line to 60 db. A catalogue cut that includes sound reduction data for the proposed generator is included with this submittal.
- The proposed stone base for the building sign along Fremont Street was removed from the 30" wall and will be replaced with a plaster finish intended to match the building wall finish. With the low height of this wall, the specified plantings at maturity will cover most of the wall facade, and very little of the face will be visible irrespective of the finish material used.

Based on the changes to the site identified above, we and the Owner wish to proceed with finalizing the building permit and starting construction as soon as possible. We

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
Phone: 831-373-2784 • Fax: 831-373-7459

look forward to describing the changes to the BAR on May 18th. Please call me if you have any questions.

Sincerely,



Paul W Davis AIA
Architect

Attachments

- Memo from BFS Landscape Architects
- Permeable Paver
- Entry Sign light fixture
- Generator
- Site plan with location of generator



COMMENT SHEET PUBLIC WORKS-ENGINEERING DIVISION

Project Address: 1150 Fremont Blvd Date Routed: 4/4/2016
Project Number: BAR-16-04 APN: 012-371-003
Applicant: Paul Davis (CHOMP)
Description: Demolition of existing two-story office/residential building and construction of a new 18,640 square foot medical/dental/office building and site improvements.

APPROVED-with CONDITIONS

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

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

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

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

■ Original Signed: 04/20/2016
■ Original Signed: 04/20/2016
Staff Time (hrs): 3

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



4. As required by the Central Coast Water Board Resolution No. R3-2013-0032, and Seaside Municipal Code 8.46.130, the applicant has submitted and the City has reviewed and approved a Stormwater Control Plan titled "Preliminary Stormwater Control Plan, CHOMP Seaside Family Health Center," dated March 25, 2016.
 - a. Prior to issuance of occupancy, applicant shall record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
 - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and
 - ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all SCMs, and
 - iii. include a legal description of the property, and
 - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
 - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Stormwater Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and
 - vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.
5. Prior to issuance of a building permit, submit a grading and drainage plan that shows the following:
 - a. Retention of stormwater on-site consistent with approved Stormwater Control Plan dated March 25, 2016.
 - b. Prior to issuance of occupancy, project applicant shall submit a report completed by a licensed engineer, certifying grading and drainage improvements have been installed in conformance to the approved stormwater control plan and approved grading and drainage plans.
 - c. Proposed grading and building improvements shall not negatively impact offsite stormwater flows nor cause negative stormwater impacts to adjacent properties or rights of way.
6. Prior to issuance of a grading or building permit, applicant shall submit documentation of Notice of Intent (NOI), WDID number and SWPPP for review.
 - a. Complete and include Stormwater Compliance Tracking Form with SWPPP submittal.

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

■ Original Signed: 04/20/2016
■ Original Signed: 04/20/2016
Staff Time (hrs): 3

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