



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, December 7, 2016
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

BOARD OF ARCHITECTURAL REVIEW

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

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

3. **REVIEW OF AGENDA**

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

4. **PUBLIC COMMENT**

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. APPROVAL OF MINUTES FROM THE NOVEMBER 16, 2016 REGULAR MEETING AND THE NOVEMBER 30, 2016 SPECIAL MEETING

6. **BUSINESS ITEMS**

A. ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-11 5 GO, LLC AND MONTEREY FISH COMPANY, PROPERTY OWNERS, AND AUTO PILOT DEVELOPMENT SERVICES, LLC, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE ESTABLISHMENT OF A NEW CAR DEALERSHIP (ACCURA) AT 1845 DEL MONTE BOULEVARD IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

PURPOSE: Approval of final design for the layout of artificial turf and rocks/boulders as temporary landscaping during the cease and desist order by California American Water Company on new water meters.

RECOMMENDATION: City staff recommends approval of the final conditions of approval for the establishment of a new ACURA new car dealership in accordance with the conditions of approval provided as Attachment 1 and project plans provided as Exhibit "A" to Attachment 1.

B. BOARD OF ARCHITECTIRA; REVIEW APPLICATION NO. BAR-16-17: DESIGN REVIEW APPROVAL FOR EXTERIOR FACADE IMPROVEMENTS (E.G. WINDOWS, BUILDING AND NEW EXTERIOR LIGJTING) AND NEW EXTERIOR LIGHTING, FENCING AND LANDSCAPING FOR THE ESTABLISHMENT OF A DAYCARE CENTER LOCATED AT 1405 LA SALLE AVENUE. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301 OF THE CEQA GUIDELINES.

PURPOSE: In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the applicant is requesting design review approval for exterior façade, lighting, landscaping, and fencing renovations for the establishment of a child daycare center.

RECOMMENDATION: City staff recommends that the Board of Architectural Review approve the application based on the findings and subject to the conditions of approval provided as Attachment 1 and project plans provided as Exhibit "A" to Attachment 1.

C. BOARD OF ARCHITECTIRA; REVIEW APPLICATION NO. BAR-16-13: DESIGN REVIEW APPROVAL FOR A NEW CAR DEALERSHIP LOCATED AT 1 HEITZINGER PLAZA IN THE CA (REGIONAL AUTOMOTIVE) ZONING DISTRICT. PROJECT IS CATEGORICALLY EXEMPT CLASS 32, SECTION 15332 OF THE CEQA GUIDELINES.

PURPOSE:

In accordance with Section 17.16.030 of the Seaside Municipal Code (SMC), design review approval by the Board of Architectural Review is required for the construction of new structures and accessory facilities for a new car dealership located within the Automotive Regional Commercial (CA) Zoning District.

RECOMMENDATION:

City staff recommends that the Board of Architectural Review approve the proposed architectural design and site improvements proposed the Honda new car dealership in accordance with the Conditions of approval provided as Attachment 1 and project plans provided as Exhibit A to Attachment1.

**D. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-18:
DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION
OF TELECOMMUNICATION FACILITY WITHIN A CHURCH SPIRE
STRUCTURE LOCATED AT 1949 WARING STREET IN THE RS-8(SINGLE
FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS
CATEGORICALLY EXEMPT CLASS 3, SECTION 15303 OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT GUIDELINES**

PURPOSE: Design review approval a new telecommunication facility located within a church tower located on the premise of First Baptist Church.

RECOMMENDATION: City staff recommends approval of the proposed architectural design in accordance with the conditions of approval provided as Attachment 1 and the project plans provided as Exhibit "A" to Attachment 1.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
December 21, 2016
Seaside City Hall
5:30 p.m.

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&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.

FINAL MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, November 16, 2016
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:30 p.m.

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

Present: Keller, Mori, Ventimiglia, Khalsa

Absent: Rudisill

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE OCTOBER 19, 2016 REGULAR MEETING**

On motion by Board member Mori and seconded by Board member Khalsa and passed by the following vote the Board approved the minutes.

RESULT: **Approved**

MOVER: Board Member Mitsugu Mori

SECONDER: Board Member Bani Khalsa

AYES: Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa

NOES:

ABSENT: Ken Rudisill

6. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-09. PATTY HUBBLE, PROPERTY OWNER, AND ROBERT MANDURRAGO, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A TWO STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 2090 MARIPOSA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT (APN 011-055-024). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.2.A, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Staff report presented by Associate Planner, Bob Larsen. Application was represented by Robert Mandurrigo, applicant. Mr. Larsen provided an overview of the project proposal which consists of the construction of a second story addition to the existing single family residence. Mr. Mandurrigo, applicant was asked by Chair Keller to come forward for additional information and to answer questions from the Board. One of Chair Keller's concerns was in regard to the flat roof and the overall style (it has a pop-up look that Seaside is trying to avoid). Chair Keller asked Board member Mori if he had any comments on the landscape plan Board member Mori said that he notices that the landscape plan are always left behind, that some of the plants are misspelled and some do not exits and it needs to be planed a little better specially at the top property line on Mariposa Drive and suggested native plants and the designer said that the owner made the plan and the owner wanted to keep it the same and not make much of change. Board member Mori suggested that the designer suggest to the owner that the plants be changed or work on that part of the plan. Another concern that Chair Keller has is that there is not much of a change made to the house and it has a 70's style profile. Chair Keller opened it to the public for comment.

Alex Carswell, who lives next to the proposed project spoke in regards to the project and stated that he has some issues in regards to the project. One of his concerns is the retaining wall and believes that it will fall over (collapse) once the project is constructed and that the addition will take away the sun that comes into the house from the south side of the dwelling. Chair Keller asked if he had other concerns other than the mass of the building for example, the aesthetic appearance of it. Rob Carswell, also spoke against the proposed project and has concerns about the way it looks and believes that it is not good for the neighborhood and will bring the value of the homes down. It also affects a sun room that will not be getting any sun. Chair Keller closed public comment.

Board members discussed the design and public comments among themselves. Chair Keller suggested that the designer and owner work together and come up with a plan that is more fitting for the property. Senior Planner Rick Medina will give the applicant an outline of his options.

On motion by Chair Keller and seconded by Board member Mori this item will be continued.

RESULT:	Postponed
MOVER:	Board Member Toby Keller
SECONDER:	Board Member Mitsugu Mori
AYES:	
NOES:	
ABSENT:	Ken Rudisill

7. **REPORTS FROM BOARD MEMBERS**

Chair Keller had a question about a house on Broadway that has been under construction and nothing has been done in the past four months and asked if staff knows what is going on with that. Mr. Medina confirmed that they do have a building permit and that they have 180 days to call for progress inspections and that he will follow up on the timing of their next inspection.

Board member Mori had a concern about the landscaping around Fremont Boulevard. Mr.

Medina mentioned that it can be placed on an agenda so that Dave Fortune can be at the meeting to explain what the maintenance schedule consists of and the removal/replacement of dead plant material.

8. REPORTS FROM STAFF

Mr. Medina announced that the next community workshop will be on Monday, December 5th at the Oldemeyer Center from 6:00-8:00 p.m. He mentioned that this is the second workshop and there will be a third one in the future. He also mentioned that a special meeting needs to be scheduled on November 30th at least three members can be present.

9. ADJOURNMENT

On motion, the meeting was adjourned at 6:21 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair

FINAL MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

SPECIAL MEETING
COUNCIL CHAMBER
Wednesday, November 30, 2016
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:30 p.m.

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

Present: Keller, Mori, Khalsa

Absent: Ventimiglia, Rudisill

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-16:
DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF AN 880 SQUARE-
FOOT DRIVE-THROUGH RETAIL COFFEE SHOP LOCATED AT 1742
FREMONT BOULEVARD (APN 012-072-001) IN THE COMMUNITY
COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS
CATEGORICALLY EXEMPT CLASS 32 (IN-FILL DEVELOPMENT PROJECTS),
SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
GUIDELINES**

Staff report presented by Senior Planner, Rick Medina. Mr. Medina provided an overview of the project proposal which consist of construction of an 880 square-foot drive-thru retail coffee shop. Mr. Medina provided the background of the location, site plan, floor plan and elevations, and staff recommendation. Frank Coda, Architect for the project, represented the application and was asked by the Chair to go over the elevations and the colors. Mr. Coda explained that there are two materials and three colors. Chair Keller asked Board member Mori if he had any questions on the landscaping area. Mr. Mori inquired about the spacing of the ground cover. Mr. Coda stated that the ground cover will be between 6 and 8 inch spacing. Chair Keller asked Mr. Coda to go over the fencing. Mr. Coda said it will be constructed on the eastern side. Chair Keller said if it will be metal or wood construction and Mr. Coda said it will be metal post and wood framing with an eight to a quarter inch spacing to give it a thru look. Chair Keller recommended a bigger spacing like three

quarters for more visibility and light. Chair Keller opened public comment.

Chris Wilson, property owner of the property to the rear of the site spoke in regards to his concern about an 8 foot tall fence but stated his concern was taken care of with the five foot fence. Bob Winkelblack also a property owner on Phoenix stated that he was glad to hear about the size of the fence and is glad that it was taken care of. Chair Keller closed public comment.

Chair Keller called motion to approve with plant suggestions and the fencing being no more than five feet on the back side with the half inch to three quarter inch gap between boards, the colors the wood choices can be either the reclaimed or epi their preference is the reclaimed and the irrigation modification going to mostly drip versus the overhead spray.

On motion by Chair Keller and seconded by Board member Mori and passed by the following vote the Board allowed the project to move forward.

RESULT:	Passed
MOVER:	Board Member Toby Keller
SECONDER:	Board Member Mitsugu Mori
AYES:	Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	Ken Rudisill, Kathleen Ventimiglia

6. REPORTS FROM BOARD MEMBERS

None

7. REPORTS FROM STAFF

Mr. Medina announced that the next community workshop will be on Monday, December 5th at the Oldemeyer Center from 6:00-8:00 p.m.

8. ADJOURNMENT

On motion, the meeting was adjourned at 6:06 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: December 7, 2016

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-11 5 GO, LLC AND MONTEREY FISH COMPANY, PROPERTY OWNERS, AND AUTO PILOT DEVELOPMENT SERVICES, LLC, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE ESTABLISHMENT OF A NEW CAR DEALERSHIP (ACCURA) AT 1845 DEL MONTE BOULEVARD IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.**

PURPOSE

Approval of final design for the layout of artificial turf and rocks/boulders as temporary landscaping during the cease and desist order by California American Water Company on new water meters.

RECOMMENDATION

City staff recommends approval of the final conditions of approval for the establishment of a new ACURA new car dealership in accordance with the conditions of approval provided as Attachment 1 and project plans provided as Exhibit "A" to Attachment 1.

BACKGROUND

On October 19, 2016, the Board continued its review of the proposed Accura design review project in order for the applicant to return with final design concepts for the rock border and artificial turf treatment that will be placed within the landscape areas. At the October 19, 2016 BAR Meeting, the Board acted to approve the building design, site layout, lighting, and exterior colors. The artificial turf and rock border treatment will consist of an interim use until water meters become available to install plant materials. Water meters are currently restricted under a moratorium that has been established by California American Water Company.

City staff requests that the Board finalize the layout of the artificial turf and rock border concept. City staff would oversee the final implementation of the interim landscape material.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1. Conditions of Approval
 2. Attachment 1. Exhibit A Plans
 3. Attachment 1 - Exhibit A Artificial Turf and Rock Garden site plan
 4. Attachment 1 - Exhibit A Artificial Turf and Rock concept
 5. Attachment 1 Exhibit A Artificial Turf Example
 6. Attachment 1 Exhibit A. Rock Border Example
 7. Attachment 1 Exhibit A Color Board
 8. Attachment 1 Exhibit A Service Canopy
 9. Attachment 2. Location Map
 10. Attachment 3. Aerial Photo
 11. Attachment 4. Site Photos
-

Conditions of Approval
File No. BAR-16-11
December 7, 2016

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Accura New Car Dealership." stamped as received on "September 29, 2016 and December 2, 2016" and approved on December 7, 2016. The project plans are attached as Exhibit "A".
2. Prior to the issuance of a Building Permit for the building façade and parking lot improvements, the property owner's shall be required to submit a Deed Restriction stating that both parties agree that if the parking lot or showroom building is separated from being operated as a single auto dealership site that the door and window openings on the north side of the building must be removed and sealed in accordance with the applicable version of the California Building Code and Fire Code that is in place when the separation of the project sites occurs.
3. Prior to the issuance of a Building Permit, the property owners must submit request to the City of Seaside for the establishment of an easement over the City of right-of-way that extends into the site between Assessor's Parcel No's 011-522-001 and 002. The easement or abandonment must be completed prior to the issuance of a Certificate of Occupancy.
4. The property owners agree that the planting of landscape materials must be addressed within three months of the removal of the water moratorium that is currently restricting the installation of a new water meter to serve the proposed landscape planters. The final landscape plan must be submitted to the Board of Architectural Review for final approval.

Building:

5. The applicant shall comply with the 2013 California Building Code.

Fire Department:

6. Applicant shall comply with the 2013 Fire Department Code.

Public Works:

7. Applicant shall comply with Public Works Department for any work conducted within the public right-of-way.
8. Applicant to obtain encroachment permit for construction of proposed sidewalks and driveway approaches.
 - a. Civil public improvement plans shall provide an ADA compliant path of travel across existing and proposed driveway approaches along Del monte Boulevard and Tioga Avenue. Path shall be minimum of 4 feet wide with a cross slope less than 2%.
9. Proposed project must implement stormwater best management practices (BMPs) during construction.(SMC 8.46)

- a. Complete and submit the Stormwater Compliance Tracking Form, with signature with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
- 10. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project.(SMC 15.32.170)
- 11. As part of building permit application, develop civil grading and drainage plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.
- 12. Drainage shall not be directed to adjacent properties.
- 13. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant has submitted a Preliminary Stormwater Control Plan demonstrating compliance with performance requirements #1, #2 and #3.(SMC 8.46.130)
- 14. Applicant shall submit a final Stormwater Control Plan with building permit application.
- 15. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved final Stormwater Control Plan.
- 16. Prior to issuance of occupancy, applicant shall execute and 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.
- 17. 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.

Standard:

18. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
19. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
20. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
21. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
22. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
23. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
24. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
25. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-11

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

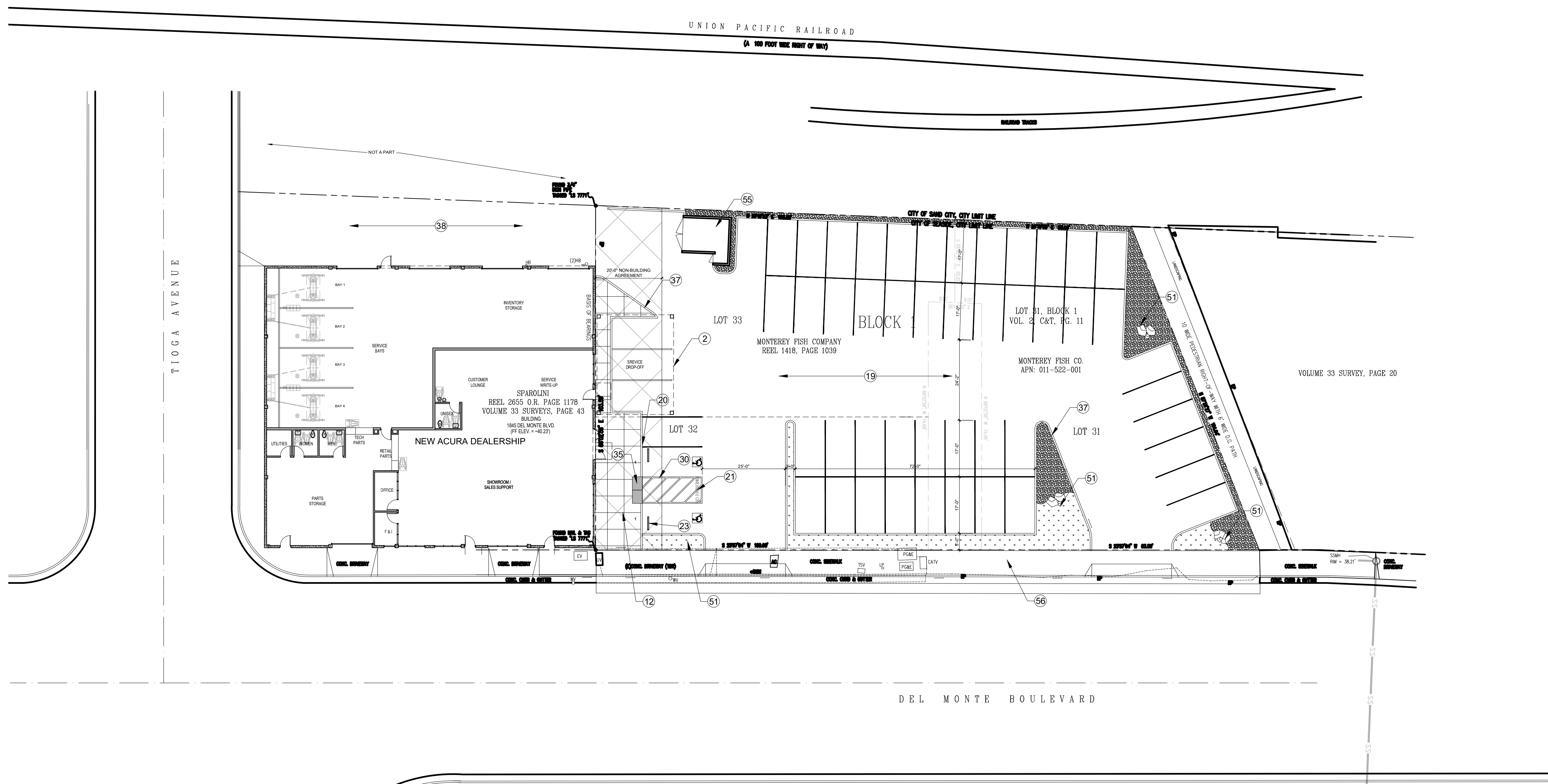
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

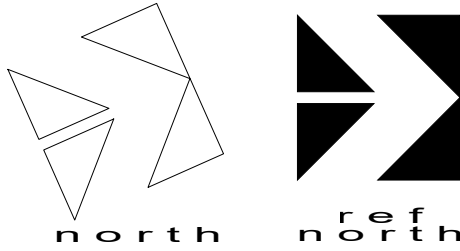
Date

Property Owner's Signature

Date



SITE PLAN



SCALE: 1" = 20'-0"

- EXISTING TILT-UP CONC WALL TO REMAIN - COLOR: MEDIUM GREY
- PAINT FINISH
- FUTURE SERVICE DROP-OFF CANOPY
- ADA PARKING SIGNAGE
- NEW 4" WIDE PAINTED WHITE STRIPING
- DIRECTIONAL ARROWS
- SINGLE PLY ROOF & WALL REGLET, TYP
- NEW FURNITURE - BY OWNER
- NEW FRONT-GLAZED, CLEAR ANODIZED ALUMINUM BUTT JOINT STOREFRONT W/ 1" INSULATED, CLEAR, DUAL-PANE GLAZING (TEMPERED) - BY ARCADIA AR451 OR AP EQUAL
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- ELECTRICAL PANEL - SEE ELECTRICAL DWGS
- ADA DIRECTIONAL SIGNAGE
- NEW EXTERIOR CONCRETE PAVING - 5" THICK W/ #4 REBAR @ 18" O C EACH WAY
- ADA STRIPING - SEE DETAIL 23/GN.3
- DEALERSHIP DIRECTIONAL SIGN - NIC
- WATER SHUT-OFF
- STRUCTURAL INSULATED PANEL SYSTEM W/ PEBBLE FINISH COLOR: SILVER METALLIC
- EXISTING CONCRETE PAVING
- ADA ENTRANCE SIGN
- NEW ASPHALTIC CONCRETE PAVING
- 6" CURB FACE
- 12" HIGH WHITE PAINTED LETTERING
- 12" WIDE GROOVED CONCRETE BORDER W/ GROOVES 1/4" WIDE X 1/4" DEEP AT 3/4" ON CENTER ON LEVEL SURFACE
- 6" HIGH X 6" WIDE X 48" LONG CONC WHEEL STOP
- LINE OF SOFFIT ABOVE
- EXIT SIGN - TYP
- LINE OF CEILING BEYOND
- EXISTING CONCRETE PAVING
- 2% MAXIMUM SLOPE - 60" MIN DEEP LANDING
- 3-5/8"x20 GA METAL STUD FRAMING W/ 5/8" GYPSUM BOARD EACH SIDE - LEVEL 5 FINISH FOR INT WALLS - SEE WALL SECTIONS AND DETAILS FOR EXT WALL STUDS & SHEATHING
- PARKING LOT 4" WIDE BLUE PAINTED ACCESSIBLE STRIPING
- R-30 BATT INSULATION - UNDER ROOF
- R-19 BATT INSULATION - FULL HEIGHT IN EXTERIOR NEW WALLS
- SITE ACCESSIBILITY SIGNAGE
- STOREFRONT DOOR
- TRUNCATED DOME WARNING SURFACE - SEE 11/GN.3
- BOLLARD - SEE SITE PLAN
- 6" CONC CURB
- EXISTING ASPHALTIC CONCRETE PAVING
- NEW MECHANICAL - SEE MECHANICAL DWGS
- WATER SHUT-OFF
- BUILT-IN MILLWORK BY G C
- EXISTING MECHANICAL UNIT
- GAS METER
- NEW 2"x4 1/2" CENTER-GLAZED, CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1/4" CLEAR GLAZING BY ARCADIA AR450 OR AP EQ 24 GA GALV SHEET METAL CAP FLASHING PAINTED - COLOR TO MATCH WALL BELOW
- STEEL COLUMN - SEE STRUCTURAL DWGS
- MECHANICAL DUCT GRILLES
- STREET LIGHT - EXISTING
- ROOF DRAIN & OVERFLOW DRAIN
- NEW DROUGHT-TOLERANT LANDSCAPING PER CITY OF SEASIDE REQUIREMENTS
- PATCH EXISTING ROOF
- MECHANICAL VENT - SEE MECH DWGS
- LINE OF STRUCTURE BEYOND
- NEW TRASH ENCLOSURE
- R O W PAVING
- SERVICE LIFT

KEYNOTES

TABULATIONS
SITE ADDRESS: 1845 Del Monte Blvd
SEASIDE, CA 93955
ASSESSOR'S PARCEL NUMBER:
OWNER'S NAME: S GO, LLC
ADDRESS: 5 HEITZINGER PLAZA
SEASIDE, CA 93955
PROJECT DESCRIPTION: REMODEL EXISTING BUILDING FOR NEW DEALERSHIP W/
4 NEW SERVICE BAYS & SUPPORT AREA
CONSTRUCTION: TYPE V-B
LOT AREA: .66 ACRES (APPROXIMATELY)

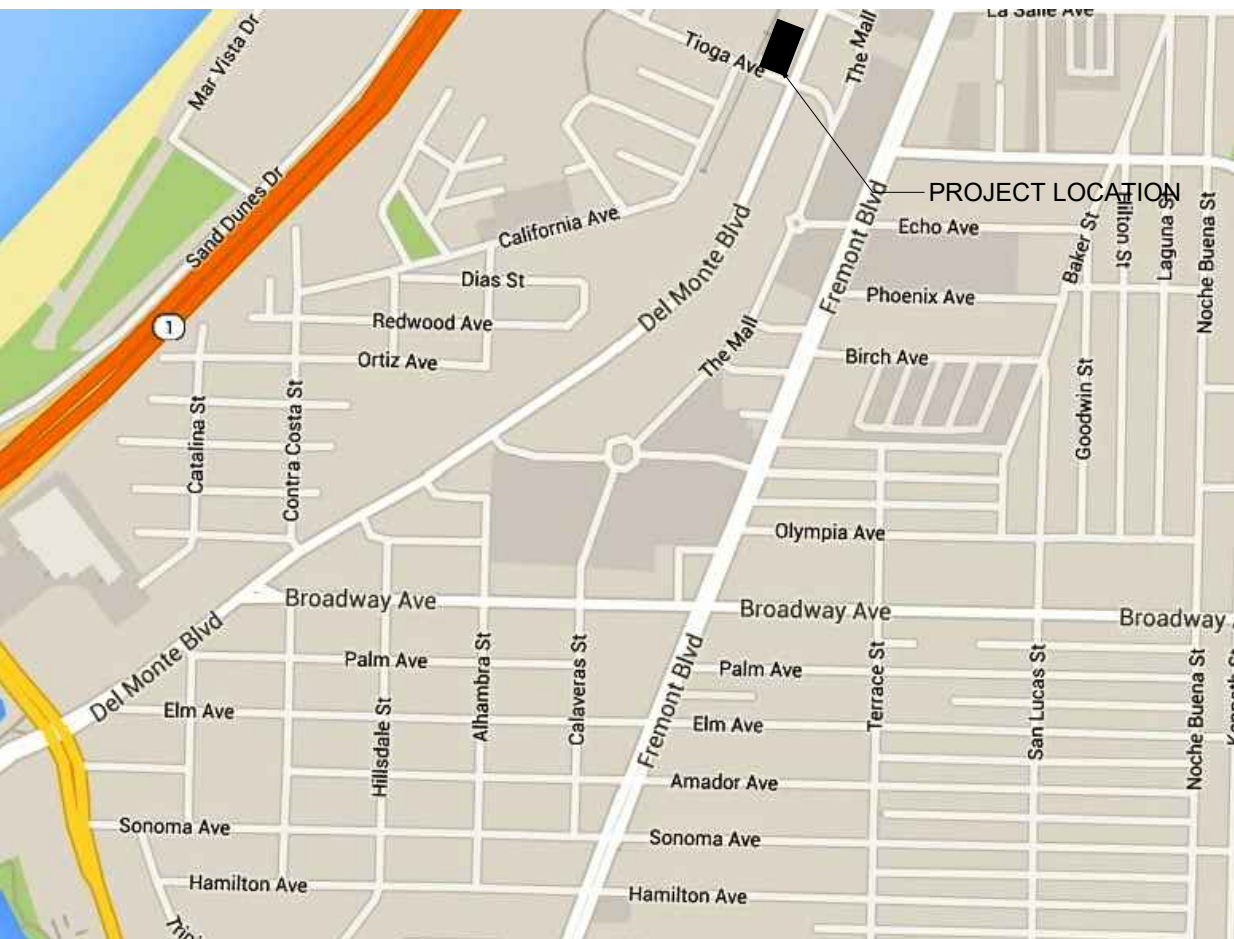
BUILDING:	
EXISTING SQUARE FOOTAGE:	8,320 SQ FT
SHOWROOM/ADMINISTRATION (B OCCUPANCY):	8,320 SQ FT
SERVICE BAYS:	4 BAYS

PARKING REQUIRED:	
SHOWROOM/ADMINISTRATION: (1/400 SF) X 4,710 SF=	12 STALLS
SERVICE BAYS 4 X 4 STALLS/BAY	16 STALLS
TOTAL PARKING REQUIRED:	28 STALLS

REQUIRED STALLS:	28 STALLS
INVENTORY STALLS:	22 STALLS
TOTAL PARKING PROVIDED:	50 STALLS

LANDSCAPE AREA REQUIRED (28,459 SF X .05):	1,423 SQ FT
LANDSCAPE AREA PROVIDED:	1,546 SQ FT

TABULATION NOTES



VICINITY MAP

NOT TO SCALE

MONTEREY PENNINSULA ACURA

5GO, LLC
5 HEITZINGER PLAZA
SEASIDE, CA 93955

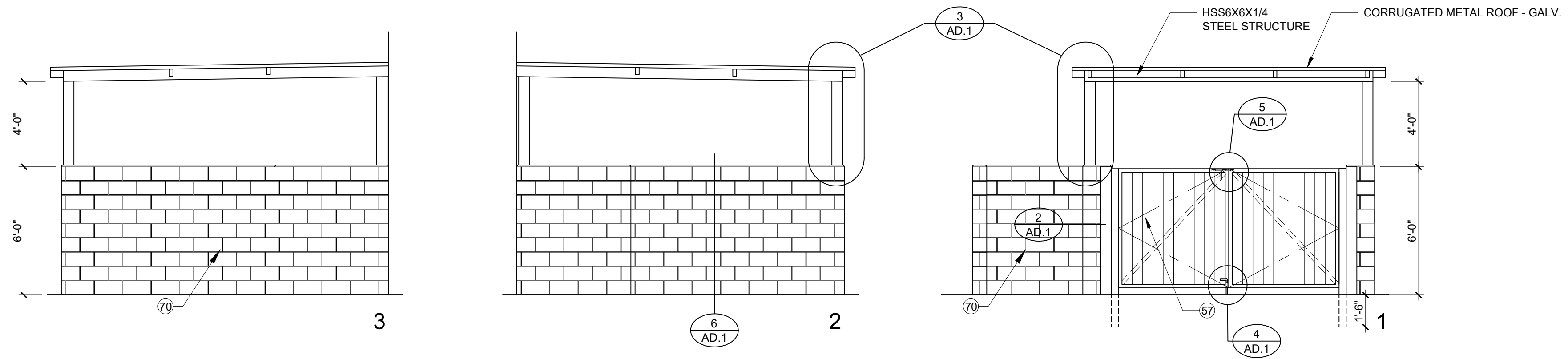
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25691 Atlantic Ocean Drive Suite B-17
Lake Forest California 92630
949.598.9544

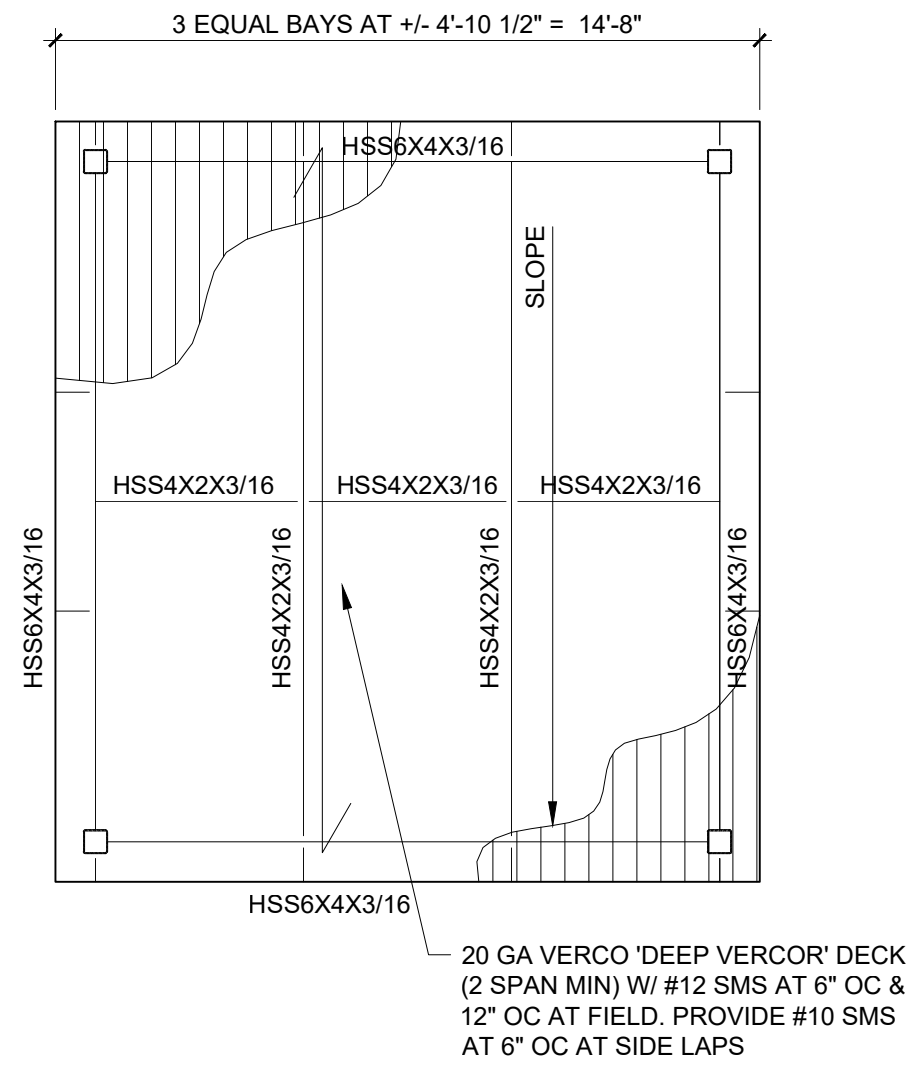


Monterey Peninsula Acura
DRAWING PREPARATION DATE: 08-08-16



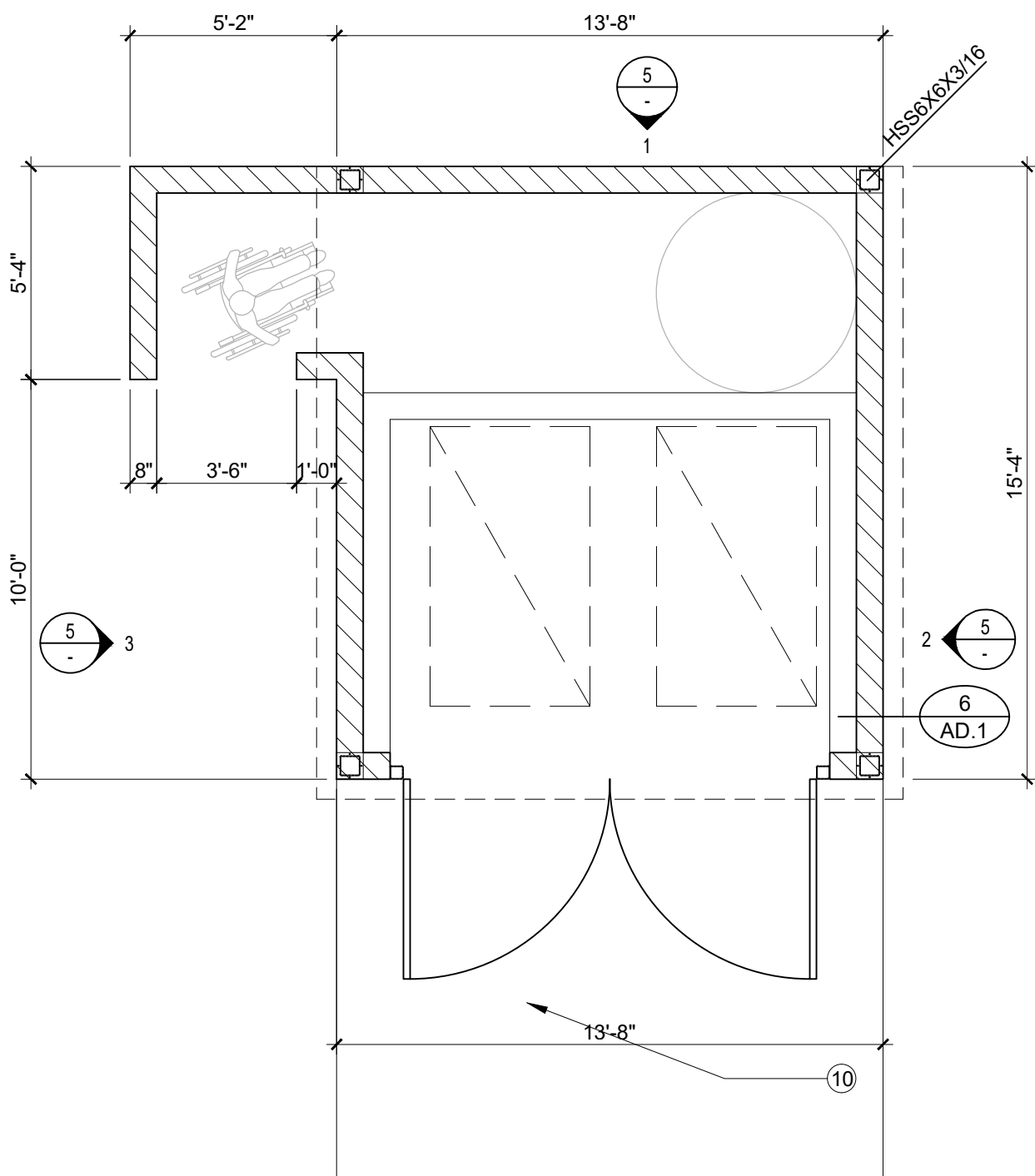
TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0" 5



TRASH ENCLOSURE ROOF PLAN

SCALE: 1/4" = 1'-0" 4



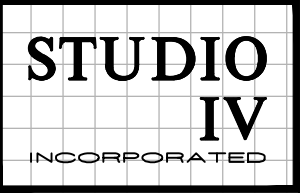
TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0" 3

MONTEREY PENNINSULA ACURA

5GO, LLC
5 HEITZINGER PLAZA
SEASIDE, CA 93955

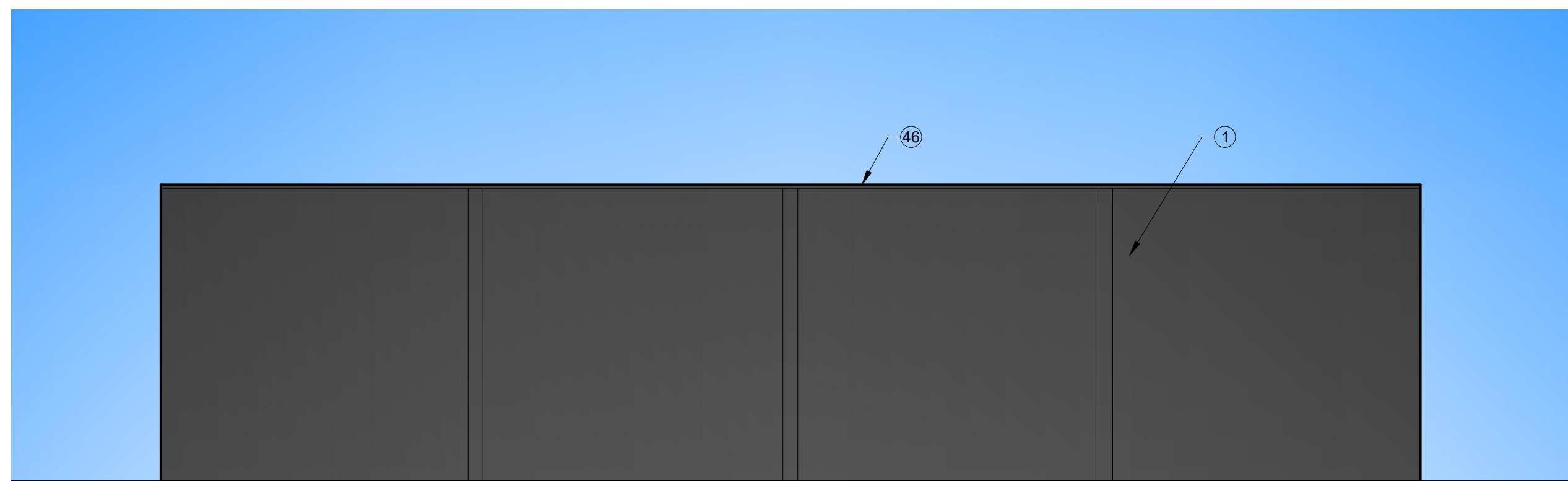
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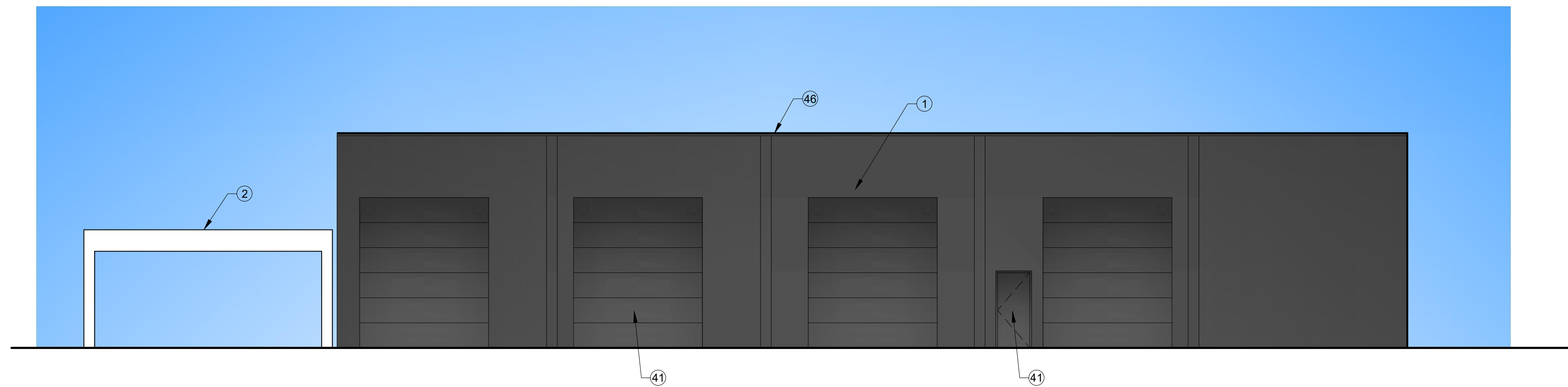
Monterey Peninsula Acura
DRAWING PREPARATION DATE: 08-08-16



SOUTH EXTERIOR ELEVATION

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

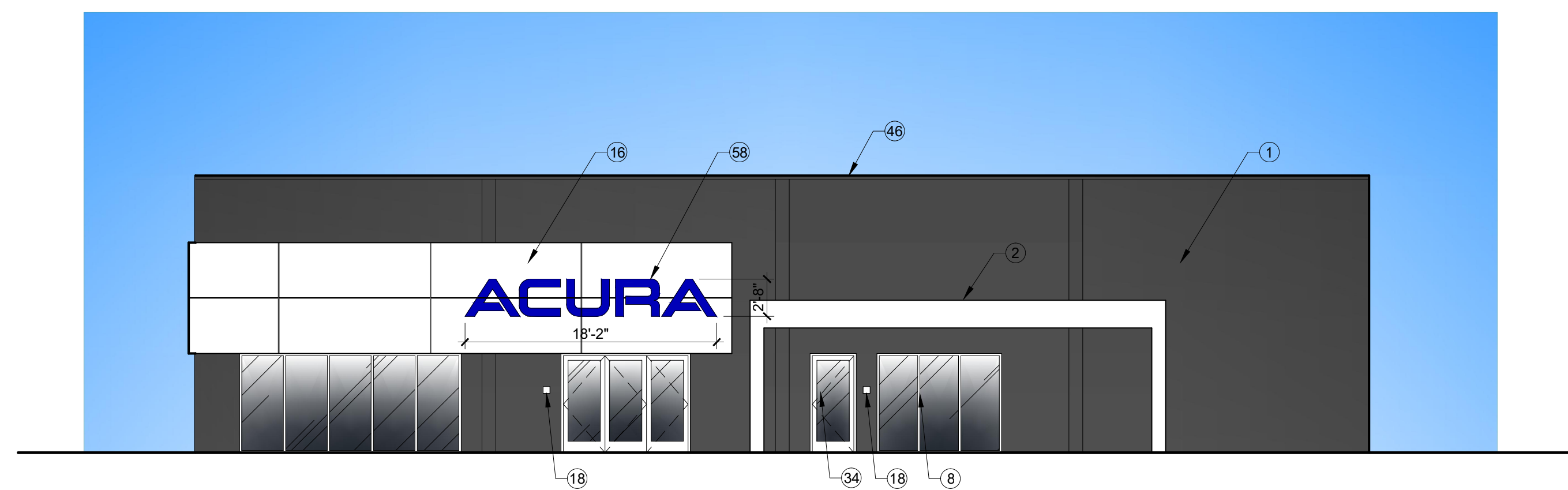
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WEST EXTERIOR ELEVATION

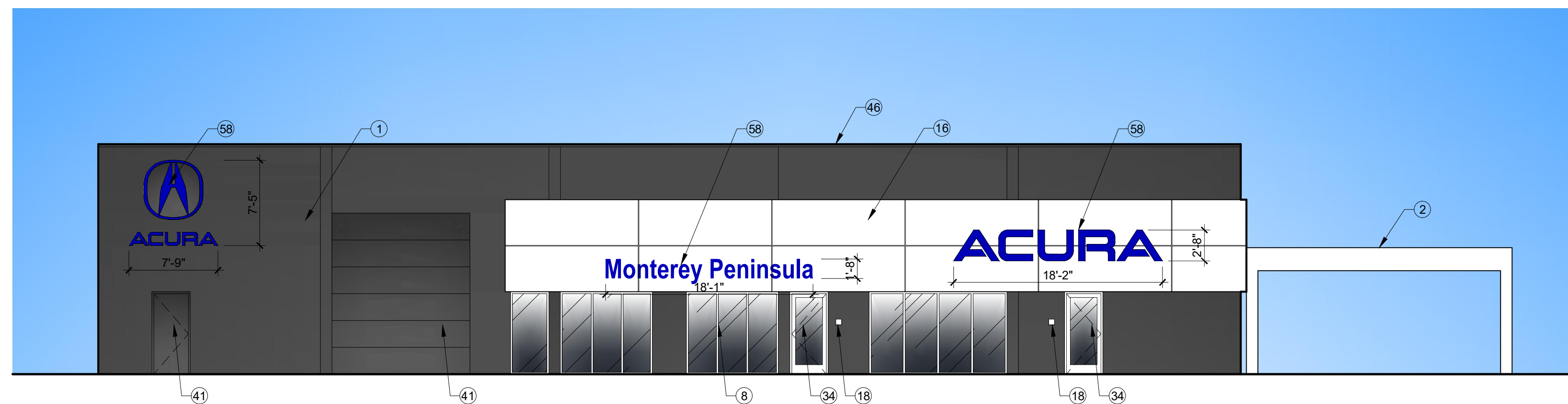
SCALE: 1/8" = 1'-0"

3



NORTH EXTERIOR ELEVATION

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

2

EAST EXTERIOR ELEVATION

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

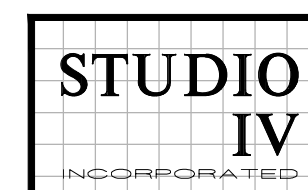
1

KEYNOTES

MONTEREY PENNINSULA ACURA

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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
EXTERIOR ELEVATIONS



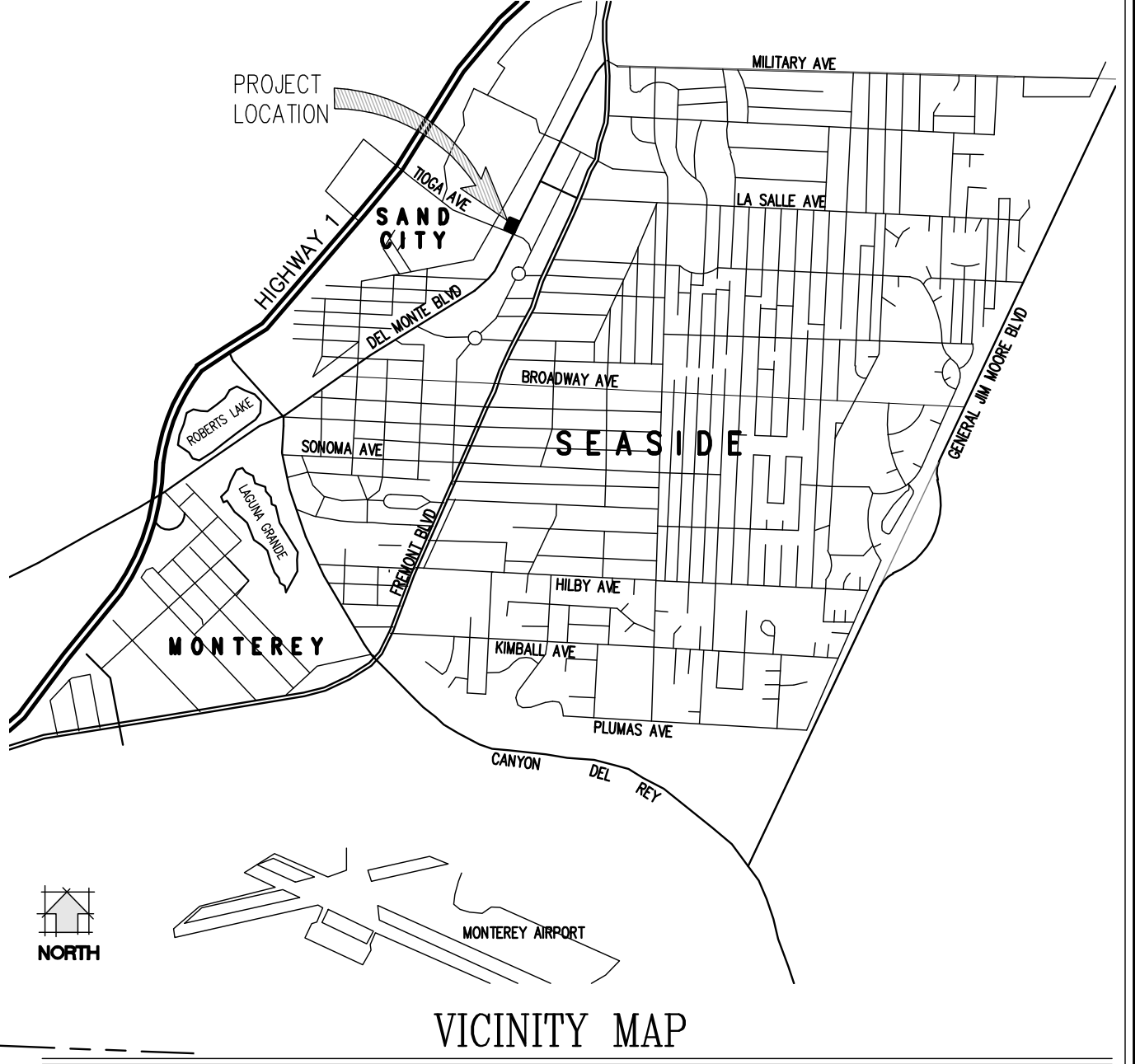
25691 Atlantic Ocean Drive Suite B-17
Lake Forest California 92630
949.598.9544



Monterey Peninsula Acura
DRAWING PREPARATION DATE: 08-08-16

UNION PACIFIC RAILROAD

(A 100 FOOT WIDE RIGHT OF WAY)



NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM AND WERE DETERMINED WITH A GPS SURVEY. THE BENCHMARK IS AN NGS DISC, ID# GU4116, DESIGNATION: "941 3450 M TIDAL", ON LIGHTHOUSE AVENUE. BENCHMARK ELEVATION = 11.70'.
- DENOTES A FOUND MONUMENT.

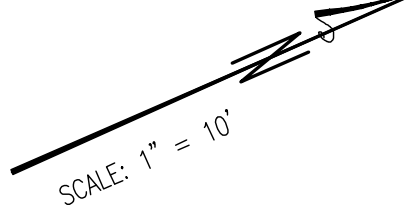
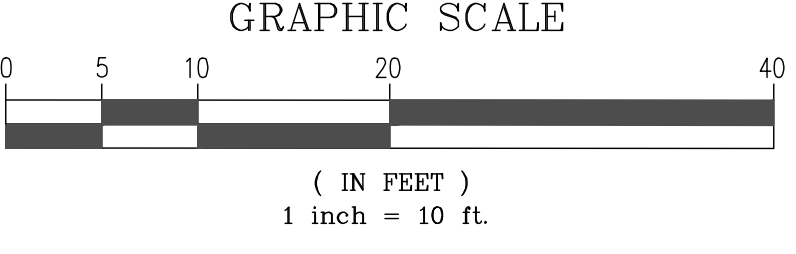
LEGEND:

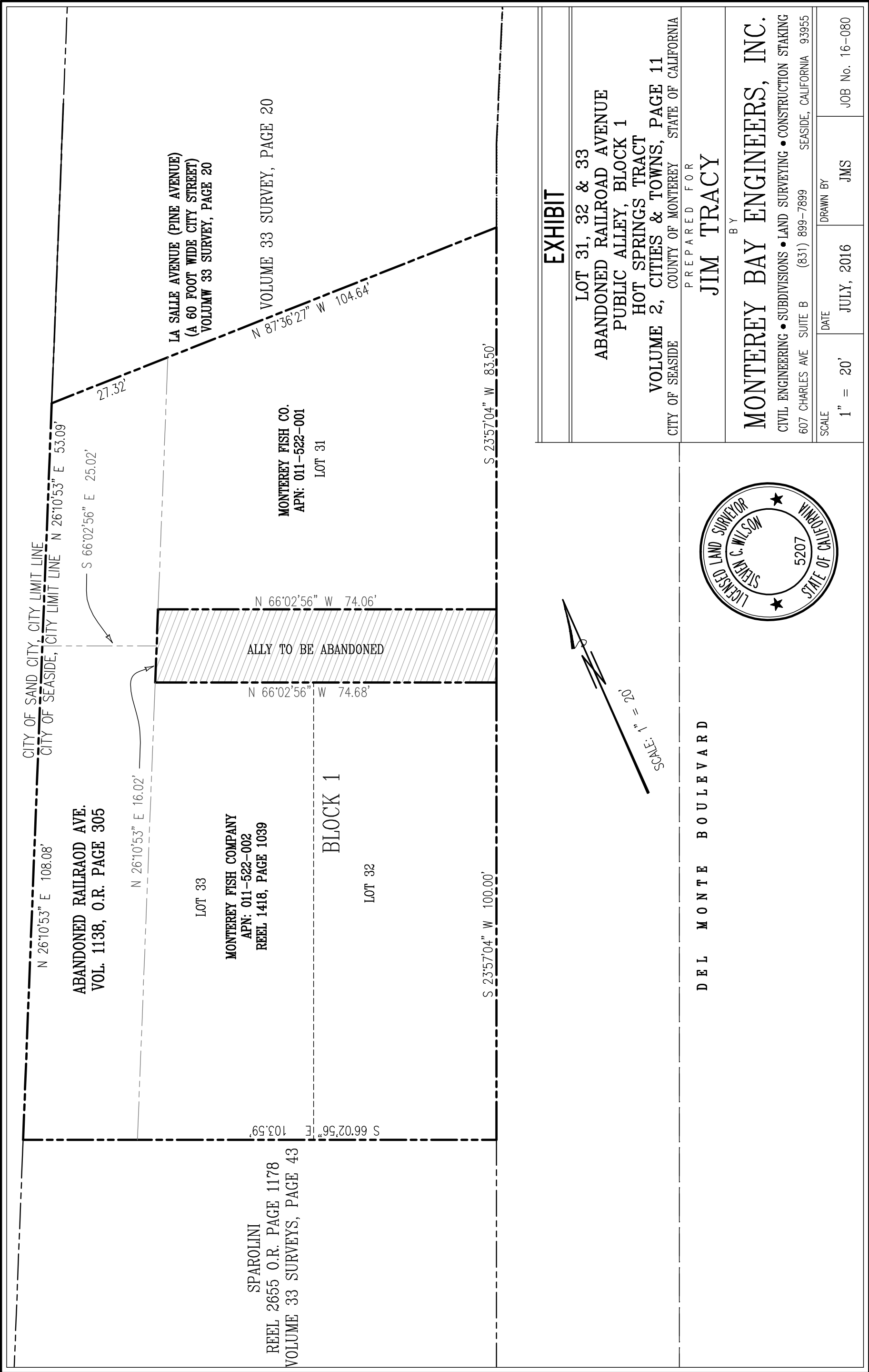
- AC ASPHALTIC CONCRETE
- CATV CABLE TV VAULT
- CONC. CONCRETE
- (E) EXISTING
- EP EDGE OF PAVEMENT
- EV ELECTRIC VAULT
- HB HOSE BIB
- INV INVERT
- LP LIGHT POST
- (P) PROPOSED
- PG&E PG&E VAULT
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TBR TO BE REMOVED
- TC TOP OF CURB
- UD TOP OF DEPRESSION CURB
- UV UTILITY VAULT
- WV WATER VALVE

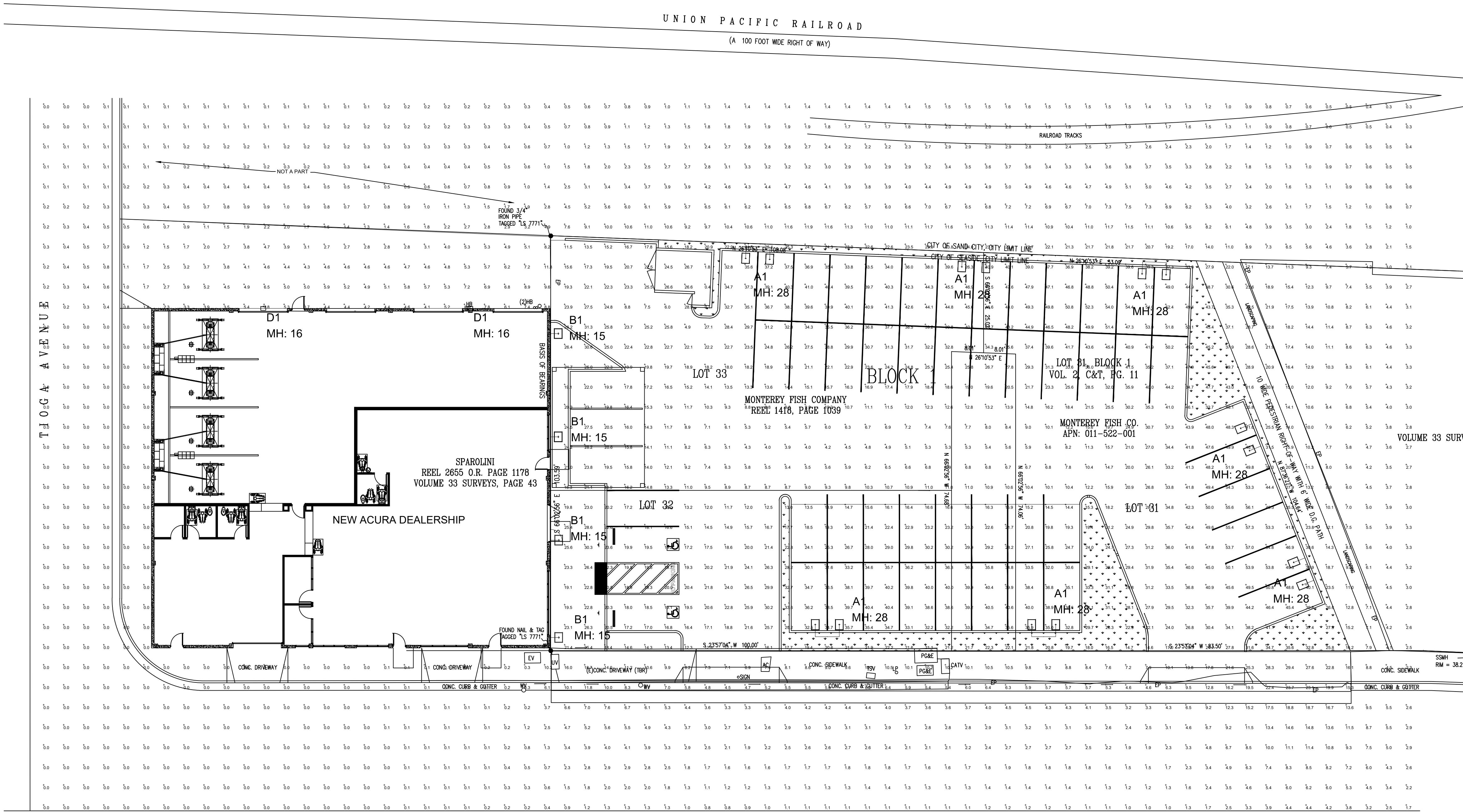


REVISIONS		CIVIL IMPROVEMENT PLANS			
DATE	BY	LOT 31, 32 & 33 ABANDONED RAILROAD AVENUE PUBLIC ALLEY, BLOCK 1 HOT SPRINGS TRACT VOLUME 2, CITIES & TOWNS, PAGE 11 CITY OF SEASIDE COUNTY OF MONTEREY STATE OF CALIFORNIA			
		PREPARED FOR JIM TRACY			
		BY MONTEREY BAY ENGINEERS, INC.			
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING 607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
SCALE	DATE	DRAWN BY	SHEET		
1" = 10'	JULY, 2016	BCW	C1 OF FIVE		
JOB No. 16-080					

DEL MONTE BOULEVARD







1 Acura MP- Photometrics
SCALE: 1"=15'-0"

Lighting Schedule						
Symbol	Qty	Location	Description	LLF	Lot Lumen	Lot Watts
	4	B1	VMX-1-T4-96LC-7-4K-UNV	0.950	19923	214
	2	D1	VSC-1-T2-48LC-5-4K-UNV	0.950	8313	81
	7	A1	Vonore VLX-1-T4A-192LC-7-4K-UNV	0.950	44238	414

Calculation Summary							
Location	Count	Unit	Area	Mag	Mag	Area/Mag	Mag/Mag
Site Point		Foot	11.64	57.3	0.0	N.A.	N.A.
Front Row		Foot	30.04	40.6	13.5	2.23	3.01
Side Lot		Foot	26.85	57.3	3.9	6.88	14.69
Service Drive		Foot	4.31	11.8	0.5	8.62	23.60

ABBREVIATIONS:
A= Alter
AFG= Above Finished Grade
CF = Contour Elevation
CV= Coefficient of Variation
f= Footcandle
HPS = High Pressure Sodium
LLF= Light Loss Factor
MH = Mounting Height
NTS = Not to Scale
PSMH = Pole Street Mounting Height
SF = Street Foot
W = Watts

- NOTES:
- CALCULATION POINTS INDICATED ARE BASED ON MAINTAINED FOOTCANDLE (FC) LEVELS AFTER A LIGHT LOSS FACTOR (LLF) IS APPLIED TO FIXTURE. REFER TO SCHEDULES FOR LLF AND LUMEN INFORMATION.
 - REFER TO PLAN FOR FIXTURE MOUNTING HEIGHTS.
 - CALCULATION POINTS TAKEN AT GRADE.

SK & Associates

T - 781-821-1700
F - 781-821-4100
www.skandassociates.com

20/22 Carver Circle
Canton, MA 02021

PROJECT NAME

Acura MP-
Photometrics

CLIENT

EDSS

7050 Jo Dr
Whore Lake, MI 48189

SEAL

REVISIONS

No.	Description	Date
5.		
4.		
3.		
2.		
1.		

Issue Date: Set 29, 2016

Project #: 16186

Drawn: AD

Checked: TJ

Approved: JS

Scale: AS NOTED

DRAWING NAME

Lighting Plan,
Schedules and
Specifications

DRAWING NUMBER

SL1

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BLOCK 1

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

MONTEREY FISH CO.
PN: 011-522-001

VOLUME



LOT 31

10 WIDE PEDESTRIAN RIGHT-OF-WAY WITH 6' WIDE D.G. PATH

LANDSCAPING

S 25°57'04" W 83.98'

CONC. SIDEWALK

CONC. CURB & GUTTER

Acura - Monterey Peninsula Artificial Turf Border Detail 12.1.16



Acura - Monterey Peninsula
Artificial Turf Border Detail 12.1.16

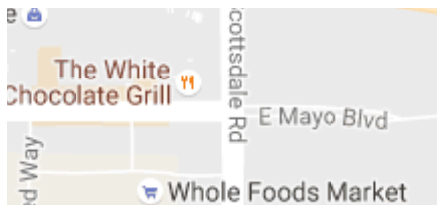
Google Maps N Scottsdale Rd



Image capture: May 2016 © 2016 Google

Scottsdale, Arizona

Street View - May 2016







WHITE METAL PANELS



CLEAR GLASS AND ALUMINUM STRUCTURE



DARK GRAY
EXTERIOR PANEL

MATERIALS & COLORS MONTEREY PENNINSULA ACURA

Service Canopy Concept Elevation

UNREGISTERED VERSION

www.avs4you.com

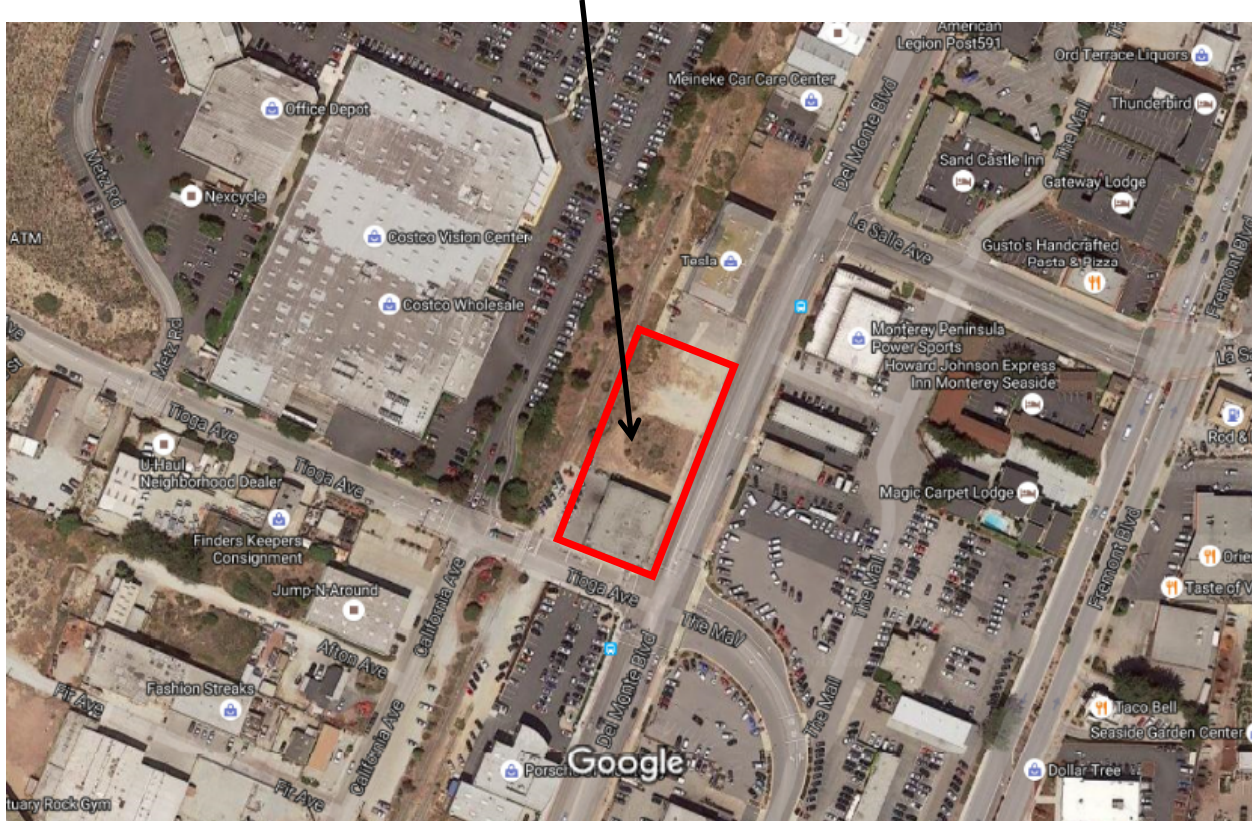


Location Map

Project Site: 1845 Del Monte Boulevard



Project Site: 1845 Del Monte Boulevard





View of Rear (West) Elevation



View of Southeast corner of existing auto body shop building



View of northeast corner of the proposed parking lot and north elevation of the existing building



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: December 7, 2016

SUBJECT: BOARD OF ARCHITECTURA; REVIEW APPLICATION NO. BAR-16-17: DESIGN REVIEW APPROVAL FOR EXTERIOR FACADE IMPROVEMENTS (E.G. WINDOWS, BUILDING AND NEW EXTERIOR LIGHTING) AND NEW EXTERIOR LIGHTING, FENCING AND LANDSCAPING FOR THE ESTABLISHMENT OF A DAYCARE CENTER LOCATED AT 1405 LA SALLE AVENUE. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301 OF THE CEQA GUIDELINES.

PURPOSE

In accordance with Section 17.62.030.B.8 of the Seaside Municipal Code, the applicant is requesting design review approval for exterior façade, lighting, landscaping, and fencing renovations for the establishment of a child daycare center.

RECOMMENDATION

City staff recommends that the Board of Architectural Review approve the application based on the findings and subject to the conditions of approval provided as Attachment 1 and project plans provided as Exhibit "A" to Attachment 1.

BACKGROUND

FISCAL IMPACT

There is no fiscal impact with this project.

ATTACHMENTS

1. Attachment 1. Conditions of Approval
 2. Attachment 1 - Exhibit A Site Plan
 3. Attachment 1 - Exhibit A Elevations
 4. Attachment 1 - Building Colors
-

5. Attachment 1 - Exhibit A Wall Lights
 6. Attachment 1 - Exhibit A Motion Sensor Lights
 7. Attachment 1 - Exhibit A Windows
 8. Attachment 2. Location Map
 9. Attachment 3. Site Photos
 10. Attachment 4. Aerial Photo
-

Conditions of Approval
File No. BAR-16-17
December 7, 2016

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Early Development Services." stamped as received on "November 28, 2016" and approved on December 7, 2016. The project plan are attached as Exhibit "A".
2. The proposed project shall be implemented in accordance with the conditions of approval for Use Permit Application No. 16-04.

Building:

3. The applicant shall comply with the 2013 California Building Code.

Fire Department:

4. Applicant shall comply with the 2013 Fire Department Code.

Standard:

5. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
6. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
7. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
8. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

9. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
10. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
11. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
12. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-17

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

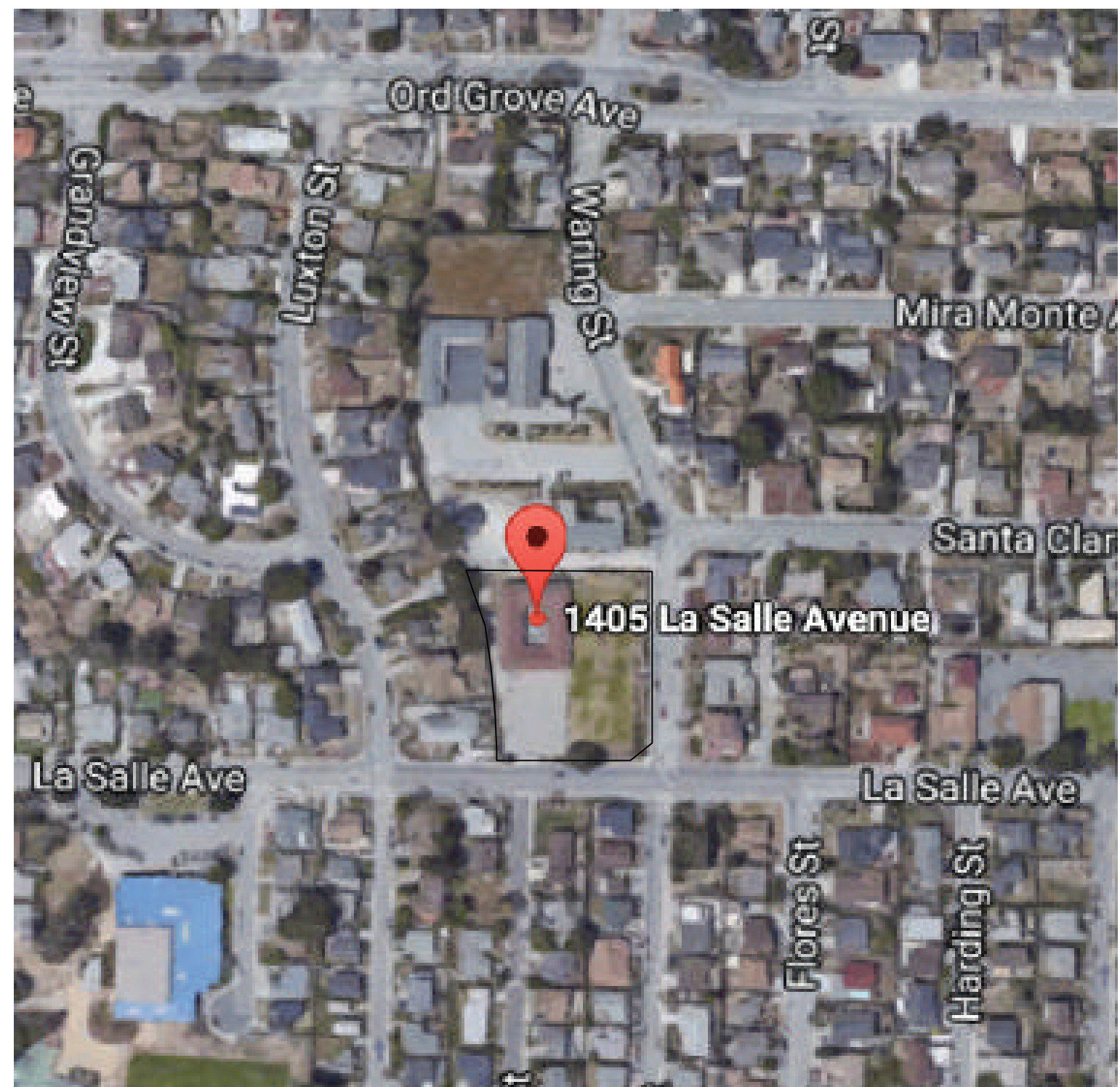
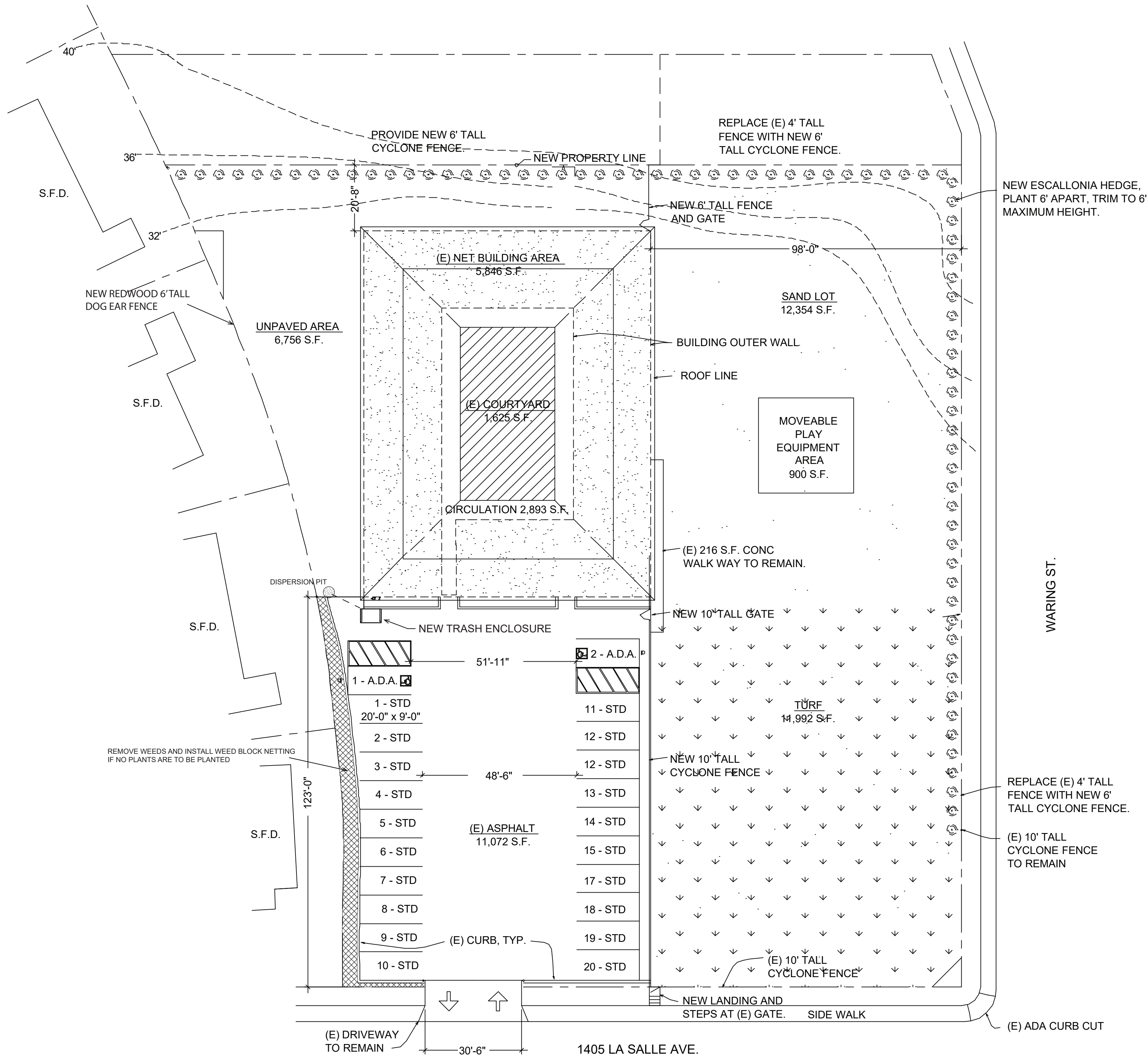
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

Applicant's Signature

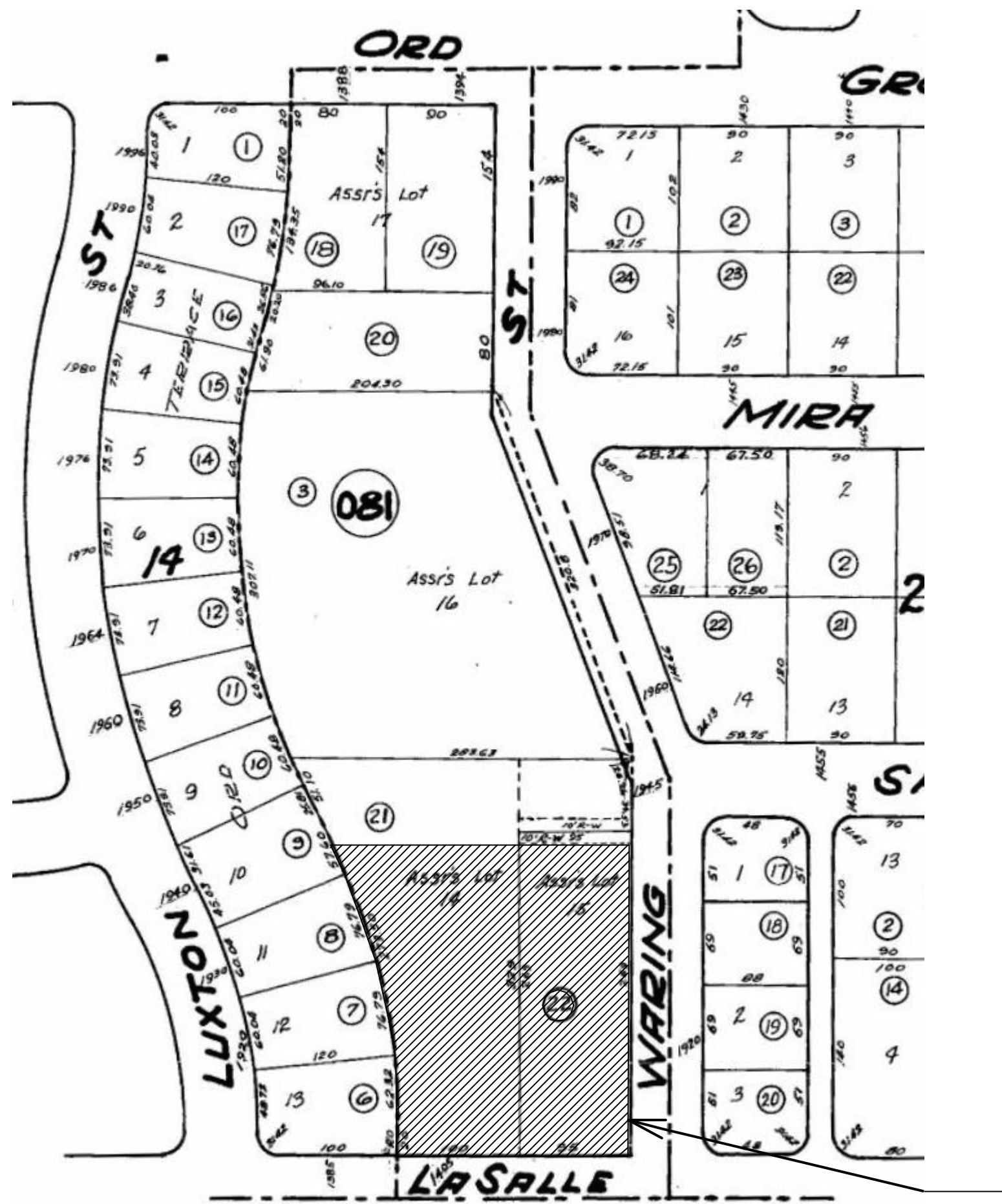
Date

Property Owner's Signature

Date



PLAN VIEW
NOT TO SCALE



LOCATION MAP
1" = 100'

LIST OF DRAWINGS

- 1.0 SITE PLAN, PLAN VIEW & LOCATION MAP,
PROJECT DESCRIPTION,
SITE DEVELOPMENT REQUIREMENTS.
- 2.0 FLOOR PLAN
- 3.0 ELEVATIONS

PROJECT DESCRIPTION

RECONDITION EXISTING CLASS ROOMS
WITH NEW FINISHES AND FURNISHINGS.
UPGRADE EGRESS AND FIRE SAFETY DEVICES
AS NEEDED TO CONFORM TO LATEST CODE
REQUIREMENTS.

SITE DEVELOPMENT REQUIREMENTS

LOT AREA:	54,687 S.F.
MINIMUM SETBACKS	ACTUAL
FRONT:	123.0'
REAR:	20.66'
SIDE:	14.66', 98.0'
HEIGHT:	15.0'
SITE COVERAGE:	17,134 S.F. (31 %)
FLOOR AREA:	5,846 S.F. (10 %)
ZONING:	RS
CONSTRUCTION TYPE:	VN

20-PARKING SPACES REQUIRED

2 - A.D.A.	20' x 9'
20 - STANDARD (STD)	20' x 9'
22-PARKING SPACES PROVIDED	

PROJECT LOCATION

REVISIONS	BY
△ 11/28/2016	A.V.
△	
△	
△	
△	
△	

DESIGNED BY:
BALESTERI
DESIGNS

FOR:
EARLY DEVELOPMENT SERVICES
1405 LA SALLE SEASIDE, CA 93955

SITE PLAN

DATE: 11/8/2016

SCALE: AS NOTED

DRAWN BY: A. VARGAS

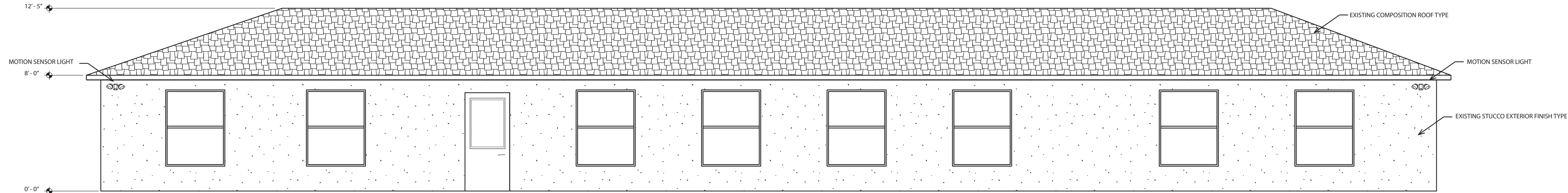
CHECKED:

JOB NO:

SHEET:

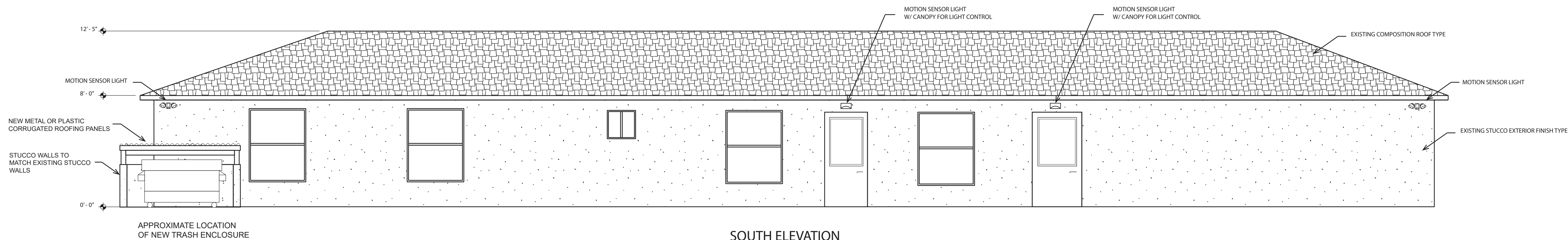
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THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT OF BALESTERI-DESIGNS ©



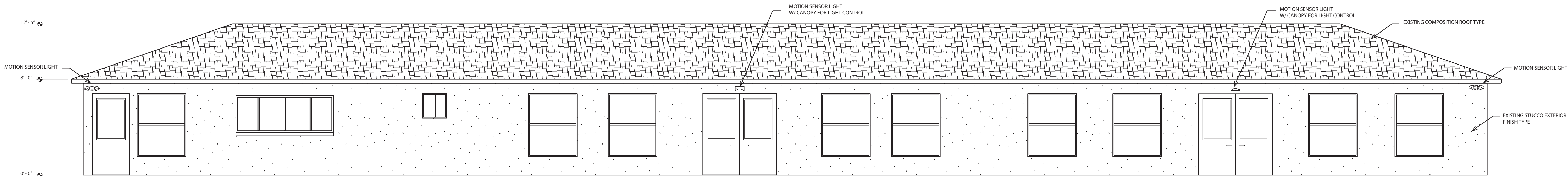
NORTH ELEVATION

SCALE: 1/4" = 1' - 0"



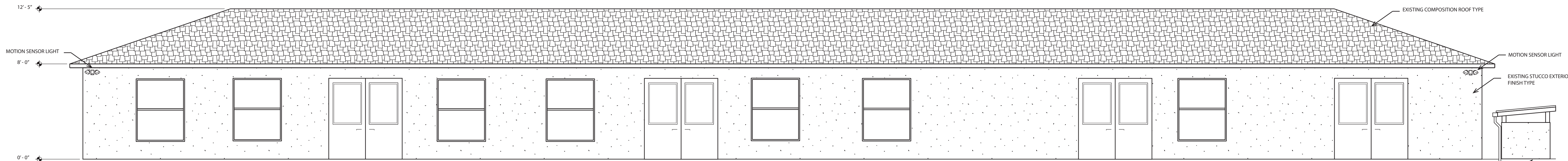
SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"



EAST ELEVATION

SCALE: 1/4" = 1' - 0"



WEST ELEVATION

SCALE: 1/4" = 1' - 0"

REVISIONS	BY
△ 11/28/2016	A.V.
△	
△	
△	
△	
△	

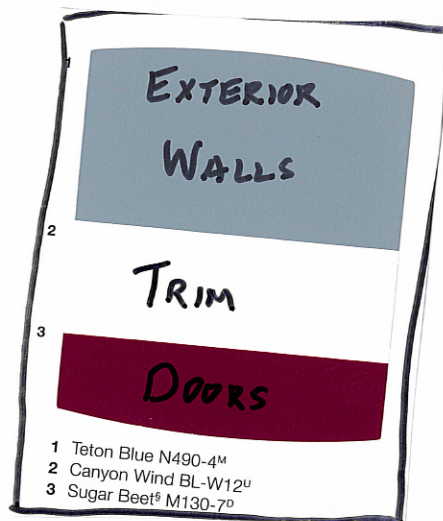


DESIGNED BY:
BALESTERI
DESIGNS
560 CALIFORNIA AVE
SAND CITY, CA. 93955
831.970.1763

ELEVATIONS
FOR
EARLY DEVELOPMENT SERVICES
1405 LA SALLE SEASIDE, CA 93955
ELEVATION PLAN

DATE: 11/8/2016
SCALE: AS NOTED
DRAWN BY: A. VARGAS
CHECKED:
JOB NO:
SHEET:

3.0



E-WP6 Series

Premium LED Wall Pack - Small
Replaces 100W PSMH

Average Customer Rating



Premium | Full Cutoff

- Stylish modern design
- Reduced uplight for control of spill light

Recommended Use

- Security
- Pathways
- Perimeter lighting
- When control of spill light is important

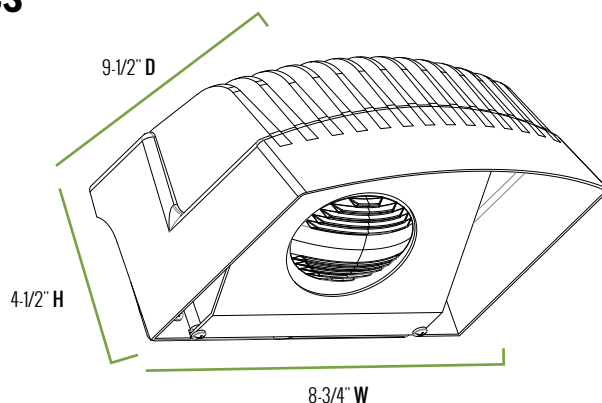
Input Voltage

- Universal (120V through 277V Operation)

Certifications



E-WP6 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-1/2" D x 8-3/4" W x 4-1/2" H	7.0 lbs.	8 to 15 feet	1 to 2 times the mounting height

Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing and lens frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Fixed cutoff glare shield to reduce light pollution Tempered glass lens is thermal, shock & impact resistant Patented lens design delivers true IES Type III distribution
MOUNTING	1/2" threaded conduit entries on two sides and bottom or mount over recessed junction box Die-cast detachable back box for easy mounting

Electrical Performance

OPERATING MINIMUM	LIFESPAN L₇₀ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 50,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.31A	0.17A	0.15A	0.14A

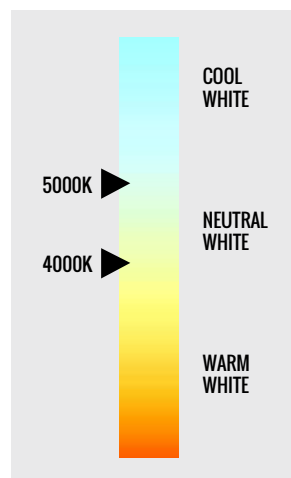
Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	Yes	---

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WP6L03CZ	3350 Lumens	Cool White (5000K)	36W	≥ 70 CRI	100W PSMH
E-WP6L03NZ	3350 Lumens	Neutral White (4000K)	36W	≥ 70 CRI	100W PSMH

CORRELATED COLOR TEMPERATURE (CCT)



Due to continuous product improvement, information in this document is subject to change.

Revision Date: 05/03/16

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

E-WP6 Series

Accessories



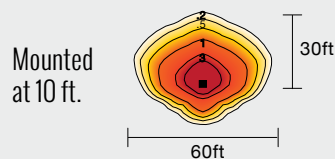
Photocell - Button, 120V/208V/240V/277V

SKU: **E-ACP1** (120V)

E-ACP2 (208V/240V/277V)

USE: Photocell is field installed.
Drilling of the back box in the field is required.

Photometric Diagrams



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.



Product Overview

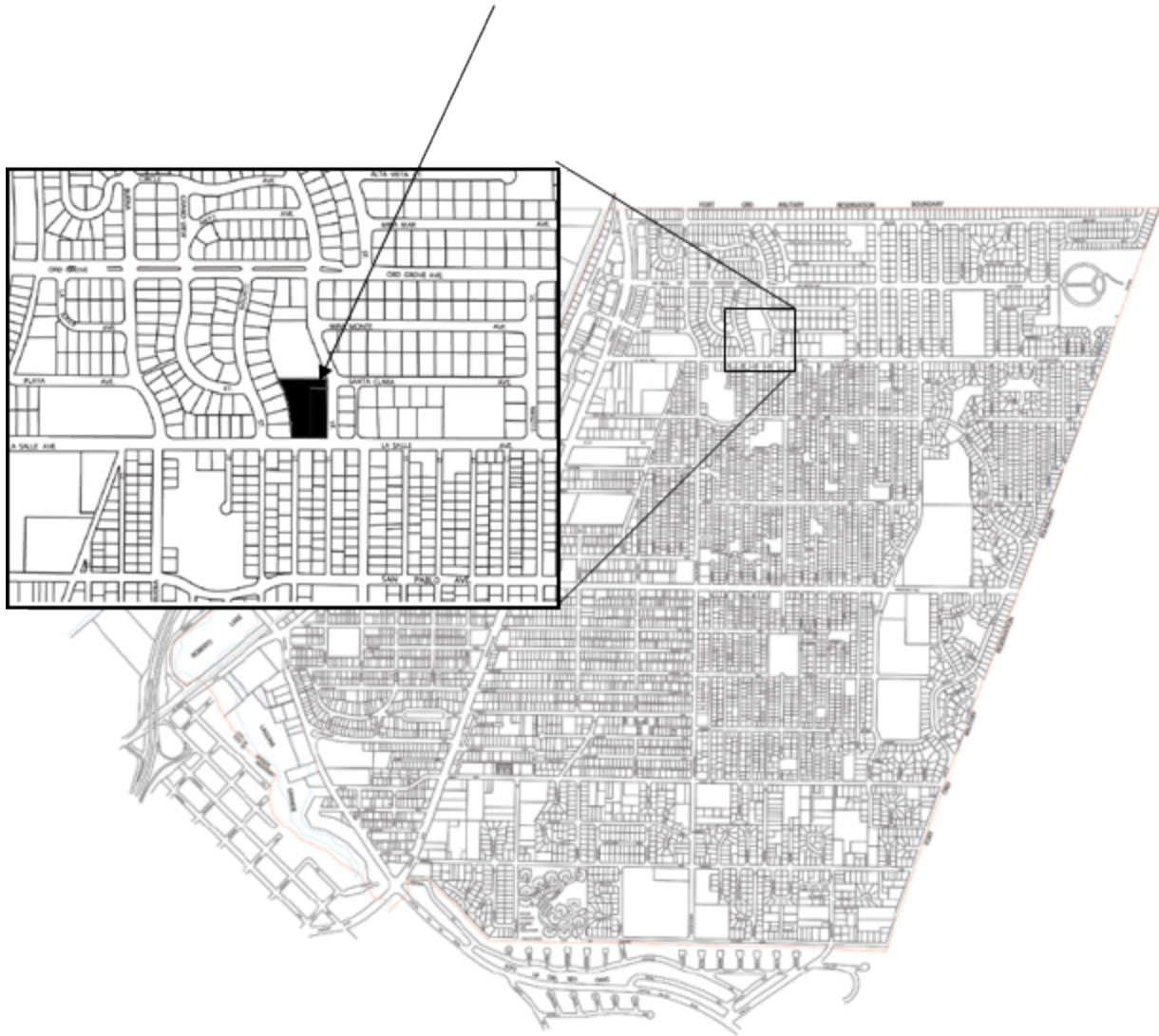
The 180 degree Outdoor Motion-Sensing Bronze LED Security Floodlight from Lithonia Lighting is the energy-efficient, low-maintenance lighting solution for security lighting. The integrated LEDs are rated at 50,000 hours of operation, so no bulbs are necessary. That means you don't have to pull out the ladder to replace bulbs it really lasts that long.

- Provides 1,600 Lumens (4000K bright white light) while only using 19-Watt of energy
- Rugged housing can stand up to almost any weather without rusting
- Clear, glass lenses are fully casketed to keep out moisture, dirt and insects
- Optional light visors are included for "neighbor-friendly" shading of light that might otherwise shine into a neighbor's window
- Integrated LED's means no bulbs required, tool-free lamp head adjustment
- 80 degree motion sensor provides 70 ft. forward detection, and allows for adjustability of the sensitivity and on-time
- Approximate coverage area when mounted at 20 ft. is 60 ft. by 100 ft.
- Uses only 19-Watt of energy, for 120-Volt system installation only
- UL certified to US and Canadian safety standards for wet-location
- Please Note: The fixture light will FLICKER or FLASH if incorrectly installed, please review the installation guide or call the technical support number located on the Installation Guide



Location Map

Project Site: 1405 La Salle





View of Classroom Building from Southeast corner



View of Play area from northeast corner



View of Classroom building from east side



View of Classroom Building from northwest corner



View of west side adjacent to residential neighborhood looking north

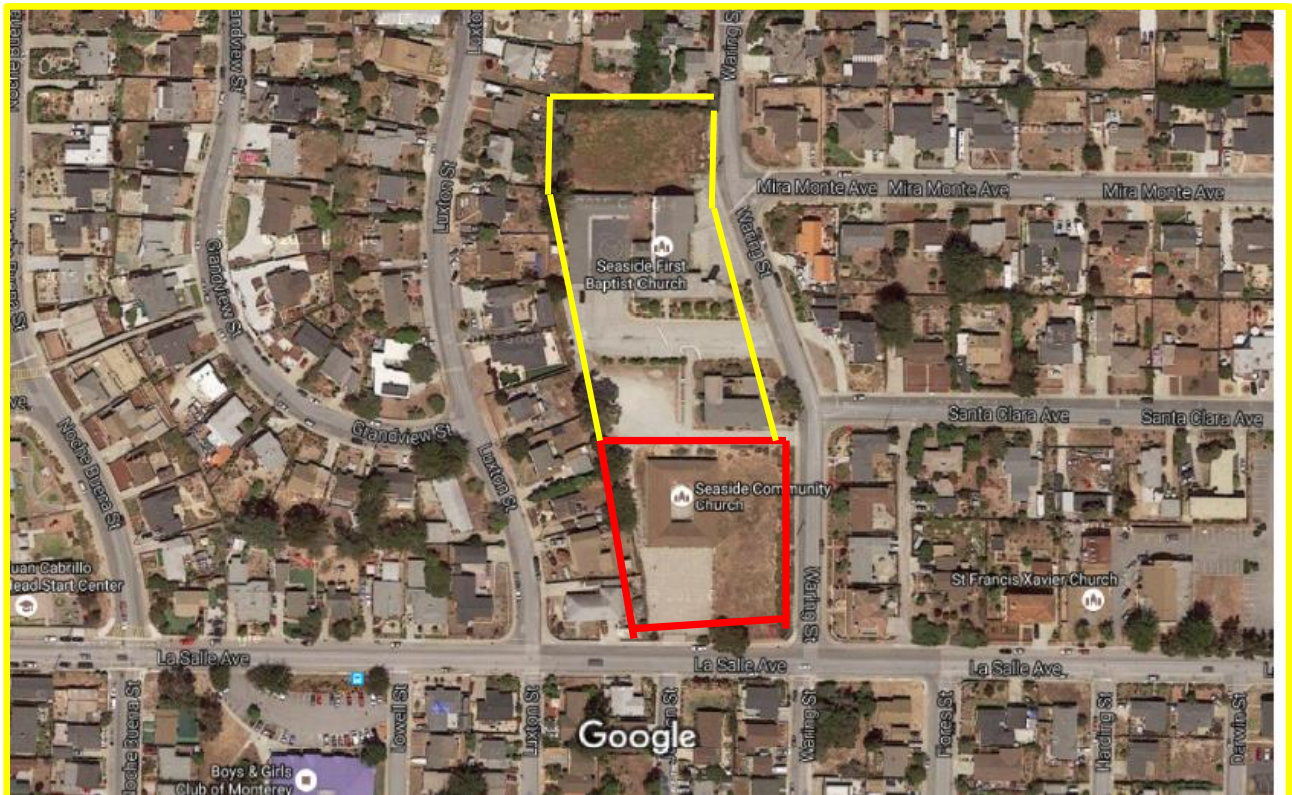


View of west side adjacent to the residential neighborhood looking south



View of rear area of the site looking east

Project Site
1405 La Salle Avenue



Church Site



Daycare Center





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: December 7, 2016

SUBJECT: **BOARD OF ARCHITECTURA; REVIEW APPLICATION NO. BAR-16-13: DESIGN REVIEW APPROVAL FOR A NEW CAR DEALERSHIP LOCATED AT 1 HEITZINGER PLAZA IN THE CA (REGIONAL AUTOMOTIVE) ZONING DISTRICT. PROJECT IS CATEGORICALLY EXEMPT CLASS 32, SECTION 15332 OF THE CEQA GUIDELINES.**

PURPOSE

In accordance with Section 17.16.030 of the Seaside Municipal Code (SMC), design review approval by the Board of Architectural Review is required for the construction of new structures and accessory facilities for a new car dealership located within the Automotive Regional Commercial (CA) Zoning District.

RECOMMENDATION

City staff recommends that the Board of Architectural Review approve the proposed architectural design and site improvements proposed the Honda new car dealership in accordance with the Conditions of approval provided as Attachment 1 and project plans provided as Exhibit A to Attachment1.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is located within the Seaside Auto Center on Assessor's Parcel No 011-535-026, generally located at 1 Heitzinger Plaza. See Exhibit "B" for location map. The project site is currently developed with a Honda new car dealership consisting of a showroom/offices, parts/service building, and car display areas.

The project site is bordered to the north by Round Table Pizza, to the south by Mitsubishi new car dealership, to west by Toyota new car dealership, and to the east by Fremont Boulevard. See Attachment 3 for site photographs.

PROJECT DESCRIPTION

The proposed project consists of a design review approval for the complete demolition of the existing Honda dealership and the reconstruction of a new Honda dealership. The project plans are provided as Exhibit "A" to Attachment 1

STAFF ANALYSIS

The proposed project is located in the Seaside Auto Center and is subject to the Automotive Regional Commercial (CA) Zone standards Center contained in Chapter 17.16 of the Seaside Municipal Code. The requirements of this Chapter are intended to encourage modern and contemporary building styles in order to modernize and update the older building styles within the CA Zone. The Auto Center Design Standards are provided as Attachment 4.

City staff finds that the proposed building design, site layout, lighting and fencing improvements will be constructed in compliance with the Auto Center Design Standards and provide an enhanced image for the auto center. Applicant will return to the BAR for final approval of signs and perimeter landscaping.

FINDINGS

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

Evidence: The site plan and project plans have been reviewed in accordance with the General Plan, Zoning Code, and Design Guidelines for the Auto Center, and it is concluded that the proposed fence will meet all applicable design requirements. The design of the of the proposed fence takes into account the scale, style, and architectural character of the surrounding area, and meets high aesthetic and design integrity standards.

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

Evidence: The proposed fence provides all design elements required by the Design Guidelines for the Auto Center, including consistent detailing of the architectural style and application of consistent color palette throughout the project.

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

Evidence: The proposed fence design for the segment of the property that separates the dealership from the rear property line that borders the Round Table Pizza parking lot provides all required design elements that would establish an attractive development, and will be compatible with adjoining and nearby properties.

ENVIRONMENTAL DETERMINATION

The project is Categorically exempt from the California Environmental Quality Act pursuant to Section 15332, Class 32 (Infill Development).

Class 32 consists of projects characterized as in-fill development meeting the following conditions.

Evidence

The project is consistent with the applicable General Plan designation and all applicable General Plan Policies as well as with applicable zoning designation and regulations.

The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site has no value as habitat for endangered, rare, or threatened species.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.

5. *The site can adequately be served by all required utilities and public services.*

Evidence: The proposed project would result in the construction of a new auto dealership facility on a parcel of less five acres within the Seaside Auto Center. The proposed improvements consist of a showroom/office, auto service/parts building, and auto display area. The proposed improvements would not result in any change or use of the facility that would result in a significant impact on the environment.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1 - Exhibit A Project Plans
 3. Attachment 1 - Exhibit A Fence Plans
 4. Attachment 2. Location Map
-

5. Attachment 3. Site Photos
 6. Attachment 4. Auto Center Design Standards
-

**Conditions of Approval
File No. BAR-16-13
December 7, 2016**

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Val Strough Honda” stamped as received on “November 28, 2016” and approved on December 7, 2016, except as modified in Condition #2 below

Building:

2. The applicant shall comply with the requirements of the Building Division for the installation of the new gates and new lighting within the parking lot.

Fire Department:

3. Applicant shall comply with Fire Department conditions for the installation of a Knox key on the new gates that would be installed across each drive entrance.

Public Works:

4. Applicant shall comply with Public Works Department for any work conducted within the public right-of-way.
5. Applicant to obtain encroachment permit for construction of proposed sidewalks and driveway approaches that provide a path of travel compliant with the American’s with Disability Act (ADA).
6. Applicant to prepare legal description and execute a deed to the City any portions of the ADA path of travel that extend into the applicant’s property.
7. Sidewalks shall have a minimum width of 5 feet and be constructed of concrete in conformance with City standards.
8. Public improvement plans shall extend sidewalk curb and gutter north along Fremont Boulevard and provide a new driveway approach across the public utility easement (PUE) formerly known as Alpine St.
9. Construction shall provide an ADA compliant path of travel, with width of five feet and constructed of concrete, across PUE and including a return adjacent to Assessor’s Parcel Number 011-535-008.
10. Applicant to prepare legal description and deed to the City of Seaside for any portions of the ADA path of travel which extend into the PUE.

11. Public improvement plans shall identify portion(s) of sidewalk adjacent to the property along Fremont Boulevard that have displacements exceeding ¼” and replace in accordance engineering standards.
12. Applicant shall reconstruct portions of ADA ramp at the northwest corner of Heitzinger Plaza (Clementina Ave) that do not conform to ADA standards.
13. Improvement plans shall relocate fire hydrant fronting Fremont Boulevard further north in conformance with fire department standards.
14. Applicant to execute a deed(s) of easement to the Seaside County Sanitation District for additional sanitary sewer easement such that all sanitary sewer infrastructure located on applicant’s property has a minimum of 7.5 feet of easement from all directions.
15. Applicant to have a legal description, plat and deed of easement prepared by a licensed land surveyor.
16. Applicant to enter into agreement to purchase portions of City owned right of way north of Heitzinger Plaza (Clementina Ave.) fronting Fremont Boulevard included as part of applicants development.
17. Proposed project must implement stormwater best management practices (BMPs) during construction.(SMC 8.46).
18. Complete and submit the Stormwater Compliance Tracking Form, with signature with building permit application.
19. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
20. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project.(SMC 15.32.170)
21. As part of building permit application, develop civil grading and drainage plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.
22. Drainage shall not be directed to adjacent properties. See item 4 for further requirements.

23. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Stormwater Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4.(SMC 8.46.130).
24. Applicant to complete the Stormwater Requirements Applicability Checklist.
25. Applicant shall submit a Stormwater Control Plan prior to finalizing site plan or civil grading and drainage plans. Stormwater Control Plan shall be approved by the City prior to finalizing project civil grading and drainage plans.
26. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved Stormwater Control Plan.
27. Prior to issuance of occupancy, applicant shall execute and 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 stormwater control measures (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.
28. Project shall remove sanitary sewer and water system laterals that are no longer connected to a building. Building permit plan shall identify method of removal and to be approved by the City.
29. 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.

Standard:

30. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
31. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
32. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
33. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
34. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
35. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
36. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
37. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-13

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

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

Applicant's Signature

Date

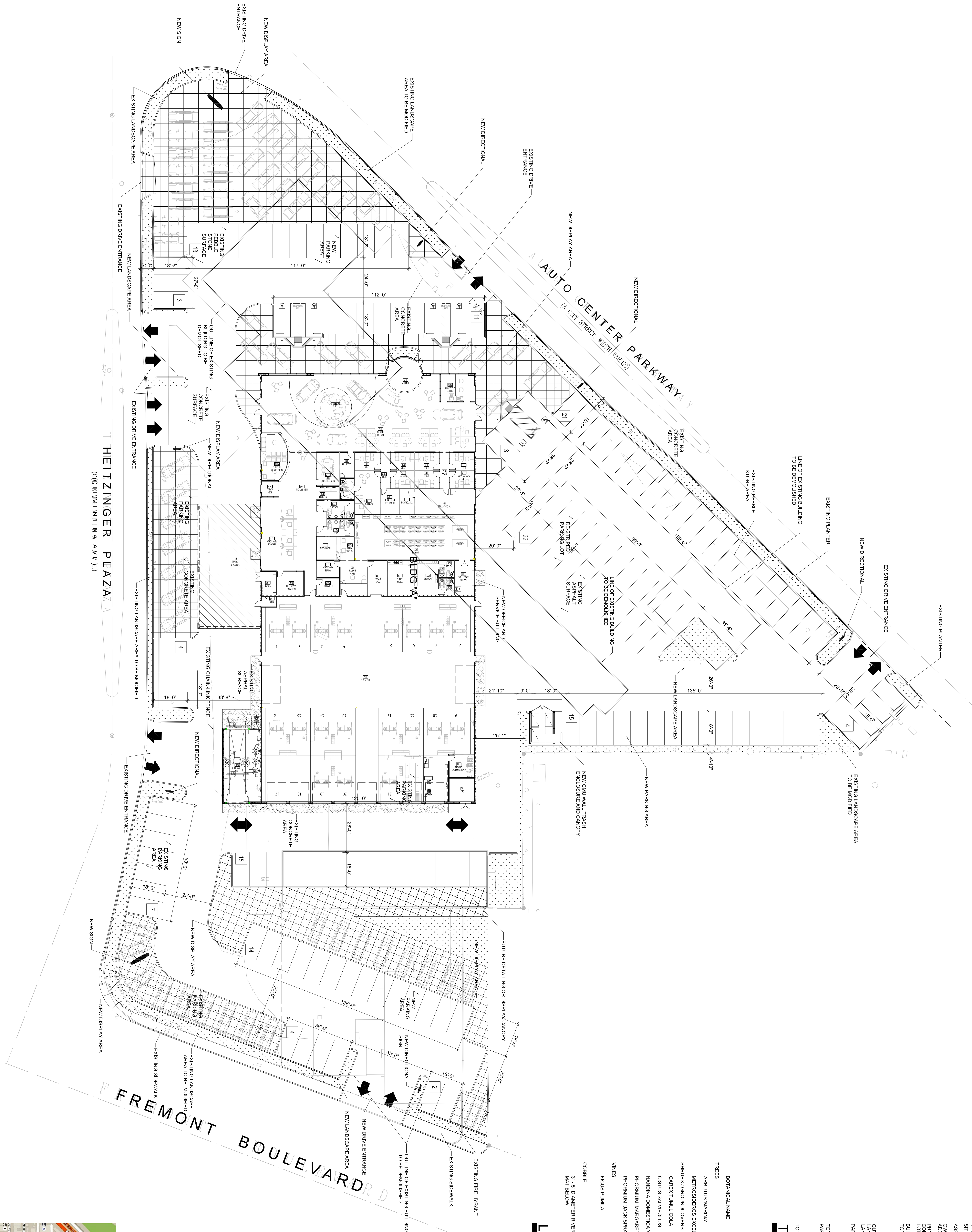
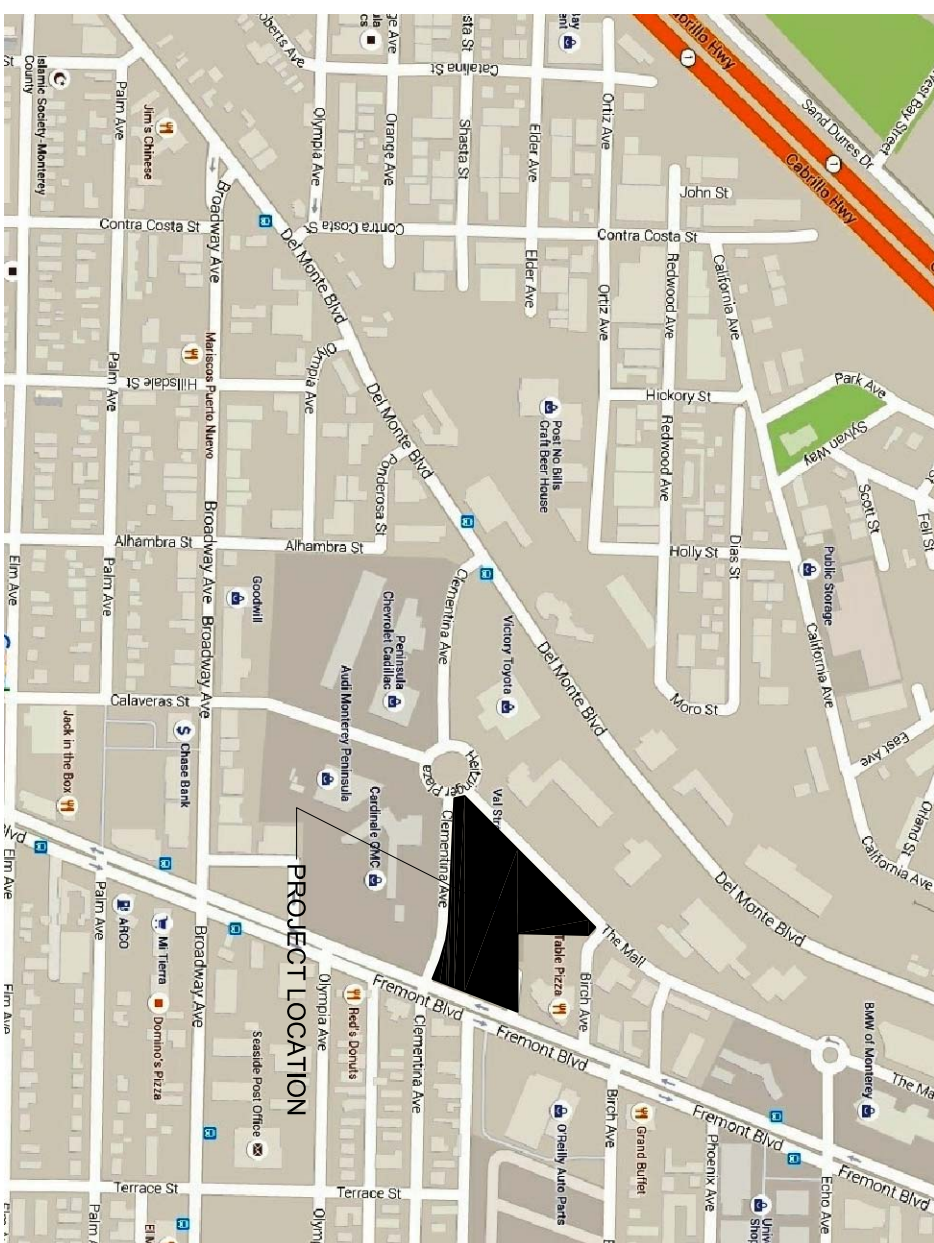
Property Owner's Signature

Date

SCALE: 1" = 20'-0"

VICINITY MAP

NOT TO SCALE



BOTANICAL NAME		COMMON NAME	SIZE / SPACING
TREES	ARGENTUS MARINA	STRAWBERRY TREE	24" BOX
	METROSIDENOS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX
	SHRUBS - GROUNDCOVERS		
	CAREX TUMULOSA	BERKELEY SEDGE	1 GAL / 12" OC
VINES	CISTUS SALYCOLIUS	SAGELEAF ROCKROSE	1 GAL / 36" OC
	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL / 24" OC
	PHORUM MARGARET ROSE	NEW ZEALAND FLAX	1 GAL / 36" OC
	PHORUM JACK SPRAATT	NEW ZEALAND FLAX	1 GAL
FOCUS PLUMIA		CREEPING FIG - INSTALL WITH VINE CONTACT TO TRIPLED SYSTEM	1 GAL
COBBLE			
3 - 5" DIAMETER RIVER ROCK COBBLESTONE, 10" LAYER, INSTALL WEED MAT BELOW			

LANDSCAPE PALETTE

TOTAL PARKING PROVIDED:

ACCESSIBLE STALLS:

PARKING PROVIDED:

REQUIRED STALLS:

INVESTMENT REQUIRED:

TOTAL PARKING REQUIRED:

LANDSCAPE AREA REQUIRED: (111)940 SF X .5%;

OUTDOOR USE A.Y.

LANDSCAPE AREA REQUIRED: (111)940 SF X .5%;

LANDSCAPE AREA PROVIDED:

PARKING REQUIRED:

MINIMUM SEATING CAPACITY:

TOILET OCCUPANCY:

SERVICE ROOM/ADMINISTRATION (A) OCCUPANCY:

TOILET OCCUPANCY:

SHOWER/OCCUPANCY:

STORAGE ROOM OCCUPANCY:

REPAIR SHOP OCCUPANCY:

CONSTRUCTION:

LIFT AREA, 2.5' AREAS (APPROXIMATELY)

BUILDING:

OWNER'S NAME: HETZINGER ASSOCIATES

ADDRESS: DUNN, CA 94603

ASSISTERS PARCEL NUMBER:

SITE ADDRESS: SPANISH FLAZA

TABULATIONS:

TABULATION NOTES

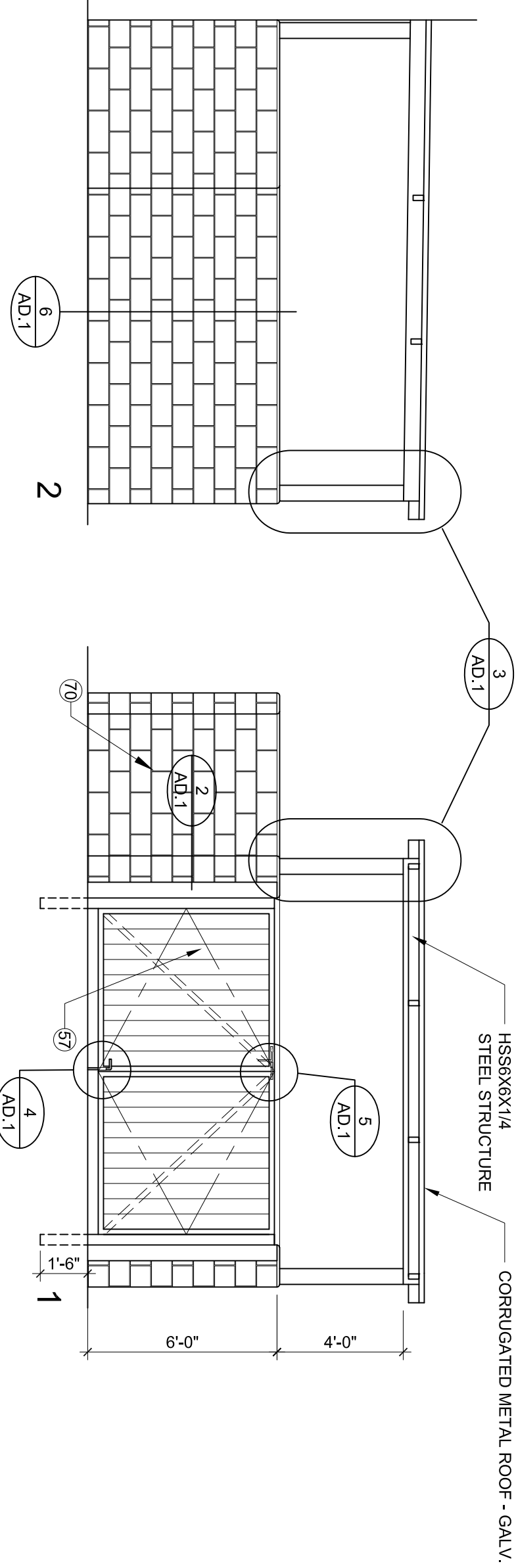
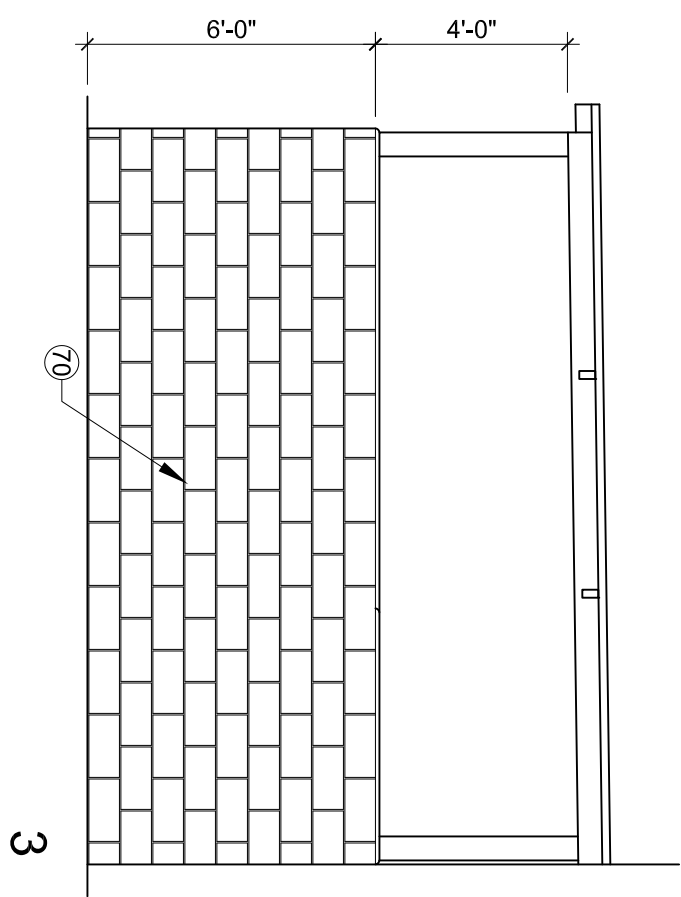


VAL STROUGH HONDA

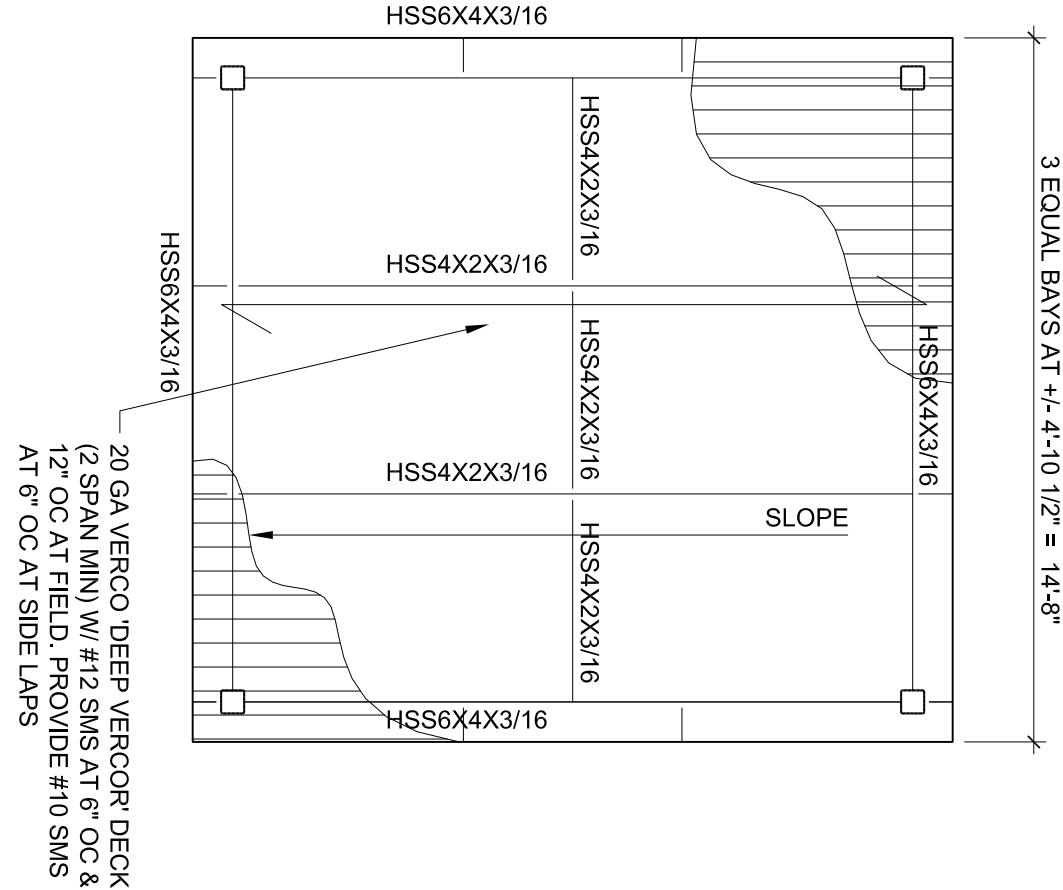
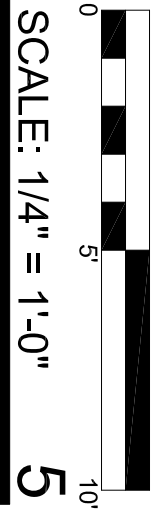


25691 ATLANTIC OCEAN DRIVE, SUITE B-17
LAKE FOREST, CA. 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalezny - Architect - © 2011

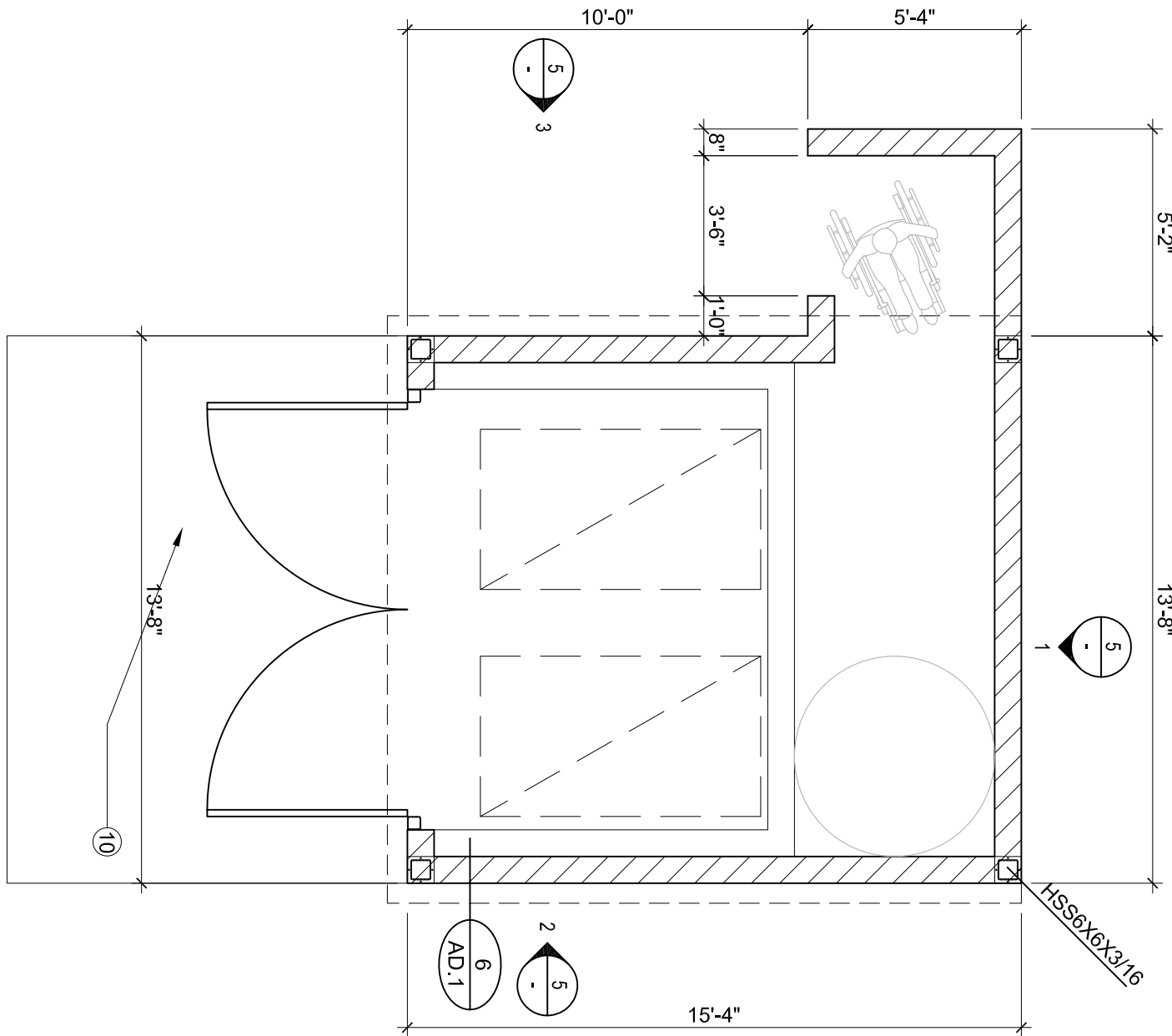
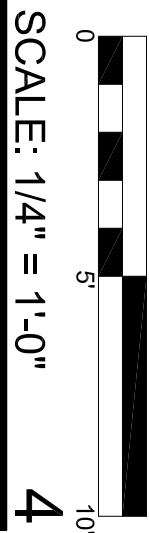
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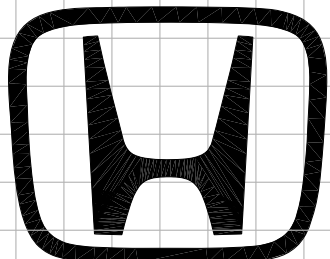
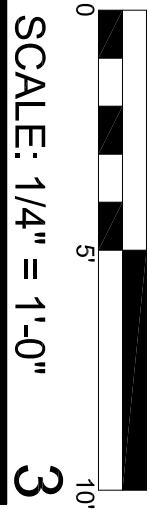
TRASH ENCLOSURE ELEVATIONS

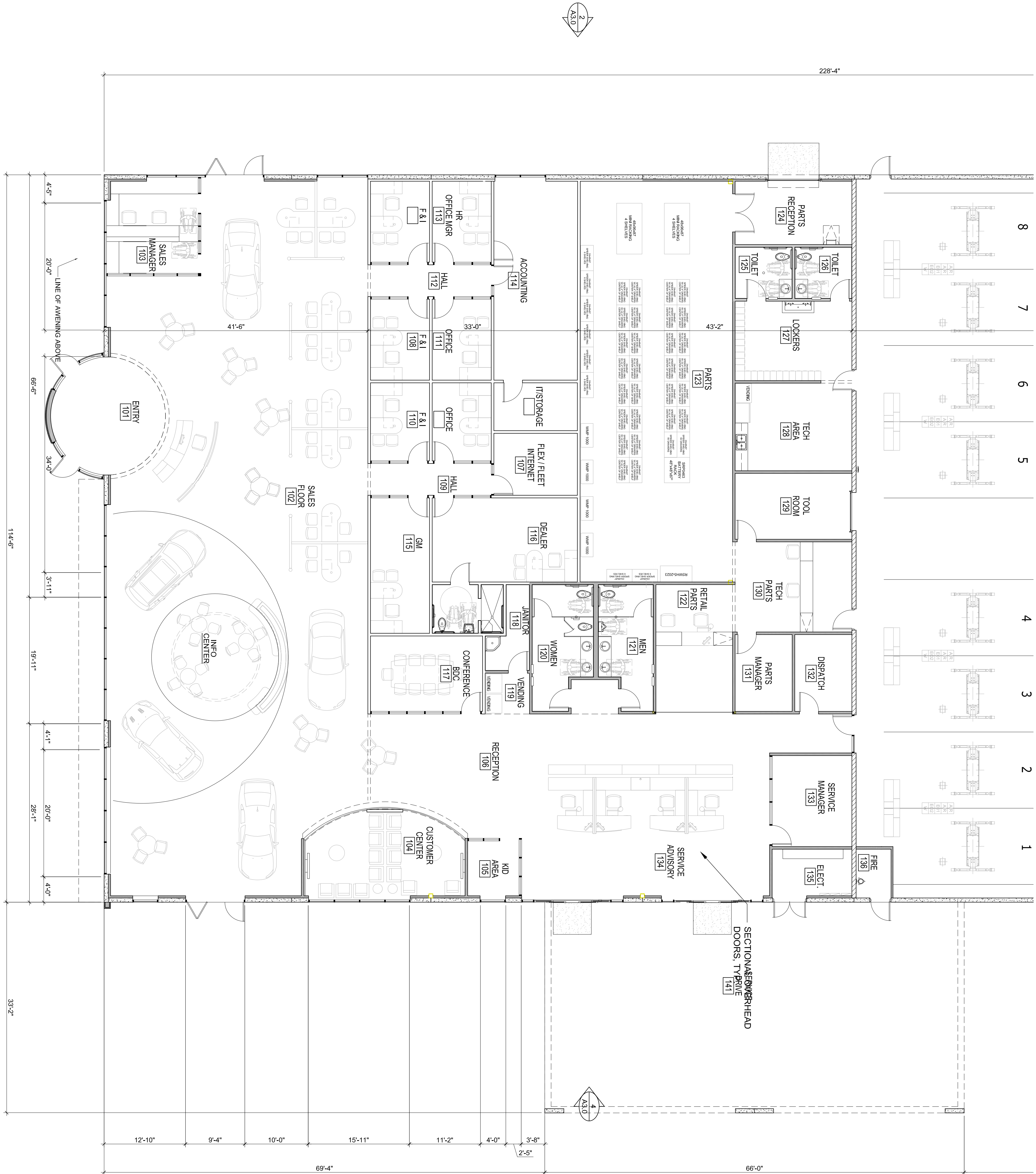
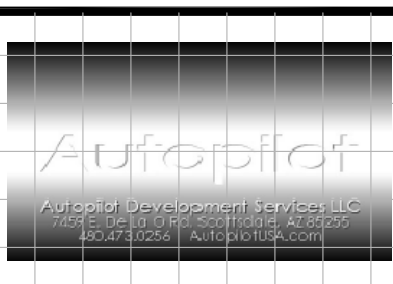
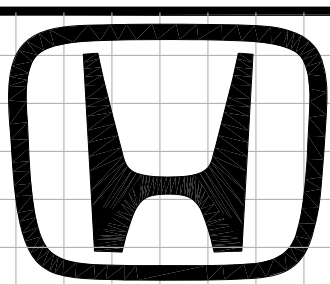


TRASH ENCLOSURE ROOF PLAN



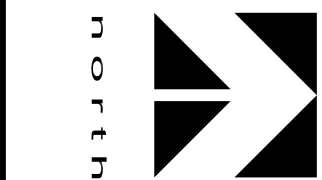
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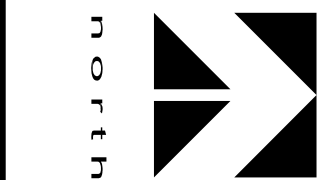




KEYNOTES

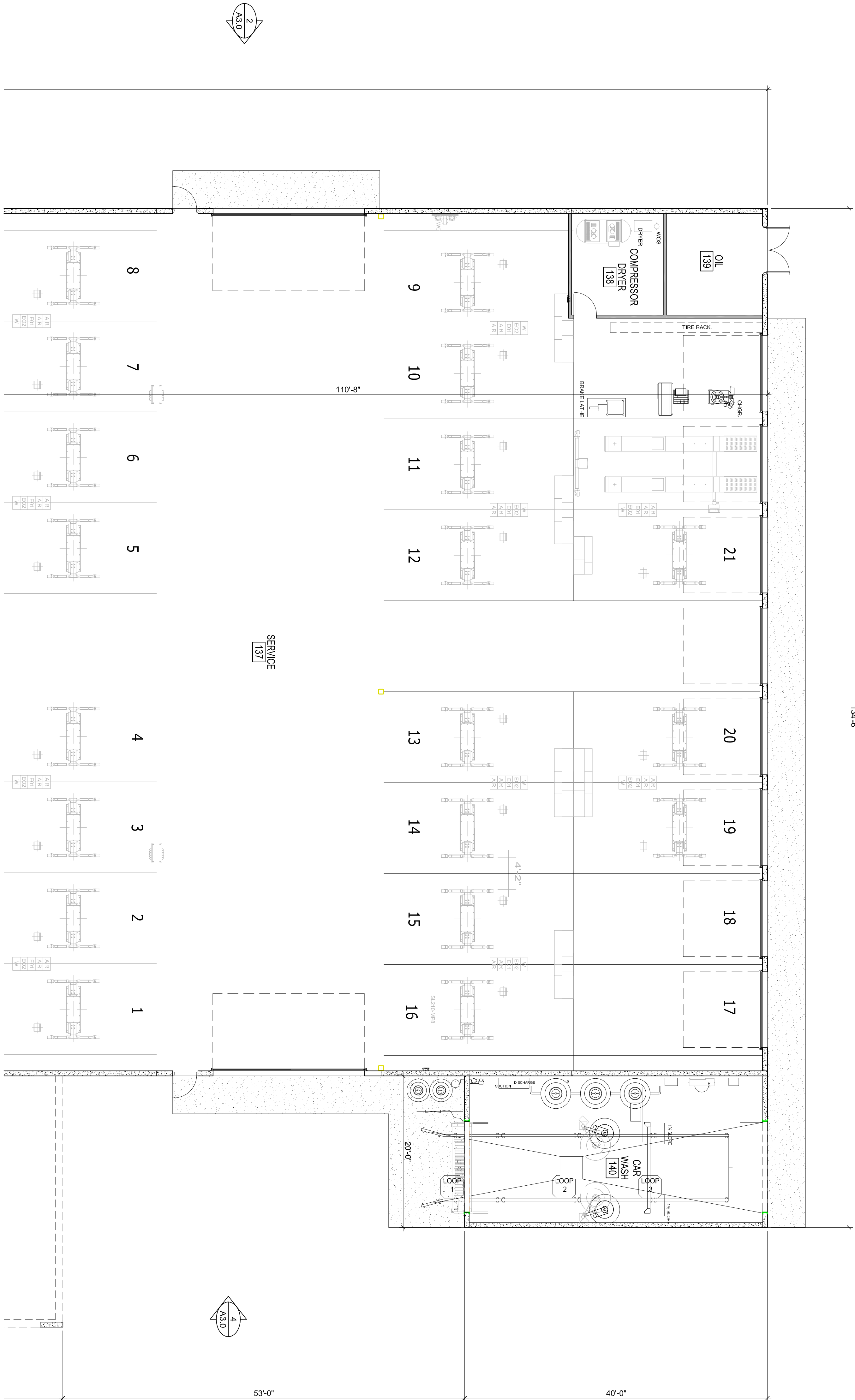
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NEW METAL STUD WALL AT 16" OC TO INTERIOR
OF STRUCTURE W/ 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES TO
W/ BATT SOUND INSULATION
PLYWOOD BACKING AT EXTERIOR & 5/8" TYPE 'X' GYPSUM
BOARD AT INTERIOR
- INTERIOR 1 1/2"x4-1/2" CLEAR ANODIZED ALUMINUM STOREFRONT
WITH 1/4" CLEAR GLAZING
NEW 3/8" OR 6" METAL STUD WALL AT 16" OC TO INTERIOR
OF STRUCTURE W/ 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES TO
W/ BATT SOUND INSULATION
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OF STRUCTURE W/ 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES TO
W/ BATT SOUND INSULATION
PLYWOOD BACKING AT EXTERIOR & 5/8" TYPE 'X' GYPSUM
BOARD AT INTERIOR





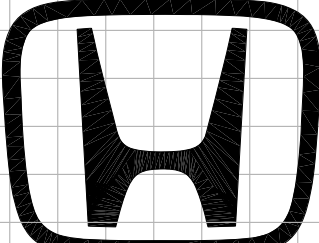
KEYNOTES

- NOTE: ALL WALLS TO CORNER WITH TABLE 702.1(2) OF CBC
UNLESS NOTED OTHERWISE
SEE SECTIONS FOR ADDITIONAL WALL INFORMATION
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 - INTERIOR 1 1/2"x4-1/2" CLEAR ANODIZED ALUMINUM STOREFRONT WITH 1/4" CLEAR GLAZING
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 - NEW METAL STUD WALL AT 16" OC TO UNDERSIDE OF STRUCTURE W/ 5/8" TYPE 'X' GYPSUM BOARD AT EXTERIOR & 5/8" TYPE 'X' GYPSUM BOARD AT INTERIOR



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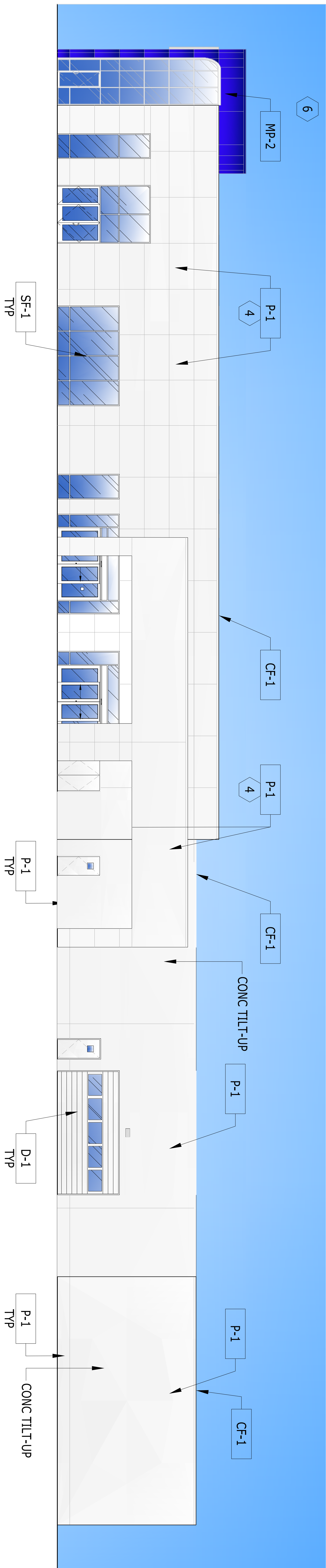
VAL STROUGH HONDA
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 **VAL STROUGH HONDA**



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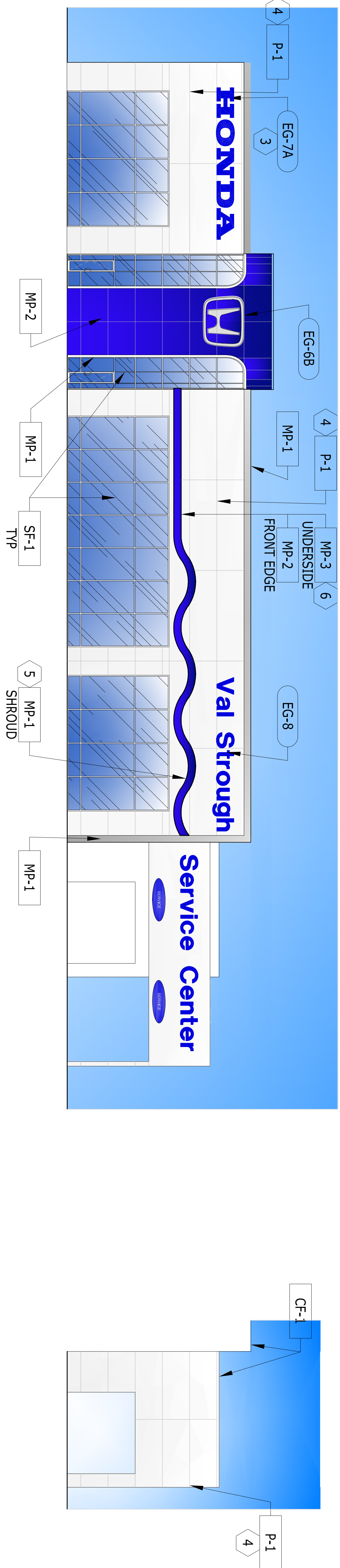
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EAST EXTERIOR ELEVATION

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

4



SOUTH EXTERIOR ELEVATION

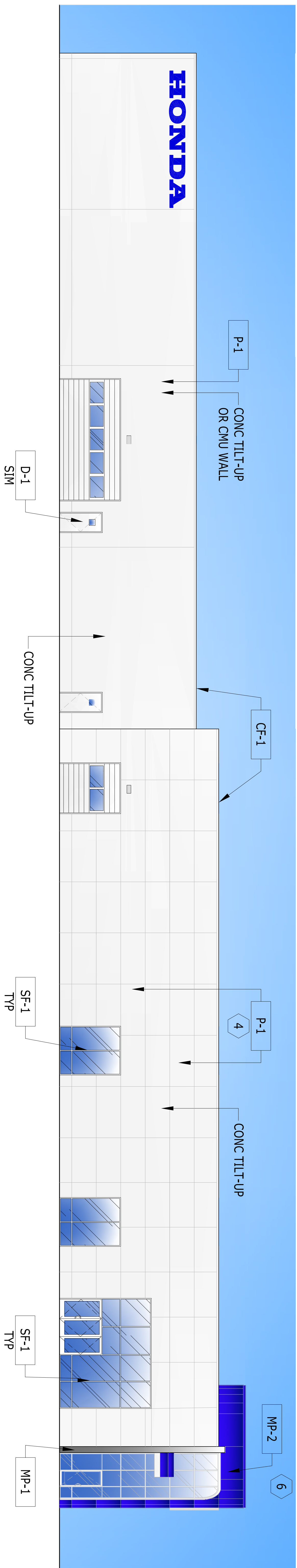
SCALE: 1/8" = 1'-0"

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CAR WASH ELEVATION SCALE: 1/8" = 1'-0"

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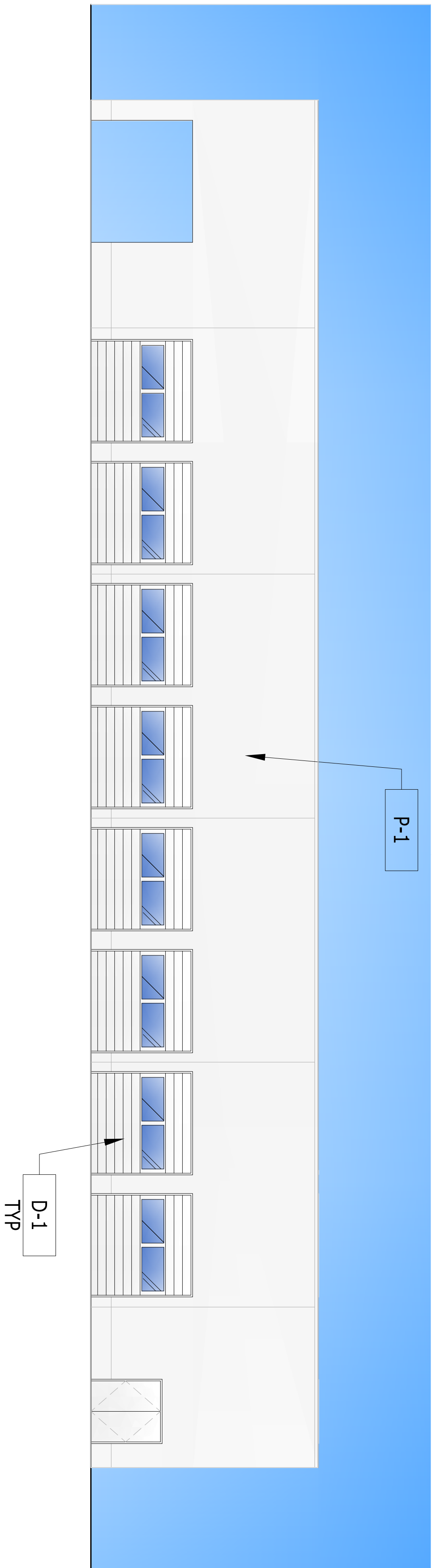
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WEST EXTERIOR ELEVATION

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

12



NORTH EXTERIOR ELEVATION

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

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507	STOERHOFT	ALUMINIUM STOEHRHOFT SYSTEM, MANUFACTURER: KAWNEER, USA
508	ALUMINUM VET W/AL 1.30X4 1/2" CLEAR ANODIZED	
509	GLASS	1" DOUBLE GLAZED, LOW-E GLASS
510	GLASS	COLOR: CLEAR, SASH: CLEAR
511	GLASS	GLASS/ALUMINUM GLAZED GLASS
512	WALLS	
513	PAINT	
514	MANUFACTURER: SHERRIN WILLIAMS	
515	STYLE: EGGSHELL, LAMINATE (GLUELESS)	
516	COLOR: SMOKE/EGG W/WHITE	
517	DOOR	
518	STYLE: SLEIGH DOOR	
519	COLOR: SMOKE/EGG W/WHITE	
520	DOOR	
521	PAINT METAL, COAT FLASKING	
522	COLOR: HONDA WHITE	
523	ALUMINUM METAL PANEL SYSTEM	
524	ALUMINUM METAL PANEL SYSTEM	
525	COLOR: HONDA BLUE	
526	ALUMINUM METAL PANEL SYSTEM	
527	COLOR: HONDA WHITE	
528	ALUMINUM METAL PANEL SYSTEM	
529	COLOR: HONDA SILVER/METALLIC	
530	ALUMINUM METAL PANEL SYSTEM	
531	COLOR: HONDA BLUE	
532	ALUMINUM METAL PANEL SYSTEM	
533	COLOR: HONDA WHITE	
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623	COLOR: HONDA WHITE	
624	ALUMINUM METAL PANEL SYSTEM	
625		

EXTERIOR FINISHES

—HED PRIOR



VICINITY MAP NOT TO SCALE

STORM WATER DRAINAGE / LOW IMPACT DEVELOPMENT

- REQUIRED MEASUREMENTS
- LIMIT DISTURBANCE OF NATURAL FEATURES (TIER 1)
 - LIMIT CLEARING, GRADING AND SOIL COMPACTION (TIER 1)
 - MINIMIZE IMPERVIOUS SURFACES (TIER 1)
 - MINIMIZE RUNOFF BY DISPERSION RUNOFF TO LANDSCAPE OR USE PERMEABLE PAVEMENTS (TIER 1)
 - TREAT RUNOFF WITH AN APPROVED AND APPROPRIATELY SIZED LID TREATMENT SYSTEM PRIOR TO DISCHARGE FROM SITE (TIER 2)
 - PREVENT OFFSITE DISCHARGE FROM EVENTS UP TO THE 95TH PERCENTILE RAINFALL EVENT (TIER 3)
 - CONTROL PEAK FLOWS TO NOT EXCEED PRE-PROJECT FLOWS FOR THE 2-YEAR THROUGH 10-YEAR EVENTS (TIER 4)

EXISTING SURFACE CONDITIONS

21,848 S.F.	BUILDING FOOTPRINTS	C=0.95
96,372 S.F.	ASPHALT/CONCRETE	C=0.90
5,125 S.F.	LANDSCAPING	C=0.20
123,345 S.F.	TOTAL SITE AREA	C=0.88

PRE-PROJECT 10-YEAR PEAK FLOW RATE

REFERENCE: MONTEREY COUNTY PLATE #25

$$I_t = (7.75) \cdot \frac{i}{t^0.55} \cdot (1.48)$$

$$I_t = (7.75) \cdot \frac{(0.55)}{15} \cdot (1.48)$$

$$I_t = 1.6 \frac{\text{IN}}{\text{HR}}$$

i = 0.55

10 YR STORM $\Rightarrow$ 1.48

t = 15 MINUTES

DRAINAGE AREA = 123,345 ft^2 $\cdot$ (0.88)

$\Rightarrow$ EFFECTIVE AREA = 108,544 ft^2

$$\Rightarrow 10\text{-YEAR PEAK FLOW} = 1.6 \frac{\text{IN}}{\text{HR}} \cdot 108,544 \text{ft}^2 \cdot \left(1 \frac{\text{ft}}{12 \text{ INCHES}}\right) = 14,473 \frac{\text{ft}^3}{\text{HR}} = 4.02 \text{ CFS} = 1,804 \text{ GPM}$$

PROPOSED SURFACE CONDITIONS

29,169 S.F.	BUILDING FOOTPRINTS	C=0.95
59,538 S.F.	ASPHALT/CONCRETE	C=0.90
25,660 S.F.	PERVIOUS PAVERS	C=0.40
8,978 S.F.	LANDSCAPING	C=0.20
123,345 S.F.	TOTAL SITE AREA	C=0.76

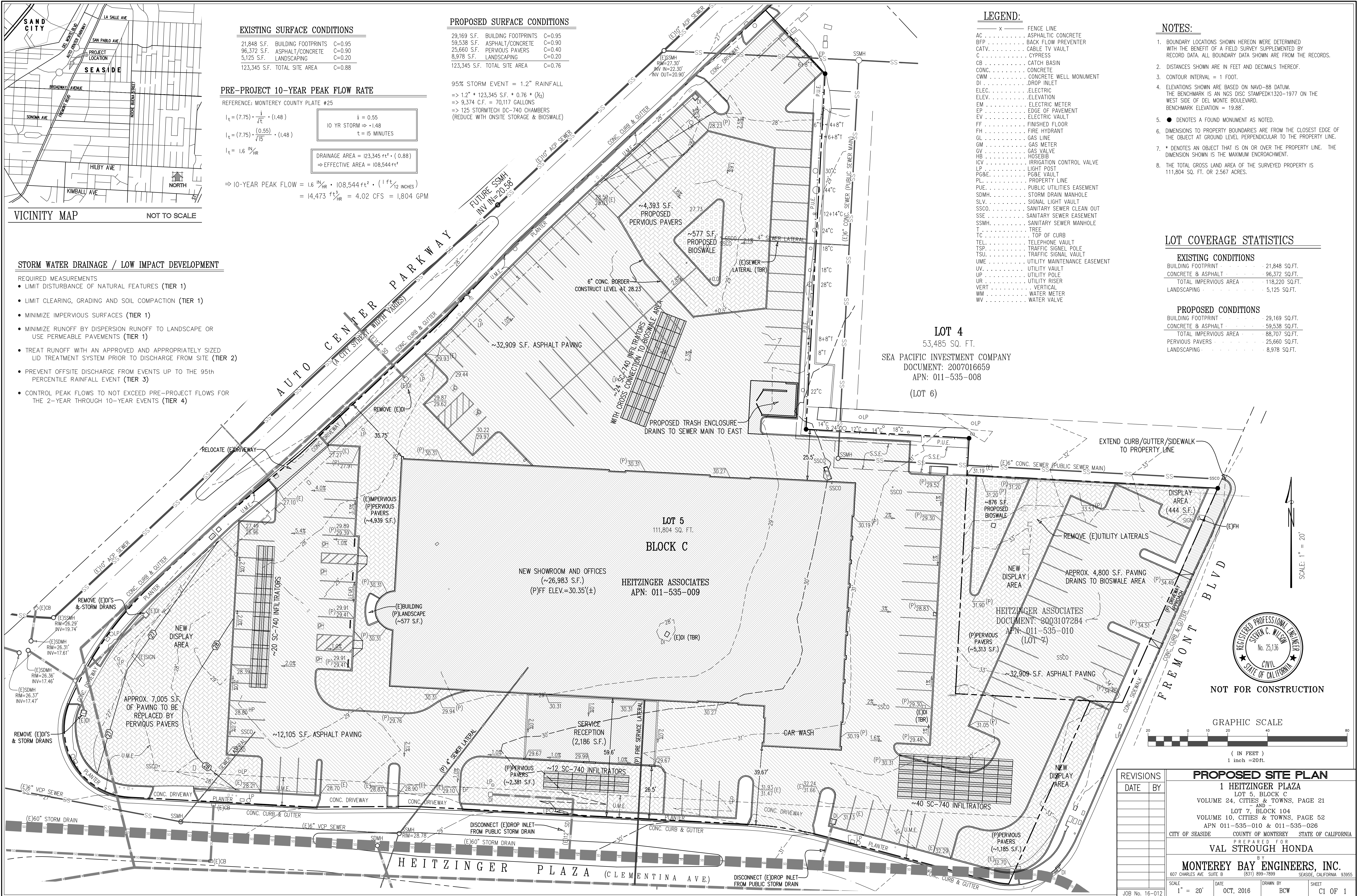
95% STORM EVENT = 1.2" RAINFALL

$$\Rightarrow 1.2" \cdot 123,345 \text{ S.F.} \cdot 0.76 \cdot \left(\frac{1}{2}\right)$$

$$\Rightarrow 9,374 \text{ C.F.} = 70,117 \text{ GALLONS}$$

$$\Rightarrow 125 \text{ STORMTECH DC-740 CHAMBERS}$$

(REDUCE WITH ONSITE STORAGE & BIOSWALE)



LEGEND:

X	FENCE LINE
AC	ASPHALTIC CONCRETE
BFP	BACK FLOW PREVENTER
CATV	CABLE TV VAULT
C	CYPRESS
CB	CATCH BASIN
CONC.	CONCRETE
CWM	CONCRETE WELL MONUMENT
DI	DROP INLET
ELEC.	ELECTRIC
ELEV.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
HB	HOSEBIB
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POST
PG&E	PG&E VAULT
PL	PROPERTY LINE
PUE	PUBLIC UTILITIES EASEMENT
SDMH	STORM DRAIN MANHOLE
SLV	SIGNAL LIGHT VAULT
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
T	TREE
TC	TOP OF CURB
TEL	TELEPHONE VAULT
TSP	TRAFFIC SIGNAL POLE
TSU	TRAFFIC SIGNAL VAULT
UME	UTILITY MAINTENANCE EASEMENT
UV	UTILITY VAULT
UP	UTILITY POLE
UR	UTILITY RISER
VERT	VERTICAL
WM	WATER METER
WV	WATER VALVE

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. THE BENCHMARK IS AN NGS DISC STAMPED K1320-1977 ON THE WEST SIDE OF DEL MONTE BOULEVARD. BENCHMARK ELEVATION = 19.88'.
- DENOTES A FOUND MONUMENT AS NOTED.
- DIMENSIONS TO PROPERTY BOUNDARIES ARE FROM THE CLOSEST EDGE OF THE OBJECT AT GROUND LEVEL PERPENDICULAR TO THE PROPERTY LINE.
- * DENOTES AN OBJECT THAT IS ON OR OVER THE PROPERTY LINE. THE DIMENSION SHOWN IS THE MAXIMUM ENCROACHMENT.
- THE TOTAL GROSS LAND AREA OF THE SURVEYED PROPERTY IS 111,804 SQ. FT. OR 2.567 ACRES.

LOT COVERAGE STATISTICS

EXISTING CONDITIONS

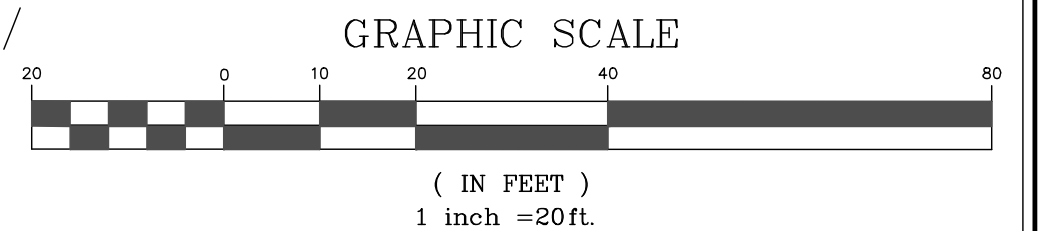
BUILDING FOOTPRINT	21,848 SQ.FT.
CONCRETE & ASPHALT	96,372 SQ.FT.
TOTAL IMPERVIOUS AREA	118,220 SQ.FT.
LANDSCAPING	5,125 SQ.FT.

PROPOSED CONDITIONS

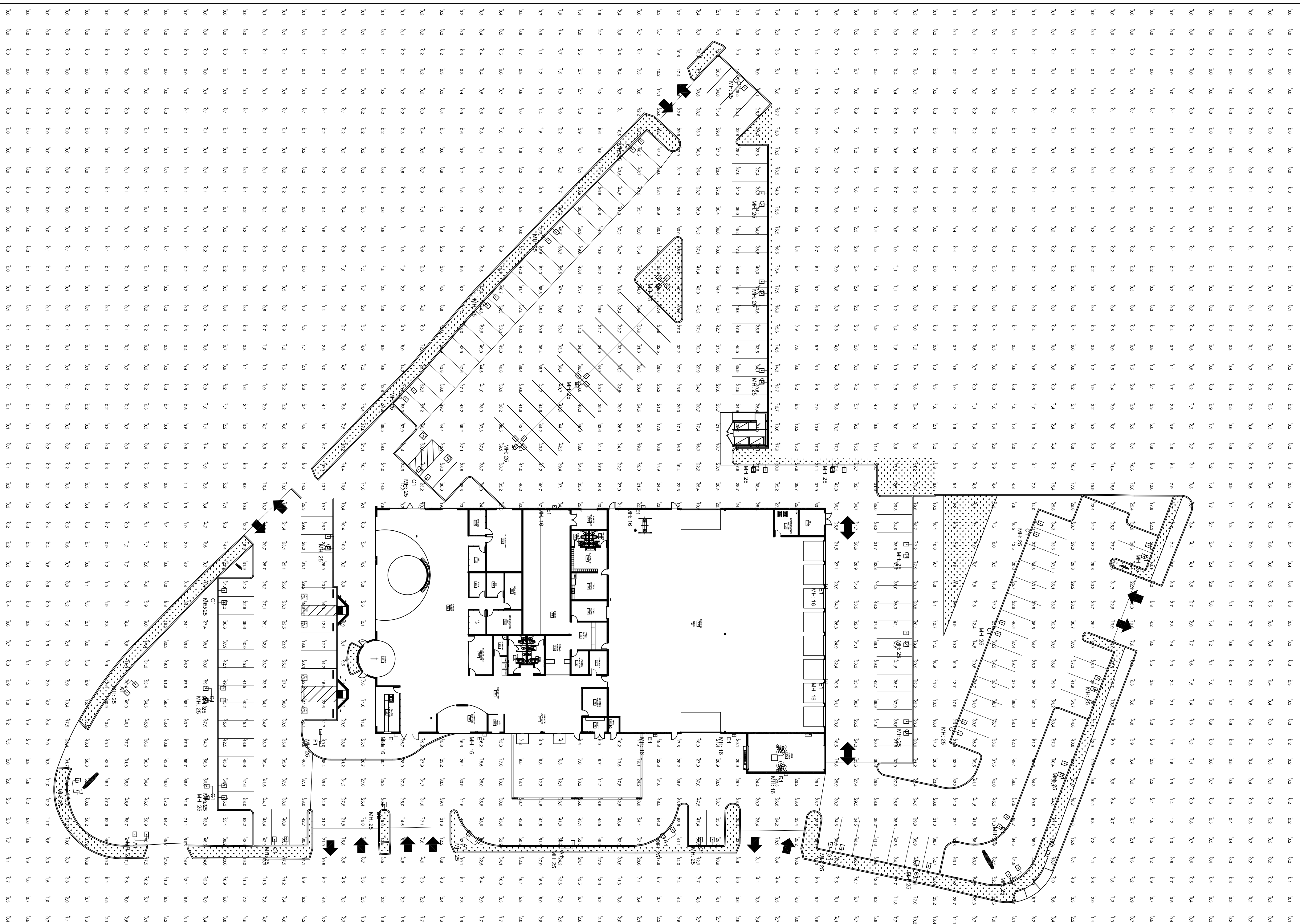
BUILDING FOOTPRINT	29,169 SQ.FT.
CONCRETE & ASPHALT	59,538 SQ.FT.
TOTAL IMPERVIOUS AREA	88,707 SQ.FT.
PERVIOUS PAVERS	25,660 SQ.FT.
LANDSCAPING	8,978 SQ.FT.



NOT FOR CONSTRUCTION



REVISIONS		PROPOSED SITE PLAN			
DATE	BY	1 HEITZINGER PLAZA			
		LOT 5, BLOCK C			
		VOLUME 24, CITIES & TOWNS, PAGE 21			
		- AND -			
		LOT 7, BLOCK 104			
		VOLUME 10, CITIES & TOWNS, PAGE 52			
		APN 011-535-010 & 011-535-026			
		CITY OF SEASIDE		COUNTY OF MONTEREY	STATE OF CALIFORNIA
		PREPARED FOR			
		VAL STROUGH HONDA			
		BY			
		MONTEREY BAY ENGINEERS, INC.			
		607 CHARLES AVE. SUITE B		(831) 899-7899	SEASIDE, CALIFORNIA 93955
		SCALE	DATE	DRAWN BY	SHEET
		1" = 20'	OCT, 2016	BCW	C1 OF 1
JOB No. 16-012					



2 Fixture Specification- Visionaire VLX

Luminaires Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Lumens	Lum. Watts
	14	A1	Visionaire VLX-1-T44-192L-C-74K-UNV	0.950	44238	414
	3	B1	Visionaire VLX-1-T15-192L-C-74K-UNV	0.950	42902	414
	21	C1	Visionaire VLX-1-T12-192L-C-74K-UNV	0.950	41880	414
	1	D1	Visionaire VLX-1-T12-192L-C-74K-UNV	0.950	41201	414
	3	D2	Visionaire VLX-1-T12-192L-C-74K-UNV	0.950	41201	414
	9	E1	Visionaire VMX-1-T13-98L-C-74K-UNV	0.950	20635	214
	1	F1	Visionaire VLX-1-T4-192L-C-74K-UNV	1.293	36047	418.53

Calculation Summary							
Label	Cable Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Poles	Illuminance	Fc	9.46	71.9	0.0	N.A.	N.A.
Customer Parking	Illuminance	Fc	32.43	55.2	12.4	2.62	4.45
Employee Parking and Service	Illuminance	Fc	35.28	67.3	19.9	1.77	3.38
Large Service Parking	Illuminance	Fc	33.73	64.3	16.3	2.07	3.44
Service Entrance	Illuminance	Fc	28.95	56.1	4.1	7.06	15.68
Asset Vehicle Display	Illuminance	Fc	49.16	82.0	33.0	1.49	1.88

A. CALCULATION POINTS INDICATED ARE BASED ON MAINTAINED FOOTCANDLE (FC) LEVELS AFTER A LIGHT LOSS FACTOR (LLF) IS APPLIED TO FIXTURE. REFER TO SCHEDULES FOR LLF AND LUMEN INFORMATION.

C. CALCULATION POINTS TAKEN AT GRADE.

C. CALCULATION POINTS TAKEN AT GRADE.

[illegible]

 SK & Associates 20/22 Carver Circle Canton, MA 02021 T - 781-821-1700 F - 781-821-4100 www.skandassociates.com																			
CLIENT EDSS 7050 Loney Drive Whitmore Lake, MI 48189	PROJECT NAME VS Honda- Site Photometrics																		
SEAL 																			
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 85%;">Description</th> <th style="width: 10%;">Date</th> </tr> </thead> <tbody> <tr><td>5.</td><td></td><td></td></tr> <tr><td>4.</td><td></td><td></td></tr> <tr><td>3.</td><td></td><td></td></tr> <tr><td>2.</td><td></td><td></td></tr> <tr><td>1.</td><td></td><td></td></tr> </tbody> </table> Issue Date: September 28, 2016 Project #: 16188 Drawn: AD Checked: TJ Approved: JS Scale: AS NOTED		No.	Description	Date	5.			4.			3.			2.			1.		
No.	Description	Date																	
5.																			
4.																			
3.																			
2.																			
1.																			
DRAWING NAME Lighting Plan, Schedules and Specifications																			
DRAWING NUMBER SL1																			

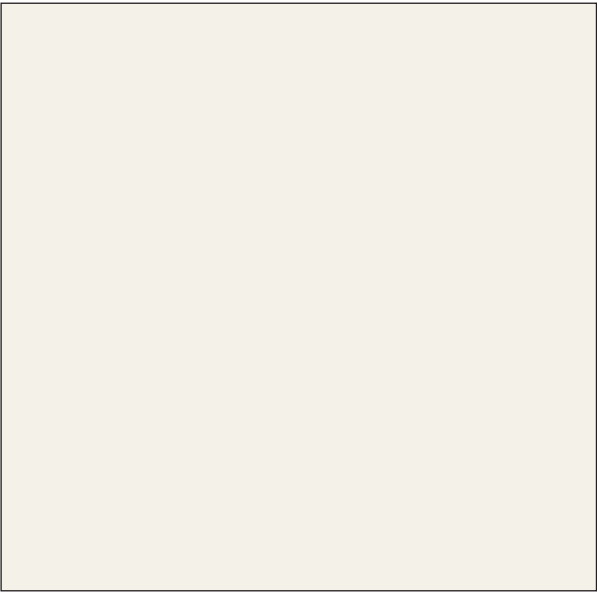
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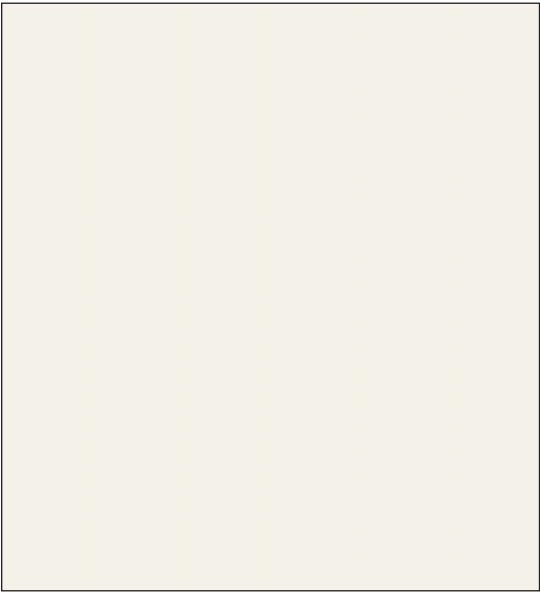
MP-1 Metal Panel,
Exterior Facade, Accent
CF-1 Cap Flash,
General



MP-2 Metal Panel,
Edges of Canopies,
Entrance Cylinder



MP-3 Metal Panel,
Exterior Facade Main Field Option,
Underside of Canopies



EP-1 Exterior Paint,
Exterior Metal Doors
EP-2 Exterior Paint,
Paint For Existing Stucco



EIFS-1 Exterior Insulation Finishing System,
To Match MP-1 Main Field



CMU-1 Concrete Masonry Unit,
Exterior Facade, Main Field
(Split Face Finish)



SF-1 Store Front,
Exterior Facade

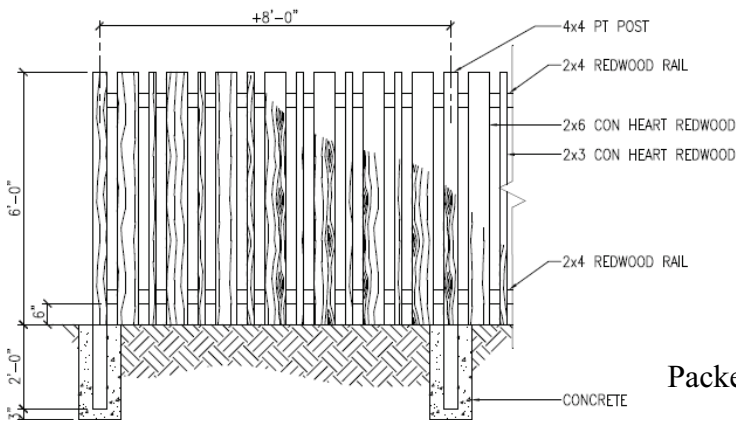
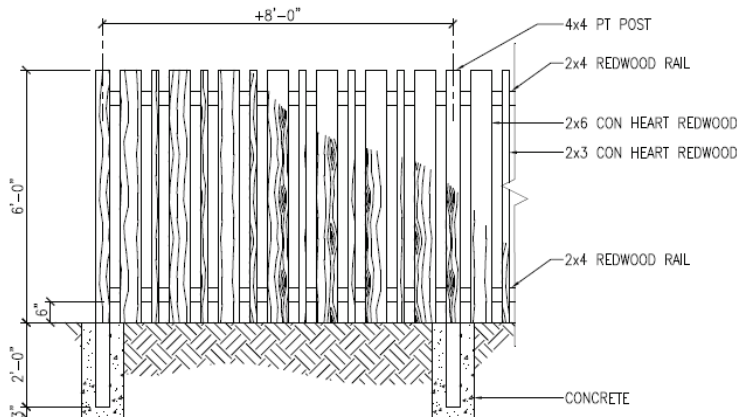


CC-1 Concrete,
Entry Walkway

	HONDA DEALERSHIP REFRESH PROGRAM	PROJECT NO. HON0001.05	DRAWN BY JEL	DATE AUG '11	REVISED -	SCALE NOT TO SCALE	InterbrandDesignForum	DRAWING TITLE EXTERIOR MATERIAL PALETTE	DRAWING NO. A-7B
							• DESIGN CONTROL DOCUMENTS •		
							These drawings are for communication of design intent only. These drawings are to specify size, shape, color, features and proportions and are not to be used as fabrication drawings. © 2011 Interbrand Design Forum		

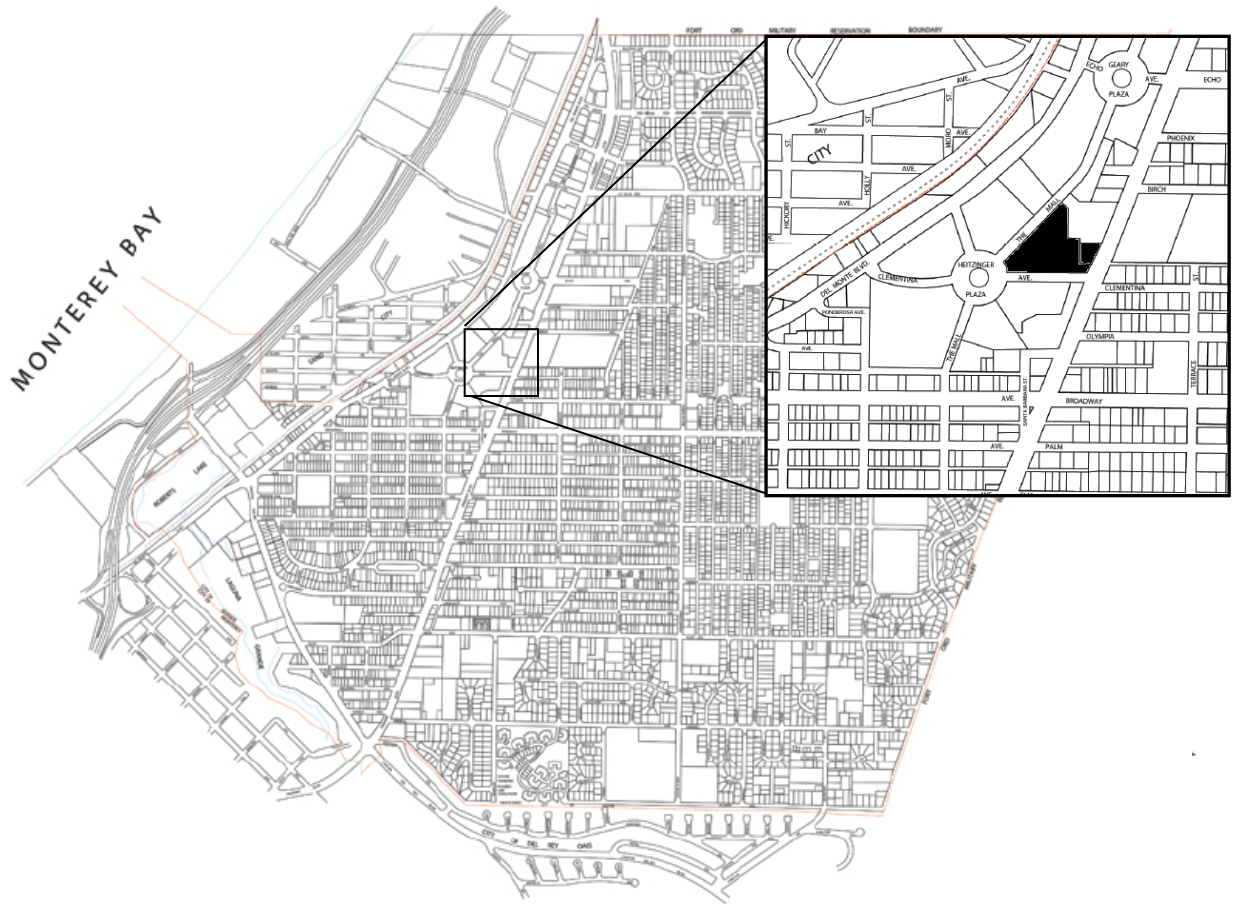
Fence Design between property lines with the Round Table Pizza Site

The construction of the fence will consist of 4" x 4" pressure treated posts set in concrete at 4 foot on center, 2" x 4" redwood horizontal rails (top and bottom), alternated 2" x 3" and 2" x 6" heart redwood vertical boards with 3" spacing. The design and construction plans for the fence are shown below:



Location Map

Project Site: 1 Heitzinger Plaza





- 17.16.010 - Purpose
- 17.16.020 - Applicability
- 17.16.030 - Submittal Requirements
- 17.16.040 - Architectural Design Requirements
- 17.16.050 - Sign Requirements
- 17.16.060 - Landscape Design Requirements
- 17.16.070 - Screening, Fences/Walls/Gates, and Outdoor Storage Areas
- 17.16.080 - Lighting Design Requirements

The purpose of this Chapter is to establish development standards for all uses within the CA (Automotive Regional Commercial) zoning district by ensuring that the character of the area is presented with integrity and creativity while maintaining a congruent appearance throughout the zone. These standards will ensure consistency and compatibility between the exterior appearances of buildings while providing flexibility for tenants to identify themselves through innovative design. The landscaping standards will result in well designed and maintained sites, while the lighting standards will provide for safety of pedestrians and motorists as well as protection of adjacent properties from glare and light spillover

All uses within the CA (Automotive Regional Commercial) zone, with the exception of public safety facilities and automated teller machines, shall be subject to the standards set forth in this Chapter (see Figure 2-1, Automotive Regional Commercial Zone).



17.16.030 - SUBMITTAL REQUIREMENTS.030

Elements regulated by Sections 17.16.040 through 17.16.080 must receive design approval from the Board of Architectural Review. At the time a project application is filed, all plans and information, along with any necessary forms and fees, shall be submitted to the City as outlined in the Automotive Regional Commercial Submittal Guidelines (available from the Planning Department).

17.16.040 - ARCHITECTURAL DESIGN REQUIREMENTS

A. **Purpose.** The requirements of this Section are intended to provide for pedestrian- and customer-oriented design and encourage modern and contemporary building styles in the CA zone. The primary design objectives of this Section are to create a unified CA zone district and attractive streetscapes. The intent of these standards is not to limit innovative design approaches, nor is it to have all dealerships look exactly alike. Manufacturer image programs are acceptable. The Board of Architectural Review may grant exceptions to the requirements of this Section that are not otherwise subject to Zoning Code Section 17.62.080.C.2 (Minor Variance).

B. **Building design requirements.**

1. **Colors.** The color palette used on the exterior of the main showroom building shall be used on each subsequent building located on the property and shall work to integrate all architectural elements of the building.

2. **Facade articulation.**

- a. To encourage visual continuity, at least 60 percent of the total length of any new or reconstructed building wall/facade shall be differentiated architecturally by using a combination of recessed windows and entries, display windows, offset surfaces, differentiated piers and columns, offset planes, textured materials, or other details or displays of interest to pedestrians (see Figure 2-2, Facade Articulation).
- b. Facade elements (e.g., windows, doors, bays, joints) shall display a logical rhythm and order. Articulation shall be simple in form, avoiding overly articulated and random features, which can be visually confusing. Articulation and detailing shall not consist solely of color changes without changes in material or planes, as color change alone does not create a feeling of permanence, variety, or interest (see Figure 2-2, Facade Articulation).

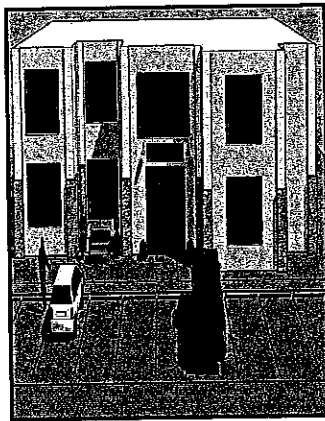


Figure 2-2 - Facade Articulation

- c. Building facades shall be articulated at the street level to provide visual interest to through the use of materials, colors, and architectural detailing.

- d. All sides of a building visible from the public right-of-way shall have a consistent style and use of materials. While the primary frontage may utilize special architectural treatments, a common theme of basic primary exterior finish materials and colors shall be used on all building facades.
- e. In no case shall any facade consist of unarticulated blank walls visible from the public right-of-way, exterior vehicle display areas, or other areas accessible to the public.

3. Windows.

- a. Clear glass on the ground floor of each building shall be used to facilitate maximum visual interaction between exterior vehicle display areas and the interior of buildings. "Clear glass" means glass that is generally transparent (e.g., less than 50 percent tinting). The use of mirrored, reflective, tinted, or smoked glass is strictly prohibited (see 17.16.040.C.7, Prohibited Building Materials).
- b. After installation, clear glass windows shall not be treated to become mirrored, reflective, tinted, or smoked or prevent visibility of the building's interior from public spaces or the public right-of-way in any other manner.

- 4. **Upper-story design features.** A minimum of 50 percent of the length of each building facade above the first story shall be differentiated by architectural details that provide dimensional relief (see Figure 2-3, Upper-Story Design Features).

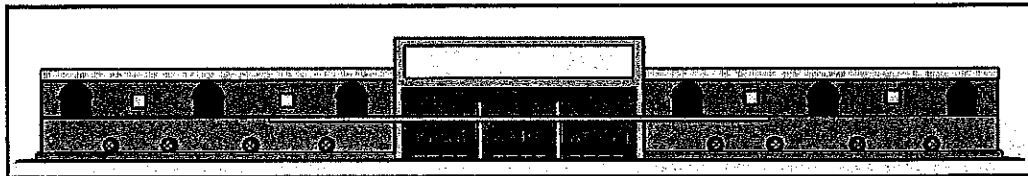


Figure 2-3 - Upper-Story Design Features

5. Screening.

- a. Roof-mounted mechanical equipment, ductwork, vents, access ladders, and any other equipment located on any roof visible from public rights-of-way, pedestrian walkways, and areas accessible to the public shall be screened. The equipment shall be screened through the use of architectural elements (parapets, roofs, etc.) (see 17.16.070.B.7, Screening Requirements – Ground-Mounted Equipment).
- b. Individual equipment screens are not permitted unless they are determined by the Board of Architectural Review to be consistent with the overall building design.

6. Building orientation.

- a. Service bays and required parking spaces shall be oriented, and located at, the rear of the property or in a location that limits visibility of the bays from the public right-of-way (see Section 17.16.060, Landscape Design Requirements).
- b. Buildings and exterior vehicle display areas shall be sited to complement the existing topography, site configuration, and adjacent uses.
- c. No building shall be closer than 15 feet from the back of the public rights-of-way along Fremont and Del Monte boulevards. Exception: The setback requirement along Fremont and Del Monte boulevards may be reduced for the following use (as listed in Table 2-4, Allowed Land Uses and Permit Requirements for Commercial Zones): Auto and Vehicle Sales, new vehicles, with accessory used sales which include showroom, administrative offices and work bays when screened.

C. Prohibited building materials. The following building materials are prohibited (also see 17.16.070.D.1, Prohibited Materials).

1. Exposed wood siding.
2. Corrugated metal, unless powder coated (or similar treatment proved to prevent rusting) on both sides and approved by the Board of Architectural Review.
3. Unpainted metal trim or flashing.
4. Wood shakes or shingles.
5. Fiberglass.
6. Materials that create glare.
7. Mirrored, reflective, tinted, or smoked glass.
8. Unfinished concrete masonry units or tilt-up panels.
9. False fronts.

D. Exterior vehicle display pads. Automobile display pads or structures may be provided for each automobile dealership subject to the following.

1. Prohibited locations.

- a. Within traffic safety visibility areas.
- b. Within any required landscaped areas, including the landscaped areas dedicated by the City of Seaside. **Exception:** Vehicle display pads that incorporate permeable pavers or other permeable paving materials shall count toward the minimum landscape requirement (see Section 17.16.060.D.1.b).
- c. On building rooftops.
- d. In areas designated as walkways, driveways, parking lot aisles, or other areas designed to provide on-site vehicular and pedestrian circulation for customers.

2. Siting.

- a. The vehicle display pad shall be located within the exterior vehicle display area.
- b. The vehicle display pads shall be separated by a minimum of 100 feet.
- c. Dual-fronted lots are encouraged to place display pads in areas visible along each frontage.
- d. If located within an exterior vehicle display area, the placement of the display pad shall not result in the reduction of required parking or required landscape areas.

3. Vehicle display pad requirements.

a. Maximum area and height.

- (1) A vehicle display pad shall not exceed a width, length, or diameter of 30 feet.

- (2) The overall height of a vehicle display structure shall not exceed 5 feet.
- b. **Design.** The entire area of on-grade display pads shall be differentiated from the surrounding hardscape through the use of a non-asphaltic concrete material, such as permeable pavers, colored and/or textured concrete, stamped concrete, or permeable concrete.
- c. **Display pad structures.**
 - (1) Display pad structures that elevate vehicles above the surrounding grade are permitted provided the following.
 - i. The base and underside of the display structure shall be covered so it is not visible from any location on or off the site.
 - ii. A solid "skirt" shall be securely attached to the base of the display structure.
 - iii. The skirt shall be a finished material that is architecturally compatible with other site development features in terms of colors and materials.
 - (2) Plants shall not be used as screening around the display pad skirt unless they are part of a larger design theme that utilizes other materials.
 - (3) The screening shall not:
 - i. Consist of loose materials.
 - ii. Consist of any prohibited materials specified in this Section 17.16.040.C (Prohibited Building Materials).
 - iii. Be located beyond the permitted display pad area.

17.16.050 - SIGN REQUIREMENTS

- A. **Purpose.** The purpose of these regulations is to improve the appearance of the CA zone. Providing limitations regarding specific types of signs promotes compatible signage and avoids visual clutter. These standards will help promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, and shop, and provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached. The Board of Architectural Review may grant exceptions to the requirements of this section that are not otherwise subject to Zoning Code Section 17.62.080.C.2 (Minor Variance) through the Master Sign Program entitlement required for signs within the CA zone.
- B. **Definitions.** For purposes of this Section, the following terms shall have the definitions as described below. Additional definitions are listed in Chapter 17.98 (Definitions).
 - 1. **Balloon arch.** A collection of balloons that are attached close together to create a solid band of color forming an arch.
 - 2. **Construction sign.** A temporary sign directly connected with a construction project and may include the construction company's name, addresses and telephone number.
 - 3. **Freestanding monument sign.** A freestanding sign less than or equal to 6 feet in height which is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick (see Figure 2-4, Freestanding Monument Sign).

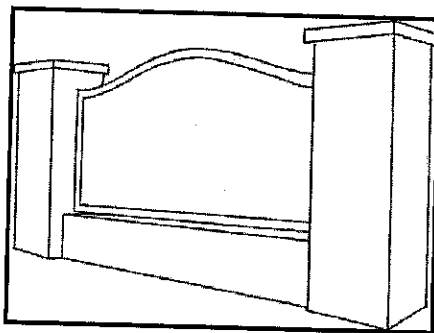


Figure 2-4 - Freestanding Monument Sign

4. **Inflatable advertising display.** A three-dimensional object filled or activated by moving or unmoving air or other gas, located, attached, or tethered to the ground, site, merchandise, structure, or roof and used as a sign or to attract attention.
5. **Projecting sign.** A type of wall sign which is attached to a building but extends beyond the building structure. The sign face is typically perpendicular to the building fascia (see Figure 2-5, Projecting Sign).

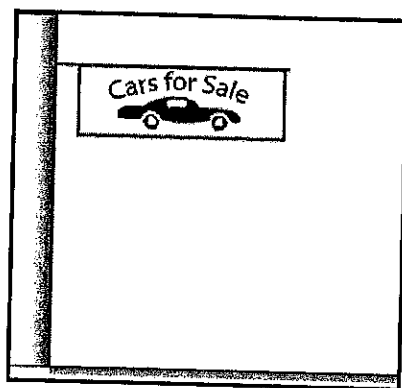


Figure 2-5 - Projecting Sign

6. **Promotional temporary banner.** A temporary banner displayed by an establishment to advertise events such as sales, seasonal events, liquidation sales, service specials, grand openings, and going out of business sales.
7. **Pylon sign.** A freestanding sign greater than 6 feet in height which is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick.
8. **Wall sign.** A sign attached to or erected against the wall of a building or structure with the exposed face of the sign parallel to the plane of such wall.
9. **Window sign.** A sign attached to, suspended behind, placed, or painted upon the window or glass door of a building and intended for viewing from the exterior of such building. This definition does not include merchandise offered for sale on-site, when on display in a window.

C. **Sign Permit Requirements.**

1. **Sign Permit.** As described in Section 17.40.030 (Sign Permit Requirements), signs shall require the issuance of a Sign Permit prior to construction, installation, or modification. Temporary promotional banners, flags, and balloons are exempt from sign permit requirements.

2. **Master Sign Program.** The various lot sizes, number of frontages, and buildings located on each property within the CA zone make it impossible to establish a set of sign standards that would effectively apply to all properties and signage needs. A Master Sign Program shall be required for all properties within the CA zone. A Master Sign Program shall be submitted to the Board of Architectural Review for all proposed permanent sign(s) and relocation of or alterations to existing signs. Review of the proposed Master Sign Program will evaluate existing and proposed signs, site conditions and constraints, building uses, and on-site circulation in order to determine sign allowances.
3. Temporary promotional banners, flags, and balloons are exempt from the Master Sign Program requirements.
- D. **Exemptions from Sign Permit requirements.** See Section 17.40.040 (Exemptions from Sign Permit Requirements).
- E. **Prohibited signs.** All signs not expressly allowed by this Section shall be prohibited. Specifically prohibited signs include the following.
 1. Neon signs.
 2. Streamers.
 3. Inflatable advertising displays.
 4. Billboards.
 5. Stringed pennants.
 6. Revolving signs.
 7. Flashing signs.
 8. Awning signs.
 9. A-board and other portable sidewalk signs located in the public right-of-way.
 10. Permanent signs advertising continuous sales, special prices, or including phone numbers.
 11. Abandoned signs.
 12. Balloon arches.
 13. A grouping of balloons: two or more balloons attached to nonmetallic string, which are clustered together.
 14. Animated signs, including electronic message display signs, and variable intensity, blinking, flashing signs, and signs that emit a varying intensity of light or color.
 15. Billboards and any other off-premise signs, except as allowed by Civil Code Section 713 (Section 17.40.040.D.1.a.(1)).
 16. Illegal signs.
 17. Signs that are stationary but contain moving parts.
 18. Roof-mounted signs.
 19. Signs that simulate in color, size, or design any traffic control sign or signal, or that make use of characters, symbols, or words in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic.

Automotive Regional Commercial (CA) Zone Standards

20. Signs in the form or shape of a directional arrow, or otherwise displaying a directional arrow, except as may be required for safety and convenience and for control of pedestrian or vehicular traffic within the premises of the subject use.
 21. Signs attached to or suspended from a boat, float, vehicle, or other movable objects parked within the public right-of-way, except a sign painted directly upon, magnetically affixed to the body, or other integral part of the vehicle.
 22. Signs within, or projecting into, the public right-of-way, except for signs installed or maintained by a government agency for traffic safety and directional purposes.
 23. Signs burned, cut, or otherwise marked on or otherwise affixed to a hillside or tree.
 24. Signs with reflective material determined by Public Works to be likely to cause a traffic hazard.
 25. Human directionals, also known as sign twirlers, sign spinners, human arrows, and sign holders.
 26. Signs in storage or in the process of assembly or repair, located outside on premises that are visible from a public right-of-way.
- F. **Sign area and height measurement.** Sign area measurement and sign height measurements shall be in compliance with Sections 17.40.060 (General Requirements for All Signs). Street address numbers not exceeding 12 inches in height shall not be included in calculations of allowed sign area.
- G. **Sign design, copy, lighting, and maintenance standards.** Design criteria, copy design, sign lighting, and maintenance of signs shall be in compliance with Section 17.40.060 (General Requirements for All Signs) and the CA Zone Lighting Standards.
- H. **Sign location requirements.** The following location standards and requirements shall apply to all new signs and the relocation of existing signs within the CA zone.
1. Each sign shall be located on the same property as the subject of the sign.
 2. No sign shall be placed so as to interfere with the operation of a door, fire escape, or window.
 3. A sign(s) proposed to be placed within required landscaped areas and/or the landscaped areas dedicated by the City of Seaside shall be reviewed on a case-by-case basis and will be subject to sight line and visibility area limitations. The proposal may be subject to the following: replacing the landscape area reduced by the sign base elsewhere on the site, replanting existing planter areas, or other project conditions approved by the Board of Architectural Review.
 4. A sign shall not project over public property, vehicular easements, or public rights-of-way, and shall not obstruct a traffic safety visibility area, except where the City has granted an Encroachment Permit in addition to a Sign Permit.
 5. All signs, except for certain temporary signs, shall be permanently attached to the ground or a structure.
 6. The sign supports or sign structures shall be placed entirely within the boundaries of the premises on which the sign is located.
 7. Signs shall comply with Section 17.40.060.E (Signs Placed Within the Public Right-of-Way).

- I. **Standards for specific sign types.** The following standards apply to certain sign types as listed below and defined in Section 17.16.050.B (Definitions).
1. **Freestanding monument signs and pylon signs.**
 - a. Multiple signs shall be separated by a minimum of 75 feet to ensure adequate visibility for all signs. The Board of Architectural Review may modify this requirement where the 75-foot separation would be impractical.
 - b. Signs shall be ground-mounted and contain the dealership name and the principle makes of the new automobiles sold on-site.
 - c. To assist emergency response personnel in locating the site, freestanding monument signs shall contain an illuminated street address plate. Numbers shall be a minimum of 6 inches in height.
 2. **Projecting sign.**
 - a. No portion of the sign shall project above the eave line of a sloped roof or the top of the parapet on a flat roof.
Exception: A projecting sign that is attached to an architectural feature projecting above the eave line or top of the parapet.
 - b. A projecting sign shall maintain a minimum clearance of 8 feet from the bottom of the sign to the finished grade below.
 - c. Signs featuring shapes, logos, and/or symbols uniquely suited to the business are encouraged.
 - d. Sign supports shall be well designed and compatible with the design of the sign.
 3. **Temporary promotional banners, flags, and balloons.**
 - a. Temporary promotional banners, flags, and balloons are exempt from the Master Sign Program requirements.
 - b. Temporary promotional banners may be displayed on automobile sales lots provided that:
 - (1) A maximum of one banner per building frontage for a single building site. In the case of a multi-building site, one banner per building shall be allowed.
 - (2) Banners shall be securely affixed to a building wall and hung below a roof eave.
 - (3) Banners shall be professionally made and constructed of cloth, canvas, plastic, PVC, or similar material.
 - (4) No banner sign may exceed 32 square feet in area, except that a single banner sign of up to 100 square feet may be allowed on the Fremont and Del Monte Boulevard frontages that have a building wall area of at least 1,000 square feet.
 - (5) Banners shall be limited to the advertisement of temporary events and shall not contain information that should be displayed in a permanent sign.
 - (6) The banner shall not be attached to fences, trees, shrubbery, or utility poles.
 - (7) The banner shall not be placed in or project into the public right-of-way.
 - (8) The banner shall not obstruct or obscure primary signs on the subject premise and adjacent premises.

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- (9) The banners are maintained in good repair and shall not fade, tear, or become partially detached during the display period.
 - (10) The owner or occupant shall remove banner(s) within 15 days after receiving a notice that the display is improperly maintained or displayed beyond the allowed duration.
 - (11) The banner(s) shall be removed within one business day of expiration of the advertised offer/event.
- c. Decorative flags may be displayed on automobile sales lots provided that:
- (1) Flags are limited to be displayed within 20 feet of the perimeter property lines.
 - (2) One flag is permitted for every three cars within 20 feet of the perimeter property lines.
 - (3) The display shall be securely attached to the vehicle or ground and shall be able to withstand strong winds without falling over.
 - (4) Pole height shall not exceed 16 feet above grade.
 - (5) The flag shall not exceed an area of 20 square feet, with a maximum height or length of 10 feet and a maximum width of 2 feet.
 - (6) All flags shall be professionally made and constructed of cloth, canvas, plastic, PVC, or similar material.
 - (7) Flags shall not be displayed in lieu of a permanent sign.
 - (8) The flags shall not be attached to fences, trees, shrubbery, utility poles, or be stretched between two supports.
 - (9) The flags shall not be placed in or project into the public right-of-way.
 - (10) The flags shall not obstruct or obscure primary signs on the subject premise and adjacent premises.
 - (11) The flags are maintained in good repair and shall not fade or tear during the display period.
 - (12) The owner or occupant shall remove flags within 15 days after receiving a notice that the display is improperly maintained or is tattered or worn.
 - (13) The owner or occupant shall remove flags within one business day after receiving a notice that the display is improperly maintained.
- d. Individual balloons may be displayed on automobile sales lots provided that:
- (1) The maximum size of the balloons is 12 inches in diameter.
 - (2) Balloons shall not be placed on vehicles upon which a decorative flag is located.
 - (3) One balloon per vehicle located within 20 feet of the perimeter property lines.
 - (4) Individual balloons shall be attached separately to vehicles with a nonmetallic string.
 - (5) Balloon height shall not exceed 10 feet above grade.

17.16.060 - LANDSCAPE DESIGN REQUIREMENTS

- A. **Purpose.** The purpose of these regulations is to improve the appearance of the CA zone by providing on-site landscaping that is visible from public rights-of-way and adjacent properties and to conserve water through the use of drought-tolerant plant species.
- B. **Definitions.** See Section 17.98 (Definitions).
- C. **Approvals**
1. **Statement of surety.** The Zoning Administrator may require statements of surety for phased development projects, a legitimate delay in landscape installation due to seasonal requirements (including adverse weather conditions), and similar circumstances where it may not be advisable or desirable to install all approved landscaping before occupancy of the site. When required by the Zoning Administrator, security in the form of cash, performance bond, letter of credit, or instrument of credit, in an amount equal to 150 percent of the total value of all plant materials, irrigation, installation, and maintenance, shall be posted with the City for a two-year period in compliance with Section 17.64.070 (Performance Guarantees).
 2. **Installation and inspection.** All landscaping shall be installed and inspected by a representative of the Planning Department before the City will perform a final building inspection or authorize the issuance of a Certificate of Occupancy.
 3. **Maintenance agreement.** Before final inspection or occupancy, and before the recordation of a final subdivision map where applicable, the applicant shall enter into a landscape maintenance agreement with the City to guarantee proper maintenance in compliance with the above regulations. The City Attorney and the Zoning Administrator shall approve the form and content of the agreement.
- D. **Landscape design.** Landscaping shall be provided in the locations, consistent with the provided design standards listed below.
1. **Required landscaping.**
 - a. "Landscaping" includes berms, decorative fences and walls, perennials, lawn/turf, ground cover, hedges, shrubs, and trees within a designated area.
 - (1) Permeable pavers or stamped concrete may be used to satisfy the landscape requirement only if used in combination with at least one of the items defined above as "landscaping."
 - (2) The landscaping shall be incorporated with the pavers and shall occupy a minimum of 50 percent of the proposed area and shall be dispersed along the entire length of the paved surface.
 - b. A minimum 5 percent of the total site area shall be landscaped.. Landscape materials shall be selected from the approved plant lists available from the Planning Department.
 2. **Minimum dimensions.**
 - a. Wherever this Section requires a landscape area of a specified width, the width shall be measured within any curb or wall bordering the landscape area.
 - b. Each landscape area shall have a minimum interior length of 8 feet and a width of 3 feet.
 - c. Lawn areas require minimum dimensions of 10 feet or greater.

- d. The requirement may be reduced if the Board of Architectural Review determines the minimum dimensions are infeasible due to site constraints such as limited site area and manufacturer-required exterior display area. Alternatives such as container planting and permeable paving without "landscaping" elements shall be required if the minimum dimensions are reduced by the Board of Architectural Review.

3. Planting requirements.

- a. In order to achieve a more immediate effect, all trees planted on the street sides of a newly developed parcel shall be transplanted from a minimum 24-inch box size container.
- b. A tree proposed to replace an existing mature specimen tree shall be transplanted from a minimum 24-inch box size container.
- c. All trees shall be adequately supported when planted. The supports shall be maintained until the trees are capable of withstanding the force of wind on their own.
- d. Nonbiodegradable root barriers shall be installed around new trees planted within 5 feet of, and in, the public right-of-way to direct tree root growth downward and away from adjacent sidewalks, curbs, gutters, driveways, and other public improvements. Root barriers may be eliminated where the combination of tree species, soil type, soil area, and drainage conditions can be shown to afford equivalent protection against tree root damage to public improvements.
- e. Organic amendments shall be added to the soil to improve soil structure and other physical properties of the soil. Examples of organic amendments include compost, composted sawdust, peat moss, and redwood soil conditioner.
- f. Woody groundcovers shall be planted from containers or liners and the area between plants shall be covered with a 2-inch bark mulch layer or herbaceous groundcovers.
- g. Porous mulch shall be applied to the soil surface at a minimum of a 2-inch layer to reduce evaporation and retard weed growth. One of the following materials will be used: compost, decomposed granite, or wood chips.
- h. Herbaceous groundcovers shall be planted with triangular spacing at a distance that will typically ensure 100 percent coverage within one year of installation.
- i. Loose gravel shall not be permitted in landscaped areas.
- j. Decorative boulders and rocks can be placed within landscaped areas to highlight unique landscape features when the area is completely surrounded by a 6-inch curb.
4. Lawn/turf planting. Drought-resistant cool season grass shall be used for lawn areas, which are limited to 10 percent of the total landscaped area on the site. No lawns shall be allowed:
- a. In any area with a dimension of less than 10 feet; and
- b. On any slope exceeding 10 percent.
- (1) A level buffer zone of 18 inches shall be provided between bermed lawn areas and any hardscape (e.g., any street, walkway, or similar feature).
5. Water features. Decorative water features (e.g., fountains, ponds, waterfalls) shall have recirculating water systems.
6. Traffic safety visibility areas.

- a. Maximum height of landscaping. Landscaping over 3 feet in height shall not be allowed within a traffic safety visibility area, unless approved by the Zoning Administrator in consultation with the Public Works Director. **Exception:** Trees with the canopy trimmed to a minimum of 6 feet in height measured from finished grade (see Figure 2-6, Landscaping in Traffic Safety Visibility Areas).

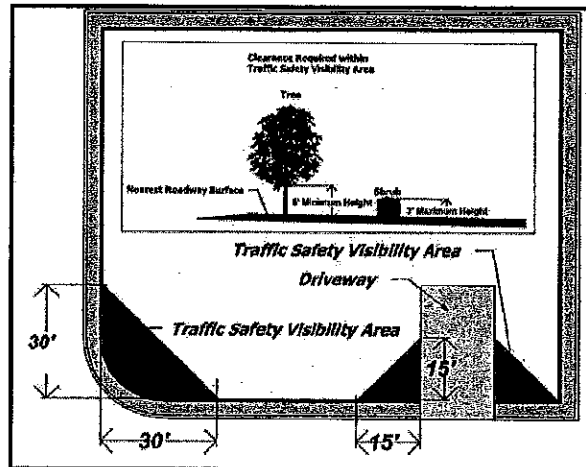


Figure 2-6 - Landscaping in Traffic Safety Visibility Areas

- b. Measurement of visibility area. A traffic safety visibility area may include private property and/or public rights-of-way and is a triangle measured as follows (see Figure 2-6, Traffic Safety Visibility Areas).
- (1) **Street intersections.** The street visibility area shall be defined by measuring 30 feet from the intersection of the front and street side property lines, and connecting the lines across the property.
 - (2) **Driveways.** The driveway visibility area shall be defined by measuring 15 feet along the driveway from the intersection of the driveway with the street right-of-way line, and 15 feet along the street line, away from the driveway, and connecting the lines across the intervening property (see Figure 2-6, Traffic Safety Visibility Areas). Generally, all driveways have two visibility areas, one on each side; however, in the event that a raised median divides the directions of travel in front of a driveway and limits access to only one direction of travel, there shall be only one visibility area on the side of the oncoming traffic.
7. **Parking lot and vehicle display area landscaping.** Landscaping shall be provided throughout the parking lot and vehicle display areas as a combination of ground cover, shrubs, and trees and shall be used to break up large paved areas and soften building lines.
- a. Vehicles overhanging landscape areas or walkways are prohibited.
 - (1) The required length of a parking space shall not include a vehicle overhanging a landscape area or walkway.
 - b. Wheel stops and/or curbing.
 - (1) Continuous concrete curbing at least 6 inches high and 6 inches wide shall be provided for landscaped areas located in parking lots and vehicle display areas. . .
 - (2) Individual wheel stops may be provided in lieu of continuous curbing only when the parking is adjacent to a landscaped area and the drainage is directed to the landscape area. When provided, wheel stops shall be placed to allow for 2 feet of vehicle overhang area within the dimension of the parking space.

- (3) Vehicles shall not overhang into landscape areas.
- c. **Location of landscaping.** Landscaping shall be evenly dispersed throughout the parking and vehicle display areas, as follows.
 - (1) Trees not less than 6 feet in height and 24-inch box container size shall be planted throughout the parcel.
 - (2) One tree shall be located within 30 feet of required employee and customer parking spaces.
 - (3) A concentration of landscape elements shall be provided at primary building entrances and shall include specimen trees, flowering plants, and enhanced paving.
 - (4) Landscaping shall be located so that pedestrians are not required to cross unpaved landscaped areas to reach building entrances from parked cars. This shall be achieved through proper orientation of the landscaped fingers and islands, and by providing pedestrian access through landscaped areas that would otherwise block direct pedestrian routes.
- 8. **Perimeter landscaping.** Landscaping shall be located to create separation between on-site structures and customer and employee parking spaces.
 - a. **Adjacent to structures.** When customer and employee parking areas are located adjacent to a structure, a landscape strip with a minimum depth of 3 feet that spans the entire length of the adjacent parking stalls shall be provided immediately adjacent to the structure, exclusive of any building entries, or areas immediately adjacent to the wall of the structure that serve as pedestrian access ways. The required dimensions of the landscape strip may be reduced by the Board of Architectural Review where it determines that overall site area is insufficient to accommodate allowable structures and required parking along with a landscape strip of the otherwise required width.
- E. **Irrigation system requirements** All landscaped areas shall include an automatic irrigation system. The design of the irrigation system shall be consistent with the following requirements.
 - 1. Water-efficient systems (e.g., bubbler-type, drip, mini-spray, or similar system) shall be used.
 - 2. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
 - 3. Lawn areas shall be sized and shaped so they can be efficiently irrigated.
 - 4. Spray or runoff onto paved areas shall be avoided.
 - 5. Dual or multi-program controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., ground cover, lawn, shrub, tree areas) or a variety of solar aspects. Soil moisture-sensing devices and rain sensors shall be used on larger projects (50,000 plus square feet of landscaped area) to minimize or eliminate overwatering.
 - 6. The irrigation system shall deliver water efficiently and uniformly and shall be appropriate to the needs of the plant materials.
 - 7. Watering shall be scheduled at times of minimal wind conflict and evaporation loss.
 - 8. Sprinkler heads shall have matched precipitation rates within each valve zone.
 - 9. Check valves are required where elevation differential may cause low head drainage

10. Sprinkler heads located within 12 inches of a walkway or parking area shall be pop-up type.
 11. The irrigation system will be equipped with an automatic rain shut off device.
- F. **Landscape lighting.** The use of landscape lighting to highlight the unique design features and surrounding landscape design may be approved by the Board of Architectural Review, in accordance with the following standards.
1. The lighting will illuminate a landscape feature that is unique to the particular project due to the use of materials, colors, or design characteristics which are not commonly found within the CA Zone.
 2. The landscape lighting proposal will enhance the design of a project and is not solely used as an attention-getting device.
 3. Highlighting fixtures shall be located on the adjacent ground. These fixtures are to be arranged such that they are not generally visible from the public right-of-way.
 4. Highlighting fixtures shall be located and designed in such a manner that the actual lamp and reflector are shielded or louvered so that it is not seen from a normal public viewing area. It is especially important in areas where there is considerable vehicle and pedestrian traffic that direct glare be avoided.
- G. **Landscape maintenance criteria.** The following maintenance criteria shall apply to all site landscaping and irrigation.
1. **Landscaping.**
 - a. The developer, his successor, and/or subsequent owners and their agents shall be responsible for continued landscape maintenance.
 - b. Plant material that exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and dead plants promptly removed and replaced within the next planting season. All landscaping will be subject to periodic inspection by City personnel as designated by the Zoning Administrator.
 - c. Regular maintenance shall include aerating and de-thatching lawn areas; adding/replenishing mulch, fertilizer, and soil amendments; and mowing, pruning, trimming, and watering all landscaped areas. In addition, the landscaping shall regularly be kept free of weeds and debris.
 - d. Plants shall be pruned in accordance with professional trimming standards to maintain their intended shapes and sizes, and to ensure the health of the specimen and the safety of the public. "Topping" is not permitted because it causes severe injury to trees. Any trees that are topped shall be removed and replaced with a specimen one size larger than what is specified on the approved plans.
 - e. Plants shall be pruned to avoid blocking walks, passageways, visibility areas, and sight distance views for vehicular traffic.
 - f. Shrubs and vines used for screening trash enclosures and service areas shall be pruned to maximize screening while allowing access to the storage/service areas.
 - g. All fences and walls that have been incorporated into an approved landscaping plan shall regularly be maintained in an attractive and safe manner.
 - h. Shrubs, trees, and vines for screening adjacent properties shall be kept pruned so they do not interfere with pedestrian traffic and do not encroach excessively onto the adjacent property.
 - i. Trees shall be watered deeply to promote deeper rooting and shall be fertilized as required by sound horticultural practices.

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- j. Tree guys and stake ties shall be inspected and adjusted periodically, and removed when necessary, to ensure they are adequately surrounding the tree without girdling trunks or branches.
 - k. Trees selected shall grow to maturity without impacts to sidewalks, curbs, and other public improvements.
 - l. Any required plant material that dies after installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required plant material that dies after three years or more after installation, or is not maintained in accordance with the maintenance criteria, shall be replaced with a gallon or box size specimen one size larger than what is specified on the approved plans (shrubs: 1-gallon, 5-gallon, 15-gallon; trees: 15-gallon, 24-inch box, 30-inch box, 36-inch box, 42-inch box, 48-inch box).
 - m. Dead plants shall be replaced with those materials specified in the original approval, damaged branches shall be removed, and overgrown areas shall be thinned by the selective removal of excessive growth.
 - n. Required landscaped areas including and those installed and dedicated by the city shall not be reduced in area or planting.
2. **Irrigation systems.**
- a. Water waste resulting from inefficient landscape irrigation leading to excessive runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, public right-of-way, walks, roadways, or structures is prohibited.
 - b. The irrigation system will be checked, as part of scheduled maintenance, to prevent overspray outside of the desired planting area, especially water that wets adjacent hard surfaces (e.g., patios, sidewalks, and streets).
 - c. The irrigation system will be checked, as part of scheduled maintenance, to prevent runoff. If runoff occurs, the water application rate will be reduced so it is not greater than the infiltration rate of the soil.
 - d. Regular maintenance shall include checking, adjusting, and repairing irrigation equipment, resetting automatic controllers, and watering all landscaped areas after maintenance is performed in order to verify proper working condition.
3. **Enforcement.** Should landscaping not be installed, maintained, and replaced as specified in the maintenance criteria, the owner and his agent or agents shall be considered in violation of the terms of the Building or Occupancy Permit. The Zoning Administrator is empowered to enforce the requirements of the CA Zone Standards and Chapter 17.80 (Enforcement and Penalties).

17.16.070 - SCREENING, FENCES/WALLS/GATES, AND OUTDOOR STORAGE AREAS 070

- A. **Purpose.** The purpose of this Section is to provide regulations for the screening and buffering of service bays, outdoor storage, trash enclosures, equipment, and parking areas, and to provide regulations for the location, height, and materials for fences, walls, and gates. The intent of these regulations is to ensure that service and storage areas are screened from public view by limiting the appearance of unsightly and unrestricted clutter.
- B. **Screening requirements.** Screening means the provision of a minimum 6-foot-tall vertical buffer designed to diffuse glare, noise, and negative visual impacts. Screening shall be provided consistent with the following standards.
 - 1. Screening materials may include a combination of plant materials, earth berms, raised planters, solid decorative masonry walls, and other screening devices approved by the Board of Architectural Review.
 - 2. Masonry walls shall be architecturally treated on both sides.

3. Wall design, materials, and colors shall be compatible with the primary structure on the site.
 4. Plant materials shall be incorporated with the fence and wall structures with a height or length of 6 feet and greater and shall provide full coverage within three years. The plant materials specified shall reach a minimum height and/or spread at maturity of at least 6 feet.
 5. Whenever required screening is located adjacent to parking areas or driveways, the required landscaping shall be protected by concrete curbing at least 6 inches high and 6 inches wide.
 6. The method of screening shall be architecturally compatible with other site development in terms of colors, materials, and architectural style.
 7. Ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts and exhaust, water heaters), loading docks, service yards, waste and storage areas, and utility services shall be screened from public view from abutting public streets and rights-of-way.
- C. **Outdoor storage and auto work areas.** Outdoor storage and auto work areas shall comply with the following provisions. For the purposes of this section, auto work area means the area used for storage of automobiles waiting for service or repair.
1. Outside uses shall have a solid sight-obscuring wall not less than 6 feet, or more than 8 feet, in height.
 2. If necessary, the wall shall include sight-obscuring gates.
 3. The wall and gate(s) shall be maintained to conform to the screening requirements.
 4. Site operations in conjunction with the outdoor uses, including the loading and unloading of materials and equipment, shall be conducted entirely within a walled area.
- D. **Fences, walls, and gates.** Fences, walls, and gates shall comply with the following provisions.
1. **Prohibited materials.** The following materials are prohibited unless approved by the Zoning Administrator for special security needs or as required by a city, state, or federal law or regulations.
 - a. Barbed wire, barbed wire or broken glass on fences, or electrified wire fence.
 - b. Razor or concertina wire.
 - c. Chain-link fencing, unless vinyl-coated chain link.
 - d. Other materials designed to inflict injury.
 2. Fences, walls, and gates shall comply with the following standards in addition to those in Section 17.30.020 (Fences, Walls, Hedges, and Screening). When in conflict with Section 17.30.020, these standards shall prevail.
 - a. Solid fences, walls, and/or gates greater than 4 feet in height shall not be used to define or separate property boundaries. Masonry walls shall be architecturally treated on both sides.
 - b. Solid, decorative fences and walls may be used to meet the screening requirements outlined in Section B above.
 - c. Combination fences, walls, and gates shall not exceed 8 feet in height, and where located within 20 feet of any access drive entering a public or private street used for vehicular access, shall not exceed 3 feet in height.

- (1) An open fence is permitted on top of a solid fence, provided that the solid fence and open fence do not each exceed 4 feet in height and the total height does not exceed 8 feet.
- (2) Open fence shall mean a fence that has at least 50 percent of the vertical surface area of each 6-foot section open to the passage of light and air.
- d. Fences, walls, and or/gates located within the traffic safety visibility areas shall not exceed 3 feet in height, unless approved by the Zoning Administrator in consultation with the Public Works Director.
- e. The exterior appearance of fences, walls, and gates shall be ornamental.
- f. Rolling gates are only permitted to be located across driveways, aisles, or other vehicular use areas if approved by the Zoning Administrator in consultation with the Public Works Director.
- g. Swinging gates are not permitted within vehicular use areas.

17.16.080 - LIGHTING DESIGN REQUIREMENTS

- A. **Purpose.** The requirements of this Section are intended to provide for illumination requirements, which are important for the safety and security of the business, pedestrian, and motorist. The quality of the lighting needs to be maintained throughout the CA zone and reinforced through the consistent use, height, spacing, color, and type of fixture used within the zone. The principal design objectives of this Section are to promote quality lighting design and energy conservation and to prevent glare of light spillover onto adjacent properties.
- B. **Definitions.** For purposes of this Chapter, the following words and phrases shall have the meaning respectively ascribed to them.
 - 1. **Foot-candle.** A unit of illumination produced on a surface, all points of which are 1 foot from a uniform point of one candle.
 - 2. **Full shielding.** A technique or method of construction which causes all light emitted from an outdoor light fixture to be projected below an imaginary horizontal plane passing through the lowest point on the fixtures from which light is emitted.
 - 3. **Glare.** Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see and, in extreme cases, causing momentary blindness.
 - 4. **Light pollution.** Artificial light which causes a detrimental effect on the environment, astronomical research, or enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent property.
 - 5. **Light trespass.** The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.
 - 6. **Luminaire.** A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts. The pole, post, or bracket is not considered a part of the luminaire.
 - 7. **Shielding.** A technique or method of construction which causes light emitted from an outdoor light fixture to be projected below an imaginary horizontal plane passing through the fixtures.
- C. **Photometric study required.** All applications which include new outdoor lighting, or amendments to an existing lighting plan, shall be required to submit a photometric study. The study must include the impacts of the city streetlights located in public rights-of-way adjacent to the subject property.
- D. **Prohibited lights.** The following types of lighting are prohibited.

1. Search lights.
2. Blinking lights
3. Chasing lights
4. Stroboscopic lights
5. Intermittent lights (other than motion detector lights)
6. Rotary beacons
7. Lights with halogen and mercury vapor sources
8. Exposed string lighting, except that exposed string lighting is permitted subject to the following provisions.
 - a. Seasonal exposed string lighting shall be permitted without a permit during the period between Thanksgiving and New Year's Day. Lights are to be removed by January 8 of each year.
 - b. String lights shall not exceed 200 linear feet prior to installation.
 - c. String lights shall not include any prohibited light types.

E. Lighting design and installation.

1. Fixture design features.
 - a. All outdoor light fixtures are subject to the Backlighting, Uplighting and Glare (BUG) limitations of the California Energy Code (CALGreen 5.106.8) prior to the issuance of an electrical permit.
 - b. All outdoor lighting shall feature "full shielding" designs to control and reduce light spillover and glare beyond the parcel boundaries.
 - c. Lighting fixtures/lamps shall be the most energy efficient available and shall comply with the standards in Title 24 of the California Code of Regulations (California Building Standards Code). Fixture types that could comply with these standards include, but are not limited to, fluorescent, compact fluorescent, high pressure sodium, low pressure sodium, metal halide, or LED.
2. Fixture orientation.
 - a. Light fixtures shall be parallel to the final grade and installed so that no direct light will shine beyond the subject property.
 - b. Exterior light sources shall be controlled and/or shielded downward so not create glare or be directly visible beyond the limits of the parcel.
3. Fixture location.
 - a. Parking lot and display area lighting.
 - (1) Parking lot and display area lighting is necessary for traffic and pedestrian safety and protection against theft and vandalism. Parking and display area lighting design shall provide for the safe movement of both vehicles and pedestrians.

b. Building-mounted fixtures.

- (1) The proposed fixture type shall be in scale with the building elevation on which it is to be installed.
- (2) When installed to illuminate a second-story entry eave, balcony, or outside stairway or door, the installation height shall be no higher than 8 feet above the finished floor elevation of the second story.

c. Architectural lighting. The use of architectural lighting to highlight the unique features of a building may be approved by the Board of Architectural Review in accordance with the following standards.

- (1) The lighting will illuminate an architectural feature that is unique to the particular project due to the use of materials, colors, or design characteristics which are not commonly found within the CA zone.
- (2) The architectural lighting proposal will enhance the design of a project and is not solely used as an attraction seeking device.
- (3) Highlighting fixtures shall be located either on the building or on adjacent ground. These fixtures are to be arranged such that they are not generally visible from the public right-of-way.
- (4) Highlighting fixtures shall be located and designed in such a manner that the actual lamp and reflector are shielded or louvered so that it is not seen from a normal public viewing area. It is especially important in areas where there is considerable vehicle and pedestrian traffic and direct glare be avoided.

d. Freestanding light fixture height.

- (1) Allowable heights of light fixtures shall be measured from finished grade to the bottom of the light-emitting surface.
- (2) Pole-mounted fixtures shall not exceed 26 feet in height as measured from the finished grade, adjacent to the base of concrete pedestal (limited to a maximum height of 2 feet) on which the light pole is located, to bottom of the light emitting surface.
- (3) Concrete light fixture pedestals located within the vehicle display area shall not exceed 2 feet by 2 feet'.

F. Levels of illumination. Outdoor lighting illuminations shall be designed to illuminate at the minimum level necessary for safety and security, and to avoid the harsh contrasts in lighting levels between the project site and adjacent properties. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties. Illumination standards are as follows.

1. The average level of illuminance for the display areas shall not exceed an average of 50 foot-candles with a maximum level of 65 foot-candles.
2. The average level of illuminance for lighting within service areas shall not exceed an average of 5 foot-candles with a maximum level of 10 foot-candles.

G. Energy conservation. The regulation of outdoor light fixtures can result in conservation of electrical energy and thus reduce the use of fossil fuel. Light fixtures shall be subject to the following standards.

1. Fixtures shall have good optical control to distribute light in the most effective and efficient manner.
2. Fixtures shall use the minimum amount of light necessary for display and security purposes.
3. Fixtures shall have full cutoff, down-lit fixtures.

Automotive Regional Commercial (CA) Zone Standards

4. Energizing light fixtures only when necessary by means of automatic timing devices.
5. Preservation of night skies. Comply with City's General Plan policies. The sky is an important aspect of our environment, and it is necessary for the City to regulate the use of outdoor light fixtures to minimize light pollution, which has a detrimental effect on the environment, astronomical research, amateur astronomy, and enjoyment of the night sky, and causes unnecessary illumination of adjacent properties.

H. Security lighting.

1. Security lighting shall be provided and shall be limited to the following: all on-site pedestrian walkway lighting, a maximum one-third of the parking lot lights, lights over all building entries, and motion detector lights.
2. Motion detector lights.
 - a. Once activated, motion detector lights shall be limited to an illumination period of not more than 5 minutes.
 - b. Motion detector lights shall not be disabled to allow for continuous illumination.

I. Automatic timing devices. Timing devices enhance the flexibility of the design by providing the right amount of light at the right time. Turning lights off in noncritical areas will eliminate nuisance light on adjacent areas at night. Controls can adjust lighting levels based on the level of activity at different times during the evening. The energy savings achieved by incorporating lighting controls can be much more effective in saving energy than the selection of the light source.

1. Parking lot lights shall be equipped with a photocell so they automatically turn on at dusk.
2. All outdoor light fixtures shall be turned off no later than 11:00 p.m. or one-half hour after close of business, whichever is earlier. The exception to this standard shall be for one-third of the parking lot lights, which, for security purposes, shall be reduced to less than half the illumination level used during business hours.

J. Monitoring. The City may decide to restrict lighting to a level less than that specified in the approved photometric plans if it is determined that the lighting levels of individual dealership, in combination with surrounding City-installed lighting, has the potential for creating traffic hazards and/or is not consistent with the intent of the CA Zone Lighting Standards.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.D.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: December 7, 2016

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-18: DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF TELECOMMUNICATION FACILITY WITHIN A CHIRCH SPIRE STRUCTURE LOCATED AT 1949 WARING STREET IN THE RS-8(SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES**

PURPOSE

Design review approval a new telecommunication facility located within a church tower located on the premise of First Baptist Church.

RECOMMENDATION

City staff recommends approval of the proposed architectural design in accordance with the conditions of approval provided as Attachment 1 and the project plans provided as Exhibit "A" and Exhibit "B" to Attachment 1.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is approximately 97,000 square feet in area and is located at 1949 Waring Street in the northwest corner of La Salle Avenue and Waring Street. The project site is developed with an existing one-story 6,600 square-foot Church building a 3,000 square foot multi-purpose building on the upper north side of the site behind the existing Church building, and a one-story parsonage for the Church's pastor. Two driveways appurtenant to Waring Street provide access to the Church building on the upper area of the site with a single drive way off of La Salle Avenue providing access to the lower multi-purpose building. Unmarked off-street parking is located behind the existing Church building and in front of the Church building.

The adjacent properties consist of single family detached dwellings to the east, north, south, and west. A location map is provided as Attachment 2. Photographs of the project site are provided as Attachment 3. An aerial photograph of the project vicinity is provided as Attachment 4.

BACKGROUND

The applicant initially submitted for a use permit in 2015. In September and October of 2015, the Planning Commission acted to deny the proposed telecommunication facility. On April 6, 2016, on an appeal filed by the applicant from the Planning Commission denial the City Council acted overturn the denial and grant the requested use permit. The City Council action required that the proposed church steeple match the 40-foot height of the existing church steeple that currently exists and that a wood fence be constructed around the equipment shelter that would be located behind an existing church sanctuary at the northwest area of the site.

PROJECT DESCRIPTION

The proposed Verizon wireless facility consists of the following equipment which will be located within a 43 square-foot lease area for the antennas and a 752 square-foot lease area for the ground mounted equipment lease area:

- The construction of a freestanding 40' 0" tall x Nine-foot four sided ground mounted telecommunication tower design to appear as a church steeple. The new church steeple would replace an existing 40' 0" tall three sided triangular church tower steeple at the same location.
- Twelve 6' 0" tall directional panel antennas would be mounted within the interior of the church steeple. Twelve radio remote units would be located below the antennas within the interior of the church steeple. Church steeple structure would be treated and finished with paint and material to match plaster finish on the church building support columns and painted to match the exterior siding on the church building;
- New Verizon Wireless outdoor equipment within a 21' 6" by 35' 0" lease area that would be screened with an eight-foot tall wood fence. The outdoor equipment would consist of cabinets within a 72 square-foot equipment shelter and an outdoor 30kw standby generator; and
- Two GPS antennas mounted to platform within the outdoor equipment area.

The wireless facility will operate unmanned and the equipment will be serviced at least once a month. The emergency generator will be placed behind the wood enclosure to ensure that the noise levels are reduced to the greatest extent possible and that the equipment area is screened from public view. In addition, the attached Radio Frequency Report (Attachment 5) demonstrates that the proposed wireless facility will operate within permissible public exposure standards set by the Federal Communications Commission (FCC). It should be noted that the

Telecommunications Act of 1996 states that no state or local government entity may regulate the placement, construction, or modification of wireless facilities on the basis of environmental effects of radio frequency emissions to the extent that the emissions comply with FCC regulations.

The project plans are provided as Exhibit A to Attachment 1. Photo simulations of the church steeple and equipment shelter location are provided as Exhibit B.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 (Existing Facilities). Class 1 consists of minor interior alterations involving such things as interior partitions, plumbing and electrical conveyances.

Evidence: The proposed project would involve remodeling the interior of an existing commercial tenant space to operate a. Interior improvements will include minor wall, plumbing and electrical improvements to set-up the reception area, office, classrooms and kitchen. Exterior improvements will be limited to installation of landscaping, small play structures, and installation of disable ramp. The proposed improvements would be exempt from further CEQA review.

STAFF ANALYSIS AND FINDINGS

When reviewing this proposal keep in mind that the role of the Board of Architectural Review is to address the architectural design of the church steeple design and equipment shelter location to determine whether:

All facilities are designed and located to minimize their visibility to the greatest extent feasible, considering technological requirements, by means of screening and camouflage.

Colors and materials for facilities shall be chosen to minimize visibility,

The location and height of the proposed church steeple will be visible from public in all directions. The location of the church steeple will be at the same location and height of the existing church steeple. The photo simulations demonstrate how the telecommunication equipment will be completely screened and camouflaged from public view and how the design of the church steeple will match the architectural characteristics and colors of the existing church buildings. Additionally, the location of the equipment shelter area will be located behind the church building to minimize view from adjoining residential properties. A six-foot wood fence would screen this area further.

FINDINGS

- 1. The proposed use is consistent with the General Plan and any applicable specific plan.**

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is RS (Low Density Residential). The land use designation is intended for the development of detached single-family dwellings at densities up to eight dwelling units per acre. Ancillary public services (e.g. water, sewer, telephone, electricity) are permitted in all zones.

Land Use Element

Goal LU-4: **Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.**

Policy LU-4.1: Require all new development to be compatible with surrounding uses, the site, and available infrastructure.

***Evidence:** The proposed tower would replace an existing church steeple on the east side the church building and would be constructed to be the same overall height and width and appear nearly identical to the replaced steeple in its architectural design, materials and finishes. The proposed panel antennas and associated radio remote units would be mounted within the interior of the tower so that they would not be visible from any publicly accessible spaces. The church steeple design will blend with the existing architecture of the church and will completely conceal the proposed antennas and other equipment from public view. Based on the overall area of the church site, the height of the replacement church steeple design will be identical to the existing church steeple and therefore will be to scale with the site and will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment located directly behind the church will be fully screened with an eight-foot tall chain link fence and appropriate noise-baffling materials.*

- 1. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.**

***Evidence:** The proposed panel antennas will be placed within the upper half of the new telecommunications tower to avoid any visibility of the antennas from any adjoining residence and has been the design to be configured as a church steeple to match the existing steeple to be replaced and therefore blend with the architectural style and character of the church building. The setbacks of the telecommunication tower from the center line of the tower to adjoining property lines is, 45 feet to the east, 200 feet to the west, 150 feet to the north, and 440 feet to the south. In sum, the proposed telecommunications tower will fit into the context of the church site for a ground*

mounted telecommunications communication facility.

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

***Evidence:** The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. The project site is developed with an existing church building, which is of suitable physical characteristics to accommodate the addition of the proposed telecommunications facility.*

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

***Evidence:** The granting of a Use Permit to allow the establishment of a new telecommunications facility at the project site will fit into the context of the built environment by being configured to appear as a church steeple. A radio frequency emissions report has been prepared for the project site which demonstrates that the telecommunication facility will operate at a level of 4.5% of the public exposure limit, well below the maximum limits established by the Federal Communication Commission. Staff has confirmed the accuracy of the report with an independent consultant. Accordingly, the City finds that it may not regulate the proposed telecommunications facility on the basis of any environmental effects from the proposed radio frequency emissions, and that the proposed telecommunications facility will not result in any adverse impact on the public interest, health, safety, convenience, or welfare of the City.*

CONCLUSION

Based on staff's analysis of the application, City staff recommends that the Board of Architectural Review approve the proposed design review application based on the findings and subject to the conditions of approval provided as Attachment 1 and project plans provided as Exhibit "A" and Photo Simulations provided as Exhibit "B".

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1. Conditions of Approval
 2. Attachment 1. Exhibit A Project Plans
 3. Attachment 1. Exhibit B Photosimulations
-

4. Attachment 2. Location Map
 5. Attachment 3. Site Photographs
 6. Attachment 4. Aerial Photograph
 7. Attachment 5. Radio Frequency Report
-

**Conditions of Approval
File No. BAR-16-18
December 7, 2016**

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "November 18, 2016." stamped as received on "November 18, 2016" and approved on December 7, 2016. The project plans are attached as Exhibit "A".
2. The proposed project must be constructed and operated in accordance with the Conditions of Approval adopted by the City Council for Use Permit No. UP-15-02.

Building:

3. The applicant shall comply with the 2013 California Building Code.

Fire Department:

4. Applicant shall comply with the 2013 Fire Department Code.

Public Works:

5. An encroachment permit must be obtained for all work within the public right-of-way.

Standard:

- 6.. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
7. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
8. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
9. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall

promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

10. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
11. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
12. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
13. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-18

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

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

Applicant's Signature

Date

Property Owner's Signature

Date



LA SALLE AVE PSL # 283647

1949 WARING STREET
SEASIDE, CA 93955



Know what's below.
Call before you dig.

CALL 811
WWW.CALL811.COM

CONTRACTOR TO CALL TO
VERIFY UTILITIES AT
LEAST TWO WORKING
DAYS PRIOR TO DIGGING

SPECIAL INSPECTIONS - 2013 CBC CHAP. 17				
ITEM	MATERIAL	REQUIRED	2013 CBC	STANDARDS
COMPOUND	CLASS II GRAVEL	PERIODIC BASIS	N/A	ASTM D 1557
CABINET	HILTI KWIK BOLT TZ STAINLESS STEEL	PERIODIC BASIS	TABLE 1705.3 ITEM 4	ICC ESR-1917 SECTION 4.4
0'-0" TALL XXXX		REFER TO TOWER DRAWINGS SPECIAL INSPECTIONS SHEET X-X		

PROJECT TEAM

SITE ACQUISITION

SAC WIRELESS, LLC,
211 EAST CARILLO STREET SUITE 201
SANTA BARBARA, CA 93101
CONTACT: JAY HIGGINS
TELEPHONE: (805) 637-6670
JAY.HIGGINS@SACW.COM

PLANNING

TEK CONSULTING INC.
PERMIT PROCESSING SERVICES
123 SEACLIFF DR
PISMO BEACH, CA 93449
CONTACT: TRICIA KNIGHT
TELEPHONE: (805) 448-4221
FAX: (805) 888-2807
TEK-CONSULTING.NET

ARCHITECT:

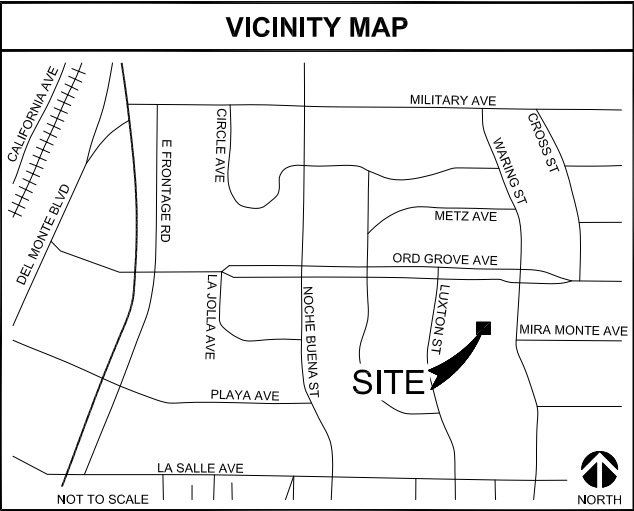
SAC WIRELESS, LLC,
NESTOR POPOWYCH, AIA
5015 SHOREHAM PLACE SUITE 150
SAN DIEGO, CA 92122
CONTACT: OMAR MUNOZ
TELEPHONE: (619) 736-3588
FAX: (760) 931-0908
OMAR.MUNOZ@SACW.COM

UTILITY COORDINATOR:

SAC WIRELESS, LLC,
450 DEER CANYON ROAD
BUELLTON, CA 93427
CONTACT: KELLY MCCURNIN
TELEPHONE: (805) 686-4039

SURVEYOR:

SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH
TELEPHONE: (661) 393-1217



DRIVING DIRECTIONS	
FROM: 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598	TO: 1949 WARING STREET SEASIDE, CA 93955
1. DEPART MITCHELL DR TOWARD N WIGET LN	7. KEEP STRAIGHT ONTO CA-156
2. TURN LEFT ONTO N WIGET LN	8. KEEP STRAIGHT ONTO CA-156 W
3. TURN RIGHT ONTO YGNACIO VALLEY RD	9. KEEP STRAIGHT ONTO CA-1 S
4. TAKE RAMP LEFT FOR I-680 SOUTH TOWARD SAN JOSE	10. AT EXIT 404, TAKE RAMP RIGHT FOR FREMONT BLVD TOWARD DEL MONTE BLVD
5. TAKE RAMP RIGHT FOR US-101 TOWARD LOS ANGELES	11. KEEP STRAIGHT ONTO FREMONT BLVD
6. AT EXIT 336, TAKE RAMP RIGHT FOR CA-156 WEST TOWARD MONTEREY PENINSULA	12. TURN LEFT ONTO ORD GROVE AVE
	13. TURN RIGHT ONTO WARING ST
	14. ARRIVE AT 1949 WARING ST, SEASIDE, CA 93955

PROJECT DESCRIPTION
THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:
- NEW VERIZON WIRELESS 35'-0" X 21'-6" EQUIPMENT LEASE AREA - NEW VERIZON WIRELESS 9'-0" X 9'-0" (TOWER TOP) ANTENNA LEASE AREA - NEW VERIZON WIRELESS 8'-0" TALL WOOD FENCE - NEW VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS ON NEW CONCRETE SLAB (2) NEW VERIZON WIRELESS GPS ANTENNAS (1) NEW VERIZON WIRELESS ELECTRICAL METER W/ FUSED DISCONNECT ON NEW H-FRAME (1) NEW VERIZON WIRELESS 40'-0" TALL CHURCH TOWER WITH SPIRE/CROSS, TOTAL 46'-0" TALL (4) NEW VERIZON WIRELESS SERVICE LIGHTS (12) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS (12) NEW VERIZON WIRELESS RRUS12 + A2 (4) NEW VERIZON WIRELESS RAYCAPS

PROJECT SUMMARY	
APPLICANT/LESSEE verizon 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 OFFICE: (925) 279-6000	ASSESSOR'S PARCEL NUMBER 011-081-003
APPLICANT'S REPRESENTATIVE SAC WIRELESS, LLC, 450 DEER CANYON ROAD BUELLTON, CA 93427 CONTACT: KELLY MCCURNIN TELEPHONE: (805) 686-4039	
PROPERTY OWNER: OWNER: SEASIDE FIRST BAPTIST ADDRESS: 1949 WARING STREET, SEASIDE, CA 93955 CONTACT: TJ McCALL OR JUSTIN CLAUSEN TELEPHONE: (831) 392-5467	
PROPERTY INFORMATION: SITE NAME: LA SALLE AVE SITE NUMBER: 283647 SITE ADDRESS: 1949 WARING STREET SEASIDE, CA 93955 JURISDICTION: CITY OF MONTEREY	
CONSTRUCTION INFORMATION AREA OF CONSTRUCTION: EQUIPMENT AREA = ±753 SQ FT ANTENNA AREA = ±81 SQ FT TOTAL SQ FT = ±834 SQ FT OCCUPANCY: U TYPE OF CONSTRUCTION: V-B CURRENT ZONING: SINGLE FAMILY RESIDENTIAL ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS NOT REQUIRED.	

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. ALL WORK SHALL CONFORM TO 2013 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
2013 CALIFORNIA ADMINISTRATIVE CODE 2013 CALIFORNIA BUILDING CODES 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA ENERGY CODE - CITY & COUNTY ORDINANCES

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
T-2	CONDITIONS OF APPROVAL, NOTES, LEGEND & ABBREVIATIONS	0
T-3	GENERAL NOTES & SPECIFICATIONS	0
C-1	SITE SURVEY	6
C-2	SITE SURVEY	6
A-1	SITE PLAN	0
A-2	EQUIPMENT LAYOUT	0
A-2.1	TOWER LAYOUTS & TOWER SECTION	0
A-3	NORTH & EAST ELEVATIONS	0
A-4	SOUTH & WEST ELEVATIONS	0
A-5	ENLARGED SOUTH TOWER ELEVATION	0
A-6	EQUIPMENT ELEVATIONS	0
A-7	VERIZON WIRELESS EQUIPMENT DESIGN	0
A-8	DETAILS	0
A-9	DETAILS	0
E-1	PG&E CONSTRUCTION SKETCH	0
E-2	1-LINE DIAGRAM, PANEL SCHEDULE & NOTES	0
G-1	GROUNDING PLAN & NOTES	0
G-2	GROUNDING DETAILS	0
CONSTRUCTION DRAWINGS		

SAC WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM



SAC AE DESIGN GROUP, INC.
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LA SALLE AVE
283647
1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:
TITLE SHEET

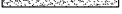
T-1

NOT USED	CONDITIONS OF APPROVAL
----------	------------------------

1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2013 CFC SECTION 1401.
2. ADDRESS SHALL BE PROVIDED FOR ALL NEW & EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. [2013 CFC SECTION 505.1]
3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [2013 CFC SECTION 807-1.2]
4. PORTABLE FIRE EXTINGUISHERS:
AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. [2013 CFC SECTION 906.1.1 & SECTION 906.3.1]

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEM DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED INTO PLACE ON THE SITE.
3. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
4. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION & SEDIMENT TRANSPORT AT ALL TIMES.
5. THE STORAGE OF ALL CONSTRUCTION MATERIALS & EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

2

	NEW ANTENNA		PROPERTY/LEASE LINE		(E) MASONRY		E	ELECTRICAL CONDUIT (POWER)
	EXISTING ANTENNA		CENTERLINE		CONCRETE		OH/E	OVERHEAD ELECTRICAL (POWER)
	GROUND ROD		MATCH LINE		EARTH		UG/E	UNDERGROUND ELECTRICAL (POWER)
	GROUND BUS BAR		WORK POINT		GRAVEL		T	TELEPHONE CONDUIT
	MECHANICAL GRND. CONN.		GROUND CONDUCTOR		GROUT OR PLASTER		OH/T	OVERHEAD TELCO
	CADWELD		GRID REFERENCE		PLYWOOD		UG/T	UNDERGROUND TELCO
	GROUND ACCESS WELL		DETAIL REFERENCE		SAND		E/T	ELECTRICAL / TELCO CONDUIT (POWER & FIBER)
	ELECTRIC BOX		ELEVATION REFERENCE		STEEL		OH/ET	OVERHEAD POWER & TELCO
	TELEPHONE BOX		SECTION REFERENCE		EXISTING CHAIN-LINK FENCING		UG/ET	UNDERGROUND POWER & TELCO
	LIGHT POLE		WOOD CONT.		NEW CHAIN-LINK FENCING		CC	COAXIAL CABLE
	FND. MONUMENT		WOOD BLOCKING		WROUGHT IRON FENCING		F	FIBER / HYBRID
	SPOT ELEVATION				WOOD FENCING			
	SET POINT							
	REVISION							

3

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
A.B.	ANCHOR BOLT	FAB.	FABRICATION(OR)	P.S.I.	POUNDS PER SQUARE INCH
ABV.	ABOVE	F.F.	FINISH FLOOR	P.T.	PRESSURE TREATED
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.G.	FINISH GRADE	PWR.	POWER (CABINET)
ADD'L	ADDITIONAL	FIN.	FINISH(ED)	QTY.	QUANTITY
A.F.F.	ABOVE FINISHED FLOOR	FLR.	FLOOR	RAD.(R)	RADIUS
A.F.G.	ABOVE FINISHED GRADE	FDN.	FOUNDATION	REF.	REFERENCE
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	REINF.	REINFORCEMENT(ING)
ALT.	ALTERNATE	F.O.M.	FACE OF MASONRY	REQ'D.	REQUIRED
ANT.	ANTENNA	F.O.S.	FACE OF STUD	RGS.	RIGID GALVANIZED STEEL
APPRX.	APPROXIMATE(LY)	F.O.W.	FACE OF WALL	SCH.	SCHEDULE
ARCH.	ARCHITECT(URAL)	F.S.	FINISH SURFACE	SHT.	SHEET
AWG.	AMERICAN WIRE GAUGE	FT.(')	FOOT(FEET)	SIM.	SIMILAR
BLDG.	BUILDING	FTG.	FOOTING	SPEC.	SPECIFICATION(S)
BLK.	BLOCK	G.	GROWTH (CABINET)	SQ.	SQUARE
BLKG.	BLOCKING	GA.	GAUGE	S.S.	STAINLESS STEEL
BM.	BEAM	GL.	GALVANIZE(D)	STD.	STANDARD
B.N.	BOUNDARY NAILING	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	STL.	STEEL
BTCW.	BARE TINNED COPPER WIRE	GLB.(GLU-LAM)	GLUE LAMINATED BEAM	STRUC.	STRUCTURAL
B.O.F.	BOTTOM OF FOOTING	GPS	GLOBAL POSITIONING SYSTEM	TEMP.	TEMPORARY
BU.	BACK-UP CABINET	GRD.	GROUND	THK.	THICK(NESS)
CAB.	CABINET	HDR.	HEADER	T.N.	TOE NAIL
CANT.	CANTILEVER(ED)	HGR.	HANGER	T.O.A.	TOP OF ANTENNA
C.J.P.	CAST IN PLACE	HT.	HEIGHT	T.O.C.	TOP OF CURB
CLG.	CEILING	ICGB.	ISOLATED COPPER GROUND BUS	T.O.F.	TOP OF FOUNDATION
CLR.	CLEAR	IN.(")	INCH(ES)	T.O.P.	TOP OF PLATE (PARAPET)
COLM.	COLUMN	INT.	INTERIOR	T.O.S.	TOP OF STEEL
CONC.	CONCRETE	LB.#)	POUND(S)	T.O.W.	TOP OF WALL
CONN.	CONNECTION(OR)	L.B.	LAG BOLTS	TYP.	TYPICAL
CONSTR.	CONSTRUCTION	L.F.	LINEAR FEET (FOOT)	U.G.	UNDER GROUND
CONT.	CONTINUOUS	L.	LONG(ITUDINAL)	U.L.	UNDERWRITERS LABORATORY
	d	MAS.	MASONRY	U.N.O.	UNLESS NOTED OTHERWISE
DBL.	DOUBLE	MAX.	MAXIMUM	V.I.F.	VERIFY IN FIELD
DEPT.	DEPARTMENT	M.B.	MACHINE BOLT	W	WIDE(WIDTH)
D.F.	DOUGLAS FIR	MECH.	MECHANICAL	W/	WITH
DIA.	DIAMETER	MFR.	MANUFACTURER	WD.	WOOD
DIAG.	DIAGONAL	MIN.	MINIMUM	W.F.P.	WEATHERPROOF
DIM.	DIMENSION	MISC.	MISCELLANEOUS	WT.	WEIGHT
DWG.	DRAWING(S)	MTL.	METAL	€	CENTERLINE
DWL.	DOWEL(S)	(N)	NEW	£	PLATE
EA.	EACH	NO.#)	NUMBER		
EL.	ELEVATION	N.T.S.	NOT TO SCALE		
ELEC.	ELECTRICAL	O.C.	ON CENTER		
ELEV.	ELEVATOR	OPNG.	OPENING		
EMT.	ELECTRICAL METALLIC TUBING	P/C	PRECAST CONCRETE		
E.N.	EDGE NAIL	PCS	PERSONAL COMMUNICATION SERVICES		
ENG.	ENGINEER	PLY.	PLYWOOD		
EQ.	EQUAL	P.O.C.	POINT OF CONNECTION		
EXP.	EXPANSION	PPC	POWER PROTECTION CABINET		
EXST.(E)	EXISTING	PRC	PRIMARY RADIO CABINET		
EXT.	EXTERIOR	P.S.F.	POUNDS PER SQUARE FOOT		

4



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LA SALLE AVE
283647
1949 WARING STREET
SEASIDE CA 93955

1949 WARING STREET
SEASIDE CA 93955

SHEET TITLE:

**NOTES, LEGEND
& ABBREVIATIONS**

T-2

GENERAL

1. THIS FACILITY IS AN UNMANNED CELLULAR TELEPHONE EQUIPMENT FACILITY. THE OCCUPANCY CLASSIFICATION IS U [2013 CBC, TITLE 24, PART 2, VOLUME 1, SECTION 312].
2. THIS FACILITY IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER 2013 CBC SECTION 11B-203.5 THIS FACILITY IS NON-OCCUPIABLE SPACE & ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS, & PROCEEDING WITH ANY WORK.
4. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER & SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, & TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
CONTACT USA DIG ALERT @ 800-227-2600
6. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
7. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, & BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
9. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, & TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
10. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. & ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, & 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
11. THE CONTRACTOR & SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
12. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
13. THE CONTRACTOR SHALL SUPERVISE & COORDINATE ALL WORK, USING HIS/HER PROFESSIONAL KNOWLEDGE & SKILLS. HE/SHE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING & COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN & PAY FOR ALL PERMITS, LICENSES & INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT & MAKE FINAL PAYMENT OF SAID DOCUMENT.
15. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
17. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL OR U.L APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
18. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL & PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
19. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A:10-B:C RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA.
20. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
21. ALL GENERAL NOTES & STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
22. ALL DEBRIS & REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
23. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING & CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
24. ALL SYMBOLS & ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

SPECIFICATIONS

SITework

1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS & ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.
2. BACKFILLING AT NEW TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACKFILLING SHALL BE DONE IN 8 INCH LAYERS, MOISTURE CONDITIONED & PROPERLY COMPACTED TO SPECIFIED COMPACTION PERCENTAGE PER ASTM D1557 (90% MIN.). ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS AFTER THESE RECOMMENDATIONS ARE APPROVED BY THE PROJECT MANAGER & ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT.
3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO & BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH INDICATED ON DETAILS.
4. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER DANGEROUS CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER OR OWNER'S REPRESENTATIVE & ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.

CONCRETE

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" & ALL HOOKS SHALL BE STANDARD U.N.O.
2. LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS.
3. BARS NOTED "CONT.", TYPICAL WALL REINFORCING, & VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPLICE EQUAL 40 BAR DIAMETERS LAP, OR 24" WHICHEVER IS GREATER.
4. REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED. SPLICE AT OTHER LOCATIONS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
5. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCING BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.
6. ALL REINFORCING, ANCHOR BOLTS & OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
7. #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
8. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE:

BELOW GRADE (UNFORMED)	3"	CLEAR
BELOW GRADE (FORMED)	2"	CLEAR
WALLS	1"	CLEAR
COLUMNS	1 1/2"	CLEAR
BEAMS & GIRDERS	1 1/2"	CLEAR
STRUCTURAL SLAB (ABOVE GRADE)	3/4"	CLEAR

CONCRETE (GENERAL)

1. STRUCTURAL FILL & BACKFILL SHOULD CONSIST OF A NON-EXPANSIVE GRANULAR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER & PLACED IN UNIFORM 6" LIFTS.
2. STRUCTURAL FILL PLACED FOR SUPPORT OF FOUNDATION SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY FROM ASTM D698 (STANDARD PROCTOR).
3. STRUCTURAL FILL UNDERNEATH FOUNDATIONS & SLABS SHALL BE COMPACTED WITH A SMOOTH VIBRATORY COMPACTION DEVICE PRIOR TO CONCRETE PLACEMENT.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH CURRENT ACI 318.
5. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. UNLESS OTHERWISE SPECIFIED. WATER CEMENTITIOUS MATERIAL/RATIO & AIR CONTENT SHALL COMPLY WITH ACI 318 SECTION 4.1 & 4.2.
6. CEMENT FOR CONCRETE OR MASONRY MORTAR SHALL BE TYPE V "PORTLAND CEMENT" & CONFORM TO ASTM C-150 STANDARDS. UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT OR IN THE DRAWINGS.
7. AGGREGATE FOR CONCRETE SHALL CONFORM TO ASTM C-33 STANDARDS.
8. CONCRETE SHALL BE DEPOSITED IN ACCORDANCE WITH 318 SECTION 5.10 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
9. COLD WEATHER & HOT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 4-2, & SECTIONS 5-12 & 5-13.
10. AFTER PLACEMENT, THE CONCRETE SHALL BE COVERED WITH A PLASTIC VAPOR BARRIER FOR A 4 TO 7 DAY INITIAL CURING PERIOD.
11. A MINIMUM OF THREE CONCRETE TEST CYLINDERS SHALL BE TAKEN. ONE SHALL BE TESTED AT 7 DAYS, ONE AT 28 DAYS, & ONE HOLD CYLINDER. UNLESS OTHERWISE SPECIFIED BY GOVERNING AGENCY.
12. FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS & SHALL BE 3 1/2 INCHES MINIMUM THICK - SEE FOUNDATION PLANS FOR REINFORCEMENT, BASE, UNDERLAYMENT, VAPOR BARRIER OR OTHER SPECIFIC REQUIREMENTS.
13. FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS. TOLERANCE: 1/8 INCH IN 10 FEET.
14. TOP OF CONCRETE SLAB TO BE 6" MINIMUM ABOVE FINISH GRADE. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS
15. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER.
16. ALL EXTERIOR CONCRETE WALLS, PORCHES & PLATFORMS ON SITE TO HAVE A ROCK SALT FINISH. (U.O.N.)
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF ALL ROUGH HARDWARE & ALL ITEMS OF OTHER TRADES REQUIRED TO BE EMBEDDED IN CONCRETE WORK.

METALS

STRUCTURAL FRAMING SYSTEM & EQUIPMENT

1. CABLE LADDERS AT INTERIOR SPACES WHERE INDICATED SHALL BE 1-1/2" SOLID BAR STRINGERS TYPE
2. ALL UNISTRUT SHALL BE P1000 (1-5/8").
3. MICROFLECT SHALL BE B 1 1 1 8 (U.N.O.) TO MATCH CABLE TRAY.
4. CABLE RUNS ON ROOF TOP & OUTDOOR APPLICATIONS, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
5. ALL ANTENNA SPECS. PER RF DATA SHEET.

STRUCTURAL METAL

1. ALL STRUCTURAL STEEL SHALL COMPLY WITH MOST RECENT ASTM A-36 STANDARDS.
2. ALL CONNECTIONS & FABRICATIONS SHALL COMPLY WITH MOST RECENT A.I.S.C. SPECIFICATIONS.
3. ALL WELDING SHALL BE PERFORMED BY OPERATORS WHO HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN MOST RECENT "QUALIFICATION PROCEDURE" OF THE AMERICAN WELDING SOCIETY.
4. USE ALL MEANS NECESSARY TO PROTECT STRUCTURAL STEEL BEFORE, DURING & AFTER INSTALLATION & TO PROTECT THE INSTALLED WORK & MATERIALS OF ALL OTHER TRADES.
5. IN THE EVENT OF DAMAGE IMMEDIATELY MAKE ALL REPAIRS & REPLACEMENTS NECESSARY TO THE APPROVAL OF & AT NO ADDITIONAL COST TO THE OWNER.
6. HIGH-STRENGTH BOLTS SHALL COMPLY WITH ASTM A-325 N. BEARING TYPE CONNECTION WITH THREADS INCLUDED IN SHEAR PLANE. OTHER MACHINE BOLTS & ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM A-307
7. WELDS SHALL BE MADE WITH ASTM-233, E-70 SERIES ELECTRODES FOR STEEL TO STEEL CONNECTIONS. WELDING OF REINFORCING BARS SHALL BE DONE WITH ELECTRODES AS APPROVED BY A CERTIFIED TESTING LABORATORY.
8. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAP, HANGER & OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUIVALENT.
9. ALL EXTERIOR STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZING AFTER FABRICATION.
10. ALL WELDING DONE AFTER GALVANIZING SHALL BE PROTECTED WITH TWO (2) COATS OF "GALVANIZED" OR "GALVALOY"

ELECTRICAL

1. REFER TO DRAWINGS FOR SITE SPECIFIC INFORMATION
2. ALL ELECTRIC WORK TO COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE. (REFER TO THE COVER SHEET)
3. ALL INTERIOR SEISMIC UNISTRUT SHALL BE GROUNDED WITH #6 STRANDED COPPER WITH GREEN JACKET. ALL CONNECTIONS TO BE DOUBLE LUG.
4. BEFORE STARTING TRENCHING, THE CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL EXISTING LINES AFFECTED BY THE CONTRACT & IMMEDIATELY NOTIFY THE PROJECT MANAGER IF ANY REROUTING OF EXISTING LINES IS NECESSARY.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM



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LA SALLE AVE

283647

1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:

GENERAL NOTES
& SPECIFICATIONS

T-3

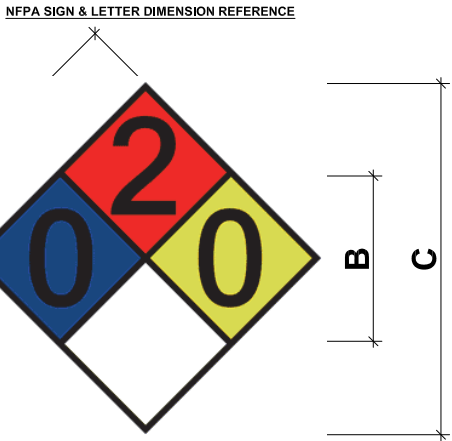
HEALTH HAZARD
4 EXTREME - Highly toxic - May be fatal on short-term exposure.
3 SERIOUS - Toxic - Full protective suit and breathing apparatus should be worn.
2 MODERATE - Breathing apparatus and face mask must be worn.
1 SLIGHT - Breathing apparatus may be worn.
0 MINIMAL - No precautions necessary.

FLAMMABILITY HAZARD
4 EXTREME - Extremely flammable gas or liquid. Flash Point below 73° F.
3 SERIOUS - Flammable. Flash Point 73° F to 100° F.
2 MODERATE - Combustible. Requires moderate heating to ignite. Flash Point below 200° F.
1 SLIGHT - Slightly combustible. Requires strong heating to ignite.
0 MINIMAL - Will not burn under normal conditions.

SPECIFIC HAZARD
OXIDIZER **OXY**
ACID **ACID**
ALKALI **ALK**
CORROSIVE **COR**
Use NO WATER **W**
RADIATION ☼

INSTABILITY HAZARD
4 EXTREME - Explosive at room temperature.
3 SERIOUS - May detonate if shocked or heated under confinement or mixed with water.
2 MODERATE - Unstable. May react with water.
1 SLIGHT - May react if heated or mixed with water.
0 MINIMAL - Normally stable. Does not react with water.

A SIGN SIZE (IN)	B LETTER SIZE (IN)	C HEIGHT & WIDTH (IN)
1.0	.04	1.4
2.5	1.0	3.5
5.0	2.0	7.1
7.5	3.0	10.6
10.0	4.0	14.1
12.0	4.75	16.9
15.0	6.0	21.2
18.0	7.2	25.5
24.0	9.6	33.9
30.0	12.0	42.4



IN CASE OF
EMERGENCY

CALL

1-800-264-6620

SITE NO: #####

LA SALLE AVE

NOC WEST 1-800-264-6620

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM

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LA SALLE AVE

283647

1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:

WARNING
SIGNAGE & NOTES

T-4

NFPA SIGNAGE

1

WARNING SIGNAGE AT EQUIPMENT ENCLOSURE DOOR

2

IN CASE OF
EMERGENCY

CALL

1-866-400-6040

SITE NUMBER: #####

SITE NAME: LA SALLE AVE

EMERGENCY CONTACT SIGNAGE

DANGER

DIESEL FUEL
NO SMOKING
NO OPEN FLAMES

NOTE:
PLEASE GET THE APPROVAL
FROM VERIZON WIRELESS
BEFORE FABRICATION

WARNING / EMERGENCY CONTACT SIGNAGE

3

WARNING SIGNAGE

4

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.
Obey all posted signs and site guidelines for working in radio frequency environments.
In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

TYPICAL NOTICE SIGN

CAUTION

Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.
For your safety, obey all posted signs and site guidelines for working in radio frequency environments.
In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

TYPICAL CAUTION SIGN

WARNING

Beyond this point:
Radio frequency fields at this site exceed the FCC rules for human exposure.
Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.
In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307(b)

TYPICAL WARNING SIGN

CAUTION

Radio frequency fields within one foot of this antenna may exceed Federal limits for human exposure. Stay clear by that distance.

VERIZON WIRELESS

Carrier

#####

Site #

TYPICAL CAUTION SIGN

NOTES:

OWNER(S): FIRST BAPTIST CHURCH OF SEASIDE

APN: 011-081-003

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4724836, DATED OCTOBER 14, 2014. WITHIN SAID TITLE REPORT THERE ARE SIX (6) EXCEPTIONS LISTED, NONE (0) OF WHICH ARE EASEMENTS, AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060203, PANEL NO. 0327G, DATED APRIL 02, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

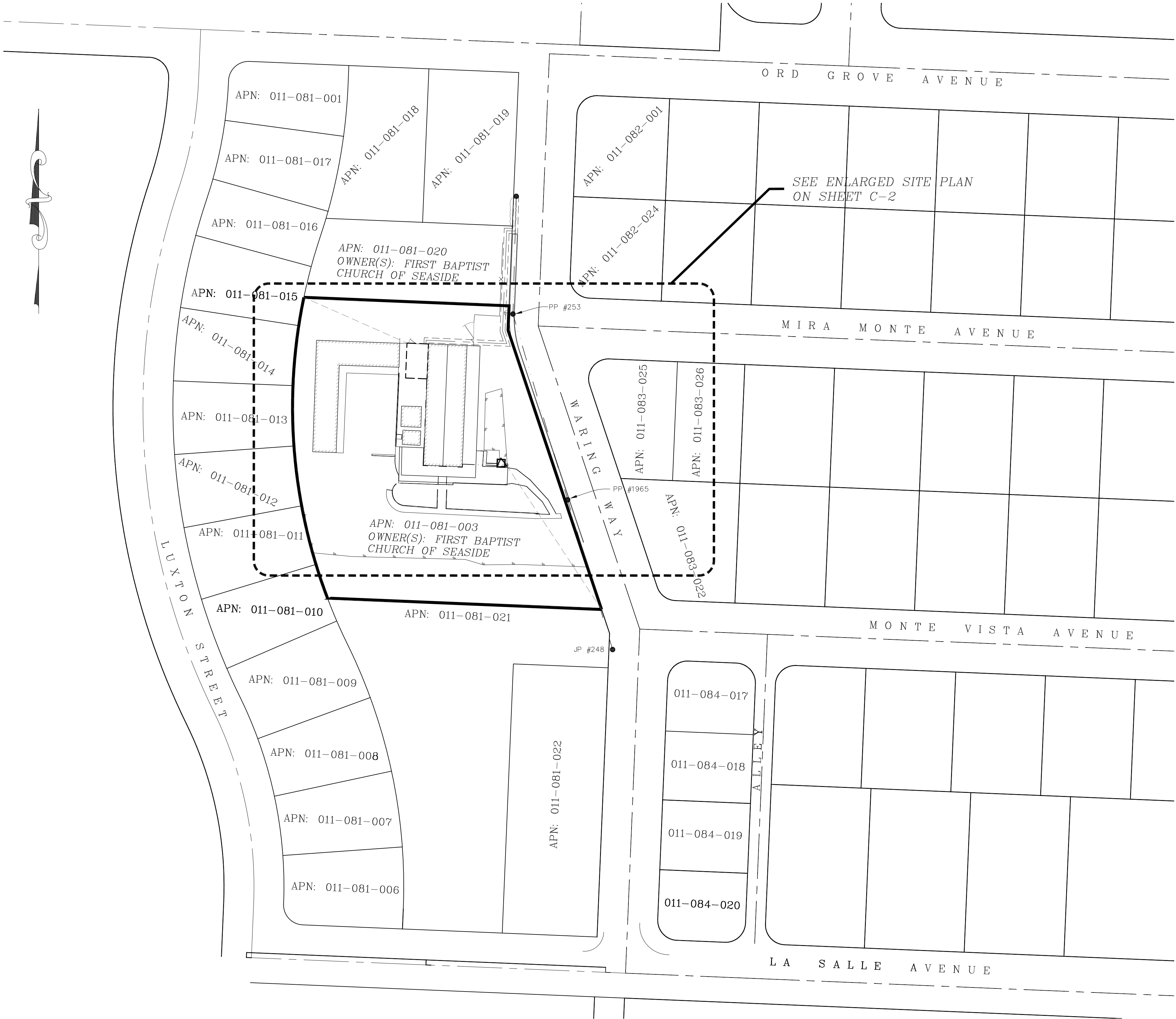
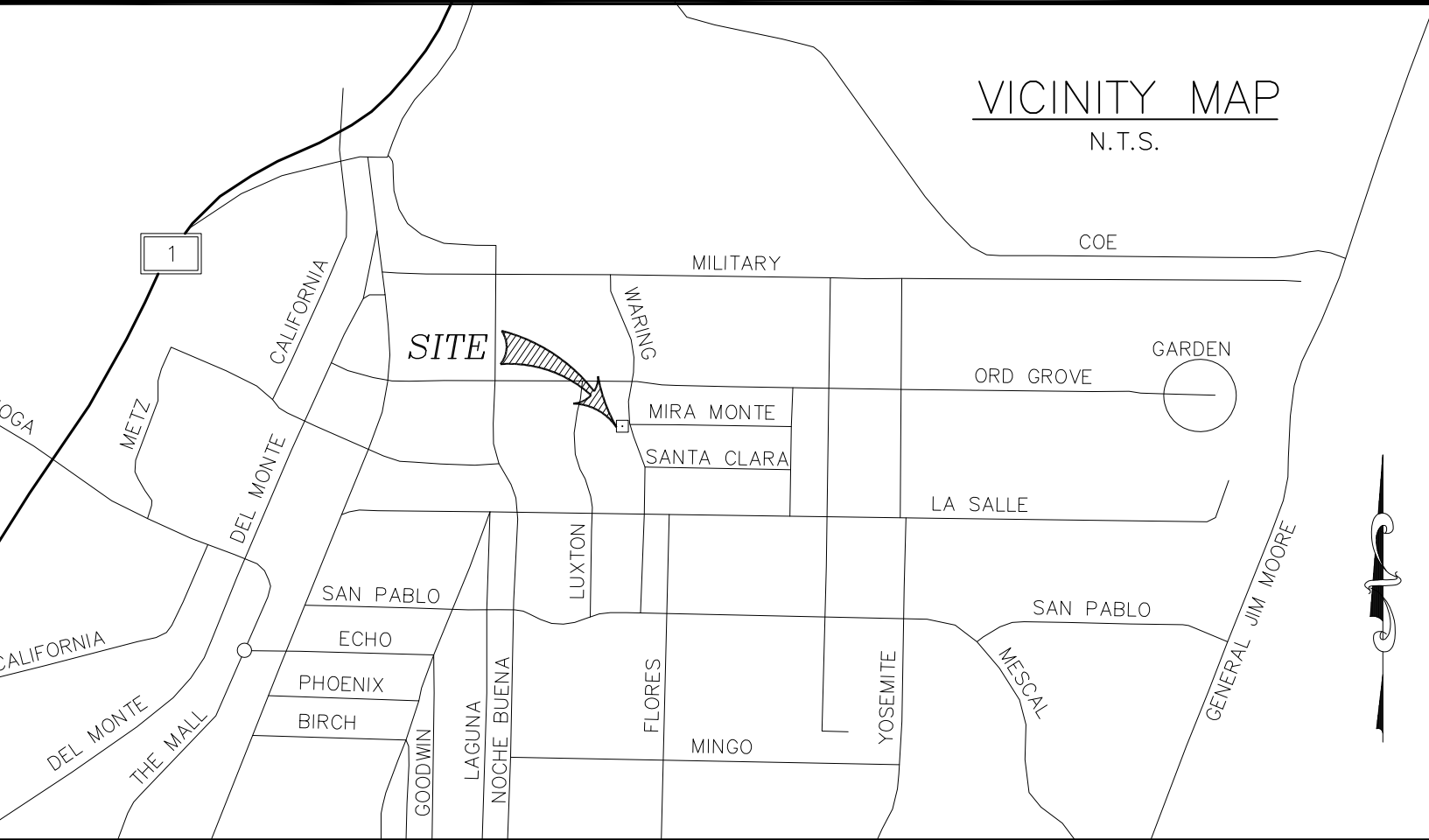
REAL PROPERTY IN THE CITY OF SEASIDE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS N. 89°11' E., 170 FEET AND S. 0°49' E., 234 FEET FROM THE NORTHEAST CORNER OF BLOCK 14, IN ORD TERRACE, MONTEREY COUNTY, CALIFORNIA; THENCE 204.30 FEET S. 89°11' W., TO THE EASTERLY LINE OF SAID BLOCK 14; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF BLOCK 14 A DISTANCE OF 307.11 FEET; THENCE N. 89°11' E., 283.63 FEET TO A POINT WHERE THE SAME WOULD INTERSECT THE WESTERLY LINE OF WARING PLACE IN DEL MONTE HEIGHTS NO. 4 PRODUCED NORTHERLY; THENCE NORTHWESTERLY 320.8 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF LOT 1 OF THE RANCHO NOCHE BUENA.

APN: 011-081-003

EASEMENT(S) PER TITLE REPORT:

4. RIGHTS TO THE PUBLIC FOR PORTIONS OF THE PROPERTY LYING WITHIN ANY ROAD, STREET, ALLEY, OR HIGHWAY.
** PUBLIC RIGHTS OF WAY DEPICTED, AS SHOWN HEREON. **



LEGEND

- SITE BOUNDARY LINE
--- OVERHEAD POWER LINE
--- PROPERTY BOUNDARY (PER TITLE REPORT)
● POWER POLE
--- GROUND ELEVATION
--- EDGE OF PAVEMENT
● CONCRETE PAD
● POB
● POC
POINT OF BEGINNING
POINT OF COMMENCEMENT

OVERALL SITE MAP
1" = 60'



P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/04/14	PRELIMINARY	HJ
1	10/28/14	LEASE/UTILITY	SL
2	10/28/14	REVISE LEASE	SL
3	12/05/14	BUILDING HEIGHT	SL
4	02/02/15	REV. LEASE/EASEMENT	DL
5	03/24/15	GENERAL REVISION	DL
6	06/02/15	REV. UTILITY EASEMENT	DL

SMITHCO JOB NO.: 82-286



5865 AVENIDA ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
Office (760) 795-5200
Fax (760) 931-0908

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283647
LA SALLE AVE

1949 WARING STREET,
SEASIDE, CA 93955

MONTEREY
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS EQUIPMENT LEASE AREA DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE S 66°04'47" E, A DISTANCE OF 112.98 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE S 87°41'22" E, A DISTANCE OF 19.00 FEET TO POINT 'A';
COURSE 2) THENCE CONTINUING S 87°41'22" E, A DISTANCE OF 2.50 FEET;
COURSE 3) THENCE S 02°18'38" W, A DISTANCE OF 35.00 FEET;
COURSE 4) THENCE N 87°41'22" W, A DISTANCE OF 21.50 FEET;
COURSE 5) THENCE N 02°18'38 E, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 752.5 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS ANTENNA LEASE AREA DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 33°24'34" W, A DISTANCE OF 172.24 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 82°49'33" W, A DISTANCE OF 10.00 FEET;
COURSE 2) THENCE N 22°49'33" E, A DISTANCE OF 10.00 FEET;
COURSE 3) THENCE S 37°10'27" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

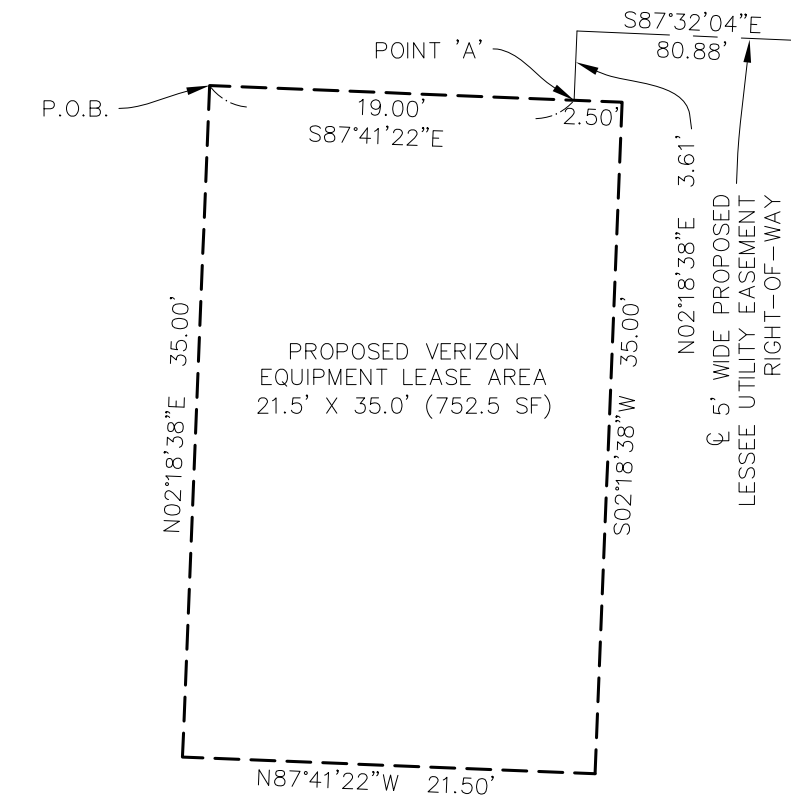
CONTAINING 43 SQUARE FEET, MORE OR LESS.

PROPOSED LESSEE UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

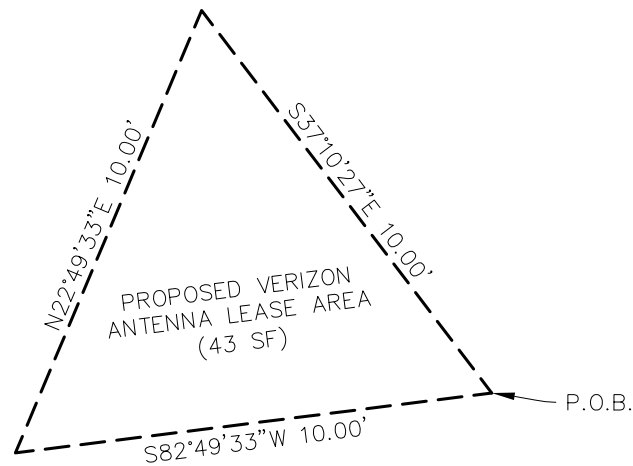
A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

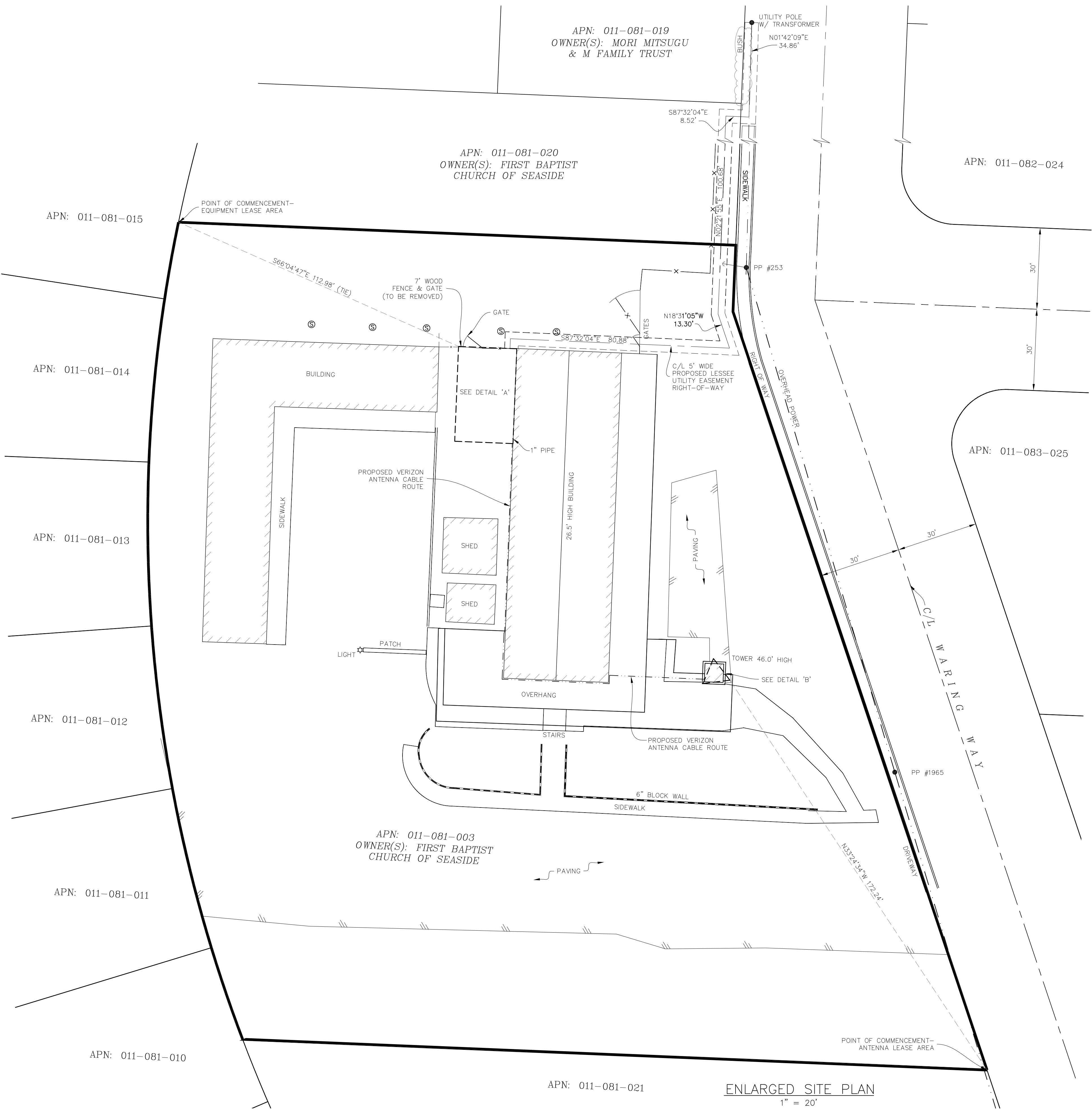
COURSE 1) THENCE N 02°18'38" E, A DISTANCE OF 3.61 FEET;
COURSE 2) THENCE S 87°32'04" E, A DISTANCE OF 80.88 FEET;
COURSE 3) THENCE N 18°31'05" W, A DISTANCE OF 13.30 FEET;
COURSE 4) THENCE N 02°21'55" E, A DISTANCE OF 100.68 FEET;
COURSE 5) THENCE S 87°32'04" E, A DISTANCE OF 8.52 FEET;
COURSE 6) THENCE N 01°42'09" E, A DISTANCE OF 34.86 FEET TO THE TERMINUS OF THIS DESCRIPTION.



DETAIL 'A'
1" = 10'



DETAIL 'B'
N.T.S.



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/04/14	PRELIMINARY	HJ
1	10/28/14	LEASE/UTILITY	SL
2	10/28/14	REVISE LEASE	SL
3	12/05/14	BUILDING HEIGHT	SL
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5	03/24/15	GENERAL REVISION	DL
6	06/02/15	REV. UTILITY EASEMENT	DL

SMITHCO JOB NO.: 82-286



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283647
LA SALLE AVE

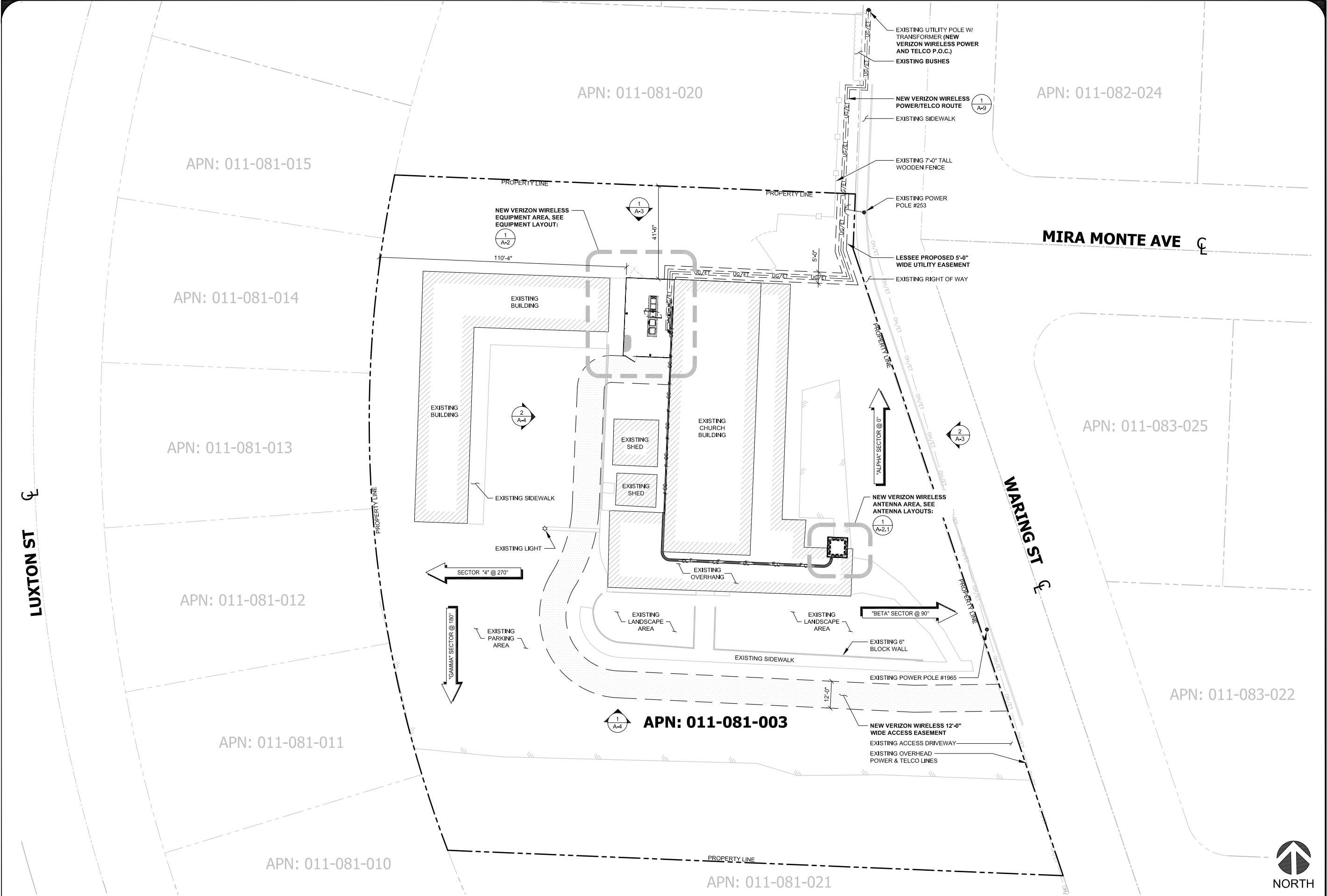
1949 WARING STREET,
SEASIDE, CA 93955

MONTEREY
COUNTY

SHEET TITLE:
SITE SURVEY

FOR EXAMINATION ONLY

C-2



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM

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WIRELESS

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760.795.5200

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verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LA SALLE AVE

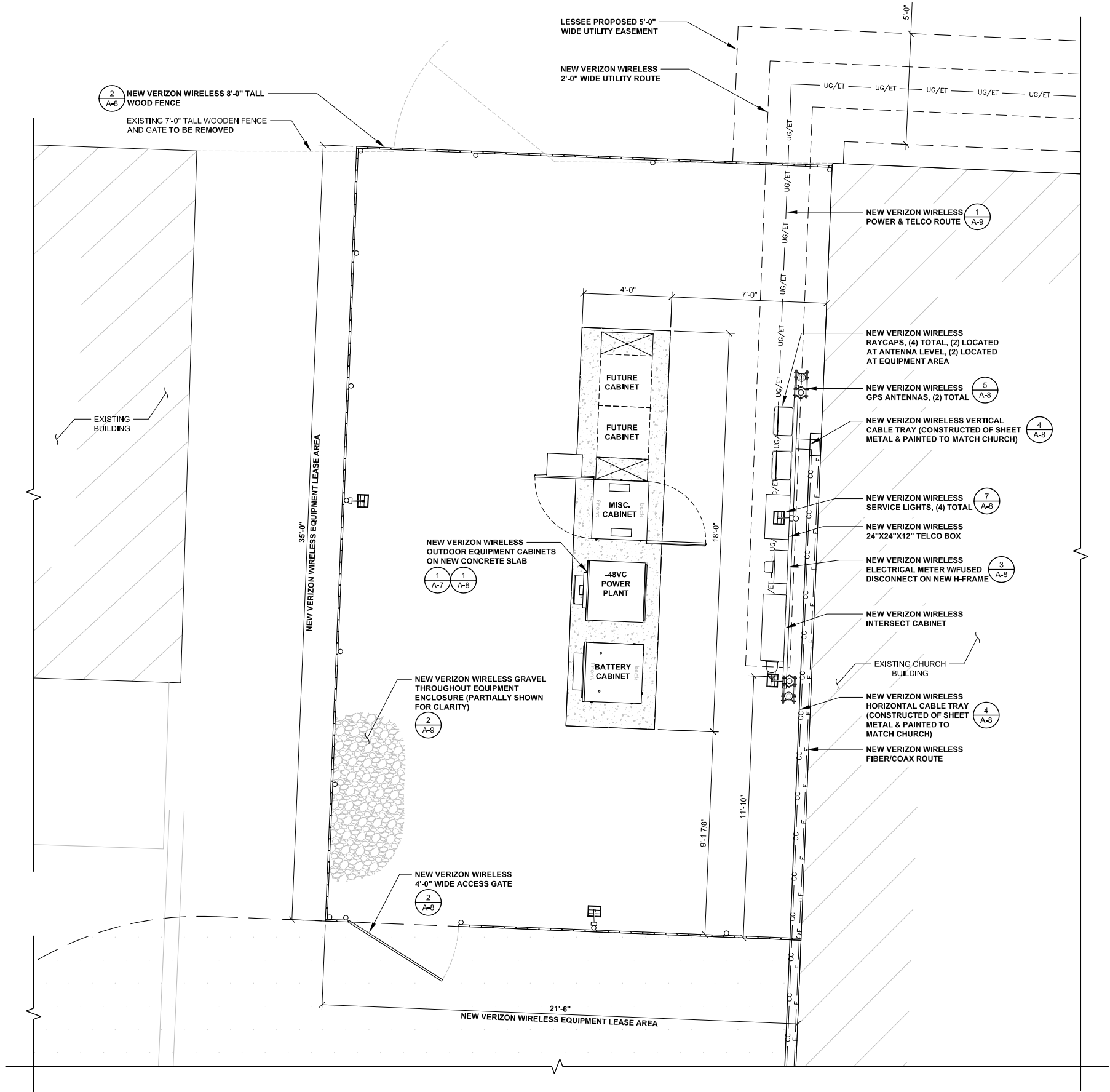
283647

1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:

SITE PLAN

A-1



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM



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LA SALLE AVE

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1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:

EQUIPMENT LAYOUT

A-2

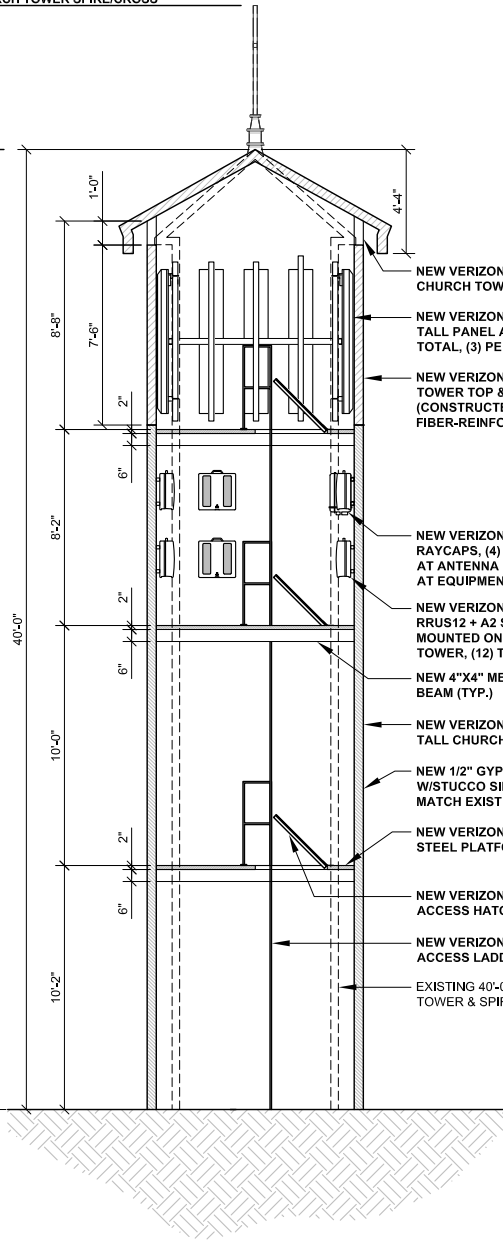
NOTE:
ALL ANTENNAS, RRUS AND RAYCAPS
ARE LOCATED INSIDE THE TOWER AND
NOT VISIBLE TO THE PUBLIC.

TOP OF NEW VERIZON WIRELESS CHURCH TOWER SPIRE/CROSS
ELEV. 46'-0" AGL

TOP OF EXISTING & NEW VERIZON
WIRELESS CHURCH TOWER
ELEV. 40'-0" AGL

GROUND LEVEL
AGL = 0'-0"

AGL 0'-0" = AMSL 128.5'



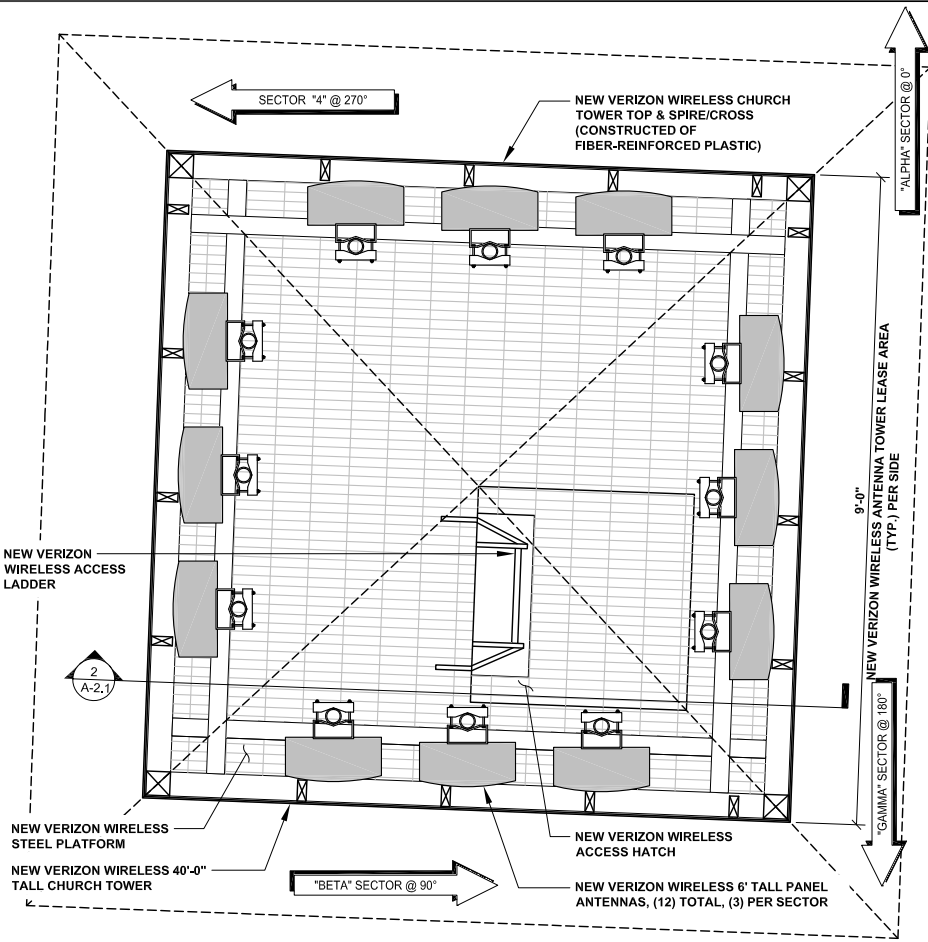
TOWER SECTION

0 1' 2' 4'

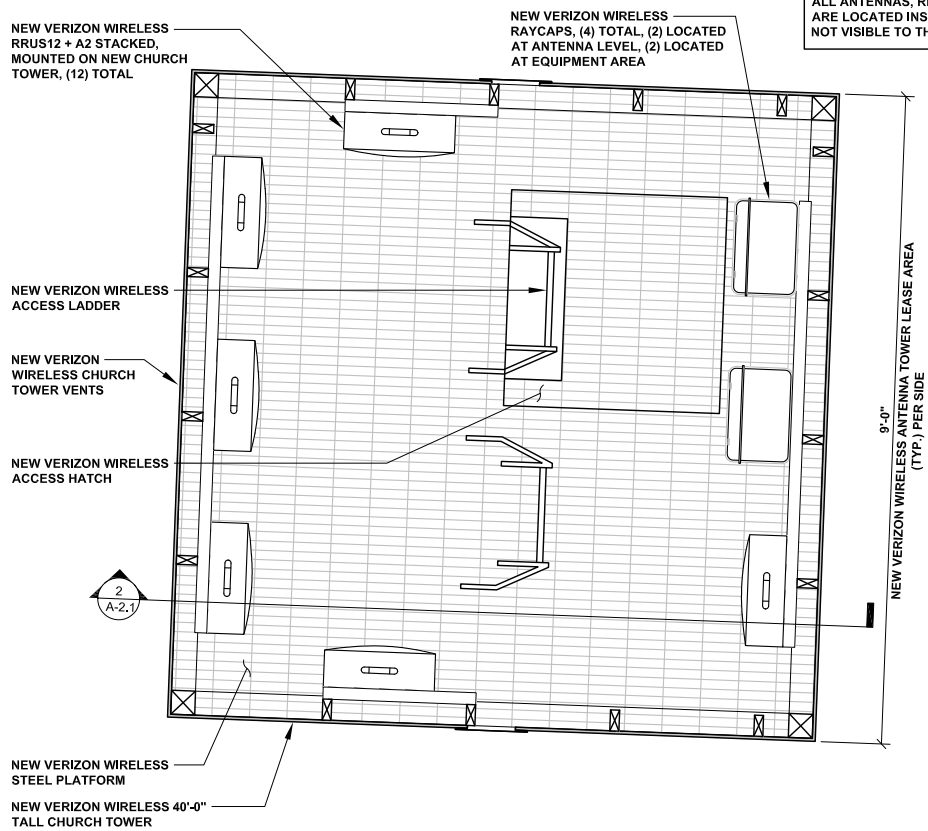
SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

2

ANTENNA & ANTENNA EQUIPMENT LAYOUTS

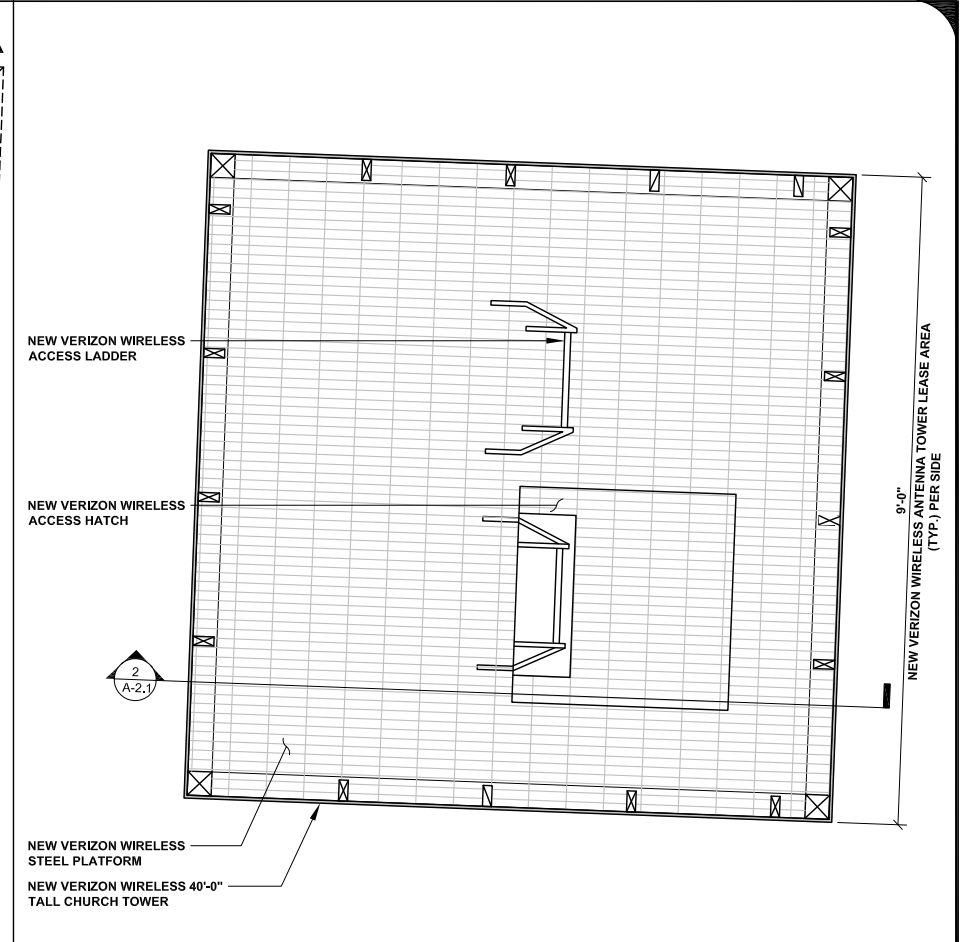


ANTENNA LAYOUT LEVEL 4 (28'-4")

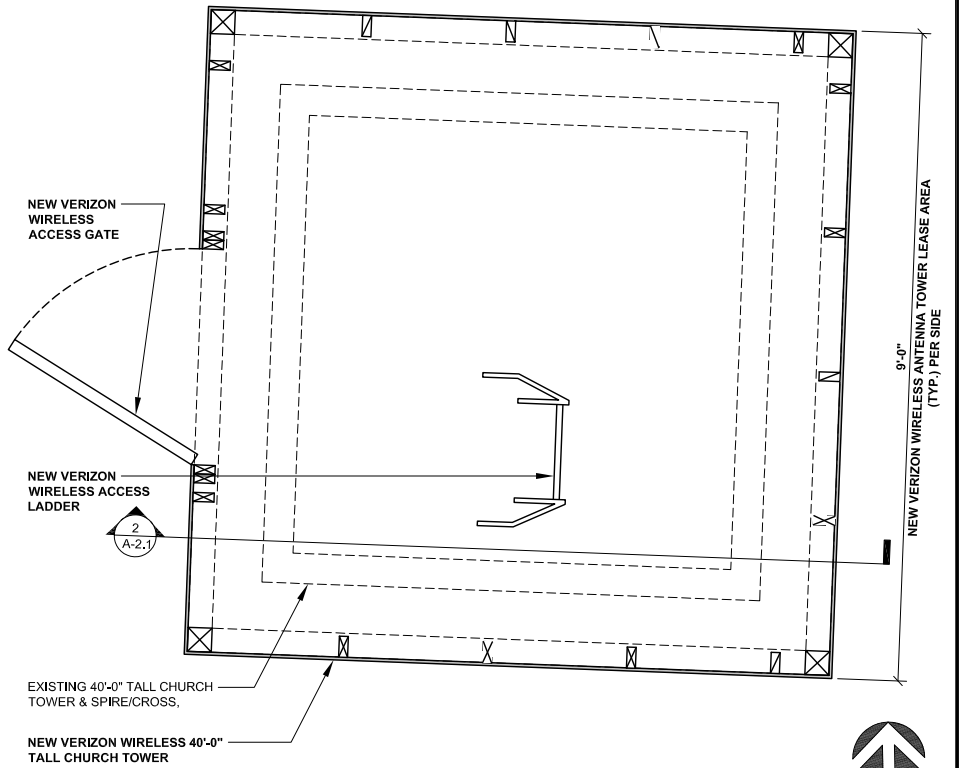


ANTENNA LAYOUT LEVEL 3 (20'-2")

NOTE:
ALL ANTENNAS, RRUS AND RAYCAPS
ARE LOCATED INSIDE THE TOWER AND
NOT VISIBLE TO THE PUBLIC.



ANTENNA EQUIPMENT LEVEL 2 (10'-2")



ANTENNA EQUIPMENT LEVEL 1 (GROUND)



0 3' 6" 1'

SCALE: 1" = 1'-0" (24x36)
(OR) 1/2" = 1'-0" (11x17)

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM



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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

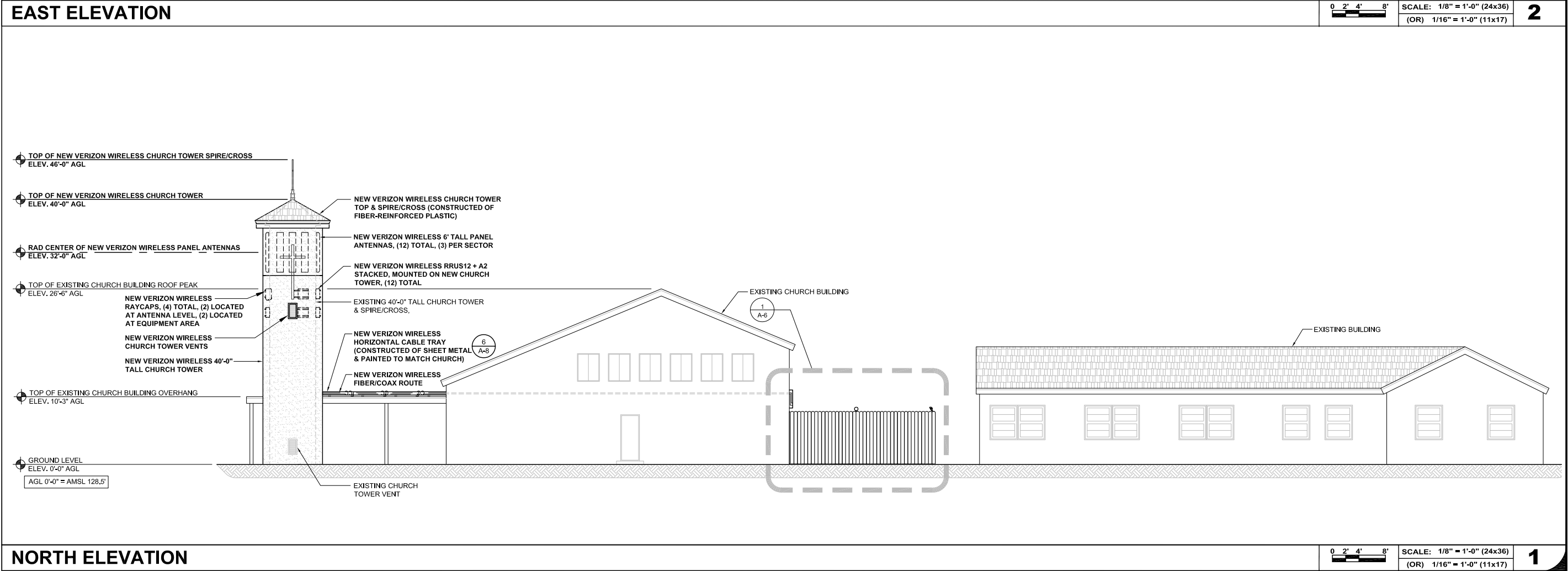
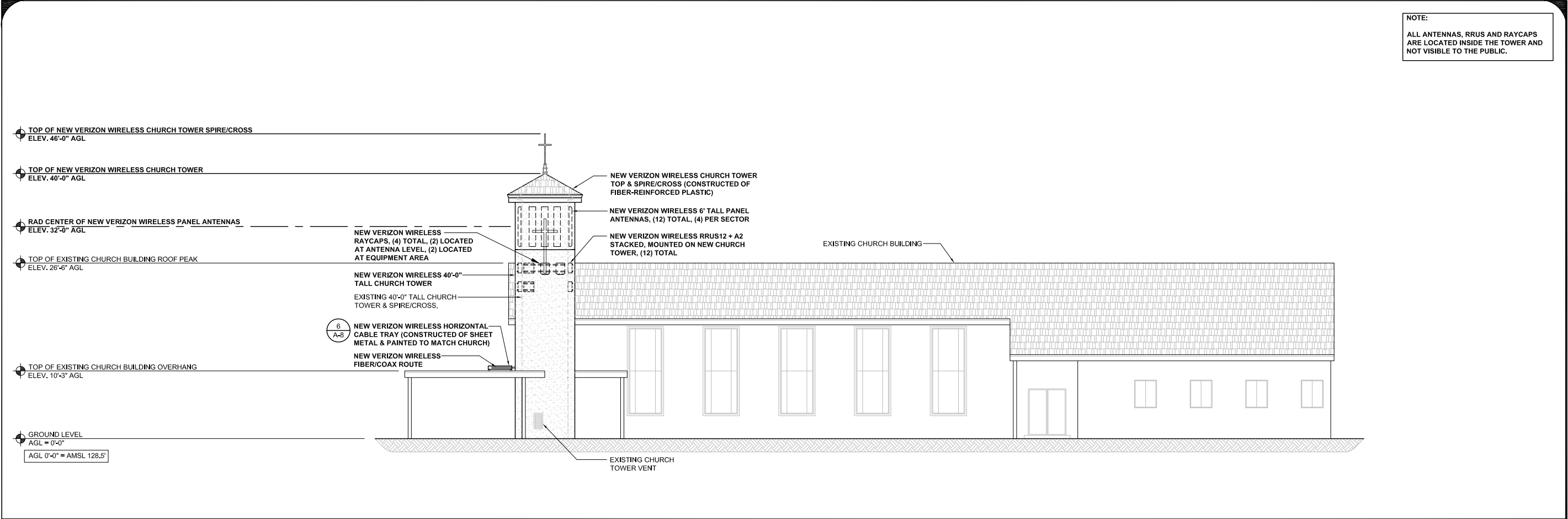
LA SALLE AVE

283647

1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:
TOWER SECTION,
ANTENNA & ANTENNA
EQUIPMENT LAYOUTS

A-2.1



NOTE:
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ISSUE STATUS			
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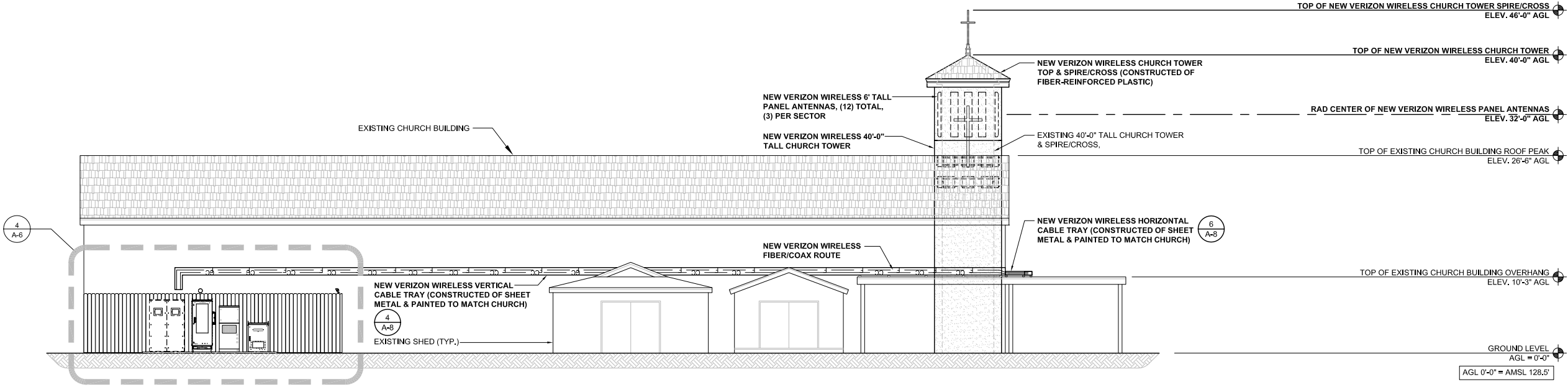
LA SALLE AVE
283647
1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:
NORTH & EAST
ELEVATIONS

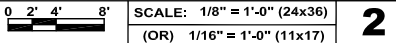
A-3

NOTE:

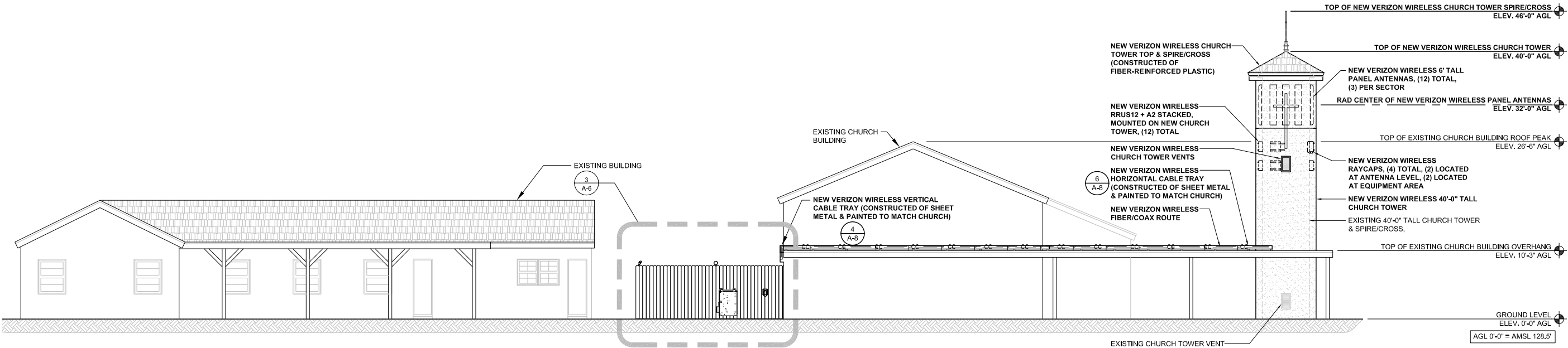
ALL ANTENNAS, RRUS AND RAYCAPS ARE LOCATED INSIDE THE TOWER AND NOT VISIBLE TO THE PUBLIC.



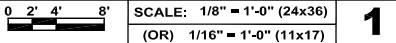
WEST ELEVATION



2



SOUTH ELEVATION



1

ISSUE STATUS

[illegible]

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WALNUT CREEK, CA 94598

LA SALLE AVE
283647

1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:
**SOUTH & WEST
ELEVATIONS**

A-4

NOTE:
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ARE LOCATED INSIDE THE TOWER AND
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ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM



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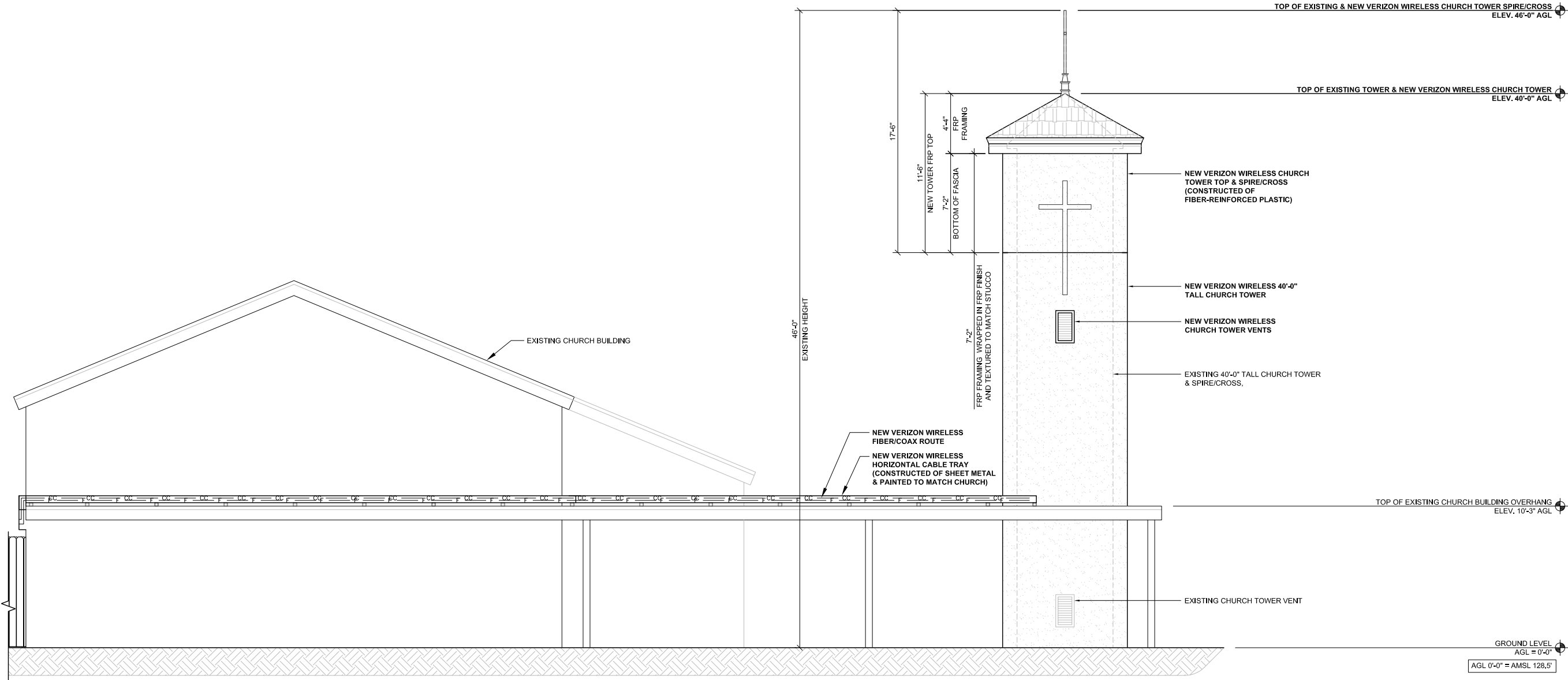


2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LA SALLE AVE
283647
1949 WARING STREET
SEASIDE, CA 93955

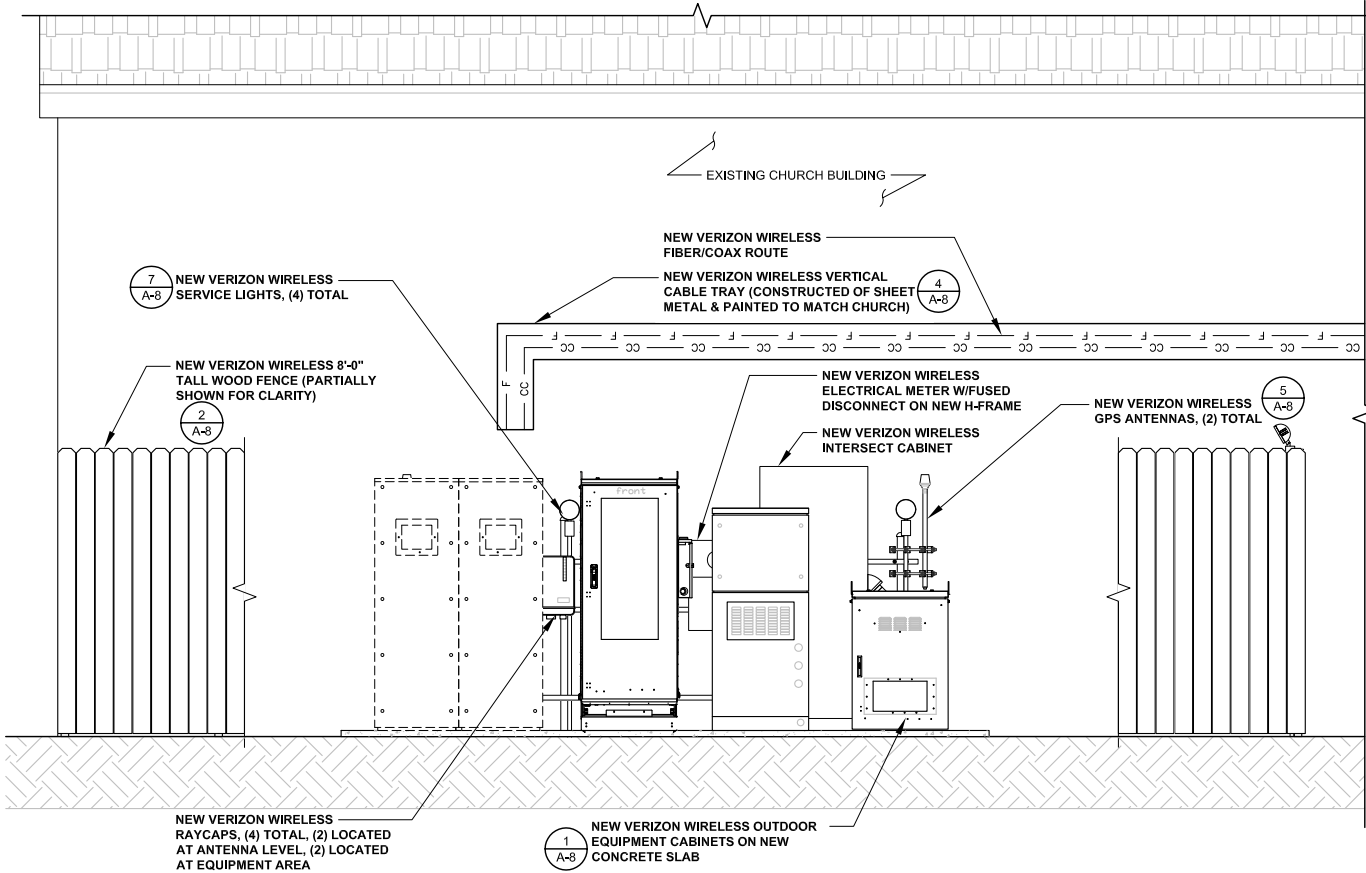
SHEET TITLE:
ENLARGED SOUTH
TOWER
ELEVATION

A-5



ENLARGED SOUTH TOWER ELEVATION

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)



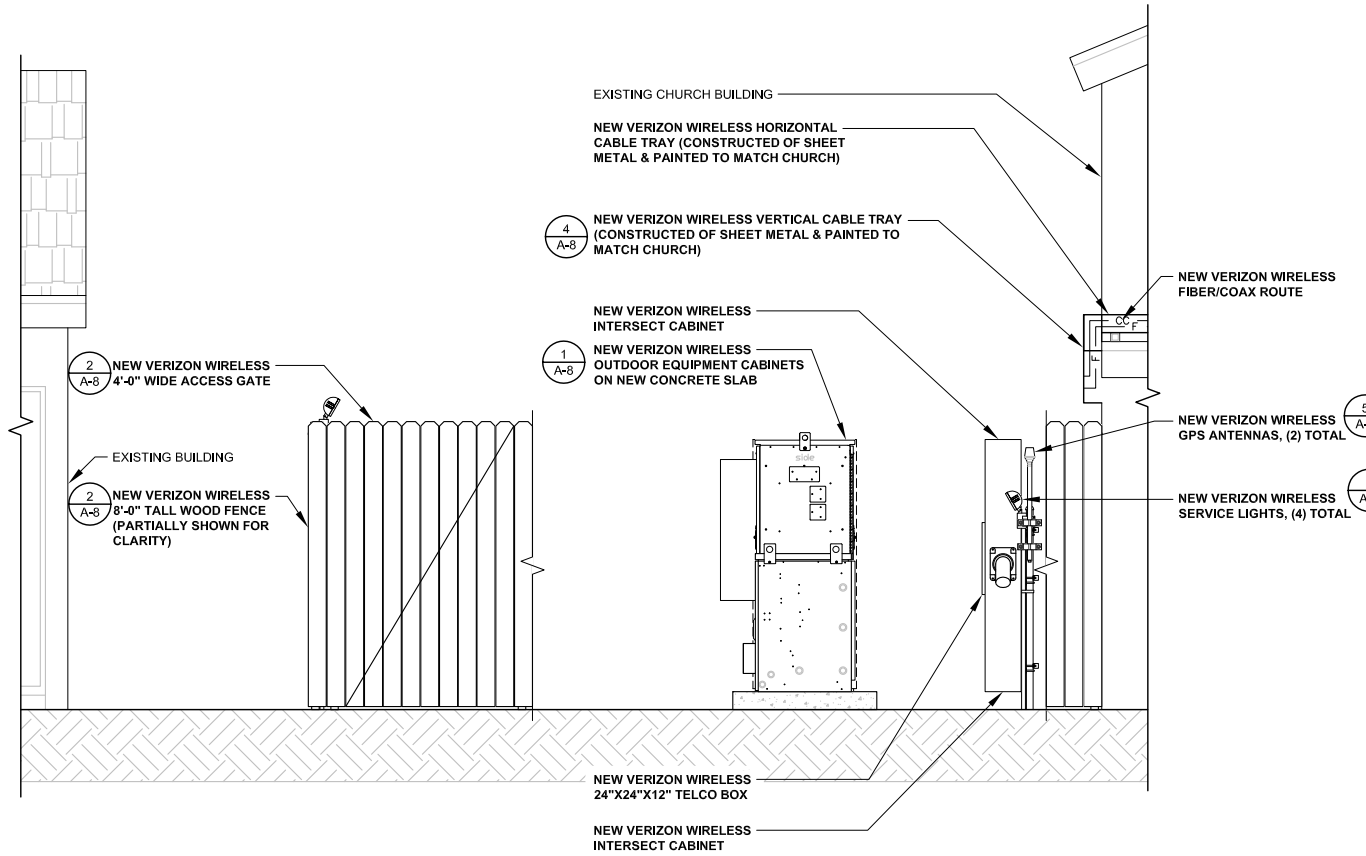
WEST EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

4

NOT USED

SCALE
N.T.S. 2

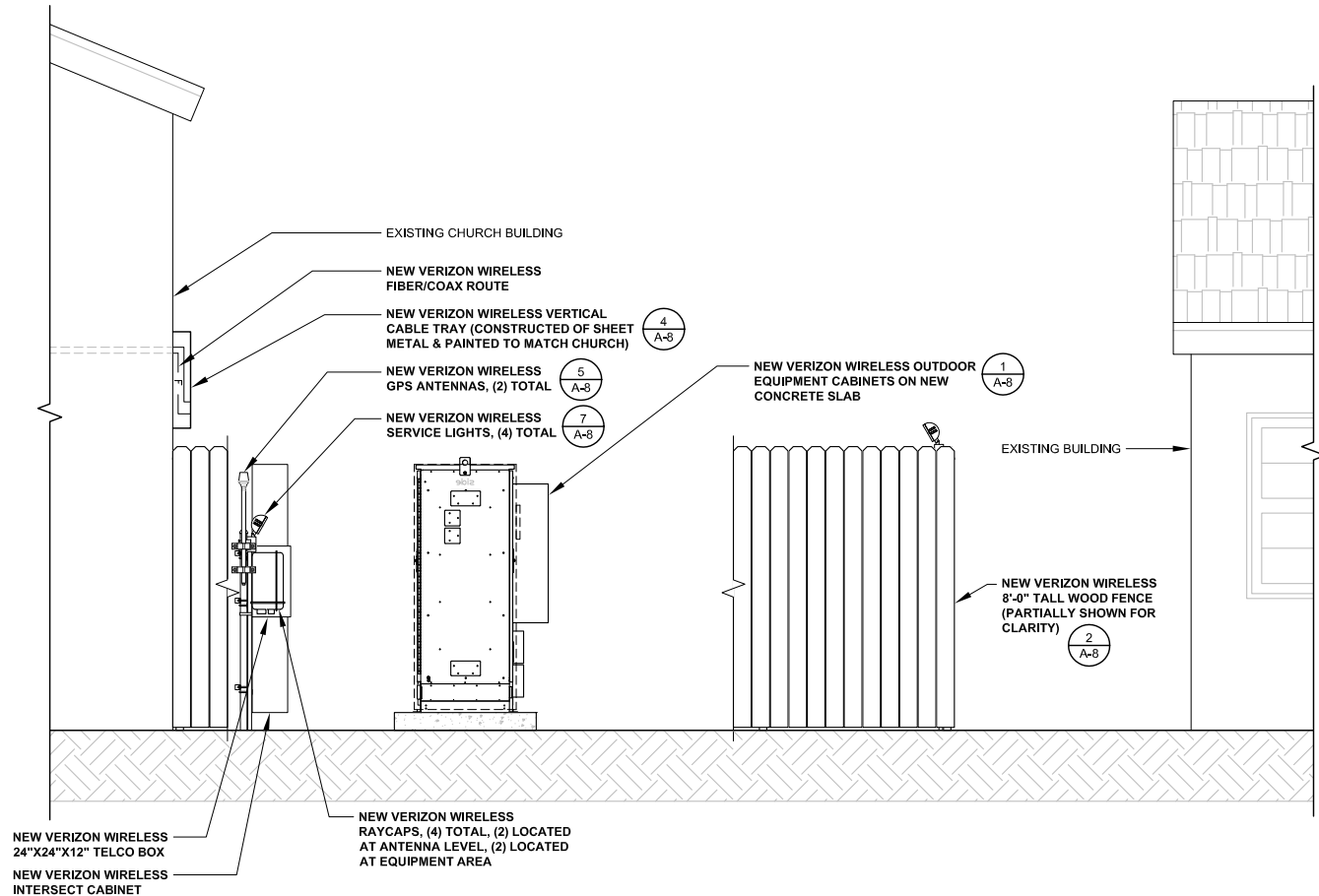


SOUTH EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

3

NORTH EQUIPMENT ELEVATION



0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

ISSUE STATUS

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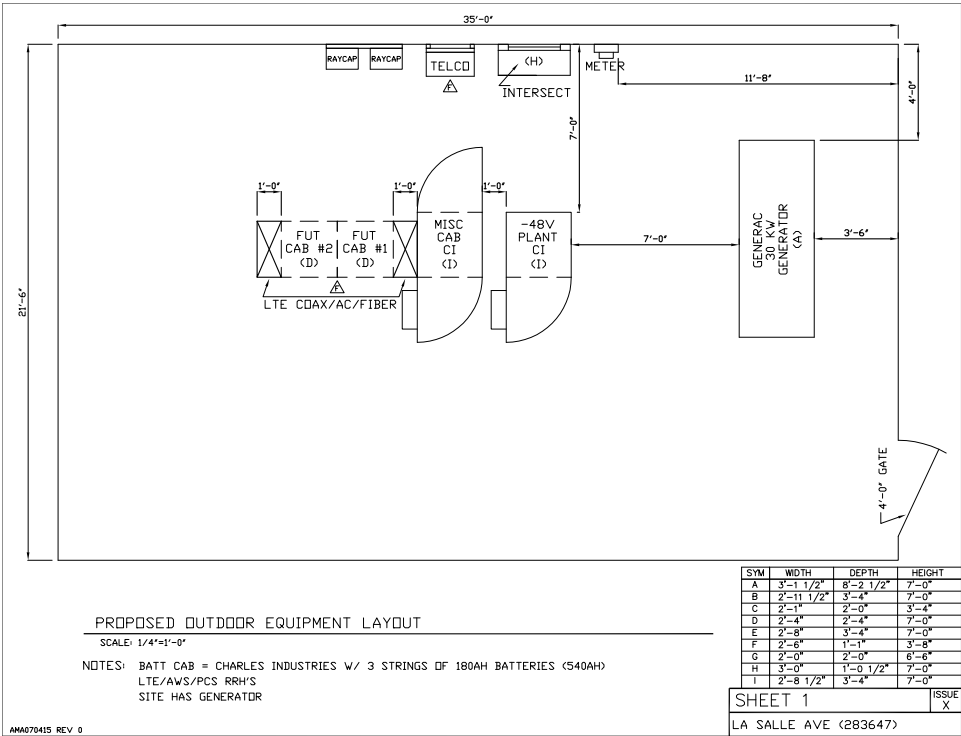
2785 MITCHELL DRIVE, BLDG 9
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LA SALLE AVE
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1949 WARING STREET
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SHEET TITLE:
EQUIPMENT
ELEVATIONS

A-6



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
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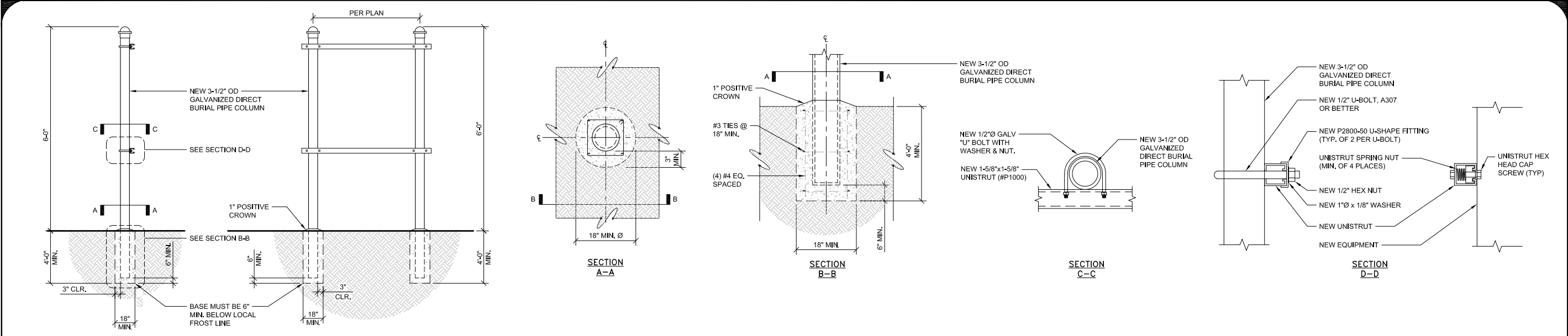
LA SALLE AVE

283647

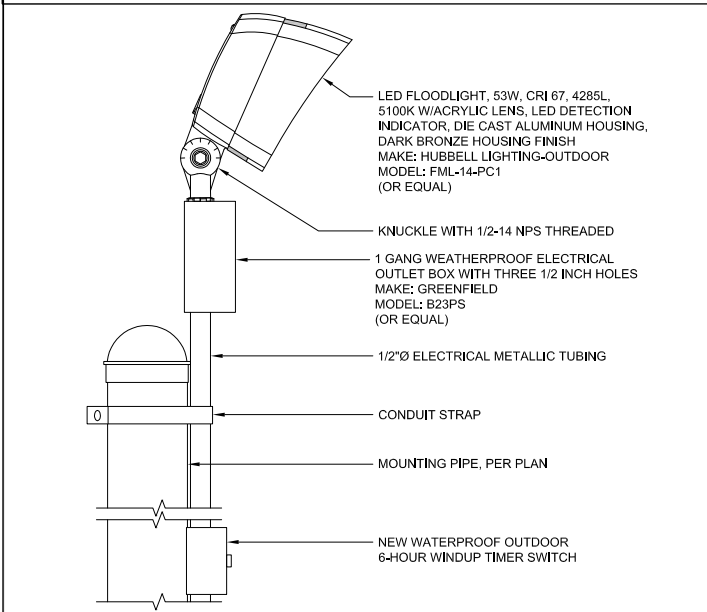
1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:
VERIZON WIRELESS
EQUIPMENT DESIGN

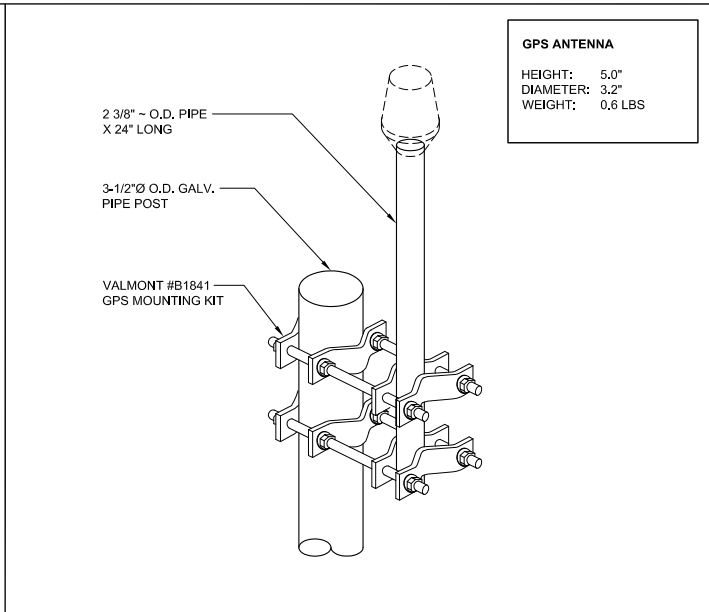
A-7



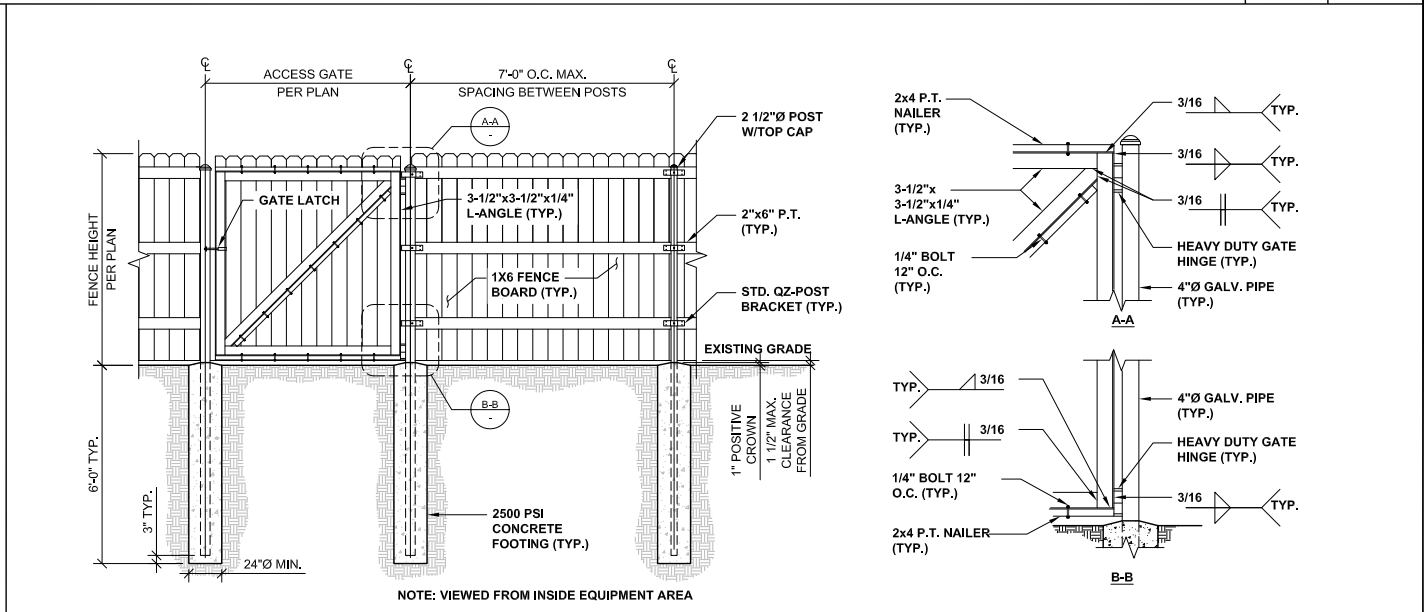
H-FRAME DETAIL SCALE N.T.S. **3**



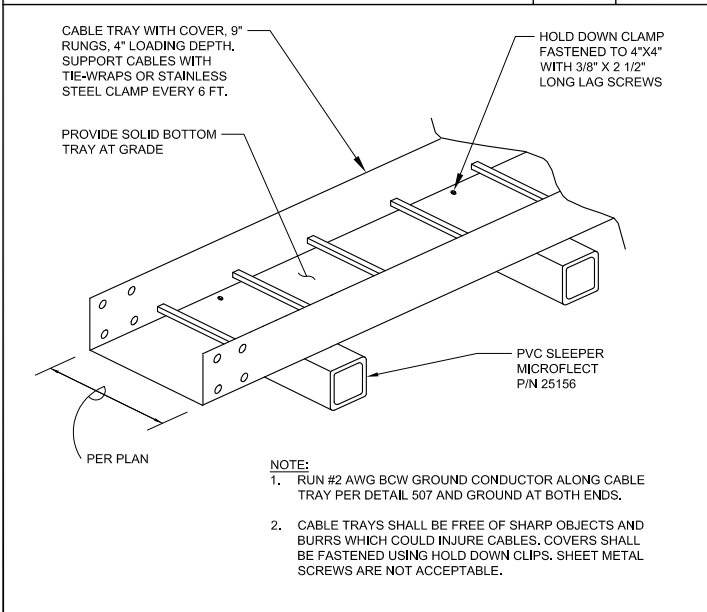
SERVICE TECH. LIGHT SCALE N.T.S. **7**



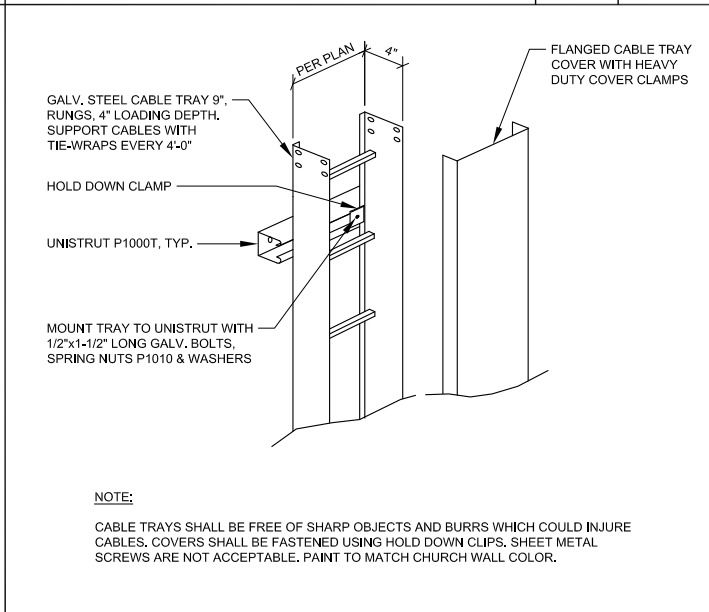
GPS ANTENNA DETAIL SCALE N.T.S. **5**



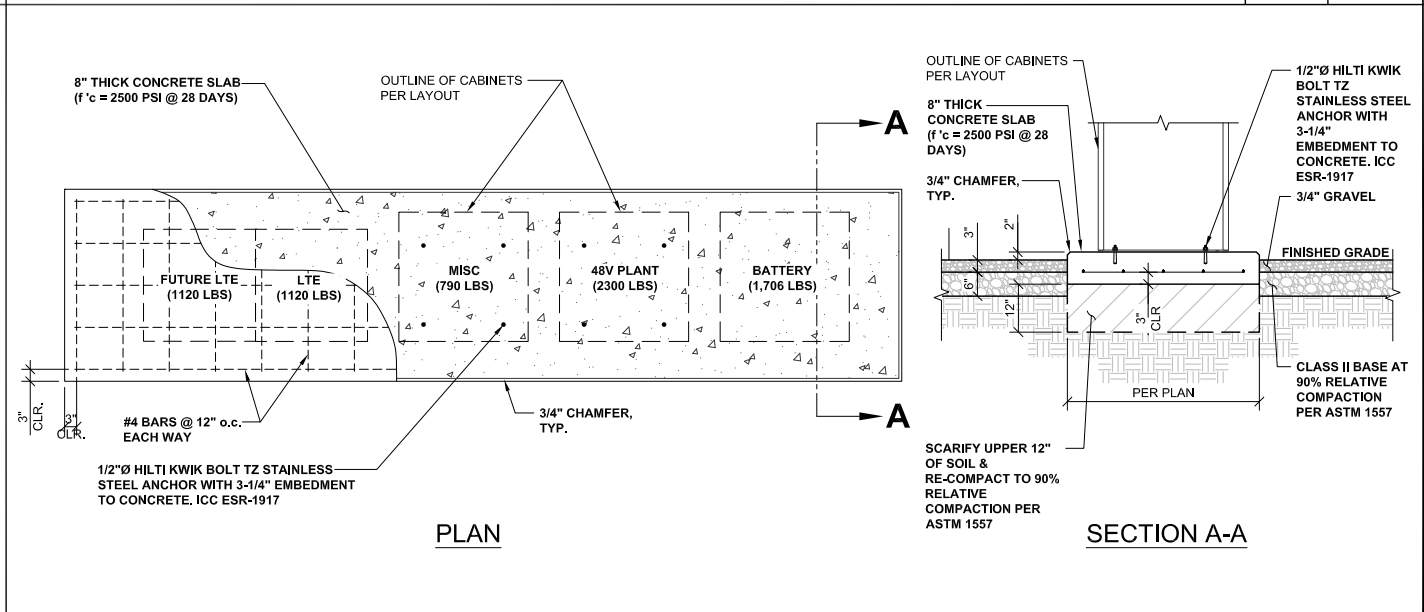
WOOD FENCE DETAIL SCALE N.T.S. **2**



HORIZONTAL ROOF CABLE TRAY SCALE N.T.S. **6**



WALL MOUNTED CABLE TRAY SCALE N.T.S. **4**



OUTDOOR EQUIPMENT SLAB DETAIL SCALE N.T.S. **1**

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM

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LA SALLE AVE
283647
1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:
DETAILS

A-8

SCALE N.T.S. 12	SCALE N.T.S. 9	SCALE N.T.S. 6	SCALE N.T.S. 3
			6" CLASS II BASE @ 90% COMPACTION PER ASTM D1557 2 LAYERS OF GEOTEXTILE BARRIER SLOPE 1% 6" 12" REMOVE THE TOP 3" TOPSOIL & HAUL OUT OF JOBSITE. SCARIFY & RECOMPACT THE UPPER 12" TO 90% RELATIVE COMPACTION PER ASTM D 1557
SCALE N.T.S. 11	SCALE N.T.S. 8	SCALE N.T.S. 5	SCALE N.T.S. 2 COMPOUND SURFACE
			2'-0" 3'-0" MIN. 1'-0" 4" 4" 2" 4" 1'-0" 3" 3" REPLACE SOD &/OR TOP SOIL TO MATCH EXISTING UNDISTURBED SOIL BACKFILL EARTH TO 90% RELATIVE COMPACTION PER ASTM D1557 30" HIGHER WARNING TAPE BACKFILL (SAND OR NATIVE SOIL W/ SAND EQUIVALENT GREATER THAN 30) COMPACT TO 90% RELATIVE COMPACTION PER ASTM D1557 4" PVC SCH 40 FIBER CONDUIT WHERE APPLICABLE (OR PVC SIZING AS REQ'D PER CABLE SIZE) 3" PVC SCH 40 ELECTRICAL CONDUIT WHERE APPLICABLE (OR PVC SIZING AS REQ'D PER POWER PROVIDER DESIGN)
SCALE N.T.S. 10	SCALE N.T.S. 7	SCALE N.T.S. 4	SCALE N.T.S. 1 DUAL UTILITY TRENCH

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM

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WIRELESS

SAC AE DESIGN GROUP, INC.

5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LA SALLE AVE
283647
1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:
DETAILS

A-9

PENDING DESIGN

SYMBOLS

	GROUND ROD WITH ACCESS (TEST WELL)		COMPRESSION, CLAMP, OR DOUBLE HOLE LUG TYPE GROUND CONNECTION
	XIT GROUND ROD		EXOTHERMIC CONNECTION (CADWELD) TO GROUND RING AND COMPRESSION TO GROUND HALO
	GROUND ROD		
	DISCONNECT SWITCH		
	UTILITY METER		GROUNDING WIRE
	CIRCUIT BREAKER		TELEPHONE LINE
	FUSE		COAXIAL CABLE
	GENERATOR		FIBER / HYBRID
	LIGHT SWITCH		ELECTRICAL / TELCO CONDUIT (POWER & FIBER)
	DETAIL REFERENCE (DETAIL NO. 2 ON SHEET E3)		OVERHEAD POWER & TELCO

ABBREVIATIONS

C	ACCA	ANTENNA CABLE COVER ASSEMBLY	GFI	GROUND FAULT CIRCUIT INTERRUPTER	RGS	RIGID GALVANIZED STEEL
	AWG	AMERICAN WIRE GAUGE	GND	GROUND	RWY	RACEWAY
	BTGV	BARE TINNED COPPER WIRE	GPS	GLOBAL POSITIONING SYSTEM	S.L.D.	SINGLE LINE DIAGRAM
		CONDUIT	GR	GROWTH	TMLP	VERIZON WIRELESS WIRELESS LIMITED PARTNERSHIP
CIGBE		COAX INSULATED GROUND	IGR	INTERIOR GROUND RING (HALO)		
		BAR EXTERNAL	MIGB	MASTER ISOLATED GROUND BAR	TEL	TELEPHONE
CO		CONDUIT ONLY	(N)	NEW (PROVIDE AND INSTALL UNLESS NOTED OTHERWISE)	TYP.	TYPICAL
DWG		DRAWING	PCS	PERSONAL COMMUNICATION SERVICE	WP	WEATHERPROOF EQUIPMENT
EMT		ELECTRICAL METALLIC TUBING	PDC	POWER PROTECTION CABINET		
NEW OR EX.		EXISTING	PRC	PRIMARY RADIO CABINET		
GEN		GENERATOR	PVC	POLYVINYL CHLORIDE CONDUIT		

SYMBOLS & ABBREVIATIONS

SCALE
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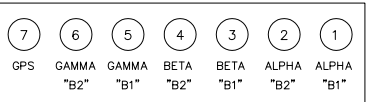
- UNDERGROUND ELECTRICAL CONDUIT FROM PG&E/VERIZON WIRELESS UTILITY POLE TO PG&E/ VERIZON WIRELESS ELECTRICAL METER ON EQUIPMENT SHELTER PER PG&E REQUIREMENTS.
- ALL BENDS FOR SERVICE CONDUIT TO BE PVC SCHEDULE 80 & 3 FT. RADIUS SWEEP.
- ALL GROUNDINGS FOR METER MUST BE DONE PER NEC & LOCAL BUILDING & SAFETY & PG&E REQUIREMENTS.
- ALL CONDUIT TRENCHING FROM METER TO THE SITE MUST HAVE MIN. 30" OF COVER TO FINISH GRADE. INSTALL UNDERGROUND PULL BOXES AS REQD. PER NEC & LOCAL BLDG. & SAFETY & PG&E REQUIREMENTS.
- ALL WIRE SPLICES IN UNDERGROUND PULL BOXES DONE PER NEC.
- WHEN COMMON TRENCHING IS USED FOR TELCO & POWER MIN. 12" SEPARATION BETWEEN POWER & TELCO CONDUITS IN TRENCH. AS REQUIRED BY P.G.&E. UTILITY COMPANY.
- FIELD VERIFY EXACT TRENCH ROUTE PER PG&E DRAWINGS.
- VERIZON WIRELESS METER/MAIN NEED TO BE LABELED & ALL CLEARANCE FOR ELECTRICAL EQUIPMENT BY NEC.
- GROUND RODS MAY BE USED FOR SITE GROUNDING IF DESIRED RESISTANCE IS ACHIEVED PER PG&E REQUIREMENTS.

UTILITY NOTES

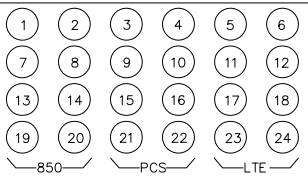
SCALE
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3

PRIMARY MODCELL ANTENNA PORTS – REAR VIEW



ANTENNA WAVE GUIDE PORT – INSIDE VIEW



ANTENNA COLOR CODE SCHEME FOR LUCENT 850/PCS/LTE MODCELL

SECTOR SITE – 120 DEGREES (MODCELL)		
PORT NO.	DESCRIPTION	COMMENTS
1	ANTENNA 1X1R1	850 SYSTEM
2	ANTENNA 1X2R2	850 SYSTEM
3	ANTENNA 1X3R3	850 SYSTEM
4	ANTENNA 1X4R4	850 SYSTEM
5	ANTENNA 1X5R5	850 SYSTEM
6	ANTENNA 1X6R6	850 SYSTEM
7	ANTENNA 1X7R7	850 SYSTEM
8	ANTENNA 1X8R8	850 SYSTEM
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UTILITY GENERAL NOTES:

- ALL NEW GROUNDINGS FOR ELECTRICAL ROUTE METER MUST BE DONE PER CEC, NEC & LOCAL BUILDING & SAFETY REQUIREMENTS.
- ALL NEW CONDUIT FROM ELECTRICAL ROUTE METER TO THE SITE MUST BE RGS CONDUITS. INSTALL WEATHERPROOF PULL BOXES AS REQD. PER CEC, NEC & LOCAL BLDG. & SAFETY REQUIREMENTS & MUST HAVE TRAFFIC COVERS.
- ALL NEW PULL BOXES MUST BE HOT-DIPPED GALVANIZED AND WEATHERPROOF
- ALL NEW WIRE SPLICES PULL BOXES DONE PER CEC & NEC.
- FIELD VERIFY EXACT ELECTRICAL CONDUIT ROUTE.
- VERIZON WIRELESS NEW METER/MAIN NEED TO BE LABELED & ALL CLEARANCE FOR ELECTRICAL EQUIPMENT BY CEC & NEC.
- NEW GROUND RODS MAY BE USED FOR SITE GROUNDING IF DESIRED RESISTANCE IS ACHIEVED.
- CONTRACTOR TO INSTALL UTILITY CONDUIT (LATERAL).
- UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANY AND ARE FOR BID PURPOSES ONLY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

NOTES: OUTDOOR -48V DC POWER PLANT

- LEFT SIDE (FRONT VIEW)
THIS SIDE IS RESERVED FOR DC POWER OUT TO RAYCAP BOXES.
- RIGHT SIDE (FRONT VIEW)
FROM TOP TO BOTTOM (EXISTING 5 ENTRY KNOCKOUTS)
EXISTING 1-INCH KNOCKOUT TO CONNECT THE 1-INCH CONDUITS FOR DC POWER BACK TO EXISTING MISCELLANEOUS CABINET.
THE NEW 2" CONDUIT W/4 (3#12, 1#12 GROUND COPPER THHN/THWN-2 AND 2#12, 1#12 GROUND COPPER THHN/THWN-2) GO THROUGH THE 2ND KNOCKOUT FROM TOP
THE LOWER SINGLE RIGHT KNOCKOUT 1-INCH CONDUIT FOR ALARM BACK TO MISCELLANEOUS CABINET.

GENERAL NOTES

SCALE:
NTS

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MAIN ELECTRICAL PANEL MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES 120/240V, 1 PHASE, 3 WIRE, 42 KAIC, 200 AMP BUS 200 AMP/2P MAIN BREAKER					
DESCRIPTION	C B	CKT NO.	PHASE 1	PHASE 2	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	20A	1	1,200	-	SURGE SUPPRESSOR
	2P	3	-	1,200	
48VDC POWER PLANT RECTIFIER #2	20A	5	2,400	-	48VDC POWER PLANT RECTIFIER #8
	2P	7	-	2,400	
48VDC POWER PLANT RECTIFIER #3	20A	9	3,900	-	LTE CABINET #1
	2P	11	-	3,900	
48VDC POWER PLANT RECTIFIER #4	20A	13	2,800	-	MISC. CABINET RECEPTACLE #1
	2P	15	-	3,200	
48VDC POWER PLANT RECTIFIER #5	20A	17	3,000	-	BATTERY CABINET
	2P	19	-	3,000	
48VDC POWER PLANT RECTIFIER #6	20A	21	2,000	-	SERVICE LIGHTS
	2P	23	-	2,000	
48VDC POWER PLANT RECTIFIER #7	20A	25	1,200	-	SPACE
	2P	27	-	1,200	
48VDC POWER PLANT INTERIOR OUTLET	15A 1P	29	1,600	-	SPACE
LOAD PHASE 1			18,100	16,900	LOAD PHASE 2
TOTAL LOAD (PHASE 1 & 2) =			35,000		
ADDITIONAL 25% CONTINUOUS LOAD =			400		
TOTAL LOAD			35,400		
TOTAL AMPS			148 AMPS		

PANEL SCHEDULE & VOLTAGE DROP CALCULATION

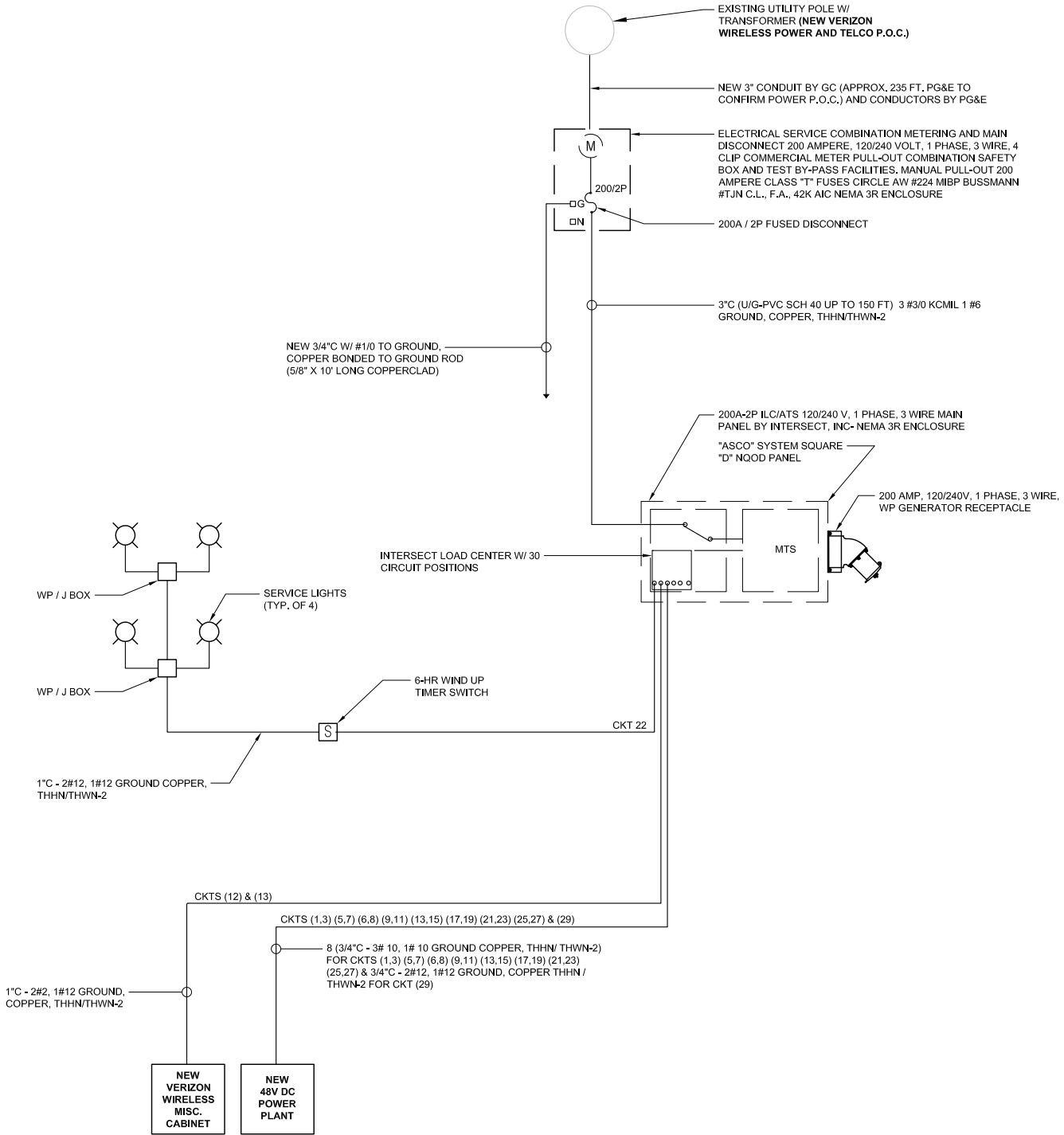
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1-LINE DIAGRAM & UTILITY NOTES

SCALE:
NTS

1



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM



5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
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PROPRIETARY INFORMATION

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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LA SALLE AVE

283647

1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:
1-LINE DIAGRAM,
PANEL SCHEDULE
& UTILITY NOTES

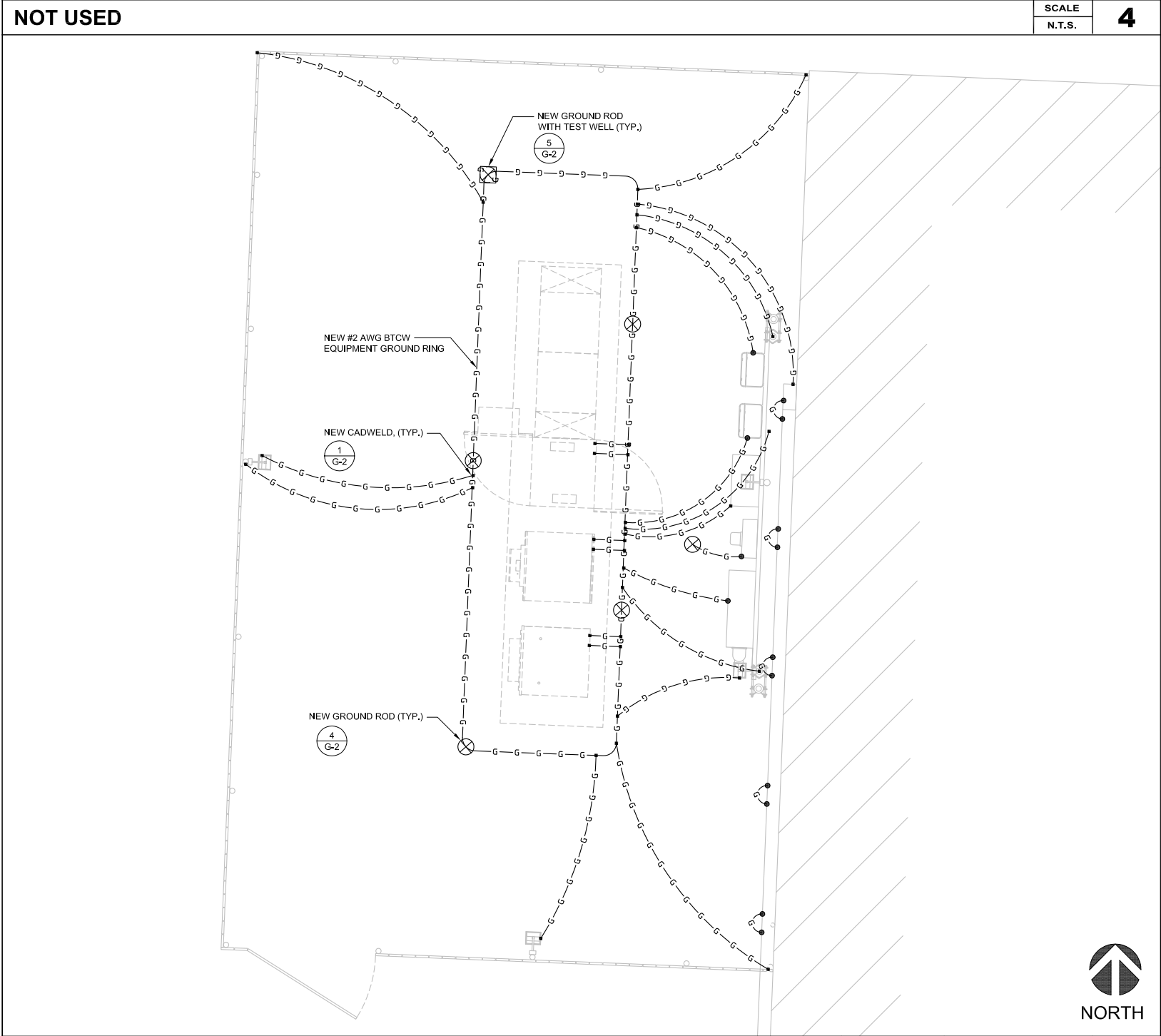
E-2

NOT USED

SCALE

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1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.

2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.

3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.

4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE. ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.

5. GROUND RING SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE, WHICHEVER IS DEEPER.

6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.

7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST; TREAT WITH A COLD GALVANIZED SPRAY.

8. GROUND BARS:

A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.

B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.

10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.

11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).

12. ALL NEW EXTERIOR GROUNDING AND TOP OF NEW GROUNDING RODS SHALL BE BURIED TO MINIMUM DEPTH OF 2'-6" BELOW FINISH GRADE, ELECTRIC METER GROUND EXCEPTED.

13. ALL NEW GROUNDING LEAD CONDUCTORS SHALL BE #2 SOLID TINNED BARE COPPER.

14. NEW GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS.

15. NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.

16. CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROC OR APPROVED EQUAL, WHEN REQUIRED.

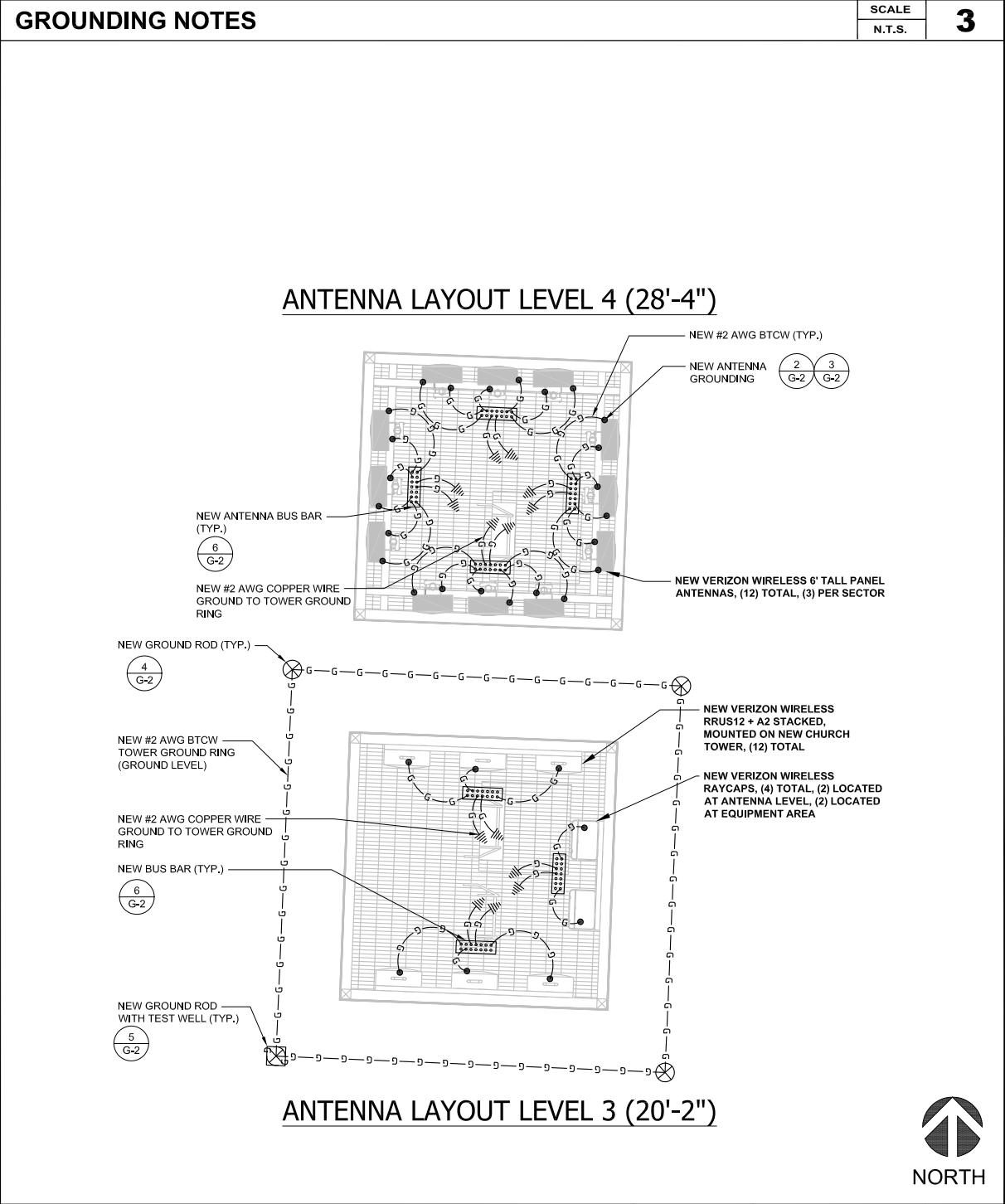
17. ALL NEW UNDERGROUND GROUNDING CONNECTORS ARE TO BE CADWELDED ABOVE GRADE GROUNDING SHALL BE DE EITHER CADWELD OR MECHANICAL AS SPECIFIED ON DRAWINGS.

18. ALL NEW GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE VERIZON WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.

SCALE

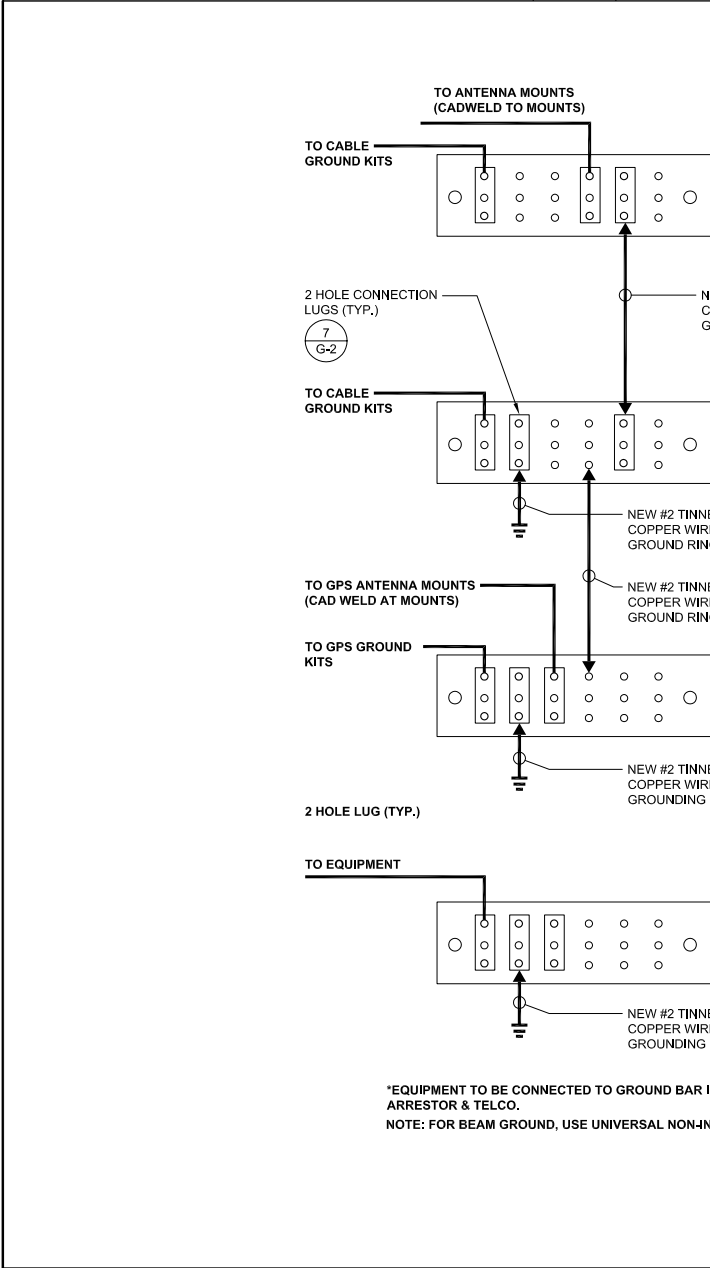
N.T.S.

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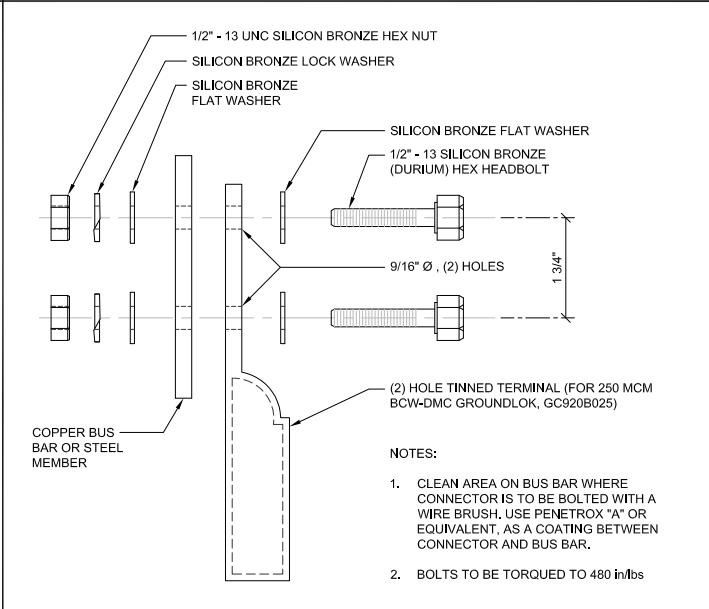




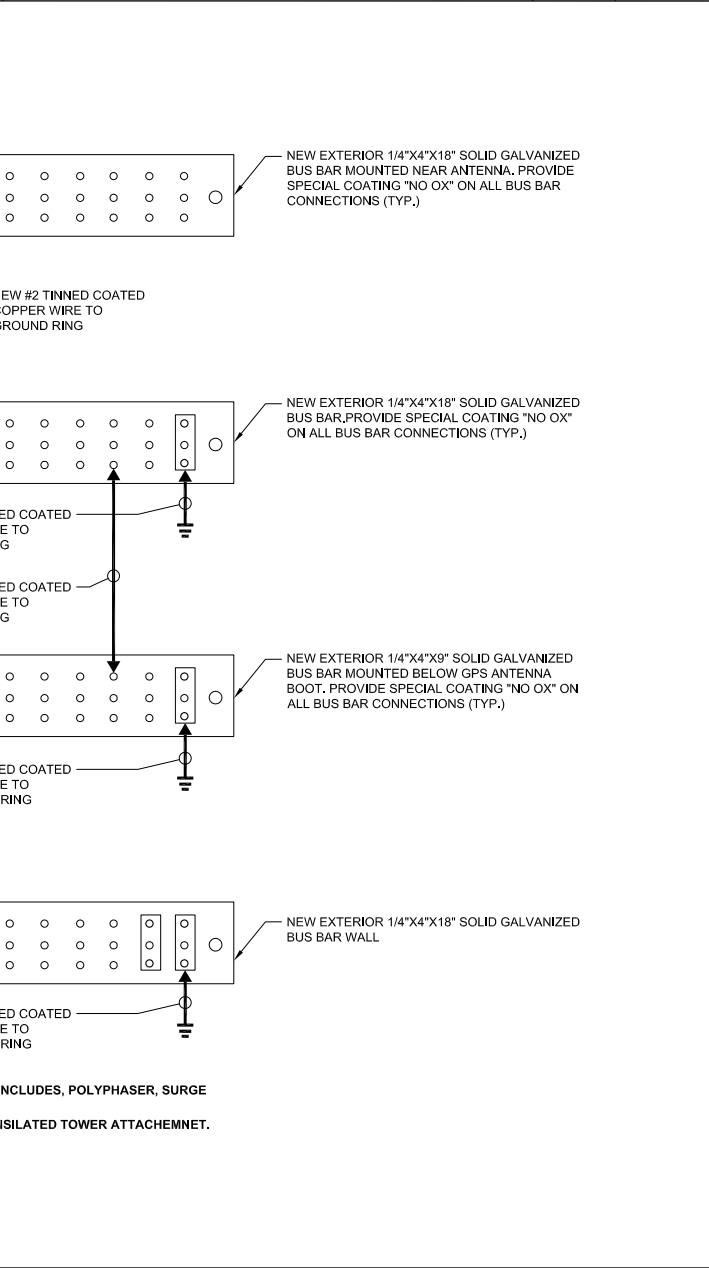
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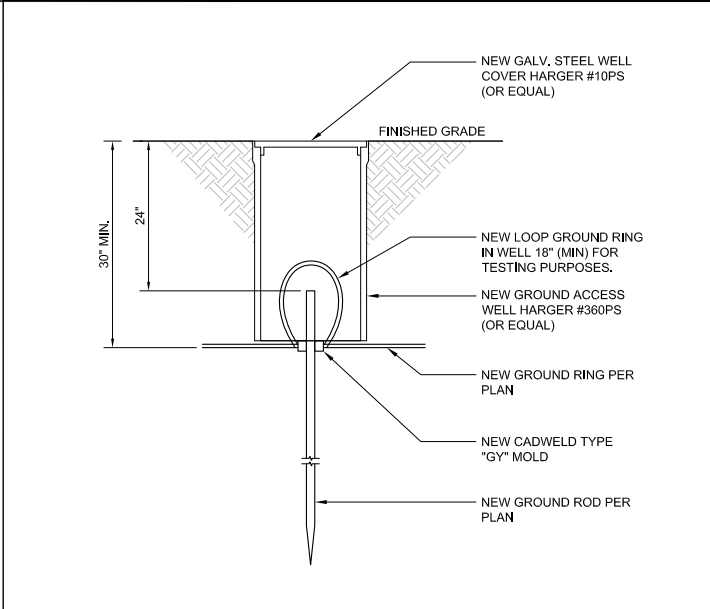
GROUND BUS BAR DETAIL



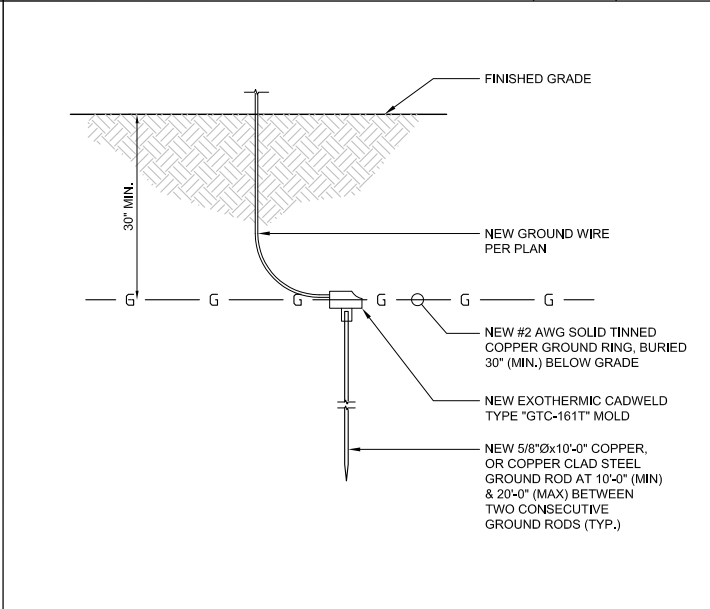
MECHANICAL CONNECTION



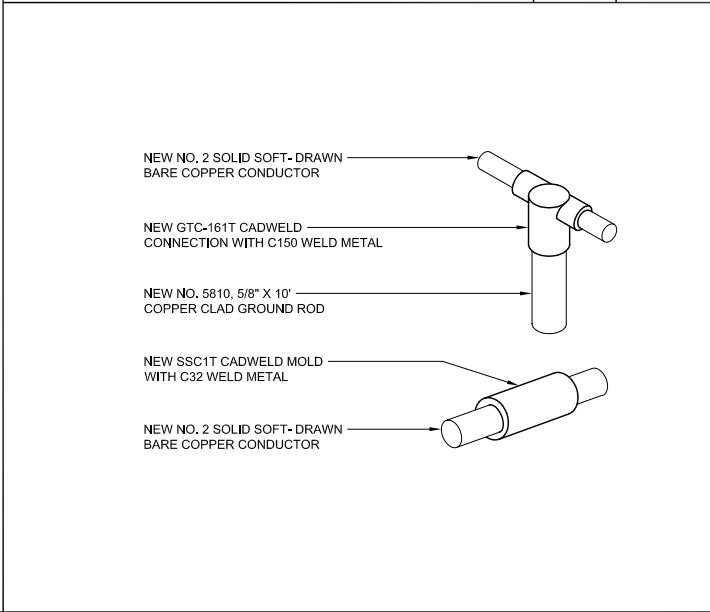
GROUND BUS BAR DETAIL



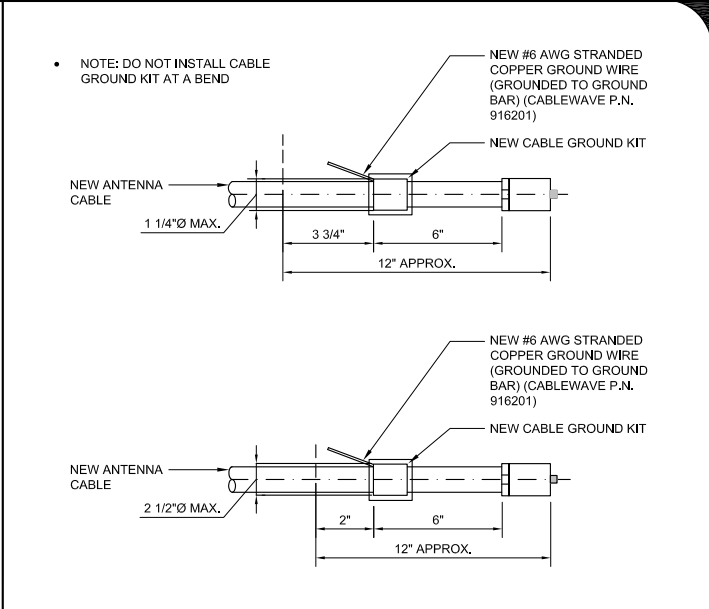
TEST WELL DETAIL



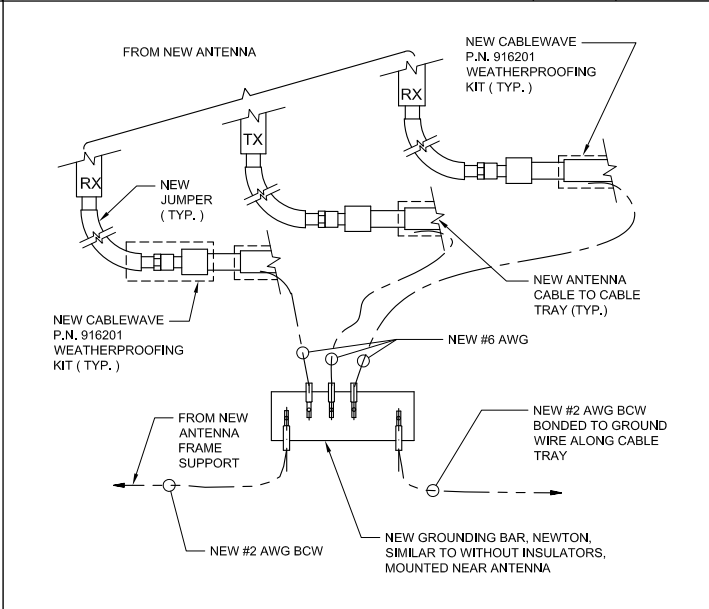
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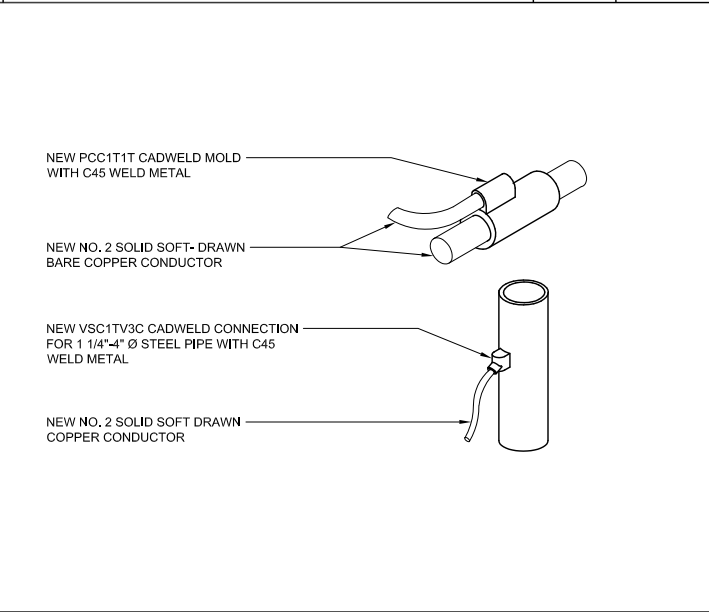
CADWELDS



ANTENNA GROUND KIT



ANTENNA GROUND



CADWELDS

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/28/16	90% CONSTRUCTION	OM

SAC

WIRELESS

SAC AE DESIGN GROUP, INC.

5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LA SALLE AVE

283647

1949 WARING STREET
SEASIDE, CA 93955

SHEET TITLE:

GROUNDING DETAILS

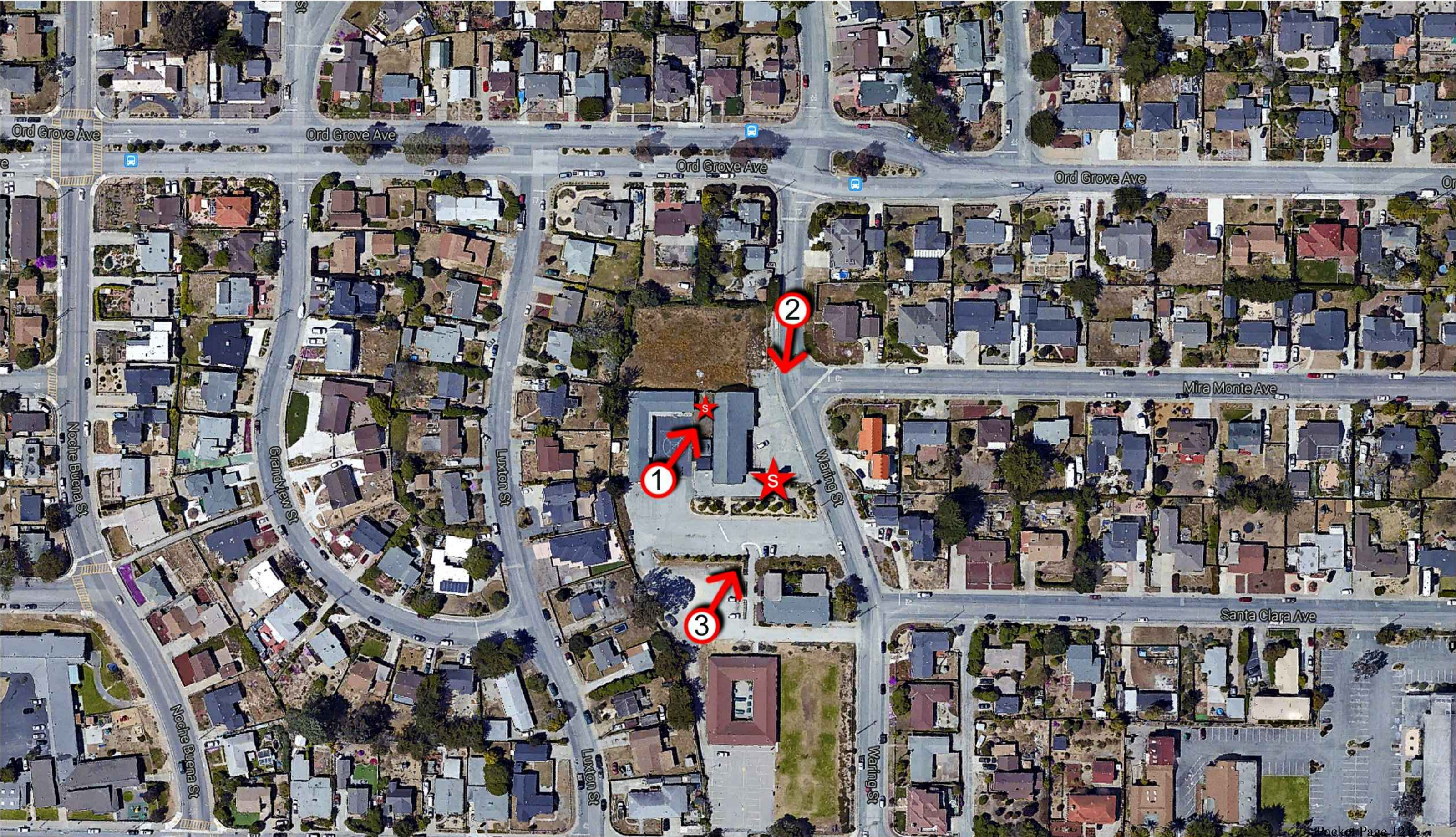
G-2

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



LA SALLE AVE
PSL #283647
1949 WARING STREET
SEASIDE, CA 93955

SAC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200





LA SALLE AVE
PSL #283647
1949 WARING STREET
SEASIDE, CA 93955



PHOTOSIMULATION VIEW 1

NEW

NOTE:
NEW VERIZON WIRELESS OUTDOOR CABINETS ON CONCRETE PAD, GENERATOR, (2) RAYCAPS, (1) GPS ANTENNA, METER, TELCO & INTERSECT CABINETS ON NEW H-FRAME WITHIN NEW 21'-6" X 35'-0", 8'-0" TALL WOOD FENCE ENCLOSURE (LEASE AREA)



PHOTOSIMULATION VIEW 2

NEW

NOTE:

NEW VERIZON WIRELESS OUTDOOR CABINETS ON CONCRETE PAD, GENERATOR, (2) RAYCAPS, (1) GPS ANTENNA, METER, TELCO & INTERSECT CABINETS ON NEW H-FRAME WITHIN NEW 21'-6" X 35'-0", 8'-0" TALL WOOD FENCE ENCLOSURE (LEASE AREA) NOT SHOWN IN CURRENT VIEW

NEW VERIZON WIRELESS
46'-0" CHURCH TOWER &
SPIRE TO REPLACE
EXISTING CHURCH TOWER

EXISTING

EXISTING 46'-0" TALL
CHURCH TOWER & SPIRE
TO BE REMOVED

PHOTOSIMULATION VIEW 3



LA SALLE AVE
PSL #283647
1949 WARING STREET
SEASIDE, CA 93955

SAC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

NEW

NOTE:
NEW VERIZON WIRELESS OUTDOOR CABINETS
ON CONCRETE PAD, GENERATOR, (2) RAYCAPS,
(1) GPS ANTENNA, METER, TELCO & INTERSECT
CABINETS ON NEW H-FRAME WITHIN NEW 21'-6"
X 35'-0", 8'-0" TALL WOOD FENCE ENCLOSURE
(LEASE AREA) NOT SHOWN IN CURRENT VIEW

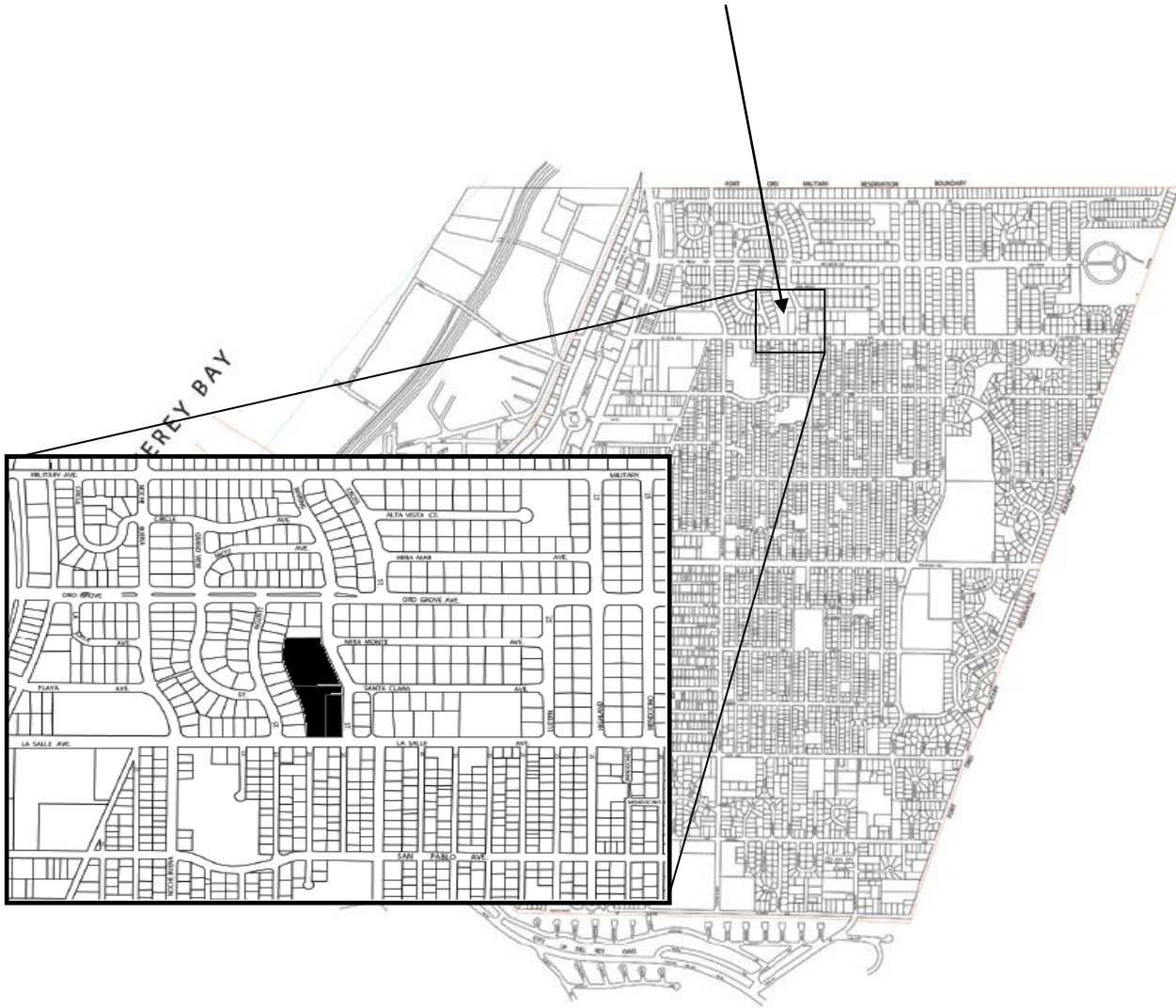
NEW VERIZON WIRELESS
46'-0" CHURCH TOWER &
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EXISTING CHURCH TOWER

EXISTING

EXISTING 46'-0" TALL
CHURCH TOWER & SPIRE
TO BE REMOVED

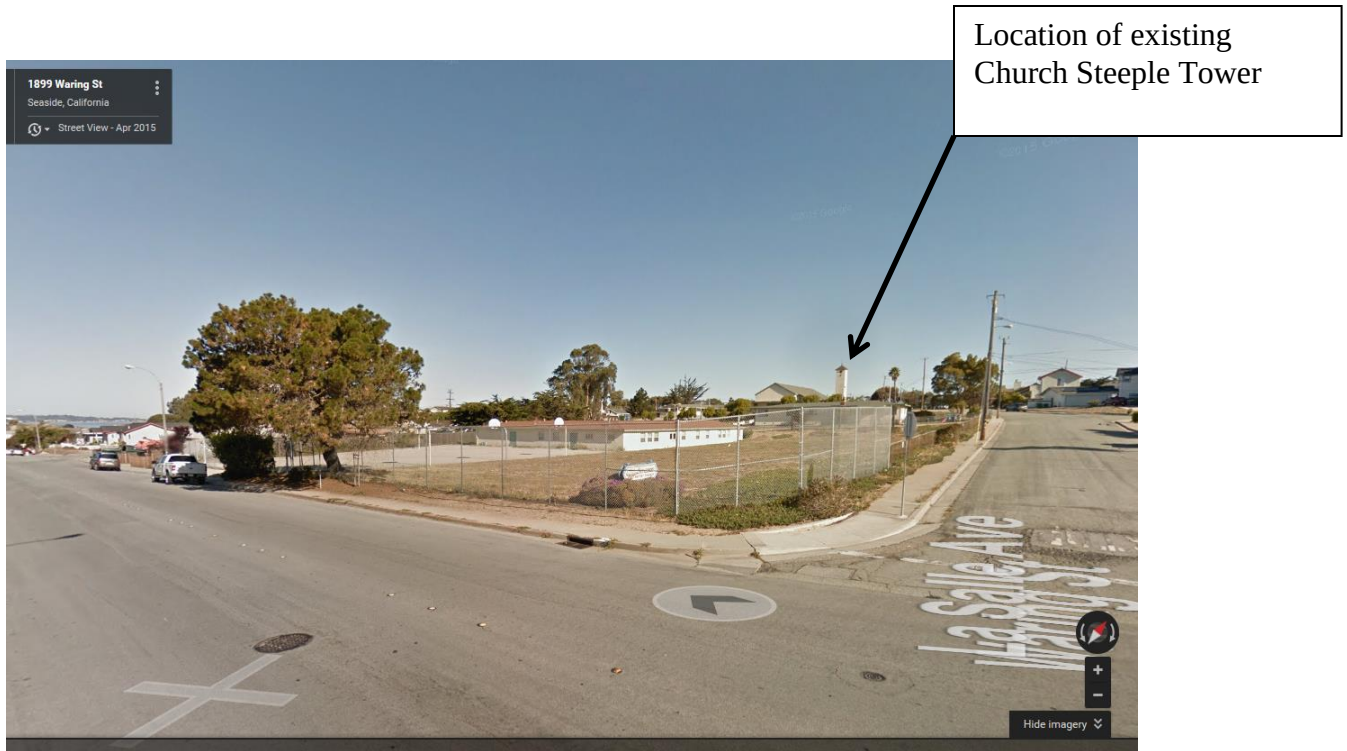
Location Map

Project Site: 1949 Waring Street



First Baptist Church – Telecommunication Facility Proposal

File UP-15-02



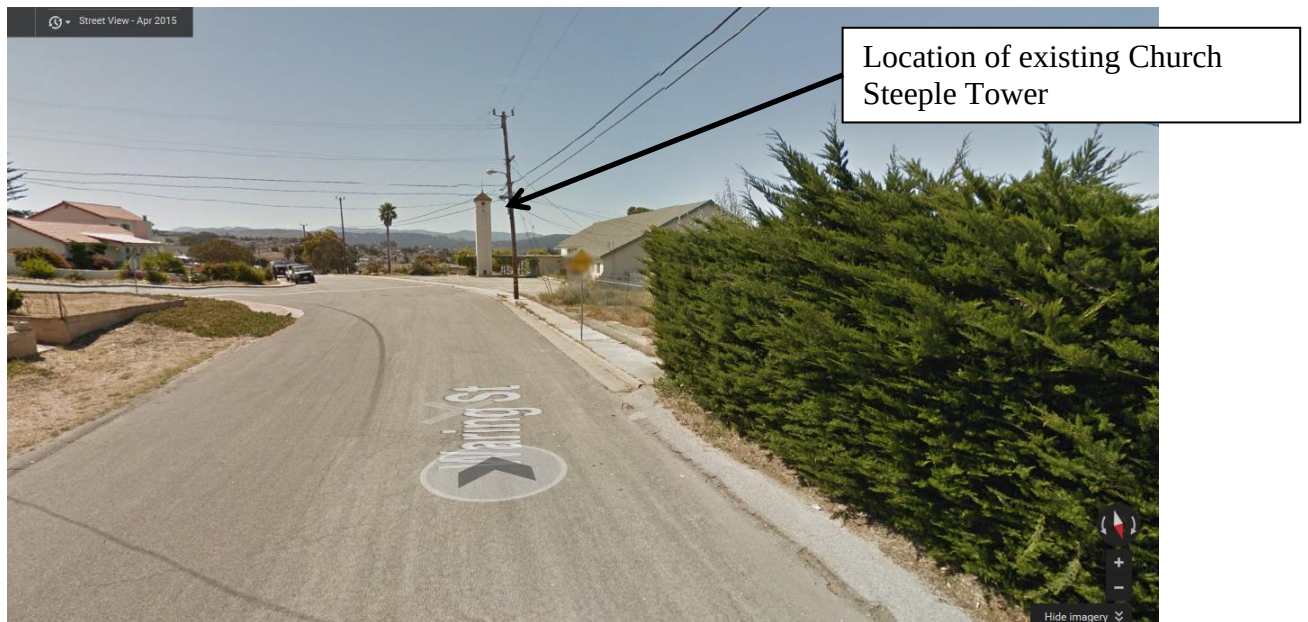
View from the Southeast corner of Waring Street and La Salle Avenue



View from Waring Street

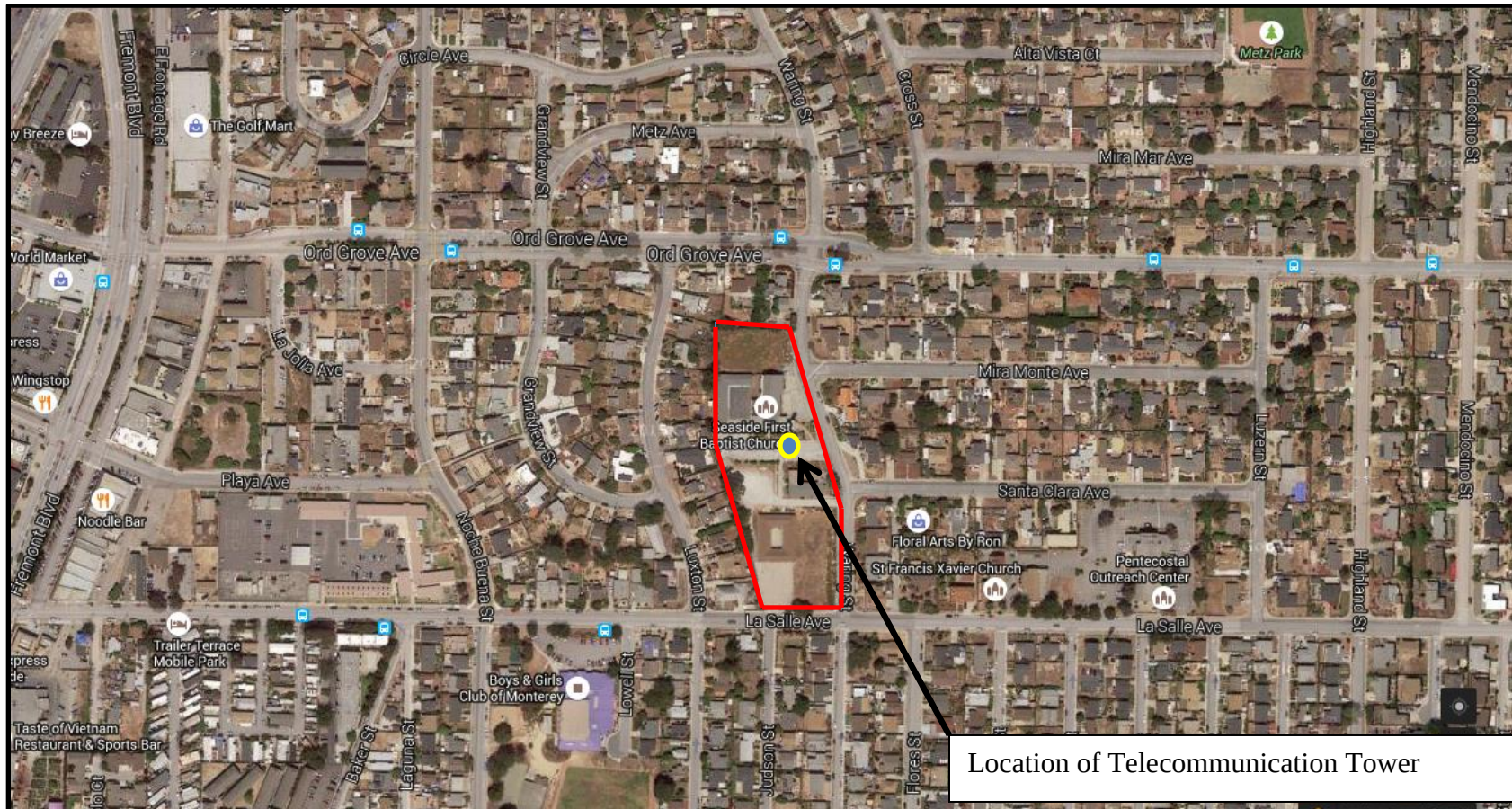


View from the southwest corner on La Salle Avenue



View from the northeast corner on Waring Street

Project Location: 1949 Waring Street



**Verizon Wireless • Proposed Base Station (Site No. 283647 "La Salle Ave")
1949 Waring Street • Seaside, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 283647 "La Salle Ave") proposed to be located at 1949 Waring Street in Seaside, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas inside the bell tower at the Seaside First Baptist Church located at 1949 Waring Street in Seaside. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some

**Verizon Wireless • Proposed Base Station (Site No. 283647 “La Salle Ave”)
1949 Waring Street • Seaside, California**

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by SAC Wireless, dated December 14, 2014, it is proposed to install twelve Andrew directional panel antennas inside the bell tower at the Seaside First Baptist Church, located at 1949 Waring Street in Seaside. The existing 46-foot bell tower would be removed and a new, similar 50-foot bell tower would be constructed in the same location. The antennas – six each Models HBXX-6517DS-VTM and LNX-6514DS-VTM – would be mounted with no downtilt at effective heights of about 35 and 42 feet above ground and would be oriented in groups of four toward 30°T, 170°T, and 310°T. The maximum effective radiated power in any direction would be 15,000 watts, representing simultaneous operation at 4,950 watts for AWS, 4,500 watts for PCS, 2,950 watts for cellular, and 2,600 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.033 mW/cm², which is 4.0% of the applicable public exposure limit. The maximum calculated level for a worker on the main roof of the church is 31% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence* is 2.3% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

* Located at least 115 feet away, based on photographs from Google Maps.

**Verizon Wireless • Proposed Base Station (Site No. 283647 "La Salle Ave")
1949 Waring Street • Seaside, California**

Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of lock-out tag-out procedures, be provided to all authorized personnel who have access to the bell tower, including employees and contractors of Verizon and of the Church. No access within 15 feet directly in front of the antennas themselves, such as might occur during maintenance work on the tower, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory signs[†] on the tower at or below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

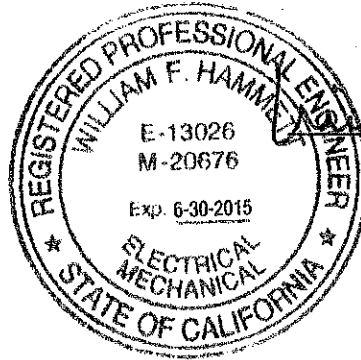
Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 1949 Waring Street in Seaside, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

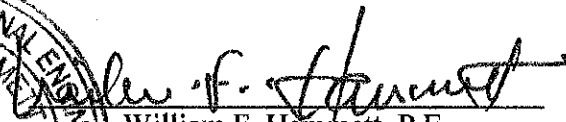
[†] Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

**Verizon Wireless • Proposed Base Station (Site No. 283647 "La Salle Ave")
1949 Waring Street • Seaside, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.




William F. Hammett, P.E.
707/996-5200

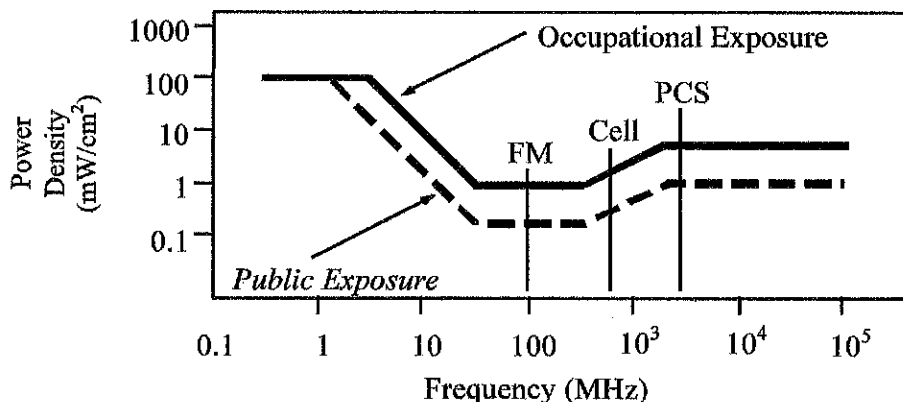
January 29, 2015

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

<u>Frequency</u>	<u>Electromagnetic Fields (f is frequency of emission in MHz)</u>					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Guidelines
Figure 1

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

