



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, August 1, 2018
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

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

BOARD OF ARCHITECTURAL REVIEW

Toby Keller	Chair
Mitsugu Mori	Board Member
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member
Keith Mitchell	Board Member

3. **REVIEW OF AGENDA**
If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).
4. **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 APRIL 18, 2018 AND JUNE 20, 2018 REGULAR MEETINGS.**
6. **BUSINESS ITEMS**

- A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-05. MICHAEL LYE, PROPERTY OWNER, AND ROBERT LITTELL, APPLICANT, ARE REQUESTING DESIGN APPROVAL FOR A SECOND STORY ADDITION TO A TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 8 FAIRWAY DRIVE WITHIN THE ENCLAVE AT CYPRESS GROVE IN THE V-FO (VISITOR-SERVING COMMERCIAL) ZONING DISTRICT (APN: 031-052-008). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for the construction of a second story addition to an existing single family residence.

- B. **MASTER SIGN PROGRAM APPLICATION NO. MSP-18-01. NORTHWEST SIGNS, APPLICANT, AND LITHIA REAL ESTATE, PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL OF A MASTER SIGN PROGRAM FOR THE BMW OF MONTEREY NEW CAR DEALERSHIP LOCATED AT 1 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 11, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PURPOSE & RECOMMENDATION: In accordance with Section 17.16.050.C.2 of the Seaside Municipal Code (SMC), a Master Sign Program is required for the installation of new signs or modifications to exiting signs on a new car dealership site.

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

Next Regularly Scheduled Meeting:
August 15, 2018
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, April 18, 2018
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:53 p.m.

BOARD OF ARCHITECTURAL REVIEW

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

Present: Keller, Ventimiglia, Khalsa

Absent: Mori, Mitchell

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 APRIL 4, 2018 REGULAR MEETING.**

On motion by Board Member Kathleen Ventimiglia and seconded by Board Member Bani Khalsa and passed by the following vote the Board of Architectural Review approved April 4, 2018 regular meeting minutes.

RESULT: **Approved**

AYES: Kathleen Ventimiglia, Toby Keller, Bani Khalsa

NOES: None

ABSENT: Mitsugu Mori, Keith Mitchell

6. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW No. BAR-18-04: ALEX AND LINDSAY CABANILLA, APPLICANT AND PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL TO ALLOW FOR A TWO STORY ADDITION ONTO AN EXISTING ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1345 GREEN COURT IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation

for the project requesting design approval to allow for a two story addition onto an existing one-story single family dwelling located at 1345 Green Court in the RS-8 (Single Family Residential) Zoning District. Presentation included Location Map, Street Views, Site Plan, Floor Plan, Elevations; staff recommended approval. Board asked questions to staff and they were answered by Mr. Medina. Chair Keller asked applicant to step forward. Property owner, Lindsay Cabanilla answered questions from the Board. Chair Keller opened public comment, seeing none, public comment was closed. There was discussion amongst the Board. Board asked applicant to step forward once again and asked applicant questions; questions were answered by applicant.

On motion by Board Member Kathleen Ventimiglia and seconded by Board Member Bani Khalsa and passed by the following vote the Board of Architectural Review Approved project with modification of the door not having a sidelight and the wings curbing on the eastside of the house to be eliminated underneath the window to the right side of the door.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa
NOES:	None
ABSENT:	Mitsugu Mori, Keith Mitchell

Appeal may be submitted in writing within 7 calendar days accompanied by the required fees to the Planning Commission.

B. SEASIDE RESORT DEVELOPMENT: CITY OF SEASIDE, PROPERTY OWNER, AND SEASIDE RESORT LLC, ARE REQUESTING DESIGN REVIEW APPROVAL FOR AN TO THE HOTEL PHASE 1 COMPONENT OF THE SEASIDE RESORT DEVELOPMENT. IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, AN ADDENDUM TO THE SEASIDE RESORT ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT.

Staff report presented by Senior Planner, Rick Medina. Mr. Medina mentioned that this item was before the Board last April or May and that there is a revision to the design to the hotel phase 1 component of the Seaside Resort Development. Initially the project had 4 buildings, 3 buildings with keys and the 4th building would be the hospitality, exercise room, and they have now modified the plans were they would have 3 buildings and they will incorporate the hospitality intake section would be the first floor of the middle building. Mr. Medina went over presentation. Presentation included Location Map, Site Plan, Elevations Building 2, Elevations Buildings 1 and 3; staff recommended approval of revised design as a minor modification to the approved plans. There was questions by the Board for staff that were answered by Mr. Medina. Chair asked applicant to step forward to make any additional comments and speak on revisions. Mr. Fitzgerald answered questions from the Board. Board had no further questions for applicant. Chair Keller open public comment, seeing none, Chair Keller closed public comment.

On motion by Board Member Bani Khalsa and seconded by Board Member Kathleen Ventimiglia and passed by the following vote the Board of Architectural Review Approved project as presented.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Toby Keller, Bani Khalsa

NOES:	None
ABSENT:	Mitsugu Mori, Keith Mitchell

Appeal may be submitted in writing within 7 calendar days accompanied by the required fees to the Planning Commission.

7. **REPORTS FROM BOARD MEMBERS**

None.

8. **REPORTS FROM STAFF**

Open house on Broadway Office, bike event information will be emailed out to Board.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, June 20, 2018
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:45 p.m.

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

Present: Ventimiglia, Mori, Mitchell

Absent: Keller, Khalsa

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**

On motion by Board Member Mitsugu Mori and seconded by Board Member Keith Mitchell, the Board voted unanimously to postpone the approval of the minutes to the next meeting.

RESULT:	Postponed
AYES:	Kathleen Ventimiglia, Mitsugu Mori, Keith Mitchell
NOES:	None
ABSENT:	Toby Keller, Bani Khalsa

A. **APPROVAL OF MINUTES FROM THE APRIL 18, 2018 REGULAR MEETING.**

Action: Postponed

6. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION FOR THE APPROVAL OF A TREE REMOVAL AND REPLACEMENT PLAN AND RE-VEGETATION PLAN FOR THE PURE WATER MONTEREY GROUNDWATER REPLENISHMENT PROJECT AND PRODUCT WATER CONVEYANCE FACILITIES. AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE PROJECT.**

Staff report was presented by Associate Planner, Beth Rocha for the approval of a Tree Removal and Replacement Plan and Re-vegetation Plan for the Pure Water Monterey

Groundwater Replenishment Project and Product Water Conveyance Facilities. Ms. Rocha mentioned that in accordance with the Mitigation and Monitoring Reporting Program that was approved for the Final Environmental Impact Report of the Pure Water Monterey Groundwater Replenishment Project and Product Water Conveyance Facilities. The application was represented by the project team. Mike Wegley, District Engineer for Marina Coast Water District gave a brief overview of the project. He went over power point which included the Regional Urban Water Augmentation Project Overview, Pure Water Monterey Groundwater Replenishment Project Overview, Pure Water Monterey Project Overview, City of Seaside Participation and Approvals, Pre-Construction Surveys and Activities, Construction Phase Avoidance and Mitigation Measures and Post-Construction Activities. Matthew Johnson, Senior Environmental Scientist from Denise Duffy & Associates, Inc., also spoke on the project. There were questions by the Board that were answered by Mr. Wegley and Mr. Johnson. Board Member Ventimiglia opened public comment, seeing none, public comment was closed. Board members discussed among themselves.

On motion by Board Member Mitsugu Mori and seconded by Board Member Keith Mitchell, the Board of Architectural Review voted unanimously to approve the Tree Removal and Replacement Plan and Re-vegetation Plan for the Pure Water Monterey Groundwater Replenishment Project and Product Water Conveyance Facilities.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Mitsugu Mori, Keith Mitchell
NOES:	None
ABSENT:	Toby Keller, Bani Khalsa

Appeal may be submitted in writing within seven calendar days accompanied by the required fees to the Planning Commission.

7. **REPORTS FROM BOARD MEMBERS**

None.

8. **REPORTS FROM STAFF**

None.

9. **ADJOURNMENT**

On motion, the meeting was adjourned at 6:15 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: Bob Larsen, Associate Planner

DATE: August 1, 2018

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-05. MICHAEL LYE, PROPERTY OWNER, AND ROBERT LITTELL, APPLICANT, ARE REQUESTING DESIGN APPROVAL FOR A SECOND STORY ADDITION TO A TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 8 FAIRWAY DRIVE WITHIN THE ENCLAVE AT CYPRESS GROVE IN THE V-FO (VISITOR-SERVING COMMERCIAL) ZONING DISTRICT (APN: 031-052-008). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1, EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for the construction of a second story addition to an existing single family residence.

BACKGROUND

The Enclave at Cypress Grove is a 30 lot single-family residential subdivision within the Seaside Resort Project that was approved by the Seaside City Council in 2005. Single family homes have been built on lots 2 and 5 of Fairway Court to the west and lot 15 of Fairway Drive to the southwest. The remaining lots in the subdivision are vacant. An Aerial Map is provided as Attachment 2.

The subject property was developed in 2012 with a two-story single family residence with an attached two and one half-car garage. The existing residence is composed of three bedrooms with two and one half baths. An upstairs sitting room opens onto a partially covered deck that is located over the garage.

SITE LOCATION AND DESCRIPTION

The subject property is located at the easterly end of Fairway Drive within the Enclave

residential development. The site is 17,717 square feet in area and has been developed with a 2,396 square foot two-story single family residence. The site abuts the private cul-de-sac to the west, Lot 9 (vacant) of the Enclave to the north, the ninth hole of the Bayonet golf course to the northeast, and the fourth hole of the Bayonet golf course to the south.

PROJECT DESCRIPTION

The existing 2,396 square foot single-family residence is composed of a living room, kitchen, master bedroom, master bath, and a half bath on the first floor. A side loading two and one half car garage is located at the west end of the house. The second floor has two bedrooms, a bathroom, and a sitting room. The sitting room opens onto a partially covered deck located over the garage.

The applicant is proposing to convert the second floor deck into a new master bedroom suite with fireplace, a master bathroom and a 102 square foot covered deck. The Spanish style of the existing residence will be continued throughout the addition. The exterior finish of the addition will match the existing off-white stucco finish, dark brown clad windows, dark brown wood trim, and Spanish clay tile roof. The Spanish style of the existing residence has some two story vertical walls that are broken up with windows, overhangs, and trellises. The applicant proposes to introduce three foot eyebrows over the garage doors and at the west elevation to break up the vertical walls of the addition. (See Attachment 1, Exhibit "A" – Project Plans, Attachment 3- Site Photographs, and Attachment 4 - Colors)

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR), Seaside Resort Project, was certified on July 7, 2005. The proposed addition is in compliance with the EIR and the Mitigation and Monitoring Program adopted for the project. The proposed project would be exempt from further Environmental Review in accordance with Section 15301.e.1: Existing Facilities. Class 3 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

Evidence: The proposed project would result in the addition of a 605 square foot master suite and 102 square foot covered deck which is less than 50 percent (calculates to be 30 percent) of the existing structure.

STAFF ANALYSIS

The Enclave Design Review Committee has conditionally approved the plans as submitted subject to finalization of the previously approved architectural plans of the original design at a later date. These design items are:

1. Landscaping Plans
 - a. Stone wall facing the golf course with a railing on the top was

- never finished.
b. Original landscaping plan was never completed.

The proposed addition complies with all other design parameters that have been established for the Enclave at Cypress Grove. The Enclave at Cypress Grove Design Standards are provided as Attachment 5.

Residential Development Regulations

The proposed project conforms to all applicable residential development standards of the Seaside Zoning Ordinance.

Design Criteria

Seaside Zoning Code section 17.62.030.E.1 states that Architectural Review approval shall consider the character, quality, scale of design, architectural relationships with the site, building materials, lighting, and other applicable aspects of the design. The proposed addition will match the existing architectural character, quality, building materials and scale of the existing structure. A small portion of the addition is visible from the Bayonet/Black Horse clubhouse which is 850 feet east of the site.

The City of Seaside Single Family, Residential Design Guidelines (SFRDG), provided as Attachment 6, are to assist the public and decision-makers through the architectural review process. This project includes the following design elements from the SFRDG:

II.A.i. The physical size and mass of the project should be proportional to the lot size. *Evidence: The proposed Floor Area Ratio (FAR) is 17%. The allowable FAR is 45%. The proposed Site Coverage is 25%. The allowable Site Coverage is 65%. The height of the proposed addition is 24 feet. The maximum allowed height is 24 feet.*

II.A.iii. Architectural elements should be designed to eliminate the appearance of box like buildings.

Evidence: The second story addition continues the Spanish style architecture of the existing structure. The extension over the partially open deck helps balance the mass of the second story over the first story.

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

Evidence: The second story addition continues the same Spanish “style” as the existing structure.

- III.A.iv** The exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure, as appropriate.

Evidence: The second story addition continues the features and materials of the original structure throughout its design.

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

Evidence: The Spanish style architecture continues on all three elevations of the proposed addition. The use of a gable roof, stucco exterior, clad windows and Spanish clay tile roofing will continue the street facing elevations on all elevations.

FINDINGS

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

Evidence: The proposed addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a master bedroom/bathroom suite and covered deck to the existing single family dwelling.

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

Evidence: The project site is designated as Recreational Commercial in the General Plan Land Use Element. Residential uses are allowed in this land use designation.

The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use Goal and Policy:

Ø Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.

Ø Policy LU-4.1 – Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The project proposal is compatible with the surrounding residential land uses. The

construction of a second-story addition to an existing two-story single-family residence will not detract from the character of the neighborhood due to the design of the addition, use of materials, and available infrastructure.

Evidence: The applicant has incorporated design features and architectural styles of the existing structure to have a contextual relationship with the existing neighborhood. As a result of the location of the second story addition to the single family dwelling, the residence has been designed to respect the existing residential patterns and scale in the neighborhood.

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

Evidence: The site is an existing residence in the V-FO zoning district. Access would be provided from Fairway Drive by a two car driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition will not alter the location of existing utilities or access from the public right-of-way.

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

Evidence: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal. These department comments are incorporated into the Conditions of Approval. The Marina Coast Water District has reviewed the plans as they pertain to domestic sewer and water service and takes no exceptions to the proposed addition.

PUBLIC COMMENT

Staff has received no public comments regarding this application.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 1, Ex. A - Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photos
 5. Attachment 3 - Site Photos (2)
 6. Attachment 3 - Site Photos (3)
-

- 7. Attachment 4 - Colors
 - 8. Attachment 5 - The Enclave Design Guidelines
 - 9. Attachment 6 - Single Family Residential Design Guidelines
-

Conditions of Approval
File No. BAR-18-05
August 1, 2018

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 “Second Floor Master Bedroom Addition for Michael Lye” stamped as received on May 30, 2018 and approved on August 1, 2018. The project plans are provided as Attachment 1.
2. The applicant shall comply with the conditions of the Enclave Design Review Committee as stated in the letter from the Regency Management Group dated May 29, 2018.

Building:

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

Fire Department:

5. The applicant must comply with the Fire Department comments for the construction of the proposed dwelling and site improvements related to the California 2016 Fire Codes.
6. A fire sprinkler system is required for the entire project. The building plans shall include the design for a fire sprinkler system throughout the residence per the Seaside Fire Department.

Public Works:

1. Proposed project must implement storm water best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit the Storm water Compliance Tracking Form, with signature with building permit application.
 - b. Depending upon the land disturbance proposed, a project specific Erosion and Sediment Control Plan (ESCP) may be required of the applicant prior to building permit issuance.
2. 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)
 - a. Site plans to include table summarizing existing impervious site coverage, new (proposed) impervious coverage, replaced (redeveloped) impervious site coverage, and total final proposed impervious site coverage.
 - b. Applicant to review & sign Storm water Applicability Checklist.

- c. Site plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - d. Drainage shall not be directed to adjacent properties.
 - e. Site plan to clearly denote site coverage type (i.e. landscaping, building, concrete)
 - f. Proposed site plans to show location of new and existing downspouts.
 - g. Downspouts and/or overflow from cisterns or rain barrels to be directed to permeable surface.
3. 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:

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

7. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
8. The proposed project shall comply with the applicable requirements of the Marina Coast Water District for the installation of new water fixtures and landscape irrigation equipment.
9. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
10. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-05

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

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

Applicant's Signature

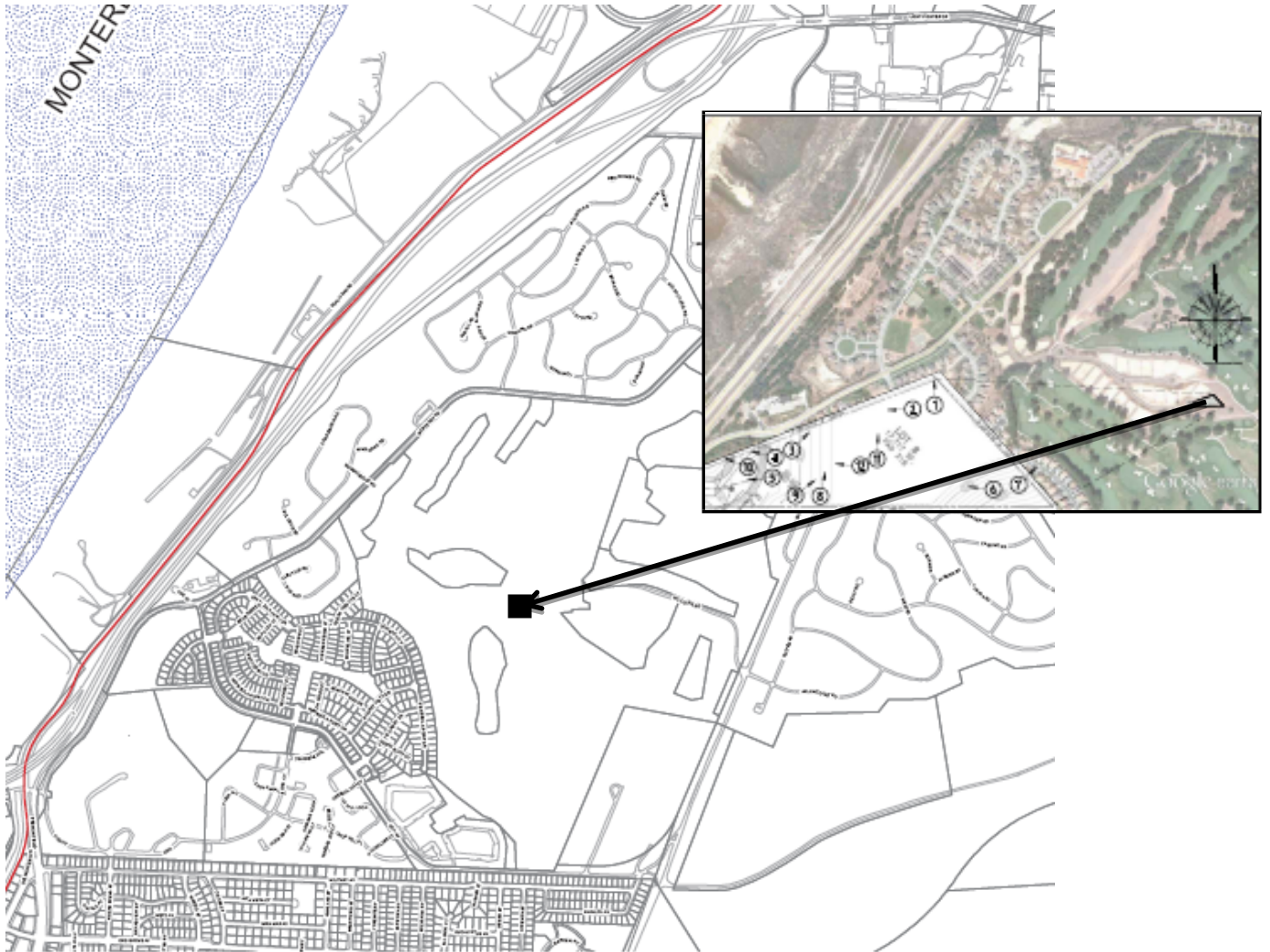
Date

Property Owner's Signature

Date

Location Map

Project Site: 8 Fairway Drive



SITE PHOTOS



View from the East



View from the Bayonet/Black Horse clubhouse patio 850 feet to the East

SITE PHOTOS



View from the end of Fairway Drive



View from the West

SITE PHOTOS



View from the North



View from the South

COLOR BOARD MICHAEL LYE RESIDENCE



WINDOW FRAME COLOR



SPANISH CLAY TILE ROOFING



WOOD TRIM COLOR



WALL STUCCO COLOR

The Enclave at Cypress Grove Design Guidelines



REVISED 6/30/2009

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Section One – The Enclave at Cypress Grove Vision

Monterey Bay and The Enclave at Cypress Grove

History

The history of this area is one rich with international cultural influence, dating back to the early 1600's. A passion for exploration, commerce, science, art, and religion are the hallmarks of the earliest history of the area.

Sebastian Vizcaino, a pearl merchant and adventurer discovered, mapped and named the area "Monte Rey" for the Conde of Monterrey that funded the expedition in 1602. Vizcaino later became the Ambassador of New Spain to Japan.

Along the Pacific Coastline, the stories are rich with encounters with Native Americans, the Ohlone tribe of Monterey Bay and the Esselen people of Carmel.

The English Corsair, Frances Drake entered the California Coast in the 1500's, which encouraged the Spanish to explore the coastline to find safer harbors for their Manila galleons.

Gaspar de Portola, the Governor of Baja California, left Baja in the late 1700's on a series of sea and land expeditions that resulted in the establishment of the Presidio at Monterey Bay. The possibility of Russian colonization from the north pushed Spain to continue the exploration of the California coast.

Although Jesuit and Dominican missionaries are part of the California history, it is the Franciscan missionaries that have marked the Monterey Bay area. A philosophy professor from the island of Mallorca, the Franciscan missionary, Father Junipero Serra accompanied Portola. Father Serra remained and founded missions along the California Coast, including Mission San Juan Capistrano and the San Carlos Borromea in Carmel, which became his home.

The rich history of the entrepreneurial spirit of the area continued through the colorful years of the gold rush, followed by the merchant leadership in fishing and the establishment of canneries along the coast. Fort Ord's important leadership role and contributions to the region on behalf of the U.S. Armed Forces is also a rich part of local history. With each chapter of the Monterey Bay history and each era, a diverse, colorful and eclectic set of individuals came to call the area home.

The Monterey Bay area has had as its hallmark a continuous history of setting trends for the region and working with nature to maximize quality of life and prosperity. Visitors enjoy the weather, rich history and arts culture in this area and have established tourism as an important hospitality industry. Tourism has created the welcoming atmosphere for which the community of Seaside and the greater Monterey Bay area is well known.

Today

Today, the area has become the preferred destination of those seeking a relaxed lifestyle, a vibrant arts scene, premier golf offerings and the unparalleled beauty of the natural environment.

Monterey Bay is where residents live with the natural environment and adapt to changing times. This area is one of the premier destination locations, desirable for its temperate climate, incredible views, resort and golf living, artistic appreciation and proximity to the popular and charming communities that also dot the coast of central and northern California.

The Enclave at Cypress Grove is truly unique in providing Homesites nestled within the Bayonet and Black Horse Golf Courses, two of the most beautiful golf courses and mature landscapes on the Pacific coastline. Although rarely available, The Enclave at Cypress Grove offers Homesites embedded within the golf courses which also offers stunning ocean views of Monterey Bay; providing both ocean views and golf course Homesites.

The vision for the community is to provide owners the opportunity to create an exceptional personal living environment. Founded in the rich and diverse European influences, the community will draw from the best architectural traditions and quality designs found in coastal communities from around the world. Residences in The Enclave at Cypress Grove will be designed and constructed to stand the test of time. The climate, natural coastal environment and golf courses provide the backdrop for residential design excellence.

Seaside Estate Community Partners

Seaside Resort Estates, LLC and B & B Golf Course Properties LLC have worked collaboratively with the City of Seaside to create this unparalleled setting and lifestyle opportunity. Additionally, the future vision of the community includes the possible development of additional amenities.

In addition to compliance with the recorded Declaration of Covenants, Conditions, and Restrictions, development within The Enclave at Cypress Grove will comply with the City of Seaside Resolution 05-044, the Redevelopment Agency of the City of Seaside Resolution 05-06-FT.ORD-06, the applicable Articles and Chapters of the City of Seaside Zoning Code Title 17 and approval by the City of Seaside Board of Architectural Review (BAR), as may be required.

Guiding Principles

Living along the Monterey Bay is a privilege and an opportunity. The Enclave at Cypress Grove Homesite and Residence designs will draw from the rich traditions of the eclectic style and design aesthetic that characterizes both quaint coastal communities and premier resort oceanfront homes. Architecture will focus on the interface between indoor and outdoor living environments. Detailed attention to the importance of achieving balance and creating harmonious relationships of proportion, scale and massing are important guiding design principles. Five-sided architecture will ensure the development of quality homes which exist in concert with each other. emphasis will be on enduring quality design, use of natural building materials, articulation and attention to detail.

Detailed attention to each aspect of site planning and residential design contribute to the creation of a special place. The landscape and streetscape design are equally important to the architectural design of the Residence. Each work in concert and complement with the other.

Architectural design will work with Homesite orientation, adjacent Homesites, building pad elevations, slopes, landscape zones, private streets, golf fairways, cart paths, natural and existing vegetation, viewsheds, and overall design considerations which create and enhance The Enclave at Cypress Grove community.

Sensitive attention to the design interface with adjacent uses, the perimeter of the Homesite and any proposed development within established setbacks is an important consideration.

A variety of architectural styles is encouraged in response to Homesite size, Homesite dimensions, and Homesites with golf course and street exposures. Each site plan, exterior living environment, landscape, hardscape and home style is anticipated to take advantage of the unique opportunity presented by working with the site and community context.

Sustainability

The Enclave at Cypress Grove is an adaptive reuse of the land which was home to the former Ft. Ord military base. An aesthetic response to the site context and coastal climatic conditions forms the foundation of The Enclave's encouragement of sustainable design.

Acknowledging the market for premier homes, along the California Coast, The Enclave has designed smaller lots and set smaller minimum interior sq. ft. requirements. This neighborhood design creates a more compact development within a niche setting.

The opportunity for Residence orientation which takes advantage of passive solar, skylights, and encouraging use of shared indoor-outdoor living spaces may be incorporated to take advantage of sunshine and coastal breeze. Efficient lighting programs and standards for reducing the amount and intrusion of light is also important.

Stewardship of water as an important resource is imbedded in the sustainability principles of The Enclave. Water conservation both indoors and outside is encouraged. Reclaimed water is available for both Blackhorse and Bayonet Golf Courses. Each lot will retain rainwater on site, making beneficial use of stormwater an expectation. Low water use, native plants are expected to establish beautiful landscapes as well as conserve water.

Use of regional, indigenous building materials and professionals and craftsman experienced in quality building in this environment is also a strong theme within The Enclave. The strong preference for use of regional expertise and building products supports social, economic and environmental sustainability. Respect for creativity, diversity in design and encouraging encouraging innovation

and integration of sustainable technology is important in creating the community envisioned.

The Design Guidelines and Design Review Committee encourage Owners, Architects and Builders to create Homesite and Residence designs with an evidenced commitment to building upon the sustainability principles of the The Enclave.

Section Two – Site Design

To take advantage of the unique setting and view opportunities within the golf courses and Monterey Bay, each Homesite needs to be evaluated for its individual characteristics including topography, vegetation, drainage patterns and view orientation. The creation of a timeless home with integrated outdoor and interior living spaces requires great design within a landscape that fits in the context of the Homesite, adjacent Homesites and the community. Site design is the setting by which the home will become a showcase. Site planning accentuates the home design. The architecture of The Enclave at Cypress Grove should provide proportion and scale between outdoor living and landscaped areas and the home.

To the greatest extent practical, Site Development Design Standards shall comply with the RS-8 Residential Zone Site Planning and Building Standards of the City of Seaside, as found in Section 17.22.050. This section of the City of Seaside regulations addresses Homesite area, Homesite width, front and rear setbacks, side yard setbacks for both street frontage and interior to the project, floor area ratios, usable open space and height of structures. The Design Guidelines of The Enclave at Cypress Grove and the Site Standards of the City of Seaside should work together to address safety, functionality and appearance.

Homesite Attributes

Site design will be influenced by the characteristics of the Homesite selected. The Homesite's location and orientation within The Enclave at Cypress Grove, relationship to adjacent and nearby homesites, to the golf courses and private streets, the width and depth of the Homesite, topography and elevation, degree and amount of slope, overall size of the Homesite and building pad are all essential considerations. Visibility of the Homesite within the community by golf course guests and adjacent neighbors contributes to the artistic response. Within the community context, a particular Homesite's contribution to visual openness within the community is an important site design consideration.

Building Site

The Building Site on each Homesite at The Enclave at Cypress Grove has been planned with sensitivity to both golf course and ocean views. Building Sites have been established on each Homesite defined by property lines and building setbacks. Conceptual access points for driveway design have also been identified for each Homesite. Designated street access for Homesites has been initially established, verification of the conceptual access point will occur at the pre-design conference. Precise determination of the driveway location will be finalized during the design review process. All construction of enclosed structures is designed to be built within the limits of the Building Site and certain slope areas contained within the Homesite as provided in these Design Guidelines, and subject to the approval of

the DRC. Modifications of the Building Site limits to include portions of the Homesite may be appropriate for achieving quality design and will be considered on a site specific basis by the Design Review Committee (DRC).

Site Setbacks

Each Homesite has established setback areas from the street, golf course, common area, adjacent Homesites which address constructed improvements and structures permitted within the front , rear and side yard setback areas. Setbacks are established to require coordinated engineering, allow for a high quality design interface between Homesites and within the community and to provide for strong individual architectural expression.

Landscape Control Area

Each Homesite has a designated Landscape Control Area which may contain landscape material installed by the Developer, Declarant or Association and maintained by the Association until such time as the Homesite is sold to an Owner. The Landscape Control Area serves a practical function for erosion control and drainage as well as an attractive aesthetic landscape function. The Homesite landscaping plan should address how the Landscape Control Area landscape may be incorporated or altered.

Easements

The Covenants, Conditions and Restrictions, (CCRs) of The Enclave at Cypress Grove – Monterey Bay identify a series of easements which are applicable to Homesites and should be considered in Site Design.

Viewsheds

Although protection of viewsheds is not guaranteed, views are an important design consideration. Homesites are uniquely important for contributing to the overall functionality of community viewsheds. Special design consideration on these Homesites will provide for views for the Homesite owner as well as acknowledge view corridors within The Enclave at Cypress Grove. Submittals to the Design Review Committee should include and address Homesite and community viewsheds. On Homesites which contribute to the community views, placement and profile of the home and three-dimensional, five sided-architecture provide an opportunity for special attention to detail and a creative response to context within the site design. Homesites whose design will contribute to supporting the community values of golf and ocean vistas will be discussed at the Pre-Design Conference.

Section Three – Specific Site Design Elements

Outdoor Living Areas

Given the Monterey Bay coastal weather and terrific climate, site design has an opportunity to create beautiful and functional outdoor spaces for both summer and winter seasons. A design response to the amount of light, sun and wind throughout the year will provide a seamless interface for both indoor and outdoor lifestyles. Outdoor exposure and proximity to golf course activities influence outdoor spatial design. With sensitivity to privacy, each Homesite has the opportunity to create extensions of indoor living spaces through courtyards, decks, patios, porches and terraces. Working sensitively with both the natural Homesite features, the community context and neighbors is a key component of quality design within The Enclave at Cypress Grove community.

Garage Location

Architecturally integrated garages may be attached to the primary structure or structurally detached, subject to an architectural design connection. The siting of the garage within the Homesite and the garage's relationship to the Residence offer a design opportunity to address scale and massing, as well as respond to the Homesite's topography. The goal is to separate the garage from the primary entry to the Residence and minimize the garage door's visual prominence from the street. Double-wide garage doors visible from the street fronting the Homesite are not allowed, unless approved by the DRC.

The use of drive-under or drive-through elements in garage design is encouraged, as are side-loaded auto courts. Garage areas may be benched into the Homesite to create lower level space and provide transition which addresses the on-Homesite slope condition.

Landscaping is to be incorporated into the driveway area and around the garage door entry area. Architectural features and details should be used to finish garage doors to visually soften any impact when visible from the street, adjacent Homesites or the primary entry to the Residence.

Accessory Structures

Accessory Structures consistent with the architectural style and scale of the Residence may be integrated into the overall site design to enhance functional space and provide an additional artistic thematic element.

Streetside lower-level placement of accessory structures developed in conjunction with terraced areas and the Residence may be integrated into site design to complement the overall architectural statement.

Driveways

The driveway and entry provide the first opportunity to make a strong architectural statement and quality impression. While conceptual driveway locations have been identified for each Homesite, the owner may request a modification of the driveway location, subject to making the appropriate corresponding modifications to the site design, engineering, building pad, landscape plan and drainage. For Homesites adjacent to two private streets, the street access has been initially established, will be reviewed and potentially revised at the pre-design submittal and finalized during the design review process.

Driveway locations will be evaluated based upon a 5' minimum spacing from the adjacent Homesite property boundary. Driveway placement and design must adequately address changes in grade, elevation and the improvements installed in conjunction with the driveway. Impacts of driveway placement and design upon adjacent Homesites will be evaluated by the DRC.

Driveways for Residences in The Enclave at Cypress Grove should consider the standards established in the City of Seaside Zoning Code 17.34.100 Driveways and Site Access.

Driveways should be designed in concert with other streetside elements, such as address markers, exterior lighting, retaining and privacy walls, fences, hardscape features and landscaping.

Driveways shall have a maximum width of 12', unless otherwise approved by the DRC.

Where the driveway enters the Homesite at street level and is lower than the building site, the driveway is likely to be more visible to the street and will require sensitive design treatment and architectural detail.

Paving and Hardscape

Exterior paving should be selected to complement the exterior materials and architectural theme of the Residence, and should be installed to create a hard surface. Use of pavers, exterior surface tile and architectural concrete is expected, exterior surface material is subject to DRC approval and may require field samples. Where possible, paving should not abut and terminate at walls, but should provide for offset planting areas.

The balanced use of consistent materials in a creative hardscape design requires an understanding of the importance of hardscape elements to the overall architectural statement. In conjunction with the landscape and Residence, hardscape elements make a strong, enriched, artistic and unifying statement.

Existing Landscape

Natural or established landscapes, including the vegetation within the Landscape Control Area, on Homesites should be either left in place or modified in conjunction with an approved Landscape Plan. If the Home, Residence or landscape

design are enhanced by the removal of existing vegetation; relocating on-site is the preferred option. Removal of mature "signature" cypress or pine is strongly discouraged, and may require additional mitigation arrangements. If relocating on-site is not possible, replacement of plant material of comparable quantity and size is expected. Landscaping should consider the standards identified within the City of Seaside Landscape Standards per Chapter 17.30.040 Standards for All Development and Land Uses.

Elevation

The vertical relationships of the Homesites and defined Building Sites and have been established with specific elevations to provide each Homesite owner an opportunity to design a quality home and enjoy the views of the golf course and Monterey Bay, where reasonably available.

Residential height limits are measured from the Building Site elevation. The Building Site elevation is defined as the pad elevation as established by Bestor Engineers, Inc. Use of cut conditions into slopes within the Homesite for the creation of lower-level indoor and outdoor living space and the use of multiple floors and terrace levels in residential design are appropriate responses to the differences in elevations between lots and height requirements. The DRC may consider modifications to Homesite elevations on a site and design specific basis.

Height limits should comply with the City of Seaside's Chapter 17.30.030. City of Seaside standards include staking and flagging for all new construction where proposed structure heights are 18' and higher. DRC reserves the right to require story boards, staking and flagging for any structure.

Front, Side and Rear Setbacks

Use of setbacks in the overall design of the Homesites at the Enclave require detailed attention within the context of the community and surrounding Lots.

The combined Setbacks for the front and rear yards is a minimum of 30' feet, with a required front yard setback of 10' ft. The combined setbacks for the side yards is 10' feet, with a minimum setback of 3' feet.

Unusual Lot configurations may warrant a discussion regarding appropriate setbacks at the pre-design submittal conference.

Garages, if accessory structures, architectural features attached to the Residence, decks, hardscape courtyard features, demising or retaining walls, railings, fences, and mechanical equipment which does not emit noise, are some structural improvements which may be allowed to extend into an established setback. Improvements within the setbacks are subject to integration into the overall Homesite design and DRC review and approval.

Grading and Retaining Systems

Grading which modifies the existing conditions as shown on the grading plans provided by Bestor Engineers, Inc. or a subsequent DRC- approved engineering plan, may be necessary for the development of a quality Residence.

Modification of Slopes Which Abut Common Area or Golf Course Areas

The existing golf course and common area elevations have been established, and should be maintained, such that any change in grades occurs within the Homesite area. Site walls adjacent to golf course and common areas shall be consistent for all Homesites as specified in Appendix H.

Modification of Slopes Which Are Adjacent to Other Homesites

Each Homesite has one or more sloping sides where the grade of the adjacent Homesite is higher in elevation, and one flat side where the grade of the adjacent Homesite is lower in elevation. In order to optimize the utilization of all Homesites while maintaining the opportunities for adjacent Homesites, retaining systems and combinations of slopes and retaining systems are encouraged. As each condition is unique, each solution will also be unique. Each retaining condition within a Homesite is likely to affect adjacent Homesites and therefore, care must be used to assure that what is designed and constructed on one Homesite will not unreasonably limit the grading solutions available to adjacent Homesites. In retaining conditions, a structural engineer will be required to certify that the slope design elements will not adversely affect construction of structures on the established Building Site elevations on adjacent Homesite. The engineer must also certify that his design will not affect existing structures on adjacent Homesites. Design criteria for retaining walls addressing the minimum horizontal and vertical dimensions may be found in Appendix G. Building setback requirements may be found in Appendix J.

Modification of Slopes in Conjunction With the Driveway or Street Interface

Conceptual driveway locations and transitions to roadways have been established consistent with the existing site grading. Changes from the prescribed locations may be presented to the DRC for consideration. All slopes must meet the existing grades within the utility easement and be fully transitioned as they meet the roadway. Site visibility for vehicular and pedestrian circulation on the roadway and within the utility easement must be maintained.

Modifications to Either Slope Conditions or Building Site Elevations Which Impact Setback Areas

Use of retaining systems is permitted within the building setback areas and discouraged within the utility easement. All retaining systems, walls, and fences from 10' back of the adjacent front building elevation to the roadway should not exceed 6 inches above established grade.

Modifications to the Building Site Elevations Within the Homesite, Including Cut and/or Fill Conditions

All grade modifications and building heights are measured from 10" (inches) above the established pad elevation (the flat area of each Homesite identified in the documents from Bestor Engineers, Inc.). Any retaining structures constructed below the established pad elevation must be certified by a structural engineer and any such structure must not affect existing structures on adjacent Homesites, nor limit what may be constructed on adjacent Homesites. Due to varying lot configurations, certain lots may require adjustments to the established grading and retaining system guideline.

Steps, Sidewalks and Stairs

Steps and sidewalks are best when terraced into the site and constructed of materials consistent with the exterior materials of the Residence and those used in the hardscape. Articulation and attention to design detail are important in creating walkways, steps between levels and pedestrian paths within the Homesite.

Exterior stairs as part of the Residence, garage, or accessory structure are discouraged. Enclosed exterior staircases may be considered when they enhance the overall architectural theme and design and are approved by the DRC and if required, the Seaside BAR.

Exposed Slopes

Exposed slopes which are visible from off-site should receive a landscape and hardscape treatment consistent with the architectural theme of the Residence.

In addition to the aesthetic treatment of exposed slopes, portions of exposed slopes which convey on-Homesite drainage should be stabilized to prevent erosion. The impression created by the design treatment of the exposed slope should be one of harmony with the architectural statement of the Residence and site landscaping, rather than functionality.

Site Drainage

Except for outward-facing slopes, where stormwater may be directed to common area, each Building Site within The Enclave shall collect and retain on the lot the natural rainfall and stormwater that falls on that lot. No rainfall may leave the Building Site and enter other Building Sites or the common area of the community. Working with natural rainfall as a design asset is a unique opportunity to conserve water resources. Site engineering should address rainfall collection and storage elements into the Residence and Homesite design. The City of Seaside and The Enclave at Cypress Grove CCRs address the requirements of on-site retention, the impact of grading, design of drainage structures and improvements, and the importance of drainage flows within Homesites and within the community.

Section Four – Exterior On-Site Features

Each on-Homesite feature and structure contributes to the overall composition of the site and the community. The placement of each element in relationship to every other element must be carried out in a manner consistent with the principles of the design and the architectural style of the Residence.

Parking

Each Residence shall contain parking within a garage for at least two automobiles, either attached or detached from the main residential structure. Garages containing more than three spaces, except for tandem design garages are discouraged. Recreational or sports vehicle storage is discouraged and will only be considered within enclosed structures that meet all design compatibility standards of the Design Guidelines and as approved by the DRC. A minimum of one off-street guest parking space must be provided on-site. Guest parking should not obstruct the use of the driveway and must be integrated into the overall residential entry area and hardscape theme.

Perimeter, Courtyard, Retaining Walls

Walls and fences should be integrated into the overall architectural composition of the Residence, accessory structures, hardscape and landscape. Materials used should complement the architectural style of the Residence and natural materials are preferred. Wall and fence designs and materials must be approved by the DRC prior to construction. Ornamental gates represent an opportunity to add to the quality of the wall and fence design. The detailing of walls and fences shall be consistent with the quality of the exterior facades with which they connect. Uninterrupted linear site walls along the lot line, or site walls which encompass the perimeter of the Homesite or property are not allowed. Metal or mesh screening material adjacent to the golf courses is prohibited. Walls shall not block or alter natural or proposed drainage. Chain link fencing or redwood lattice is not allowed. Wood fencing must be approved by the DRC. Walls constructed within The Enclave at Cypress Grove community should consider the standard provided by the City of Seaside Code 17.30.020.

Retaining walls perform an essential structural function and differ in requirements from fences or walls which are strictly aesthetic or ornamental in nature. Retaining walls should be designed to support loads which may result from future development on adjacent Homesites. Retaining walls should provide horizontal planting areas between the constructed vertical retention walls. Retaining walls should not create dead space within a Homesite or between Homesites. When visible from the street or golf course, Retaining walls shall be constructed to complement or provide an aesthetic accent to the Residence.

Walls which abut the golf course must be constructed using the materials and specifications provided per the established design found in Appendix G.

Pet Containment Areas

Outdoor pet containment or animal intrusion fencing designs, materials and location must be submitted for approval by the DRC.

Mechanical and Utility Enclosures

All ground-mounted mechanical equipment including air conditioning units, gas meters, water valve boxes, pool equipment, etc. must be screened from off-site and on-Homesite views by a solid wall, a minimum of 12" above the top of the equipment. Mechanical equipment enclosures should be integrated into the overall site design and should be consistent with the character of the architecture and materials used. Screening other than solid walls must be approved by the DRC. Meters must be accessible for servicing by utility company representatives.

Roof-mounted mechanical equipment, other than approved solar equipment is not allowed. Gas vents should be screened or a chimney façade created. Antennas and satellite dishes should be screened from view, or placed in an area where they are least visible from off-Homesite locations including the street, golf course, other Homesites or common area.

Where possible, without impacting functionality, equipment should be painted to match the roof or wall surface upon which it is mounted.

Roof-mounted solar equipment should be placed in the least conspicuous location and efforts must be made to minimize the visual impact off-Homesite.

Refuse Container Areas

Trash and garbage containers should be fully screened from view by use of walls, hardscape and landscape features. Trash containers should be returned to their screened storage area promptly after the scheduled collection service has picked up and emptied the refuse containers.

Water Features

Incorporation of rainwater retained on a Homesite into an aesthetic water feature and discreet use of water as a design element to enhance outdoor living spaces is allowed. Water features must include a recycling water system and be in scale and proportion to the outdoor living area which the water feature accents. Size, location and design of fountains or accent ponds should consistent with the scale and architectural theme of the home. Water features should include landscape and hardscape screening treatment in order to integrate the feature into the overall design concept.

Pools and Spas

Swimming pools and spas must be constructed according to City of Seaside Code and all other applicable regulations. Security fencing and enclosures, doors and gates are required to comply with the law. To the extent possible, pools and spas should not be visible off-Homesite, and landscaped areas for privacy screening is expected. Screening hardscape walls, fences and landscape buffers should be integrated into the privacy design of swimming pools or spas. Light, bright or reflective tile surfaces which are visible off-Homesite are not allowed.

Exterior Fireplaces and Grills

Design and placement of exterior fireplaces, grills, and firepits should complement the architectural style of the home and use integrated materials and colors. Best practices in available fire safety measures should be incorporated. No outdoor fireplace, grill or firepit should create potential for an uncontrolled fire. Excessive smoke, which would be undesirable within the community, is prohibited. Height of structure is an important element of function and design and will be taken into consideration.

Sports and Play Equipment

Efforts should be made to screen permanent or temporary recreational and play equipment from street and off-Homesite views. Play equipment should not be visible from the street, golf course, or Association Common Area. Location of sports and equipment should be internal within a non-visible area. Colors used in the sports and play equipment should blend into the landscape. Portable equipment should be screened and hidden when not actively in use. No portable equipment should be left exposed to community view for a period of more than 3 days. Storage of sports and play equipment must be within an enclosed area, garage or accessory structure. Unless entirely screened from view, basketball backboards, either portable or permanent are not allowed.

Renewable Energy Equipment

Ground-mounted solar panels are preferred over roof-mounted when properly screened by walls or landscape vegetation.

Communication Equipment

Ground-mounted antennas and satellite dishes are preferred over roof-mounted, when properly screened by walls or landscape vegetation.

Outdoor Art and Seasonal Displays

All outdoor art or sculpture that is visible off-Homesite must be submitted to the DRC for approval. Submittal should be made in sufficient detail regarding the size, materials, color, lighting, reflectivity and on-Homesite placement in order to allow the Committee to make a determination as to whether the art enhances the overall site and Residence design. Outdoor Art or ornamentation which emits sound is discouraged. Art or Seasonal Displays, which in the opinion of the Committee are inconsistent with the vision of The Enclave at Cypress Grove or the architectural style of the Residence will not be allowed.

Temporary, seasonal displays, including artistic lighting associated with holidays is permitted for a three week period; two weeks prior to the holiday and one week following the holiday.

Signs

One sign must be erected on the Homesite during construction which lists the name of the Homesite owner, architect and builder. The owner/architect/builder sign shall be in scale and proportion appropriate for the function, but in no case shall the sign be more than 6 sq. ft. of area, or when placed, the top of the sign should not exceed 5' above ground level.

The owner may erect one real estate sign on the Homesite, advertising the property. The realtor sign shall be in scale and proportion appropriate for the function, but in no case shall the sign be more than 2 sq. ft. in area, or when placed, the top of the sign should not exceed 3' above ground level.

Construction and realty signs must be built and installed following the design and placement criteria established in the Appendix I.

One temporary sign advertising a specific event may be erected on-Homesite. In no case, may the temporary sign be up for more than 48 hours before the event or 24 hours after the event.

Home security service signs may be erected on-Homesite and shall be in scale and proportion for the function, but in no case shall the sign be more than 1.5 sq. ft., or when placed, the top of sign should not exceed 2' above ground level.

Election signs may be erected as permitted by law.

No Homesite owner may place signs in the Association common area or upon another Homesite. No signs should be erected without the approval of the DRC.

Any signs placed on the Homesite, should be submitted to the Design Review Committee for approval.

Address Markers

All Homesites must include an address marker within twenty 20 feet of the driveway entry. Street number signs shall be in a scale and proportion appropriate for the function, 4" in size with contrast for visibility. The name of the residents or name of the home may be incorporated into the address marker, subject to approval

of the DRC. Subtle lighting of the address marker is allowed. The placement, orientation, size, design and lighting of the address marker should be included in the landscape and hardscape plan submittal.

Flags and Flagpoles

Flags associated with the United States and flagpoles may be displayed as permitted by law in conjunction with the reasonable approval of the DRC, consistent with the law regarding specific design considerations, such as placement of the flags on-Homesite, and lighting. Soffit or wall-mounted flagpoles are preferred. The material and size of the flagpole should be consistent and proportionate to the Residence. The flag size should be standard or smaller, modified versions, not over-sized. Display of flags should be submitted to the Committee with size and material and placement of the flag pole, the number and size of the flags, and the anticipated temporary or permanent schedule of display.

Section Five – Home Design

The Enclave at Cypress Grove has a strong commitment to consistency and compatibility in home design, quality and superb craftsmanship. A variety of diverse architectural styles is encouraged, with a commitment to a high-quality, detailed execution of the architectural style selected in every element of design and construction. Each Residence is encouraged to make an enduring artistic statement to enhance the overall character of the community.

Listed below are some illustrative architectural styles which have been identified for The Enclave at Cypress Grove. The descriptions of the architectural styles and associated photographs or illustrations are intended to convey the themes of each architectural style and are not to be interpreted as approved by reference. Each interpretation of an architectural style within any Homesite may have particular elements approved, disapproved or modified by the DRC.

International Coastal Community / Pacific Village

Throughout the world, along craggy cliffs and tropical beaches there are exquisite homes that have endured and become more treasured with time. Working with the natural site conditions, these Residences may be simple or ornate. The overall effect of using indigenous materials in a site-specific setting is pleasing to the eye.

This style may be the most eclectic, melding the charm and distinctive style of architecture found in various international seaports. It is often characterized by a single story primary mass, enhanced with steep roofs, balconies, gables, dormers, and turrets to give the appearance of a multi-level Residence. The use of glass to maximize view opportunities and enhance the quality of light within the interior spaces is a fundamental design element within this architectural style. Free-flowing floor plans and a massing design which includes irregular forms are juxtaposed to create a balanced program.

Challenging in its design and execution, the International Coastal Community style of home in The Enclave at Cypress Grove represents an opportunity to create a “jewel box” Residence.

Mediterranean Villa / Spanish Hacienda

In keeping with the wine-growing regions of the Mediterranean, this style is characterized by its clean-lined, simple, symmetrical and prominent use of building massing as well as integrated outdoor living area. Elaborate ornamentation and exterior accents are associated with this style, as is the generous use of trees, shrubs, ground covers and vines. The primary entry is the focus of an elaborate design statement.

Often two-story, the Mediterranean Villa makes a strong statement with the rectangular primary building mass with large surface areas that are unadorned.

Covered arcades and courtyards and towers provide structural accents to this timeless style.

Use of stone and strong statements using masonry provide the building mass. Richly detailed and articulated window and door openings and crafted embellishments enhance the structure.

The Spanish Hacienda interpretation of the Mediterranean Villa is deeply rooted in California history. This style emphasizes the importance of shaded outdoor living space. Often the courtyard is the central design element with building forms encompassing the courtyard. Typically, a low-profile, single story Residence, emphasis is on rustic, casual living. Covered walkways, terraces and patios are typically included with this style. Arches and tile provide accents to the simplicity of the informal hacienda.

Indigenous materials, plaster, stone, and timber are best used when constructing an architecturally authentic interpretation of the historic hacienda.

Contemporary Territorial

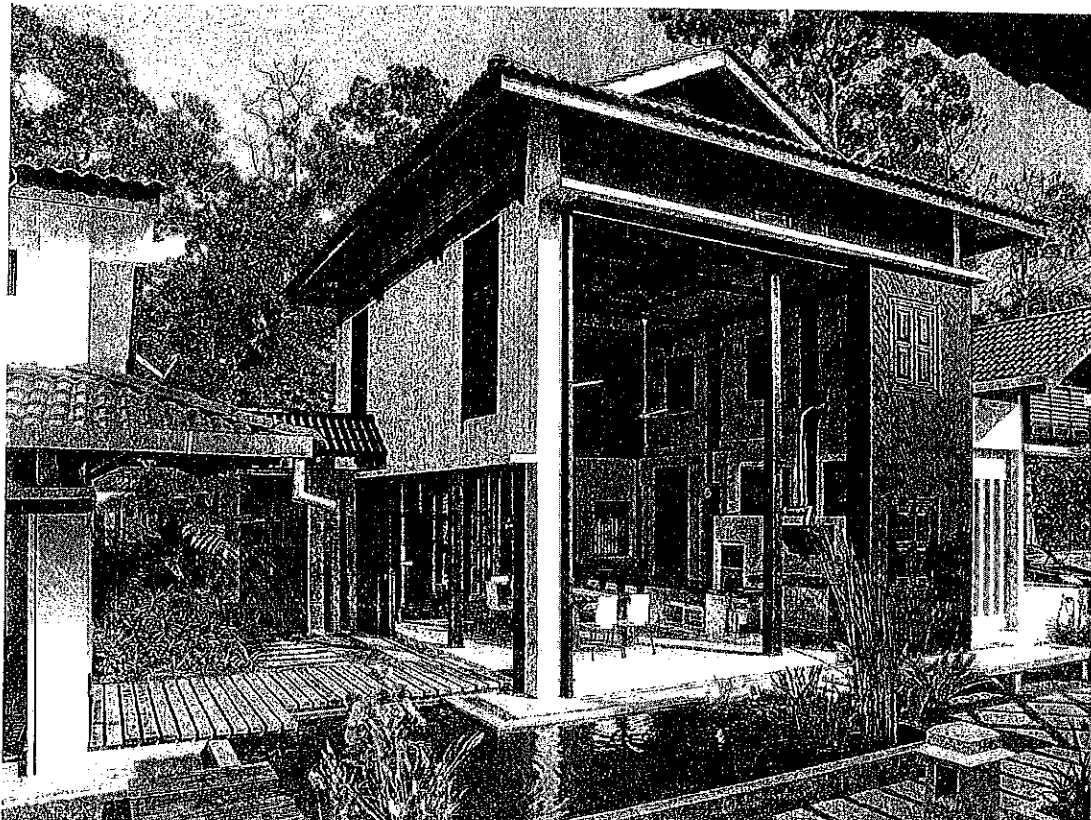
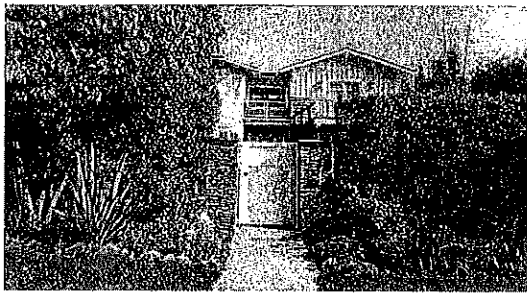
This style is characterized by clean, sleek horizontal primary building masses, with steep perpendicular accents. Broad roof extensions create deep overhangs which are indicative of the "Frank Lloyd Wright – esque" style. Linear and formal, this style may be two-story with the building mass of each story making strong horizontal statements. Rows of linear windows are another distinctive characteristic of this style which originated in the Midwest and has been embraced on the West coast. Bold forms and complementary use of glazing, light and shadow are important in the design of this architectural style.

American Craftsman

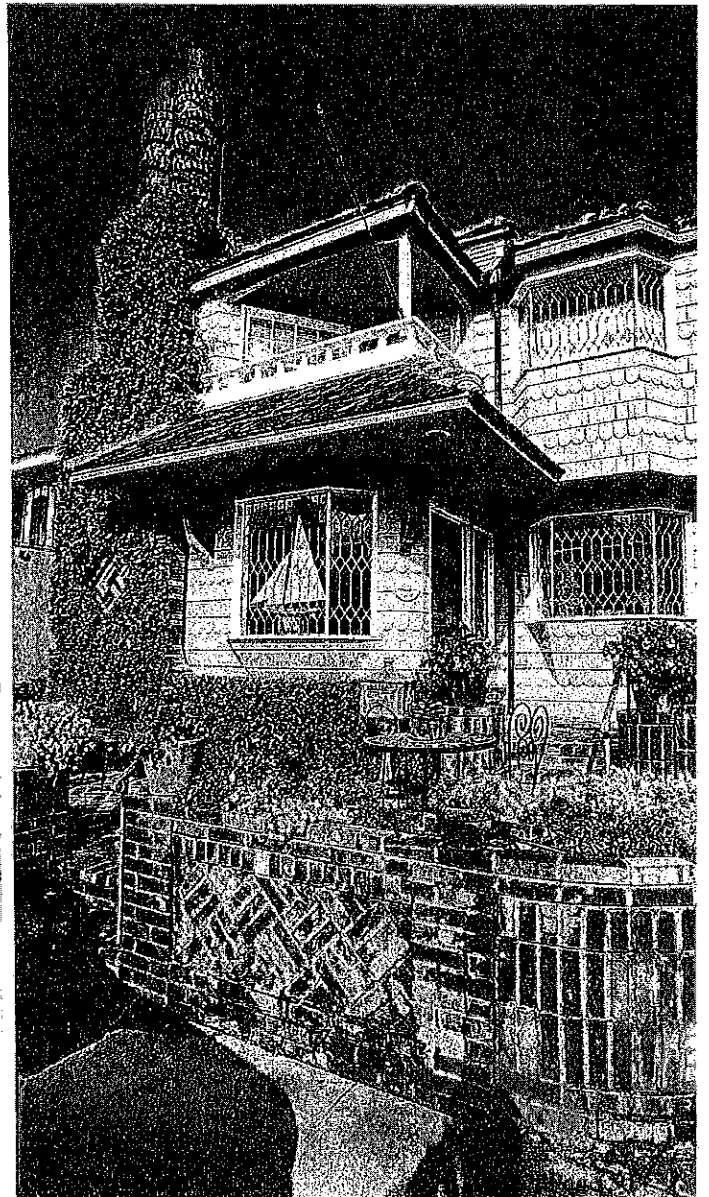
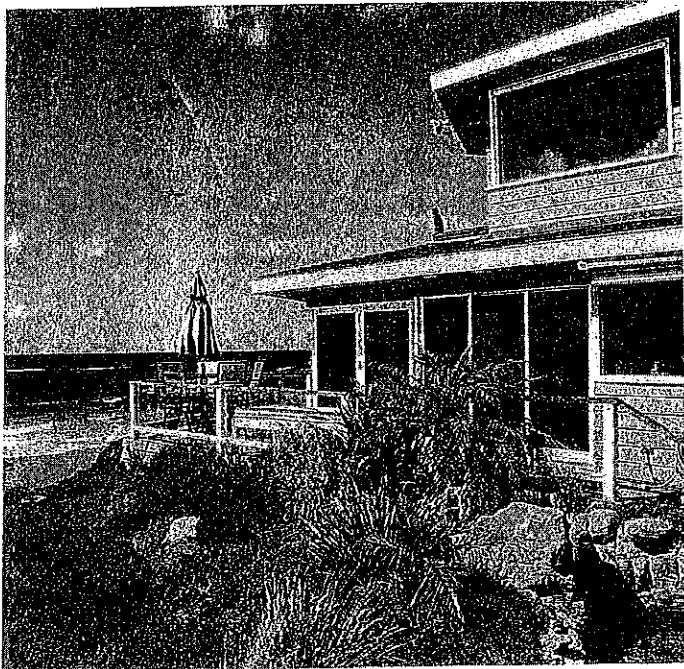
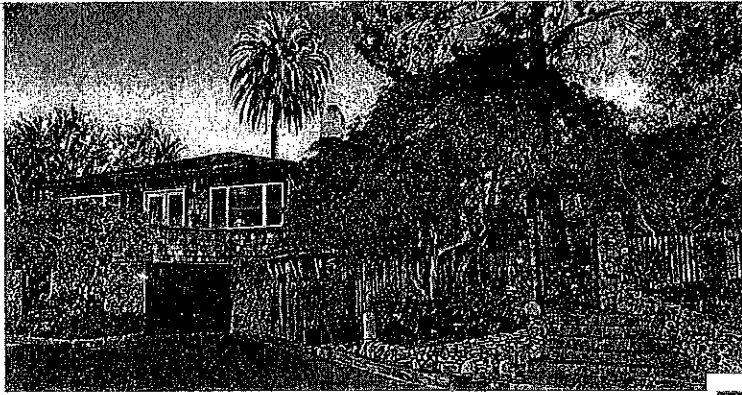
Simple design, with use of natural materials, a predominance of carpentry details and exterior exposed wood are hallmarks of this style. A low-profile, organic design, the American Craftsman home emphasizes individual craftsmanship in the joinery of structural members. Masonry and stone piers and pillars provide strong vertical accents. A large front porch is often integrated in the major shed or gable roofing. Exterior materials used in the American Craftsman home should weather with age and add to the charm and timeless nature of this architectural style.

Photo Samples

International Coastal Village



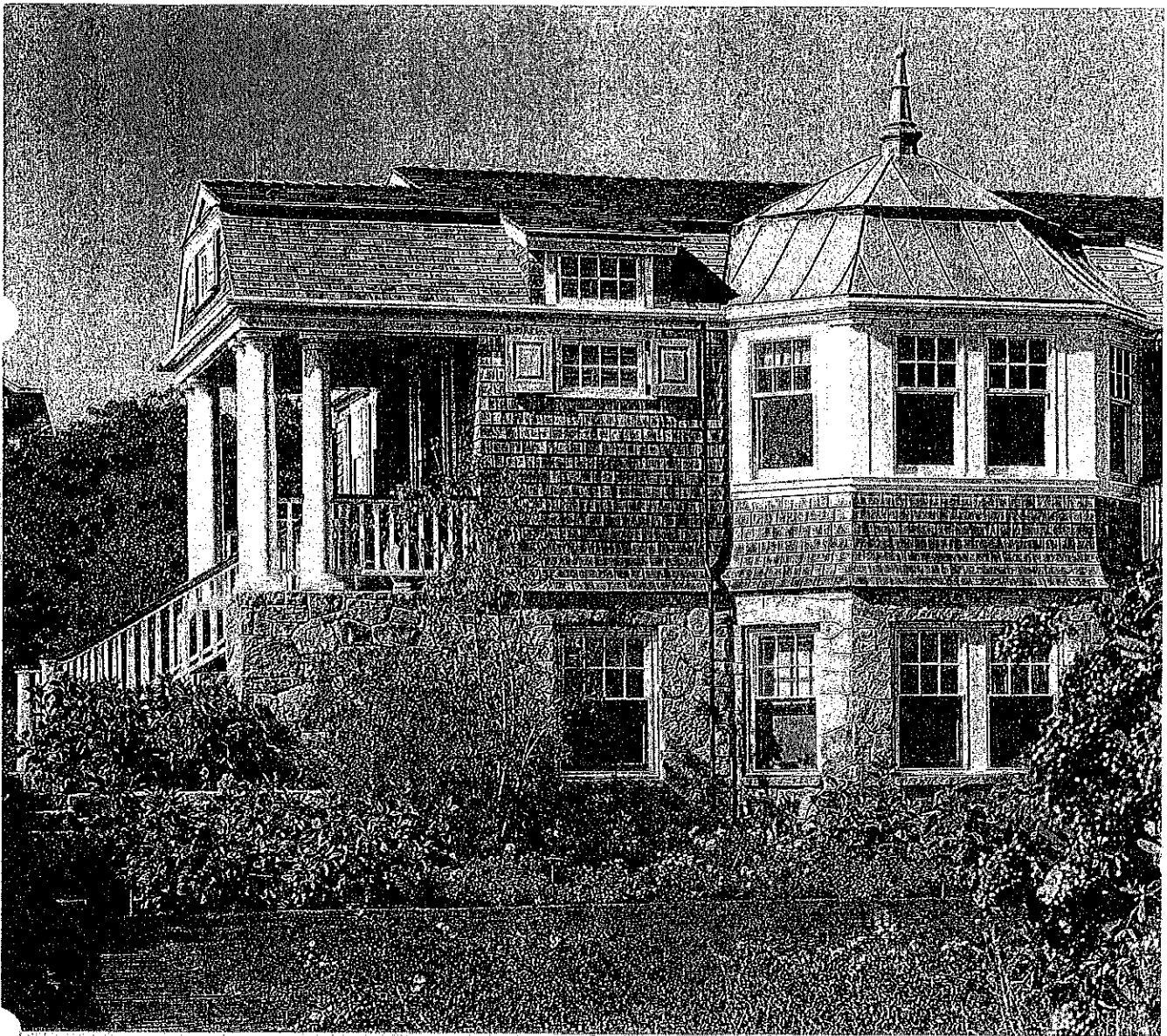
International Coastal Village



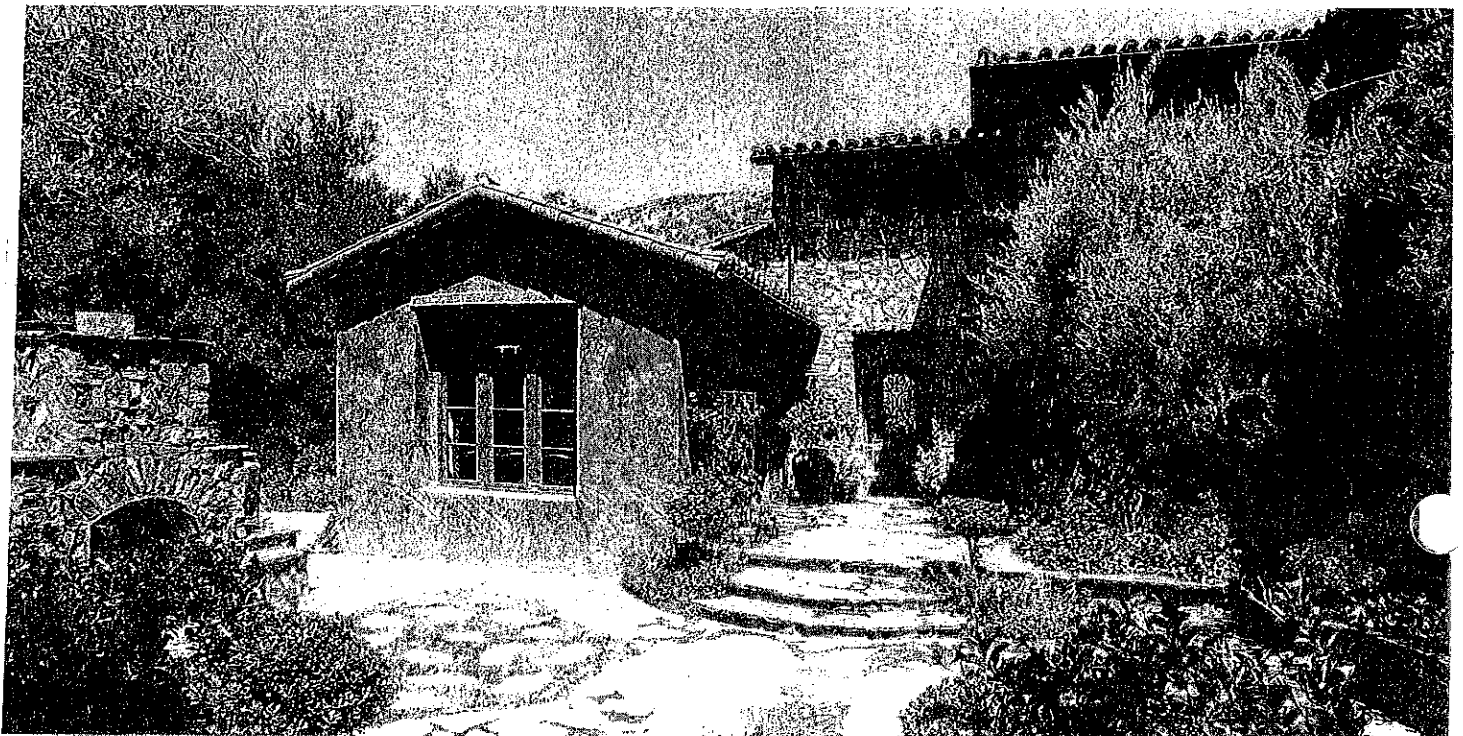
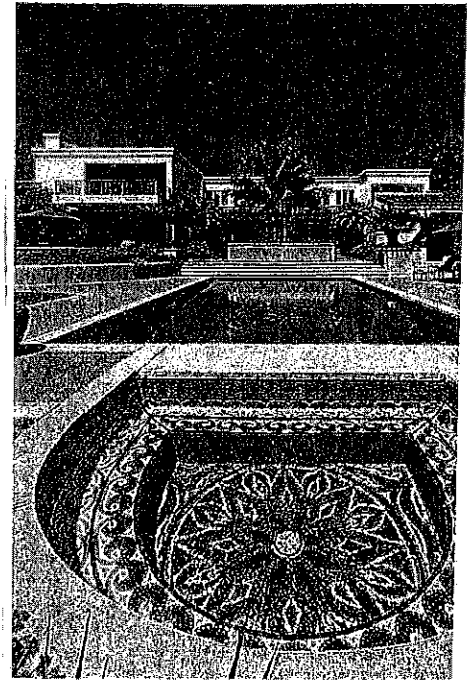
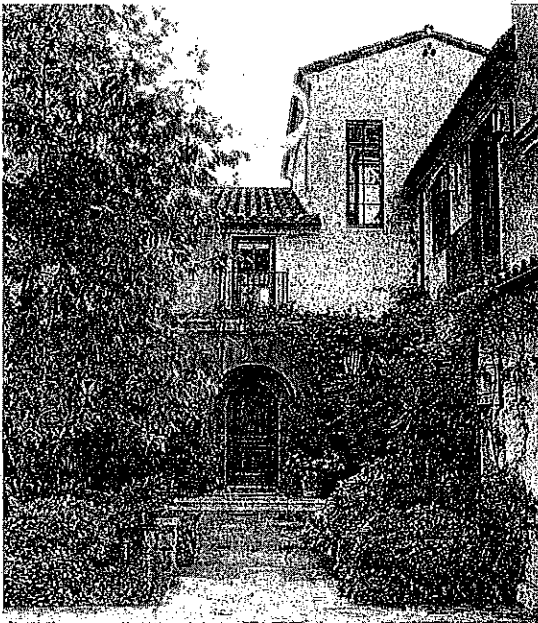
Pacific Village



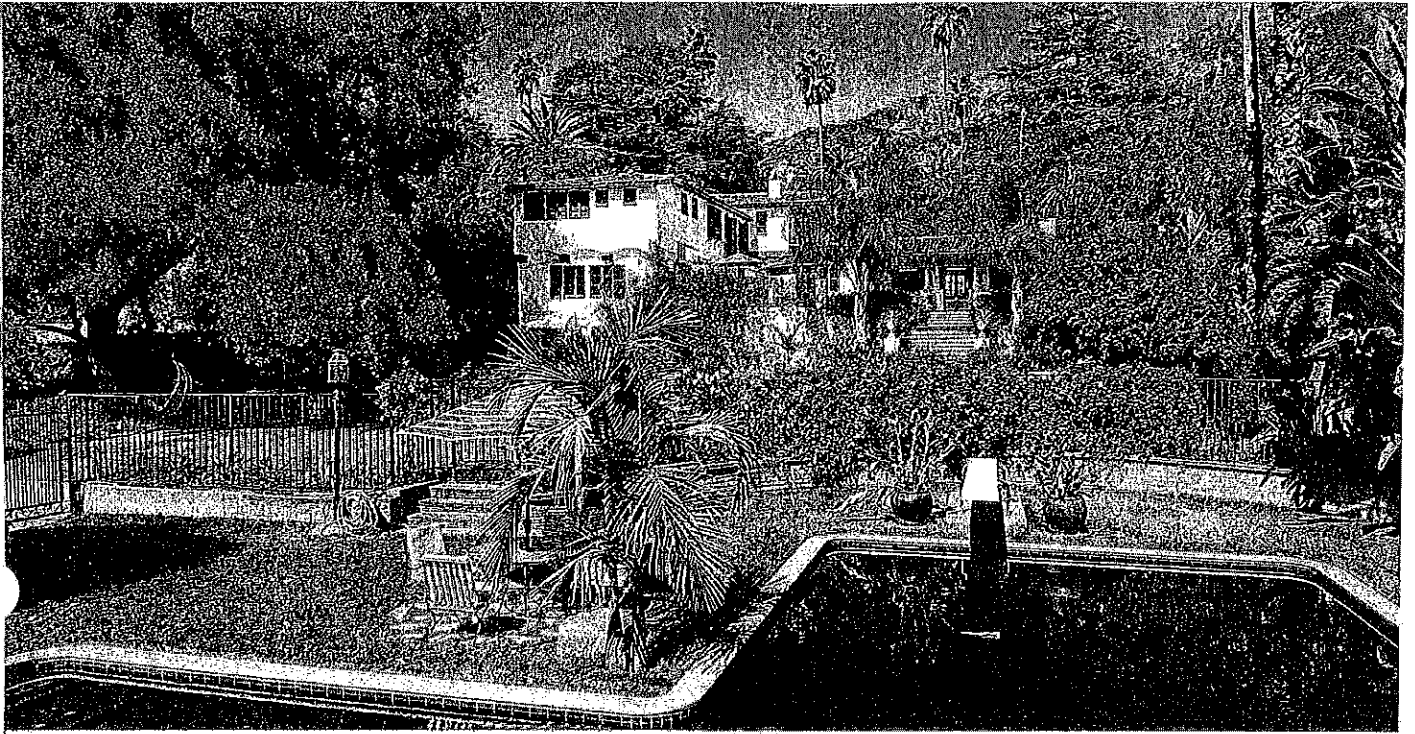
Pacific Village



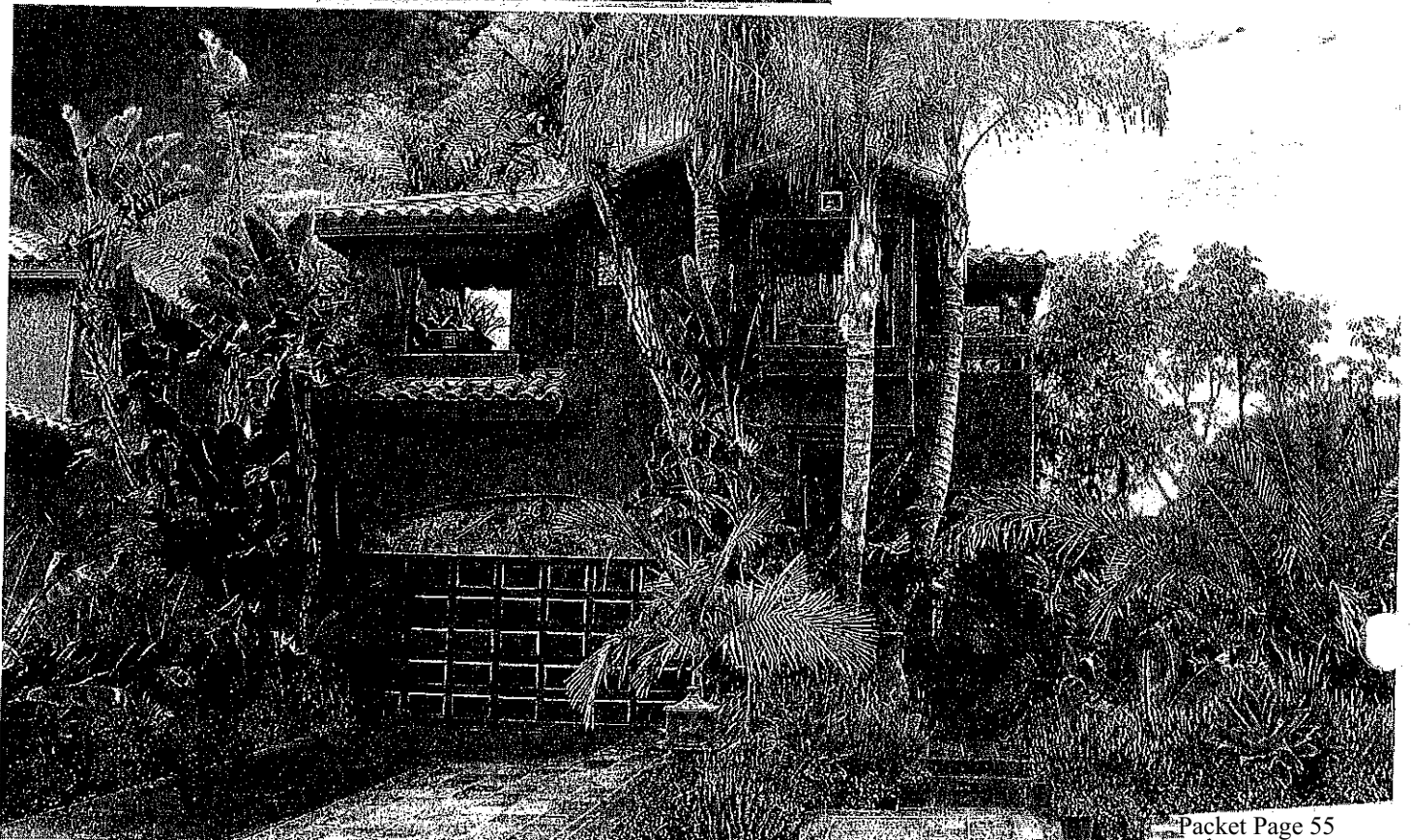
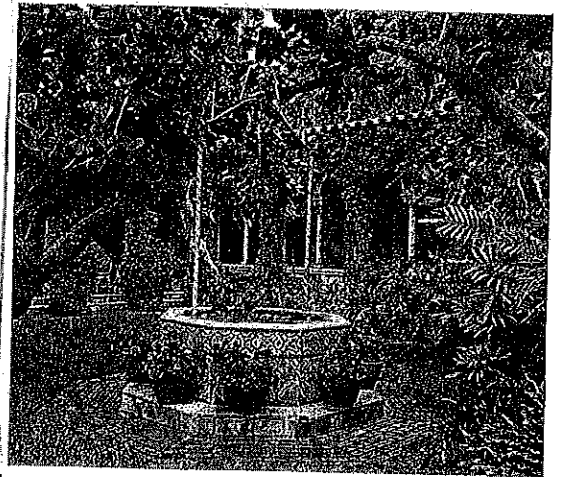
Mediterranean Villa



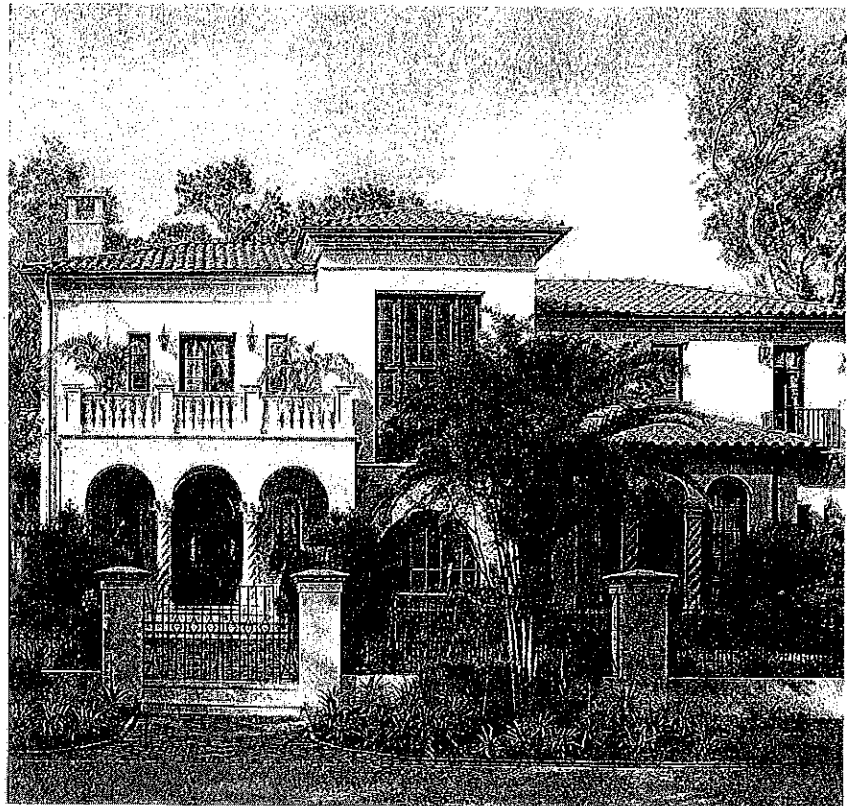
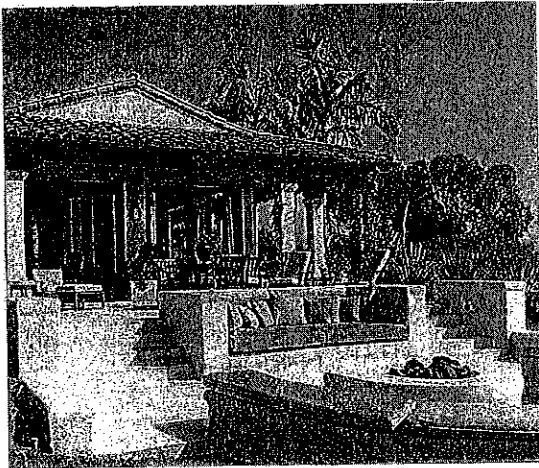
Mediterranean Villa



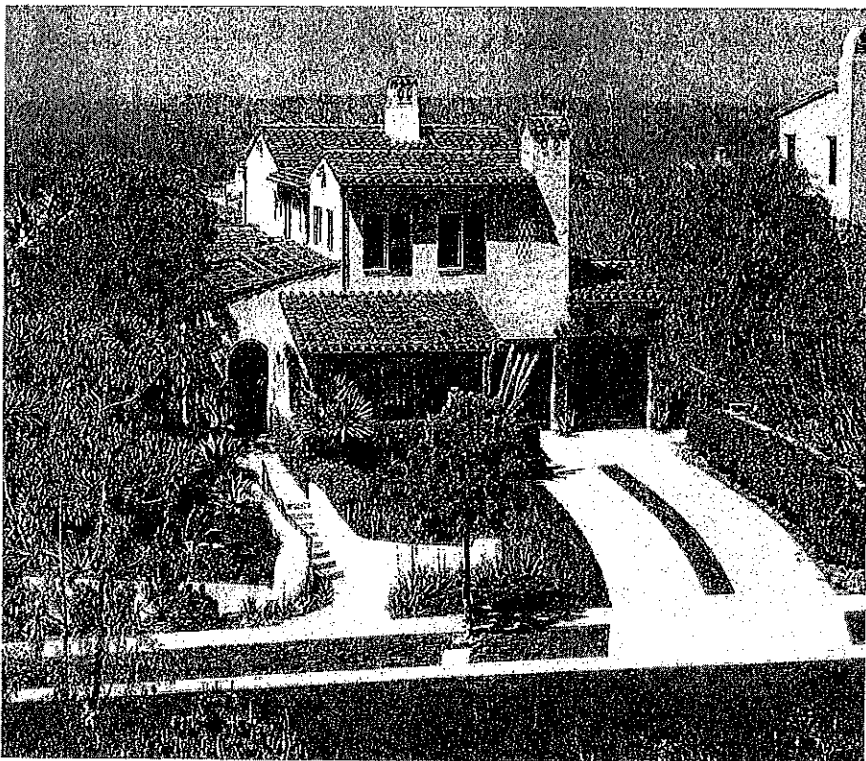
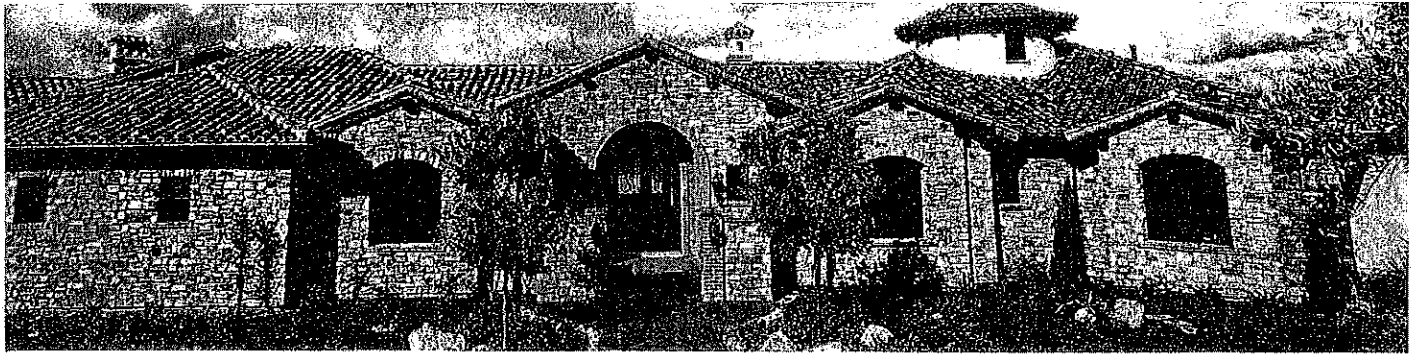
Spanish Hacienda



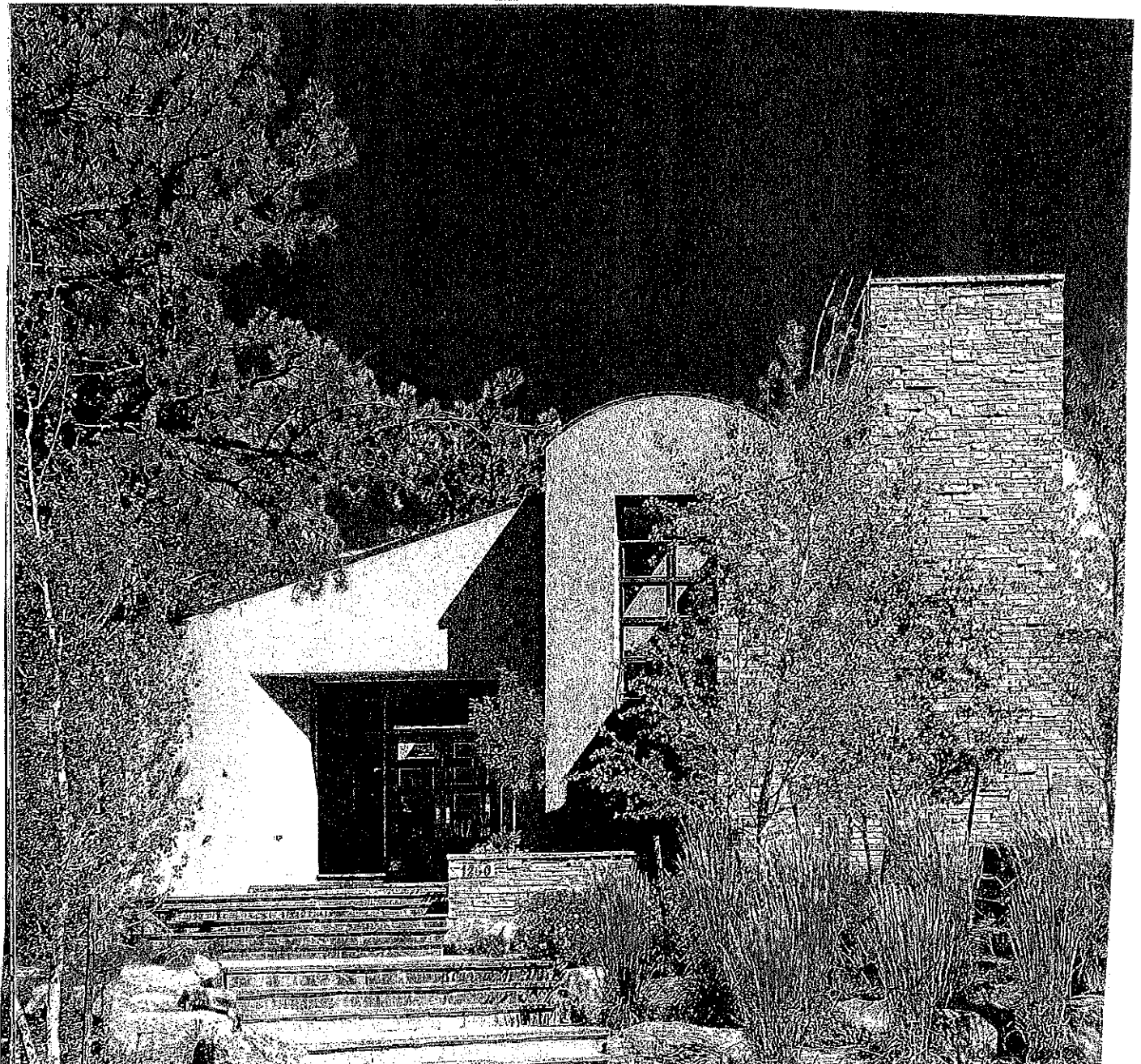
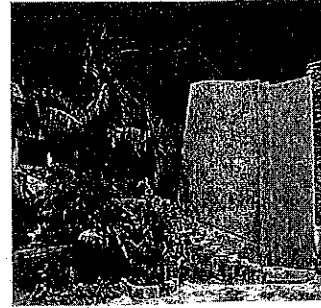
Spanish Hacienda



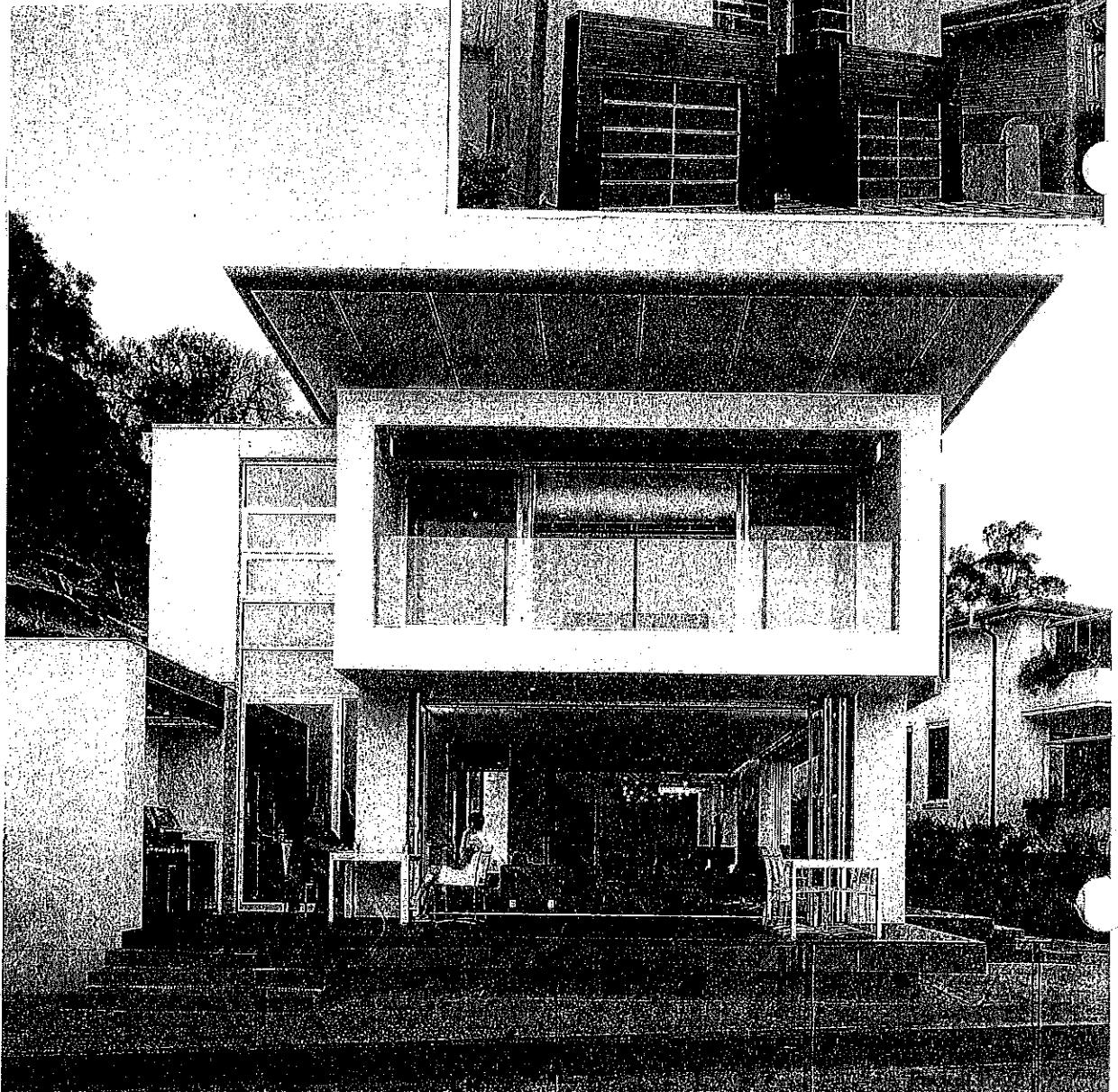
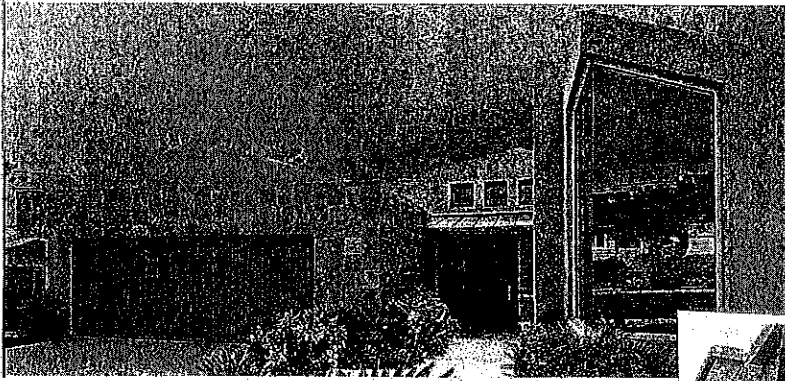
Spanish Hacienda



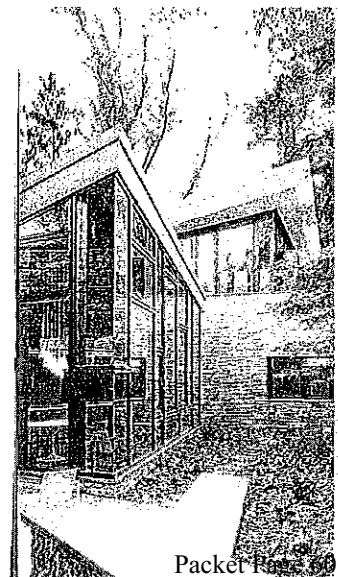
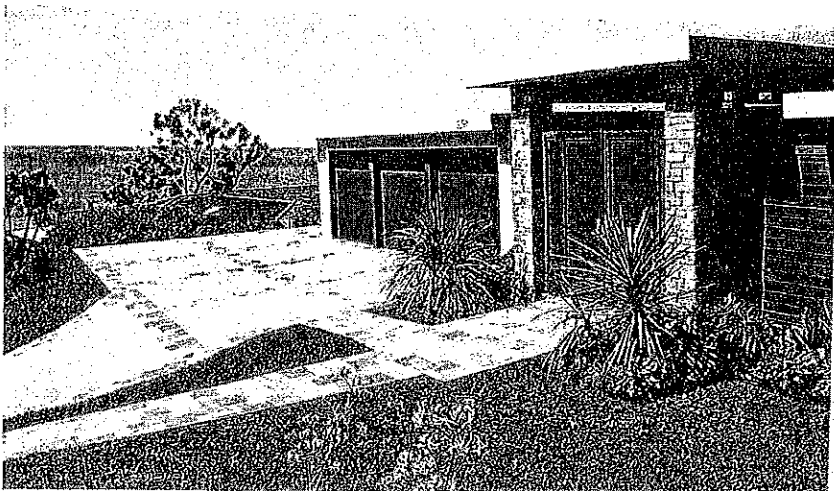
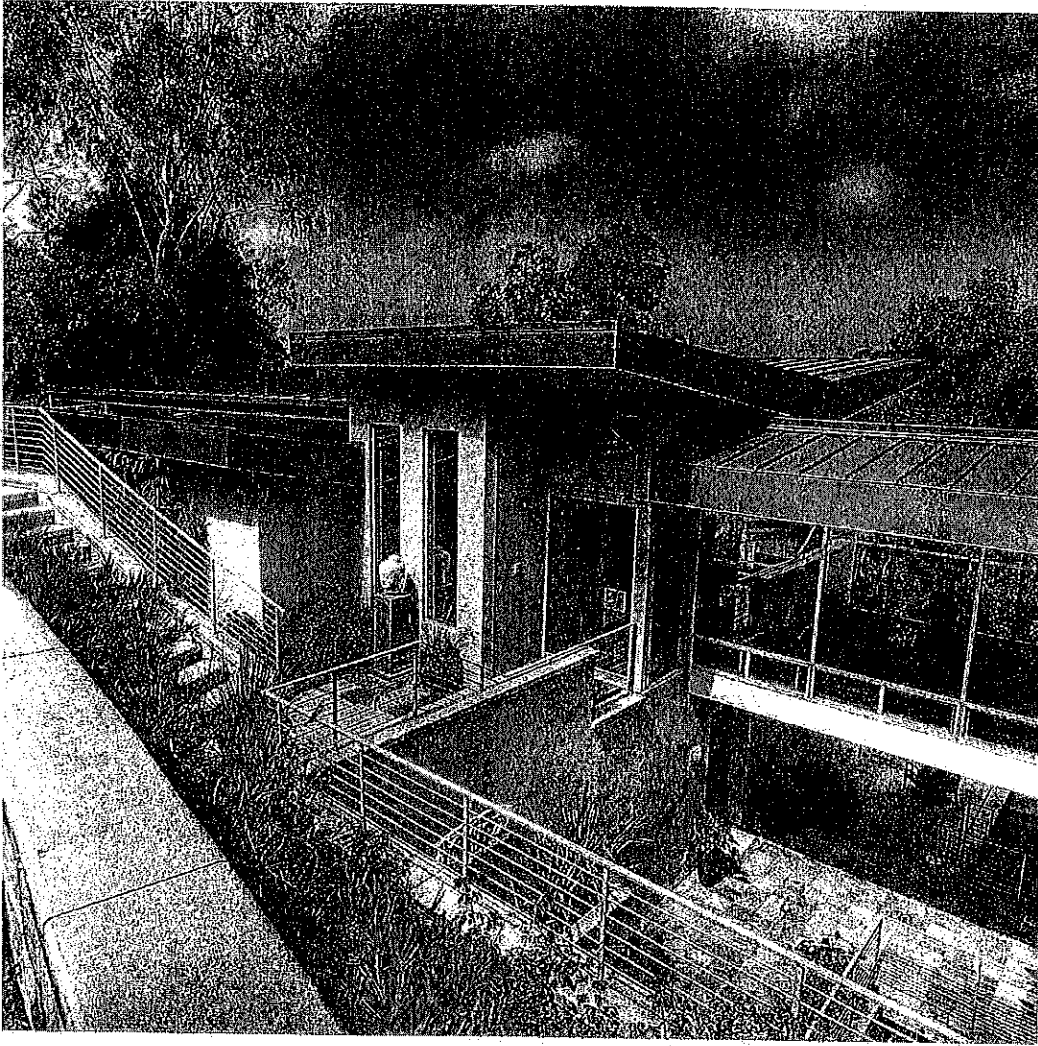
Contemporary Territorial



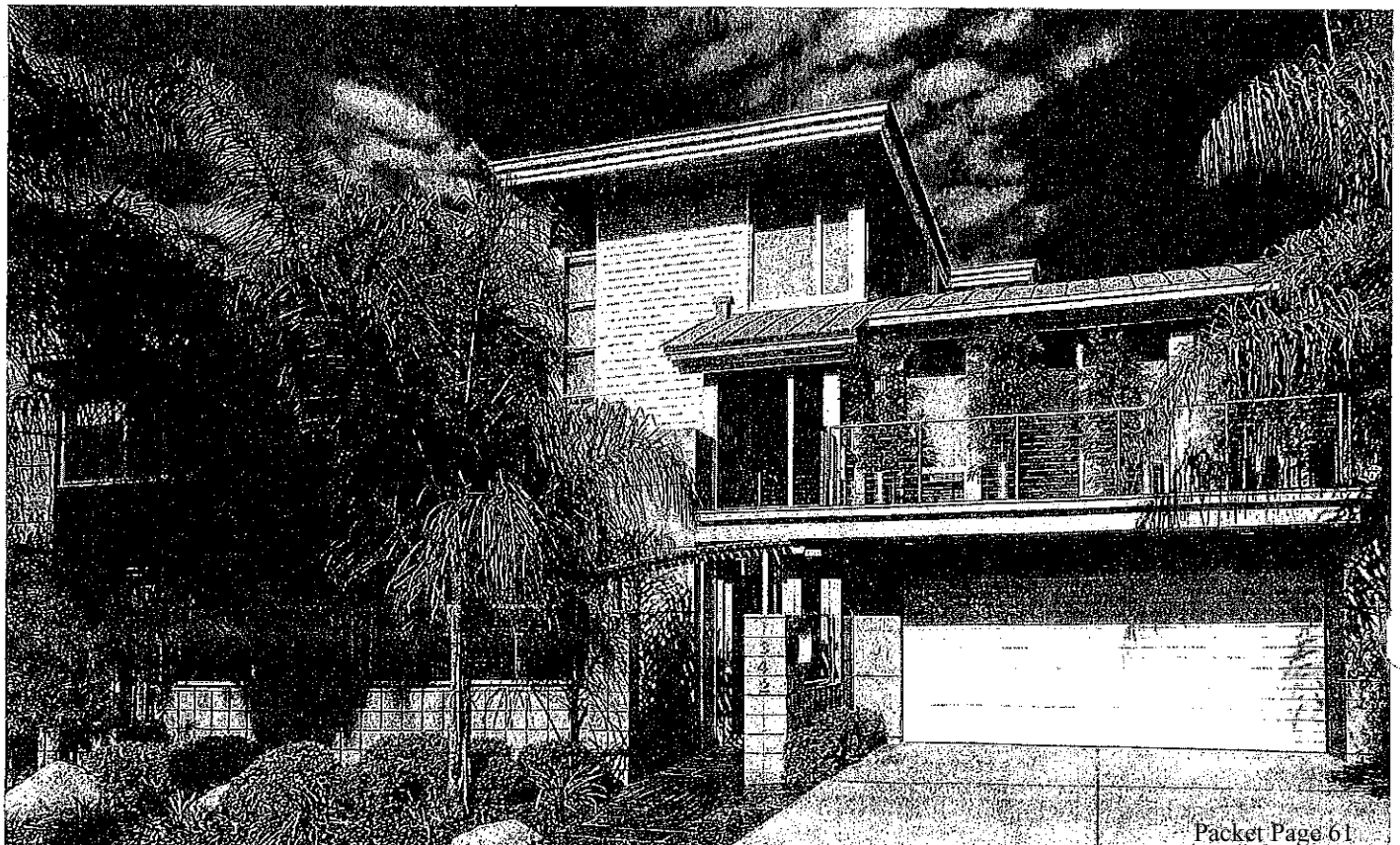
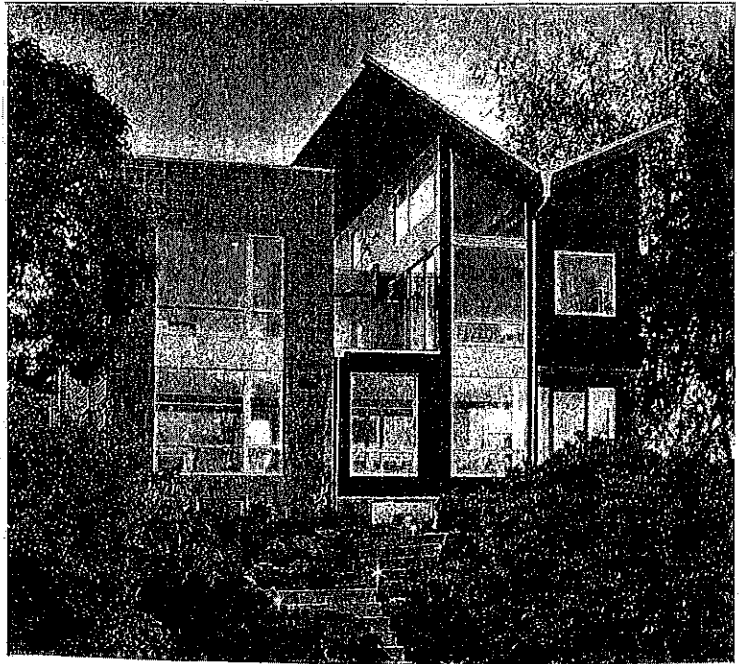
Contemporary Territorial



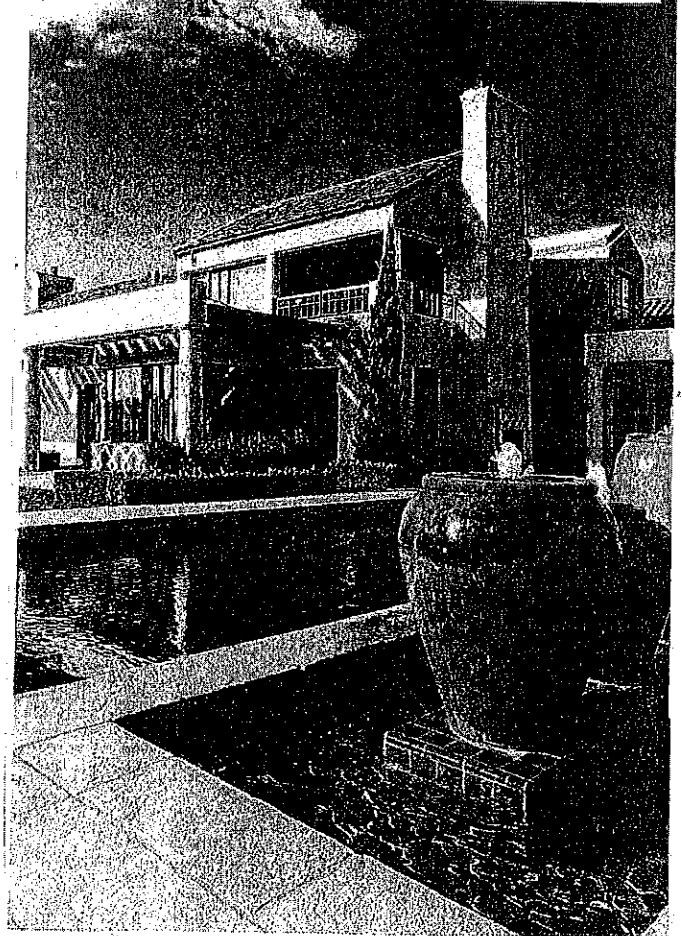
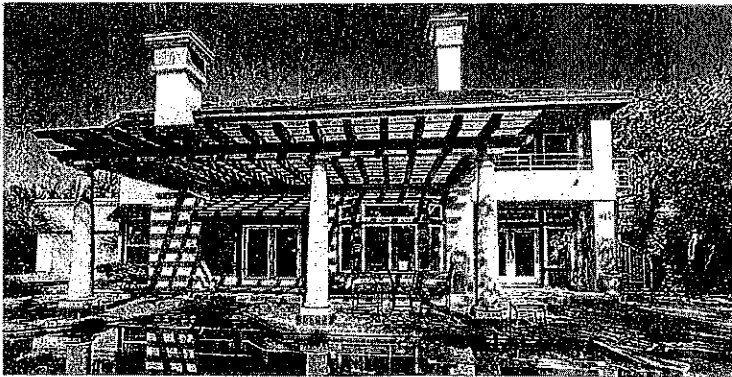
Contemporary Territorial



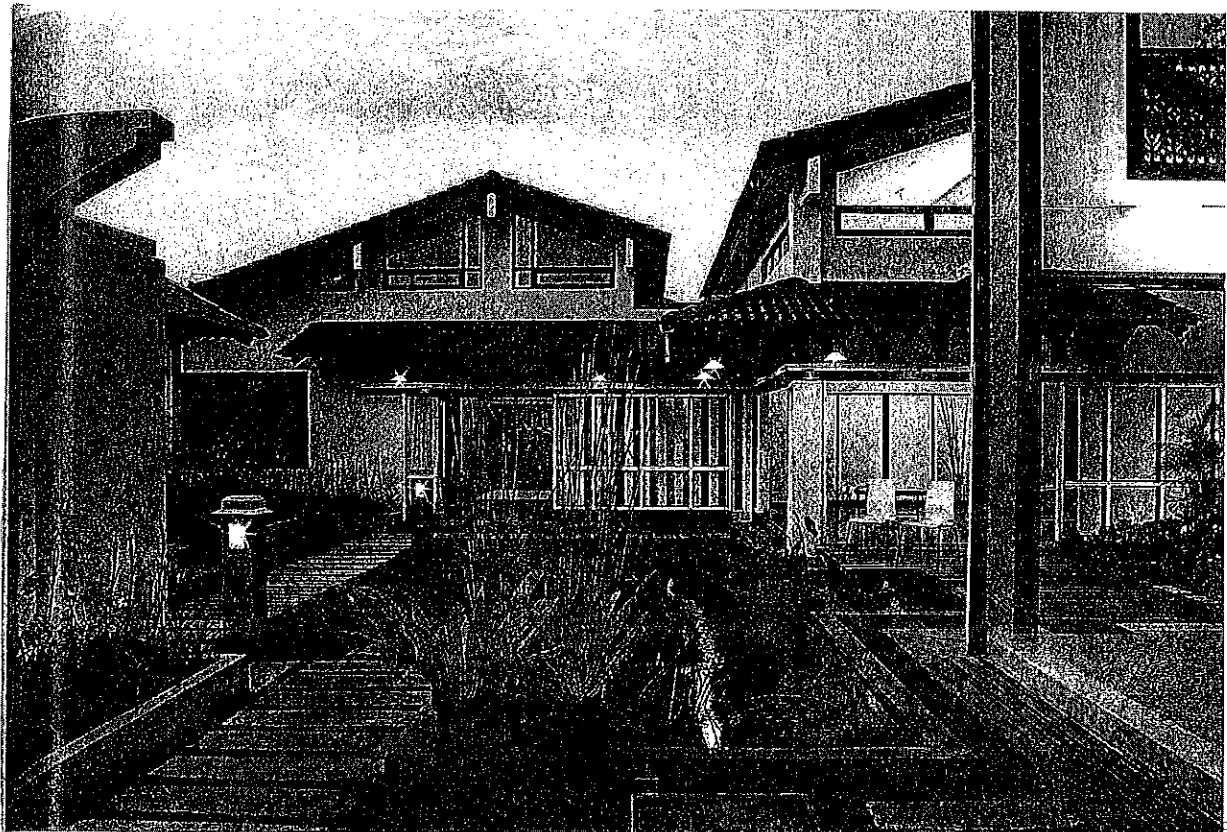
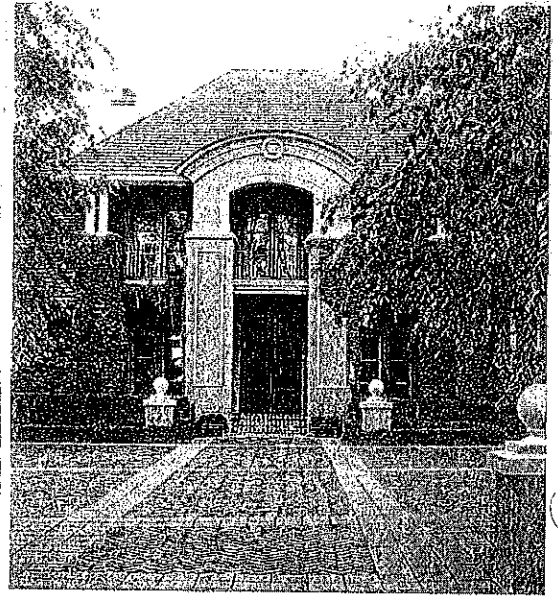
Contemporary Territorial



American Craftsman



American Craftsman



American Craftsman



Architect and Builder Selection

Each Residence at The Enclave at Cypress Grove must be designed by an experienced Architect registered in the State of California or a custom residential designer with references and clients which provide a record of quality, consistent performance.

The quality of Residence's construction is dependent upon a quality builder. Each Residence in The Enclave at Cypress Grove must be constructed by an experienced licensed general contractor with references and clients which provide a record of quality, consistent performance.

The Design Review Committee reserves the right to request evidence of custom home design and construction experience and require submittal of pre-qualification credentials and references of Architects or Builders.

Design Composition

The owner preference for architectural style should be compatible with the opportunities and constraints of the Homesite. The exterior and interior character of the Residence which meets the lifestyle needs of the owner will be placed into functional relationships by the architect. The builder will execute the lifestyle elements of the owner and the functional design relationships of the architect to create outdoor and indoor living spaces that work in context with each other and enforce the architectural home style selected.

Home Minimum Size

The goal for The Enclave at Cypress Grove is that each home will increase the long-term value of each property. Excellent design and quality construction are the most important standards for the Residence. The minimum standard size for interior living space for Residences in The Enclave at Cypress Grove is 1,800 sq. ft.

Each Homesite has a defined Building Site. The maximum size for interior living space for Residences should not exceed 75% of the Building Site.

Section Six – Home Design Elements

Building Heights

The building height of a Residence will be the height of the structure, exclusive of chimneys, measured from the established elevation of the Homesite (as per the as-built grading plan from Bestor Engineering) vertically, to the topmost point of the structure. Building heights must comply with the City of Seaside ordinance, which requires that structures not exceed 24 feet above the finish floor elevation (FFE). The FFE shall be a maximum of ten inches above the established elevation of the Homesite.

For new construction where proposed height exceeds 18 feet above FFE, staking and flagging must be erected on-site to demonstrate the dimensions and heights of the ridge line at the highest peak of the roof and around the perimeter of the proposed structure. The staking and flagging must be erected for a full ten days prior to review and approval of the proposed project by the DRC or City of Seaside BAR, as may be required.

When consistent with the architectural style of the Residence, correct placement on the Homesite, appropriate integration into the community context and respect for important view corridors; off-set, split-level homes and 1 ½ and 2-story homes are allowed, subject to review and approval of the DRC.

Special design attention should be given to creating attractive street-side and golf-course side facades. Architectural consistency with the roof forms, parapets, balconies, integration of chimneys and composition of second floor openings, windows and doors is important.

The total square footage of the second floor area should not exceed 50% of the first floor indoor living area, exclusive of first floor space, such as porches or the garage. The massing of the second floor should be off-set and articulated consistent with 5-sided architecture to enhance the character of the Residence and the community.

Exterior Elevations

Quality design is essential for establishing and maintaining the community standard for The Enclave at Cypress Grove. Standards for exterior surfaces are the essential foundation upon which the composition of the site setting and Residences are combined. Four and five-sided architecture is expected for each Residence within the community.

Building elevations will take advantage of the views from the Residence, but the Residence will also be pleasant to view from off-site. All elevations must contain sufficient detail and articulation through use of small visual elements working together in support of the architectural style.

Incorporation of daylighting techniques, overhangs, and use of shade and shadow will add a richness to any architectural design.

Equal emphasis shall be placed on the design, detail and quality of material used on all sides of the Residence. It should be assumed that all exterior aspects of the Homesite and Residence are visible from off-site.

The transition between one Homesite and another is important. Homesites and Residences in close proximity to each other should be sensitive to Building Site elevations, stem walls, floor levels, relationship of massing and the color and composition of materials used.

Building Massing

The hallmark of custom home design is the quality and authenticity of form consistent with the architectural style. The proportion of each design element has a relationship to other design elements. Each Residence under 3,500 sq. ft. of interior living area in The Enclave at Cypress Grove should be composed of at least three visual building masses. For homes greater than 3,500 sq. ft. in interior living area, there should be four visual masses. Visual mass is defined as a minimum of 500 sq. ft. in area, with a depth of 15 feet and have a 2 foot horizontal offset and a 3 foot vertical offset. A primary mass with complementary secondary masses is generally desirable. Dominating individual building masses are discouraged and consistency with the architectural style shall serve as a point of reference for review and approval of building massing.

Exterior Wall Finish Materials

A varied palette of textures is desired to minimize reflectivity of exterior walls and surfaces. The type and placement of exterior materials should work to enhance the overall design composition. A complementary combination and variety of subtle textures is the standard for Residences in The Enclave at Cypress Grove.

Exterior Color

Color is an essential design component. Each architectural style has a corresponding color palette which works best in creating an authentic Residence. Diversity of color can add character to the Residence design within the community context. Highly reflective colors and LRV values are discouraged, as are very dark colors and LRV values on the opposite spectrum. In general, the color palette for The Enclave at Cypress Grove includes the full and rich array of colors associated with the natural coastal environment. Predominant colors within the community should be harmonious with nature and consistent with the use of authentic building materials. Innovative accents created with exterior color can make the Residence more visually interesting within the context of the community.

Color, exterior materials and surface textures will be considered collectively, in order to best determine how each element combines to support the architectural style. Colors within 30 -- 70 LRV may be considered, subject to DRC approval.

Exterior Lighting

All light fixtures should be consistent and complementary to the character and architectural style of the Residence and the community. Strategic illumination of landscape and outdoor spaces is an essential component of The Enclave at Cypress Grove lighting philosophy. Achieving the appropriate balance of reduced lighting which preserves the night skies while permitting lighting necessary for safety considerations and aesthetics is the goal. The function, safety and aesthetics of light fixtures used should be considered. Fully shielded and diffused lighting, which conceals the light source will enhance the overall site and Residence design.

A 90 degree cut-off should be used for all ground mounted landscape and driveway lighting. Outdoor wall or ceiling mounted light fixtures should incorporate translucent or opaque light shades and contain no more than 40 watts total.

In select circumstances, 12 volt halogen up-lighting or moon-lighting of specimen plants may be permitted if light spill into the night sky is avoided.

Lighting within water features should be discreet and the impression should be of the effect of the light, rather than the light itself.

Wall-mounted security or motion sensitive lights which have narrow, directional light patterns are not permitted. All security lighting must be motion sensor activated, with a 5-minute cut-off.

Front Entries

Well-proportioned front-entries, consistent with the architectural style of the home create an important visual statement and are a key defining characteristic of the Residence. The elevation of the front entry in relationship with the driveway arrival sequence, courtyards, steps, walls, fences, accent plantings and exterior lighting are all important design elements in the transition space leading to the primary front-door entry.

Door Materials and Design

Entry doors should complement and accent the design style of the Residence. Front entry doors should be constructed of wood, or wood and glass combinations. Custom metal doors or architectural composites which are consistent with the architectural style of the home may be considered on an individual basis. Primary doorways should be recessed a minimum of 12" as evidence and as a demonstration of quality construction. Sliding glass doors are discouraged. If functionally consistent with the style of the Residence, sliding glass doors must be recessed, not easily visible and should receive design detail attention. Other door styles, such as bi-folds, and retractable doors, consistent with the architectural design of the Residence may be approved. Solid metal, mechanical room doors which are visible, must be attractive and custom-patterned. All mechanical room doors should be screened from view. Security and screen doors are allowed for interior openings, but are not permitted facing the street or golf course.

Roof Forms and Dimensions

Roofs are an integral part of the design decisions for a Residence in The Enclave at Cypress Grove. Five sided architecture is required. The ability to view roofs within and throughout the community due to terrain make roof design a key consideration. A three-dimensional roof massing program is important. Roof massing, including pitches and overhangs consistent with the architectural style is required. Roof shapes should be based upon the configuration of the primary structural forms and roof breaks should be provided where it is appropriate to address long ridgelines. Simple pitched or sloping gable, hip or shed roof forms consistent with the architectural style are strongly preferred. Attention to the proper proportion of each roof element to the whole and to the Residence is expected. Detailed attention should be given to the fascia, eaves, flashing, plumbing vents, flues, etc.

Roof Materials

Roof materials should be consistent with the architectural style selected for the Residence. Non-reflective materials must be used and consideration given to off-Homesite views to any sloping roof. Roof materials should be the same color or generally a shade darker than the primary wall color. Texture and color tone of roofing material will be considered by the DRC. All roof materials shall be fire rated. Asphalt, Fiberglass, Composition, Clay, Concrete and Stone are all acceptable roofing materials, but other roofing materials will be considered on a site-specific basis and may be approved by the DRC, if deemed appropriate. Metal roofs are discouraged.

Roof Functional Details

All extrusions should be painted or stained to match the adjacent roofing material. Placement of pipes and vents that penetrate the roof should be combined, where possible, and projected in a common enclosed stack or false chimney to minimize visual impact. Placement of vents should be in the least visually intrusive location possible.

Structural Supports

Structural supports should be consistent with the architectural style and in proper proportion to the height and relationship to the overall mass of the supported element. Generally, for articulated wood supports, this is a minimum of 8 inches x 8 inches and, for stone, the minimum is 12 inches x 12 inches.

Window Materials and Design

Window systems and materials are important in conveying an authentic commitment to the architectural style selected. Wood, aluminum, fiberglass, vinyl, or copper, bronze or steel clad windows may be acceptable. Window frames must be non-reflective. There should be a dimensional quality to the windows. The effect of the combination of configured cladding and lights should be to enhance the style of the Residence.

Consistent with the style of the residence, windows should be recessed to provide additional emphasis. Exterior headers or trim should be constructed of authentic material and proportionate with the size of the window. Unique window shapes and stained or opaque glass which enhances the style of the Residence may be used as accents subject to the approval of the DRC.

Energy-efficient and ultraviolet protective window glazing is allowed, but highly reflective or colored glazing is not permitted. Window screens may be used, but should cover the entire window or doorway and should be darker in color. As approved by the DRC, retractable rolling shutters may be allowed if the track system is integrated into the wall.

Chimneys and Appurtenances

All building projections shall be compatible with the height requirements and should complement in design, composition and color the material of the surface from which they project. Design measures should be taken to minimize visual intrusion of chimneys, appurtenances and projections. Exterior chimneys shall be constructed of masonry, stone or stucco and receive a finish matching the architectural style, detail, color and materials of the Residence. Custom metal hoods, and chimney terminations which conceal spark arrestors should be incorporated into chimney design.

Chimney assemblies include the chase, flue, spark arrestor and chimney cap. A 3 foot x 3 foot guideline for the area of a chimney is based upon a single flue assembly. The maximum height of a chimney assembly is 5 feet when located on a sloped roof and 4 feet when on a flat roof section. Skylights, if incorporated, should be clear or bronze, not opaque white.

Walls, Fences, Site Stairs and Gates

The construction of uninterrupted lengths of wall is discouraged. The perimeter of the Building Site or boundaries of the Homesite should not be delineated by a wall.

Use of landscape trees and shrubs for defining spatial limits and providing privacy is preferred. Retaining and demising walls should be used on a limited basis in conjunction with landscaped areas.

Shared party walls are discouraged and shall not be permitted, unless approved specifically by the DRC.

Chain link and solid wood fencing is prohibited.

Common walls for Homesites abutting the golf course require compliance with The Enclave at Cypress Grove Associations standard. An Owner erecting a golf-course frontage wall should contact the Association for further information. Refer to Appendix H.

Solid Privacy Walls, View Walls, and Combination Fences require detailed submittals of materials and placement on Homesite. Every wall must be approved by the DRC. The Appendix of these Design Guidelines provide additional information regarding wall design. Use of Carmel Stone is consistent with The Enclave standard.

Outdoor Stairs

In general, outdoor stairs are discouraged. Outdoor stairs, which are an integrated part of the structure may be approved on an individual basis by the DRC and if deemed necessary by the City of Seaside BAR. Outdoor stairs must be structurally and architecturally integrated into the design of the Residence and must have a solid enclosure and solid stairs, risers and treads. Architectural design details consistent with the Residence must be incorporated into an integrated outdoor staircase.

Garages

Garage doors should be consistent with the style of the Residence and should be oriented away from any street, where possible. Concealed and screened garage doors are preferred. Garage doors should be recessed 24 inches and there should be a minimum of 18 inches of space between adjacent garage door openings. Surface-mounted lights are not permitted in garage door soffits. Garage doors should not exceed 8' in height or 10' in maximum width of the opening. Double-bay garage doors or alternate configurations will be considered on a design specific basis. The exterior material, veneer, custom pattern, and color of the garage door must be approved by the DRC. Metal garage doors are discouraged. Consistency with the architectural style of the home and the aesthetic contribution are the criteria for review of garage doors submittals.

On an individual basis, the DRC may consider an integrated guest parking bay when the guest parking bay is designed with sufficient landscaping and attention to detail.

Accessory Structures

All accessory structures must be consistent with the architectural style of the primary Residence and meet the same guidelines applied to the Residence. This includes material, texture, color and architectural style. Storage of recreational vehicles and sports equipment should be accomplished off-Homesite.

Trim and Accents

All trim is expected to be constructed of genuine material; including wood, concrete, stone, tile. Trim and accents should be integrated, rather than applied, in order to best enhance and complement the style of the Residence. Trim which is manufactured or constructed of composite material is discouraged and may be considered on a design specific basis, subject to submission of material samples and application.

Ornamentation and Details

Ornamental details will be reviewed based upon quality, appearance, and contribution to the authenticity of the architectural style. Functional elements should be decorative elements and decorative elements should be in scale and proportion so as to appear as functional elements as well. Creative details consistent with the architectural style of the home should be used in design of all visible ornamental elements including posts, brackets, railing, trim, molding, transoms, sidelights, fixtures and hardware.

Section Seven – Landscape Design

Integration of Landscape with Architectural Style of the Home

The landscape design of the Building Site and enhanced outdoor living and landscaped areas should be an aesthetic showcase for the Residence. It is essential that the selection of plant materials and combination of landscape and hardscape elements complement the architectural style of the Residence. The landscape is an extension of the Residence and serves to complete the architectural design statement of the Residence. At The Enclave at Cypress Grove, the landscape is an essential component of the aesthetic statement of the community. As such, the landscape installation should be complete prior to final post-construction approval and occupancy of the Residence. The landscaping shall comply with the City of Seaside Landscape Standards found in Chapter 17.30.040 of the City of Seaside Municipal Code.

Planting Zones

There are two planting zones within the Homesites at The Enclave at Cypress Grove. The first plant zone is the Landscape Control Area . The second plant zone is the Private Landscape Area on the Homesite, which may be visible from off-site, streets, neighboring Homesites and the golf course and includes private area landscape. The landscape treatment in the Landscape Control Area should be consistent with the overall vision of The Enclave at Cypress Grove. Plantings and hardscape elements in the Private Landscape Area should relate closely in character to the Residence. Discipline in proportion, scale, textures, patterns, colors should be used in plant selections and materials of hardscape design.

Grading and re-contouring in conjunction with landscaping is only permitted when in conformance with the CCRs, drainage requirements, and which incorporate the adjacent Homesite elevations, slope and grading conditions.

The Homeowner's Association has maintenance control over the Landscape Control Area until such time as the Homesite is sold to a third party owner. At that time, the maintenance of the on-Homesite landscape within the Landscape Control Area becomes the responsibility of the Homesite owner. The DRC will consider any proposed modifications to the landscape within the Landscape Control Area in conjunction with the overall landscape design of the Homesite and Residence. The landscape architect should determine which areas of the site and portions of the Homesite are Private Landscape Areas and design accordingly.

Layering of plant species is encouraged to provide depth and variety in massing forms. Plants arranged behind one another in combinations of height, color and texture are important in creating focal areas. Density and intensity of planting arrangements should vary throughout the site and Plant Zones.

The Private Landscape Area may include both native and adapted plants which are acclimated to the Monterey Bay region. Diverse species may be used to

accentuate the site and Residence architecture. Hardiness of plants, low water needs and ease of maintenance should be considered in areas of the Private Landscape Area which are difficult to access after installation.

In addition to native and adapted low water use plants, the Private Landscape Area may include exotic and lush plantings concealed within private building areas and free-standing walls.

Approved and Prohibited Plant Lists are provided in Appendix A and B for reference.

Landscape Architect and Landscape Contractor Selection

The landscape architect /or experienced landscape consultant is an important member of the design team and the landscape design should be included during the conceptual design discussions of the site and Residence. A licensed landscape architect should be used or a custom residential landscape designer that has been pre-qualified by the DRC. The quality of the landscape contractor selected to install the plant material, irrigation system and elements of the hardscape and garden structures is very important. The landscape contractor has responsibility to execute the design consistent with the Residence architect and landscape architect. Survivability of plant material, integrity of outdoor structures and site drainage are all affected by the landscape contractor implementing the landscape plan.

Creating the Outdoor Environment

Plant materials and garden or outdoor structures give additional aesthetic form to the site and create outdoor living spaces which take advantage of the favorable climate and beautiful views. Plant materials which thrive in the varying seasons and provide accent color are encouraged. A list of Approved and Prohibited Plants has been provided for ensuring that an appropriate and rich plant palette is used. Fluid transitions between indoor and outdoor living areas should be well-crafted and be an asset for the owner and aesthetically pleasing from off-site locations where the landscape and outdoor living areas can be viewed. Privacy and definition can be given to outdoor space by creative use of tree overstories, shrub and hedge spatial definition, ground-level plantings and raised planting beds. Vines on site walls and fences serve as a design accent and increase privacy within the landscape interface of adjacent Homesites. In general, privacy is best accomplished by dense and layered landscaping which is preferable to solid perimeter walls.

Established Vegetation

If established vegetation exists on the Homesite, it should be retained in place, where possible, and integrated into the landscape design or transplanted. Prior to commencement of construction, existing trees and plant material should be inventoried on a site map. No removal of existing on-site vegetation or plant material is allowed without the approval of the DRC.

When determined necessary and subject to DRC approval, existing vegetation; other than "signature" cypress, pine or oak; may be relocated on a Homesite or replaced with like species of equal or greater size and quantity.

Native and Low-Water Use Plant Palette

Each Residence must utilize native, adapted, low water use varieties as listed on the Approved Plant List. Natives and near natives are preferred. Plants used within The Enclave at Cypress Grove must comply with the City of Seaside regulated permitted and prohibited plants. A list of Approved and Prohibited Plants are provided in Exhibit A and B.

Species are intended to provide community identity and continuity while allowing for individual creativity. The DRC or City of Seaside BAR may approve plant species not listed on the approved plant list on a site-specific basis. Additionally, fire safety and wind tolerance should be considered when selecting plant species.

Irrigation Systems

In addition to on-site drainage retention basins and rainwater harvest and reuse systems, automatic irrigation systems are appropriate for climate-sensitive and seasonally adjusted water delivery to landscape plants. A professional irrigation design consultant or landscape architect experienced in installation should be used to ensure that an efficient watering system is installed. Promotion of healthy plants and minimization of water usage are the outcomes of a quality irrigation system. Irrigation systems may not negatively effect hardscape, adjacent walls and structures.

All landscape areas must be watered by an automated irrigation system until established. Those species which can be sustained without supplemental irrigation once established may be removed from the automated water system once established. Overspray and run-off is not permitted.

The design of the irrigation system must meet established criteria and may require approval by the local water service provider.

Slope Landscape Treatments

Slope treatments should give proper consideration to erosion control in addition to the aesthetic integration with the site landscape design. Terraced and off-set slope treatments which create landscape planting areas are encouraged in

order to visually provide relief to the uninterrupted treatment of a slope area. Appendix G graphically illustrates terraced slope treatments.

Landscape Control Area

A Landscape Control Area is established to run adjacent to the street. This Zone incorporates the Public Utility Easement (PUE) area and the slope area between the PUE and the Building Site. The Homeowner Association has maintenance responsibility for the landscape within the Landscape Control Area until such time as the Homesite is sold. Upon sale of the Homesite, the maintenance, including irrigation of the Landscape Control Area is the responsibility of the owner. Removal, replacement or modification of plants within the Landscape Control Area will be considered by the DRC in conjunction with the overall landscape design plans for the site and Residence. The Landscape Control Area boundaries are shown in Appendix K.

Exterior Lighting

All outdoor landscape lighting must be low voltage and have a 90 degree cut-off for all ground mounted landscape and driveway lighting. Outdoor wall or ceiling mounted light fixtures should incorporate translucent or opaque light shades and contain no more than 40 watts total.

In select circumstances, 12 volt halogen up-lighting or moon-lighting of specimen plants may be permitted if light spill into the night sky is avoided.

Lighting within water features should be discreet and the impression should be of the effect of the light, rather than the light itself.

Wall-mounted security or motion sensitive lights which have narrow, directional light patterns are not permitted.

Drainage

Consistent with the requirements of the City of Seaside, all drainage must be contained on-site in an engineered system of directed run-off zones and catchment areas. The site drainage plan will be reviewed and approved by the DRC and the BAR in conjunction with the comprehensive Building Site plan and Residential design submittal.

Section Eight – Design Review Process

Design Review Committee

As set forth in the CCRs, the Design Review Committee (DRC) shall be created by the Homeowner Association Board and shall consist of three or more members. It is the Owner's responsibility to become familiar with the restrictive covenants, design guidelines, rules of The Enclave at Cypress Grove, the roles and responsibilities of the DRC members, and the requirements of the City of Seaside.

Members of the DRC shall be from the membership of the Association. Members appointed by the Declarant need not be a member of the Association. A member of the Committee is not required to be an architect. In the event an architect is not a member of the Committee, the Committee may retain the services of an architect as a consultant as needed. Each person shall hold office until such time as he or she has resigned or been removed and a successor has been appointed.

The Declarant may remove any Committee member appointed by the Declarant, with or without cause, and with or without notice to the membership. Any member may resign by giving written notice stating the effective date of the member's resignation. Acceptance of the resignation is not necessary to make it effective.

The function of the DRC shall be to consider and approve or disapprove any plans, specifications, or other material submitted to it for the erection, construction, reconstruction, installation, alteration, placement, or maintenance of any Residence, structure, buildings or other improvements on Homesites, or for the alteration or remodeling of or construction of additions to any existing structures on Homesites or for the landscaping and planting on any Homesite. The DRC may adopt rules as provided in these Design Guidelines to see that all plans submitted to it for approval are in conformity with the declaration and rules of the association and to perform other such duties that may be delegated to it by the Declarant of the Homeowner's Association Board. The Committee may from time to time, in its sole and absolute discretion, amend and repeal the rules and establish standards and procedures and guidelines for architectural design.

The DRC shall meet from time to time, as needed, to adequately perform its duties hereunder. The Committee's actions on matters shall be by majority vote of the Committee. Any action required to be taken by the Committee may be taken without a meeting if a consent in writing setting forth the action so taken is created and the "action in lieu of a meeting" is unanimous by all Committee members. The powers of The Enclave at Cypress Grove DRC shall be in conjunction with and in addition to all Design Review requirements of the City of Seaside. The Committee shall keep and maintain a written record of all actions taken at Committee meetings or recorded actions in lieu of a meeting. Members of the Committee may receive compensation for services rendered, including reimbursement for reasonable expenses incurred by them in connection with the performance of any Committee function.

Provided the Committee Members of the DRC act in good faith and with due diligence, neither the Committee or any member shall be liable to any Owner, or any other person for any damage, loss, or prejudice suffered or claimed on account of approval or denial of any plans, specifications or materials, whether or not defective, construction or performing any work, whether or not pursuant to approved plans, specifications or materials, development or manner of development of any land within The Enclave at Cypress Grove, or performing any other function pursuant to the provisions of this declaration.

The Committee may employ the services of an Architect, Landscape Architect, engineer, or any other person to render professional advice and may pay a reasonable compensation for services. Compensation for professional consulting services may be charged to any Owner who submitted plans, specifications, or materials requiring review; provided the Owner has been informed in advance of the anticipated charge. The amount of the charge does not have to be disclosed to the Owner in advance of incurring the charge.

A representative of the City of Seaside staff or member of the Seaside Board of Architectural Review (BAR) may serve as an ex-officio, non-voting member of the DRC.

Design Review Process and Submittal Requirements

The Design Review Process for The Enclave at Cypress Grove is established to provide owners, design professionals and building contractors with the tools necessary to create an exceptional community. Prior to initiating the submittal process, please contact the Homeowner's Association management company and verify the current submittal requirements and consistency with the most current City of Seaside Zoning Code and the Design Guidelines of The Enclave at Cypress Grove. No improvements should be made, without obtaining prior approval of the DRC. Approvals by the DRC are independent from approval of the City of Seaside BAR. Approvals granted by one committee are not a guarantee of approval by other governing agencies. The design review process is progressive, ideally it is collaborative, with a shared commitment to create and enhance the beauty of a neighborhood nestled within two outstanding golf courses and in sight of the gorgeous Monterey Bay.

The process is intended to assure compliance with these Design Guidelines, and support the preservation and appreciation of home values. The process is divided into seven phases as follows:

1. Association Pre-Design Conference with Association Management and Consulting Architect, on-site meeting
2. HOA Complete Preliminary Design Submittal and review and approval by DRC
3. City of Seaside BAR, if required
4. HOA Complete Final Design Submittal and review by DRC
5. HOA Pre-Construction Conference with Association Management and Consulting Architect
6. HOA Construction in Progress by Association Management
7. HOA Post-Construction Inspection by Association Management, Consultant Architect, and DRC

No construction activity related to any proposed Improvement shall be allowed to commence on any Homesite until the first five phases of the design review process are completed and approved by the Association, DRC and City of Seaside BAR. The last phase is a post-construction review and approval by the DRC prior to use or occupancy of the Improvement.

Minimum Submittal Requirements.

In order to assist an Owner in preparation of specific submittals, The Enclave at Cypress Grove Association and the DRC has established a series of minimum submittal requirements for each stage of the design review process. It is the Owner's responsibility to see that these minimum requirements are met and are received by the Association in adequate time to allow for the DRC to give proper consideration and review.

Any specific submittal that does not meet the outlined minimum requirements will not be considered by the DRC and will be returned to the applicant. The Owner is strongly encouraged to ensure complete submittals to ensure timely review. Incomplete submittals are not the responsibility of The Enclave at Cypress Grove Homeowner Association, the Consulting Architect or the DRC.

Beyond the outlined minimum submittal requirements, any additional information, photographs, or material samples that can be provided to clarify, illustrate or otherwise aid the DRC in the design review process is encouraged.

All submittals shall be made in duplicate. One copy should be full size for the Consulting Architect and the DRC. The second set should be 11" x 17" to be used by the Association Community Manager as a field review set. In addition, the submittal should include a third "loose" copy of the landscaping plan portion of the documents. All submittals shall be coordinated through the office of the Association Manager acting as the authorized property management agent for The Enclave at Cypress Grove. Minimum submittal deadline dates, of at least 15 calendar days prior to the review meeting date, shall be set by the Association and the DRC.

Submittal Fees

The following schedule of fees have been established in conjunction with the outlined scope of proposed work. All fee amounts are subject to periodic adjustment as determined by the Homeowner Association. Fees are assessed to cover the direct and indirect expenses associated with review of the submittal. The Association reserves the right to assess additional charges if consideration of a submittal requires multiple reviews or contains complex elements which obligate the association to incur additional expense in order to ensure compliance with the Design Guidelines.

All checks should be made payable to the Association and must be submitted at the prescribed design review phase. The fees are as follows:

1. New Residence Design Review Fee of \$850, non-refundable, payable at the Pre-Design Orientation phase. This fee is to cover the cost related to reviewing a new home design and its related construction.
2. Existing Home Modification Design Review Fee of \$400 (minimum), non-refundable, payable at the initial submittal phase. This fee is to cover the

cost related to reviewing any proposed modifications, changes, additions, etc., to an existing home. Once the scope of the proposed work is determined, an adjustment (either a refund or an additional charge) will be issued.

3. New Residence Maintenance Fee of \$750, non-refundable, payable at the Pre-Construction Conference phase. This fee is to cover the cost related to normal wear and tear caused by construction vehicles on the Association's privately owned and maintained streets.
4. Construction Compliance Deposit of \$5,000, refundable, payable at the Pre-Construction Conference phase. This deposit is to ensure that all construction complies with all applicable standards of the Design Guidelines and the Declaration. Failure to comply with said standards will result in the forfeiture, in the favor of the Association, of any portion or all of this deposit. Forfeiture of deposit shall in no way limit or restrict the enforcement of any other provisions relating to non-compliance. This deposit will be required in the full amount for all new home construction and will be pro-rated, at the discretion of the DRC, for any other scope of construction modifications, changes, additions, etc., to an existing Residence. The deposit shall be in the form of a cash payment.

Submittal Fee Adjustments

All fees as outlined are subject to periodic adjustment as determined necessary by the Association. In addition, under most conditions, the design review process is a linear one with continued movement in a forward direction. However, certain projects might back track and repeat a particular phase of the total design review process. When this occurs, an additional design review fee over and above the amount scheduled above shall be paid on a pro-rated basis as determined by the DRC considering the particular phase of the design review process that was required to be duplicated or repeated.

Reviews of Submittals

The DRC shall conduct reviews of submittals on an as-needed basis when complete submittals are made to The Enclave at Cypress Grove Association. Once established, the DRC shall schedule regular monthly meetings. Minimum submittal deadline dates, at least 15 calendar days prior to the review meeting date, will be set by the DRC.

The Owner or an owner's representative shall not attend any meeting of the DRC unless specifically requested by the DRC. The DRC will endeavor to respond in writing within 14 calendar days after the review is completed by the DRC, provided that the submittal is in accordance with the requirements outlined. Official results of reviews will not be discussed over the telephone by members of the DRC with an

Owner or an owner's representative. Only those responses from the Association to the Owner or owner's representative that are made in writing are considered to memorialize the decisions of the DRC.

Enforcement

These Design Guidelines shall be enforced by the Association as provided herein or in the Declaration. The DRC reserves the right to waive, vary, or otherwise modify any of the standards or procedures set forth herein at its discretion, for good cause shown. Notwithstanding this, the Design Guidelines may not conflict with the provisions of the Declaration. If a conflict between the Design Guidelines and CCRs occurs, the CCRs take precedence.

Approval by the DRC, at any phase of the design review process as outlined herein, for any Improvement refers only to the Design Guidelines and in no way implies conformance with any government regulations. It shall be the sole responsibility of the Owner to comply with the City of Seaside and all applicable government regulations, ordinances, and procedures and to adequately coordinate such required governmental reviews with the process and procedures outlined in these Design Guidelines.

Pre-Design Conference

This first meeting will include an overview of The Enclave at Cypress Grove design philosophy and character of the community. The intent is to introduce the Owner to the design goals of the community and review the process for design submittals, reviews and approvals. At the meeting, the Owner and/or his architect will propose an architectural style and a site concept and present illustrative sketches of the proposed Residence and the site layout. Often, two meetings are required to complete the pre-design orientation and conference. The second meeting should occur on-site to allow the discussion to occur in context of the building pad elevation and context of the Homesite within the community. During this phase, the Owner or the owner's representative must meet with an Association representative and Consulting Architect to review the Design Guidelines, particular Homesite aspects, and other conceptual design criteria of the Owner. This occurs before any designs or plans are prepared. Specific submittal requirements of this phase include:

1. Written confirmation, in the form of a letter prepared by the Owner, authorizing any representative to act on behalf of the Owner in all matters related to the Design Guidelines and the design review process.
2. Payment of the applicable Design Review Fee

This phase is intended to offer insight and guidance prior to initiating the Preliminary Design Submittal phase. As such, no formal submittal review and no written response by the DRC will typically occur during this phase.

Preliminary Design Submittal

During this phase the Owner's conceptual submittal package is reviewed by the DRC to ensure conformance with the Design Guidelines. This occurs before the Owner finalizes the design. In general, the site plan submitted should fully identify the resources and constraints on lot and show property lines, easements, setbacks, building footprint, topographic survey, drainage patterns, existing vegetation on site, identification of the established plant zones in a bubble diagram, view corridors, prevailing wind directions, seasonal orientation, relationship to street frontage, golf course and roadway intersections, driveway options, and any unique opportunities or constraints that will be addressed. Specific minimum submittal requirements of this phase include:

1. Survey and Topography Exhibit. (Scale of 1 inch equals 20 feet)
 - a. The surveyor of record for Seaside Resort Estates, with respect to topographic and mapping information, is Bestor Engineering. The surveyor used for on-site staking (property corner pins, Building Envelope corners) is Bestor Engineering. All submittal package drawings and representations must be based upon actual on-site datum and shall not be based upon any assumed datum.
 - b. Show and label existing topographical lines.
 - c. Show and label boundary lines and Homesite dimensions.
 - d. Show and label existing utilities and stubouts.
 - e. Show and label adjacent streets, common areas, etc.
 - f. Show and label flood prone areas and easements.
 - g. Show and label all setbacks
2. Site Plan. (Scale of 1 inch equals 20 feet)
 - a. The site plan drawing as referenced herein must be prepared to include and reflect the above outlined Survey and Topography Exhibit requirements in addition to the following requirements.
 - b. Show and label all major natural terrain features.
 - c. Show and label all Protected Plants.
 - d. Show and label the Private Landscape Area,
 - e. Show and label the complete extent of all site development elements or Improvements.
 - f. Show and label the Construction Area Limit.
 - g. Show and label all driveway treatments.
 - h. Show and label all utility services.
 - i. Show and label all major site drainage treatments.
 - j. Show and label all modified topographic contour lines at no greater than two foot intervals. Show and label all proposed major site grading treatments.

- k. Show and label all parking spaces including related screening treatments.
 - l. Show and label all buildings including specific finished floor elevation value call-outs.
 - m. Show and label all patios, courtyards, terraces, etc. including specific finished deck/grade elevation value call-outs.
 - n. Show and label all wall conditions including specific top of wall elevation value call-outs.
 - o. Show and label all utility and service equipment locations and related screening treatments.
 - p. Show and label the "average natural grade elevation(s)" contour as it relates to the Improvements.
3. Building Pad Elevations (Scale of 1 inch equals 20 feet)
- a. Show and label existing natural topographical contour lines at not greater than 2 foot intervals to a distance of not less than 20 feet beyond any Improvement.
 - b. Show and label contour values measured at intervals around the perimeter of the Building Pad that is being evaluated.
4. Landscaping Plan (Scale of 1 inch equals 20 feet minimum)
- a. Show and label all existing on-site vegetation
 - b. Show and label the Landscape Control Area and the Private Landscape Area that will require landscaping treatments. Show and label all major specimen plant locations and design effects. Provide a scheduled summary of required plantings, specific plant density calculations, and general plant specimens.
5. Floor Plans (Scale of one-eighth inch equals one-foot minimum)
- a. Show and label all finish floor elevation(s) values.
 - b. Label all major room names.
 - c. Show and schedule all enclosed living area square footage totals.
 - d. Show and label the locations of all utility and service equipment and the related screening treatments.
6. Roof plans (scale of one-eighth inch equals one-foot minimum)
- a. Show and label all major components and materials including a general concept statement of proposed material color schemes.
7. Elevations (Drawn to the same scale as the Floor Plans)
- a. All major exterior building elevations shall be represented.
 - b. Show and label all existing contour grades and proposed finished contour grades.

- c. Show and label all top-of-wall and top-of-roof elevation call-outs or dimensions for all major building components.
 - d. Show and label all major exterior materials and include a general concept statement of proposed material color schemes.
 - e. Show and label all top-of-wall elevation call-outs and material specifications for all utility and service equipment screening treatments.
8. Preliminary site staking
- a. To assist the DRC in its evaluation of the preliminary design submittal, the Owner shall provide preliminary staking at the locations of the major corners of the Structure and the related major Improvements. A minimum of ten location points will be required. Staking and flagging to indicate height of structure for each side of the Residence should be included, when the height exceeds 18'.
 - b. Submit a "key plan" identifying and correlated to the actual labeled and flagged staking location points. Include a written certification of the layout and a summary of the location points existing natural grade values all as prepared and field verified by the Owner's registered surveyor.
9. Miscellaneous requirements
- a. Any other drawings, scaled models, materials, or samples prepared by the Owner or as requested by the DRC that will aid the DRC during this phase of the design review process.

Preliminary Design Submittal Review.

Upon receipt of a complete submittal package that meets the above outlined minimum submittal requirements, the DRC will review the preliminary design submittal and provide a written response to the Owner.

City of Seaside Board of Architectural Review

The Design Guidelines for The Enclave at Cypress Grove have been presented to the City of Seaside for presentation to the Board of Architectural Review (BAR). The relationship between the DRC, the City of Seaside, and the BAR is collaborative with a shared commitment to excellence in design and construction. At the time of the Pre-Submittal Conference, the Owner or Agent should discuss with the Homeowner's Association the process of coordination between the DRC and the BAR. The Association will provide the City of Seaside with a schedule of DRC meetings and the BAR may designate one of its members to be a non-voting, participating member of the DRC. Modifications or changes to the Design Guidelines will be presented to the BAR prior to adoption by the DRC. If BAR approval is required, then upon obtaining Preliminary Design Submittal

approval from the DRC, the Owner or Owner's Agent should submit to the BAR. Submittals to the City of Seaside BAR shall comply with the submittal requirements of the City.

Final Design Submittal

Upon obtaining approval from the City of Seaside BAR of the Preliminary Design Submittal approved by The Enclave at Cypress Grove DRC, the Owner may prepare the refined and complete package for Final Design Submittal to the DRC.

During this phase, the Owner's refined submittal package is reviewed by the DRC to ensure consistency with the previously approved Preliminary Design Submittal and the Design Guidelines. Specific submittal requirements of this phase include:

1. Survey and Topography Exhibit (scale of 1 inch equals 20 feet)
 - a. All requirements as outlined above.
2. Site Plan (scale of 1 inch equals 20 feet)
 - a. All requirements as outlined above.
- (3) Average Natural Grade Calculation Diagram (scale of 1 inch equals 20 feet)
 - a. All requirements as outlined above.
- (4) Landscaping Plan (scale of 1 inch equals 20 feet minimum)
 - a. Show and label all Protected Plants, with specific inventory noting of those specimens within 20 feet of Improvement.
 - b. Show and label all area that will require landscaping treatments. Show and label all plant container specimen locations and all planting treatments including irrigation schemes for all planting areas. Provide a scheduled summary of required plantings including disturbed area calculations, specific plant density calculations, and specific plant specimen selections.
 - c. Show and label all areas that will require landscaping treatments. Show and label all plant container specimen locations and all planting treatments. Provide a scheduled summary of all plantings including specific plant specimen selections.
- (5) Floor Plans (scale of one-quarter inch equals one foot)
 - a. Show and label all finish floor elevation(s) values.
 - b. Label all major room names.
 - c. Show and schedule all enclosed living area square footage totals.

- d. Show and label the locations of all utility and service equipment and the related screening treatments.
- (6) Roof plans (scale of one-eighth inch equals one-foot minimum)
 - a. Show and label all major components and materials.
- (7) Elevations (scale of one-quarter inch equals one foot)
 - a. All major exterior building elevations shall be represented.
 - b. Show and label all existing contour grades and proposed finished contour grades.
 - c. Show and label all finish floor elevation(s) lines and values.
 - d. Show and label all top-of-wall and top-of-roof elevation call-outs or dimensions for all major building components.
 - e. Show and label all major exterior materials.
 - f. Show and label all top-of-wall elevation call-outs and material specifications for all utility and service equipment screening treatments.
- (8) Exterior Lighting Plan
 - a. Show and label all exterior lighting to be developed in conjunction with the proposed Structure or other related Improvements.
 - b. Show and label all exterior lighting to be developed in conjunction with the proposed landscaping treatments.
 - c. Schedule all proposed lighting fixtures by type, location, description, shielding, and lamping requirements.
- (9) Balance of drawings
 - a. Balance of drawings required will be the complete drawings and specifications in sufficient detail for construction and subsequent City of Seaside Building Code approval.
- (10) Exterior materials and color sample board
 - a. Samples must be presented on an 18" x 24" board (at least 1/8" thick) clearly marked with Owner's name, filing date, and Homesite number. All samples must be identified with manufacturer's specification including name, product number, color, and light reflectance value.
 - b. Specific material samples and colors shall be made for (as applicable) the main body material, trim, roofs, window frames, doors, and accents. In addition, include manufacture's specification of window glazing.
- (11) Miscellaneous requirements

- a. Any other drawings, scaled models, materials, or samples prepared by the Owner or as requested by the DRC that will aid the DRC during this phase of the design review process.

Final Design Submittal Review

Upon receipt of a submittal package that meets the above outlined minimum submittal requirements, the DRC will then review the final design submittal and provide a written response to the Owner.

Modifications to Existing Residence

Modifications to the Homesite, Landscape, or Exterior of the Residence require submittal to the DRC and payment of a submittal fee. Contact the Association to discuss submittal requirements.

Pre-Construction Conference

During this phase, the Builder meets with a representative of the Association, Consulting Architect and/or DRC representative to review and/or complete the following requirements and to review the Construction Regulations. This occurs prior to any commencement of construction.

1. Final site staking
 - a. To assist the DRC in its evaluation during this phase, the Owner shall provide final staking at the locations of the major corners of the Structure and the related major Improvements. A minimum of ten location points will be required. Height stakes and flags shall be installed as required.
 - b. Submit a "key plan" identifying and correlated to the actual labeled and flagged staking location points. Include a written certification of the layout and a summary of the location points existing natural grade values all as prepared and field verified by the Owner's registered surveyor.
 - c. Establish, reference, and provide a written certification by the Owner's registered surveyor of the site-specific benchmark point to be used during the subsequent construction phase.
 - d. All plants proposed for transplanting shall be tagged.
 - e. Construction area limit fencing shall be in place.
2. Construction area limit fencing
 - a. That portion of the Building Site that is anticipated to be damaged during construction and that contains all of the proposed Improvements shall be cordoned off as described herein.
 - b. The fencing shall be constructed of a material approved by the DRC

- c. The fencing shall remain intact and securely in place for the entire duration of the construction phase of the project.
3. Construction area plan (scale of 1 inch equals 20 feet)
 - a. The Builder shall provide a detailed graphic plan representing the manner and the areas to which all construction activity will be confined to, including: limits of Excavation, size and location for construction material storage, chemical toilet location, construction debris/trash dumpster location, construction trailer location, construction signage location, and construction vehicle parking location.
4. Construction duration schedule
 - a. The Builder shall provide a written time schedule indicating approximate starting and completion dates of all major phases of the construction process.
5. Subcontractor list
 - a. The Builder shall provide a complete written list of all contractors approved by the Builder and/or the Owner for work on the specific project. This list shall be updated continuously throughout the entire construction phase.
6. City of Seaside Permits and Approvals
 - a. The Builder shall provide a copy of the permit card issued by the City of Seaside covering the entire scope of work on the specific project.
 - b. The Builder shall provide a copy of the City of Seaside approved site/grading plan for the project.
 - c. The Builder shall provide a copy of the documentation evidencing approval by the City of Seaside BAR.
7. Construction compliance deposit
 - a. Payment of \$5,000 refundable deposit
8. Maintenance fee
 - a. Payment of applicable \$750.00 non-refundable maintenance fee

Pre-Construction Conference Submittal Review

Upon receipt of a submittal package that meets the above-outlined minimum submittal requirements, a DRC representative will arrange an on-site meeting with the Owner and/or Builder. At that time, the site staking will be reviewed, the applicable fees will be collected and the Construction Regulations (set forth herein) will be reviewed.

Construction-in-Progress Reviews

During this phase the DRC verifies with the Builder that construction is proceeding in compliance with the approved Final Design Submittal and the Design Guidelines.

- a. At any time during construction, a DRC representative may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction-in-progress phase does not constitute either approval of the work in progress or compliance with these Design Guidelines or the Declaration.
- b. The Owner shall be required to provide his registered surveyor's written certification of the actual finished floor slab elevation(s) as installed within one week of the pouring of the floor slabs. In addition, the Owner shall be required to provide a surveyor's written certification of the top of structure elevations, as constructed, prior to post-construction inspection and occupancy.

Post-Construction Inspection

During this phase, the Association and DRC determine whether actual construction has been completed in strict compliance with the approved Final Design Submittal and the Design Guidelines. This inspection occurs when requested in writing by the Owner or builder and prior to occupancy of the Residence. The DRC will provide a written response to the Owner.

Occupancy

The Residence should not be occupied, until the Post-Construction Inspection of the Homesite, Residence and landscape has been completed and approved. A full or partial refund of the Construction Compliance Deposit will be issued to the Owner, based upon the outcome of the Post-Construction Inspection.

Section Nine – Construction Regulations

Construction within The Enclave at Cypress Grove must be done in an orderly, safe and timely manner. Construction cannot commence until the DRC has issued approval of final plans and a building permit has been issued by the City of Seaside.

Before starting construction, the Owner should provide to the Association a copy of the building permit issued by City of Seaside. A Pre-Construction Conference should be held to coordinate the Construction Schedule, List of Contractors and Sub-Contractors and coordination of construction traffic, material deliveries and storage; performance and behavior of construction sub-contractors and labor, protection of the community from any negative effects of construction and maintenance of the construction site on Homesite.

In the event the Owner or Builder fails to comply with the approvals granted by the DRC, the Committee has the right to require compliance using the rules and regulations established in the CCRs.

The Association and DRC will work with the Owner and Builder to establish requirements for placement of construction fencing, dumpsters or roll-offs, portable toilets, specific access routes to the site, and a designated location for storage of materials.

Construction Access shall be designated by the Association. Owners should contact the Association to determine the location of construction access for their Homesite.

Construction Hours will be seasonally adjusted, and will provide reasonable periods on weekends and holidays where construction will not be permitted to occur. Attention should be given to the impact of the intrusion of noise caused by construction and the expectation to mitigate where possible. Owners should contact the Association for current Construction Hours. Construction may be suspended during special events on the golf courses.

Staging, storage and lay-down areas will be designated either within the community, within the Homesite or off-lot. Owners should contact the Association for their designated staging and storage area location.

Protection of materials, supplies, and completed work is the responsibility of the Owner.

The streets within The Enclave at Cypress Grove are private. As such, the size, weight, and turning radius of construction or delivery vehicles may be restricted. Any stains, damage or spills which occur on Association common area as a result of Homesite or Residence construction are the responsibility of the Owner, and must be corrected in a timely manner at Owner expense.

APPENDIX

Appendix A - Approved Plant List

The following plants are approved for use in the The Enclave at Cypress Grove in designated areas. Some of the varieties listed may need protection from freezing, check with your local nurseryman and/or landscape architect.

Approved Plant Materials

Botanical Name	Common Name
<i>Trees</i>	
Aesculus californica	California Buckeye
Alnus rhombifolia	White Alder
Arbutus menziesii	Madrone
Arbutus 'Marina'	Marina Arbutus
Callistemon viminalis	Weeping Bottlebrush
Cercis occidentalis	Western Redbud
Cotinus coggyria	Smoke Tree
Crataegus phaenopyrum	Washington Thorn
Eriobotrya deflexa	Bronze Loquat
Juglans californica	California Walnut
Koelreuteria paniculata	Golden Raintree
Lagerstroemia indica	Crape myrtle
Magnolia soulangiana	Saucer Magnolia
Magnolia stellata	Star Magnolia
Malus spp.	Crabapple
Metrosideros excelsus	New Zealand Christmas Tree
Olea europea	Olive
Pistacia chinensis	Chinese Pistache
Platanus racemosa	California Sycamore
Podocarpus gracilior	Fern Pine
Prunus caroliniana	Carolina Laurel Cherry
Prunus sp.	Flowering Cherry
Pyrus sp.	Flowering Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Sequoia sempervirens	Coast Redwood
Schinus molle	California Pepper Tree
Umbellularia californica	California Bay

Approved Plant Materials

Botanical Name

Common Name

Woody Groundcovers and Shrubs

Abelia grandiflora	Glossy Abelia
Acanthus mollis	Bear's Breech
Arbutus unedo 'Compacta'	Compact Strawberry Tree
Arctostaphylos sp.	Manzanita
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush
Berberis darwinii	Darwin Barberry
Buddleia davidii	Butterfly Bush
Buxus sp.	Boxwood
Calliandra californica	Calliandra
Carpenteria californica	Bush Anemone
Ceanothus sp.	Wild Lilac
Choisya ternate	Mexican Orange
Chondropetalum tectorum	Cape Rush
Cistus sp.	Rock Rose
Correa alba	Australian Fuschia
Cotoneaster lacteus	Cotoneaster
Dendromecon rigida	Bush Poppy
Dietes bicolor	Fortnight Lily
Dietes vegeta	Fortnight Lily
Echium fastuosum	Pride of Madeira
Erica caniculata	Heath
Eriophyllum confertiflorum	Golden Yarrow
Escallonia sp.	Escallonia
Feijowa sellowiana	Pineapple Guava
Fremontodendron californica	Flannel Bush
Garrya elliptica	Coast Silktassel
Gautheria shallon	Salal
Grevillea rosmarinifolia	Grevillea
Heteromeles arbutifolia	Toyon
Hypericum calycinum	Creeping St. John's Wort
Juncus patens	California Grey Rush
Kniphofia uvaria	Red Hot Poker
Lavandula sp.	Lavender
Lavatera sp.	Tree Mallow
Leptospermum sp.	New Zealand Tea Tree
Limonium perezii	Sea Lavender
Lupinus arboreus	Yellow Bush Lupine
Mimulus sp.	Monkey flower
Myrica californica	Pacific Wax Myrtle
Osmanthus fragrans	Sweet Olive

Approved Plant Materials

Botanical Name	Common Name
Phormium tenax	New Zealand Flax
Photinia sp.	Photinia
Pittosporum tobira	Tobira
Plumbago auriculata	Cape Plumbago
Prunus illicifolia	Holly Leaf Cherry
Raphiolepis indica	India Hawthorn
Rhamnus californica	Coffeeberry
Rhus integrifolia	Lemonade Berry
Ribes sanguineum	Flowering Currant
Rosa californica	Californica Wild Rose
Salvia sp.	Sage
Teucrium sp.	Germander
Westringia rosmariniformis	Westringia
Xylosma congestum	Xylosma
Zauschneria californica	Californica Fuschia

Herbaceous Groundcovers and Perennials

Achillea sp.	Yarrow
Agapanthus sp.	Lily of the Nile
Aloe sp.	Aloe
Alstroemeria hybrids	Peruvian Lily
Anigozanthus sp.	Kangaroo Paw
Armeria maritime	Sea Pink/Thrift
Artemesia 'Silver Mound'	Artemesia
Cerastium tomentosum	Snow-in-Summer
Clarkia sp.	Clarkia
Coprosma kirkii	Coprosma
Coreopsis sp.	Coreopsis
Erigeron karvinskianus	Santa Barbara Daisy
Erysimum sp.	Wallflower
Eschscholzia californica	California Poppy
Festuca ovina 'glauca'	Blue Fescue
Fragaria chiloensis	Beach Strawberry
Gaillardia grandiflora	Blanket Flower
Heuchera sp.	Alum Rose
Iris douglasiana	Douglas Iris
Lobelia laxiflora	Lobelia
Lobularia maritime	Alyssum
Narcissus sp.	Daffodil
Oenothera sp.	Evening Primrose
Penstemon sp.	Penstemon

Approved Plant Materials

Botanical Name	Common Name
<i>Romneya coulteri</i>	Matilija Poppy
<i>Sisyrinchium bellum</i>	Blue-eyed Grass
<i>Tagetes lemmonii</i>	Mountain Marigold
<i>Thymus</i> sp.	Thyme
<i>Tulbaghia violacea</i>	Society Garlic
<i>Zantedeschia aethiopica</i>	Calla Lilly

Ferns

<i>Adiantum pedatum</i>	Western Maidenhair
<i>Dryopteris arguta</i>	Coastal Wood Fern
<i>Polypodium californicum</i>	California Polypody
<i>Polystichum munitum</i>	Western Sword Fern
<i>Pteridium aquilinum</i> var. <i>pubescens</i>	Bracken Fern
<i>Woodwardia fimbriata</i>	Giant Chain Fern

Vines

<i>Bougainvillea</i> sp.	Bougainvillea
<i>Campsis radicans</i>	Trumpet Creeper
<i>Clematis armandii</i>	Evergreen Clematis
<i>Convolvulus</i> sp.	Morning Glory
<i>Ficus repens</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Hardenbergia violacea</i>	Happy Wanderer
<i>Jasminum polyanthum</i>	Pink-flowering Jasmine
<i>Rosa</i> sp.	Rose
<i>Solanum douglasii</i>	Potato Vine
<i>Tecomaria capensis</i>	Tecomaria
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Vitis californica</i>	California Grape

Native Grasses and Wildflowers

<i>Danthonia californica</i>	Oatgrass
<i>Deschampsia caespitosa</i>	California Hairgrass
<i>Elymus glaucus</i>	Blue Wildrye
<i>Elymus pacificum</i>	Pacific Wildrye
<i>Festuca californica</i>	California Fescue
<i>Festuca glauca</i>	Blue Fescue
<i>Festuca idahoensis</i>	Idaho Fescue
<i>Festuca rubra</i> 'Molate'	Molate Red Fescue

Approved Plant Materials

Botanical Name	Common Name
Hordeum brachyantherum	Meadow Barley
Lupinus nanus	Sky Lupine
Nasella lepida	Small Flowered Stipa
Nasella pulchra	Purple Needlegrass
Sisyrinchium bellum	Blue-eyed Grass
Stipa or Nasella cernue	Nodding Needlegrass
Wildflowers – native	

Appendix B - Prohibited Plant List

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed the height of the structure is prohibited, except those species specifically listed in Appendix A or approved by the DRC.

2. Specific plants prohibited because of aesthetic reasons or their allergy-producing characteristics, invasive habit, or susceptibility to disease include:

Prohibited Plants

Botanical Name	Common Name
Acacia sp.	Acacia
Adenostoma fasciculatum	Greasewood Chamise
Adenostoma sparsifolium	Red Shanks
Ailanthus altissima	Tree of Heaven
Arundo donax	Giant Reed
Atriplex semibaccata	Australian Saltbush
Avena fatua	Wild Oat
Bambuseae	Bamboo (all running varieties, unless contained)
Brassica sp.	Mustard
Bromus madritensis	Red Brome
Cardaria draba	Hoary Cress
Carduus sp.	Thistle
Centaurea sp.	Thistle
Centranthus ruber	Jupiter's Beard
Cirsium sp.	Thistle
Cistus ladanifer	Crimson Spot Rock Rose
Coprosma pumila	Prostrate Coprosma
Cortaderia sp.	Pampas Grass
Cotoneaster pannosus	Cotoneaster
Crataegus monogyna	Hawthorn
Cytisus sp.	Broom - all species
Dimorphotheca sinuate	African Daisy
Egeria densa	Brazilian Waterweed
Eleagnus angustifolia	Russian Olive
Eucalyptus sp.	Eucalyptus
Foeniculum vulgare	Sweet Fennel
Gazania linearis	Gazania
Genista monspessulana	French Broom
Hedera canariensis	Algerian Ivy
Hedera helix	English Ivy
Holcus lanatus	Velvet Grass

Prohibited Plants

Botanical Name	Common Name
<i>Ilex aquifolium</i>	English Holly
<i>Iris pseudacorus</i>	Yellow Flag
<i>Juniperus</i> sp.	Juniper
<i>Larix</i> sp.	Larch
<i>Lepidium latifolium</i>	Pepperweed
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Marrubium vulgare</i>	Horehound
<i>Maytenus boaria</i>	Mayten
<i>Mentha pulegium</i>	Pennyroyal
<i>Mesembryanthemum</i> sp.	Ice Plant
<i>Myoporum laetum</i>	Myoporum
<i>Myriophyllum aquaticum</i>	Parrot's Feather
Palms	All species
<i>Pennisetum</i> sp.	Fountain Grass
<i>Phalaris aquatica</i>	Harding Grass
<i>Picea</i> sp.	Spruce
<i>Pickeringia Montana</i>	Chaparral Pea
<i>Polygonum capitatum</i>	Knotweed
<i>Retama monosperma</i>	Bridal Bloom
<i>Rhus diversiloba</i>	Poison Oak
<i>Ricinus communis</i>	Caster Bean
<i>Rubus discolor</i>	Himalayan Blackberry
<i>Saponaria officinalis</i>	Bouncing Bet
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree
<i>Senecio mikanooides</i>	Cape or German Ivy
<i>Sesbania punicea</i>	Scarlet Wisteria Tree
<i>Silybum</i> sp.	Thistles, of all species
<i>Spartium junceum</i>	Spanish Broom
<i>Tamarix</i> sp.	Tamarisk, Salt Cedar
<i>Taxus</i> sp.	Yew
<i>Thuja</i> sp.	Arborvitae
<i>Tsuga</i> sp.	Hemlock
<i>Ulex europaeus</i>	Gorse
<i>Verbena bonariensis</i>	Tall Vervain
<i>Verbena litoralis</i>	Vervain
<i>Vinca major</i>	Periwinkle

Appendix C – Glossary of Defined Terms

Accessory Buildings

“Accessory Buildings” shall refer to any structure detached from the main Home.

Approved Plant List

“Approved Plant List” shall be defined as the listing of the plant material identified by botanical and common name, designated by the Committee as acceptable for use on Homesites within The Enclave at Cypress Grove.

Architect

“Architect” shall be defined as a person appropriately licensed to practice architecture or landscape architecture in the State of California.

Association

Builder

“Builder” shall be defined as a General Contractor, or person or entity engaged by an Owner, including the Owner acting as Builder, for the purposes of constructing any Improvement on the Owner’s Homesite.

Building Site

“Building Site” shall mean the area designated for constructed improvements.

City

“City” shall mean the City of Seaside, State of California.

Committee

“Committee”, which is also known as the “Design Review Committee”, or “DRC”, shall be defined as the governing body consisting of at least three (3) members, and created to perform the functions of the Committee including the review and either approval or disapproval of design proposals and specifications for the construction or renovation of a Homesite.

Committee Representative

“Committee Representative” shall be defined as the designated representative of the Committee.

Community

“Community” shall be defined as the master plan area known as The Enclave at Cypress Grove.

Community Association Manager

Contractor

See "Builder".

County

"County" shall mean the County of Monterey, State of California.

Custom Homebuilder

See "Builder".

Custom Homesite

"Custom Homesite" shall be defined as any separately owned unit of real property within The Enclave at Cypress Grove that is identified as a Homesite on a recorded subdivision plat and is intended for sale by the Developer either directly to a prospective Homeowner who will engage a Customer Homebuilder or directly to a Custom Homebuilder.

Cut

"Cut" shall be defined as the removal of soil, rock, or other earthen materials to create a finished grade that is lower than the existing natural grade.

Declarant

Design Guidelines

"Design Guidelines" shall refer to the contents of this document.

Design Review

"Design Review" shall mean the act of reviewing a design submission or any other review required by the Committee.

Design Review Committee

"Design Review Committee" (DRC) shall be defined as the "Committee".

Design Review Process

"Design Review Process" shall be defined as the process and act of reviewing by the Committee

Design Review Representative

"Design Review Representative" shall be defined as the designated representative of the Committee.

Fill

"Fill" shall be defined as any addition of soil, rock, or other earthen materials to the surface of the land that increases the elevation of a surface above its pre-existing state.

Final Design Submission

"Final Design Submission" shall be defined as all drawings and information required for these Guidelines to be submitted to the Committee.

Golf Course

"Golf Course" shall be defined as the area of property within The Enclave at Cypress Grove that has been developed for the specific purpose of golf play.

Golf Course Homesite

"Golf Course Homesite" shall be defined as any Homesite directly abutting the Golf Course.

Home

"Home" shall be defined as the Residence constructed on a Homesite inclusive of any garage(s) or other Accessory Building(s) used for residential purposes as well as any Improvements constructed in connection therewith.

Homesite

"Homesite" shall be defined as "Lot" as referenced in the CCRs.

Homesite Owner

See "Owner".

Homeowner

"Homeowner" shall be defined as the purchaser of an individual Home, together with such Homeowner's agent, representative, Builder, Contractor, or subcontractor. The purchase of a Custom Homesite (upon which a Home may or may not have been built at the time of purchase) shall be considered and referred to with these Guidelines both as Owner and as Homeowner. The term "homeowner" is most specifically relevant to the Landscape section of the Construction Guidelines.

Improvement

"Improvement" shall be defined as any changes, alterations, or additions to a Homesite including any excavation, Cut, Fill, resident building, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, poles, signs, and exterior, structural, or other modifications of any type or kind.

Landscape Architect

“Landscape Architect” shall be defined as a person appropriately licensed to practice landscape architecture in California.

Light Reflectance Value (LRV)

“Light Reflectance Value” shall refer to the specific measurement of the amount of light reflected from a painted surface, as provided by paint manufacturers.

Master Developer or Developer

“Master Developer” or “Developer” shall be defined as

Maximum Building Height

“Maximum Building Height” shall be defined as the maximum vertical distance of a building as defined by the Monterey County applicable ordinances.

Maximum Exposed Building Face

“Maximum Exposed Building Face” shall be defined as the maximum vertical distance of a building’s or multiple buildings’ exposure from the highest roof ridge line to the natural grade at its lowest point adjacent to the building exterior inclusive of site retaining walls, patio walls, and pool walls.

Native Species

“Native Species” shall be defined as any species of plant determined by this document or Committee to be indigenous to the The Enclave at Cypress Grove site, whether ground cover, shrubbery, or tree, and listed as a Native (N) plant.

Owner

“Owner” shall be defined as one or more persons who hold record of title as defined in the CCRs.

Preliminary Design Review

“Preliminary Design Review” shall be defined as the act of reviewing the Preliminary Design Submissions by the Committee.

Preliminary Design Submission

“Preliminary Design Submission” shall refer to all drawings, models, and information required by the Guidelines to be submitted to the Committee for the purpose of obtaining preliminary design approval.

Prospective Buyer

“Prospective Buyer” shall refer to any person interested in purchasing any Homesite or Homesites, but who has not yet purchased the subject Homesite or Homesites.

Residence

"Residence" shall be defined as any building or buildings, inclusive of any garage(s) or other Accessory Building(s), used for residential purposes as well as any Improvements constructed in connection therewith. Unless otherwise specifically defined, "Residence" shall also mean a single family Residence.

Site

"Site" shall be defined as the area outside the Home including cabanas, terraces, pools, gardens and landscaped areas.

Site Plan

"Site Plan" shall be defined as an individual plan for a Homesite indicating the boundaries of a Homesite, boundaries of the residential unit or structure, driveways, and other landscape and walls and further indicating all drainage, grading, setbacks, easements, utility equipment, and yard Improvements in accordance with the requirements of the Design Guidelines.

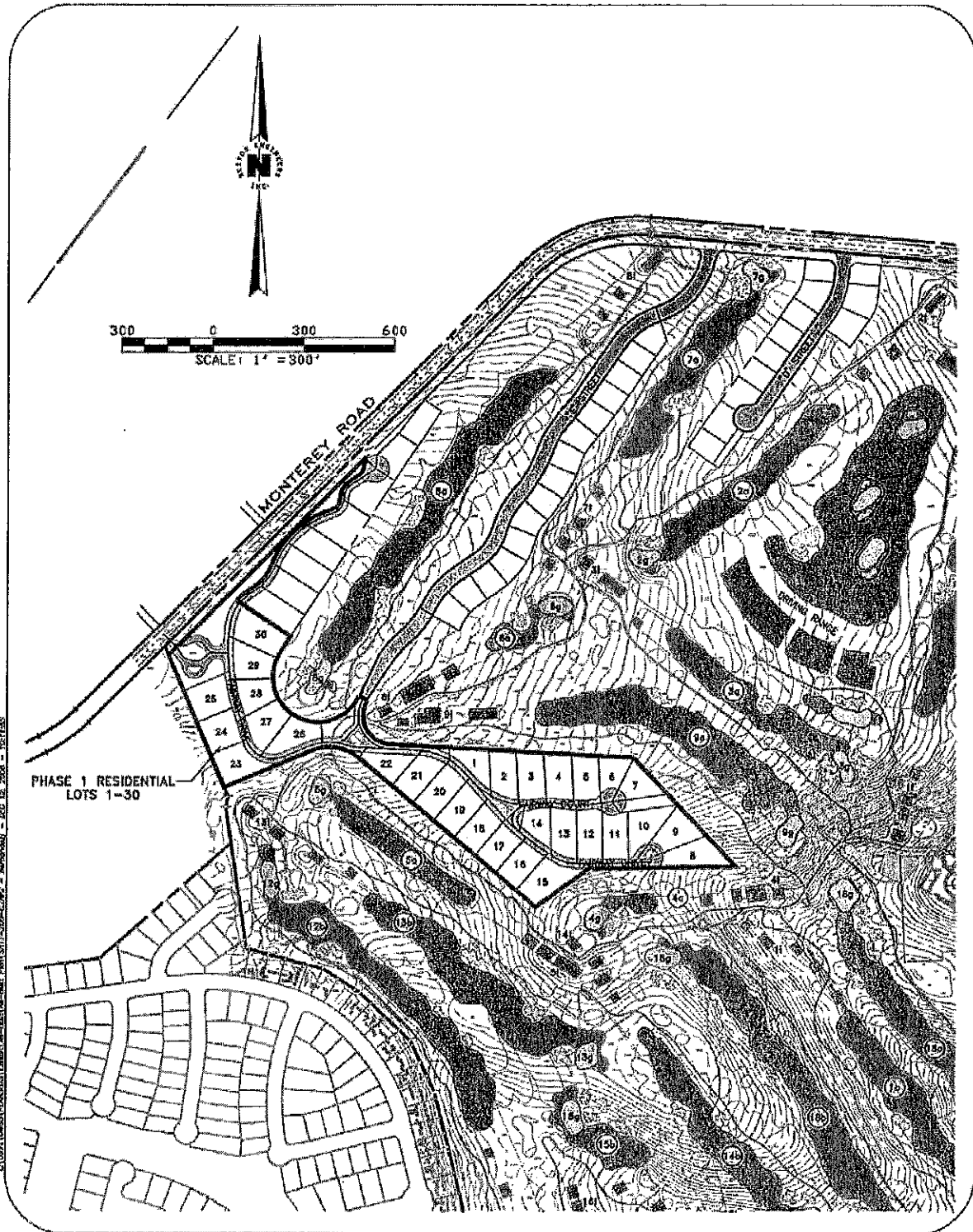
Style

"Style" shall be defined as the specific architectural character as defined by this document for the design of individual Homes and all walls, structures, landscape, and other Improvements related thereto.

Visible

"Visible" shall describe an object or activity on a Homesite that is or would be visually accessible (without the use of artificial site-enhancing devices) in any line of sight from any point originating six (6) feet above any other property, including other Homesites.

Appendix D – Phase I map



Appendix E – Phase I Table of Lot Attributes

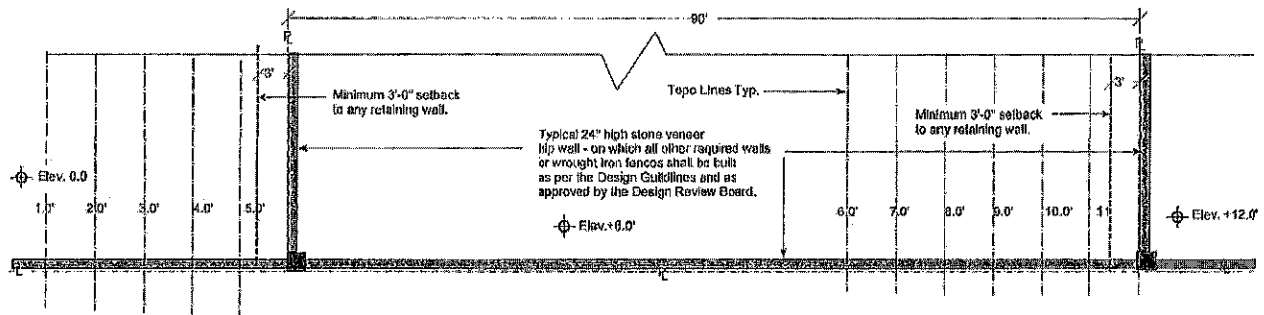
Seaside Resort Lots #1-#30

Lot No.	55' Wide Unit	65' Wide Unit	Custom Unit	Slope	Shape	Grading Comments
1			Custom	0	Shallow/triangle	Odd shape lot, minor grading
2	yes	yes		6'	Rectangle	Moderate grading
3	yes	yes		4'	Rectangle	Moderate grading
4	yes	yes		3'	Rectangle	Moderate grading
5	yes	yes		5.5'	Rectangle	Moderate grading
6			Custom	5.5"	Narrow front/shallow	Moderate grading
7	yes	yes	Custom	4'	Narrow front	Minor grading
8	yes	yes	Custom	10'	Narrow front	Major grading/retaining
9	yes	yes	Custom	6'	Narrow front	Major grading/retaining
10	yes	yes	Custom	6'	Narrow front	Major grading/retaining
11	yes	yes		6'	Rectangle	Major grading/retaining front and back
12	yes	yes		5'	Rectangle	Major grading/retaining front and back
13	yes	yes		3'	Rectangle	Major grading/retaining front and back
14			Custom	0	Corner w/ two roads	Moderate grading front & side
15	yes	yes		6'	Rectangle	Moderate grading
16	yes	yes		6'	Rectangle	Moderate grading
17	yes	yes		6'	Rectangle	Moderate grading
18	yes	yes		8'	Rectangle	Major grading
19	yes	yes		8'	Rectangle	Major grading
20	yes	yes		6'	Rectangle	Moderate grading
21	yes	yes		3'	Rectangle	Moderate grading
22			Custom	7'	Shallow/triangle	Major grading
23	yes	yes		10'	Rectangle/shallow	Minor grading
24	yes	yes		8.5'	Rectangle/shallow	Major grading
25	yes	yes		0	Rectangle /shallow	Major grading
26			Custom	8'	Shallow/triangle	Major grading front and back
27	yes	yes		6'	Narrow back	Minor grading
28	yes	yes		3'	Narrow back/shallow	Moderate grading
29	yes	yes		1'	Narrow back/shallow	Minor grading
30	yes	yes		0	Rectangle	Minor grading

Appendix F – Wall Diagram Back of Lot

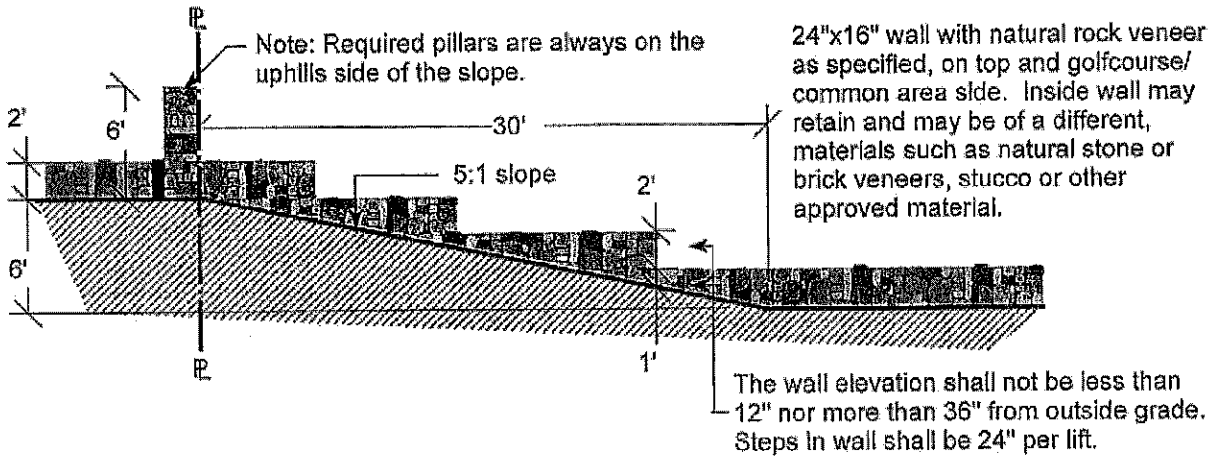
Slope and Wall Notes:

- | | |
|--|--|
| <p>* Existing slopes are about 5 to 1 and require no retaining walls.</p> <p>* Slopes could be increased to 4 to 1 without need of retaining walls.</p> <p>* Slopes increased to 3 to 1 or greater will require retaining. Owners may use approved retaining systems, rock treatments, or retaining walls.</p> <p>* All retaining systems and walls shall start a minimum of 3'-0" from side property lines.</p> <p>* All owners shall build, at their expense, a 24" x 24" x 6' rock veneer pillar at the uphill, back corner of the lot, as shown on plot the plan. The pillar's location and design specifications shall be as per the Design Guidelines.</p> | <p>* All owners shall, at their expense, build a minimum 24" x 16' rock veneer wall along the back and side property lines. The wall's location and design specifications shall be as per the Design Guidelines. How the wall terminates at the street and will be as approved by the Design Review Board.</p> <p>* Owners are required to build, at their expense, a wall, and/or wrought iron fence on top of the required rock veneer wall. The additional wall or fence shall not exceed 4'-0" high, or a total of 6'-0" as measured from the outside of the lot.</p> <p>* The top of the required 24" rock veneer wall shall also be veneered if a wrought iron fence is placed on top. If a wall is placed on top, the veneer may end at the required rock wall height of 24". Walls built upon the rock veneer wall shall be offset (4") from the outside edge of wall.</p> |
|--|--|



Typical Plan View - Back of Lot
scale 1/8" = 1'-0"

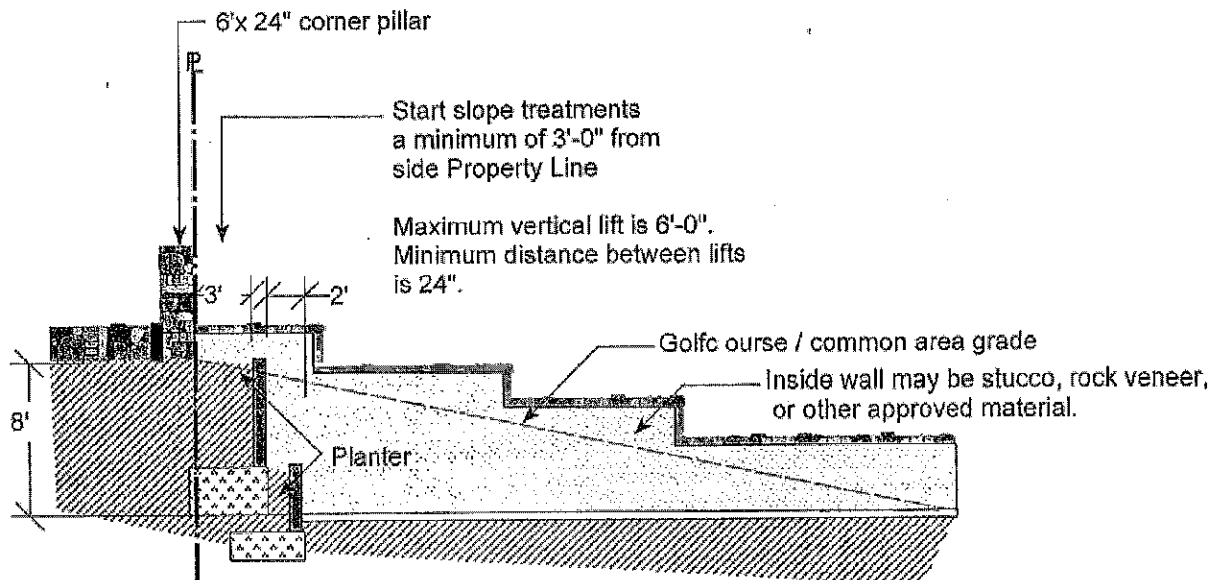
Appendix G – Retaining, Golf, Common Area Wall Standard



Section - Required Wall and Pillar (adjacent to all golf course and common areas)

scale 1/8" = 1'-0"

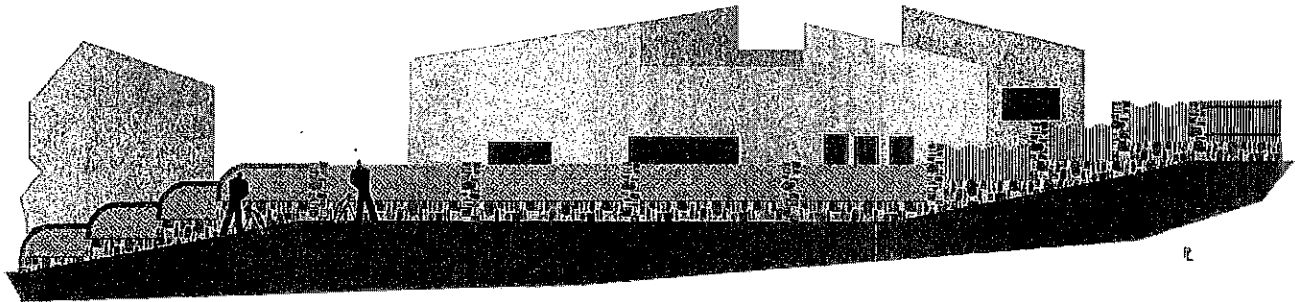
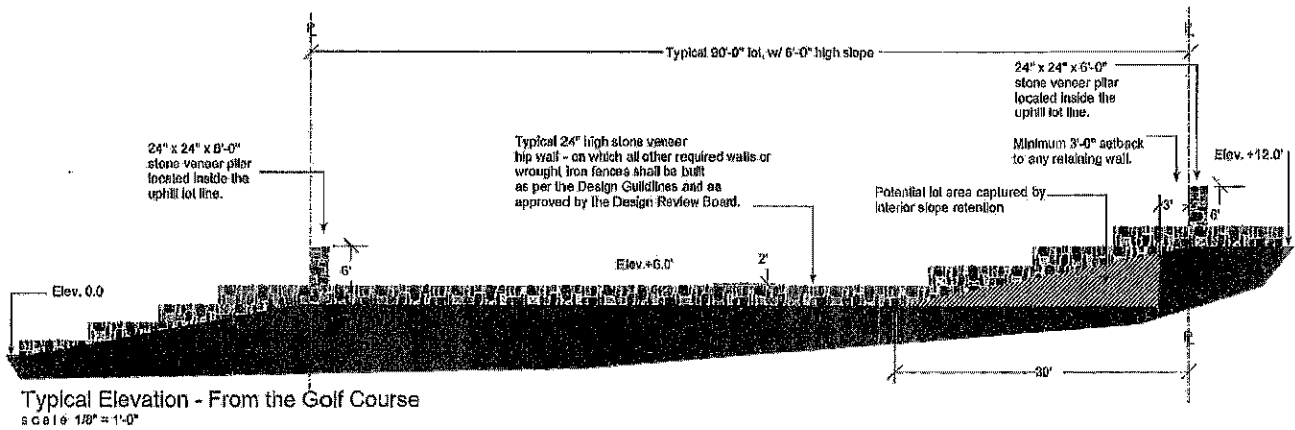
Notes: The slope treatments shown are typical examples intended to illustrate the minimum standards for horizontal and vertical dimensions. Actual slope treatments will vary with each lot and design concept, as approved by the DRB.



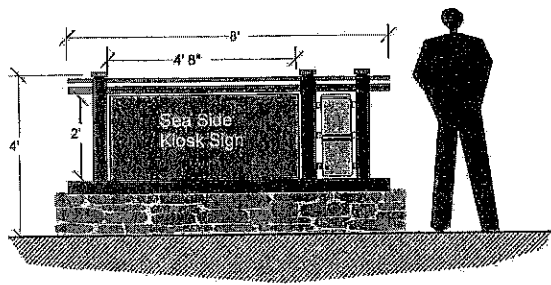
Section - Minimum Retaining System Standards (typical 8' high slope treatments)

scale 1/8" = 1'-0"

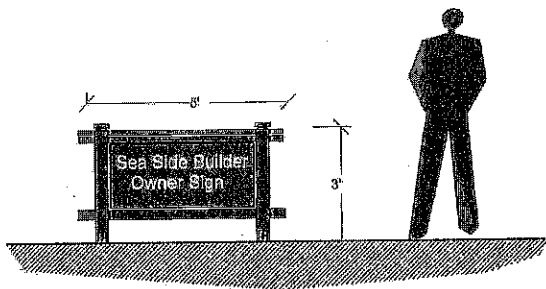
Appendix H – Typical Elevation Golf Course Lot



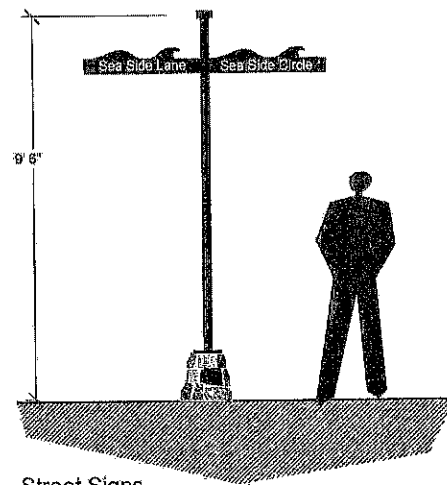
Appendix I – Sign Dimensions and Graphics



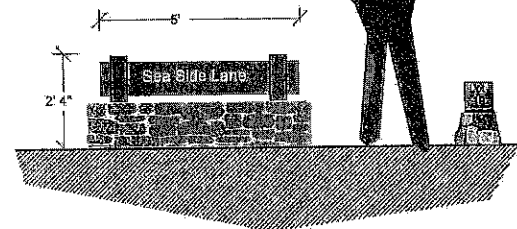
Information / Kiosk Signs
scale 1/2" = 0'-0"



Builder / Owner Sign Signs
scale 1/2" = 0'-0"



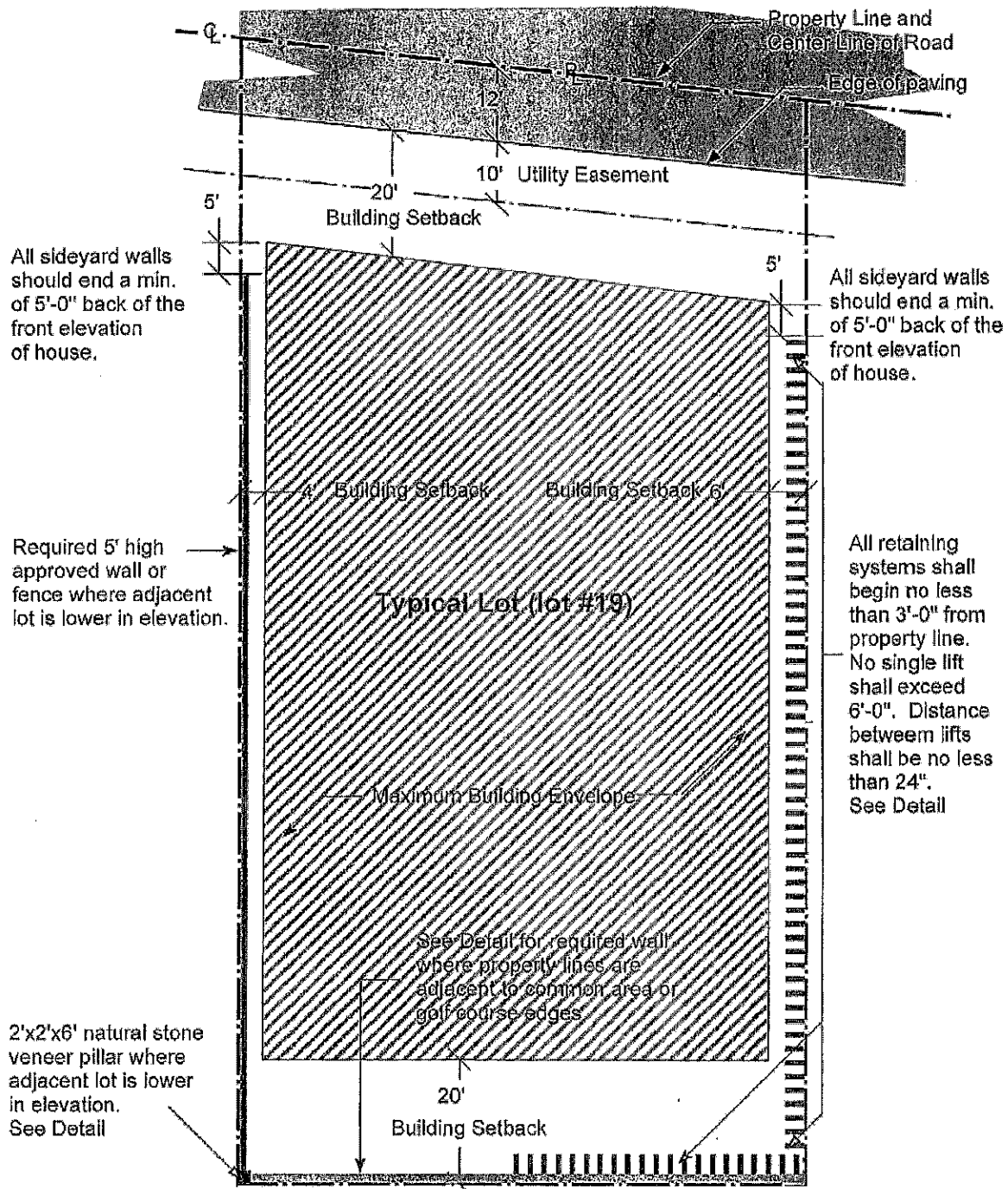
Street Signs
scale 1/2" = 0'-0"



Wayfinding Signs
scale 1/2" = 0'-0"

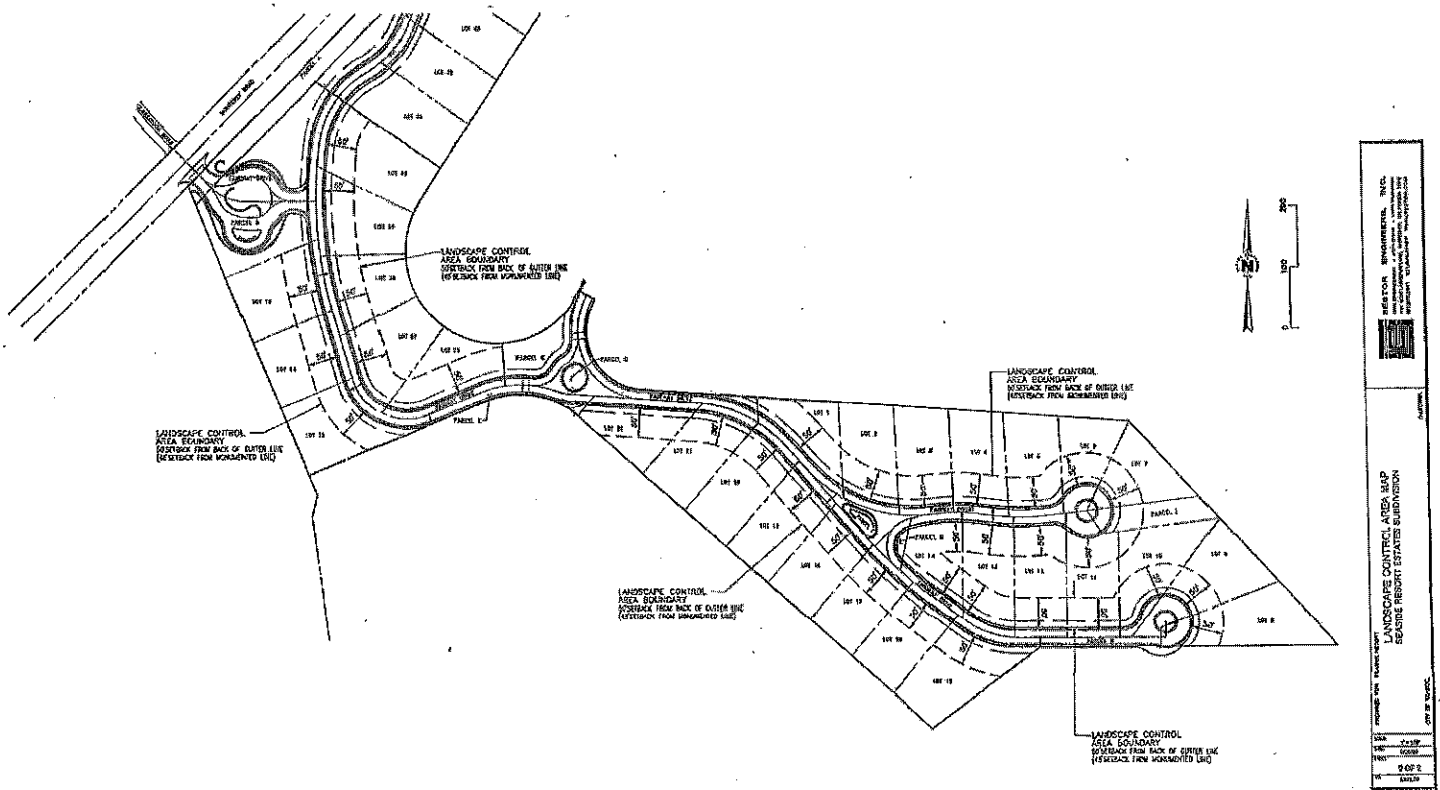
Lot ID Signs
scale 1/2" = 0'-0"

Appendix J – Lot Setback Illustration



Typical Lot Building Setbacks and Wall Requirement
scale 1" = 20'-0"

Appendix K – Landscape Control Area



City of Seaside Single Family Residential Design Guidelines



JULY 6, 2005



INTRODUCTION

Design guidelines serve a valuable role in the architectural review process by communicating a city's expectations through clear design statements, photographs, specific examples, and supportive graphics. In practice, design guidelines encourage improved design, create design consensus, and promote a consistent level of quality throughout the city. Design guidelines represent a minimum level of expected quality and design, and many proposals will far exceed these standards, as the range of design excellence is limitless.

PURPOSE

The purpose of this document is to assist staff, the public and decision-makers through the architectural review process by clearly defining the City of Seaside's expectations for design quality, use of materials, and architectural imagery. It is the goal of these design guidelines to continually refine the concept of "good design" and to improve the design of homes, neighborhoods, and the greater community of Seaside.

ACCEPTANCE

BOARD OF ARCHITECTURAL REVIEW MEMBERS

Ken Rudisill, Chairman
Kathleen Ventimiglia, Vice-Chair
Cynthia Spellacy
Mitsugu Mori
Paul Mugan

ACCEPTED JULY 6, 2005

APPLICABILITY

These design guidelines apply to all new single-family residences and to additions or exterior modifications to existing single-family residences in the City of Seaside.

BOARD OF ARCHITECTURAL REVIEW

In cases where a formal review before the Board of Architectural Review (BAR) is required, the BAR will utilize these design guidelines in their review of the project.

SEASIDE GENERAL PLAN

Single-Family Residential Design Guidelines are required by specific policies and implementation plans contained in the Seaside General Plan. These policies and plans are as follows:

Land Use Policy LU-3.2: Improve the physical appearance of residential neighborhoods.

Implementation Plan LU-3.2.5 *Design Guidelines for Residential Development.* Adopt and implement Design Guidelines for residential development.

Urban Design Policy UD-2.1: Protect the character of single-family neighborhoods by restricting out-of-scale buildings, incompatible uses and designs, blocked views and/or access to sunlight, and excessive through traffic.

Implementation Plan UD-2.1.1 *Design Standards in Zoning Ordinance.* Adopt design standards in the Seaside Zoning Ordinance to establish the scale of building, guidelines for quality design in new construction, building additions, and redevelopment, procedures to protect existing private views and access to sunlight as much as possible while at the same time allowing others the opportunity to enjoy the magnificent views from Seaside.

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SITE PLANNING_____1

MASS AND SCALE_____5

ARCHITECTURAL FEATURES_____7

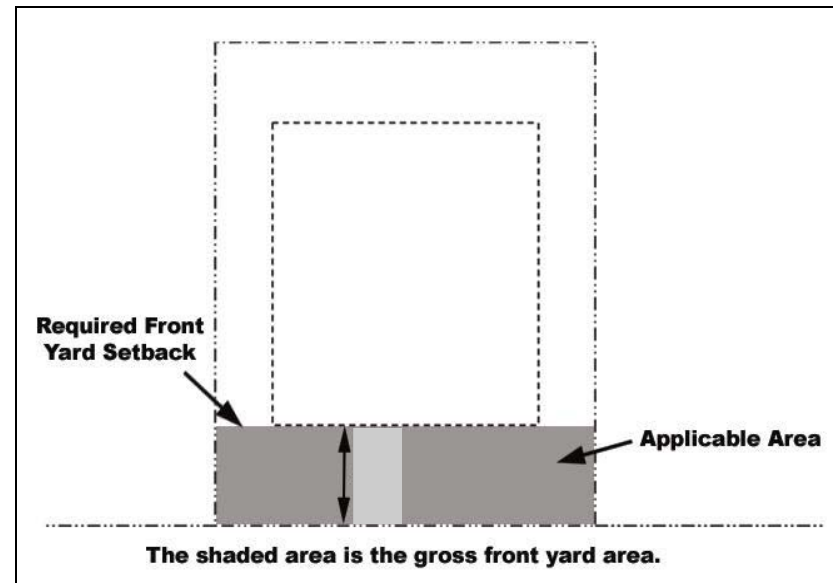
I. SITE PLANNING

A. Front Yard Coverage, Landscape and Hardscape

Neighborhood character can be enhanced by minimizing paved surfaces in front yards and maintaining landscaped areas. The front yard should serve as a buffer between the street and the home, providing a visual break and an improved streetscape. A neighborhood with well-maintained front yards will better preserve its value and will remain more appealing. Increased landscaping softens the appearance of a neighborhood, improves neighborhood aesthetics, provides habitat for birds, butterflies, and other wildlife, and creates a more desirable environment.

Front yard landscaping need not include turf, lawn or other water-intensive plants. Drought-tolerant and low water usage plants can be artfully installed to create an attractive appearance.

Limiting paved surfaces also provides environmental benefits by reducing water run-off, improving water percolation, facilitating on-site drainage and retention, and discouraging inappropriate vehicle parking and storage.



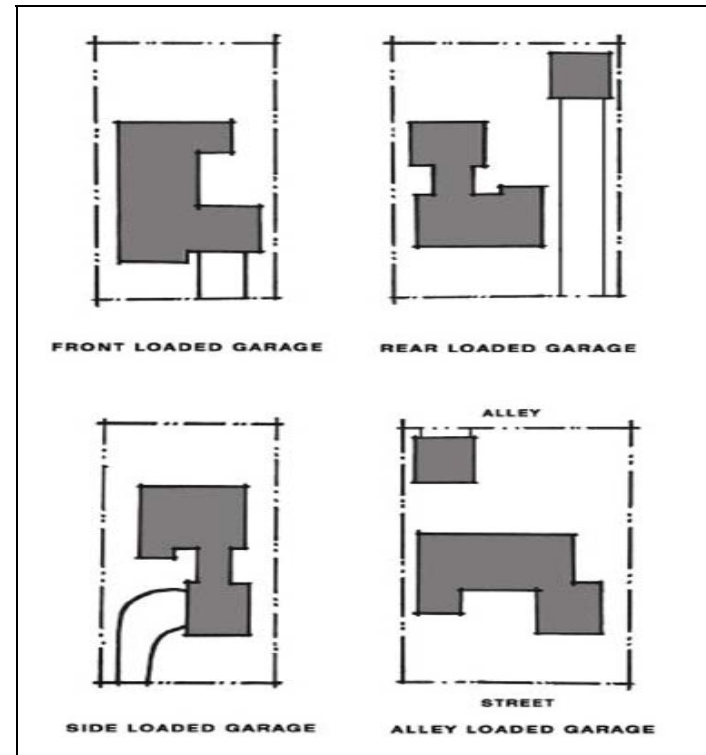
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should not exceed 50%.
- ii. Front yard patios should not be located closer than 5 feet from the sidewalk, adjacent properties or the house.
- iii. Entry walkways should extend to the sidewalk, rather than the driveway.

- iv. Landscaping should be used to frame, soften and embellish a home.
- v. Gravel, lava rock, and similar materials are discouraged when not used in conjunction with other landscaping.
- vi. Drought tolerant, salt and wind-resistant, and native plants should be used in landscaping. A list of drought tolerant plants recommended for Seaside is included as Appendix “A”.
- vii. Street trees should be installed in front yards to create a consistent and harmonious canopy.

B. Garage Placement

Street frontages dominated by front-loaded garages are detrimental to the sense of a people-friendly and pedestrian-oriented neighborhood. The following guidelines are intended to reduce the impacts of garages on the character of the neighborhood.

- i. Garage design and placement should diminish the visual impact of garage doors on street frontages. Garage doors should contain windows and/or additional architectural detailing.
- ii. Detached rear garages and alley-accessed garages are encouraged.



- iii. Side-accessed garages are encouraged to diminish the visual impact of the garage along street frontages.

- iv. Covered parking should be designed to minimize its visual impact by placing access to the side or rear wherever physically possible.



“Detached rear garages and alley-loaded garages are encouraged”

- v. Three-car front facing garages are discouraged where the lot width is less than 55 feet. Where three-car front facing garages are permitted, at least one garage door should be recessed a minimum of 5 feet beyond another garage door and permeable materials should be used at least on the portion of the driveway providing access to the recessed garage space.

- vi. On through-lots (lots having frontage on two parallel or approximately parallel streets), garage access should be provided from the street abutting the property line to the rear of the house.

C. Driveways

- i. Adequate space should be provided between two adjacent driveways to allow for landscaping. A minimum 18-inch wide planter should be provided where feasible between the side property line and the driveway.
- ii. New driveways should contain special design features to minimize their visual impact. The use of “wheel well”, “Bermuda” or “Hollywood” driveways, exposed aggregate, concrete pavers, soft materials such as turf blocks, or other special design features should be used to reduce the “hard” visual impact.
- iii. Driveways on corner lots should be located as far as possible from street intersections.
- iv. Where curb cuts are necessary, minimizing curb cut widths is encouraged. Driveway widths should be kept to a minimum to lessen the appearance of bulk and mass.

- v. No more than one curb cut per residential lot should be permitted along the same street frontage.
- vi. The use of alternative materials in place of asphalt or concrete to pave driveways is encouraged to reduce impervious surface

D. Walls, Fences, and Screening

- i. Walls and fences should be attractive and complement the style and character of the homes and the neighborhood.
- ii. Front yard fencing should be harmonious with the architectural style of the house. Solid walls over 36 inches in height are strongly discouraged in the front yard. Particular attention should be given to maintaining visibility for safety purposes on the portion of a corner lot abutting a street intersection.
- iii. Walls should be made of decorative masonry, wood, or a combination of both. Chain link or industrial fencing is strongly discouraged and should not be used in the front yard setback or on portions of a lot visible from a public right-of-way.



"Walls and fences should be designed in such a manner as to create an attractive appearance to the street and to compliment the style and character of the homes and the neighborhood"

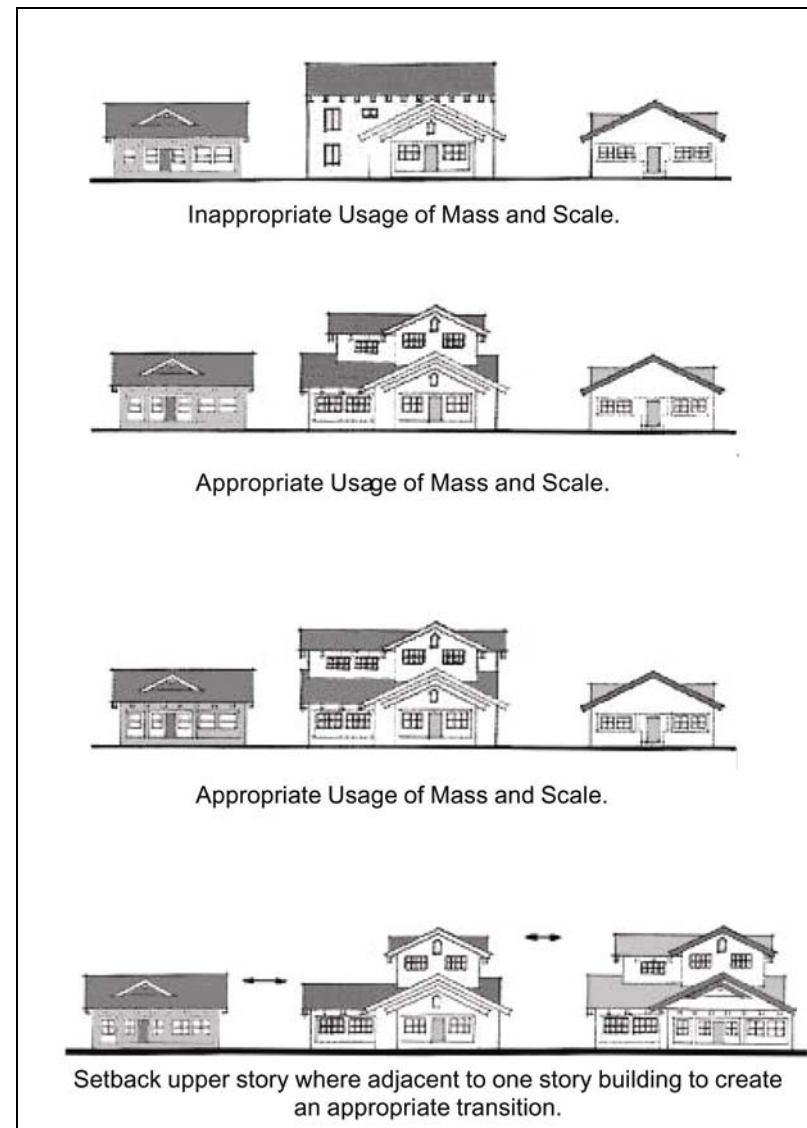
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback to facilitate convenient access by residents and visitors.
- v. Garbage areas should be screened by fences, and/or walls, that are compatible with other landscape or architectural features.

II. MASS AND SCALE

A. General

The following guidelines will ensure that the mass and scale of new homes and additions to existing homes are compatible with the surrounding neighborhood.

- i. The physical size and mass of the project should be proportional to the lot size.
- ii. The overall design of buildings should be compatible with the scale and mass of surrounding properties.
- iii. Architectural elements should be designed to eliminate the appearance of box-like buildings.
- iv. The scale and mass of new infill buildings should be reduced by stepping down the building height toward the street and adjacent smaller structures.



B. Building Height and Second Story Decks

- i. Entries and massing of stories should be in proportion to the building façade as a whole. High-ceiling single-story areas may be permitted within the building if the building wall of the front elevation is not excessively tall.
- ii. Second Story or Roof Decks:
 - a. Should fit the existing architectural style;
 - b. Should be oriented away from neighbors' yards as much as possible;
 - c. Should use appropriate screening measures to reduce privacy invasion (i.e. solid railing walls, latticework and landscaping).
 - d. Spas, hot tubs and similar equipment are discouraged over the first floor, on balconies or second story or roof decks if visible from adjacent properties.

C. Second Story Setbacks

- i. The second story front setback should average 5 feet more than the first floor setback.
- ii. The second story side setback should average 3 feet more than the first floor setback.



"The second story front setback should average 5 feet more than the first floor setback."

- iii. For some architectural styles (i.e. Colonial Revival) it may not be appropriate to step back the second floor or in some cases it may not be reasonably feasible for additions to existing homes. A significant second story setback may not be necessary where the home is significantly set back from the street.

III. Architectural Features

The following guidelines encourage high quality design to enhance the character of residential neighborhoods. It is not the intent of these guidelines to promote any particular architectural style or to preclude creative design solutions that produce quality design.

A. General

- i. There is no specific architectural style required for residential structures in Seaside. Architecture should consider compatibility, as appropriate, with surrounding homes, including building style, form, size, material, and roofline.
- ii. The design of a new home, or addition, should commit to a specific architectural “style”, rather than combine various architectural styles and elements or create non-descript structures. This “style” should be clearly communicated and reinforced consistently throughout the house and accessory structures, including detached garages, carports, etc.
- iii. The exterior siding, roof articulation, windows and doors, and overall design of new

construction should be harmonious within the proposed architectural style.

- iv. The exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure, as appropriate.
- v. To the extent feasible, the architectural character established for the street facing elevations should continue on all elevations.
- vi. Features such as windows, doors, cornice elements, etc. should create a rhythmic composition, taking into consideration compatibility of scale, style and proportion. These elements should be detailed to provide modulation, visual interest, and textured relief.
- vii. The boundary between each floor of the dwelling structure should be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.
- viii. The patterns of windows and doors should reflect the scale and patterns in the neighborhood.

- ix. Building features should reinforce and enhance the architectural form and style of the house. Dormers, bay windows, porches, balconies, entrance projections, etc. add interest to the design of the home. However, features such as large bay windows should not project into side setbacks, except on the street-facing side of a corner lot.
- x. Long unarticulated exterior walls are discouraged on all structures. Massing offsets, varied textures, openings, recesses, and design accents are encouraged to enhance the walls.

B. Front Porches and Entries

- i. Front porches, back porches and/or decks, which permit casual observation of alleys and streets, are encouraged.
- ii. Front porches should create an attractive interface with semi-public front yard areas. Front porches should have a minimum depth of 6 feet and a minimum width of 10 feet.



“Front porches should create an attractive interface with semi-public front yard areas.”

- iii. The primary entry and windows should be the dominant elements of the front façade, should face the street to provide pedestrian scale and should be clearly articulated through architectural detailing.

C. Roof Articulation

The roof design plays an important role in the sense of mass and scale of the building and in the architectural integrity of the building as a whole. The roof pitch and orientation also impact the transition between neighboring buildings.

- i. New roof designs should be compatible with the existing neighborhood character, such as type, slope, size and materials, and color.



“The use of traditional roof forms such as gables, hips, and dormers are encouraged”

- ii. The use of traditional roof forms such as gables, hips, and dormers are encouraged. The use of “foreign” residential roof forms, such as geodesic domes, “A” frames and flat roofs are strongly discouraged.

- iii. Roof forms should be consistent on all sides of the house and garage. All roofs should have a similar pitch except for the limited use of flat roof.
- iv. Avoid box-like appearance through variation in the roofline and building elevations.



“Avoid box-like appearance through variation in the roofline and building elevations”

- v. Vary roof lines through changes in height and form to break up massing. Long, single-ridge rooflines (over 30 feet long) are discouraged.
- vi. The style and form of roof additions to existing buildings should be compatible, as appropriate, with the existing roof style and form, and the style, materials, and pitch

should be taken into consideration when designing a roof addition.

D. Materials

The overall pattern, texture, and color of materials have significant effect on the scale, style and character of the building. The following guidelines should be referred to when selecting materials.

- i. Consistent and harmonious use of high quality, durable materials is encouraged. Piecemeal embellishment and frequent changes in material is discouraged.
- ii. Architectural detail should be comparable on all elevations, rather than concentrated on the front elevation.
- iii. Materials should complement the surrounding properties.
- iv. Materials should be of good quality and durable. “T-1-11” and similar sheet siding is discouraged.
- v. Environmentally-sound, or “green” building materials are encouraged and additional design consideration may be offered to accommodate solar panels, recycled materials, or other green products.
- vi. Materials should be consistent with architectural style of the building. For example, “Spanish” detail is consistent with stucco buildings with mission tile roofs.

DROUGHT TOLERANT PLANTS

Trees

Botanical Name	Common Name
Adenostema sparsifolium	Red Shanks
Aesculus californica	California Buckeye
Agonis flexuosa	Peppermint Tree
Arbutus menziesii	Madrone
Casuarina stricta	Beefwood
Ceanothus arboreus	Felt-leaf Ceanothus
Ceanothus thrysiflorus	Blue Blossom
Cedrus deodara	Deodar Cedar
Cercis occidentalis	Western Redbud
Comarostaphylis diversifolia	Mountain Mahogany
Cypressus gowenia	Gowen's Cypress
Geijera parviflora	Australian Willow
Hakea laurina	Sea Urchin
Laurus nobilis	Grecian Laurel
Lithocarpus densiflora	Tanbark Oak
Olea europaea	Olive
Parkinsonia aculeata	Jerusalem Thorn
Pinus radiata	Monterey Pine
Pittosporum crassifolium	Karo Tree
Quercus agrifolia	Coast Live Oak
Robinia species	Locust
Schinus molle	California Pepper
Umbellularia californica	California Bay

Small Shrubs

Botanical Name	Common Name
Artemesia californica	California Sagebrush
Calocephalus brownii	Cushion Bush
Castilleja latifolia	Monterey Paintbrush

Ceratostigmata willmottianum	Chinese Plumbago
Cistus villosus 'prostratus'	Sageleaf Rockrose
Correa alba	Australian Fuchsia
Eriophyllum confertiflorum	Golden Yarrow
Eriophyllum staechadifolium	Lizard Tail
Eryops hybrid	Yellow Bush Daisy
Gautheria shallon	Salal
Juniperus conferta	Shore Juniper
Kniphofia uvaria	Red Hot Poker
Leonotis leonurus	Lion's Tale
Myrtus specia	Myrtle
Ribes viburniflorum	Catalina Currant
Rosmarinus officinalis	Rosemary
Salvia species	Sage
Santolina Chamaecyparissus	Lavender Cotton
Sollya heterophylla	Australian Bluebell Creeper
Symphoricarpos alba	Snowberry
Teucrium fruticans	Bush Germander
Trichostema lanatum	Woolly Blue Curles
Westringia rosmariniformis	Westringia
Zauschneria californica	Red California Fuchsia

Large Shrubs

Botanical Name	Common Name
Acacia species	Acacia
Adenostema fasciculatum	Chamise
Arctostaphylos densiflora	Vinehill Manzanita
Atriplex lentiformis 'breweri'	Brewer Saltbrush
Berberis darwinii	Darwin Barberry
Carissa grandiflora	Natal Plum
Catha edulis	Khat
Ceanothus 'Frosty Blue'	

APPENDIX "A"

Ceanothus impressus	Santa Barbara Ceanothus
Ceanothus thrysiflorus	Blue Blossom
Cercis occidentalis	Western Redbud
Cistus purpureus	Orchid Spot Rockrose
Comarostaphylis diversifolia	Mountain Mahogany
Cottoneaster lacteus	Red Clusterberry
Dendromecon harfordii	Island Bush Poppy
Dendromecon rigida	Bush Poppy
Dodonaea viscosa	Hopseed Bush
Echium fastuosum	Pride of Madeira
Eleagnus pungens	Silverberry
Fremontodendron californica	Flannel Bush
Hakea suaveolens	Sweet Hakea
Heteromeles arbutifolia	Toyon
Lavatera assurgentifolia	Tree Mallow
Leptospermum laevigatum	Australian Tea Tree
Leptospermum scoparium	New Zealand Tea Tree
Lupinus arboreus	Yellow Bush Lupine
Lupinus chamissonis	Purple Bush Lupine
Myrsine africana	African Boxwood
Nandina domestica	Heavenly Bamboo
Nerium oleander	Oleander
Ochna serrulata	Bird's Eye Bush
Phormium tenax	New Zealand Flax
Pittosporum tenuifolium	Pittosporum
Prunus illicifolia	Holly-Leaf Cherry
Prunus lyonii	Catalina Cherry
Psidium littorale	Lemon or Strawberry Guava
Rhamnus alaternus	Italian Buckthorn
Rhamnus californica	Coffeeberry

<i>Large Shrubs (continued)</i>	
Botanical Name	Common Name
Rhus integrifolia	Lemonade Berry
Rhus ovata	Sugar Bush
Rosa rugosa	Ramanas Rose
Vaccinium ovatum	Evergreen Huckleberry
Xylosma congestum	Xylosma

Groundcovers

Botanical Name	Common Name
Abronia latifolia	Yellow Sand Verbena
Abronia umbellatum	Pink Sand Verbena
Arctostaphylos edmundsii	Little Sur Manzanita
Arctostaphylos pumila	Dune Manzanita
Arctotheca calledula	Capeweed
Arctotis hybrids	African Daisy
Armeria maritima	Sea Pink/Thrift
Artemesia pycnocephala	Sandhill Sage
Asparagus sprengeri	Sprenger Asparagus
Atriplex semibaccata	Australian Saltbrush
Baccharis pilularis	Dwarf Coyote Brush
Camissonia cheiranthifolia	Beach Primrose
Ceanothus giseus	Ceanothus
Convolvus mauritanicus	Ground Morning Glory
Erysimum ammodendrum	Coast Wall Flower
Fragaria chiloensis	Beach Strawberry
Gazania species	Gazania
Helianthemum nummularium	Sunrose
Latana montevidensis	Lantana
Lotus scoparius	Deerweed
Mahonia repens	Creeping Mahonia

Oenothera berlandieri	Mexican Evening Primrose
Osteospermum fruticosum	Highway Daisy
Ribes viburnifolium	Red Flowering Currant
Rosmarinus officinalis 'prostratus'	Creeping Rosemary

Perennials

Botanical Name	Common Name
Achillea species	Yarrow
Aeonium species	Canary Island Rose
Aloe species	Aloe
Artemesia pycnocephala	Sandhill Sage
Centaurea cineraria	Dusty Miller
Centranthus ruber	Red Valerian
Cerastium tomentosum	Snow-in-Summer
Coreopsis species	Coreopsis
Dudleya caespitosa	Bluff Lettuce
Eschscholzia californica	California Poppy
Gaillardia grandiflora	Blanket Flower
Limonium perezii	Sea Lavender
Perovskia 'Blue Spire'	Russian Sage
Phormium tenax	New Zealand Flax
Romneya coulteri	Matilija Poppy
Salvia species	Sage
Sisyrinchium bellum	Blue-eyed Grass
Trichostema lanatum	Woolly Blue Curls

Bulbs

Botanical Name	Common Name
Amarillis belladonna	Naked Lily
Crocasmia crocosmiflora	Montbretia
Hemerocallis	Daylily

APPENDIX "A"

Ipheion uniflorum	Spring Starflower
Iris douglasiana	Pacific Coast Iris
Narcissus	Daffodil
Tulipa clusina	Lady Tulip
Zantedeschia aethiopica	Calla Lily

Vines

Botanical Name	Common Name
Bougainvillea	Bougainvillea
Campsis radicans	Trumpet Creeper
Cissus antarctica	Kangaroo Treebine
Ipomoea acuminata	Blue Dawn Flower
Muehlenbeckia complexa	Matress Vine
Polygonum aberti	Silver Lace Vine
Rosa 'Cecile Brunner'	Sweetheart Rose
Rosa banksiae	Lady Bank's Rose
Solandra maxima	Cup of Gold Vine
Tecomaria capensis	Cape Honeysuckle
Wisteria species	Wisteria

Ornamental Grasses

Botanical Name	Common Name
Deschampsia caespitosa	Tufted Hairgrass
Deschampsia holciformis	Pacific Hairgrass
Elymus arenarius 'Glaucus'	Blue Lyme Grass
Festuca californica	California Fescue
Muhlenbergia dumosa	Bamboo Muhly
Muhlenbergia rigens	Deer Grass
Pennisetum species	Fountain Grass
Stipa gigantea	Giant Feather Grass
Stipa pulchra	Purple Needle Grass
Stipa tenuissima	Mexican Feather Grass



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: August 1, 2018

SUBJECT: **MASTER SIGN PROGRAM APPLICATION NO. MSP-18-01.**
NORTHWEST SIGNS, APPLICANT, AND LITHIA REAL ESTATE, PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL OF A MASTER SIGN PROGRAM FOR THE BMW OF MONTEREY NEW CAR DEALERSHIP LOCATED AT 1 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 11, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

PURPOSE & RECOMMENDATION

In accordance with Section 17.16.050.C.2 of the Seaside Municipal Code (SMC), a Master Sign Program is required for the installation of new signs or modifications to exiting signs on a new car dealership site.

BACKGROUND

The project site is located on a 2.47 acre parcel within the Seaside Auto Center at 1 Geary Plaza located at the northwest corner of Fremont Boulevard and Geary Plaza and is developed with the BMW of Monterey new car dealership. A Location Map is provided as Attachment 2. An Aerial Photo of the project site is provided as Attachment 3.

The adjacent land uses (See Figure 1) consist of the Mazda/Subaru Dealership to the south, the Cypress Coast Ford/Lincoln dealership to the west, auto related businesses to the north, and retail/commercial businesses to the east.

PROJECT DESCRIPTION

BMW of Monterey has submitted an application for a Master Sign Program for the installation of new signs at its newly remodeled dealership which is currently under construction.

The following signs are proposed:

100.15 square foot module cabinet with a white face and internally illuminated “BMW of Monterey” text and logos on the front south elevation.

40.3 square foot module cabinet with a white face and internally illuminated “Service” text and logos on the front south elevation.

100.15 square foot module cabinet with a white face and internally illuminated “BMW of Monterey” text and logos on side east elevation.

Reface of existing double sided freestanding signs on southern Autocenter Parkway drive entrances and adjacent to the drive entrance on Fremont Boulevard.

STAFF ANALYSIS

The following standards apply walls signs and freestanding signs in the Automotive Regional Commercial zoning district:

Wall Signs

The new wall signs will be consistent with the following standards:

The area of the wall signs shall not exceed 10% of the area of building façade on which the signs are mounted (Section 17.16.050.I.4.a):

Evidence: The south elevation is 2,128 sq. ft. in area. The maximum sign area permitted is 212 sq. ft. A total of 140 sq. ft. is proposed on this elevation.

Evidence: The east elevation is 3,344 sq. ft. in area. The maximum sign area permitted is 334 sq. ft. A total of 100 sq. ft. is proposed on this elevation.

A wall sign shall not project more than 12 inches from the surface of the wall (Section 17.16.050.I.4.b).

Evidence: The wall signs will project nine inches from the façade.

Freestanding Signs

The freestanding signs currently exist. The change will consist of refacing the upper BMW logo and installing LED lighting consistent with the following standards:

Multiple signs shall be separated by 75 feet to ensure adequate visibility

(Section 17.16.050.I.1.a):

Evidence: The multiple signs on Autocenter Parkway are located 100 feet apart.

Signs shall be ground mounted and contain dealership makes (Section 17.16.050.I.b):

Evidence: The make of the dealership is listed on each sign.

The address of the business shall be illuminated on the sign face (Section 17.16.050.I.c):

Evidence: The address is internally illuminated with LED lighting.

ENVIRONMENTAL determination

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Class 11, Section 15311.a.

Evidence: The project consists of the installation on on-premise wall signs. It can be seen with certainty that the new signs will not have any significant effect on the environment.

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 sign 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 signs will be compatible with the architecture of the showroom and site planning of the dealership. The design of the proposed signs take 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 building and site and will enhance the character of the Auto Center and neighboring commercial properties.

Evidence: The proposed sign plans provide 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 similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

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

ATTACHMENTS

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

Conditions of Approval
File No. MSP-18-01
August 1, 2018

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 “BMW of Monterey Master Sign Program” stamped as received on July 12, 2018 and approved on August 1, 2018. Project plans are provided as Attachment 1, Exhibit “A”.

Building:

1. The construction plans for the project shall be submitted in accordance with the current 2016 California Building Code.
2. An accessible pedestrian route between the public way (city sidewalk) and business entrance is required.

Fire:

1. The construction plans for the project shall be submitted in accordance with the current 2016 California Fire Code.

Standard:

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

City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.

MASTER SIGN PERMIT APPLICATION NO. MSP-18-01

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

RECEIVED BY
CITY OF SEASIDE

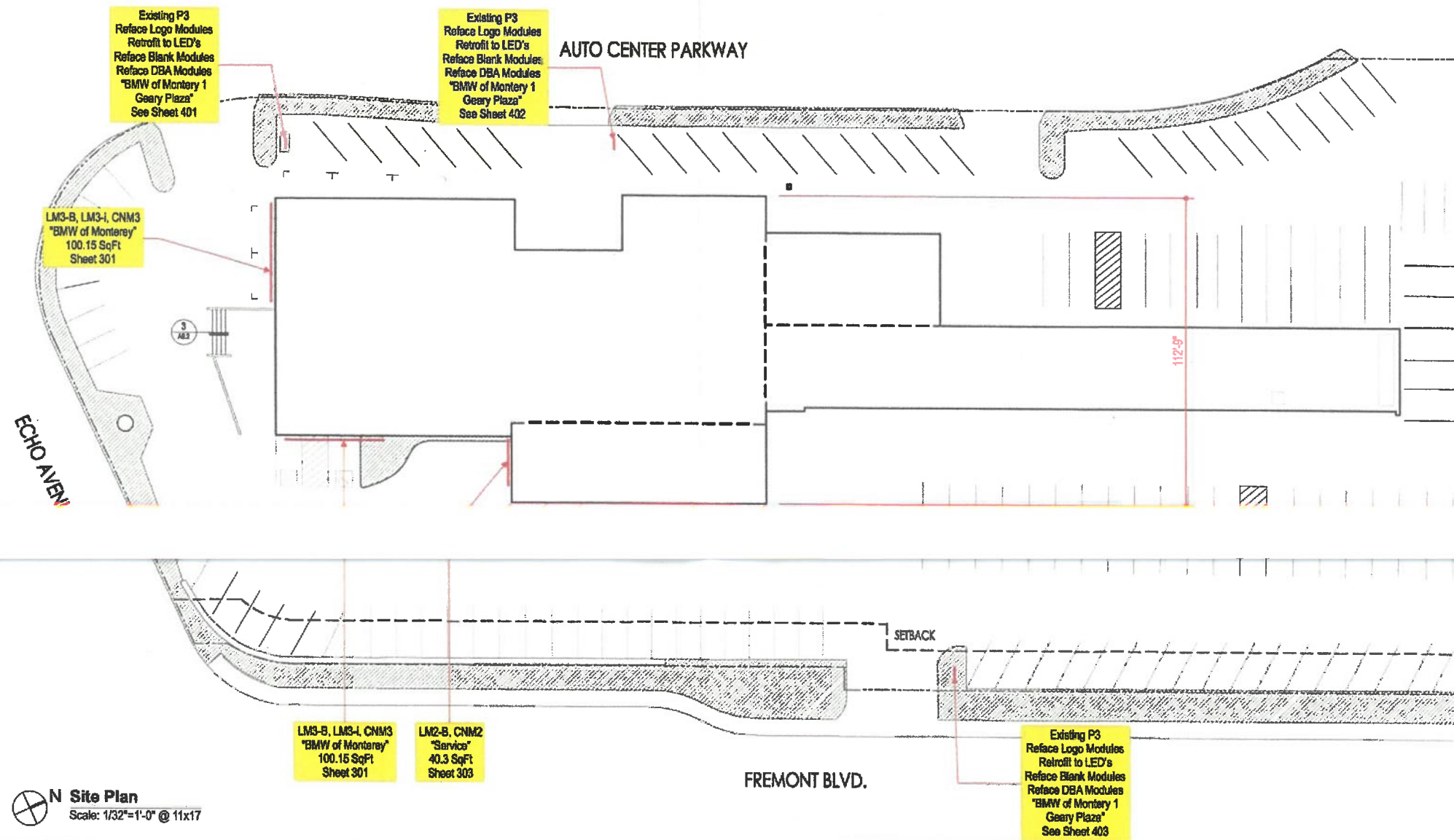
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COMMUNITY
DEVELOPMENT

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CITY OF SEASIDE

JUL 1 2 2018

COMMUNITY
DEVELOPMENT



N Site Plan
Scale: 1/32"=1'-0" @ 11x17

CLIENT:	BMW of Monterey	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	REV #	DESCRIPTION	DATE	BY
LOCATION:	Monterey, CA		04	Relocated CHM3	03-28-18	SD
DATE:	10-17-17		05	Updated calculate & relocated and removed CHM signs	03-08-18	DWG
DRAWING #	BMW-Monterey-101		06	Remove (2) CHM3 Signs & add CHM3 on East Elev.	10-24-17	SD
DRAWN BY:	SD		07	Relocated CHM on building	10-24-17	SD

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 80 OF THE MONTEREY ELECTRICAL CODE AND 11 OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:

SIGNATURE: _____

DATE: _____

APPROVAL RECEIVED BY UNITED: _____

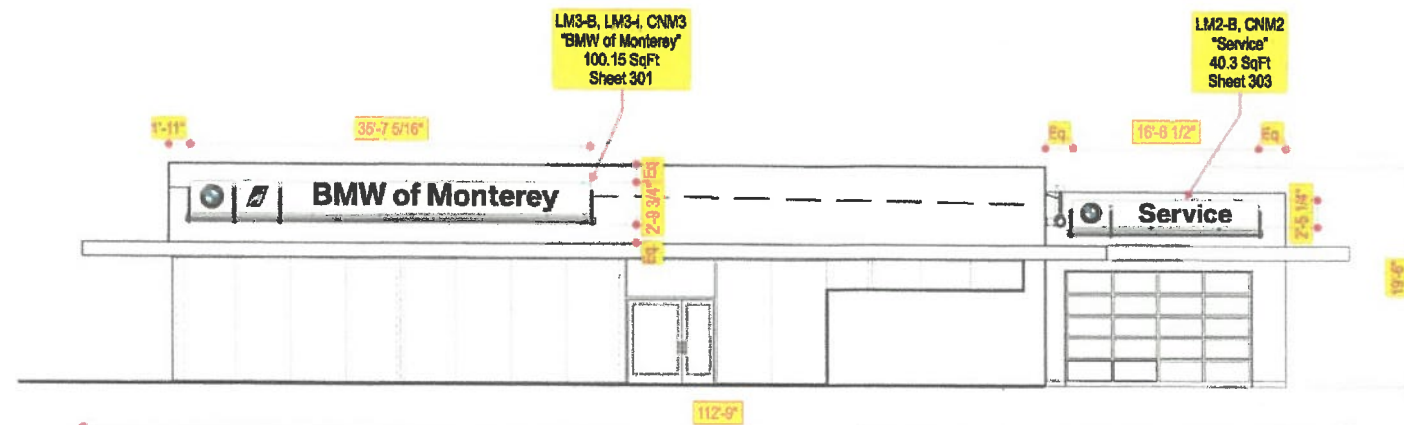
DATE: _____

NOTES:

PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.

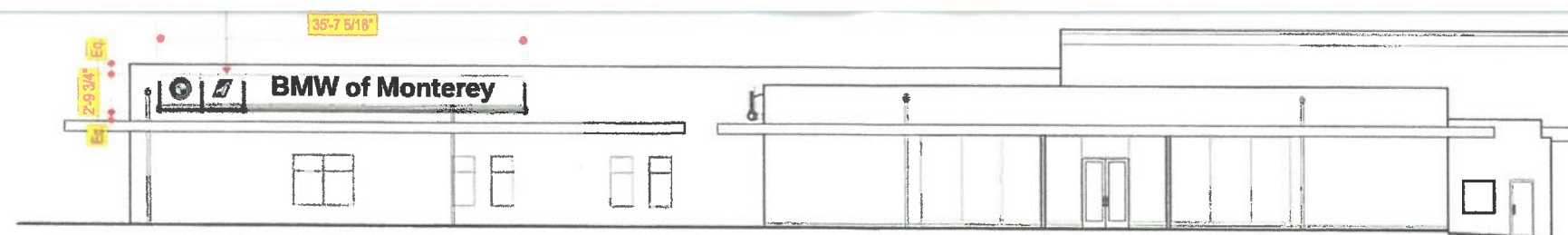
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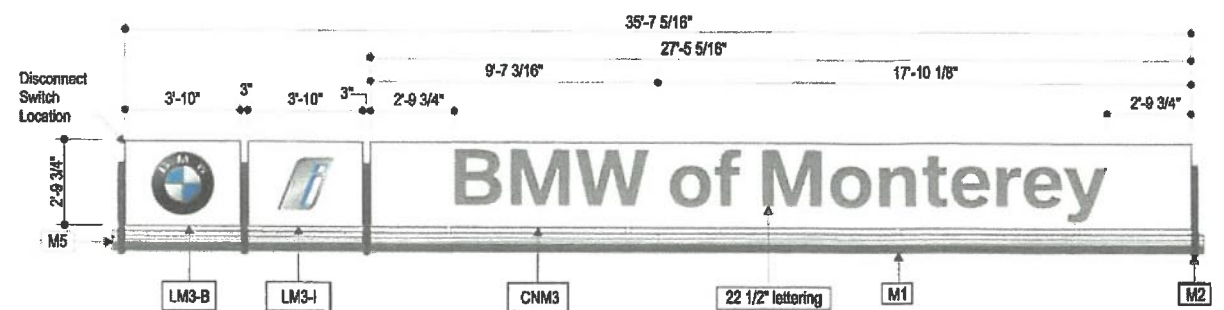
South Elevation
Scale: 3/32"=1'-0" @ 11x17

LM3-B, LM3-L, CNM3
"BMW of Monterey"
100.15 SqFt



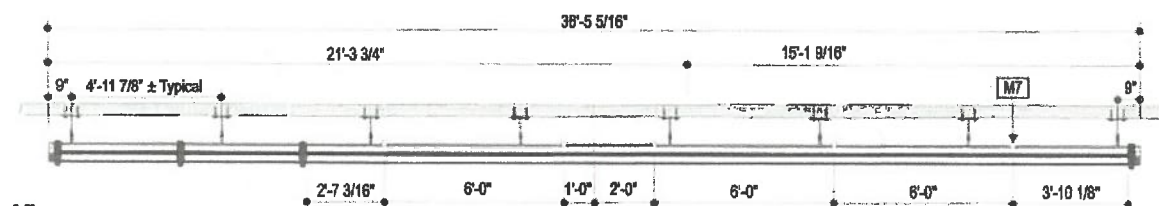
East Elevation
Scale: 3/32"=1'-0" @ 11x17

CLIENT:	BMW of Monterey	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	#1 Relocated CNM on South, Removed West & added East 03-09-18 SD		THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE _____ DATE: _____ APPROVAL RECEIVED BY UNITED: _____ DATE: _____	NOTES: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND VIEWING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.		206 Tower Drive Oldsmar, Florida 34677 www.uvbrand.com 813-855-3300
LOCATION:	Monterey, CA								
DATE:	10-17-17								
DRAWING #	BMW-Monterey-201								
DRAWN BY:	SD	11x17 11x17							



Elevation

Scale: 1/4" = 1'-0" @ 11x17 (Qty: 2)



Plan View

CNM3 SQFT:
2'-9 3/4" x 35'-7 5/16"
= 100.15 SQFT.

Approx. Weight = 1980 Lbs

Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies
12v/60w
Qty Req'd: 4 @ 1.1 Amps Ea
White LEDs

Bearing Structure Power Supplies:
Qty Req'd: 1 @ 1.0 Amps Ea

Max. Amps Req'd: 5.4

Voltage Req'd: 120-277v

Color Specifications

G1

BMW F1
Charcoal

G2

BMW White

G3

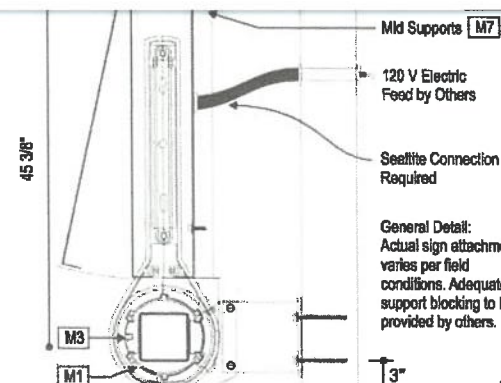
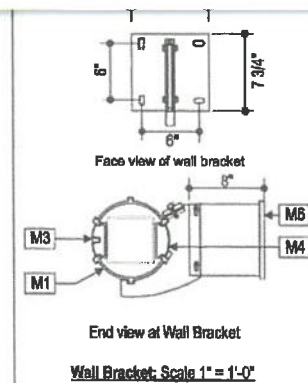
Clear Anodized
Aluminum

Specifications:

Sign modules are fabricated from .090 aluminum faces painted G2. Internally illuminated routed faces. Lettering is 3/4" clear acrylic push-through with 20 gauge Polished Stainless Steel on first surface. Logo modules are identical to pylon modules, mounted with stainless steel hardware.

Material Description

- M1 200mm pole - bearing structure. Length as required (2" past outside cantilevers, typ.)
- M2 Cantilever supports at each end of facade module (36" ±) w/ 1/2" S.S. mounting hardware
- M3 LED insert strip on front of bearing structure (typ)
- M4 Blank insert strip on building side of bearing structure (typ)
- M5 End Cap (typ)
- M6 Wall Brackets: Spaced no further than 5'-6" ± as required for overall length. Minimum three required per bearing structure.
- M7 Middle Support Brackets: on modules longer than 10 feet. Brackets add stability to sign structure. Spaced 6'-0" on center (CNM1-3) and 3'-0" on center for a CNM



CLIENT: BMW of Monterey
LOCATION: Monterey, CA
DATE: 10-17-17
DRAWING #: BMW-Monterey-301
DRAWN BY: SD

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASER.

Revised to City (2)
DESCRIPTION
DATE
BY

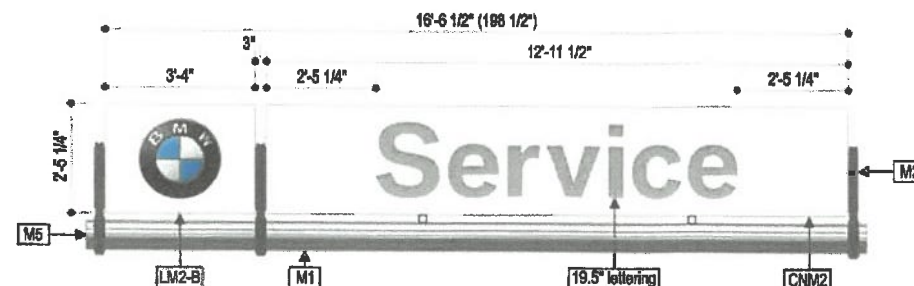
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 604 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CUSTOMER APPROVAL:
SIGNATURE:
DATE:
APPROVAL RECEIVED BY UNITED
DATE:

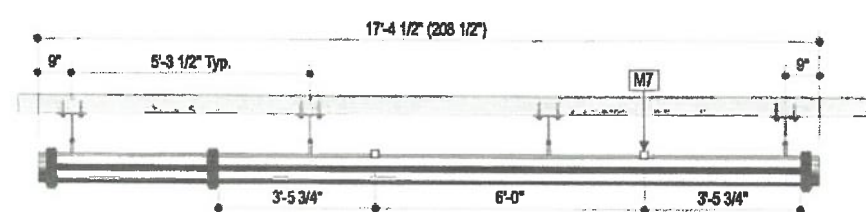
IMPORTANT:
PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE SUBMITTER BEFORE INSTALLATION.

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Elevation
Scale: 3/8"=1'-0" @ 11x17



Plan View
Scale: 3/8"=1'-0" @ 11x17

CNM2 SQFT.
16'-6 1/2" x 29 1/4"
=40.3 SQFT.

Approx. Weight = 750 Lbs

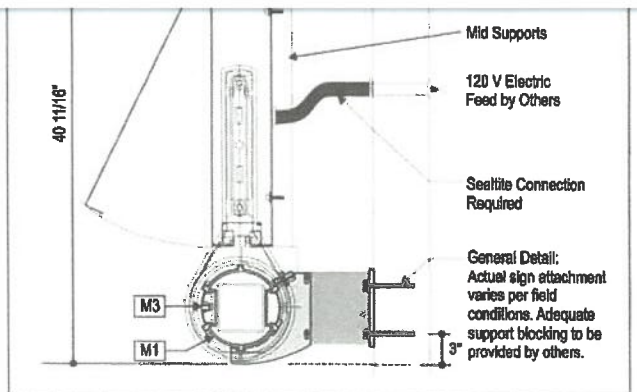
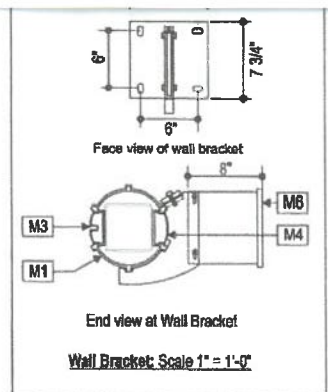
Electrical Specifications
CABINET Power Supplies 12v/80w Qty Req'd: 2 @ 1.1 Amps Ea White LEDs
Bearing Structure Power Supplies: Qty Req'd: 1 @ 1.0 Amps Ea
Max. Amps Req'd: 3.2
Voltage Req'd: 120-277v

Color Specifications
G2 BMW White G3 Clear Anodized Aluminum G4 Texture Finish PMS Cool Gray 5

Specifications:
Sign modules are fabricated from .090 aluminum faces painted G2. Internally illuminated routed faces.
Lettering is 3/4" clear acrylic push-through with 20 gauge Polished Stainless Steel on first surface.
Logo modules are identical to pylon modules, mounted with stainless steel hardware.

Material Description

M1	200mm pole - bearing structure. Length as required (2" past outside cantilevers, typ.)
M2	Cantilever supports at each end of facade module (30" ±) w/ 1/2" S.S. mounting hardware
M3	LED insert strip on front of bearing structure (typ)
M4	Blank insert strip on building side of bearing structure (typ)
M5	End Cap (typ)
M6	Wall Brackets: Spaced no further than 5'-6" ± as required for overall length. Minimum three required per bearing structure.
M7	Middle Support Brackets: on modules longer than 10 feet. Brackets add stability to sign structure. Spaced 6'-0" on center (CNM1-3) and 3'-0" on center for a CNM4



CLIENT:	BMW of Monterey
LOCATION:	Monterey, CA
DATE:	10-17-17
DRAWING #	BMW-Monterey-303
DRAWN BY:	SD

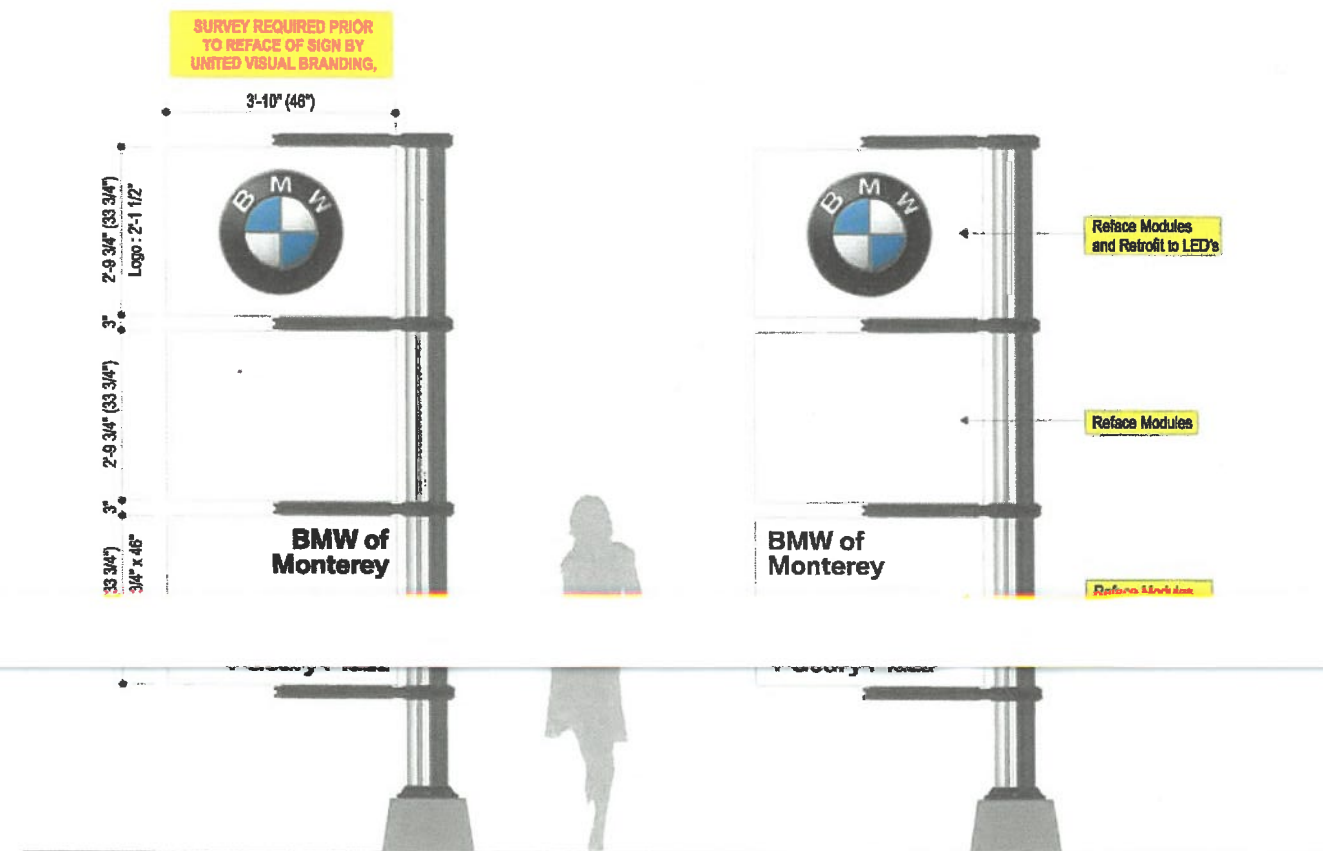
THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASER.	REV #	DESCRIPTION	DATE	BY
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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 10.01 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE _____ DATE _____ APPROVAL RECEIVED BY UNITED _____ DATE _____
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IMPORTANT:
UNITED BRAND SYSTEMS IS NOT RESPONSIBLE FOR REMOVING EXISTING CONCRETE FOUNDATIONS OR UNKNOWN UNDERGROUND OBSTRUCTIONS. INSTALLATION NOT LIMITED TO ABANDONED UTILITIES, STONE, SEPTIC SYSTEMS, ETC.



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Existing Elevation
Scale: 1/2"=1'-0" @ 11x17

Proposed Elevation
Scale: 1/2"=1'-0" @ 11x17

Square Feet: 2'-9 3/4" x 3'-10" x 2 = 21.56 Sq Ft

P3- Double-Sided Pylon Reface

Specifications:

Internal framing support using extruded aluminum
Cast aluminum arms painted G1
Background Panel is .090" aluminum painted G2
Formed acrylic illuminated logo(s)
Support aluminum G3
Aluminum base cover painted G4

BMW center name:

20 gauge Polished Stainless Steel lettering

Illumination:

White LEDs

Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies
12v/60w
Qty Req'd: 1 @ 1.1 Amps Ea
White LED's

LED Strip Power Supplies:
Qty Req'd: 1 @ 1.0 Amps Ea

HID Lights
Qty Req'd: 2 @ 2.0 Amps Ea

Max Amps Req'd: 8.1

Color Specifications

G1	G2
BMW F1 Charcoal	BMW White
G3	G4
Base Aluminum	Brushed Aluminum

SCOPE OF WORK:

All work to be performed in the field by qualified sign electrical personnel

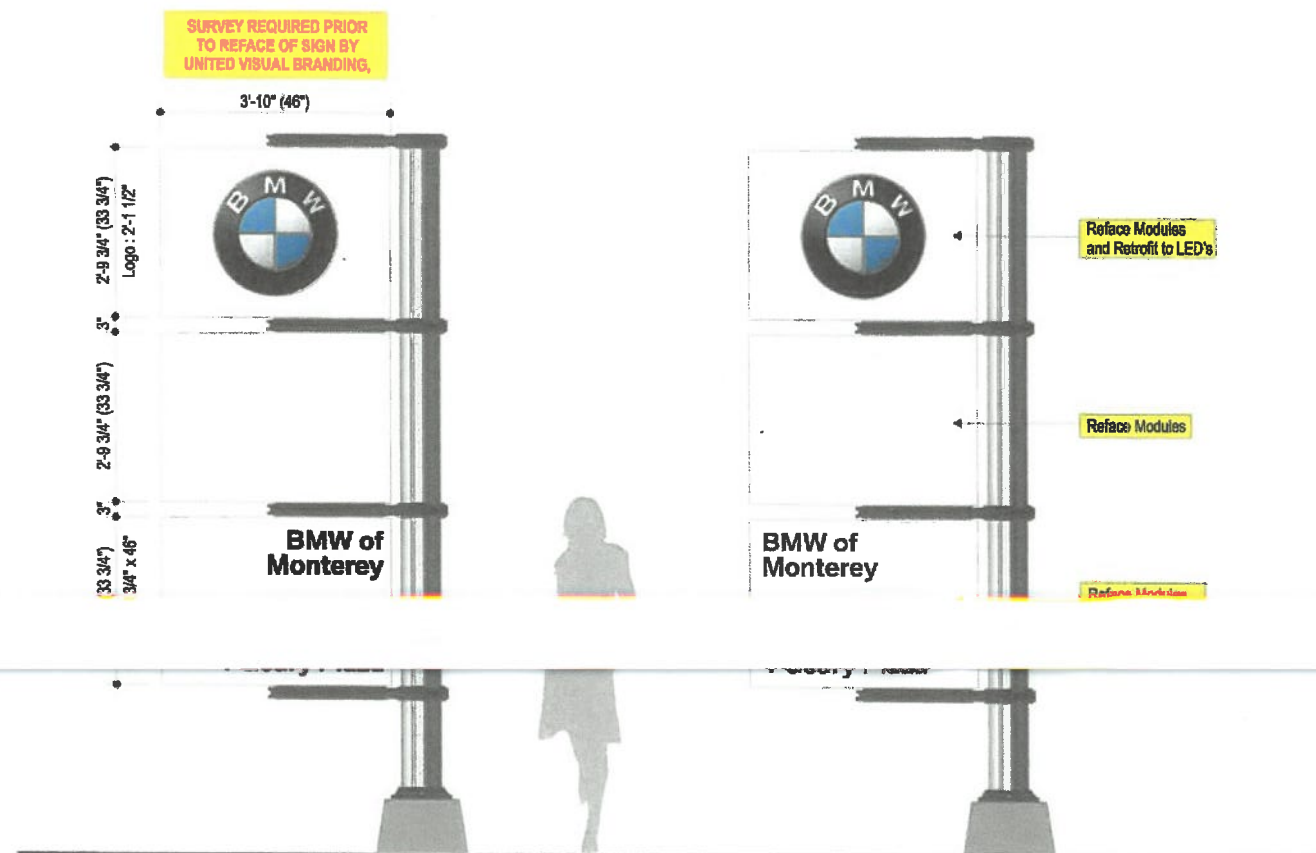
- After safely disconnecting power, remove all interior fluorescent lamps and ballasts and replace with LEDs and power supplies.

- Reconnect and test

CLIENT: BMW of Monterey	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	REV #	DESCRIPTION	DATE	BY
LOCATION: Monterey, CA					
DATE: 03-08-2018					
DRAWING #: BMW-Monterey-401					
DRAWN BY: DJG					

THIS SIGN IS INTENDED TO BE REPAIRED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 608 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES POWER, GROUNDING AND REMOVAL OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE: _____ DATE: _____ APPROVAL RECEIVED BY UNITED: _____ DATE: _____	IMPORTANT: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND REPAIRS OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.
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Square Feet: 2'-9 3/4" x 3'-10" x 2 = 21.56 Sq Ft

P3- Double-Sided Pylon Reface

Specifications:

Internal framing support using extruded aluminum
Cast aluminum arms painted G1
Background Panel is .090" aluminum painted G2
Formed acrylic illuminated logo(s)
Support aluminum G3
Aluminum base cover painted G4

BMW center name:

20 gauge Polished Stainless Steel lettering

Illumination:

White LEDs

Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies
12v/60w
Qty Req'd: 1 @ 1.1 Amps Ea
White LED's

LED Strip Power Supplies:
Qty Req'd: 1 @ 1.0 Amps Ea

HID Lights
Qty Req'd: 2 @ 2.0 Amps Ea

Color Specifications

G1	G2
BMW F1 Charcoal	BMW White
G3	G4
Aluminum	Aluminum

Color Match Test Color Match

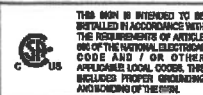
SCOPE OF WORK:

All work to be performed in the field by qualified sign electrical personnel

- After safely disconnecting power, remove all interior fluorescent lamps and ballasts and replace with LEDs and power supplies.

- Reconnect and test

CLIENT: BMW of Monterey	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASER.	REV #	DESCRIPTION	DATE	BY
LOCATION: Monterey, CA					
DATE: 03-08-2018					
DRAWING # BMW-Monterey-402					
DRAWN BY: DJG					



CUSTOMER APPROVAL:

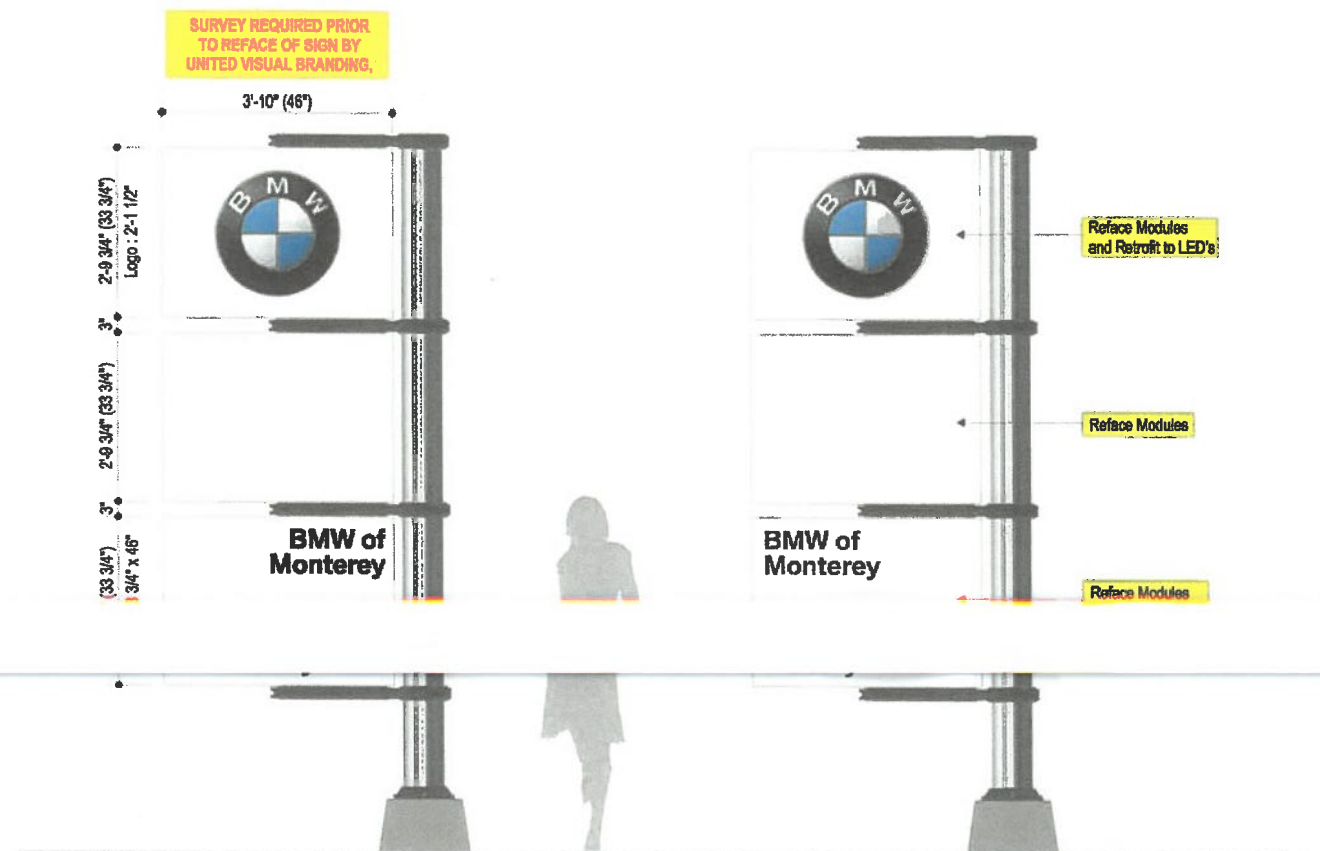
SIGNATURE
DATE
APPROVAL RECEIVED BY UNITED
DATE

IMPORTANT:

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Existing Elevation
Scale: 1/2"=1'-0" @ 11x17

Proposed Elevation
Scale: 1/2"=1'-0" @ 11x17

Square Feet: 2'-9 3/4" x 3'-10" x 2 = 21.56 Sq Ft

P3- Double-Sided Pylon Reface

Specifications:

Internal framing support using extruded aluminum
Cast aluminum arms painted G1
Background Panel is .090" aluminum painted G2
Formed acrylic illuminated logo(s)
Support aluminum G3
Aluminum base cover painted G4

BMW center name:

20 gauge Polished Stainless Steel lettering

Illumination:

White LEDs

Color Specifications	
G1	G2
BMW F1 Charcoal	BMW White
G3	G4
Clear Anodized	Texture Finish

Electrical Specifications

Electrical circuit dedicated to sign only required. Power to sign to be installed and supplied by others.

CABINET Power Supplies
12v/80w
Qty Req'd: 1 @ 1.1 Amps Ea
White LED's

LED Strip Power Supplies:
Qty Req'd: 1 @ 1.0 Amps Ea

HID Lights
Qty Req'd: 2 @ 2.0 Amps Ea

Max. Amps Req'd: 8.1

SCOPE OF WORK:

All work to be performed in the field by qualified sign electrical personnel

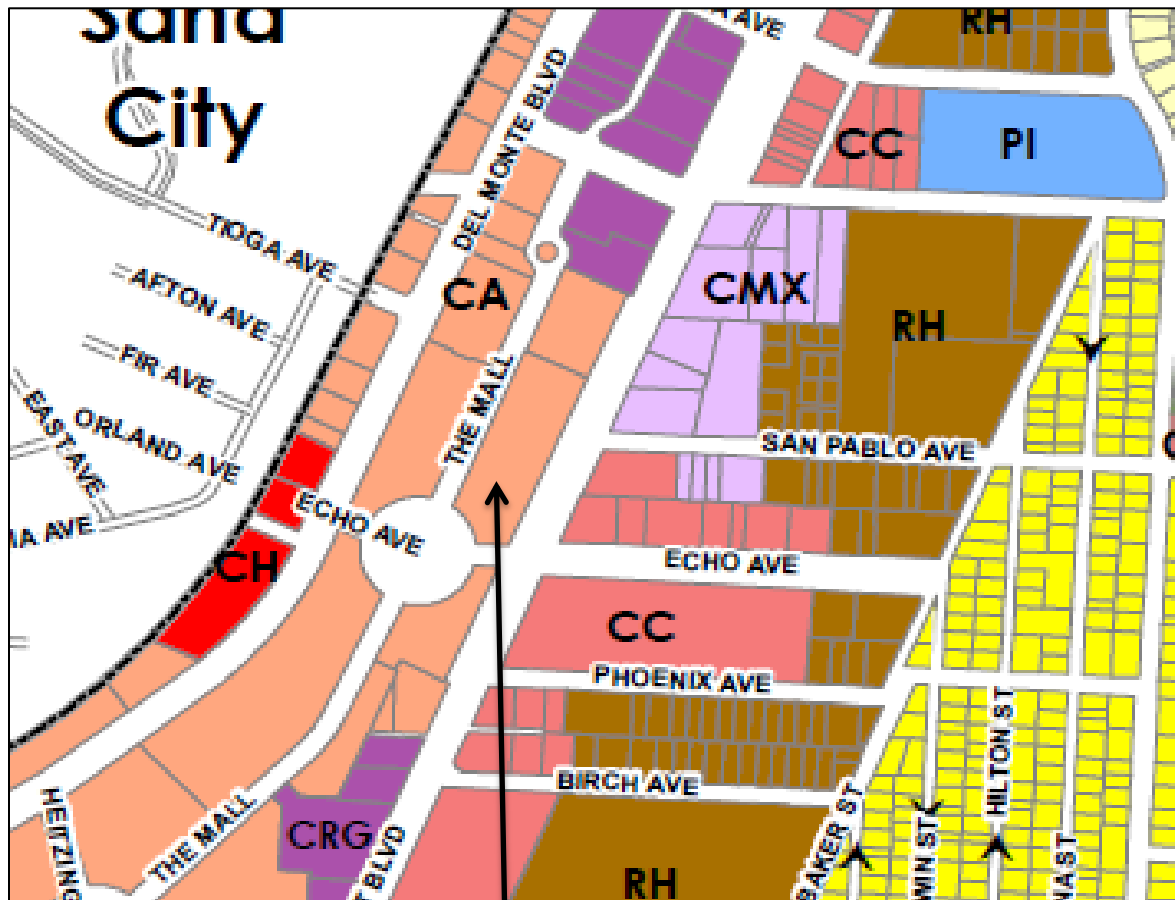
- After safely disconnecting power, remove all interior fluorescent lamps and ballasts and replace with LEDs and power supplies.

- Reconnect and test

CLIENT: BMW of Monterey LOCATION: Monterey, CA DATE: 03-08-2016 DRAWING #: BMW-Monterey-403 DRAWN BY: DJG	THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	REV # DESCRIPTION DATE BY	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND 1 OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	CUSTOMER APPROVAL: SIGNATURE: _____ DATE: _____ APPROVAL RECEIVED BY UNITED: _____ DATE: _____	NOTES: PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.	 united visual branding	205 Tower Drive Oldsmar, Florida 34677 www.uvbrand.com 813-855-3300
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LOCATION MAP

1 Geary Plaza



SITE

AERIAL PHOTOGRAPH – 1 GEARY PLAZA

BMW OF MONTEREY

SITE

