



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Wednesday, August 7, 2019
5:30 PM

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia	Chair
Bani Khalsa	Vice Chair
Mitsugu Mori	Board Member
Keith Mitchell	Board Member
LisAnne Sawhney	Board Member

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. FIELD TRIP - 4:30 PM

The Board of Architectural Review will conduct a field trip regarding Agenda Item 6B to 1740 Darwin Street, Application No. BAR-19-08. (1744 Vallejo Street and 1732 Vallejo Street will also be part of the field trip for application no. BAR-19-08). The Board of Architectural Review will depart from the parking lot in front of City Hall at 4:30 PM. For information about the field trip call 831-899-6707. The regular meeting will start at 5:30 PM.

4. 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).

5. 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.

6. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION BAR-19-13. PROPERTY OWNER E&E CAPLOW LIVING TRUST AND APPLICANTS ROBERT FORLOINE (PM DESIGN GROUP) AND SILVIA WYTKIND (MCDONALD'S) ARE REQUESTING DESIGN APPROVAL FOR THE RECONSTRUCTION OF A DRIVE-THROUGH RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS AT 1516 CANYON DEL REY BOULEVARD. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2, SECTION 15302(B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for all new construction of nonresidential projects.

Staff recommends approval of the proposed McDonald's restaurant subject to the Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" Project Plans.

- B. BOARD OF ARCHITECTURAL REVIEW NO. BAR-19-08: MICHAEL AND REBECCA LANSCASTER, PROPERTY OWNERS, AND SAMUEL PITNICK, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 277 SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING 1,022 SQUARE-FOOT, ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1740 DARWIN STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-762-026). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

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

C. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-07. CLAY AND LISA MATTHEWS, PROPERTY OWNERS, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 478 SQUARE FOOT ROOF DECK ABOVE A NEW TWO CAR GARAGE ATTACHED TO A ONE STORY SINGLE FAMILY DWELLING LOCATED AT 1565 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-014). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. CONTINUED FROM THE JULY 10, 2019 BAR MEETING.

RECOMMENDATION: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, BAR approval is required for a roof deck.

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

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
August 21, 2019
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, 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. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Beth Rocha, Associate Planner

DATE: August 7, 2019

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION BAR-19-13. PROPERTY OWNER E&E CAPLOW LIVING TRUST AND APPLICANTS ROBERT FORLOINE (PM DESIGN GROUP) AND SILVIA WYTKIND (MCDONALD'S) ARE REQUESTING DESIGN APPROVAL FOR THE RECONSTRUCTION OF A DRIVE-THROUGH RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS AT 1516 CANYON DEL REY BOULEVARD. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2, SECTION 15302(B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for all new construction of nonresidential projects.

Staff recommends the BAR grant an exception to 17.30.070.A: Outdoor Lighting, Maximum Height and approve of the proposed McDonald's restaurant subject to the Conditions of Approval provided as Attachment 1 and Attachment 1 - Exhibit A: Project Plans.

BACKGROUND

The project site is located in the Coastal Regional Commercial (CCRG) Zoning District: Del Monte Subarea, on the north side of Canyon Del Rey Boulevard in the Laguna Grande Shopping Center. On June 5, 2018, a vehicle crashed into the McDonald's restaurant striking gas and electrical lines and igniting a fire that completely destroyed the restaurant. The applicant has received the required Coastal Development Permit and Use Permit to proceed with their BAR application.

PROJECT DESCRIPTION

Site and Building Design

The project would develop a 5,241sqft, single-story drive-through restaurant with 93 seats, an indoor PlayPlace for children, and a side-by-side drive-through. The 29,342sqft project site would also include lighting, signage, landscaping, and preservation of one Cypress tree, bicycle parking, and parking lot improvements.

The proposed style of the building consists of the corporation's industrial-inspired architectural prototype with a minimal color and material palette. The materials are comprised of ALPOLIC aluminum composite panels in "Weathered Zinc," expansive glass windows, aluminum "wood grain" finished batten systems, taupe stucco finished walls, and wire-suspended aluminum canopies with white and gold accents.

The most expansive wall areas on the east and west elevations, from the wall base to approximately 2/3rd the wall height, are proposed to have a stucco finish with vertical control joints to be painted Benjamin Moore Fairview Taupe (HC-65). The top approximate 1/3rd of the east and west elevations will be finished with ALPOLIC horizontal composite panels in "Weathered Zinc." Metal accented wall trims and cable-supported awnings delineate and define the three drive-through windows on the west elevation.

An aluminum batten system finished in "wood grain" will provide vertical accents on the corners of the north and south elevations, as well as at the east elevation entrance that would provide a contrasting backdrop for the proposed wall arch sign. Cable-supported canopies define the building entrances and serve to separate building massing on the south and east elevations.

Trash Enclosure

A 14' x 14' x 9' tall (approximately 200sqft) roofed trash enclosure of with a metal cover, corrugated metal door, and cement plaster finished and painted with Benjamin Moore Fairview Taupe (HC-65). The roof would consist of materials, finished treatment and "Weathered Zinc" to match the restaurant building. The enclosure, with a concrete access apron, is proposed to be located in the parking lot in-line with the rear of the building and is buffered from the drive aisle by a landscaped area on the north side, ADA parking spaces to the south, and further screened with espalier magnolias.

STAFF ANALYSIS

LCP CONSISTENCY

A portion of the current project is within the Coastal Zone. A majority of the proposed project's restaurant building, surface parking, and landscaping, and the drive-through service area are proposed for the portion of the project site that is within the Coastal Zone, for planning purposes, it was assumed that the entire project site was in the

Coastal Zone.

As noted above, the Coastal Commission certified the City's LCP in June 2013. An LCP consists of two major parts: the LUP and the CIP. Whereas the LUP designates the kinds, location, and intensity of land and water uses and presents applicable resource protection and development policies, the CIP provides development regulations for specific Coastal Zone activities needed to carry out the LUP. The CIP is referred to as Title 18, Zoning Ordinance for the City of Seaside (Applicable to Areas Within the Coastal Zone), and applies to all development within the Coastal Zone.

According to Title 18, Drive-through restaurants would be considered a conditionally permitted use within the zoning designation Coastal Regional Commercial Zone (CCRG) as identified in Figure 1a (Coastal Zoning Map) in the City's CIP. The McDonald's Drive-Through Restaurant Project is consistent with the City's certified LCP and would not require any zoning code amendments.

Del Monte Subarea Policies

Table 3 (Site Development Standards) in the City's Coastal Implementation Plan (CIP) establishes the development standards for property in the Coastal Zone. In specific subareas, additional standards apply. The project area is within the Del Monte Subarea (Section 1, Chapter 6), which has specific standards that apply to this project. The following Policies for the Del Monte Subarea apply to, and are met by, the proposed project:

- a. Policy: Public Access and Recreation - DM 1.1.A.i-iii. The City shall maintain and enhance pedestrian and bicycle connectivity within the Del Monte Subarea to Laguna Grande, Roberts Lake, and the beach to maximize and ensure public access and recreation opportunities to these coastal resources. Streets shall enhance the non-vehicular environment by introducing a scale that is conducive to pedestrian and bicycle use. Sidewalks shall be functional and maximize pedestrian access to development projects.
- b. Policy: Land Use and Development – LUD-DM – 1.1.A. CCRG maximum FAR is 1.0:1.
- c. Policy: Land Use and Development – LUD-DM 3.1.A.i-ii. Development shall include pedestrian amenities. Development shall provide bicycle parking equal to 10% of vehicle requirements.

Site Development Standards

- a. Maximum Building Site Coverage: In accordance with Section 2.6, Table 3 of the CIP, the maximum building site coverage is 90%. The total site area covered by the proposed building will be approximately 17%.
- b. Floor Area Ratio (FAR): In accordance with Section 2.6, Table 3 of the CIP, the FAR standard is 1.0:1. The proposed project's FAR is 0.17.
- c. Side Interior Setback: In accordance with Section 2.6, Table 3 of the CIP, the side-interior setback is 10'. The observed side-interior setback is 14'-11".

Parking Requirements

- a. **Parking Design:** The project complies with Table 4 - Parking Requirements by Land Use, as the entire Laguna Grande Shopping Center has an excess of parking spaces and providing fewer parking spaces within the boundaries of the McDonald's site is acceptable due to the shared parking arrangement.
- b. **Driveways and Site Access:** The project would comply with Section 2.6.A.5: Driveways and Site Access requirements of number of driveways, distance and spacing, dimensions, and clearance. The main access to the project site would be from the main shopping center signalized entrance accessed from Canyon Del Rey Boulevard; this driveway is located approximately 200' west of the proposed Exit-Only driveway of the McDonald's site. The proposed driveway is shifted west from the existing curb cut and would be designated as right-turn out only onto Canyon Del Rey Boulevard. The Exit-Only driveway would completely eliminate the number of vehicles entering the site from Canyon Del Rey and would decrease the likelihood of a point of congestion where vehicles would have both entered the site exited the drive-through.
- c. The proposed drive-through facility complies with SMC 17.52.090 Drive-Through Facilities, General Standards as the proposed drive-through facility is located on a building wall not fronting Canyon Del Rey Boulevard.
- d. The drive-through service area, which is located on the west side of the building, would provide two lanes of queuing for ordering, which then merge into one lane for food pick-up. Approximately 334 linear feet would be available for queuing of vehicles in the drive-through lane and additional vehicle storage would be available on site in the adjacent parking lot and drive aisles. Proposed vehicle queuing in the drive-through lane would accommodate 13 vehicles from the entry sign, in the west-southwest corner of the proposed project site to the drive-through pick-up window on the east-southeast side of the proposed project site.
- e. The design also complies with the on-site circulation elements of: Aisle Design, with each drive aisle being at least 10 feet wide with minimum interior radii of 10 feet; additionally, the Stacking Area is clearly identified with signage and physically separated with landscaping from other on-site traffic circulation.
- f. The pedestrian walkway leading to one of the front entrances does not intersect the drive-through aisle, and therefore, complies with SMC 17.52.090.C.3. The proposed site access for pedestrians complies with SMC 17.38.050 Pedestrian Connections with one required continuous and direct pedestrian path that would be provided from the sidewalk along Canyon Del Rey Boulevard on the east side of the site to one of the front entrances.
- g. A continuous pedestrian path located in a landscaped area would be provided from the ADA parking area to the primary entrance of the building, and from the parking lot, creating a buffer between the vehicles in the drive-through and pedestrians. At one point in the ADA path there is a break where the pedestrians need to cross the drive-through exit point, which is permitted by the code as this area is not designated as the drive-through aisle. "Yield to Pedestrian" signs will be installed on both sides of the drive aisle to notify motorists of the presence of pedestrians. Additionally, the pedestrian path will be raised above the grade of the drive aisle, resulting in the further slowing-down of traffic that would contribute to pedestrian safety. The path has a

guardrail on the drive aisle side, adding further protection for the pedestrians entering the site from both the ADA path of travel and the parking spaces on the site.

Landscaping Standards

The proposed landscaping would with the regulations of Section 2.6.B.1-10.

Planning Condition of Approval: The three existing mature olive trees proposed for removal shall be replaced on a 1-to-1 basis, transplanted from a minimum 24-inch box size container.

Landscaping is required within each outdoor parking area at a minimum ratio of ten percent of the gross area of the parking lot for commercial uses. The gross area of the parking lot is 17,312sqft and the project will include 13.2% (2,289sqft) of landscaping around the immediate area of the parking lot including three shade trees for every parking space. A total of six trees consisting of the following species are proposed:

1. Two, 15gal Cupressus macrocarpa
2. Four, 15gal Tristania laurina
3. Three, 24" box Metrosideros excelsa

Landscaping will be a combination of groundcover, shrubs, vines and trees and will be planted on the project site, including at the primary entrances and property boundaries, creating screening from adjoining properties. Shade trees will be provided at the required rate of one for every twenty-five linear feet of landscaped areas and the proposed landscaping will also be properly oriented to provide pedestrian access to the restaurant without requiring them to cross unpaved landscaped areas.

In addition, where feasible and practical, landscaping will be designed to address post-construction water quality site design and Low Impact Design (LID) requirements. The proposed landscaping plan will be consistent with the following standards:

- a. All parts of the site not devoted to structures and parking lot improvements will be landscaped.
- b. Where feasible and practical, the landscaping plan will be designed to address post-construction water quality site design and Low Impact Design.
- c. A minimum of 10% of landscaping is required to where 13.2% is being proposed. The applicant would screen the drive-thru with the grouping of Coast Rosemary. Lastly, the new trees within the interior of the parking lot would provide shade coverage and the trees proposed between Canyon Del Rey and the front of the restaurant would soften the street frontage.

Architectural and Site Lighting

Accent light fixtures are proposed to be incorporated in the building design, as specified on Exhibit A: recessed downlight LED fixtures at the drive-through windows (L1), radial LED wall sconce light fixtures on the east, west and north elevations (L2),

and linear LED accent light fixtures at the canopies and roof line (L3), and LED flood lights.

Code Exception

The applicant is requesting the BAR grant an exception to 17.30.070.A. Outdoor Lighting, Maximum Height. The exception would allow for the proposed fixtures to be installed at a height greater than the code maximum of 16', but not to exceed the height of the existing parking lot fixtures in the shopping center. In order to grant the exception, the BAR must find that the proposed height is consistent with the surrounding land uses and is compatible with the existing or proposed surrounding structures. Two existing parking lot light fixtures will be relocated just outside the project site in existing landscaped areas of the parking lot. Six new area light fixtures are proposed to be added within the project boundaries in the parking lot (qty.4) and near the drive-through(qty.2) and will be mounted at a height not to exceed the height of the existing parking lot fixtures.

Outdoor Lighting

- a. The lights installed as part of the proposed project will not exceed the height of the existing parking lot light fixtures.
- b. The outdoor lighting included as part of the proposed project will be consistent with Title 24, Building Energy Efficiency Standards. In addition, the outdoor lighting plan will be reviewed and approved by the BAR, which will ensure that energy-efficient lighting technology is used.
- c. All lighting fixtures included as part of the proposed project will be consistent with Section 2.6.C, Lighting Requirements of the City's CIP. In addition, all lighting fixtures will be reviewed and approved by the City's BAR. The City will ensure that: the light fixtures are directed downward to prevent light spill and glare onto adjacent properties, will ensure that the light source is not visible off site, and will confine glare and reflections within the boundaries of the project site to the maximum extent feasible.
- d. The lighting plan included as part of the proposed project will be consistent with Section 2.6.C, Lighting Requirements, of the City's CIP. In addition, the lighting plan will be reviewed and approved by the City's BAR in order to ensure that the maximum illumination is not exceeded.
- e. Zoning Code Section 17.30.070.B: Energy Efficiency requires outdoor lighting utilize energy-efficient fixtures and lamps. All proposed outdoor light fixtures would feature lamps and fixture designs, such as full-cutoff hoods, that would contribute to energy-efficiency.
- f. Zoning Code Section 17.30.070.C: Fixture Position requires all lighting fixtures be directed downward to reduce light bleed onto adjacent properties or public rights-of-way. The proposed light fixtures would feature cut-off designs and would be positioned and directed to illuminate the subject site, reducing light bleed and glare onto adjacent properties. Project plans include a photometric lighting plan.
- g. The proposed lighting complies with Zoning Code Section 17.30.070.E: Lighting Effects, which prohibits lights from blinking, flashing or having high intensity or brightness. The lighting would provide constant illumination and would not be

programmed to change brightness, color, or intensity.

Sign Quantity, Copy, and Area

The signs included as part of the proposed project will be consistent with Section 2.6.D: Sign Requirements of the City's CIP.

a. Exterior Signs:

Per the Sign standards in the LCP, a primary frontage (south elevation) is allowed one sign type with a maximum sign area of one square-foot per lineal foot of primary building frontage not to exceed 100 square feet; a secondary frontage is allowed one sign type with a maximum of sign area of 0.5 square feet per lineal foot of secondary frontage not to exceed 50 square feet. Based on the primary frontage of 45'-4" lineal feet, the wall sign on the west elevation is in compliance with the maximum sign area allotment of 45 square feet that is permitted on the primary frontage. Based on secondary frontage of 116 lineal feet, the wall sign on the south elevation is in compliance with the maximum sign area allotment of 50 square feet that is permitted on the secondary frontage. The proposed sign area is 84.87sqft, with 95 square feet allowed.

A total of four wall signs are proposed on the south (2), east (1) and west elevations (1):

South: one "playplace" sign at 28.30 sqft and one McDonald's arch "M" sign at 14sqft

East: one McDonald's arch "M" sign at 14sqft

West (drive-through elevation): one McDonald's arch "M" sign at 28.57sqft

b. Exempt Signs:

Informational/Traffic signs: Seven directional signs are proposed to accommodate patrons to-and-from the drive through facility and for navigating the parking lot. Additionally, each of the three drive-through windows will have an associated 10" x 36" informational sign specifying the function of the service window. Lastly, stencils will be used to create directional pavement markings such as arrows, lane stripes, "Drive Thru," and "Thank you" (Attachment 1 - Ex.A, sheet SD1). The directional signage would show each entrance to, and exit from, the drive--through aisle and would be clearly marked to show the direction of traffic flow with signs and pavement markings; signage would also be provided to indicate whether the drive-through facility is open or closed. Two freestanding menu boards are proposed to be installed in the landscape areas adjacent to the drive-through lanes at the rear of the site. The double-sided freestanding menu board signs would be internally illuminated. Additionally, two clearance gateway signs mark the entrance to the drive-through with mounted heights of 10'-10" and overhead widths of 8'-8 1/2" and two "Order Here" signs follow, with heights of 11'-5 5/8" and widths of 9'-3 1/2". These signs are exempt from the sign permit requirements per Section 17.40.040.B.3 of the SMC as traffic control and informational signage.

FINDINGS

General Plan and Zoning Ordinance

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations.

Evidence: The proposed project has been reviewed in accordance with the General Plan, Zoning Code, Land Use Plan of the Local Coastal Program (LCP), and the development standards Chapter 18.10 (Coastal Implementation Plan (CIP)) of the Seaside Municipal Code, and it is concluded that the proposed upgrades will be consistent with the surrounding neighborhood.

2. The proposed building design, colors, and signage are suitable for the purposes of the building and will enhance the character of the City and neighboring properties.

Evidence: The proposed design, colors, and signage will be compatible with adjoining and nearby properties.

ENVIRONMENTAL DETERMINATION

THE PROJECT IS CATEGORICALLY EXEMPT CLASS 2, SECTION 15302 (B) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

DISCRETIONARY ACTIONS

Discretionary actions required to be taken by the City as part of the proposed project include:

1. Review and approval of the proposed project site plans and elevations, lighting, and landscape plans by the City's Board of Architectural Review prior to issuance of a building permit.

Previously required discretionary actions that are no longer necessary include:

On January 14, 2019 the Zoning Administrator approved a Minor Use Permit Application (MUP 18-12) for an extension of a nonconforming drive-thru.

On May 22, 2019 the Planning Commission unanimously acted to adopt a motion to deny the application and directed City staff to return with a Resolution containing findings and evidence in support of the denial. The evidence listed in support of each finding is based on the verbal testimony entered into the record by the Commission.

On June 12, 2019 staff provided the Planning Commission with a Resolution of Denial for the proposed project, which was unanimously approved.

On July 18, 2019 the City Council overturned the Planning Commission's denial of Coastal Development Permit No. CDP-19-02 and Use Permit No UP-19-07 and approved

Coastal Development Permit No. CDP-19-02 and Use Permit No. UP-19- 07 subject to the conditions listed in the Resolution.

CONCLUSION

The project would represent a substantial improvement to the appearance of a major gateway for the City of Seaside. The architecture of the proposed building can generally be found to be consistent with applicable Coastal Implementation standards of the City's Local Coastal Program. Staff recommends approval of the architectural plans subject to the Conditions of Approval provided as Attachment 1 and the project plans provided as Attachment 1 - Exhibit A: Project Plans.

ATTACHMENTS

1. Attachment 1 - Exhibit A: Project Plans
 2. Conditions of Approval
-

ABBREVIATIONS:

AC - ASPHALT CONCRETE
BFP - BACKFLOW PREVENTOR
CB - CATCH BASIN
C.I. - CURB INLET
CL - CENTER LINE
CLF - CHAIN LINK FENCE
CONC - CONCRETE
D.I. - DROP INLET
DWY - DRIVEWAY
E - ELECTRIC LINE
EB - ELECTRIC BOX
EM - ELECTRIC METER
EV - ELECTRIC VAULT
F - FACE OF CURB
FDC - FIRE DEPT. CONNECTION
FH - FIRE HYDRANT
FL - FLOWLINE
G - GAS LINE
GM - GAS METER
GP - GUARD POST
GV - GAS VALVE
HCR - HANDICAP RAMP
IRR - IRRIGATION
J - JOINT POLE
JT - JOINT TRENCH
MW - MONITORING WELL
OH - OVERHEAD UTILITY
PI - POST INDICATOR VALVE
PG&E - PACIFIC GAS & ELECTRIC
PL - PROPERTY LINE
PLNTR - PLANTER
PP - POWER POLE
PUE - PUBLIC UTILITY EASEMENT
R/W - RIGHT OF WAY
SD - STORM DRAIN LINE

SL - STREET LIGHT
SMT - SURFACE MOUNTED TRANSFORMER
SS - SANITARY SEWER LINE
SSCO - SANITARY SEWER CLEANOUT
SW - SIDEWALK
TEL - TELEPHONE LINE
TEL - TELEPHONE BOX
TC - TOP OF CURB
TP - TELEPHONE POLE
TSB - TRAFFIC SIGNAL
TSB - TRAFFIC SIGNAL CONTROL BOX
UG - UNDERGROUND UTILITY
VG - VALLEY GUTTER
W - WATER MAIN
WM - WATER METER
WV - WATER VALVE
YL - YARD LIGHT

SYMBOLS:

MONUMENT (AS NOTED)
FD. PROPERTY CORNER (AS NOTED)
CHAIN LINK FENCE
FIRE HYDRANT
STORM DRAIN MANHOLE
MANHOLE
SANITARY SEWER MANHOLE
TELEPHONE MANHOLE
TREE
YARD LIGHT

UTILITY NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:

THE BASIS OF BEARING OF THIS SURVEY IS THE NORTHWESTERLY LINE OF PARCELS E-1 AND E-2 AS SHOWN ON 12 C&T 60, THE BEARING OF WHICH IS S53°34'18"W.

BENCHMARK:

CITY BENCHMARK #20: UPPER EDGE OF BRONZE DISC ABOVE DROP INLET IN THE NORTHEASTERLY RETURN OF DEL MONTE AVENUE AND ELM STREET

ELEVATION = 21.237 (CITY DATUM)

NOTES:

- THE SITE IS ZONED CRG (REGIONAL COMMERCIAL)
- SETBACKS PER ZONING:
FRONT: 0' (POSSIBLE SETBACK DUE TO PROXIMITY TO A COASTAL ZONE)
SIDE: 30' TOTAL BETWEEN PARCELS, 18' ON ONE SIDE AND 12' ON THE OTHER
REAR: 0' (POSSIBLE SETBACK DUE TO PROXIMITY TO A COASTAL ZONE)
- FLOOD ZONE IS DESIGNATED 'X' PER COMMUNITY PANEL NUMBER 06053C0326G, DATED 6/21/2017.
- PARCEL 4 IS PARCEL C OF TRACT 739 AND IS THE PARCEL HOME DEPOT IS SITTING ON IN THE SHOPPING CENTER. IT IS A NON-EXCLUSIVE EASEMENT OVER THE COMMON AREAS FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. IT IS NOT PLOTTED AS THE CORNER OF THIS PARCEL IS APPROX. 300' FROM THE McDONALD'S PARCEL AND WOULD ONLY BE USED AS ACCESS TO THE NORTHEAST AND ROBERTS AVE, ULTIMATELY LEADING TO DEL MONTE BLVD. VIA OLYMPIA BLVD. (SEE VICINITY MAP)

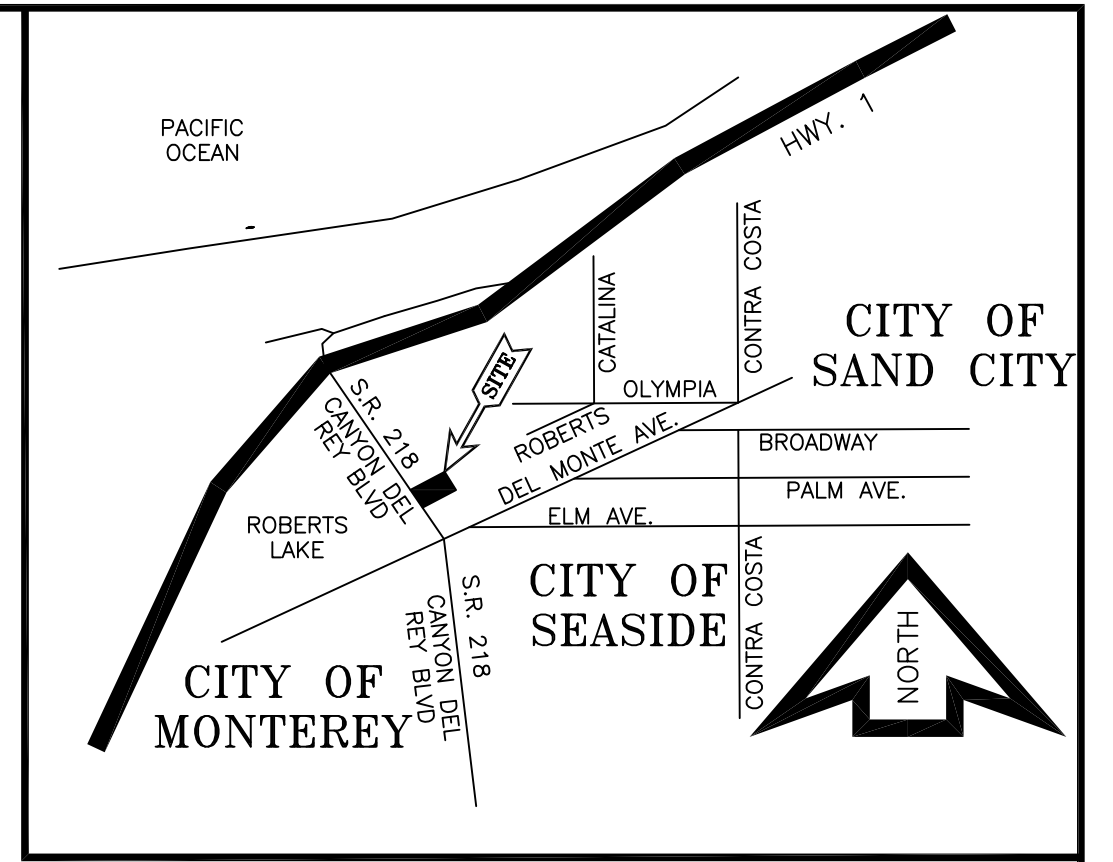
UTILITY REFERENCES:

STORM DRAIN - CITY OF SEASIDE
440 HARCOURT AVENUE
SEASIDE, CA 93955
(831) 899-6885

SEWER - CITY OF SEASIDE
440 HARCOURT AVENUE
SEASIDE, CA 93955
(831) 899-6885

WATER - CAL-AM WATER COMPANY
9670 BLUE LARKSPUR LANE
MONTEREY, CA 94303
(831) 646-3253

ELECTRICAL - & NATURAL GAS - PACIFIC GAS AND ELECTRIC
2311 GARDEN ROAD
MONTEREY, CA
(831) 648-3231



VICINITY MAP N.T.S.

LEGAL DESCRIPTION:

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

PARCEL 1:

PARCELS "E-1" AND "E-2", AS SAID PARCELS ARE SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 739, OFFICIAL MAP OF LAGUNA GRANDE REDEVELOPMENT PROJECT", FILED AUGUST 1, 1974 IN VOLUME 12 OF CITIES AND TOWNS AT PAGE 60, RECORDS OF MONTEREY COUNTY, CALIFORNIA, SAID MAP IS HERINAFTER REFERRED TO AS THE "TRACT 739 MAP", SAID PARCELS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL E-1, THENCE ALONG THE SOUTHEASTERLY LINES OF SAID PARCEL E-1 AND SAID PARCEL E-2, NORTH 53° 33' 20" EAST 171.63 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL E-2; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL E-2, NORTH 36° 25' 42" WEST 118.13 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL E-2; THENCE ALONG THE NORTHWESTERLY LINES OF SAID PARCEL E-2 AND SAID PARCEL E-1 SOUTH 53° 34' 18" WEST 174.25 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL E-2, SAID POINT LYING ON A 7,450 FOOT RADIUS NON-TANGENT CURVE, HAVING A RADIAL BEARING AT SAID POINT OF SOUTH 52° 45' 22" WEST; THENCE, SOUTHEASTERLY ALONG SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY LINE OF SAID PARCEL E-1 THROUGH A CENTRAL ANGLE OF 00° 54' 33" AND AN ARC LENGTH OF 118.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR RIGHT OF WAY PURPOSES OVER A STRIP OF LAND 60 FEET WIDE AND A STRIP OF LAND 30 FEET WIDE, AS AN APPURTENANT TO SAID PARCEL 1, AS SHOWN ON THE TRACT 739 MAP.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER THE "PARKING SITE" (AS SUCH TERM IS DEFINED AND DESCRIBED IN THE "AGENCY GRANT DEED DATED" APRIL 12, 1976, RECORDED APRIL 23, 1976 IN REEL 1049 OF OFFICIAL RECORDS OF MONTEREY COUNTY AT PAGE 232, BEING PARCELS A-1, A-2, A-3, A-4, A-5, B, AND I AS SAID PARCELS ARE SHOWN ON THE TRACT 739 MAP, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES: FOR THE ERRECTING, CONSTRUCTING, MAINTAINING AND OPERATING OF SIGNS AND OTHER ADVERTISING AND DIRECTIONAL FACILITIES; AND FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, ALL AS DEPICTED AND FULLY DEFINED IN AND LIMITED BY THE AGENCY GRANT DEED.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT OVER AND UPON THE COMMON AREA PORTION OF PARCEL C AS SAID PARCEL IS SHOWN ON THE TRACT 739 MAP (BEING THE "LAND EASEMENT AREA" DEPICTED, DEFINED AND DESCRIBED IN THE AGENCY GRANT DEED), FOR PARKING AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AS DEPICTED AND FULLY DEFINED IN AND LIMITED BY THE AGENCY GRANT DEED.

REFERENCES:

- CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. FWMN-TO17001644, DATED DECEMBER 18, 2017.
- TRACT MAP NO. 7398, 12 CITIES AND TOWNS 60

EXCEPTIONS PER REFERENCE 1:

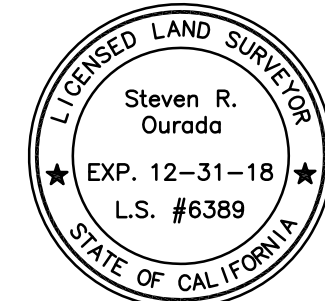
- TAXES
- TAXES
- LIEN OF SUPPLEMENTAL TAXES, IF ANY
- THE HEREIN PROPERTY IS WITHIN THE BOUNDARIES OF MONTEREY REGIONAL PARK DISTRICT OPEN SPACE AND COASTAL PRESERVATION DISTRICT (INST #2017019116) NON-SURVEY RELATED AND NOT PLOTTED.
- ANY ASSESSMENTS OR CHARGES DUE TO THE MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY.
- DITCH/PIPELINE EASEMENT (BOOK 183, PAGE 291) UNABLE TO PLOT PER RECORD DATA.
- P.G.&E. EASEMENT (VOL. 1808, PAGE 367) UNABLE TO PLOT PER RECORD DATA.
- NEIGHBORHOOD REDEVELOPMENT PROGRAM (REEL 656, PAGE 728; AND AMENDMENTS), ESTABLISHES DEVELOPMENT STANDARDS AND USES, NON-SURVEY RELATED, NOT PLOTTED.
- EASEMENTS ON MAP (12 C&T 60), 10' TELEPHONE EASEMENT, AFFECTS EASTERLY CORNER OF PARCEL 1
- 10' SANITARY SEWER EASEMENT, AFFECTS PORTIONS OF PARCEL 1
- C.C.&R.'s (REEL 1049, PAGES 232 AND 267; REEL 721; REEL 1826, PAGE 604; REEL 2263, PAGE 715), PROVIDES RECIPROCAL ACCESS AND UTILITY EASEMENTS ACROSS PARCELS 1 AND 2.
- PUBLIC UTILITY EASEMENTS (1049 O.R. 267), EASEMENTS FROM LEGAL DESCRIPTION AND SHOWN AS PARCELS 2, 3 AND 4.
- SHOPPING CENTER EXPANSION AGREEMENT (INST #9889903), PROVIDES BLANKET EASEMENT OVER PARKING AREAS FOR RECIPROCAL ACCESS AND UTILITIES, BLANKET IN NATURE AND NOT PLOTTED.
- SIGN AGREEMENT (INST # 9889904), PROVIDES FOR CONSTRUCTION AND USE OF FREEWAY SIGNAGE.
- RECORD INFORMATION GIVES APPROXIMATE LOCATIONS ONLY AND IS NOT PLOTTED.
- DEEDS OF TRUST
22. GENERAL NOTES AND TITLE COMPANY REQUIREMENTS.

SURVEYOR'S CERTIFICATE

TO: McDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION;
McDONALD'S CORPORATION, A DELAWARE CORPORATION; AND
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7, 8, 9, 11, 17 AND 18 OF TABLE A THEREOF, AND THAT IT COMPLIES WITH THE REQUIREMENTS PROVIDED BY McDONALD'S CORPORATION. THE FIELD WORK WAS UPDATED ON MARCH 28, 2018.

DATE: MARCH 30, 2018
SIGNED: Steven R. Ourada
STEVEN R. OURADA, L.S. #6389



L/C: 004-1284

A.L.T.A. SURVEY

1516 CANYON DEL REY BLVD

APN: 011-561-024 & -025

CITY OF SEASIDE COUNTY OF MONTEREY STATE OF CALIFORNIA

Prepared for McDONALD'S CORPORATION

OURADA ENGINEERING

5805 FLEET COURT
ROCKLIN, CALIFORNIA 95765

PHONE: (916) 624-1221

JOB NO.

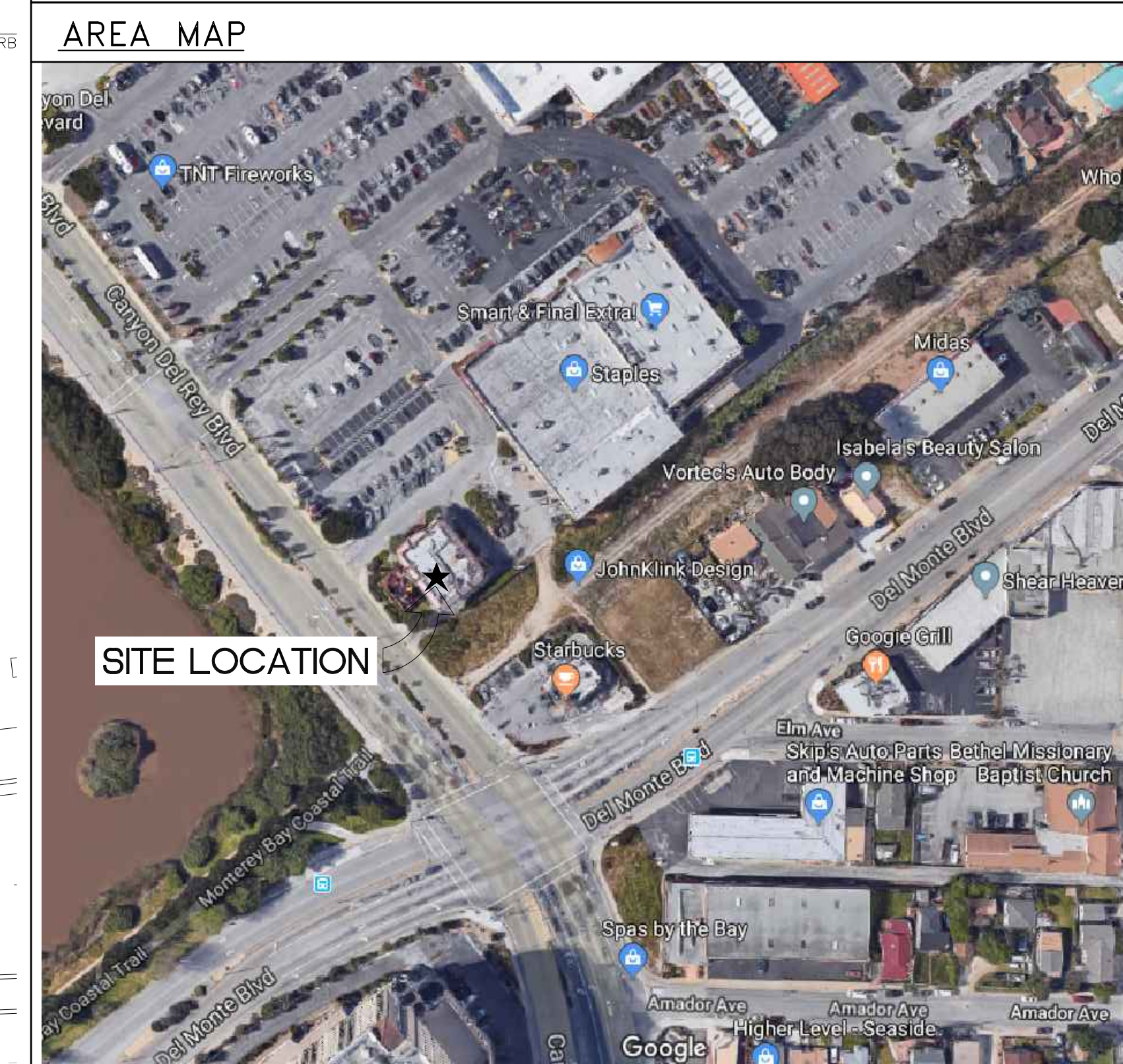
MC-1492

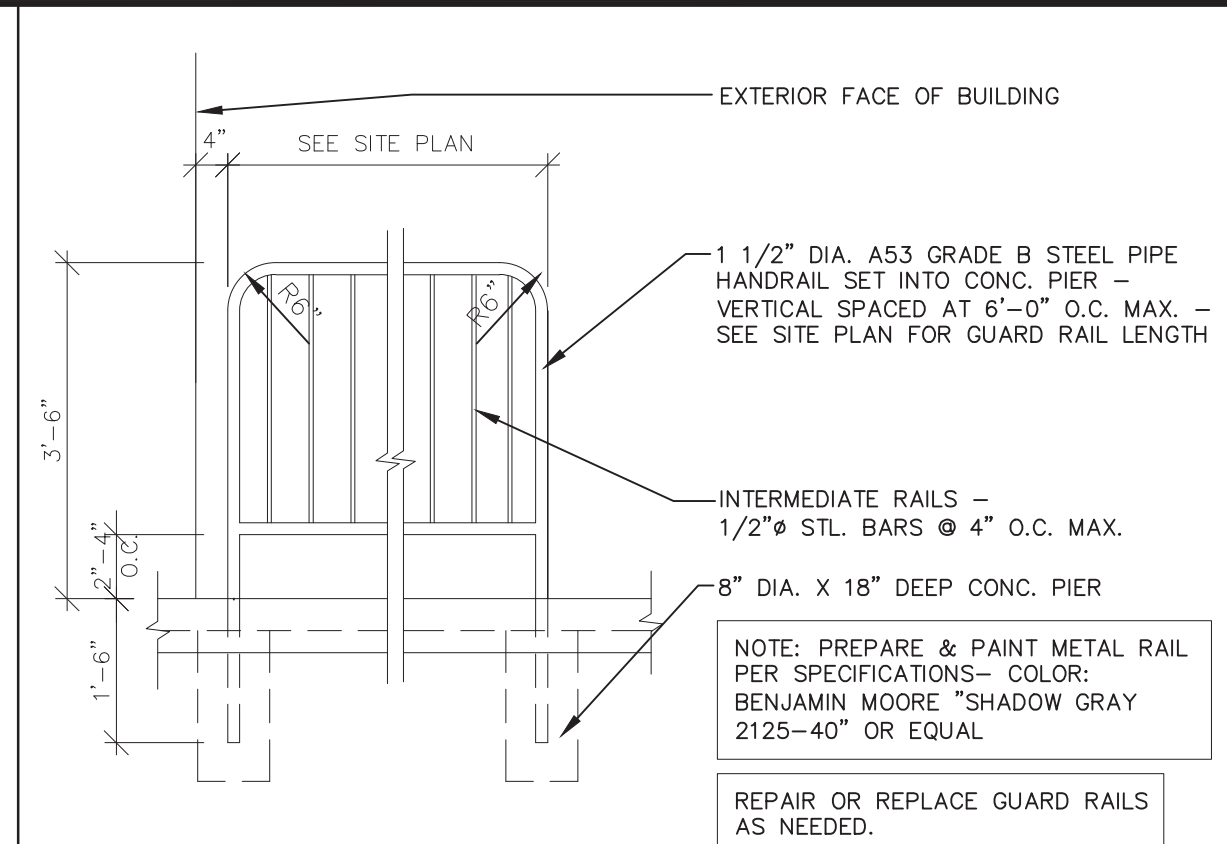
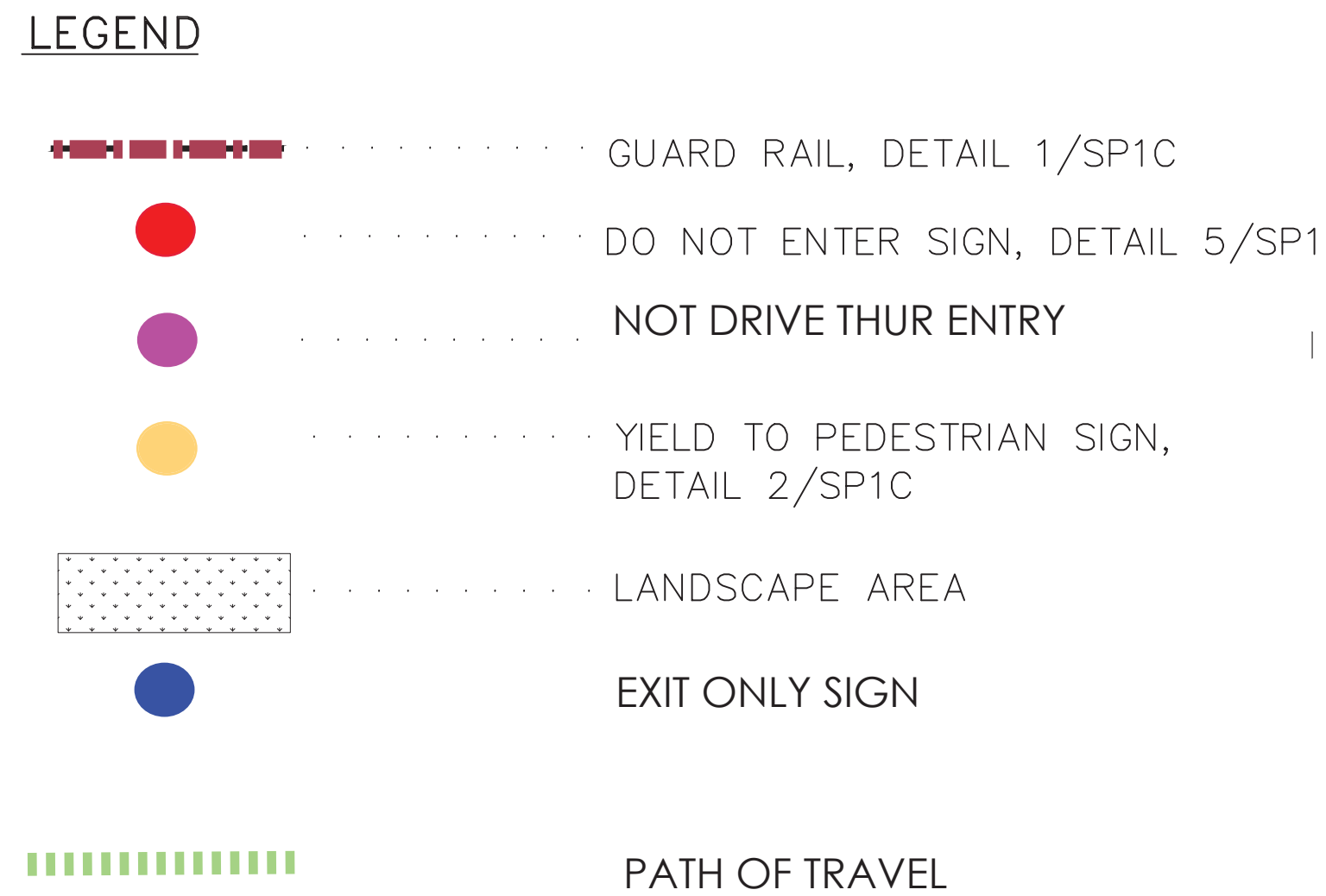
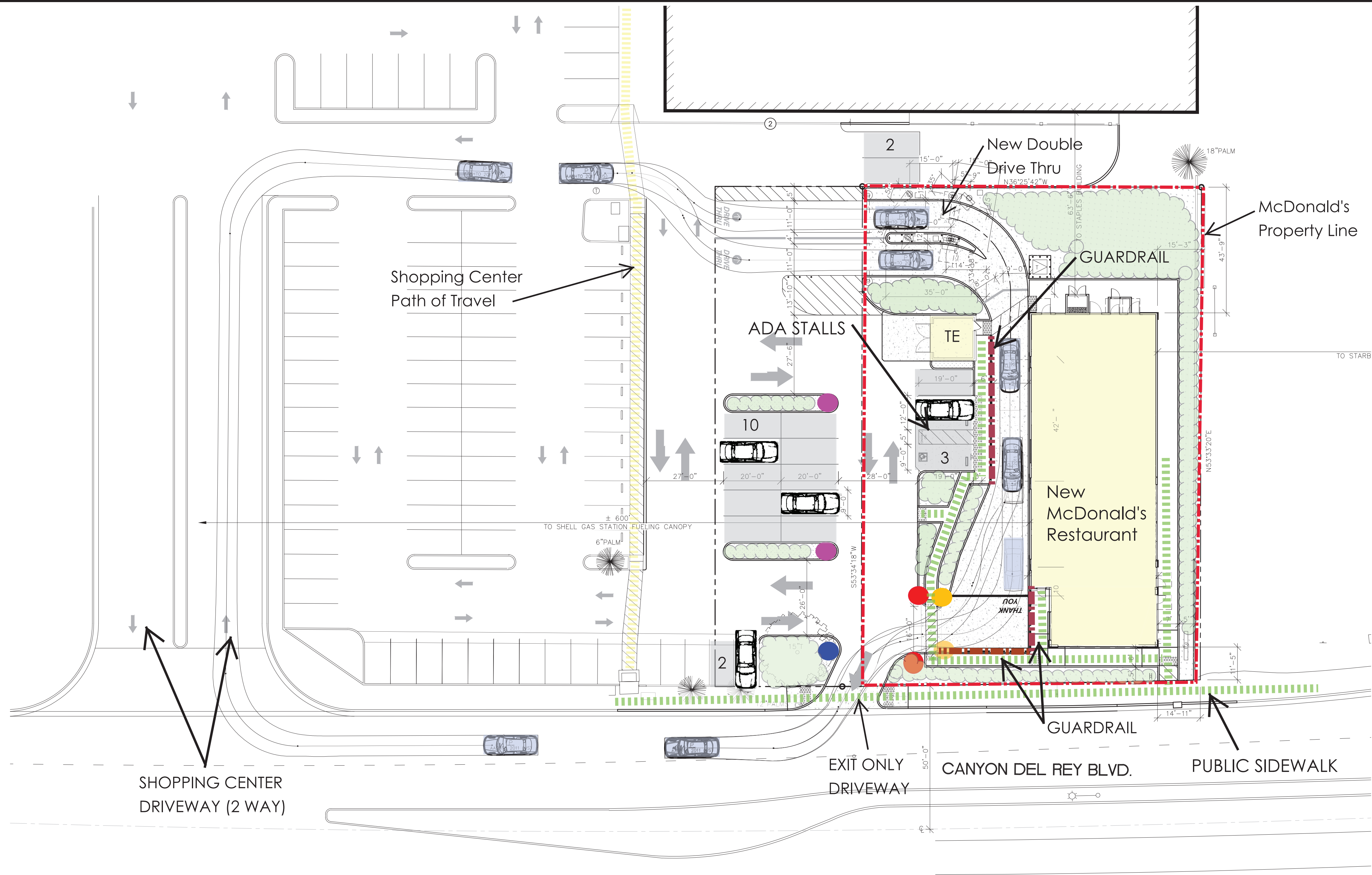
SHEET 1 OF 1

DRAWN BY: SRO

DATE: 03/30/2018

MC1492 ALTA 2018.DWG

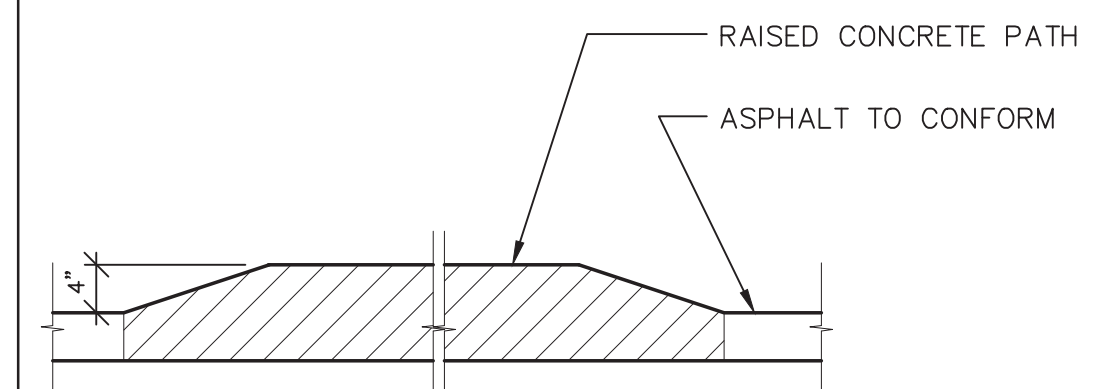




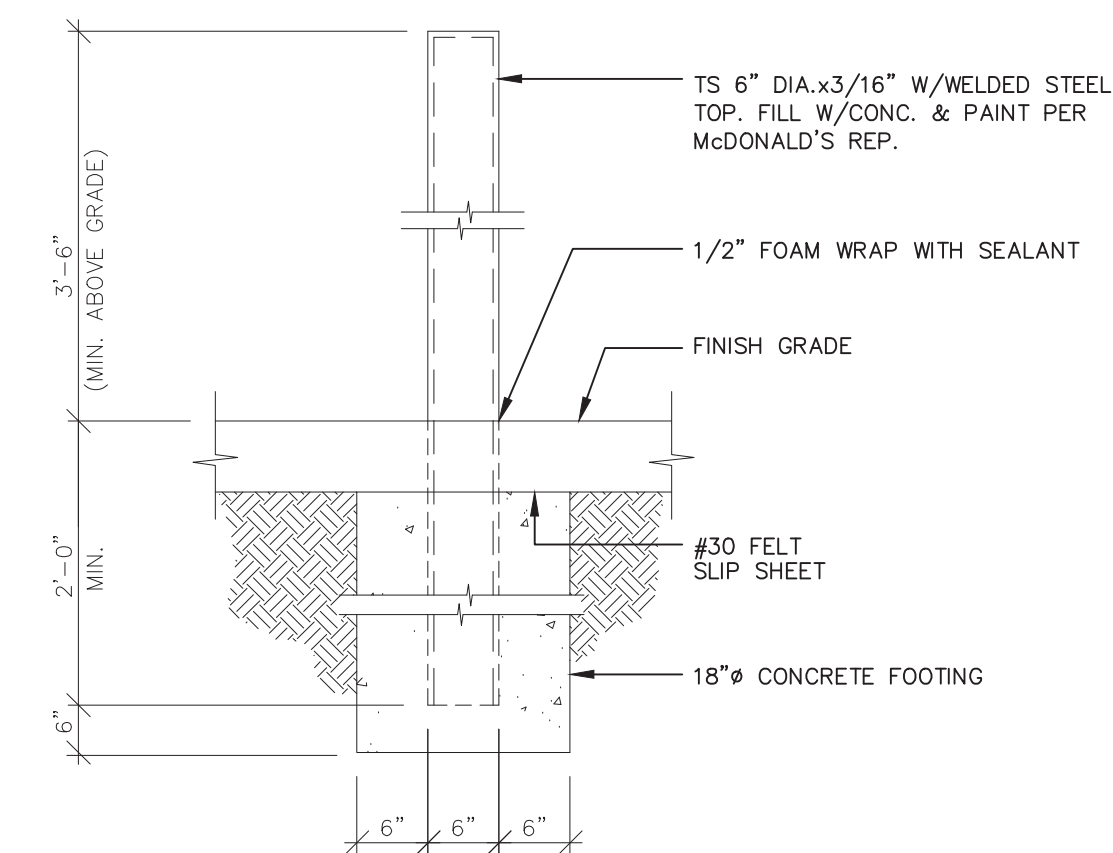
1 GUARD RAIL DETAIL
SP1C 1/2" = 1'-0"



2	SIGN – YIELD FOR PEDESTRIAN
SP1C	-



3	SECTION -RAISED ACCESSIBLE PATH
SP1C	-



4	CONCRETE BOLLARD (GUARD POST)
SP1C	3/4"=1'-0"



5 SIGN — DO NOT ENTER
SP1C —

[illegible]

MCD17201.0 SEASIDE - PLANNING USE PERMIT

SHRUBS

VINES/ESI

1

11

15" ○
CYPRESS

EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

1. All existing trees (to remain) shall be protected in place during construction.
2. All new landscape areas shall receive a minimum 3" layer of organic wood chip mulch.
3. New irrigation shall conform to City of Seaside water conservation standards. See sheet L2, Preliminary Irrigation Plan for more information.

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PE/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	5,021	1,858	41.47 GAL.
MEDIUM WATER USE PLANTS	.5	DRIP	.81	.62	20	12	268 GAL.
TOTALS					[A] 5,041	[B] 1,870	

$$\text{Maximum Applied Water Allowance (MAWA)} = \frac{(\text{ET}_o) (\text{Conversion factor}) ((\text{ETAF}) (\text{Landscape Area})) + ((1 - \text{ETAF}) \times \text{SLA})}{(36.0) (.62) (.45 \times 5,041) + (1 - .45) \times 0} = 50,632 \text{ GALLONS}$$
$$\text{Estimated Total Water use (ETWU)} = \frac{\text{ETo}}{(36.0)} \frac{(\text{Conversion factor})}{(.62)} \frac{(\text{ETAF}) (\text{Area})}{(1,870)} = 41,738 \text{ GALLONS}$$

Regular Landscape Areas

Total ETAF x Area	(B) 1,870
Total Area	(A) 5,041
Average ETAF	(B / A) .37

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.



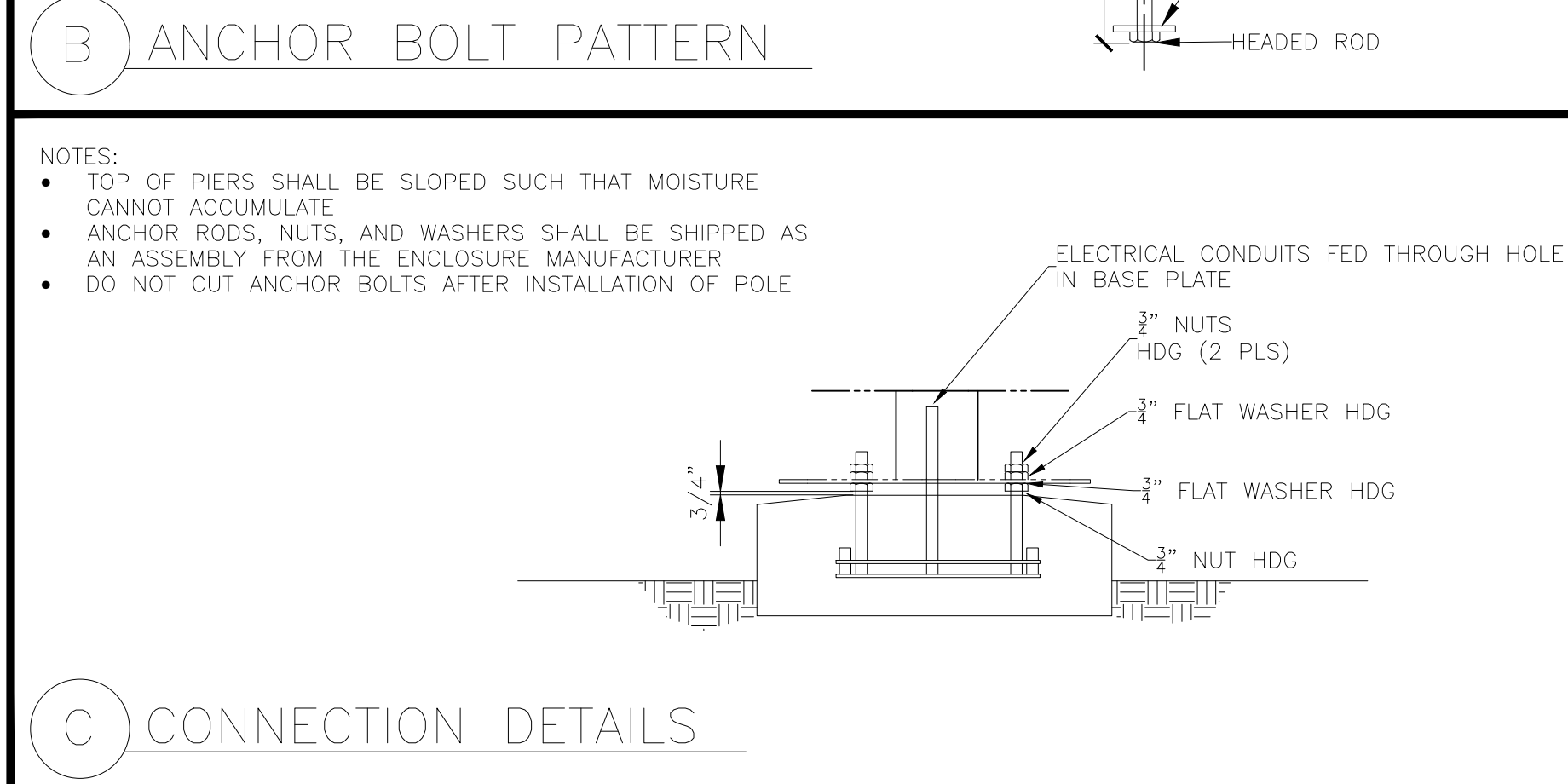
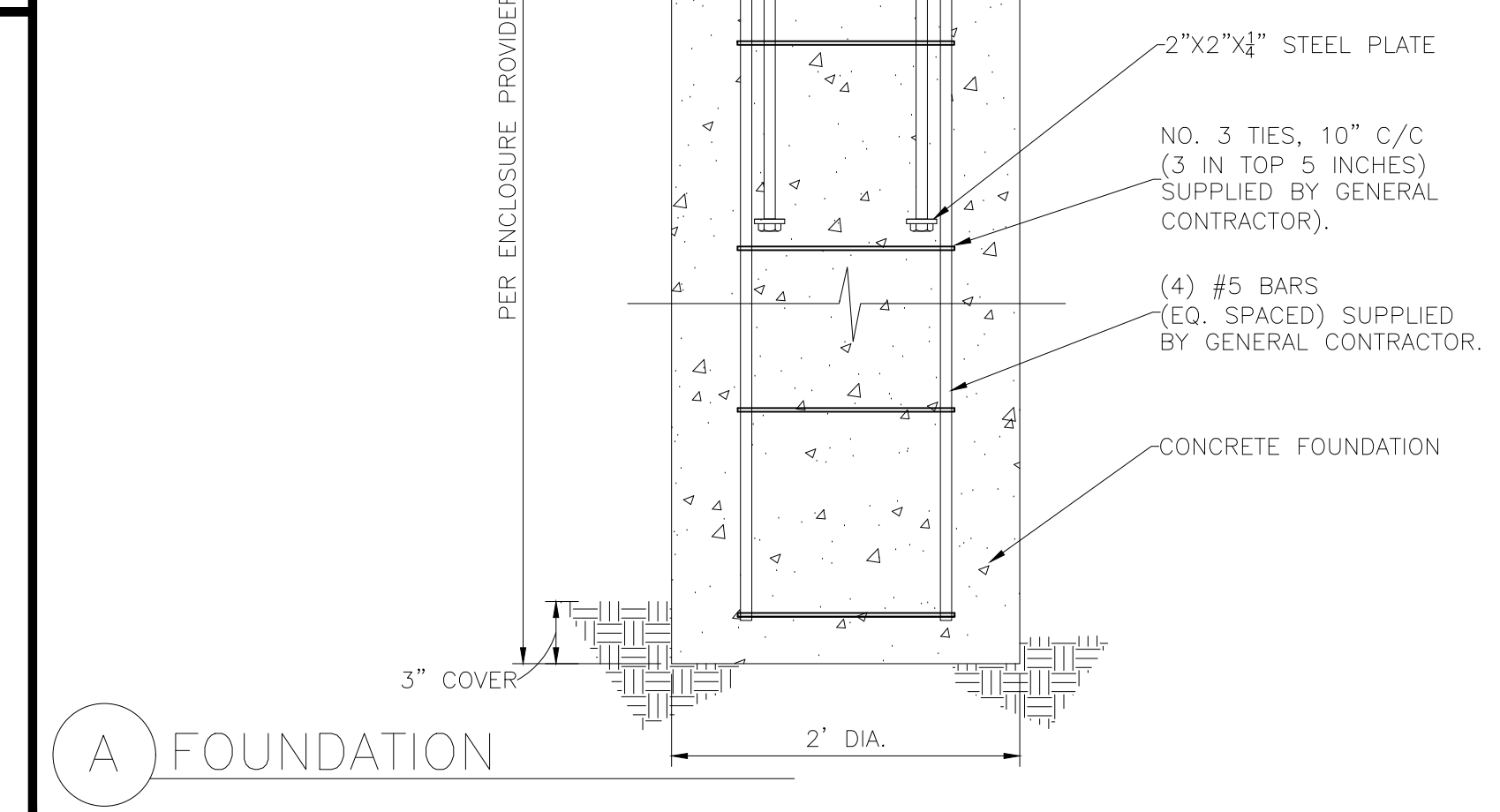
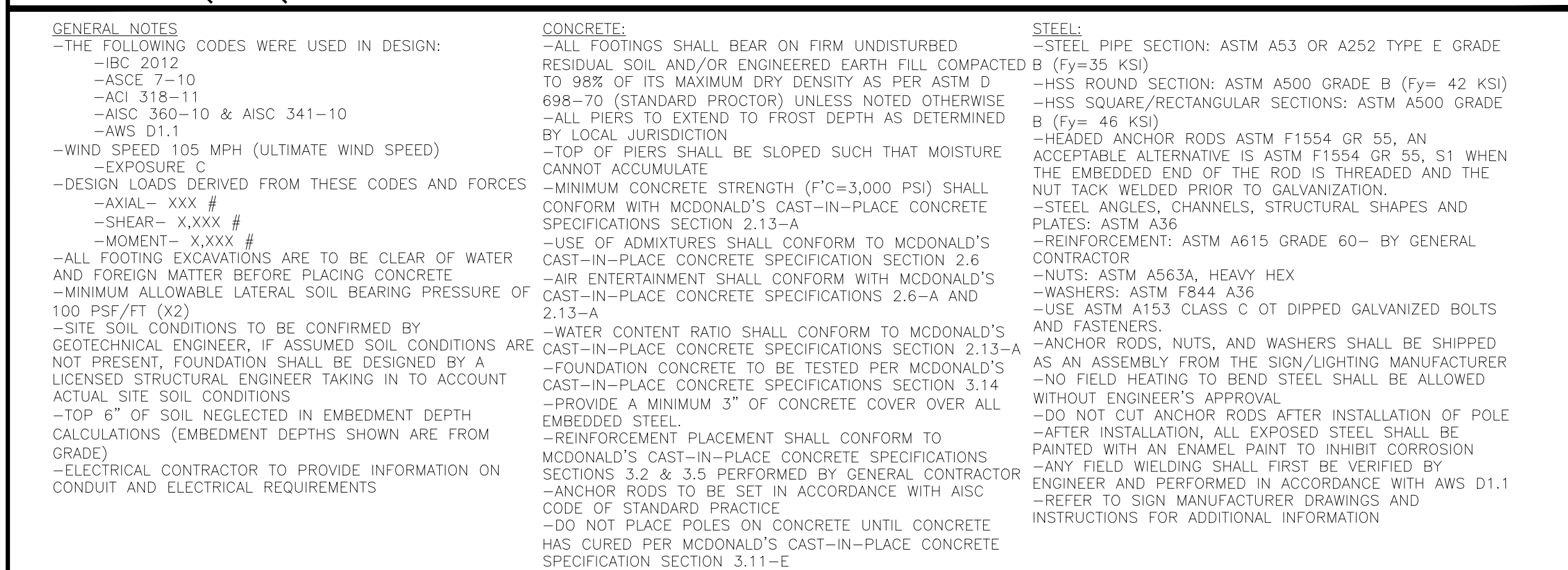
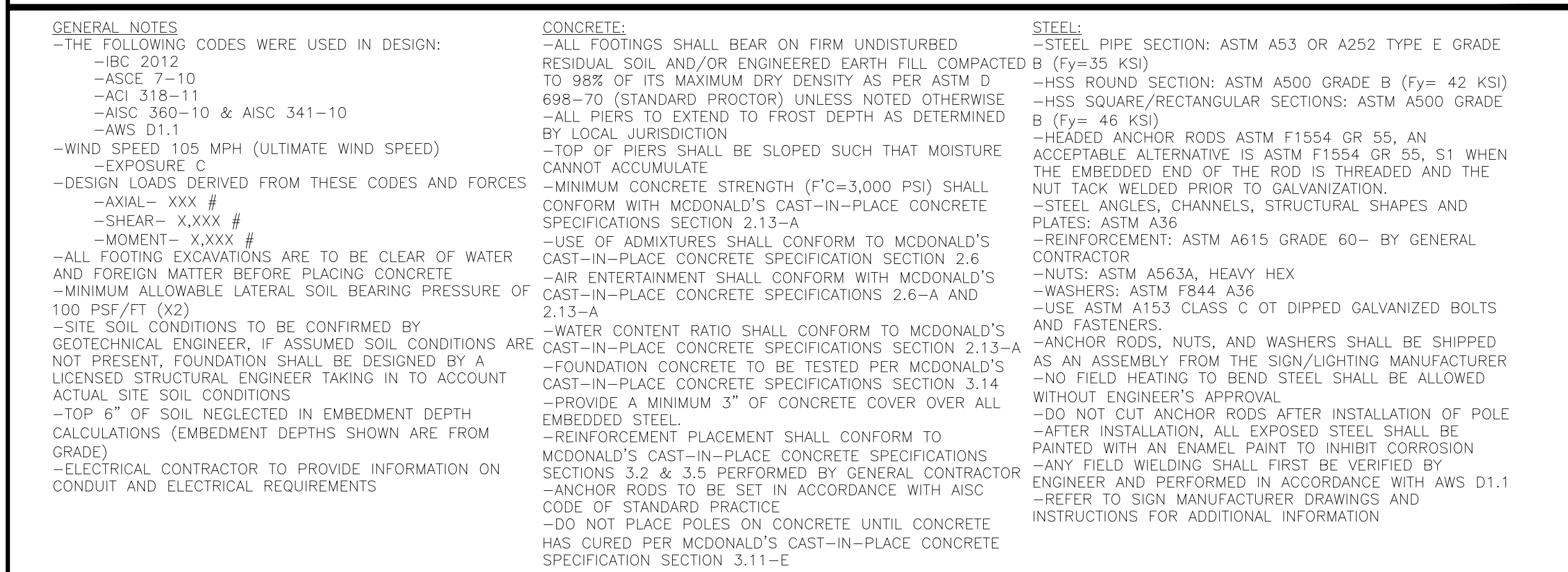
0 10 20 30 days

10 fish

SCALE: 1" = 10'

CANYON DEL REY BLVD.

[illegible]





SD3


$$1/4'' = 1'-0''$$
$$1/4'' = 1'-0''$$
$$1/4^n = 1 - 0^n$$
$$1/4^n = 1 - 0^n$$



Professional of Record:

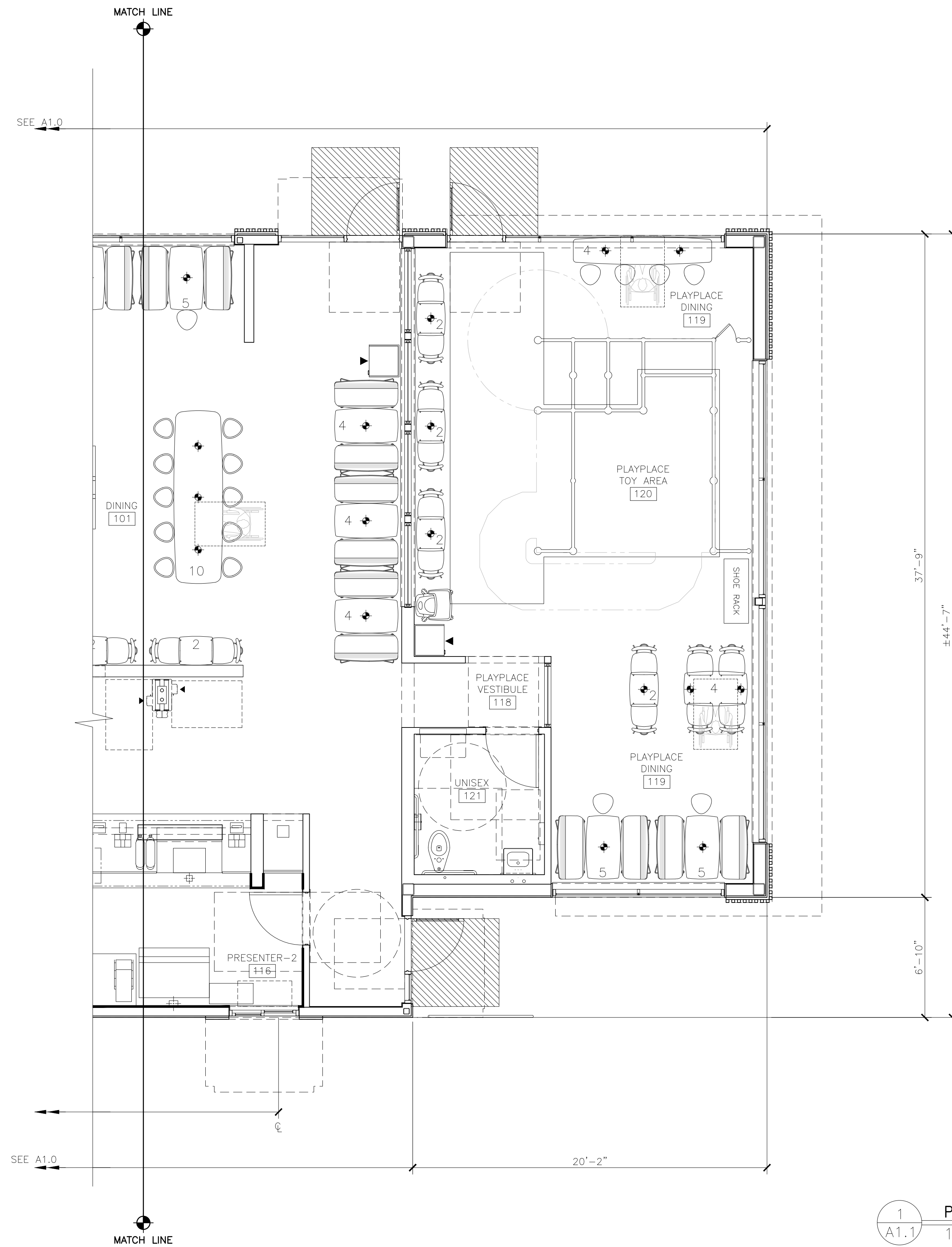
P/M
DESIGN
Architectural
Solutions Group

2455 Bennett Valley Rd.
Suite A-102
Santa Rosa, CA. 95404

REPAIRED FOR:  **McDonald's USA, LLC**

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MCD17201.0 SEASIDE – PLANNING USE PERMIT



1
A1.1

PARTIAL FLOOR PLAN

1/4"=1'-0"

(SEE PARTIAL PLAN 1/A1.0 FOR CONTINUATION OF FLOOR PLAN)

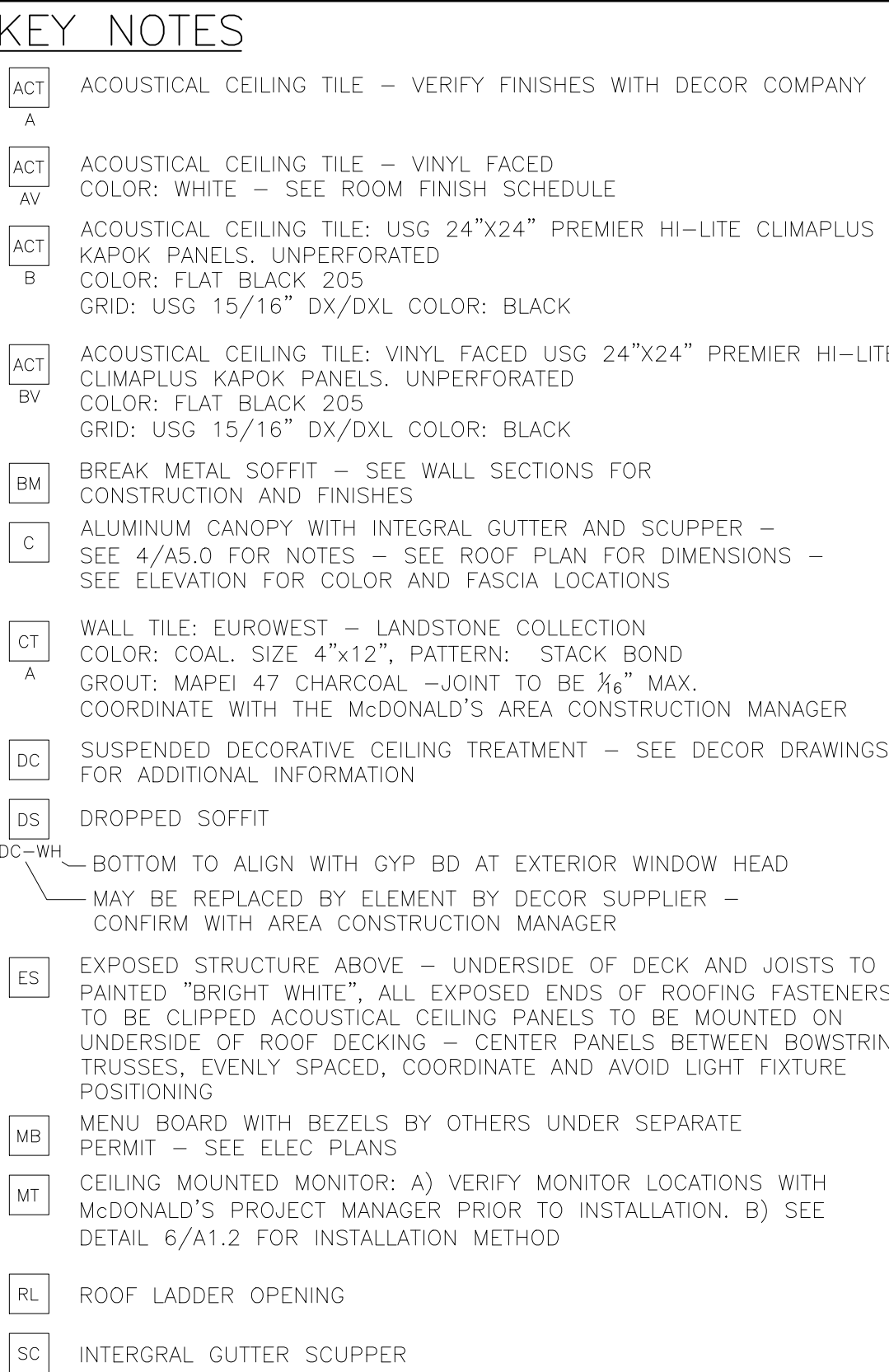
SHEET NO.	TITLE	DRAWN BY LB/CB	PREPARED FOR:	Seal	© 2019 McDonald's USA, LLC McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use with this specific design in conjunction with the issue date and are not to be used for any other project without the express written consent of McDonald's USA, LLC. These drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.	REV	DATE	DESCRIPTION	BY	
	McDONALDS #7436		STD ISSUE DATE							
	SEASIDE - CANYON DEL REY		03/20/19							
	DESCRIPTION	REVIEWED BY	DATE ISSUED							
	REBUILD - BB20	RMF	03/20/19							
	WOOD BEARING WALLS AND WOOD ROOF FRAMING									
	STUCCO/BATTEN/METAL PANEL FINISHES									
	SITE ID	SITE ADDRESS								
	004-1284	1516 CANYON DEL REY, SEASIDE, CA 93955								

Professional of Record:

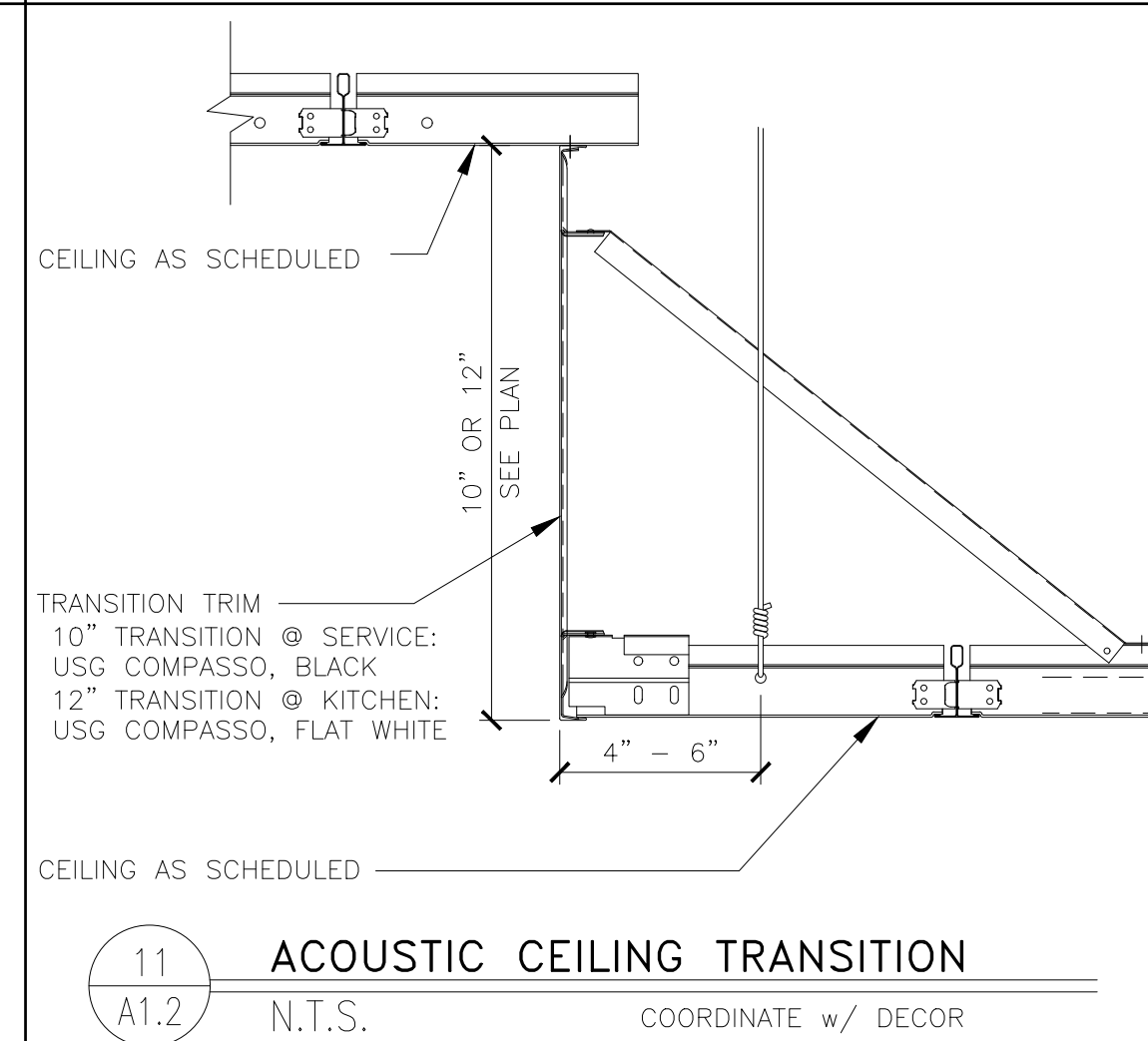
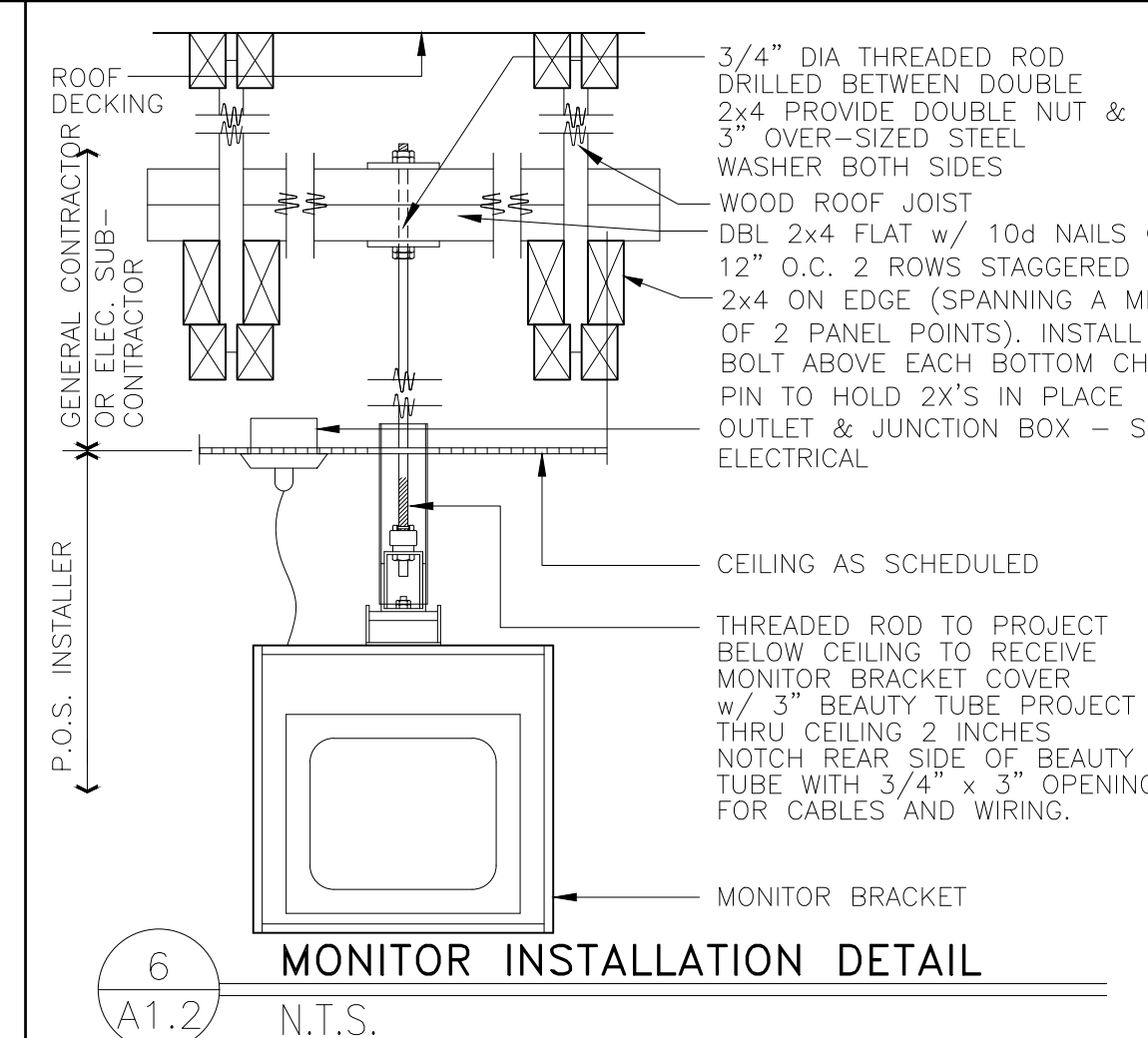
PDM
DESIGN

Architectural
Solutions Group

2455 Bennett Valley Rd.
Suite A-102
Santa Rosa, CA, 95404

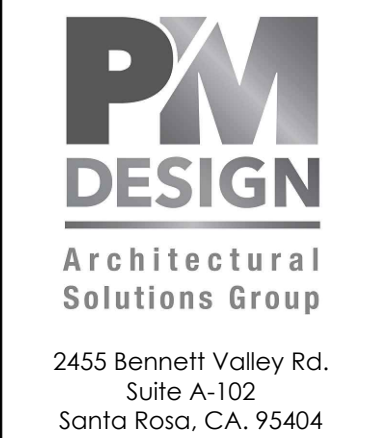


2. SEE SHT A6.0 FOR CEILING FINISHES.
3. SEE SHT A1.0 FOR MENU BOARD DROPPED SOFFIT LOCATION DIMENSIONS
4. GENERAL CONTRACTOR SHALL COORDINATE HVAC DIFFUSER LOCATION WITH DECOR & MECHANICAL PLANS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
5. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR DIFFUSER AND LIGHTING INFORMATION.
6. PROVIDE USG V15 CEILING TILE RETENTION CLIPS IN ALL VESTIBULE AREAS



REV	DATE	DESCRIPTION	BY
	03/20/19	ISSUED FOR USE PERMIT REVIEW	RMF
	02/21/19	ISSUED FOR CLIENT REVIEW REVIEW	RMF

Professional of Record:



Sea

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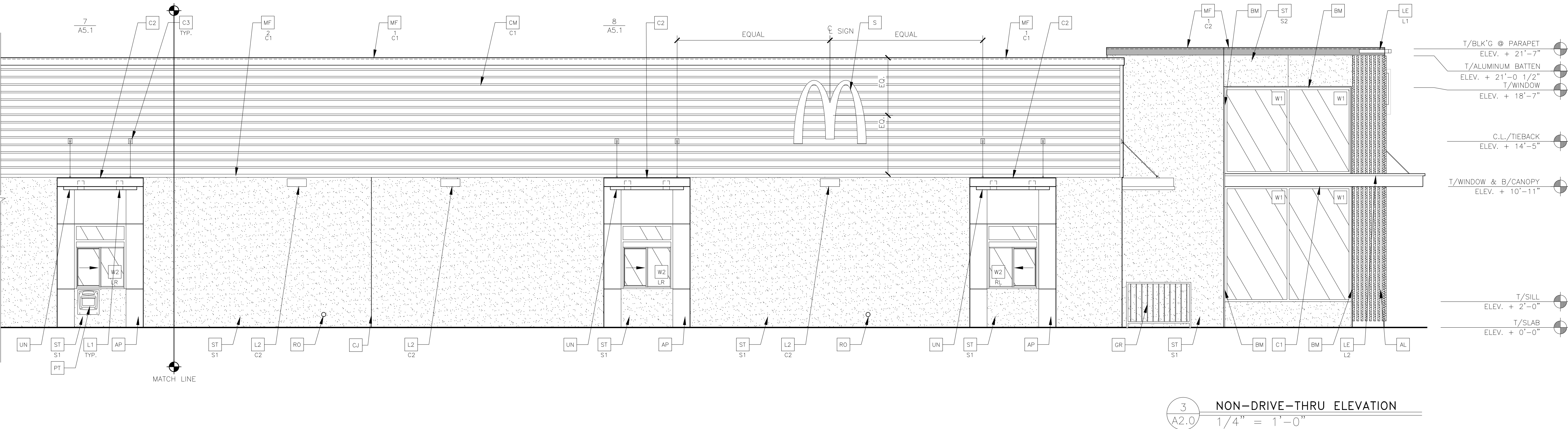
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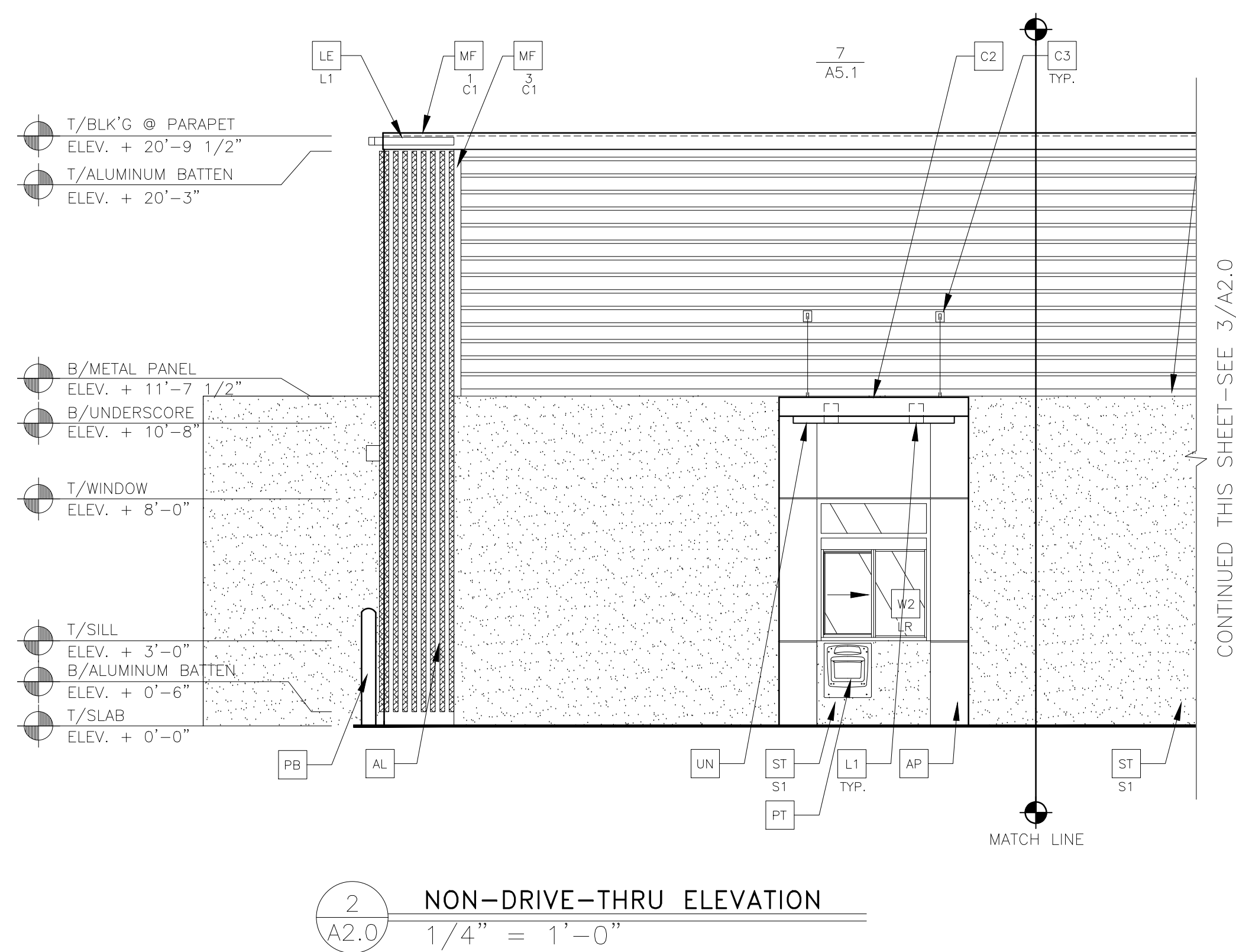
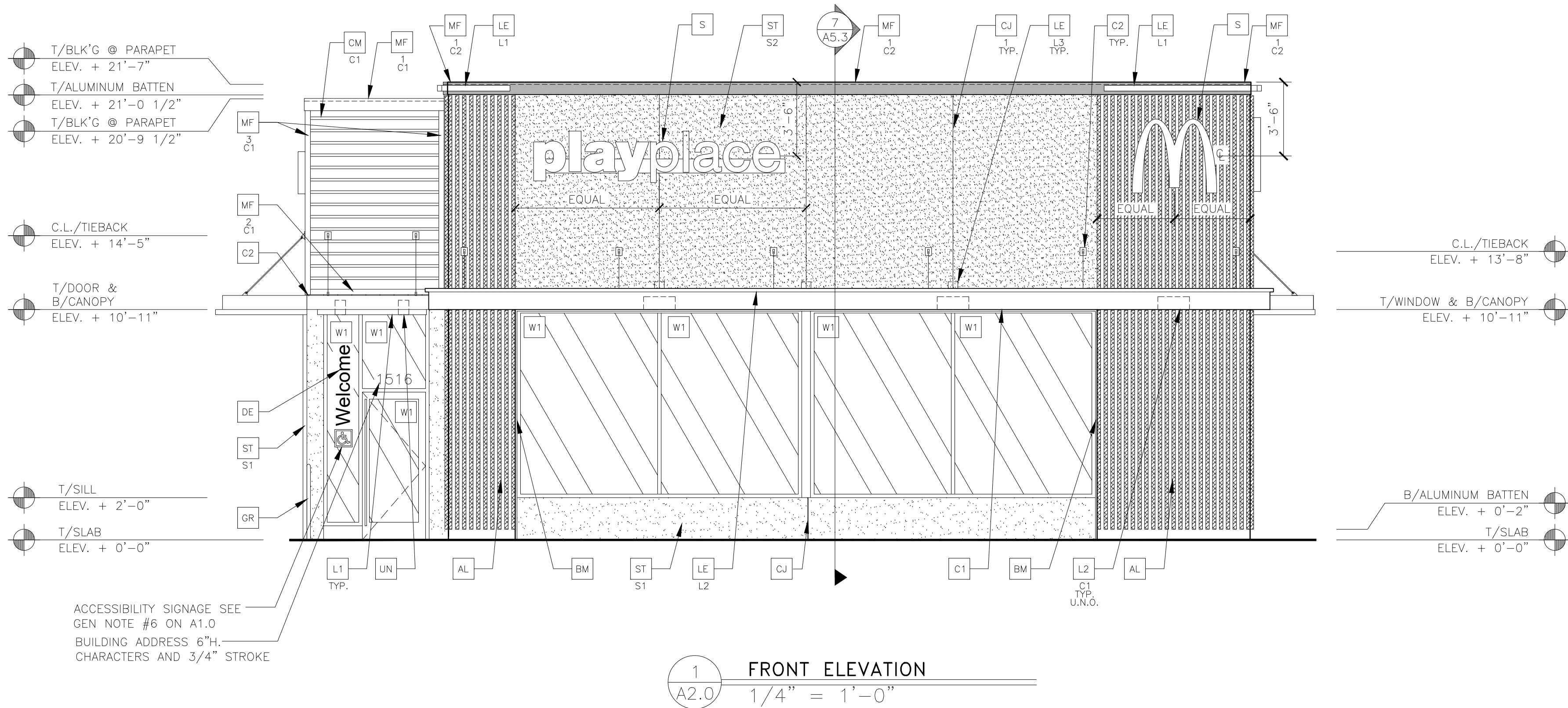
SHEET NO.	TITLE	DRAWN BY
	McDONALDS #7436	LB/CB
A1.2	SEASIDE — CANYON DEL REY	STD. ISSUE DATE
	DESCRIPTION	03/20/19
REFLECTED CLG. PLAN	REBUILD — BR20	REVIEWED BY
	WOOD BEARING WALLS AND WOOD ROOF FRAMING	RMF
	STUCCO/BATEN/METAL PANEL FINISHES	DATE ISSUED
		03/20/19
	SITE ID	SITE ADDRESS
	004-1284	1516 CANYON DEL REY, SEASIDE, CA 92085

CONTINUED THIS SHEET - SEE 2/A2.0

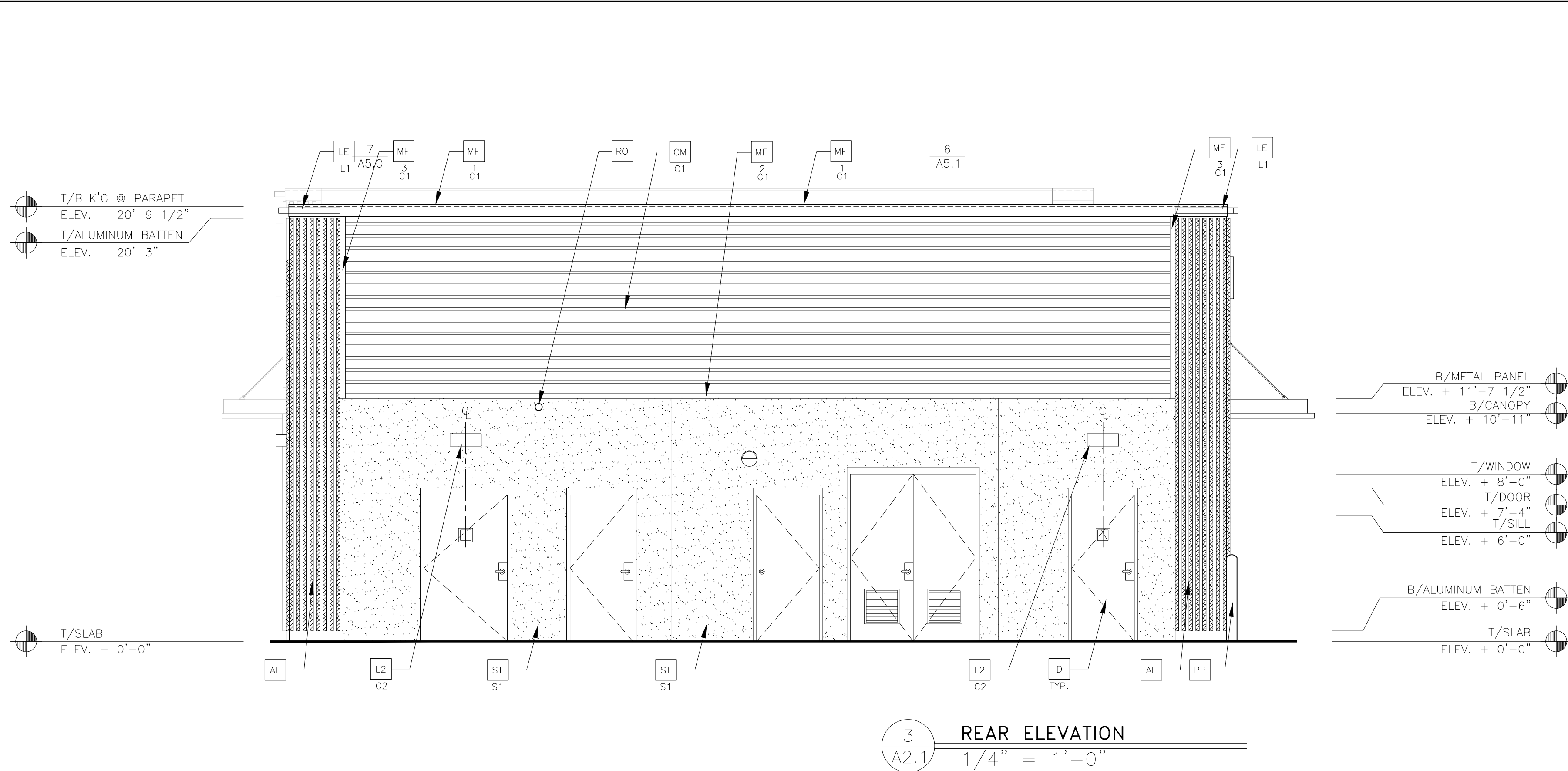
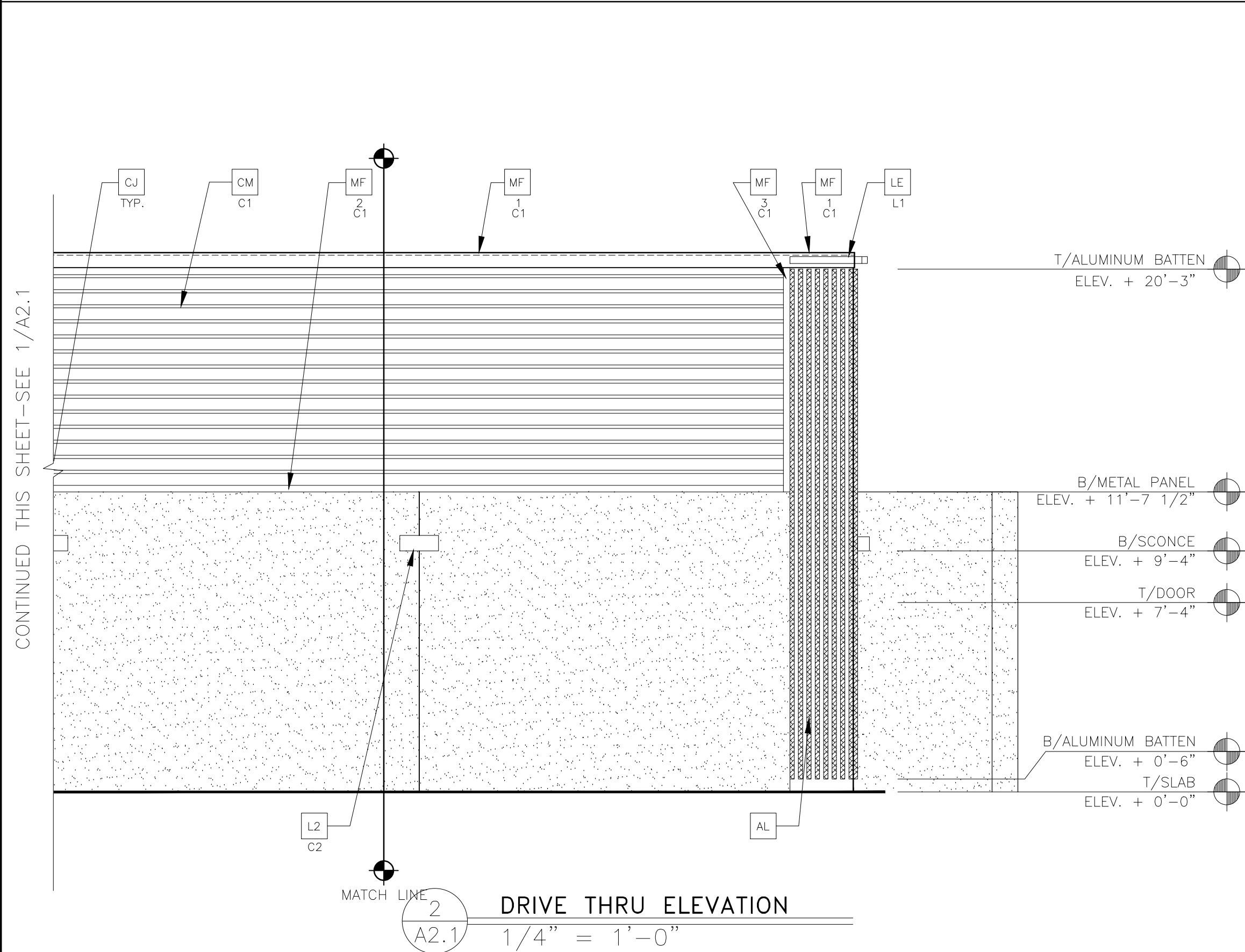
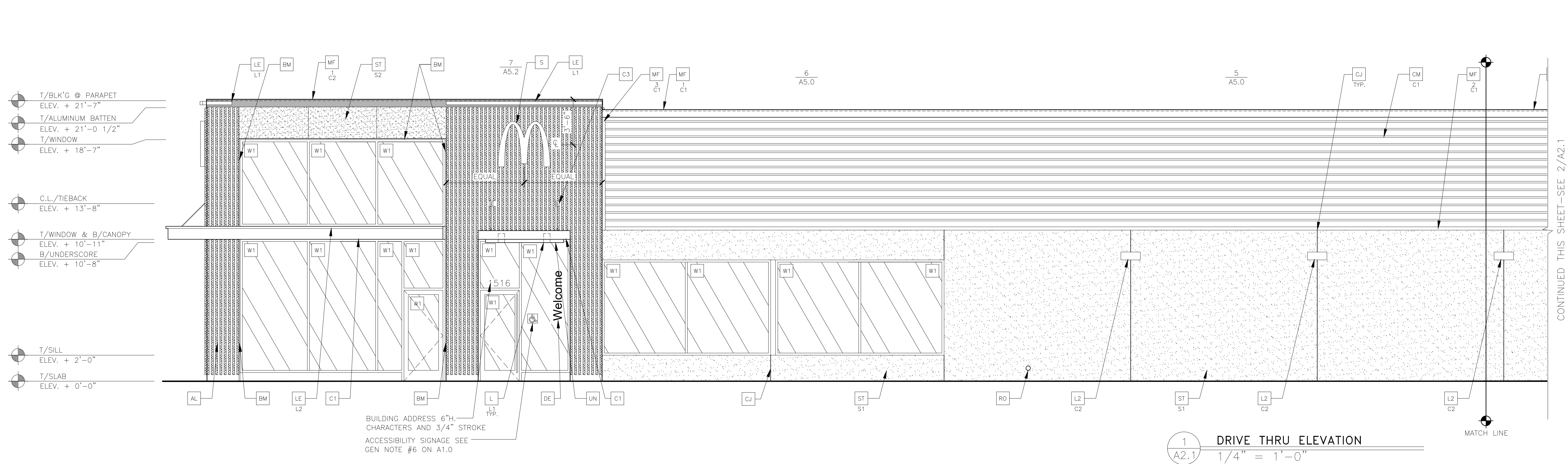


KEY NOTES:

- | | | | | | |
|---|---|---|---|--|---|
| AL ALUMINUM BATTEN SYSTEM
MFR: 8-H-N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED COURSE GRIT SAND SURFACES PRIOR TO PRIMING, PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: RAL 7022 | C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022 | DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4800, mcdonaldsdecor@gfxi.com | LE ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT:
1 = SLIM LED (DOWN ONLY)
2 = INTEGRAL CANOPY FIXTURE
3 = UP ONLY FLOOD FIXTURE | PB PIPE BOLLARD - PAINTED YELLOW | ST STUCCO EXTERIOR FINISH - TO BE PAINTED
S1 COLOR DESIGNATION:
S1 = BENJAMIN MOORE HC-85 FAIRVIEW TAUPE
S2 = RAL 7022 |
| AP ALPOLIC METAL PANEL (COLOR: CNC CHARCOAL) | C3 CONTROL JOINT
1 - TYPE: 1 = STUCCO | FB GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: RAL 7022 | MF METAL FASCIA
C1 - TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022 | RG CONTINUOUS RAIN GUTTER AT PLAYPLACE ROOF
COLOR: WEATHERED ZINC | UN METAL UNDERSCORE
COLOR: GOLD |
| BM BREAK METAL PANEL
COLOR: GOLD PANTONE 123C | CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
C1 - COLOR:
C1 = WEATHERED ZINC | L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD | | RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL | W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE |
| C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE | D HOLLOW METAL DOOR
PAINT: BENJAMIN MOORE HC-85 FAIRVIEW TAUPE | L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1 = WHITE
C2 = PLATINUM SILVER | | S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. | W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
COLOR: DEEP BRONZE
XX SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT |



SHEET NO.	TITLE	DRAWN BY	STD	ISSUE DATE	REVIEWED BY	DATE	ISSUED FOR USE	PERMIT REVIEW	ISSUED FOR CLIENT REVIEW
A2.0	SEASIDE - CANYON DEL REY	McDONALD'S #7436	03/20/19	03/20/19	03/20/19	03/20/19	03/20/19	03/20/19	03/20/19
DESCRIPTION									
REBUILD - BB20									
WOOD BEARING WALLS AND WOOD ROOF FRAMING									
STUCCO/BATTEN/METAL PANEL FINISHES									
SITE 0									
004-1284									
1516 CANYON DEL REY, SEASIDE, CA 93955									
McDonald's USA, LLC									
Professional of Record:									
PM DESIGN									
Architectural Solutions Group									
2455 Bennett Valley Rd.									
Suite A-102									
Santa Rosa, CA, 95404									
Seal									
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KEY NOTES:	
AL	ALUMINUM BATTEN SYSTEM MFR: 5"X4" INDUSTRIES SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SURFACE GROUP 1, 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES. SUBSTRATE COLOR: RAL 7022
AP	ALPOLIC METAL PANEL (COLOR: CNC CHARCOAL)
BM	BREAK METAL PANEL COLOR: GOLD PANTONE 123C
C1	ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE
C2	ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
C3	ALUMINUM CANOPY TIEBACK COLOR: RAL 7022 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
C4	CONTROL JOINT 1—TYPE: 1 = STUCCO
CM	7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA C1—COLOR: C1 = WEATHERED ZINC
D	HOLLOW METAL DOOR PAINT: BENJAMIN MOORE HC—B5 FAIRVIEW TAUPE

C2	ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
C3	ALUMINUM CANOPY TIEBACK COLOR: RAL 7022 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
CJ	CONTROL JOINT 1-TYPE: 1 = STUCCO
CM	7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA C1-COLOR: C1 = WEATHERED ZINC
D	HOLLOW METAL DOOR PAINT: BENJAMIN MOORE HC-85 FAIRVIEW TAUPE

DE	DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: <u>VONELMA</u> (865) 330-7337, ann.bowen@vonelma.com <u>GFX INTERNATIONAL</u> (847) 543-4600, mcdonaldsdecor@gfxi.com
FB	
CO2	CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) B2 = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
GR	GUARD RAIL --SEE SITE PLAN FOR EXACT LOCATION AND LENGTH PAINT: RAL 7022
L1	RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD
L2	RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1	COLOR C1= WHITE C2= PLATINUM SILVER

LE	ACCENT LIGHTING - SEE ELECTRICAL
L1	LED LIGHT:
	L1 = SLIM LED (DOWN ONLY)
	L2 = INTEGRAL CROWN FIXTURE
	L3 = UP ONLY FLOOD FIXTURE
MF	METAL FASCIA
C1	TYPE:
	1 = PRE-FAB ANCHOR-TITE FASCIA
	2 = BOTTOM TRIM AT METAL REVEAL PANEL
	3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
	COLOR:
	C1 = WEATHERED ZINC
	C2 = RAL 7022

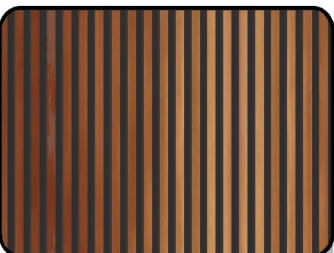
PB	PIPE BOLLARD - PAINTED YELLOW
PT	(RMHC) COIN COLLECTOR MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
RG	CONTINUOUS RAIN GUTTER AT PLAYPLACE ROOF COLOR: WEATHERED ZINC
RO	ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING M
S	MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.

ST	STUCCO EXTERIOR FINISH - TO BE PAINTED
ST	COLOR DESIGNATION: S1 = BENJAMIN MOORE HC-85 FAIRWEATH TAUPE S2 = RAL 7022
UN	METAL UNDERSCORE COLOR: GOLD
W1	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: EXTRA DARK BRONZE
W2	FRAME-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES; 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
XX	COLOR: DEEP BRONZE
	SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

SHEET NO.	TITLE	DRAWN BY	DATE	BY
	McDONALDS #7436	STD	ISSUE DATE	
A2.1	SEASIDE - CANYON DEL REY	LS/CB	03/20/19	
	DESCRIPTION	REVIEWED BY	DATE	
ELEVATIONS	REBUILD - BR20	RMF	03/20/19	
	WOOD BEARING WALLS AND WOOD ROOF FRAMING			
004-1284	STUCCO/GATE/METAL PANEL FINISHES			
	SITE ADDRESS			
004-1284	1516 CANYON DEL REY, SEASIDE, CA 93955			



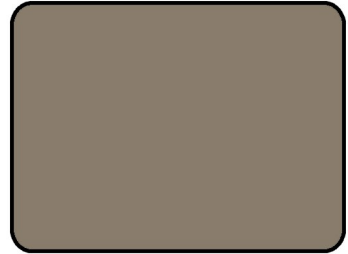
MATERIAL LEGEND:

		
BENJAMIN MOORE FAIRVIEW TUAPE HC-85	RAL 7022	GOLD
		
ALUMINUM BATTEN SYSTEM SUBSTRATE - RAL 7022	WEATHERED ZINC	WHITE





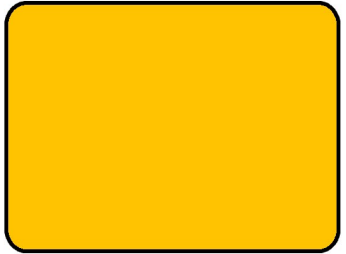
MATERIAL LEGEND:



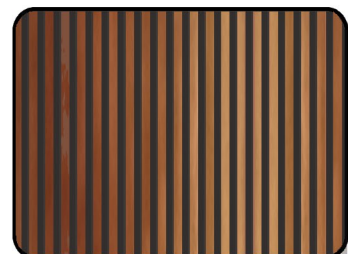
BENJAMIN MOORE
FAIRVIEW TUAPE
HC-85



RAL 7022



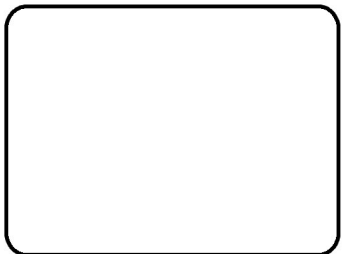
GOLD



ALUMINUM BATTEN SYSTEM
SUBSTRATE - RAL 7022

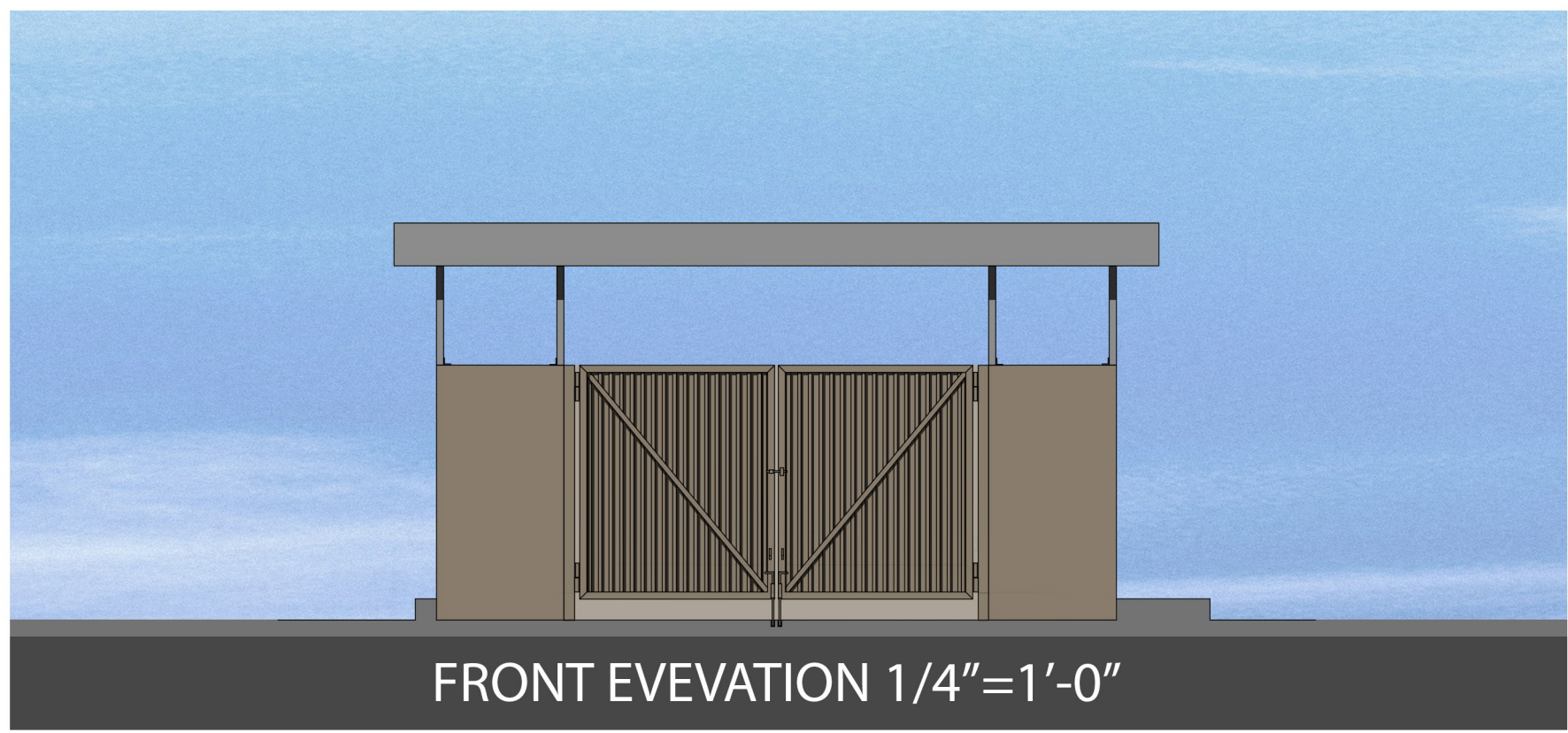
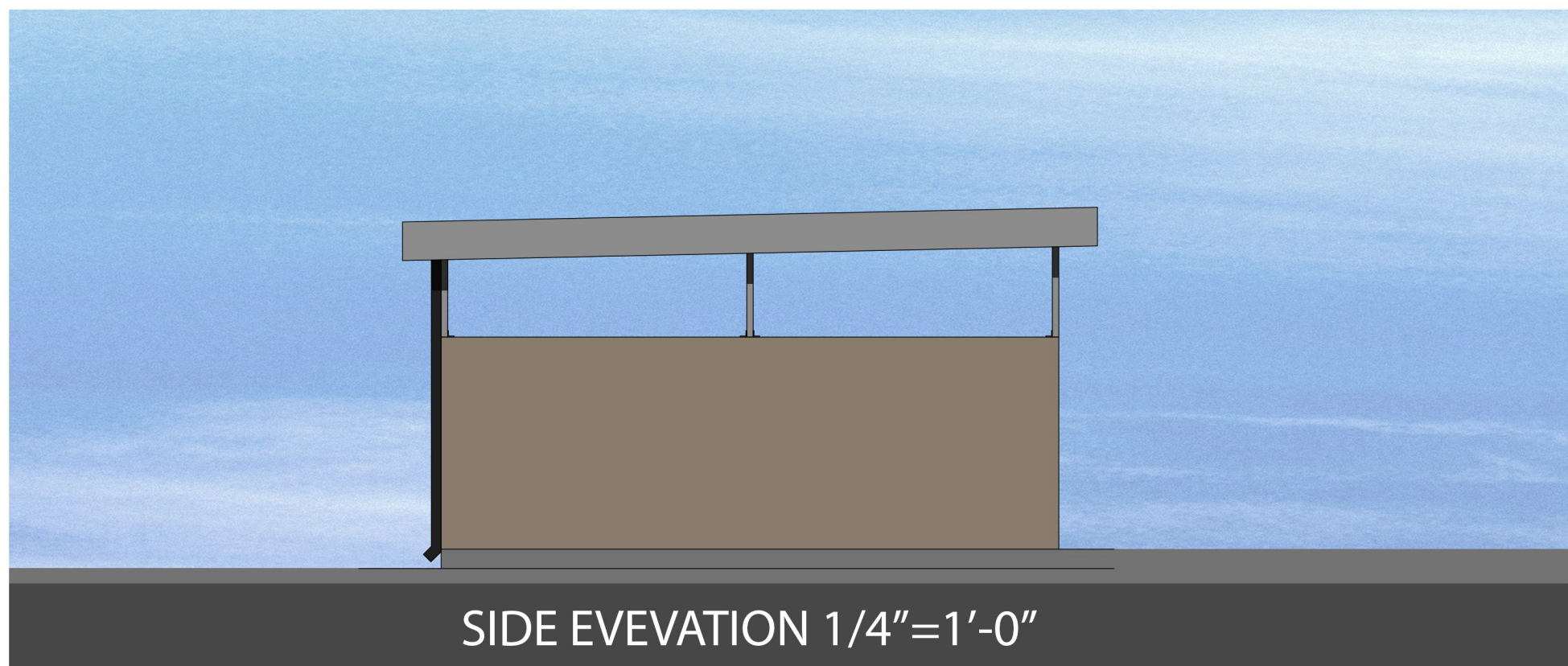
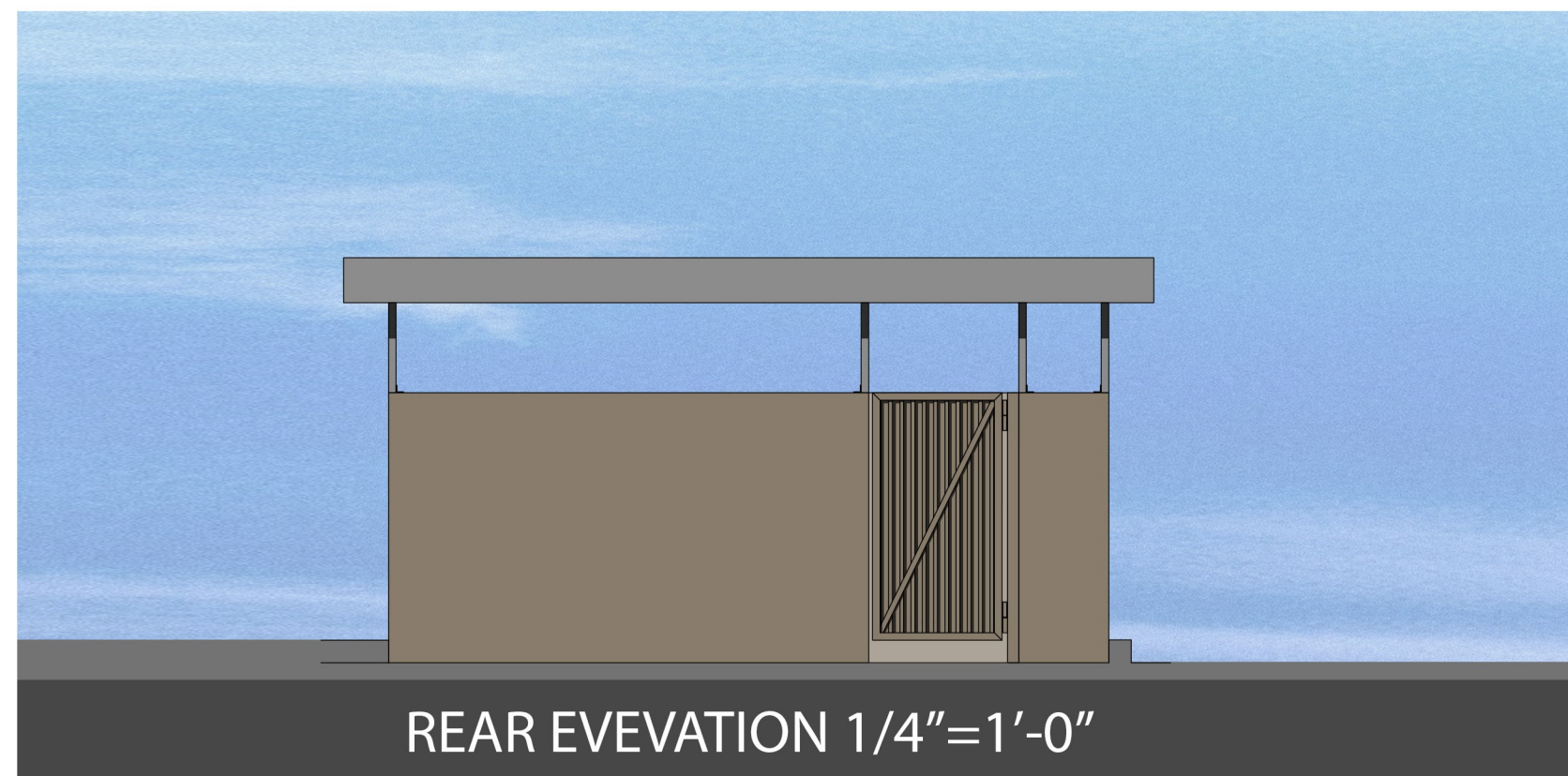


WEATHERED ZINC



WHITE





MATERIAL LEGEND:



WEATHERED ZINC



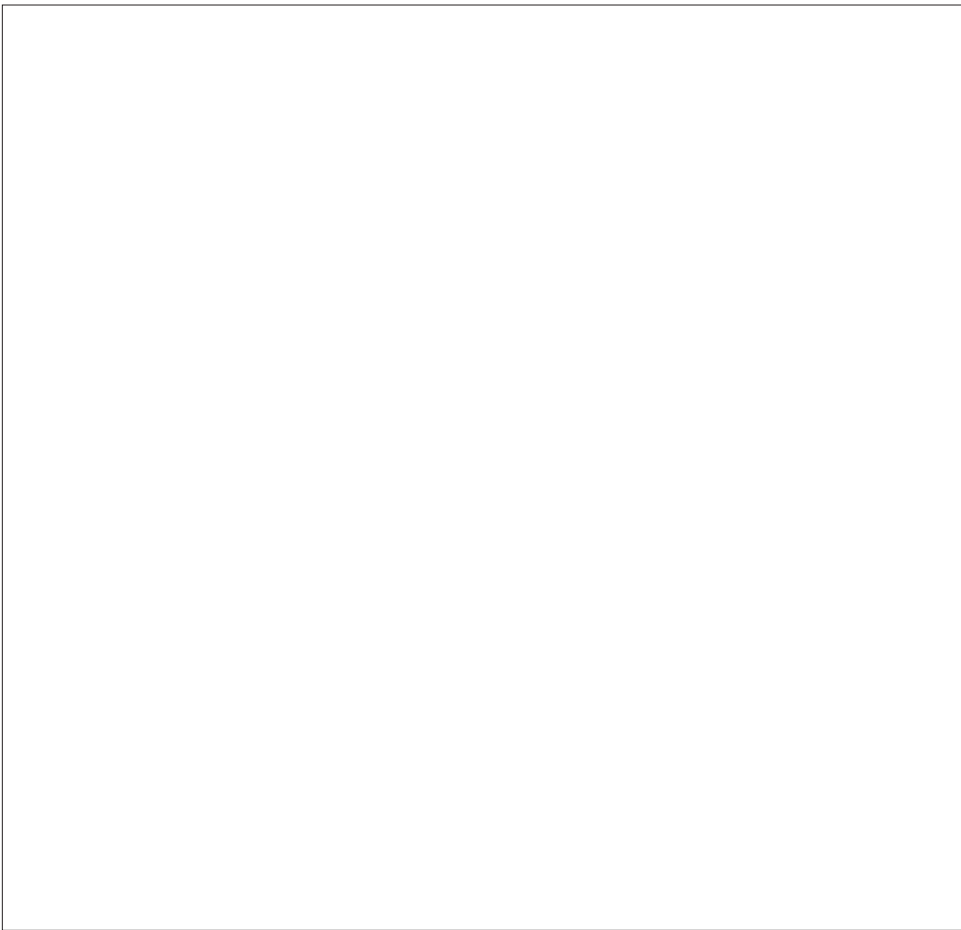
BENJAMIN MOORE
FAIRVIEW TAUPE
HC-85



McDonald's

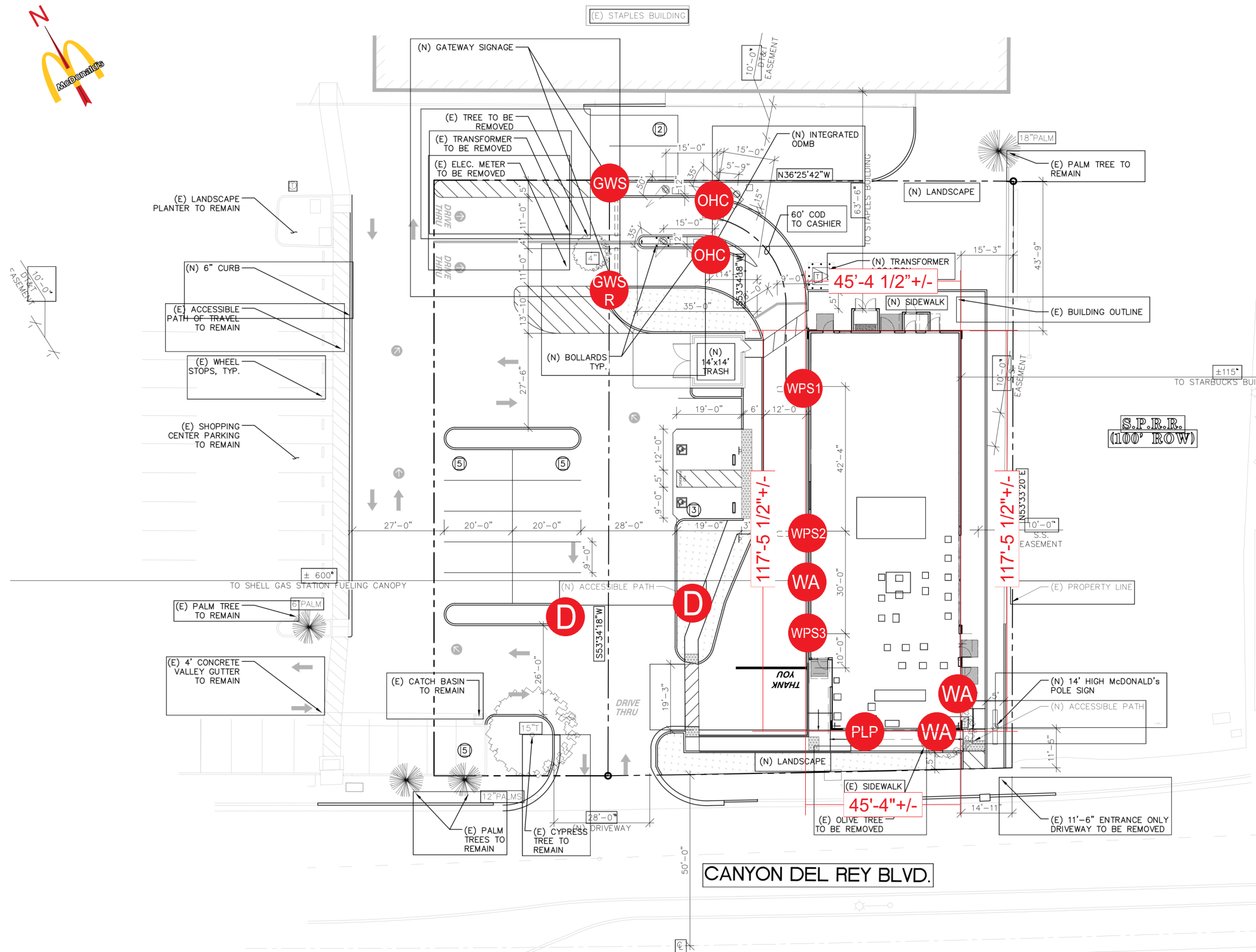
1516 CANYON DEL REY BLVD - SEASIDE, CA 93955

SIGN PROGRAM BOOK



VICINITY MAP
NTS

Customer: MCDONALD'S	Date: 5/1/19	Prepared By: AT	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: SEASIDE, CA	File Name: 184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA				



- GWS SINGLE ARM GATEWAY
- GWS R SINGLE ARM GATEWAY (REVERSE)
- OHC ORDER HERE CANOPY (QTY 2)
- WPS1 WINDOW POSITION SIGN 1
- WPS2 WINDOW POSITION SIGN 2
- WPS3 WINDOW POSITION SIGN 3
- PLP 22" PLAYPLACE LETTERS
- WA WALL ARCH (QTY 3)
- D DIRECTIONAL (QTY 2)

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

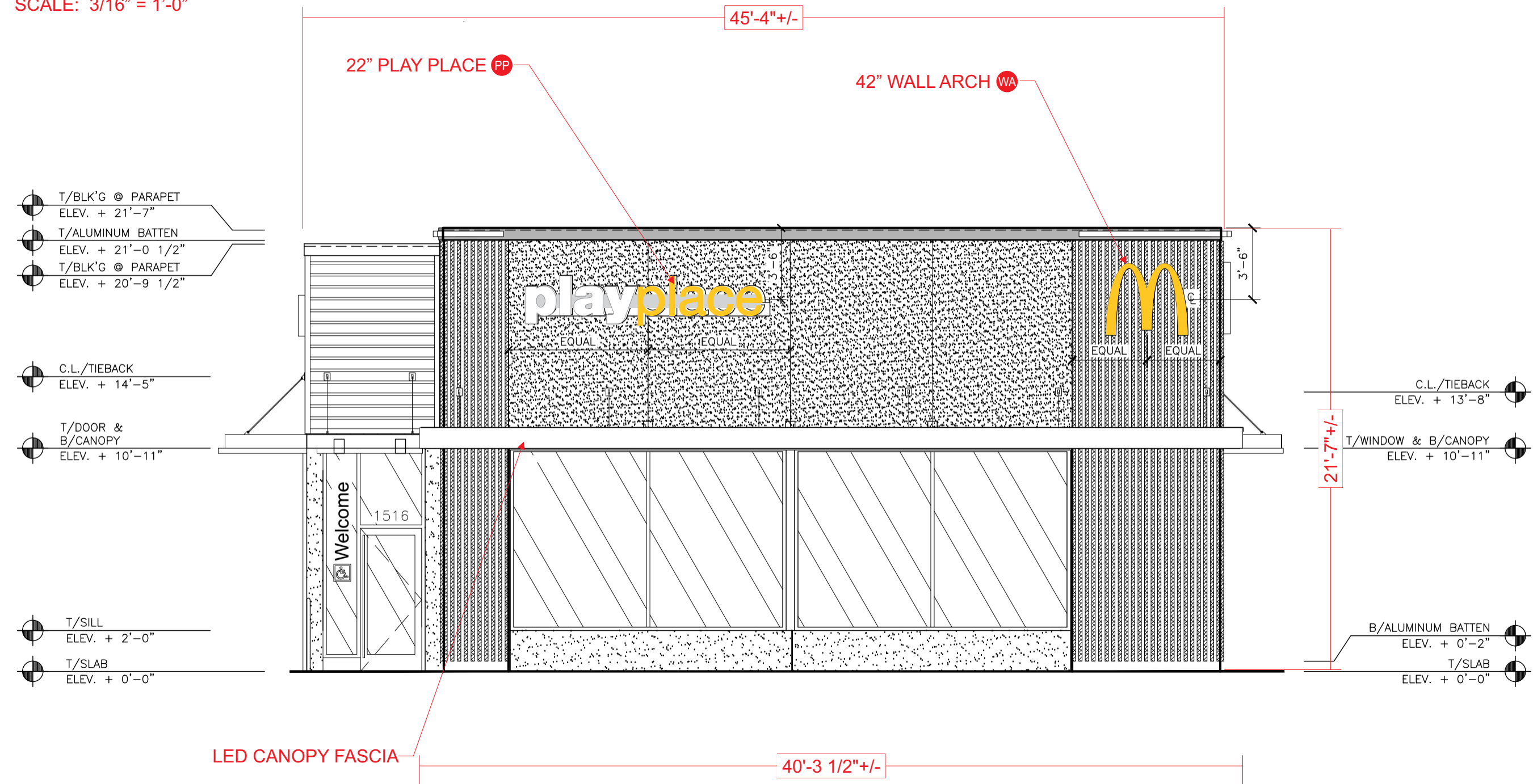
Customer: MCDONALD'S	Date: 8/2/19	Prepared By: AT/SC/JS	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: SEASIDE, CA	File Name: 184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA			



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WEST (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"



BOXED AREA:
PP: 28.31 SQ FT
WA: 14.00 SQ FT

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:
MCDONALD'S

Date:
31JUL19

Prepared By:
AT/SC

Eng:
-

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

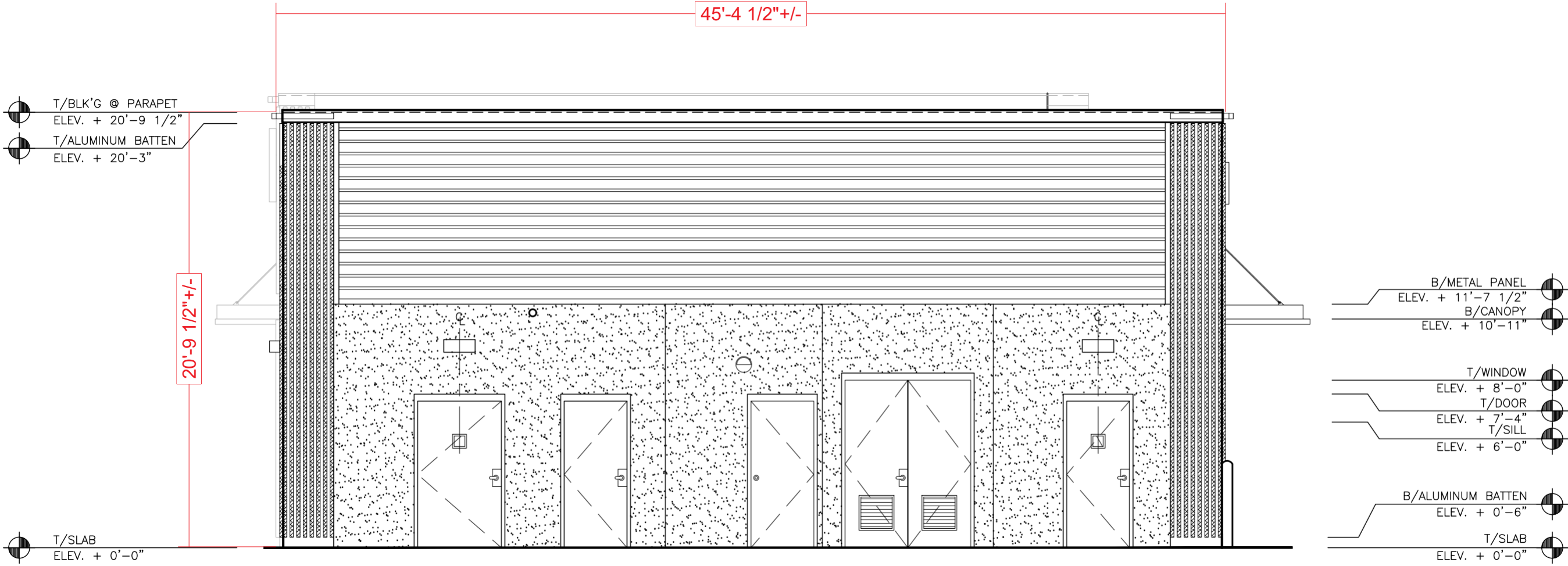
Location:
SEASIDE, CA

File Name:
184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA

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EAST (REAR) ELEVATION
SCALE: 3/16" = 1'-0"



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: MCDONALD'S	Date: 31JUL19	Prepared By: AT/SC	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: SEASIDE, CA	File Name: 184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA			

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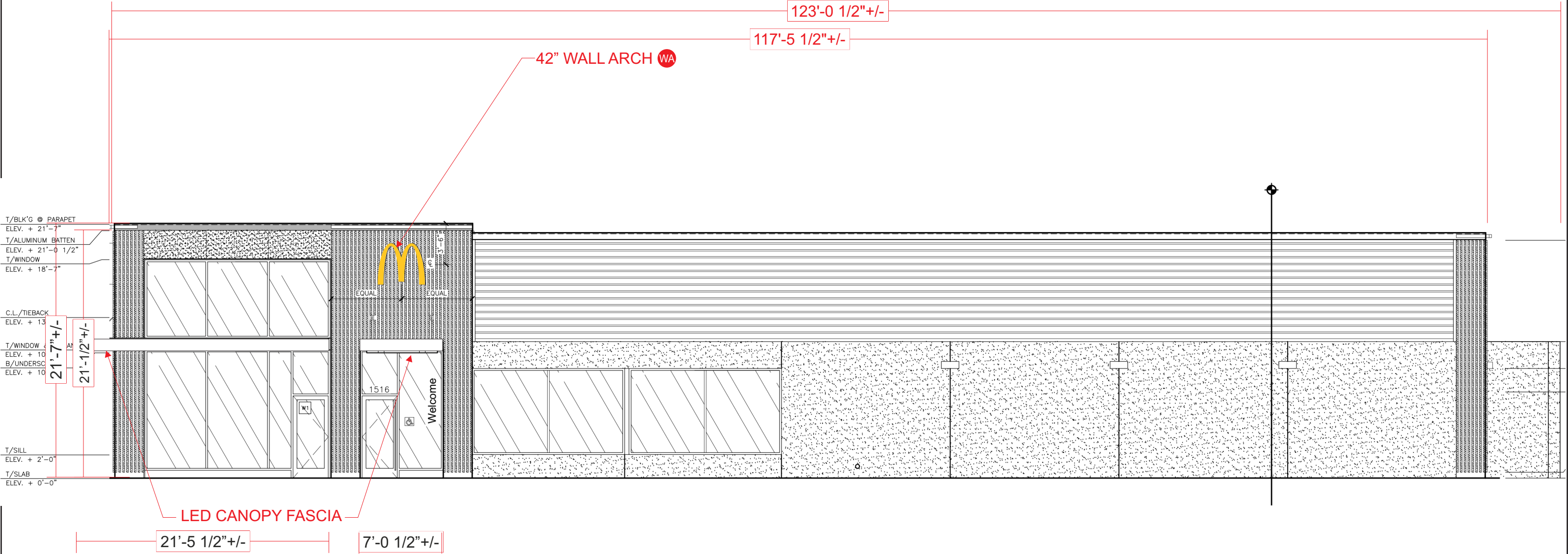
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NORTH (DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"



Customer: MCDONALD'S	Date: 08/02/19	Prepared By: AT/SC/JS/KH	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made. 	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: SEASIDE, CA	File Name: 184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA					

SOUTH (NON DRIVE-THRU) ELEVATION
SCALE: 1/8" = 1'-0"



BOXED AREA:
WA: 14.00 SQ FT

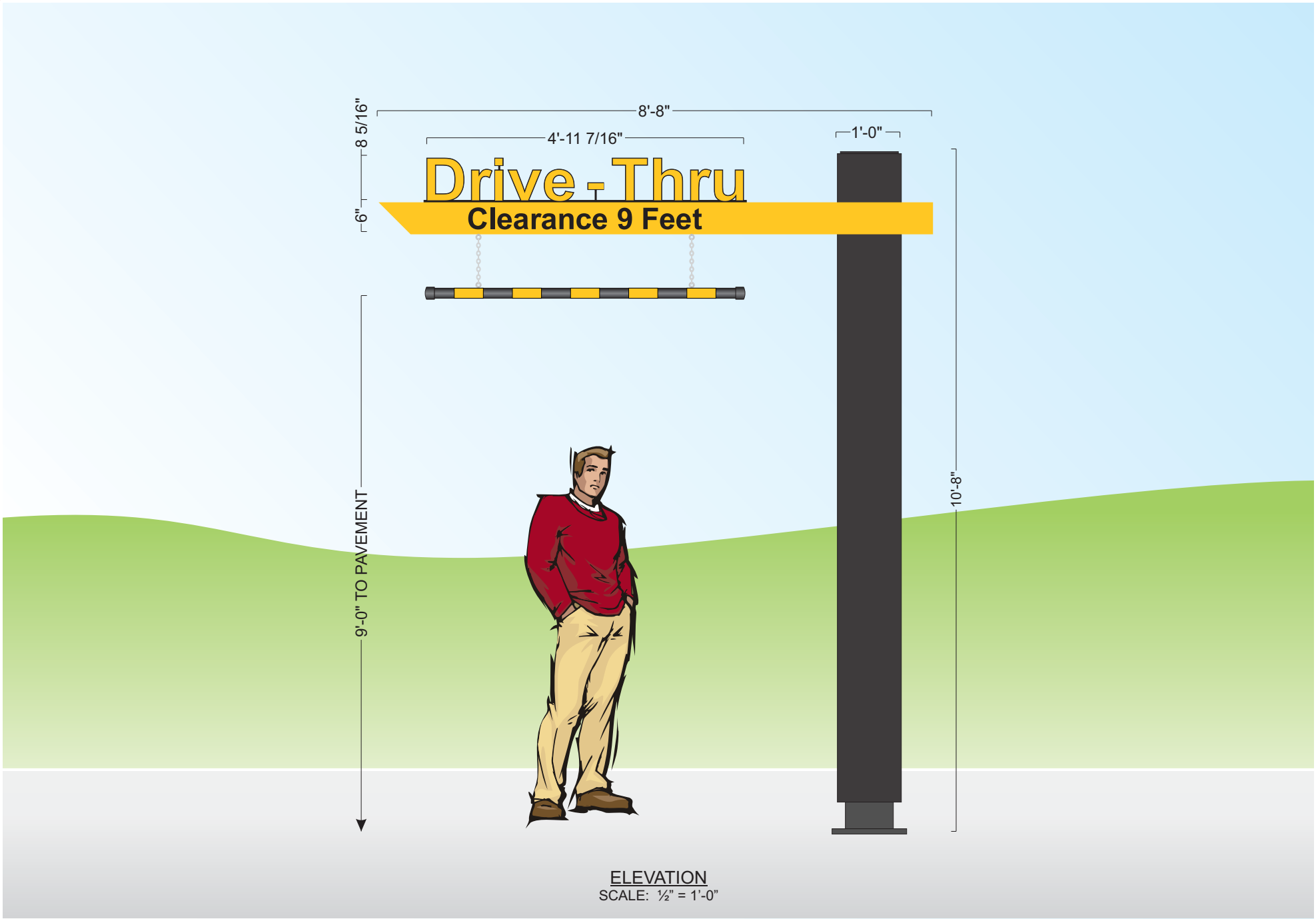
APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

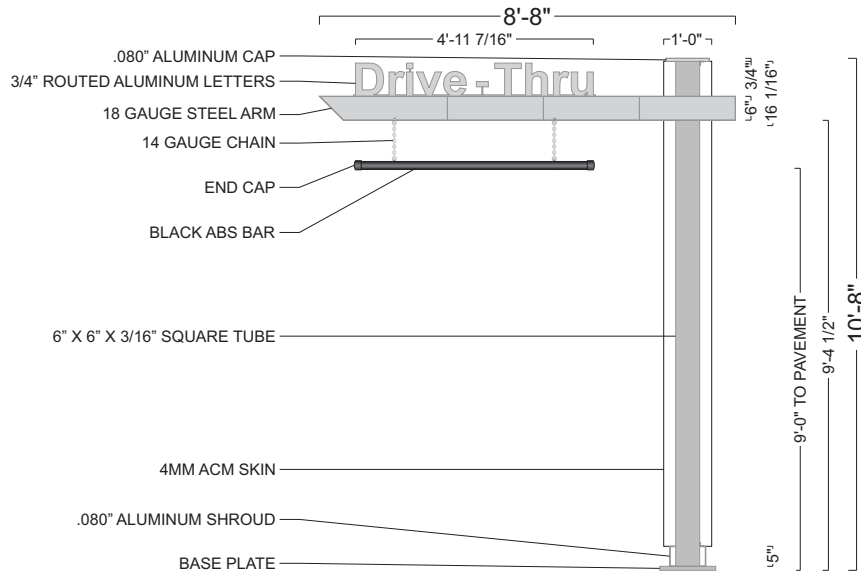
Customer: MCDONALD'S	Date: 8/2/19	Prepared By: AT/SC/JS	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made. 
Location: SEASIDE, CA	File Name: 184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA			

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SIGNS | LIGHTING | IMAGE

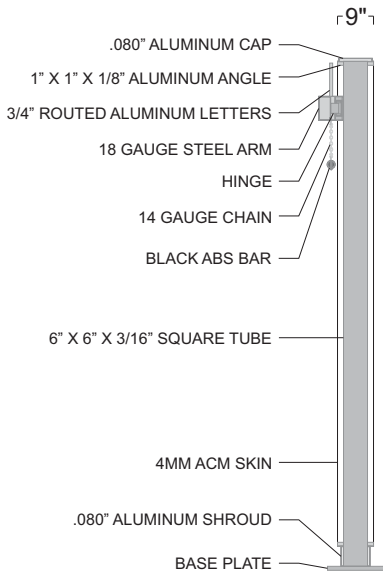
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ELEVATION
SCALE: 1/2" = 1'-0"



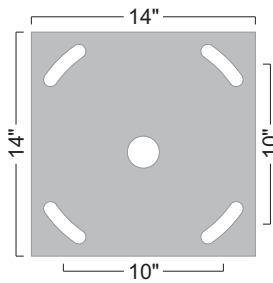
FRONT VIEW
SCALE: 1/4" = 1'-0"



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



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



BASE PLATE DETAIL
SCALE: 1" = 1'-0"

POLE COVER DETAIL

DESIGN FACTOR: TBD
4MM CHARCOAL ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER - PRE-FINISHED
CHARCOAL
SHROUD AND BASE PLATE - MATCH
B.M. 1631 MIDNIGHT OIL

CLEARANCE BAR DETAIL

BLACK ACM PIPE W/ 180-25 GOLD
VINYL STRIPES APPLIED TO 1ST
SURFACE

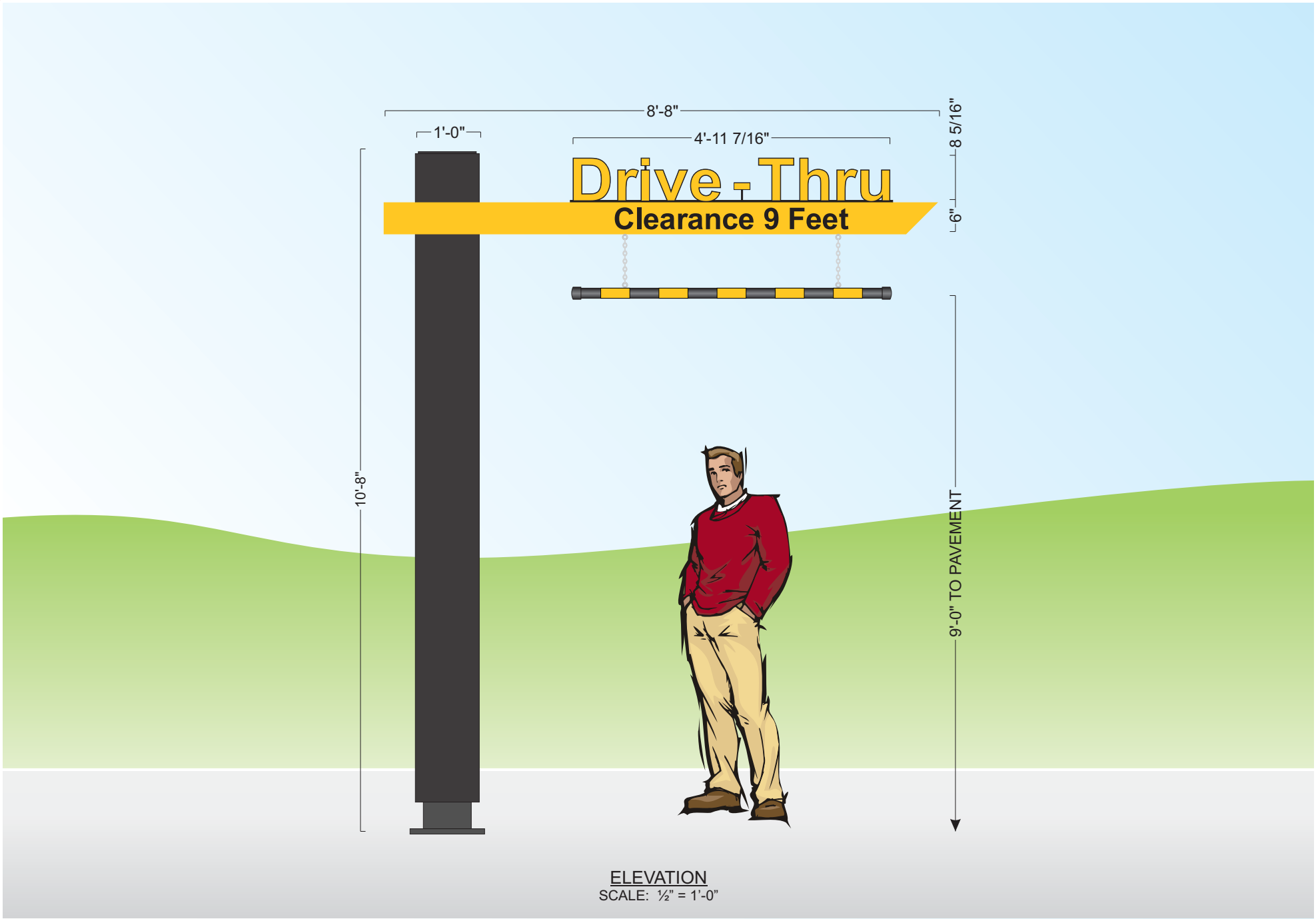
SQUARE FEET: BOXED = 92.44
ACTUAL = 15.68

SWING ARM DETAIL

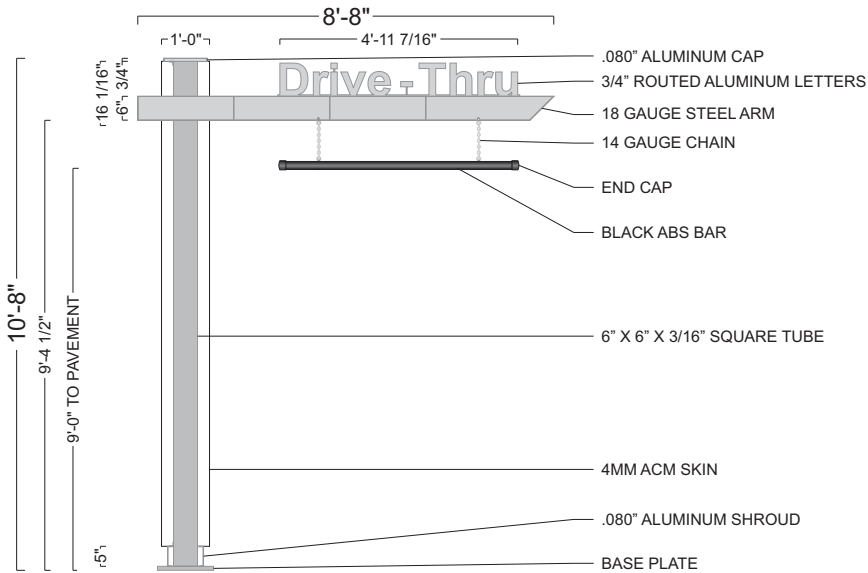
DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE
W/ 1ST SURFACE PAINT AND VINYL
DECORATION:
180-25 GOLD - "DRIVE-THRU" COPY
7725-12 BLACK - "CLEARANCE 9 FEET"
COPY

"DRIVE-THRU" LETTER DETAIL

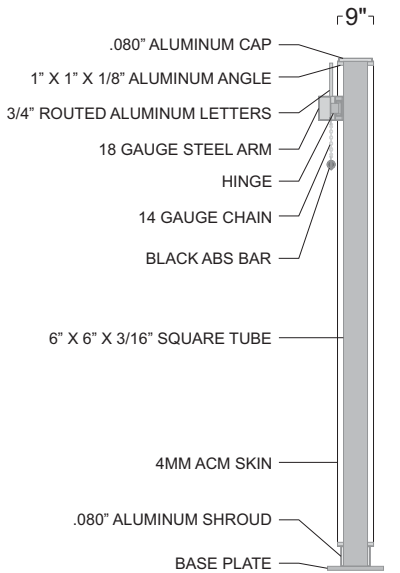
3/4" ROUTED ALUMINUM LETTERS W/ 1ST
SURFACE VINYL DECORATION:
180-25 GOLD - "DRIVE-THRU" COPY
BLACK - COPY OUTLINE



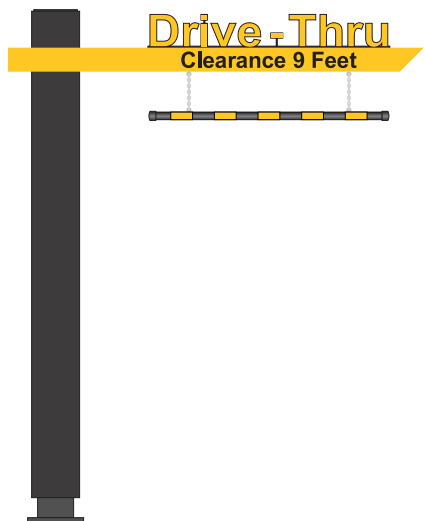
ELEVATION
SCALE: 1/2" = 1'-0"



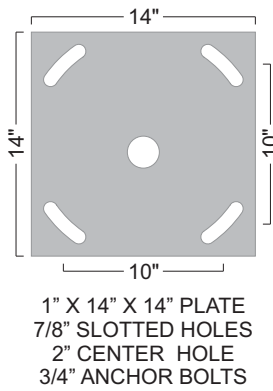
FRONT VIEW
SCALE: 1/4" = 1'-0"



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



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



BASE PLATE DETAIL
SCALE: 1" = 1'-0"

POLE COVER DETAIL

DESIGN FACTOR: TBD
4MM CHARCOAL ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER - PRE-FINISHED
CHARCOAL
SHROUD AND BASE PLATE - MATCH
B.M. 1631 MIDNIGHT OIL

CLEARANCE BAR DETAIL

BLACK ACM PIPE W/ 180-25 GOLD
VINYL STRIPES APPLIED TO 1ST
SURFACE

SQUARE FEET: BOXED = 92.44
ACTUAL = 15.68

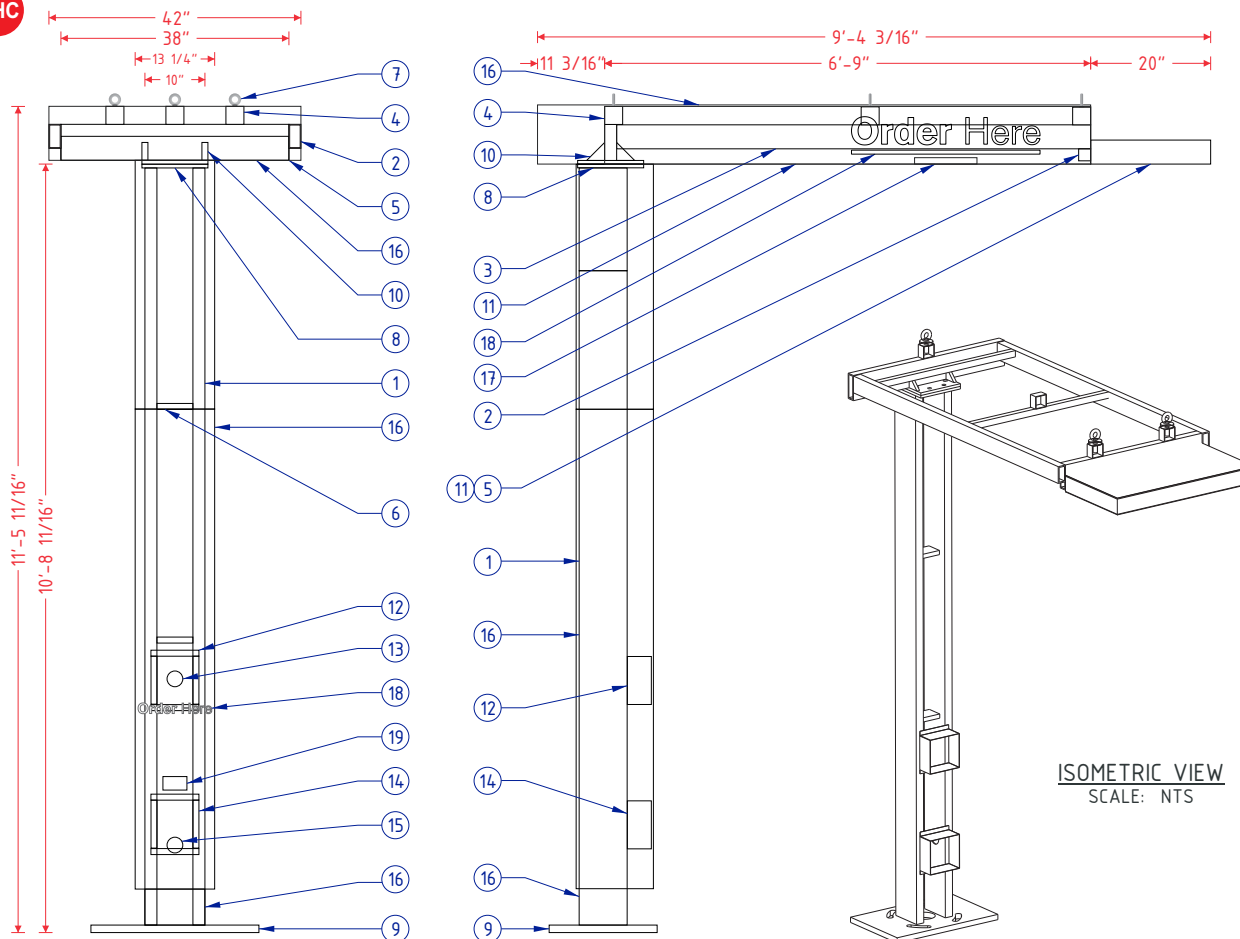
SWING ARM DETAIL

DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE
W/ 1ST SURFACE PAINT AND VINYL
DECORATION:
MATCH PMS 123 C YELLOW - SWING ARM
7725-12 BLACK - "CLEARANCE 9 FEET"
COPY

"DRIVE-THRU" LETTER DETAIL

3/4" ROUTED ALUMINUM LETTERS W/ 1ST
SURFACE VINYL DECORATION:
180-25 GOLD - "DRIVE-THRU" COPY
BLACK - COPY OUTLINE

OHC



FRAME & LAMP DETAIL

SCALE: 3/8" = 1'-0"

18" X 28" X 1 1/4" PLATE
1 3/8" SLOTTED HOLES
1" BOLTS

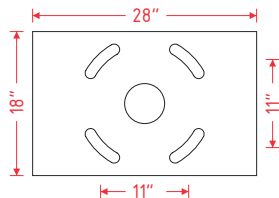


PLATE DETAIL

SCALE: 1/2" = 1'-0"

CROSS SECTION A-A

SCALE: 3/8" = 1'-0"

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS

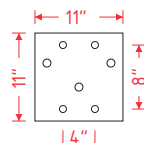


PLATE DETAIL

SCALE: 1/2" = 1'-0"

ISOMETRIC VIEW
SCALE: NTS

Order Here

GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	2" X 8" X 3/16" RECTANGULAR TUBE
2	2" X 6" X 1/4" RECTANGULAR TUBE
3	2" X 4" X 1/4" RECTANGULAR TUBE
4	3" X 3" X 3/16" SQUARE TUBE
5	1" X 4" X 1/8" RECTANGULAR TUBE
6	C4 ALUMINUM C-CHANNEL
7	1/2" EYEBOLTS (3)
8	11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS)
9	18" X 28" X 1 1/4" BASE PLATE (SEE PLATE DETAILS)
10	3" X 3" X 3/4" GUSSETS
11	.063" ALUMINUM SKIN
12	.063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER
13	SPEAKER OPENING
14	.063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER
15	MICROPHONE OPENING
16	ACM CLADDING
17	SLOAN LED LIGHT WITH POWER SUPPLY
18	REFLECTIVE WHITE 680-10 VINYL
19	ADA STICKER

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 2" X 8" X 3/16 RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
 - BASE PLATE - PAINT BM 1631 MIDNIGHT OIL
 - TUBE AND TOP ACM - PAINT CHARCOAL
 - SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123 C GOLD
- ACM/SKIN REMOVABLE FOR SERVICE
- U.L. LISTED
- ELECTRICAL: 0.64 AMPS/120 VOLTS

Customer:
MCDONALD'S

Location:
SEASIDE, CA

Date:
5/1/19

File Name:
184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA

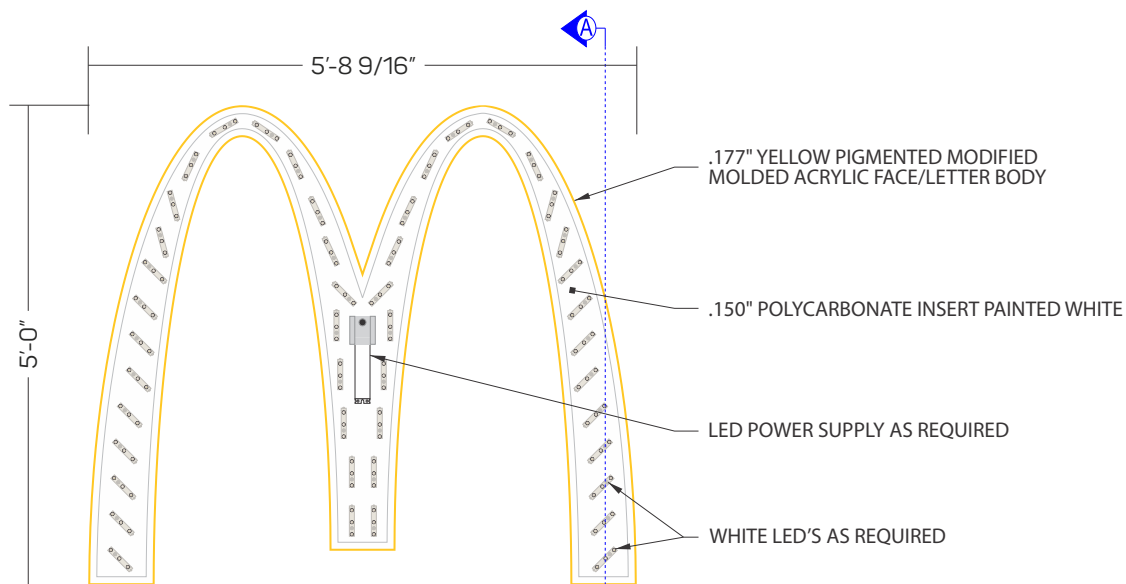
Prepared By:
AT

Eng:
-

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

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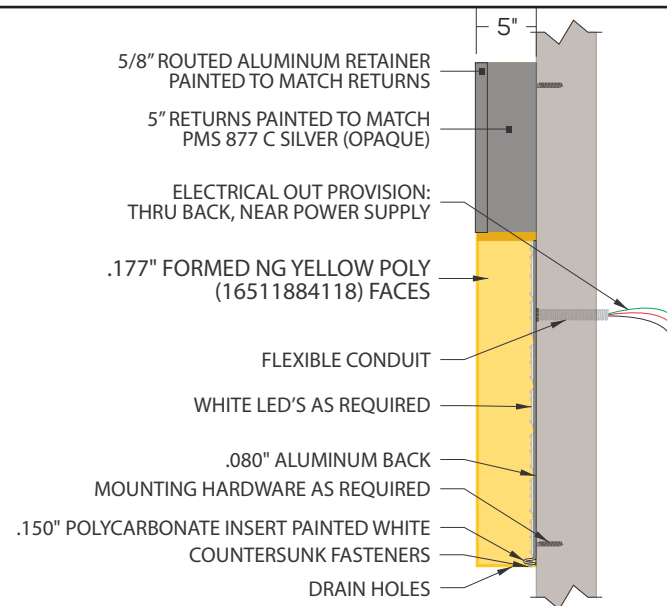
FRAME & LAMP DETAIL

SCALE: 1/2" = 1'-0"



GRAPHIC DETAIL

SCALE: 1/2" = 1'-0"



CROSS SECTION A-A NTS

FRAME DETAIL:

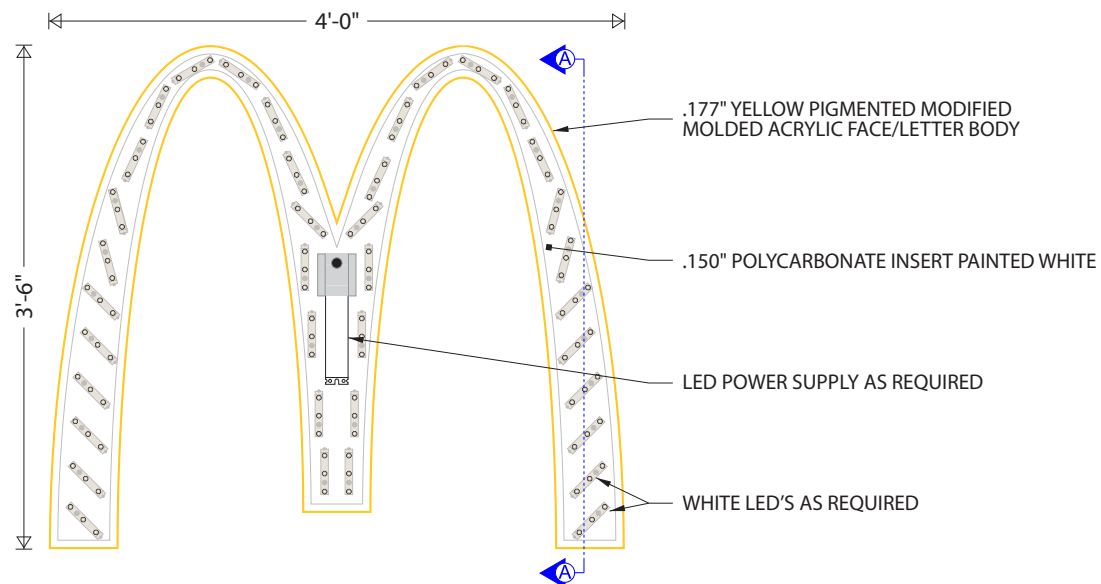
DESIGN FACTOR: TBD
 .177" FORMED NG YELLOW POLY
 (16511884118) FACES
 5/8" ROUTED ALUMINUM RETAINER
 EXTERIOR FINISH: PAINTED TO MATCH PMS 877 C
 SILVER (OPAQUE)
 INTERIOR FINISH: PAINTED STARBRIGHT WHITE
 (OPAQUE)
 .150" POLYCARBONATE INSERT PAINTED
 STAR-BRIGHTWHITE
 .080" ALUMINUM BACK
 LETTER BODY REMOVABLE FOR SERVICE ACCESS
 U.L. APPROVED
 ELECTRICAL: 0.85 AMPS, 120 VOLTS
 SQUARE FOOTAGE:
 BOXED = 41.14
 ACTUAL = 14.42

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: MCDONALD'S	Date: 6/21/16	Prepared By: RM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: FULLERTON, CA	File Name: 145438 - FULLERTON, CA - 5' WALL ARCH		Eng: -

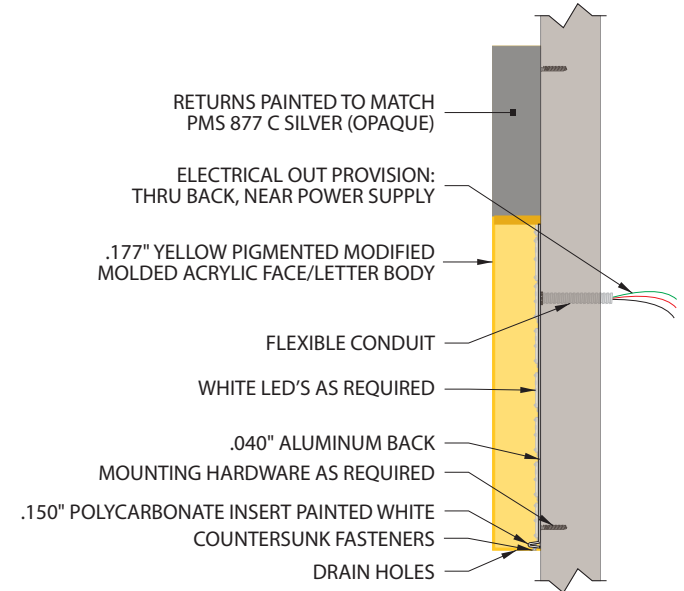
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FRAME & LAMP DETAIL

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



CROSS SECTION A-A

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



GRAPHIC DETAIL

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

FRAME DETAIL:

DESIGN FACTOR: TBD

.177" FORMED YELLOW PIGMENTED (PMS 123 C) MODIFIED ACRYLIC FACE/LETTER BODY

EXTERIOR FINISH: PAINTED TO MATCH PMS 877 C SILVER (OPAQUE)

INTERIOR FINISH: PAINTED STARBRIGHT WHITE (OPAQUE)

.150" POLYCARBONATE INSERT PAINTED STAR-BRIGHTWHITE

.040" ALUMINUM BACK

LETTER BODY REMOVABLE FOR SERVICE ACCESS

U.L. APPROVED

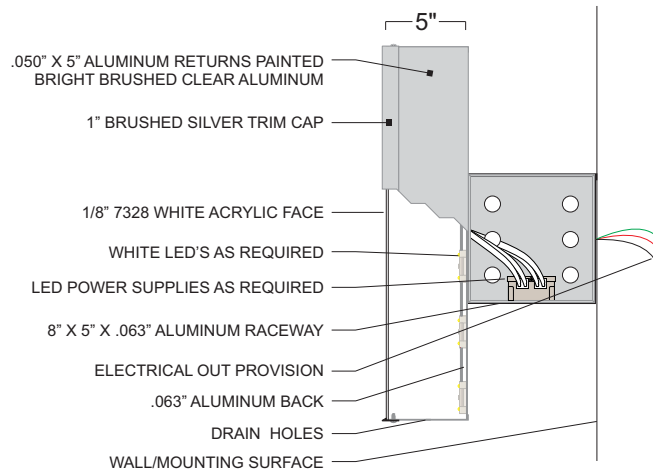
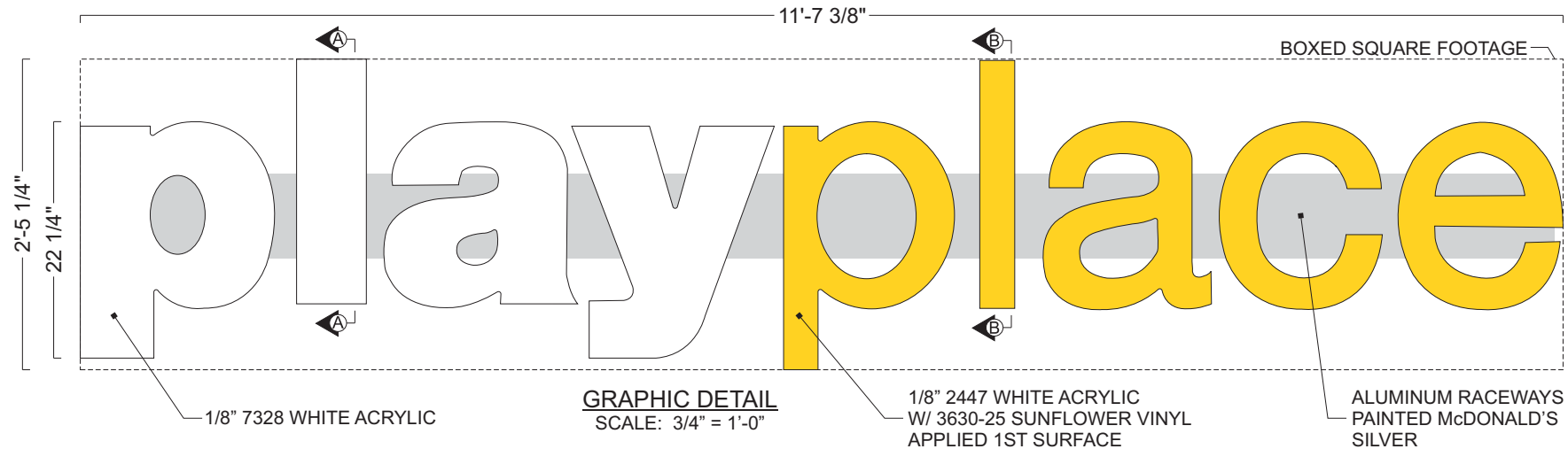
ELECTRICAL: 0.85 AMPS, 120 VOLTS

SQUARE FOOTAGE:

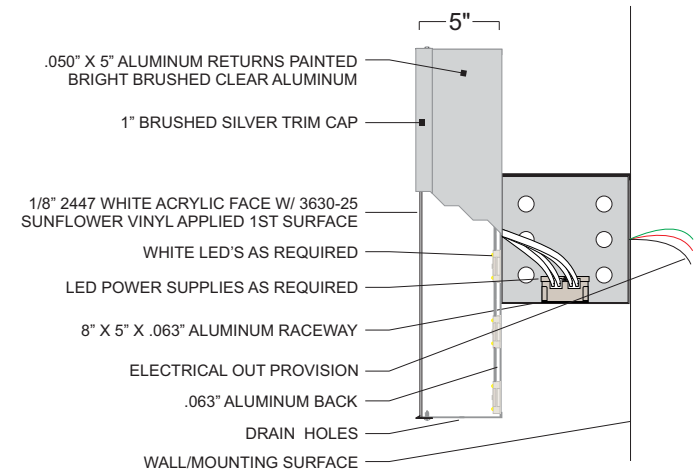
BOXED = 14.00

ACTUAL = 4.90

Customer: MCDONALD'S	Date: 8/2/19	Prepared By: AT/JS	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	 SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com
Location: SEASIDE, CA	File Name: 184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA					



CROSS SECTION A-A
SCALE: 1" = 1'-0"



CROSS SECTION B-B
SCALE: 1" = 1'-0"

NOTES:

U.L. LISTED
ELECTRICAL: (1) 20A/120V CIRCUIT
INTERIOR FINISHED REFLECTIVE WHITE
DISCONNECT SWITCH ON RIGHT HAND END OF RACEWAY
SQUARE FOOTAGE: BOXED = 28.31
ACTUAL = 11.31

Customer:
MCDONALD'S

Date:
5/1/19

Prepared By:
AT

Eng:
-

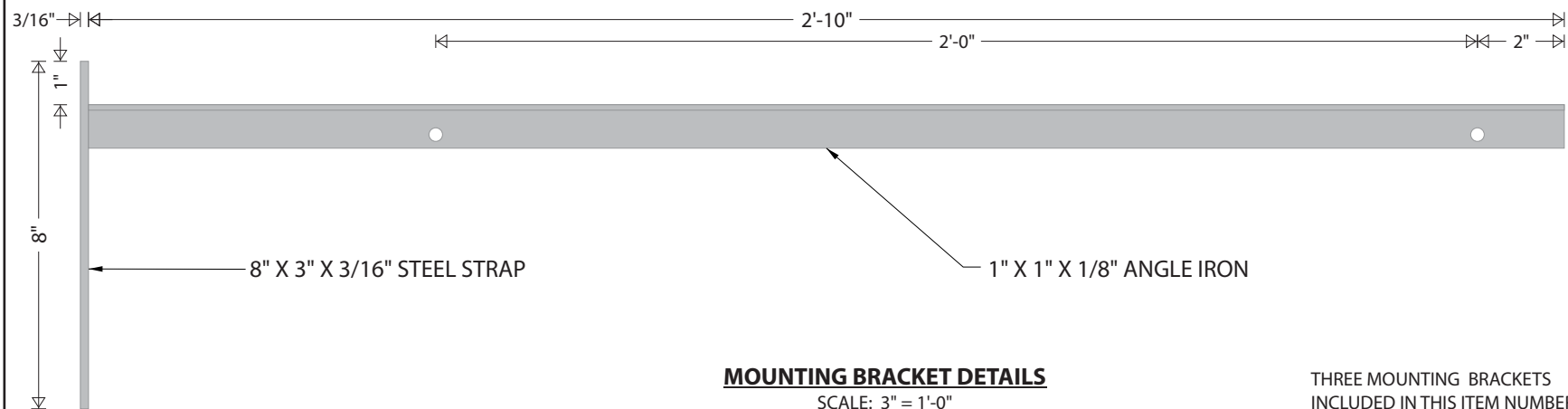
Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Location:
SEASIDE, CA

File Name:
184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA

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MOUNTING BRACKET DETAILS

SCALE: 3" = 1'-0"

THREE MOUNTING BRACKETS
INCLUDED IN THIS ITEM NUMBER

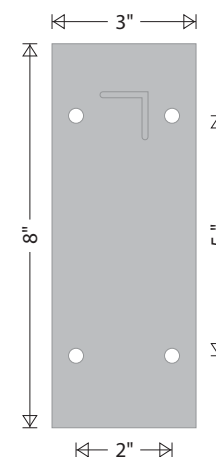
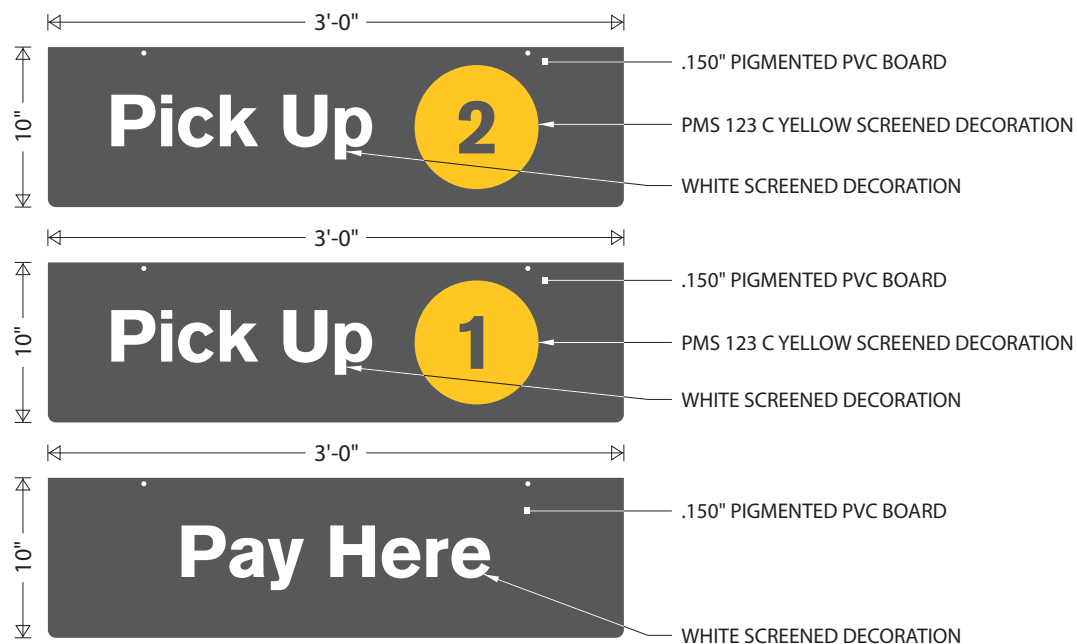


PLATE DETAILS

SCALE: 3" = 1'-0"



WINDOW POSITION SIGN DETAILS

SCALE: 1" = 1'-0"

BRACKET DETAILS

DESIGN FACTOR: TBD

3/16" X 3" STEEL STRAP

1" X 1" X 1/8" ANGLE IRON ARM

EXTERIOR FINISH: PAINTED PMS

877 C SILVER

5/16" HOLES PUNCHED IN ANGLE
AND PLATE FOR MOUNTING

WINDOW POSITION SIGNS DETAIL

DESIGN FACTOR: TBD

.150" PIGMENTED PVC BOARD TO

MATCH GREY FORD - MED DK

PLATINUM

WHITE SCREENED COPY 1ST SURFACE

PMS 123 C YELLOW - NUMERAL BACKGROUND

2.50 SQUARE FEET

* ALL THREE WINDOW POSITION SIGNS
ARE INCLUDED IN THIS ITEM.

Customer:
MCDONALD'S

Date:
5/1/19

Prepared By:
AT

Eng:
-

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Location:
SEASIDE, CA

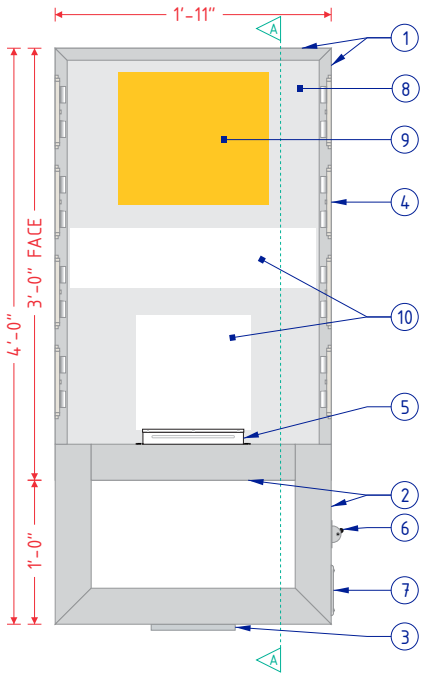
File Name:
184967 - R4 - 1516 CANYON DEL RAY BLVD - SEASIDE, CA

persona
SIGNS | LIGHTING | IMAGE

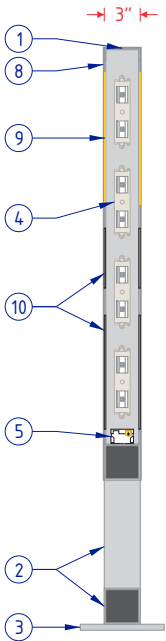
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 - www.personasigns.com



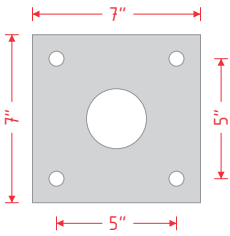
DIRECTIONAL ELEVATION
SCALE: 1" = 1'-0"



FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"



CROSS SECTION A-A
SCALE: 3/4" = 1'-0"

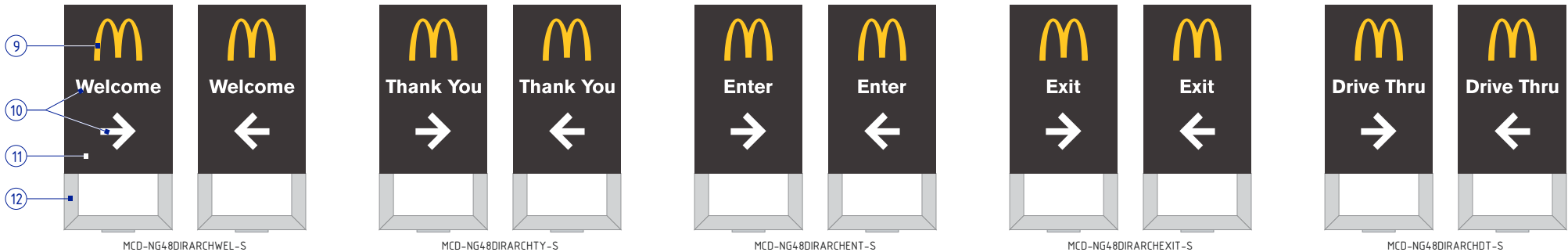


1/2" X 7" X 7" ALUMINUM PLATE
5/8" BOLT HOLES
2 1/2" CENTER HOLE

PLATE DETAIL
SCALE: 1 1/2" = 1'-0"

MCDONALD'S 48" NEXT GEN DIRECTIONAL SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	3" X 1" X 1/8" ALUMINUM C-CHANNEL
2	3" X 3" X 1/8" ALUMINUM TUBE
3	MOUNTING PLATE (SEE PLATE DETAIL)
4	WHITE LED'S AS REQUIRED
5	LED POWER SUPPLIES AS REQUIRED
6	DISCONNECT SWITCH
7	ELECTRICAL CONNECTION ACCESS THROUGH COVER
8	.080" ROUTED ALUMINUM SHOEBOX FACES
9	.118" NG YELLOW SOLAR GRADE POLYCARBONATE BACKER PANEL
10	.118" NG WHITE SOLAR GRADE POLYCARBONATE BACKER PANEL
11	POWDERCOAT HENTZEN #P90353APC (OR PAINT TO MATCH)
12	PAINT TO MATCH SILVER OR METALLIC GRAY

- NOTES:
- DESIGN FACTOR: TO BE DETERMINED
 - 3" X 1/8" ALUMINUM C-CHANNEL FRAME
 - ROUTED ALUMINUM SHOTEBOX FACES
 - EXTERIOR FINISH:
 - FACES - POWDERCOAT HENTZEN #P90353APC (OR PAINT TO MATCH)
 - TUBES AND PLATE - PAINT SILVER OR METALLIC GRAY
 - INTERIOR FINISH: PAINT REFLECTIVE WHITE
 - FACES REMOVABLE FOR SERVICE ACCESS
 - U.L. LISTED
 - ELECTRICAL: 1.10 AMPS/120 VOLTS
 - SQUARE FOOTAGE:
 - FACE = 5.75
 - DISPLAY = 7.67



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

BB20 Design Elements – In Depth // LIGHTING



LIGHTING



**LINEAR LED ACCENT FIXTURE
BY SECURITY LIGHTING
COLOR: BLACK**

BATTEN AREAS



**RADIAL LED WALL SCONCE
BY SECURITY LIGHTING
COLOR: WHITE**

WHITE CANOPY



**RADIAL LED WALL SCONCE
BY SECURITY LIGHTING
COLOR: SILVER**

BACK OF HOUSE
DRIVE THRU



**ARCHITECTURAL LED FLOOD LIGHT
BY SECURITY LIGHTING
COLOR: WHITE**

WHITE CANOPY (ABOVE)
OPTIONAL HEARTH (OPTION 2)



**6" LED DOWNLIGHT
BY SECURITY LIGHTING
COLOR: WHITE**

DRIVE THRU CANOPIES
CUSTOMER ENTRIES AT GOLD
UNDERSCORE

HIRAF LINEAR LED FACADE FIXTURE



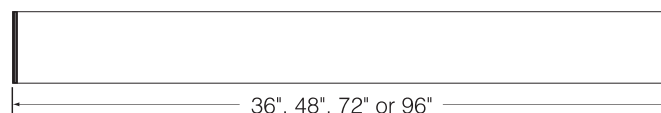
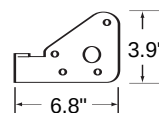
The HIRAF Linear Facade Lighting System is a holistic LED lighting solution designed from a clean slate to maximize the lighting effect for marketing your building as your brand while keeping energy usage and maintenance to an absolute minimum. Thanks to its intuitive plug and play mounting design with integral driver system, installation is quick and simple and only requires that power be brought to one fixture in each continuous row. The long life LED source minimizes maintenance to only an occasional cleaning of outer lens surfaces. This system is truly a "set it and forget it" solution only from Security Lighting!

Fixture Specifications

FEATURES

- Extruded aluminum construction, finished in weatherproof powder-coat paint
- Tempered glass lenses
- Power feed required only at beginning of each continuous row; subsequent fixtures plug together in series
- Fully integrated driver for completely self-contained lighting system
- Aluminum mounting brackets are finished in powder-coat paint and each order ships with a formed drilling template for ease of installation
- 70 CRI standard
- **5200K** Color temperature standard. Consult factory for others.
- 50,000 hour long life LED illumination
- Fixtures available in up and down light, down light only or up light only
- Down only full cut off, Dark Sky Compliant

DIMENSIONS



ORDERING INFORMATION

SAMPLE CATALOG NUMBER

HIRAF

Series

LED

Source

XX

Size

XX

Distribution

XXX

Voltage

PS

Finish

SERIES

HIRAF Linear Façade Fixture

SOURCE

LED LED

SIZE

96 8-Foot
72 6-Foot
48 4-Foot
36 3-Foot

DISTRIBUTION

UD Up and Down Light (14 watts per foot)
DO Down Light Only (8.5 watts per foot)
UO Up Light Only (5.75 watts per foot)

VOLTAGE

120 120-Volt
277 277-Volt

FINISH

Standard:
PS = Platinum Silver
Custom Color: Consult Factory



A HUBBELL LIGHTING, INC. COMPANY

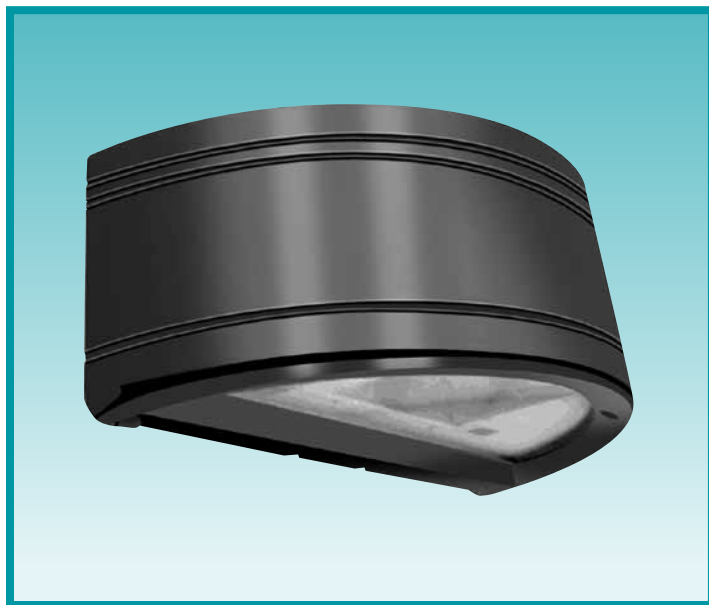
Performance Designed Lighting Products

www.securitylighting.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0628

Packet Page 27

RADIUS WALL SCONCE



The RWSC Series radius wall sconce offers maximum versatility with multiple light sources and finishes. The available combination of uplight/downlight washes the building facade while the radial soft form housing will complement similar architectural design elements.



Fixture Specifications

FEATURES

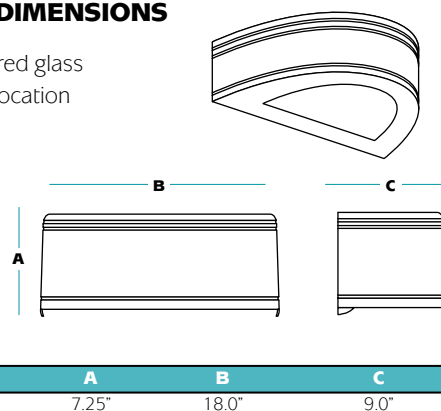
- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses suitable for use in wet location
- Ships complete with lamp
- Downlight only, full cut-off
- Dark Sky compliant

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

RWSC **XXXXXX** **XX** **XX** **XXX**
 Series Wattage/Source Distribution Finish Voltage

DIMENSIONS



SERIES	
RWSC	Radius Wall Sconce
WATTAGE/SOURCE ¹	
70PMH	70 watt pulse start metal halide
100PMH	100 watt pulse start metal halide
150PMH	150 watt pulse start metal halide
70HPS	70 watt high pressure sodium
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
26QF	26 watt quad tube fluorescent
32TRF	32 watt triple tube fluorescent
42TRF	42 watt triple tube fluorescent
226QF	2x26 watt quad tube fluorescent
232TRF	2x32 watt triple tube fluorescent
242TRF	2x42 watt triple tube fluorescent
30LED	19 watt LED ³
50LED	44 watt LED

DISTRIBUTION	
UD	Up/Downlight
WD	Downlight only (wide distribution)- standard
FT	Downlight only (forward throw)
FINISH ²	
DB	Dark Bronze
BK	Black
WH	White
PS	Platinum Silver

¹ Consult factory for other lamp wattage and sources.
² Other finishes available. Consult factory.
³ Available with WD distribution only.
⁴ Not for use with LED source.

VOLTAGE	
120	120 volt
277	277 volt
MT	Multi-Tap
OPTIONS	
QSL	Quartz re-strike with lamp
F	Single fusing
FF	Double fusing
EM12⁴	1 MR11/MR16 two pin socket for 12v power (by others) 35w max. 35w MR11 lamp included.
2EM12⁴	2 MR11/MR16 two pin sockets for 12v power (by others) 35w max. 35w MR11 lamp included.
ACCESSORIES	
EM	Remote emergency ballast (fluorescent only)



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www.securitylighting.com

Packet Page 48

JOB _____ TYPE _____

NOTES _____ APPROVALS _____

FEATURES

- Unique swivel mount provides superior aiming without loosening over time
- IP66 Certified to keep dust and moisture out
- Available in 3000K, 4000K and 5000K standard CCT
- Spot, Narrow Flood and Wide Flood distributions

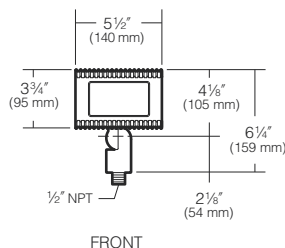
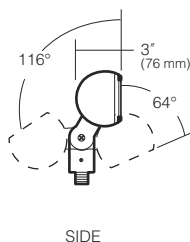
Certifications



SPECIFICATIONS



Approx. Weight = 3.16 lbs.



ORDERING CODE

EL218						
Fixture¹	Distribution	Drive Current	Electrical Module			Fixture Finish
	S Spot	3 350mA, 10W	Source	Color Temperature	Voltage	Aluminum
	F Narrow Flood	5 550mA, 16W	8L 8 LEDs	3K 3000K	UV 120 to 277V with a ±10% tolerance	BL Black
	W Wide Flood			4K 4200K		DB Dark Bronze
				5K 5100K		GR Verde Green

Fixture Options	Mounting Options
<u>Barn Doors</u>	Refer to 120 Volt Mounting Options Spec Sheet http://cdn.kimlighting.com/content/products/specs/specs_files/kl_120vmounting_spec.pdf for individual mounting options.
BD215BL Black	
BD215DB Dark Bronze	
BD215GR Verde Green	
<u>Fixed Hood</u>	
FH215BL Black	
FH215DB Dark Bronze	
FH215GR Verde Green	

¹ U.S. PATENT D298,656

Kim Lighting reserves the right to change specifications without notice.

LUMINAIRE PERFORMANCE

Spectroradiometric			
	3000K	4200K	5100K
Correlated Color Temp. CCT (K)	2800 to 3175K	3800 to 4600K	4600 to 5600K
Color Rendering Index (CRI)	≥72	≥72	≥72
Power Factor	>.90 @ 120V	>.90 @ 120V	>.90 @ 120V

Electrical Drive Current					
350mA			550mA		
Volts -AC	Amps - AC	System Watts	Volts -AC	Amps - AC	System Watts
120	0.08	10	120	0.13	16
208	0.05	10	208	0.08	16
240	0.04	10	240	0.07	16
277	0.04	10	277	0.06	16

Absolute Lumens				
Temp.	mA	Spot	Narrow Flood	Wide Flood
3000K	350	1078	938	889
4200K		1143	992	925
5100K		1152	1008	953
3000K	550	1608	1411	1331
4200K		1691	1487	1386
5100K		1703	1511	1422

Main Beam Candela and Beam Angle							
Temp.	mA	Spot (3 x 3)	Beam°	Narrow Flood (4 x 4)	Beam°	Wide Flood (6 x 6)	Beam°
3000K	350	7865	19°	2722	32°	665	53°
4200K		8742	18°	2962	31°	694	52°
5100K		8578	18°	2656	30°	709	53°
3000K	550	11962	19°	4024	32°	1009	53°
4200K		13129	18°	4408	31°	1050	52°
5100K		12974	18°	4655	32°	1066	52°

LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's IES File Library. For custom optics and color temperature configurations, contact factory.

Projected Lumen Maintenance		
TM21-11*	100,000 hrs	Calculated (L70)
.96	.95	927,000 hrs

* 60,000 hrs, 350mA, Ts 57°C / 25°C ambient.

Kim Lighting reserves the right to change specifications without notice.

SPECIFICATIONS

Housing and Lens Frame:

- Die-cast low copper alloy (<0.6% Cu) aluminum.

Swivel:

- Die-cast aluminum with locking teeth and 1/2" solid brass NPT mount. Provides horizontal rotation independent of the threaded mount. Swivel locked by 1/4-20 stainless set screw. Clear anodized prior to powder coating for added corrosion resistance.

Gasketing:

- Silicone gaskets throughout.

Fasteners:

- Stainless steel.

Wiring:

- No. 18AWM rated 105°C.

Optical System:

- High performance acrylic optic securely attached to internal heat sink for maximum thermal dissipation.

Driver:

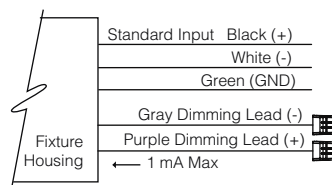
- Universal Voltage from 120 to 277V with a $\pm 10\%$ tolerance. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories recognized.

Finish:

- Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (GR) Verde Green.

Dimming:

- Dimming range from 10% to 100% through the use of the standard 0-10V interface on the programmable driver.
- Modular wiring harness in the service area provides user access to the dimming circuitry.
- Dimming circuitry compatible with 0-10V, user-defined, control devices.
- Optional factory programmed dimming profile.
- IP710 dimmer recommended.



Certifications and Listings:

- UL 1598 Standard for Luminaires.
- UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products.
- IP66 certified.
- CSA C22.2#250.0 Luminaires.
- RoHS compliant.

CAUTION:

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

WARRANTY:

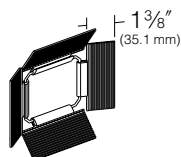
- For full warranty see <http://www.hubbellighting.com/resources/warranty>

OPTIONS

Barn Doors

BD215

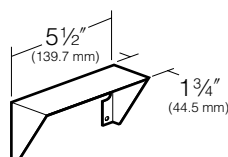
Extruded aluminum, fully adjustable. Provides beam and glare control. Available in Black, Dark Bronze or Verde Green finish.



Fixed Hood

FH215

Formed .062" thick aluminum. Provides glare control. Available in Black, Dark Bronze or Verde Green finish.



Kim Lighting reserves the right to change specifications without notice.



prescolite LB6LEDA10L

LED Downlight Module (1000 Lumens)
12W High Efficacy
Wet Location
120V

APPLICATIONS:

LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or competitive 6" housings using the screw base adapter included. Lumen output and distribution comparable to a 75W PAR while consuming only 12 watts. ENERGY STAR® qualified. Can be used to comply with California Title 24 IECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 15% with most standard dimmers. (See Dimming Notes).

LIGHT ENGINE:

High efficacy LED light engine, 3000K and 3500K, 80+ CRI, integrated with durable aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance (60,000 hours at 70% lumen maintenance per TM-21).

LENS/REFLECTOR:

All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetic ceiling appearance and visually comfortable 55° cutoff.

LED DRIVER:

Integral high efficiency LED driver 120V, >0.9 power factor, dimmable to 15% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 60,000 hours minimum at recommended ambient temperatures.

INSTALLATION:

For New Construction: Use with Prescolite DBX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.

For Retrofit: Use in Prescolite or other compatible 6" recessed housings using supplied screw base adapter.

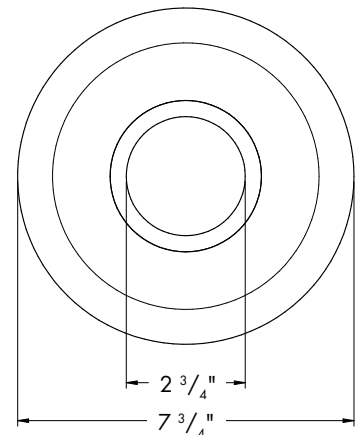
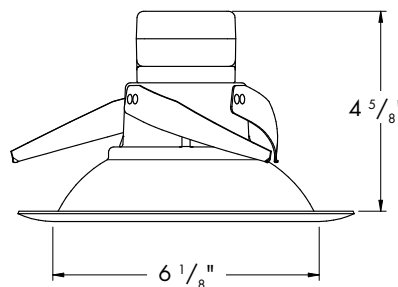
Easy installation with (3) stainless steel spring clips (pre-installed).

CERTIFICATIONS:

UL/cUL Classified for use in Prescolite or other 6" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with DBXQL

WARRANTY:

5 year warranty
Additional information on page 3
See www.prescolite.com for details.



Aperture: Nominal 6"

See Housing Specification Sheet for ceiling cutout requirements
Not to Scale

CATALOG NUMBER

EXAMPLE: LB6LEDA10L30K WH

TRIM	LED COLOR	CRI	TRIM COLOR	ACCESSORIES
☐ LB6LEDA10L 6" 1000 Lumen Litebox LED Module with dimmable to 15% 120V	☐ 30K 3000 Kelvin ☐ 35K 3500 Kelvin	☐ Blank 80+ CRI	☐ WH White ☐ BL Black ☐ Z Zet ☐ BZ Bronze	☐ LiteGear¹ Inverter, single phase central lighting, 125VA-250VA ☐ LPS Series¹ LitePower micro-inverter, 20VA-55VA ☐ DBXQL IC/Non-IC Airtight housing with supply wire quick connects

¹ See Central Inverter compatibility note and web links on page 2.



LB6LEDA10L

LED Downlight Module (1000 Lumens)

12W High Efficacy

Wet Location

120V

PHOTOMETRIC DATA

ELECTRICAL DATA	LB6LEDA
Input Voltage	120V
Input Frequency	43-63 Hz
Input Current	0.10A
Input Power	12.0W
Constant Current Output	700mA
Power Factor	>0.90
THD	<20%
EMI Filtering	FCC 47CFR
	Part 15, Class B
Operating Temperature	-30°C to 60°C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	
*See Dimming Notes for more information	

LB6LEDA10L35K WH

LED Light Engine: 3500K 83 CRI

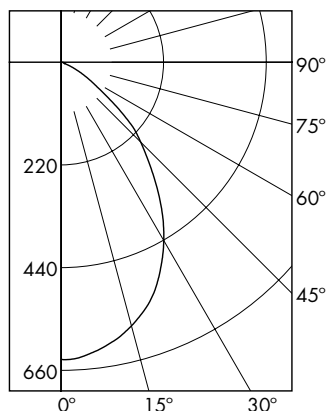
System Wattage: 12

Fixture delivered lumens: 1038

Fixture Efficacy: 87.0

Spacing Criteria: 1.1

Single Unit, Initial Footcandles, 30" Work Plane						Ceiling to Floor Height (ft)	Multiple Units, Initial Footcandles, 30" Work Plane				
Nadir	10°		20°		30°		Spacing is Maximum Over Work Plane, SMH= 1.1				
FC	FC	Dia (ft)	FC	Dia (ft)	FC		Dia (ft)	Fixture Spacing (ft)	RCR 2	RCR 5	RCR 7
52	48	1	37	3	24	4	6	4.0	69	51	43
21	19	2	15	4	10	6	8	6.0	28	21	18
10	9	3	7	6	5	9	10.5	9.0	13	10	8
7	6	3	5	7	3	11	12	10.0	9	7	6



CANDELA DISTRIBUTION DEG	CANDELA
0	634
5	630
15	588
25	504
35	384
45	257
55	129
65	41
75	8
85	3
90	0

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	451	43.5%
0-40	683	65.9%
0-60	986	95%
0-90	1038	100.0%

COEFFICIENTS OF UTILIZATION

Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance									
	80%			70%			50%		30%	
	20% Effective Floor Cavity Reflectance									
	% Wall Reflectance									
	70	50	30	0	70	30	50	20	50	20
1	112	108	105	102	109	103	102	97	98	94
3	97	89	82	77	95	81	84	75	82	74
5	84	73	66	60	82	65	70	59	68	59
7	73	62	54	49	72	54	60	48	58	48
9	65	53	46	41	63	45	51	40	50	40

LB6LEDA10L35K WH

Test No. CSA 2585298

Test No. CSA 2585298

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

Central Inverters

For full fixture output in back-up mode, we recommend you visit www.dual-lite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

LiteGear: www.dual-lite.com/products/litegear_lg_series

LPS Series: www.dual-lite.com/products/lps

NOTES

Refer to www.prescolite.com for additional photometric tests (IES Files).

LED Downlight Module (1000 Lumens)

12W High Efficacy

Wet Location

120V

DIMMING NOTES:

LiteBox LED integral driver is compatible with existing 2-wire dimming circuits and is designed to operate with most standard dimmers including incandescent 120V line voltage (forward phase-leading edge) dimmers as well as 120V electronic low voltage (ELV) (reverse phase-trailing edge) dimmers. Dimming capabilities will vary depending upon the dimmer control used.

A 120V Electronic Low Voltage (ELV) dimmer can typically operate a single LED unit and are recommended for use with LB6LEDA Series.

Recommended Electronic Low Voltage Dimmers:

Lutron Nova T Series (Part number NTELV-600)
Lutron Faedra (Part Number FAELV-T00-XX)
Leviton Acenti (Part Number ACE06-XXX)
Leviton Vizia (Part Number VZE04)

Most incandescent line voltage dimmers have minimum load requirements of approximately 40W and may require multiple LED modules per control. (See dimmer control manufacturer's instructions for specific requirements.)

Recommended Incandescent Line Voltage Dimmers:

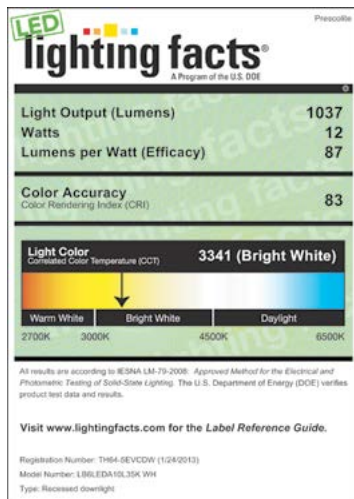
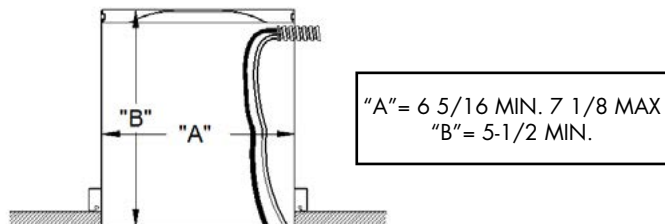
Leviton, Illumitech Series (Part Numbers IPI06-XXX)
Leviton, Trimatron Series (Part Numbers 6602-X, 6681-X, 6683-X, 6684-X, 700-X and 705-X)
Leviton, SureSlide Series (Part Numbers 6631)
Leviton, True Touch Series (Part Number 66061LM)
Lutron Skylark Series (Part Number S-600, S2-LH)
Lutron, Maestro Series (Part Numbers MAW-600)
Cooper, Aspire Series (Part Numbers 9530XXX)

Digital dimmers are not compatible with LiteBox LED modules.

COMPATIBILITY OF 6" RECESSED HOUSINGS:

LiteBox LED modules are UL/cUL classified for use with Prescolite and most competitive recessed cans (with "A" and "B" dimensions) including:

Prescolite	Lithonia
Capri	Lumapro
Commercial Electric	Luminaire
Elco	Nora
Emerald	Progress
Halo	Sea Gull
Intense	WAC
Jimway	
Juno	



NOTES

1. Operation in ambient temperatures higher than those specified will shorten life and void warranty.
2. Warranty is limited to repair and replacement of defective parts of the LED system and does not include labor or installation.

See www.prescolite.com for details.

Web: www.securitylighting.com

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Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642

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Lighting Notes

LIGHTING+ OPTIONS

KEY NOTES

- 1 CUSTOM LED DOWNLIGHTING FIXTURES FOR ARCADE WALLS AND HEARTH; ORDERED FROM SECURITY LIGHTING. CONTRACTOR TO FIELD VERIFY FIXTURE MOUNTING HEIGHT, LOCATION, QUANTITY, FIXTURE LENGTHS, AND ALL ELECTRICAL CONNECTION REQUIREMENTS WITH SECURITY LIGHTING AND McDONALD'S AREA CONSTRUCTION MANAGER PRIOR TO ORDERING AND INSTALLATION.
- 2 E.C. SHALL PROVIDE A JUNCTION BOX FOR ARCH LOGO / McDONALD'S FASCIA / PLAY-PLACE SIGN. COORDINATE EXACT LOCATION IN FIELD WITH ACM. ALL SIGNS PROVIDED WITH INTEGRAL DISCONNECT SWITCH FROM MANUFACTURER.(TYPICAL)
- 3 E.C SHALL PROVIDE A WEATHER-PROOF JUNCTION BOX ON INSIDE OF FACE OF PARAPET FOR PHOTOCELL INSTALLATION. MOUNT JB 6" BELOW TOP OF PARAPET. PHOTOCELL FURNISHED AND INSTALLED BY EC. MOUNT FACING NORTH.
- 4 PHOTOCELL ON ROOF (SEE SHEET LIGHTING PLAN FOR CONTINUATION AT DOOR LOCATIONS).
- 5 ADJUST FIXTURE POSITION TO PROVIDE MAXIMUM ILLUMINATION OF ARCH LOGO
- 6 ARCHITECTURAL FLOODLIGHT. REFER TO ARCHITECTURAL ELEVATIONS AND SECTIONS FOR EXACT PLACEMENT (TYPICAL).



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VIPER L SERIES

Enhanced Large Viper Luminaire

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

LED/Optics:

- LED driver accepts 100V through 277V, 50 Hz to 60 Hz (UNV), or a driver that accepts 347V or 480V input.
- Power factor is .92 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Electrical:

- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Ambient operating temperature -40°C to 40°C
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Surge protection - 20KA; Shuts off at end of life.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the Wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full Wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on hours of operation or time of night (see www.beaconproducts.com/products/energeni).
- Also available with **Beaconnect** Wireless Control System (see **Beaconnect** product page for more details www.beaconproducts.com/products/beaconnect).

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- Beacote V polyester powder-coat electrostatically applied and thermocured.
- Beacote V finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Listed to UL1598 and CSA22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- IDA approved

Warranty:

Five year limited warranty (for more information visit: www.hubbelllighting.com/resources/warranty).

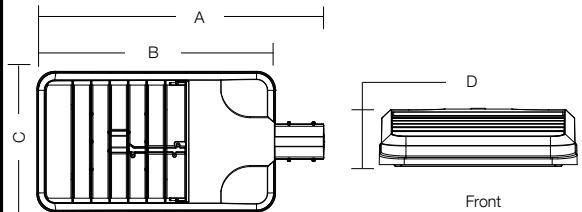


rectangular arm



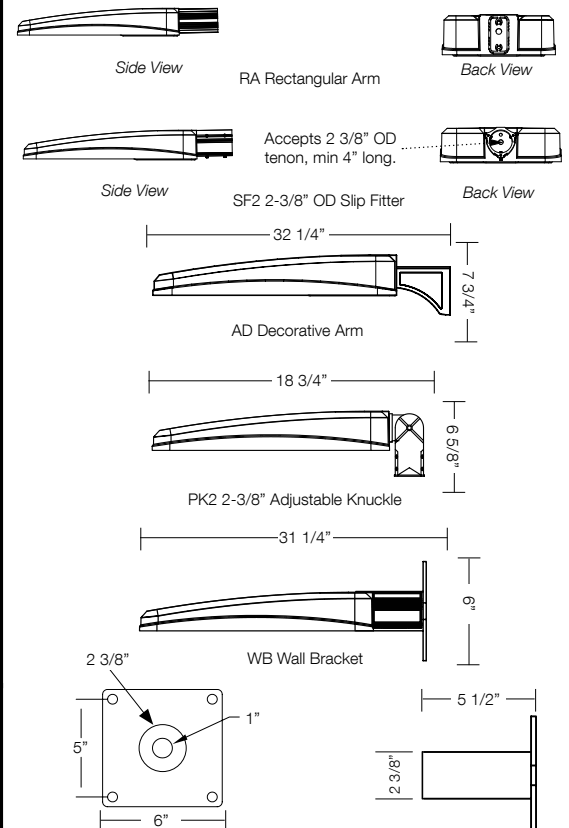
decorative arm

DIMENSIONS



A	B	C	D	Weight:	EPA
29.12"	24.19"	14.25"	4.13"	25.0 lbs	1.0 ft ²
(704 mm)	(614 mm)	(362 mm)	(105 mm)	(11.3 kg)	

MOUNTING OPTIONS



*3000K and warmer CCTs only

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VIPER L SERIES

Enhanced Large Viper Luminaire

ORDERING INFORMATION ORDERING EXAMPLE: VPL/96NB-280/5K/T4/UNV/PCR-TL/SF2/GENIXX/BLC/RA/BBT

VPL									
SERIES	ENGINE-WATTS	LED COLOR	VOLTAGE	ELECTRICAL OPTIONS	HOUSE SIDE SHIELD OPTIONS				FINISH
VPL viper-large	64NB-135 135W, LED array 80NB-180 180W, LED array 80NB-235 235W, LED array 96NB-220 220W, LED array 96NB-280 280W, LED array 96NB-395 395W, LED array	3K 3000K 4K 4000K 5K 5000K OPTICS⁶ T1 type I T2 type II T3 type III T4 type IV T5R type V, rectangular T5QM type V, square medium T5W type V, round wide FR front row auto optic	UNV 120-277V 347V 347V 480V 480V	PCR-TL 7 pin twist lock receptacle with photo control PCR-SC 7 pin twist lock receptacle with shorting cap 2PF^{1,2} dual power feed PCRU 7 pin twist lock receptacle	HSS-90 house side shield 90° HSS-180 house side shield 180° BLC⁴ backlight control	SENSOR OPTIONS BMD^{7,8} beaconnect with motion sensor MDD^{3,8} motion dimming detector	MOUNTING OPTIONS RA rectangular arm for round or square pole mount. RPA included. SF2 2 3/8" OD slip-fitter PK2 2 3/8" adjustable knuckle AD Decorative Arm with universal mounting slot RPA ordered separately	ACCESSORIES WB wall bracket (use with SF2 or PK2), SF2 standard	BBT basic black textured BMT black matte textured WHT white textured MBT metallic bronze textured BZT bronze textured DBT dark bronze textured GRS gray smooth DPS dark platinum smooth GNT green textured MST metallic silver textured MTT metallic titanium textured OWI old world iron RAL _____
				CONTROL OPTIONS GENI-XX^{3,5} energeni BCW^{3,7} beaconnect					

MDD ORDERING INFORMATION: When ordering a fixture with the motion detection option (MDD), please specify the appropriate information. These settings are specified in the ordering as shown in the example below.

VPL / 80NB-235 / 5K / T5W / UNV / MDD - 1 to 30 min. - 33% or 50% - ?? / MT

High to Dim Delay Low Level Mounting Height (ft.)

BEACONNECT ORDERING INFORMATION: When ordering a fixture with the Beaconnect lighting control options please specify the appropriate group and sensor information. Please provide dimming schedule information in either the Beaconnect excel spreadsheet or Beaconnect software. For more detailed information please visit www.beaconproducts.com/beaconnect or contact beacon tech support at (800) 345-4928. These settings are specified in the ordering as shown in the example below. (Family) / 24NB-55 / 5K / T3 / UNV / BCW-(Group 1-16)_____(Optional Zone 1-250)_____/BMD_____/Time Delay(1 to 255)_____/Dimming%(1 to 100)_____/mounting height(1-20ft)_____/Example: TRV/24NB-55/5K/T3/UNV/BCW-G1 /BMD-30M-50%-10F/DBT for luminaires without sensors in the group omit the BMD ordering logic Example: TRV/24NB-55/5K/T3/UNV/BCW-G1 /DBT

- ¹ Must specify group and zone information at time of order. See www.beaconproducts.com/controls/beaconnect for further details
² Specify time delay; dimming level and mounting height.
³ T4 optic only.
⁴ To rotate optics Left or right 90 degrees, specify L or R after the optical distribution example T4L.
⁵ Not available with other control or sensor options.
⁶ When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
⁷ Not available for 347V or 480V input.

Order Separately

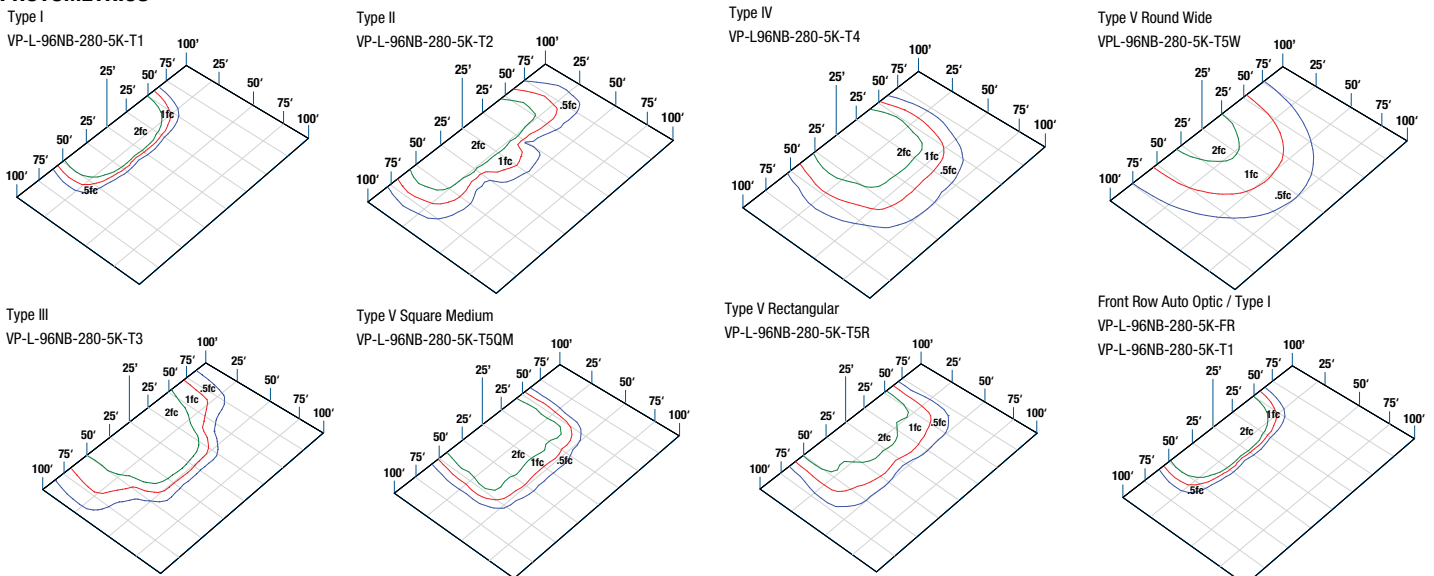
Catalog Number	Description (must choose one option below / 1-per site required)
ASM-USB-BCW	Beaconnect Software loaded on USB flash drive* (Windows based only)
ASM-TABLET-BCW	Beaconnect 7" Windows Tablet*

*Includes USB Radio



DesignLights Consortium qualified. Consult DLC website for more details: <http://www.designlights.org/QPL>

PHOTOMETRICS



Web: www.securitylighting.com

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VIPER L SERIES

Enhanced Large Viper Luminaire

PERFORMANCE DATA

# LED'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
				LUMENS	LPW'	B	U	G	LUMENS	LPW'	B	U	G	LUMENS	LPW'	B	U	G
64	625 mA	136W	FR/T1	15922	116	2	0	1	15762	115	2	0	1	13534	99	2	0	1
			T2	14274	104	3	0	3	14131	103	3	0	3	12133	89	3	0	3
			T3	14137	103	3	0	3	13996	102	3	0	3	12017	88	3	0	3
			T4	15511	113	2	0	4	15356	112	2	0	3	13184	96	2	0	3
			T5QM	15511	113	4	0	2	15356	112	4	0	2	13184	96	3	0	2
			T5R	15785	115	4	0	4	15627	114	4	0	4	13417	98	4	0	4
			T5W	15372	112	4	0	2	15217	111	4	0	2	13067	95	4	0	2
80	700 mA	180W	FR/T1	21132	117	2	0	2	20322	113	2	0	2	17447	97	2	0	2
			T2	18888	105	3	0	4	18699	104	3	0	4	16055	89	3	0	3
			T3	18700	104	3	0	3	18513	103	3	0	3	15895	88	3	0	3
			T4	20571	114	3	0	4	20365	113	3	0	4	17485	97	3	0	3
			T5QM	20571	114	4	0	2	20365	113	4	0	2	17485	97	4	0	2
			T5R	20944	116	4	0	4	20733	115	4	0	4	17803	99	4	0	4
			T5W	20290	113	5	0	3	20088	112	5	0	3	17065	95	4	0	2
80	875 mA	235 W	FR/T1	24866	106	2	0	2	24615	105	2	0	2	21136	90	2	0	2
			T2	23070	98	3	0	4	22839	97	3	0	4	19609	83	3	0	4
			T3	21947	93	3	0	4	21725	92	3	0	4	18655	79	3	0	3
			T4	24360	103	3	0	4	24028	102	3	0	5	20632	88	3	0	4
			T5QM	23138	98	4	0	2	22905	97	4	0	2	19667	84	4	0	2
			T5R	24779	105	5	0	5	24541	104	5	0	5	21070	90	4	0	4
			T5W	24175	103	5	0	3	23931	102	5	0	3	20548	87	5	0	3
96	700 mA	220 W	FR/T1	25358	113	2	0	2	25104	112	2	0	2	21554	96	2	0	2
			T2	22665	101	3	0	4	22438	100	3	0	4	19265	86	3	0	4
			T3	22440	100	3	0	4	22216	99	3	0	4	19134	86	3	0	3
			T4	24685	110	3	0	5	24438	109	3	0	5	20982	94	3	0	4
			T5QM	24685	110	4	0	2	24438	109	4	0	2	20982	94	4	0	2
			T5R	25133	112	5	0	5	24882	111	5	0	5	21363	96	4	0	4
			T5W	24349	109	5	0	3	24106	108	5	0	3	20803	93	5	0	3
96	875 mA	280 W	FR/T1	29839	106	3	0	2	29541	105	3	0	2	25363	90	2	0	2
			T2	27369	98	4	0	5	27096	97	4	0	5	23264	83	3	0	4
			T3	26336	93	3	0	4	26073	92	3	0	4	22365	79	3	0	4
			T4	29128	102	3	0	5	28837	103	3	0	5	24759	88	3	0	5
			T5QM	28889	103	5	0	3	28601	102	5	0	3	24556	88	4	0	2
			T5R	29184	105	5	0	5	28893	104	5	0	5	24809	89	5	0	5
			T5W	29010	102	5	0	4	28720	101	5	0	4	24263	86	5	0	3
96	1225mA	395 W	FR/T1	39653	101	3	0	2	39260	100	3	0	2	33371	85	3	0	2
			T2	35997	91	4	0	5	35641	90	4	0	5	30295	77	4	0	5
			T3	35840	91	4	0	5	35485	90	4	0	5	30162	77	3	1	4
			T4	35455	90	3	0	5	35104	89	3	0	5	29839	76	3	0	4
			T5QM	38388	97	5	0	3	38008	96	5	0	3	32306	82	5	0	2
			T5R	39117	99	5	0	5	38730	98	5	0	5	32921	83	5	0	5
			T5W	36984	93	5	0	4	36528	93	5	0	4	31049	79	5	0	4

*Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

VIPER L SERIES

Enhanced Large Viper Luminaire

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
64	1	625	120	136	1.1
			277		0.5
			347		0.4
			480		0.3
80	2	700	120	180	1.5
			277		0.6
			347		0.5
			480		0.4
80	2	875	120	235	2.0
			277		0.8
			347		0.7
			480		0.5
96	2	700	120	220	1.8
			277		0.8
			347		0.6
			480		0.5
96	2	875	120	280	2.3
			277		1.0
			347		0.8
			480		0.6
96	2	1225	120	395	3.3
			277		1.4
			347		1.1
			480		0.8

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°F	1.00	0.95	0.93	0.93	0.89	>377,000

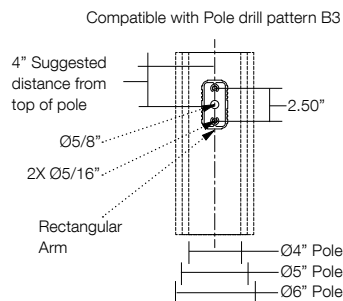
¹ Projected per IESNA TM-21-11

Data references the extrapolated performance projections for the 700mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
40°C	86°F	.98
40°C	104°F	.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

DRILL PATTERN



EPA

Config.	EPA	Config.	EPA
1	1	3 @ 120°	2
2 @ 90°	1.36	3 @ 90°	2.2
2 @ 180°	2	4 @ 90°	2.2

Conditions of Approval
File No. BAR-19-13
August 7, 2019

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 "2018 4597-WW Playplace BB20" stamped as received on July 19, 2019 and approved on August 7, 2019. Project plans are provided as Attachment 1 - Exhibit A: Project Plans.
2. The proposed exterior light fixtures shall be installed at a height not to exceed the installed height of the existing parking lot fixtures in the shopping center.

Building:

1. The plans for the project shall be submitted in accordance with the current 2016 California Building Code. Any required ADA access shall meet the requirements of the California Building Code and any other applicable codes.
2. An accessible pedestrian route between the public way (city sidewalk) and business entrance is required.

Fire:

1. The building must also conform to the 2016 California Fire Code

Public Works:

The Public Works Department, Engineering Division, has completed a review of plans of the above project. The following Required Action shall be listed on the first sheet and/or delineated within your building plans.

REQUIRED ACTION

1. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.
2. The trash enclosure shall be connected to the sanitary sewer.

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.

8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-13

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

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

Applicant's Signature

Date

Property Owner's Signature

Date



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: August 7, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW NO. BAR-19-08:**
MICHAEL AND REBECCA LANCASTER, PROPERTY OWNERS,
AND SAMUEL PITNICK, APPLICANT, ARE REQUESTING DESIGN
REVIEW APPROVAL FOR A 277 SQUARE-FOOT SECOND STORY
ADDITION TO AN EXISTING 1,022 SQUARE-FOOT, ONE-STORY
SINGLE FAMILY DWELLING LOCATED AT 1740 DARWIN
STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING
DISTRICT (APN 012-762-026). THE PROJECT IS
CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1)
FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

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

Staff recommends approval of the proposed second story addition subject to the Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" – Project Plans.

BACKGROUND

June 5, 2019 BAR Meeting

The applicant is requesting Design Review approval for the construction of a 277 square-foot second story addition to an existing one-story, 1022square-foot single family dwelling on property located at 1740 Darwin Street. Location Map is provided as Attachment 2. Site photos are provided as Attachment 3.

This application was first reviewed by the BAR on June 5, 2019. At that meeting several property owners on Vallejo Street that runs parallel Darwin Street to the east voiced concerns about potential view impacts of the Monterey Bay that would result from the project as seen from the interior of their dwellings. After considering the staff presentation and public comment, the BAR acted to continue the meeting to a future date in order for the BAR to conduct a Field Trip to the project site and surrounding neighborhood.

Public

Notice

A Public Notice for the field trip and continued meeting was mailed on Tuesday, July 23, 2019, to property owners located within a 300-foot radius of the site. At this time, the owners located at 1732 Vallejo Street and 1744 Vallejo Street have requested to have the BAR visit their properties during the field trip. Public Comments that have been received are provided as Attachment 4.

PROJECT DESCRIPTION

The project will consist of adding a 277 square-foot den/bonus room above the existing one-car garage on the south side of the dwelling and converting 77 square feet within the garage as floor area for the stairway to the second story. The remaining area of the garage will maintain the minimum area of 10 feet in width by 19 feet in depth for a one-car garage. The height of the new second floor will measure 20 feet on the front, sides and rear elevations. The maximum height for a dwelling zoned RS-12 is 24 feet. The exterior siding will consist of stucco siding, vinyl windows and asphalt shingle roofing to match the existing dwelling.

The project will be in compliance with the required property development standards listed below:

Table 1 - Property Development Standards

Setbacks		
Front Yard	15 feet required	Proposed 28 feet six inches
SideYard	5 feet on interior side and 10 feet on street side of a corner lot	Proposed 15 feet on street side to the north and 9 feet on the interior side to the south.
Rear Yard	15 feet	Proposed 17 feet
Floor Area Ratio	45% Allowed	Proposed 27 %
Building Height	24 feet	20 feet Proposed

Lot Coverage	65%	49%
--------------	-----	-----

The exterior of the house will be a combination of stucco siding and vinyl windows, and a panel sectional roll-up garage door. The hip roof will consist of charcoal gray asphalt shingle roofing. Building colors will remain the same as existing.

Exterior lights will be located on the perimeter doorways and front of the garage.

STAFF ANALYSIS

Design Review Applicability

In accordance with Section 17.62.030.B.2 of the SMC, the BAR is responsible for reviewing the following design elements for single family residential projects:

1. All new construction
2. Additions that result in a height of greater than 18 feet;
3. All new second story elements including decks, roof projections, etc.

The BAR applicability of the proposed project pertains to the construction of the second story addition over a height of 18 feet.

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. To assist the public and decision-makers with architectural form and massing of a second story to be in proportion with the building as a whole, additional land use policies that pertain to second story additions are the Single Family Residential Design Guidelines (SFRDG) provided as Attachment 5 and General Plan Land Use and Urban Design Policies.

Single Family Residential Guidelines

This project includes the following design elements from the SFRDG:

I.A.iii. Entry walkways should extend to the sidewalk, rather than the driveway.

An existing walkway system parallel to the driveway from the entry to the sidewalk currently exists.

II.A.i. The physical size and mass of the project should be proportional to the lot size.

The proposed Floor Area Ratio (FAR) is 27%. The allowed FAR is 45%. The proposed Lot Coverage is 49%. The allowed Lot Coverage is 65%.

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

The second story is setback from the front of the dwelling 14 feet and includes a roof overhang between the first and second floor on the south side and rear elevation to create the appearance of an offset. Section III C.ii, specifies that a second story should average three feet more than the first floor setback. In this case, the second floor would need to maintain an eight-foot setback from the south side. The BAR has the discretion to examine the how the roof overhang between the first and second floor adequately creates the break-up of the massing of the addition over the garage and the proportionality of the addition over the far north side of the existing first floor. The BAR has the discretion to require the addition to be shifted further to the south to establish a second story that would provide a balanced appearance rather than appear as a pop-up over to one side.

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

The use of a hip roof design, stucco siding, and vinyl frame windows will continue the street facing elevations on all four elevations.

General Plan

The Seaside General Plan Land Use Designation for the project site is Single Family Low Density Residential. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use and Urban Design Goals and Policies: The General Plan provides the following guidelines with respect to Streetscapes/View sheds and land use compatibility:

Goal LU-3: Revitalize existing residential areas

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

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

Policy LU-4.1: Require that all new development uses quality design and material; and is compatible with surrounding uses, the site, and available infrastructure.

Implementation Plan LU-4.1.1 Land Use Compatibility Checklist:

1. The proposed use is compatible with surrounding development in terms of noise, safety, and other environmental and quality of life concerns.
2. The project respects, enhances, and complements surrounding development in terms of size, scale, design, architectural features, and access to light and views.
3. The proposed use complements the surrounding uses.
4. The project design enhances and complements the surrounding building and uses.
5. The project design and proposed use minimizes impacts to natural resources such as cultural and biological resources, natural landforms, and views.
6. The project will be able to either provide or fund its share of community services and facilities so that they are not negatively impacted by the development.
7. The project will allow the efficient use of the existing infrastructure system, or will require only the minor improvement or expansion of utilities.

Goal UD-2 Create and preserve distinct neighborhoods and business districts.

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 buildings, 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.

Goal UD-3: Provide and maintain a streetscape system that protects visual quality and continuity within the community.

Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important viewsheds.

Implementation Plan UD-3.1.1: View Protection and the BAR. Continue to require all additions that increase building heights and new developments to stake and flag development at least ten days prior to consideration by the BAR for design approval. When feasible, require project site redesign, modified landscaping, or reduced

building heights to avoid obstruction of private views.

Analysis: In accordance with the Zoning Code and Implementation Policy 3.1.1, the project has been staked and flagged to represent the area and ridge lines and viewing site lines from adjoining properties. The BAR shall assess the project design to determine if it is feasible to shift the location of the addition to avoid substantially blocking view and/or ensuring the addition is compatible with the surrounding streetscape. In accordance with Implementation Policy 2.1.1, the standards in the Zoning Code and General Plan are not intended to prohibit all additions which may block a view of the Monterey Bay but rather serve to establish a balance between the view of another and architectural quality so that others may have the opportunity to also enjoy views of the Monterey Bay.

Zoning Ordinance

In addition to the design review approval, the applicant will be required to receive a Minor Variance Permit from the Zoning Administrator to allow for the required uncovered parking space to encroach 1.5 feet into the 15-foot required front setback. For additions that result in the total floor area of the dwelling exceeding 1,201 square feet, a second uncovered parking space is required. The 1.5-foot encroachment into the 15-foot front setback would equal a 10% reduction which is the maximum permitted under a Minor Use Permit.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.1, Existing Facilities: Additions to existing structures provided that the addition will not result in an increase of more than 50% if the existing floor area if the area in which the project is located in not environmentally sensitive.

Evidence: The proposed addition to the existing structure is less than 50% of the existing floor area and is not located in an environmentally sensitive area.

The public comments provided as Attachment 4 are seeking either denial as proposed or modifications that would minimize the view obstructions from their properties.

NEXT STEPS

The BAR has the ability to take the following actions:

1. Approve project in accordance with the findings and conditions of

approval provided as Attachment 1 or;

2. Direct City staff to return with a set of findings to denying the proposed project at its August 21, 2019 BAR meeting.

ATTACHMENTS

1. Attachment 1- Conditions of Approval
 2. Attachment 1 - Exhibit A - Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photos
 5. Attachment 4 - Comment Letters
 6. Attachment 5 - Single Family Residential Design Guidelines
-

Conditions of Approval
File No. BAR-19-08
August 7, 2019

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Lanscaster Residence 1565 Ord Grove Avenue” approved on August 7, 2019. The project plans are provided as Exhibit A.
2. 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.
3. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
4. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
5. 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.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

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.
8. 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.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. 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.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-08

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

EXISTING SITE PHOTOS

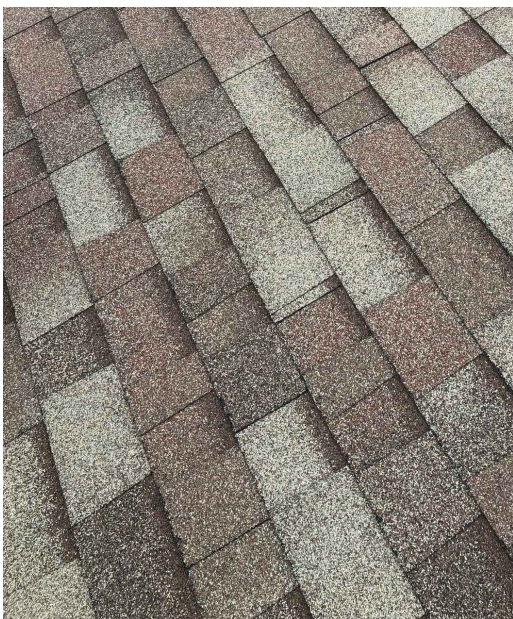


STREET VIEW OF HOUSE & GARAGE LOOKING EAST



STREET VIEW OF HOUSE & GARAGE LOOKING SOUTHEAST

PROPOSED MATERIALS



NEW ASPHALT SHINGLE TO MATCH (E)



NEW WHITE VINYL WINDOWS & WOOD TRIM TO MATCH (E)



NEW STUCCO & WOOD BUILDING TRIM TO MATCH (E)

SHEET INDEX

G1.0	PROJECT INFORMATION
A1.0	SITE PLAN
A2.0	EXISTING & PROPOSED FIRST FLOOR PLANS
A2.1	EXISTING & PROPOSED SECOND FLOOR PLANS
A2.2	PROPOSED ROOF & CEILING PLANS
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS

SCOPE OF WORK

REMODEL & ADDITION TO AN (E) SINGLE FAMILY HOME - ADD A 2ND BATHROOM, 30 SF IN SIZE, USING MPWMD'S 2ND BATHROOM PROTOCOL, CONSTRUCT A NEW 277 SF SECOND STORY OVER THE (E) GARAGE. CONSTRUCT NEW INTERIOR STAIRS TO CONNECT (E) FIRST FLOOR WITH NEW SECOND FLOOR. ALL NEW MATERIALS INCLUDING STUCCO SIDING, WINDOWS, AND ASPHALT SHINGLE ROOF TO MATCH EXISTING HOUSE.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT SEASIDE PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.
4. SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
5. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
6. CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

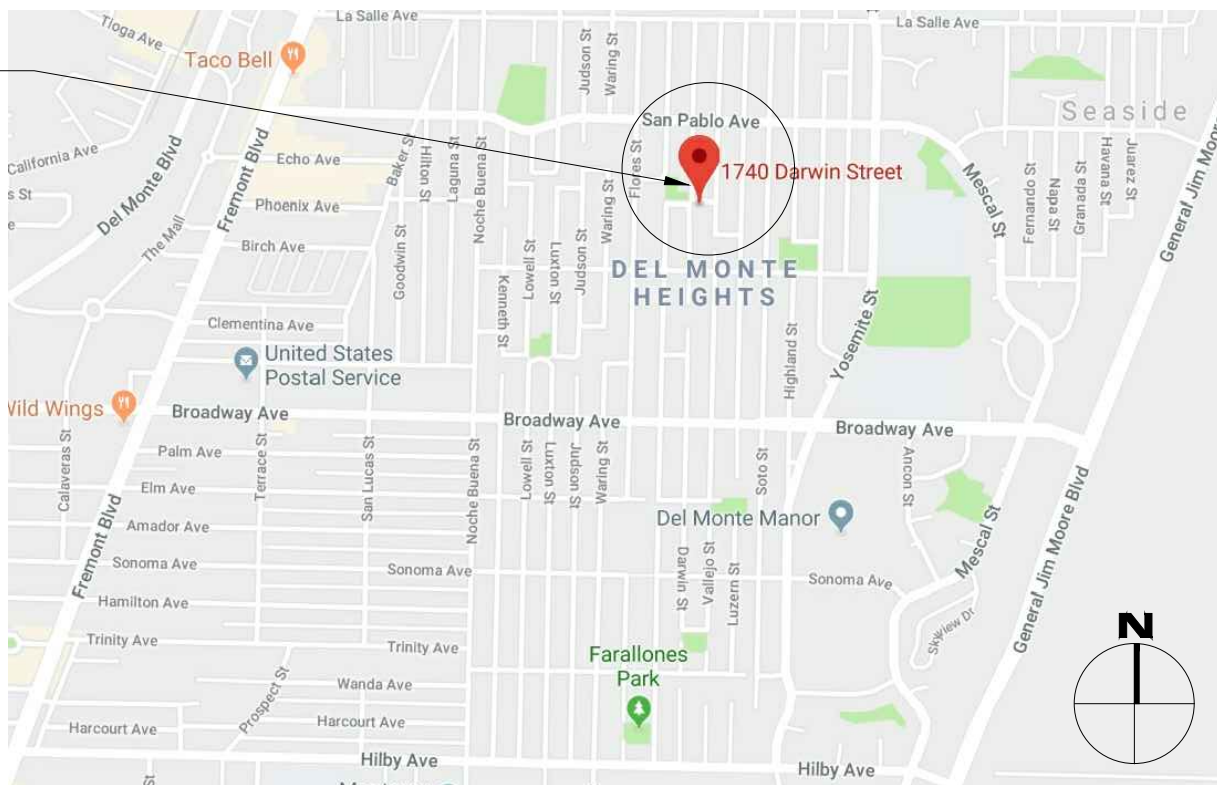
BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP

PROJECT SITE



PROJECT TEAM

OWNER	MICHAEL & REBECCA LANCASTER 1740 DARWIN STREET, SEASIDE, CA 93955 PHONE: (760) 417-9180
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUEL.PITNICK@GMAIL.COM
CONTRACTOR	HARE CONSTRUCTION LICENSE #883990 221 15TH ST, PACIFIC GROVE, CA 93950 PHONE: (831) 655-9507

PROJECT INFORMATION

PROPERTY ADDRESS	1740 DARWIN STREET SEASIDE, CA 93955
APN	012-762-026-000
ZONING	RS-12 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	1975

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	4,661 SF
ALLOWABLE FLOOR AREA	2,097 SF (0.45 FAR)
ALLOWABLE SITE COVERAGE	3,029 SF (65%)

(E) FLOOR AREA	
(E) HOUSE	946 SF
(E) GARAGE	308 SF
TOTAL	1,254 SF

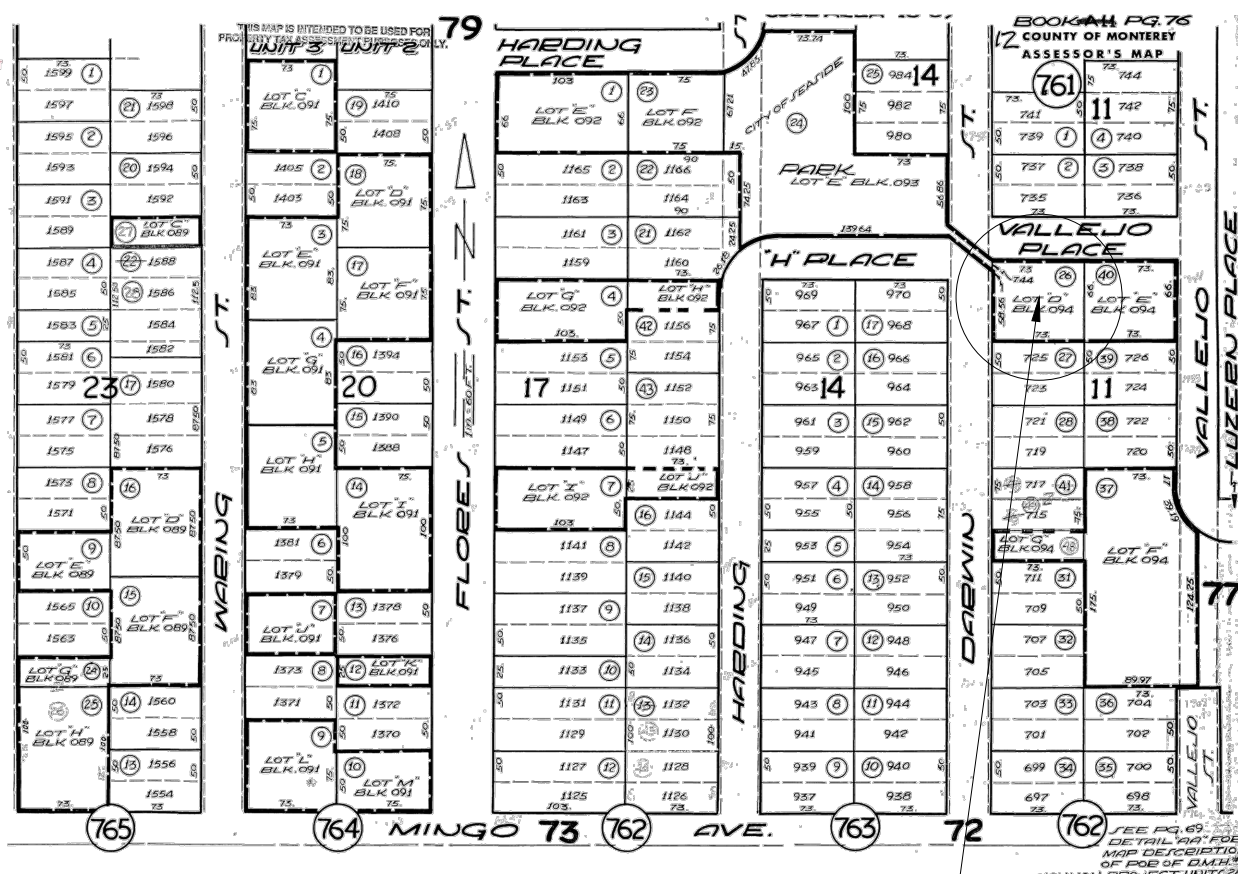
(P) FLOOR AREA	
(P) FIRST FLOOR	1,022 SF
(P) SECOND FLOOR	277 SF
(P) GARAGE	232.5 SF
TOTAL	1,531.5 SF

(E) SITE COVERAGE:	
(E) STRUCTURES	1,254 SF
(E) CONC. PAVING	1,051 SF
TOTAL	2,305 SF (NO CHANGES PROPOSED)

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	NONE
(E) PARKING	1 SPACE (COVERED) 1 SPACE (UNCOVERED)
(P) PARKING	1 SPACE (COVERED) 1 SPACE (UNCOVERED)
BUILDING SPRINKLERED	NO

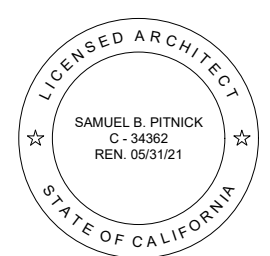
PARCEL MAP



PROJECT SITE

LANCASTER
RESIDENCE
ADDITION

1740 DARWIN STREET
SEASIDE, CA
93955



SAMUEL PITNICK ARCHITECTS

P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROJECT
INFORMATION

Scale: SEE DWG.

Drawn By: SBP

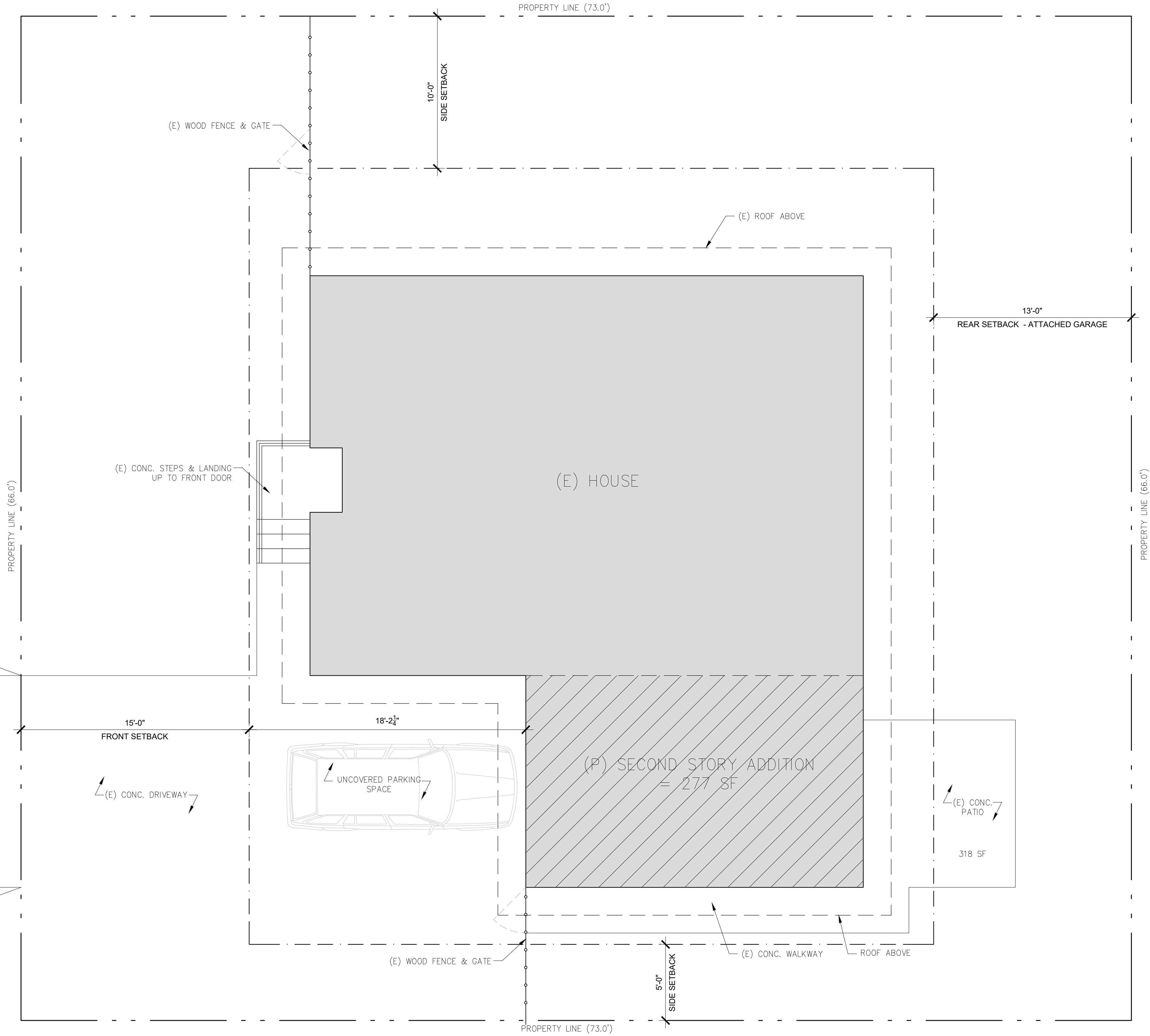
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G1.0

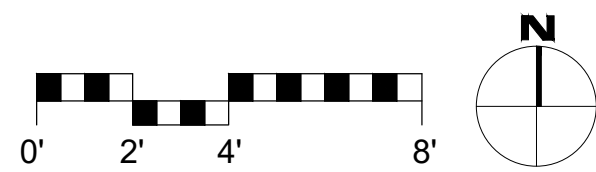
05/01/2019

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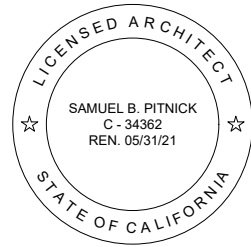
DARWIN STREET



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



LANCASTER
RESIDENCE
ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
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REVISIONS	DATE

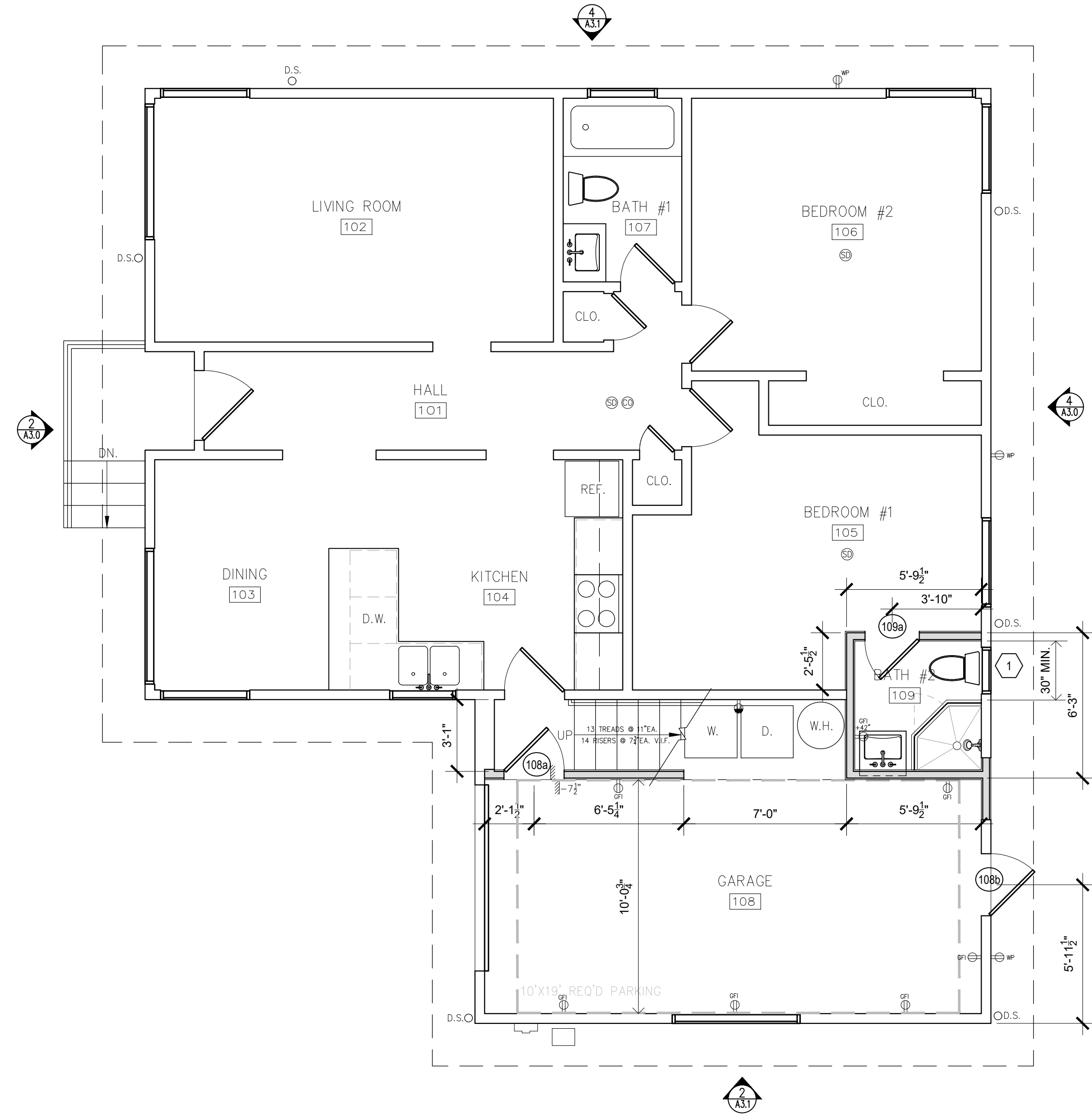
ARCHITECTURAL
SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0

05/01/2019

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2 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES

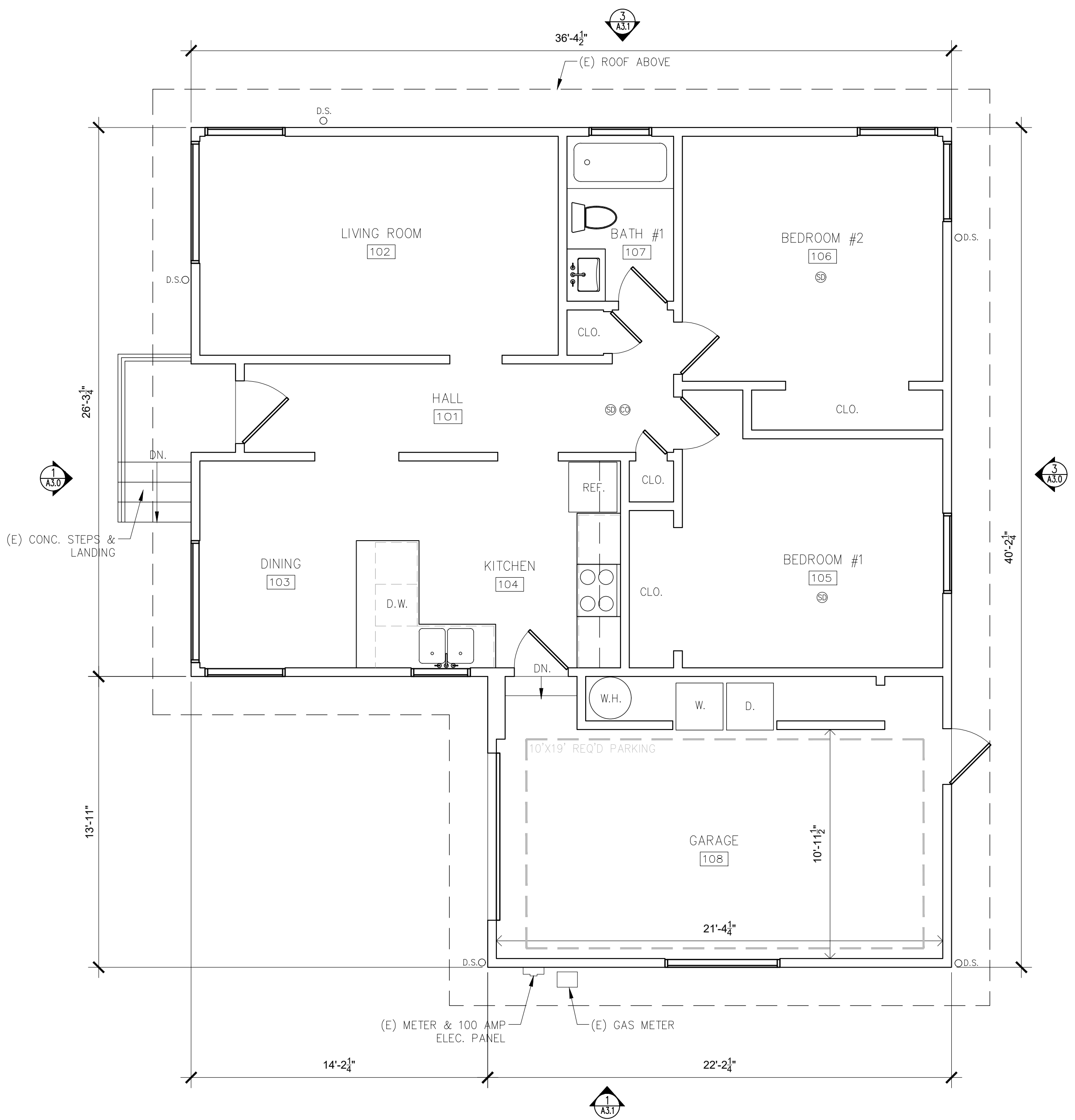
- ONLY PROPOSED ELECTRICAL SHOWN. ALL OTHER EXISTING ELECTRICAL TO REMAIN AS IS & NOT SHOWN FOR CLARITY.

ELECTRICAL PLAN SYMBOL LEGEND

- TAMPER RESISTANT DUPLEX OUTLET
- GFI GROUND FAULT CIRCUIT INTERRUPT OUTLET
- DEDICATED OUTLET - VERIFY W/ EQUIP. MFG. TAMPER RESISTANT
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT

WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	2'-0"	3'-0"		GLASS	VINYL	DBL. HUNG	OBSCURE GLAZING
2	2'-0"	5'-0"		GLASS	VINYL	CASEMENT	
3	6'-0"	5'-0"		GLASS	VINYL	FIXED	
4	5'-6"	3'-0"		GLASS	VINYL	FIXED	TEMP. GLAZING
5	5'-6"	4'-0"		GLASS	VINYL	SLIDER	
6	2'-0"	2'-0"		GLASS	ALUM.	SKYLIGHT	LOW PROFILE

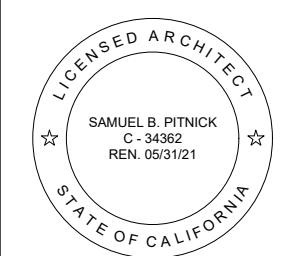
1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE / ACTION	COMMENTS
108a	2'-6"	6'-8"		WOOD	WOOD	SWING	
108b	2'-8"	6'-8"		METAL/GLASS	METAL	SWING	TEMP. GLAZING
109a	2'-4"	6'-8"		WOOD	WOOD	SWING	

WALL TYPE LEGEND:
--- (E) WALL TO REMAIN
--- (E) WALL TO REMOVE
--- (P) WALL

LANCASTER
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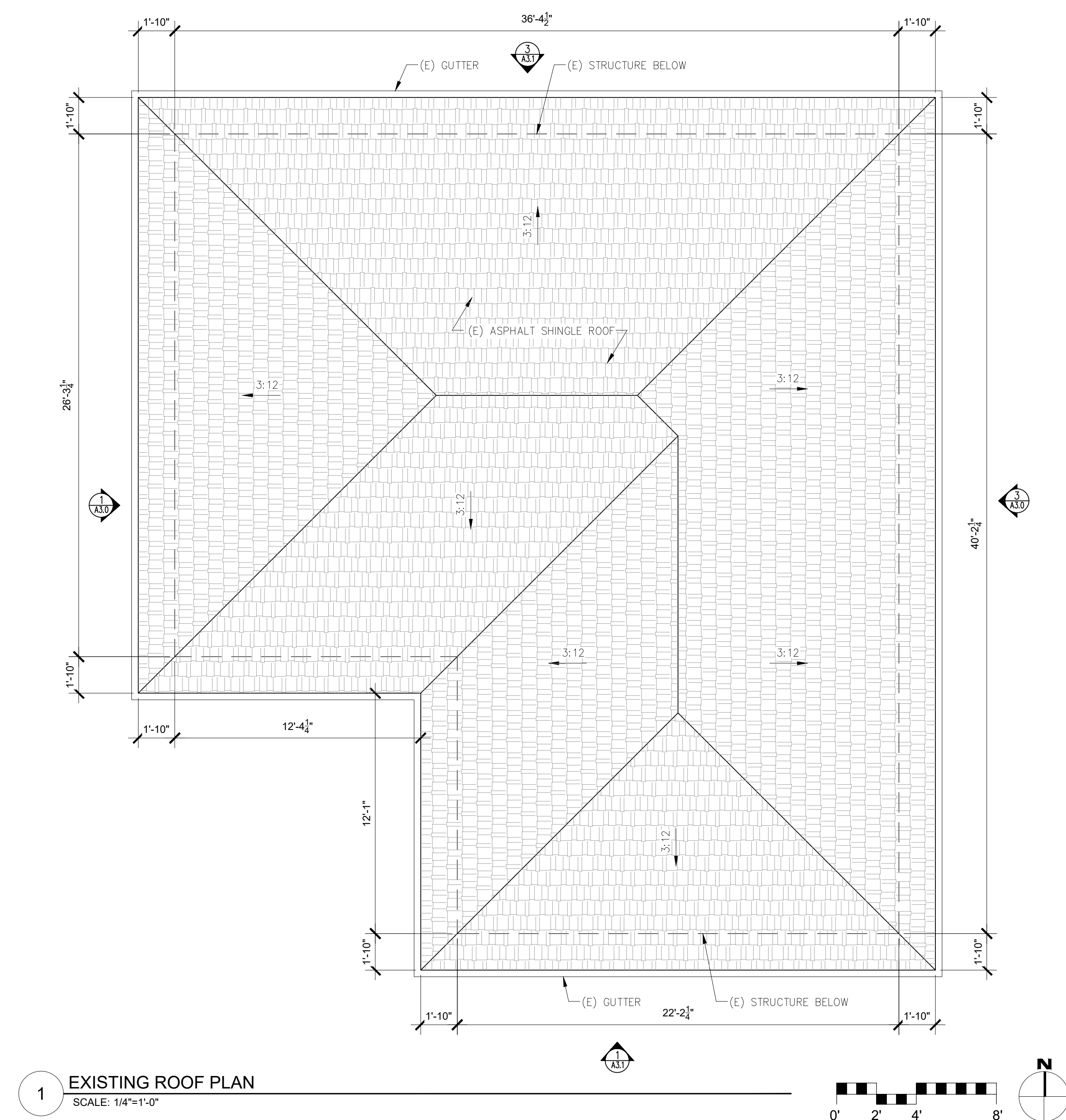
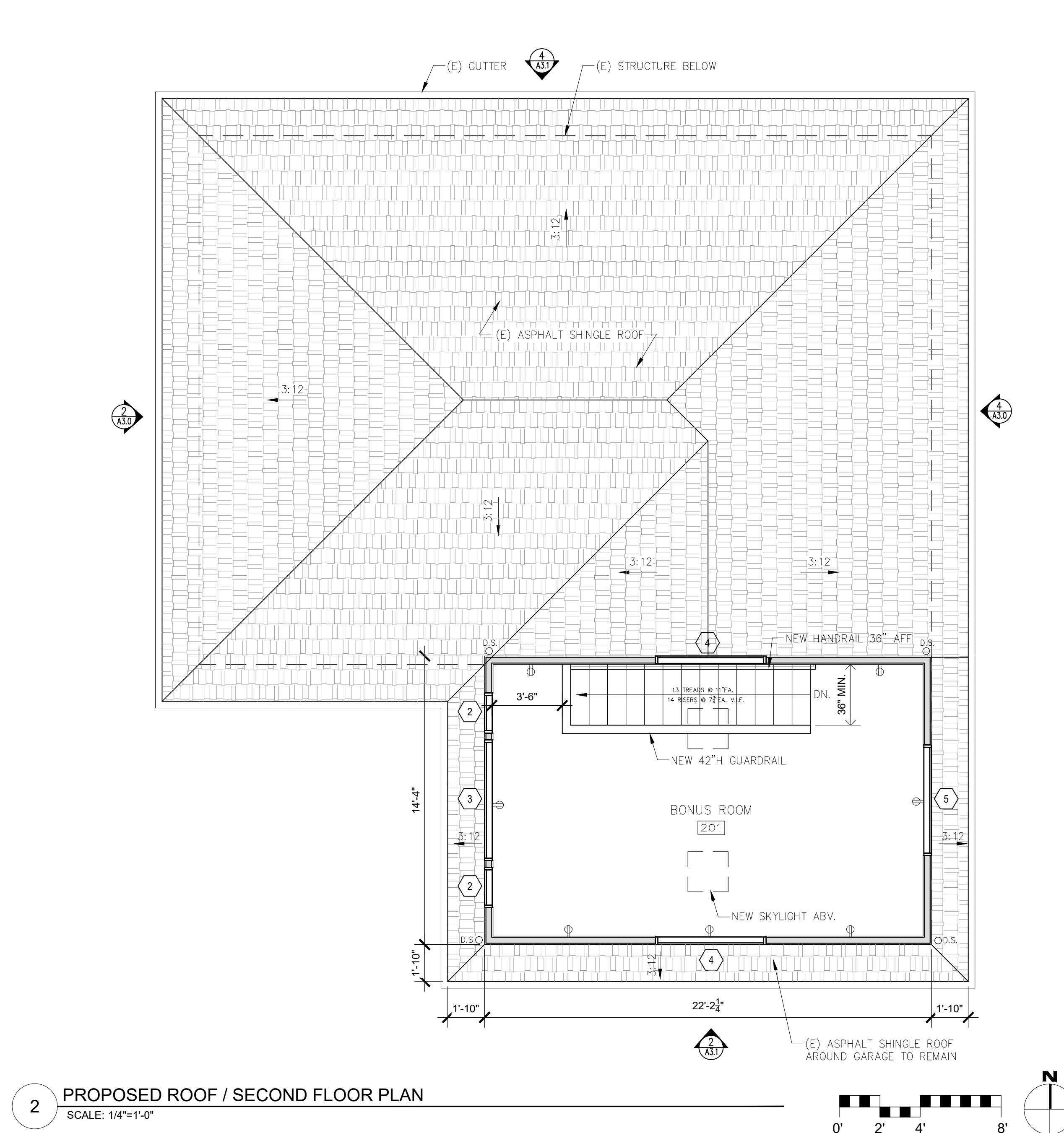
REVISIONS	DATE

ARCHITECTURAL
EXISTING &
PROPOSED
FLOOR PLANS
Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0

05/01/2019

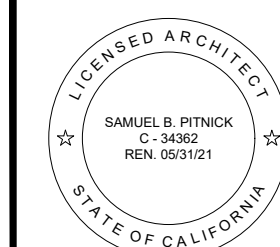
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WALL TYPE LEGEND:

	(E) WALL TO REMAIN
	(E) WALL TO REMOVE
	(P) WALL

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REVISIONS	DATE

ARCHITECTURAL

EXISTING & PROPOSED FLOOR PLANS

Scale: SEE DWG.

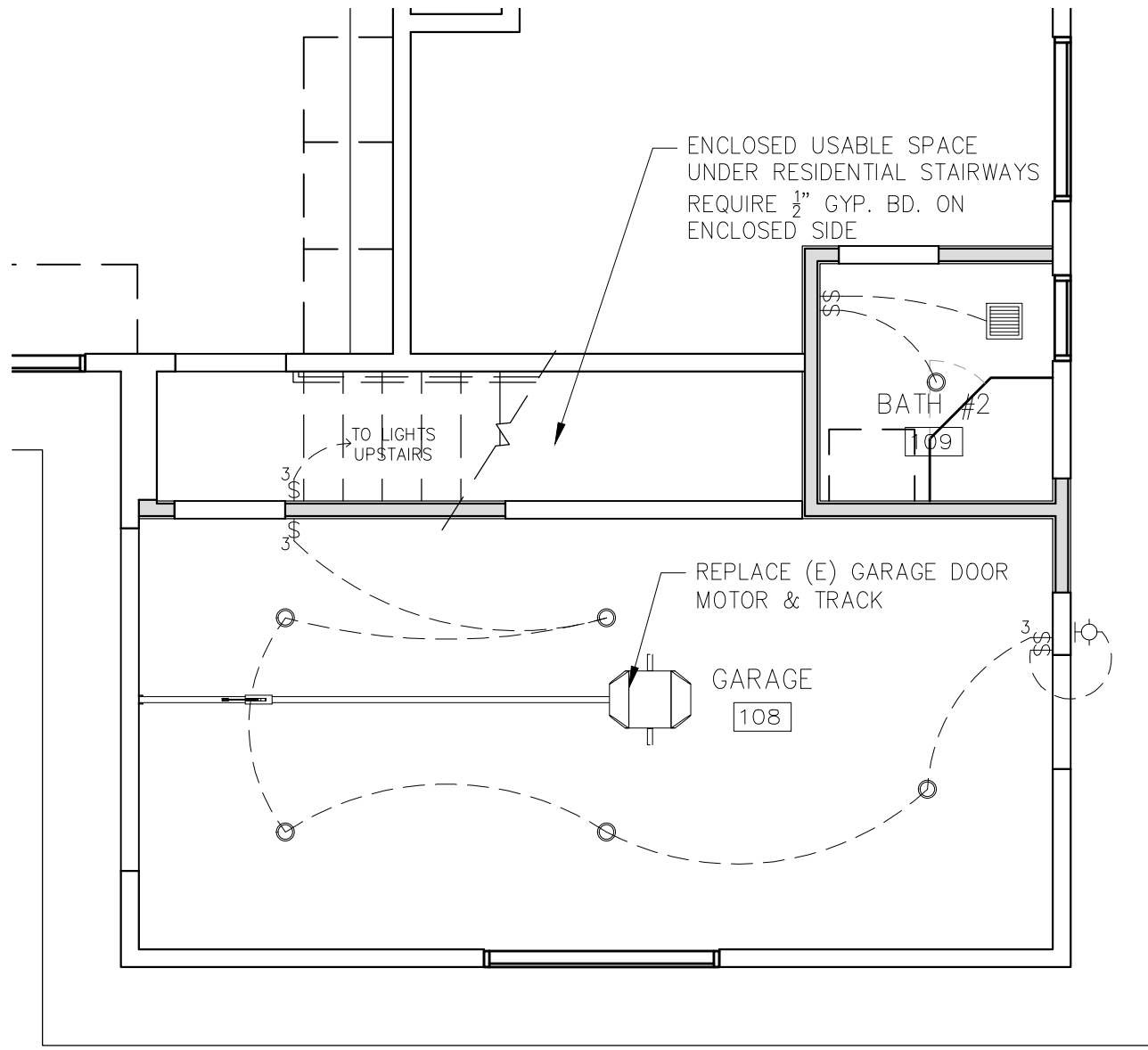
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Job: -

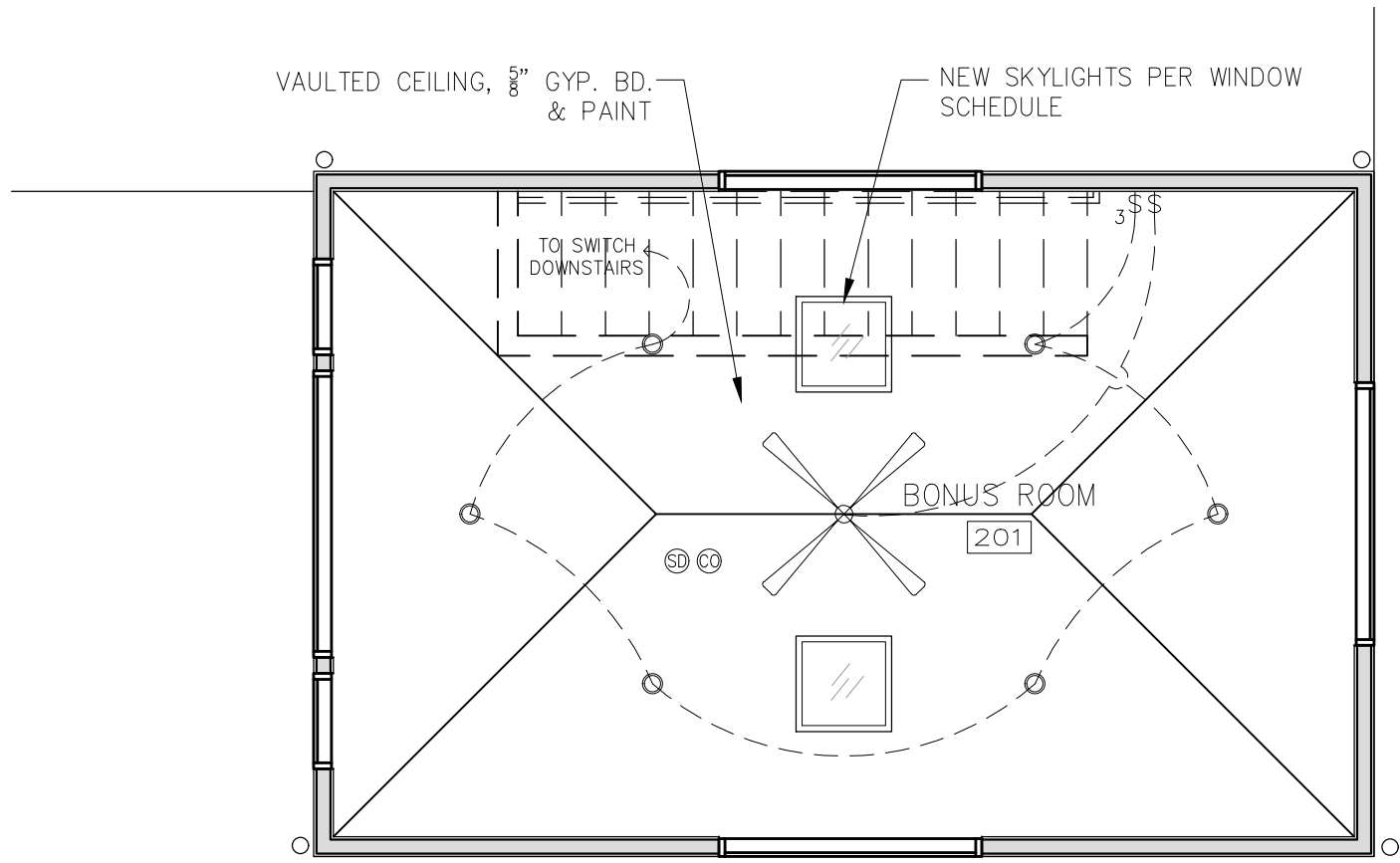
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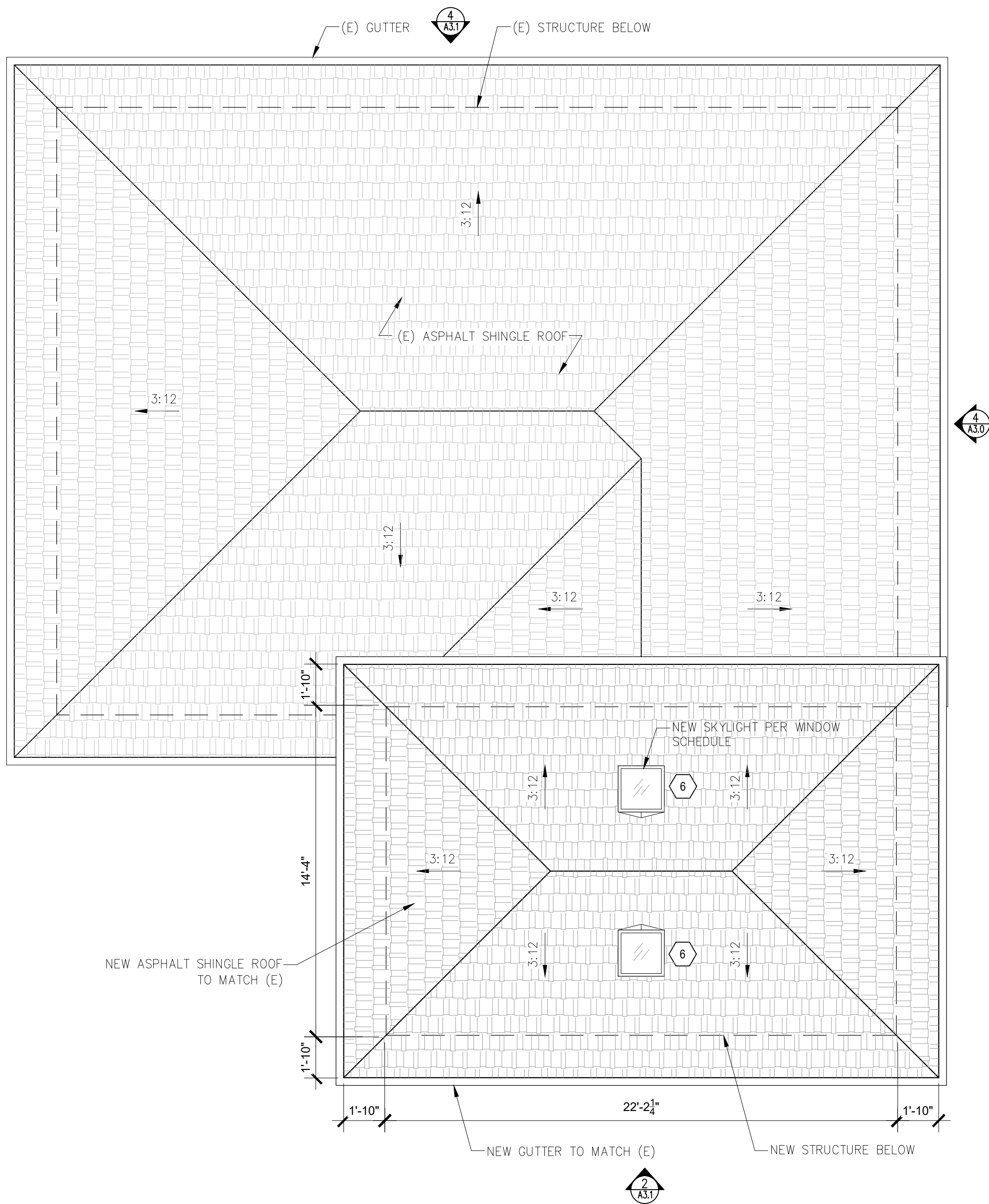
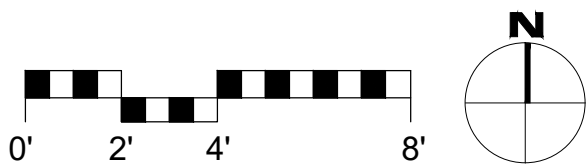
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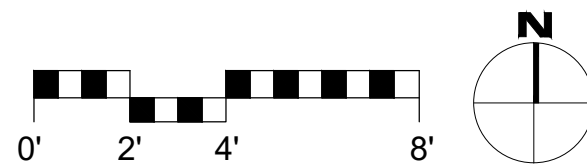
2 PROPOSED FIRST FLOOR CEILING PLAN
SCALE: 1/4"=1'-0"



3 PROPOSED SECOND FLOOR CEILING PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



CEILING PLAN SYMBOL LEGEND

- 4" LED RECESSED LIGHT FIXTURE "IC" LISTED FOR ZERO CLEARANCE & WET LOCATIONS
- INTERIOR LED WALL SCONCE
- EXTERIOR LED DOWNLIGHT
- SINGLE SWITCH, WITH DIMMER U.N.O.
- SMOKE DETECTOR - INTERCONNECTED
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN "PANASONIC" ULTRA SILENT 80 CFM - NO LIGHT- APPROVED FOR WET LOCATION ON GFI CIRCUIT, ENERGY STAR COMPLIANT
- CEILING FAN, SWITCHED

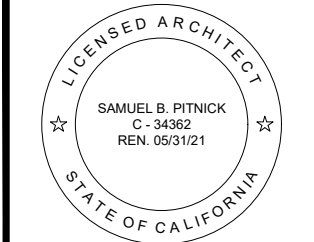
LIGHTING NOTES

- ONLY PROPOSED LIGHTING SHOWN. ALL OTHER EXISTING LIGHTING TO REMAIN AS IS & NOT SHOWN FOR CLARITY.

WALL TYPE LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO REMOVE
- (P) WALL

LANCASTER
RESIDENCE
ADDITION
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REVISIONS	DATE

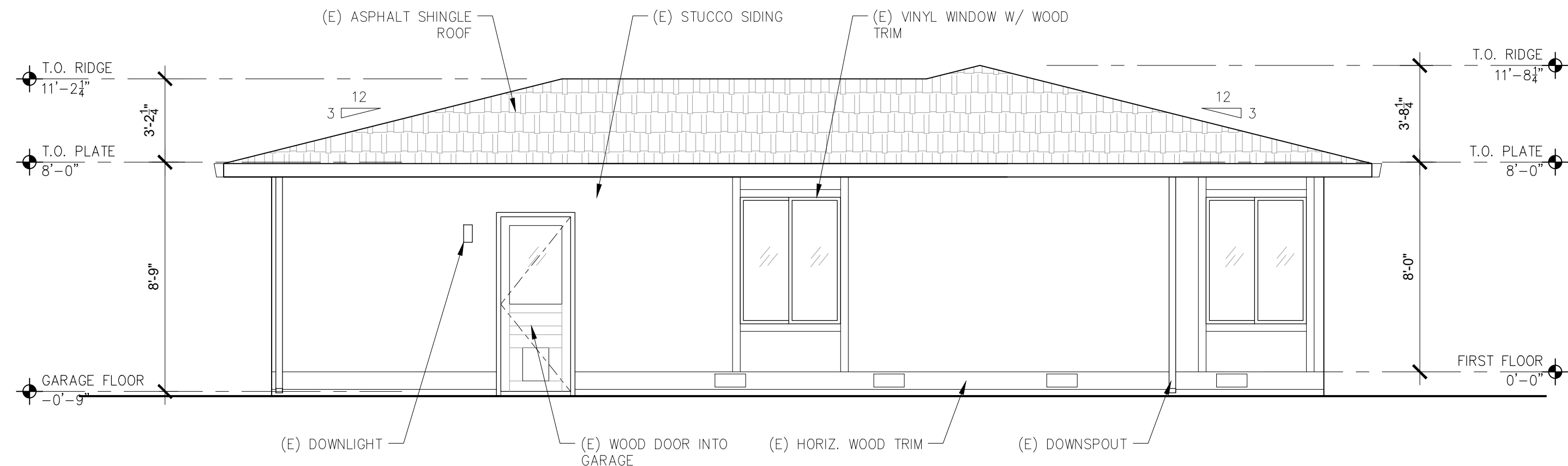
ARCHITECTURAL
PROPOSED ROOF
& CEILING
PLANS

Scale: SEE DWG.
Drawn By: SBP
Job: -

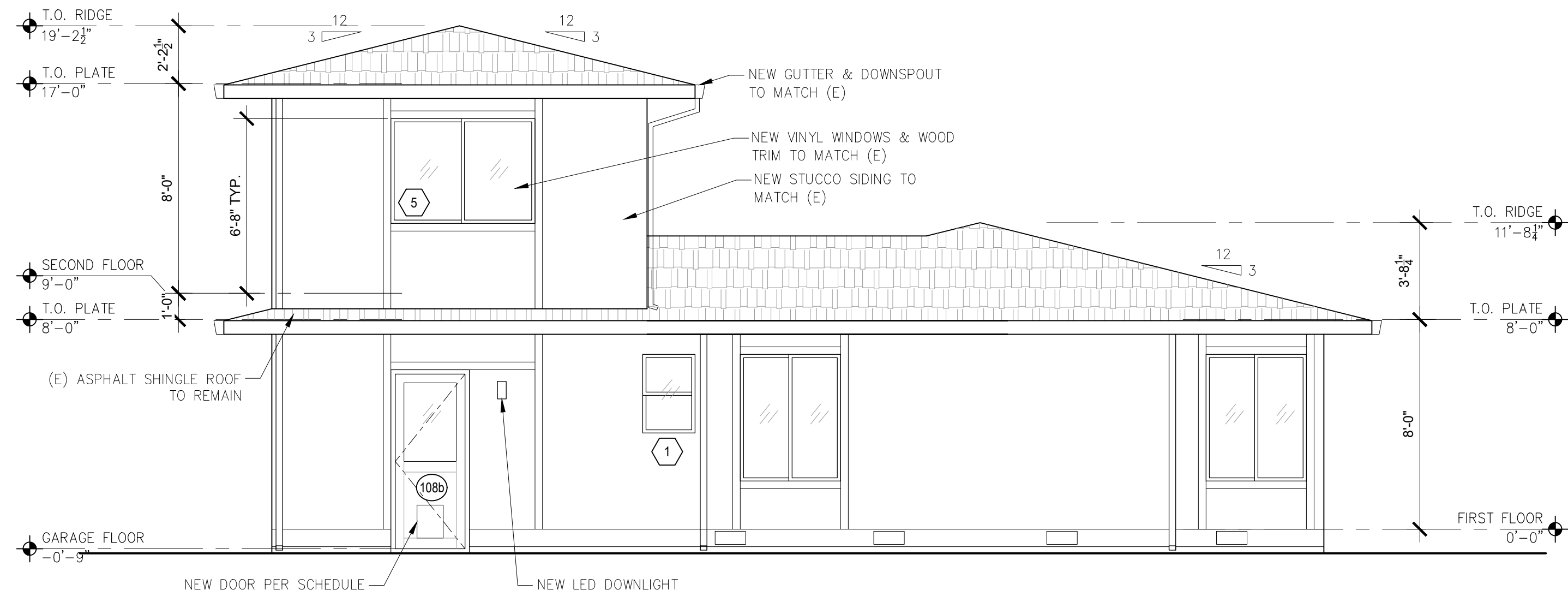
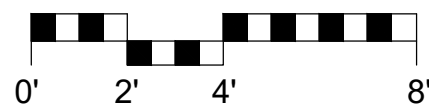
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05/01/2019

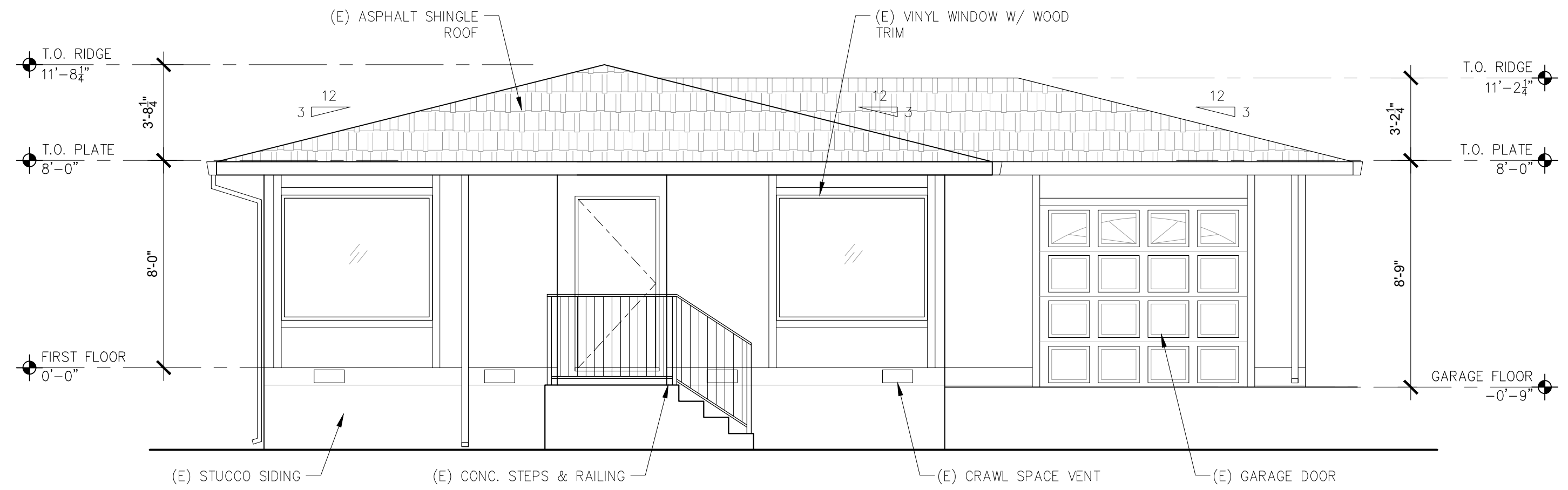
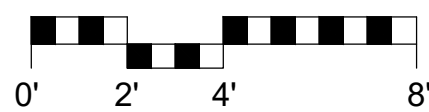
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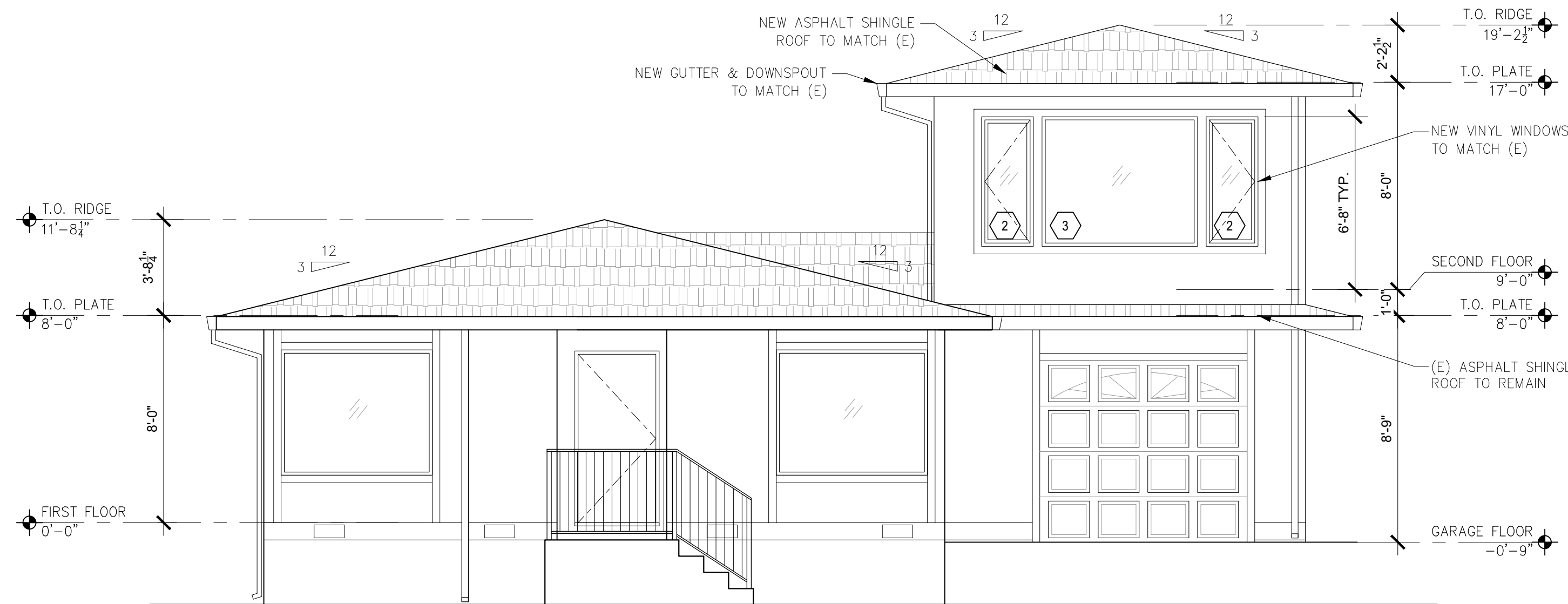
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SCALE: 1/4"=1'-0"



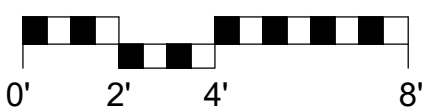
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SCALE: 1/4"=1'-0"



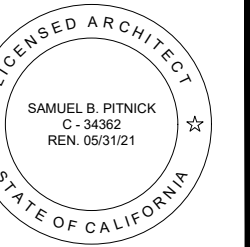
1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



LANCASTER
RESIDENCE
ADDITION
1740 DARWIN STREET
SEASIDE, CA
93955



SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS	DATE

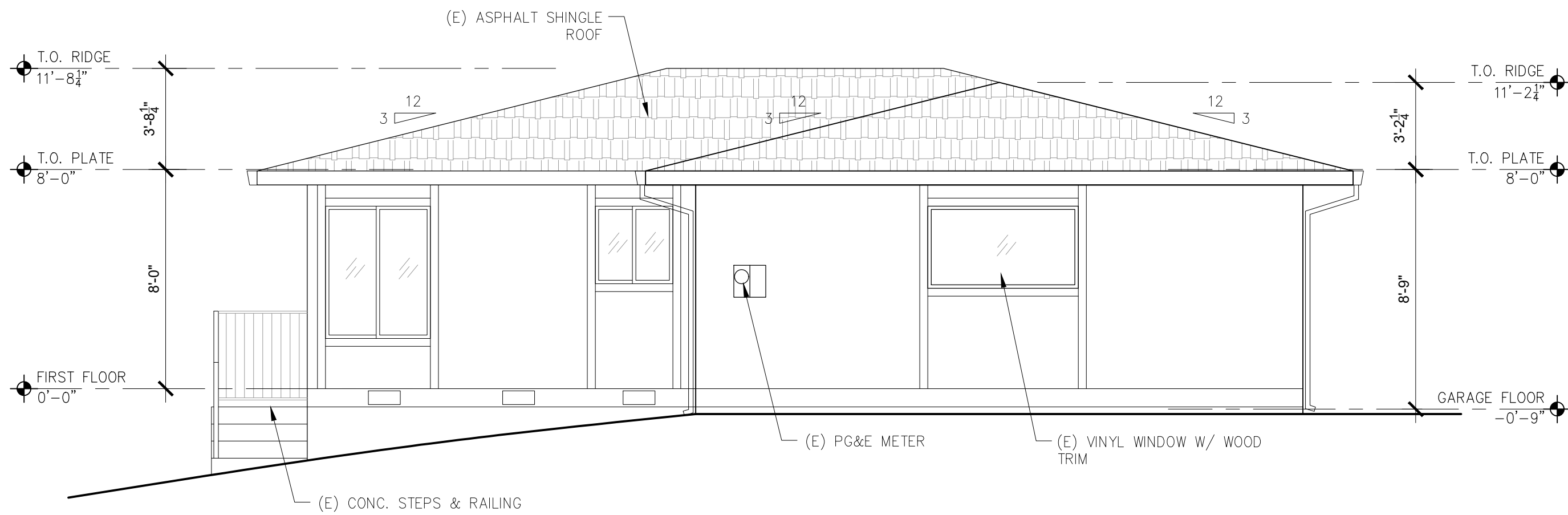
ARCHITECTURAL
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

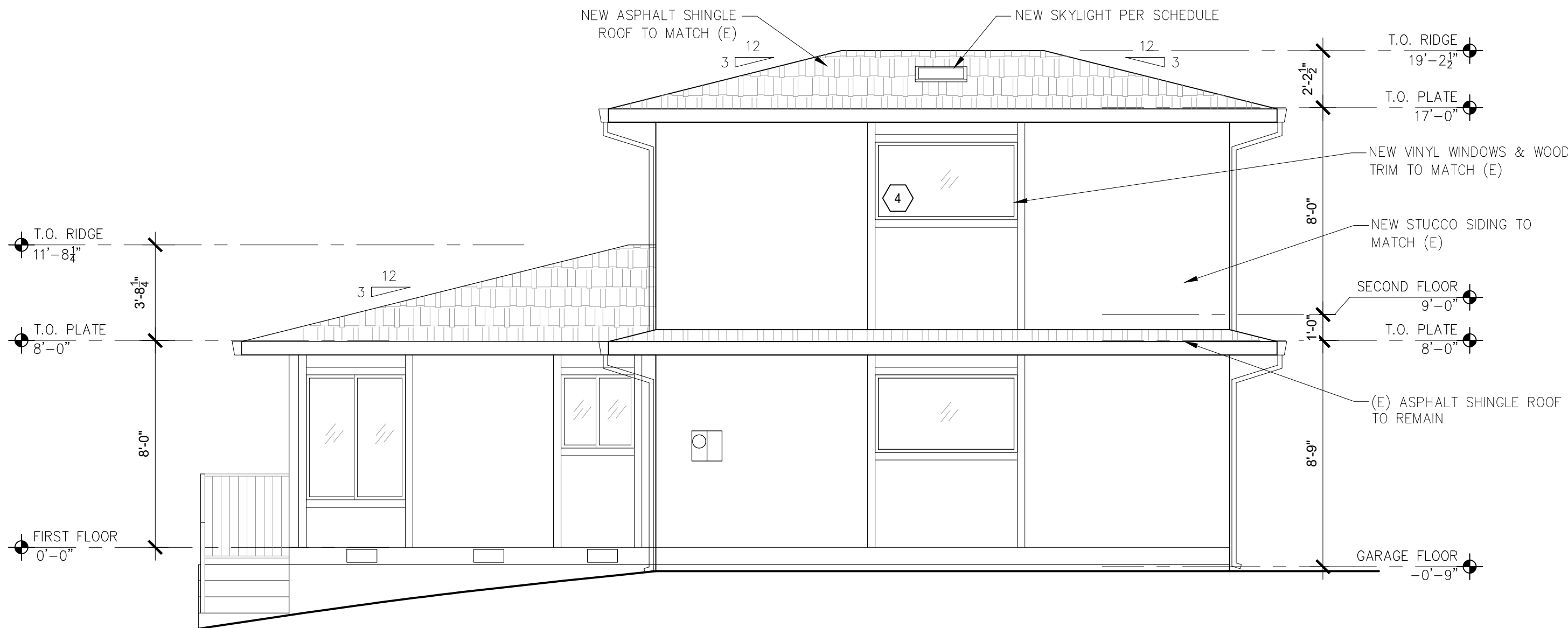
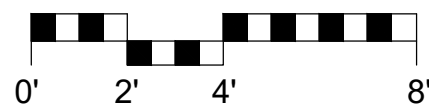
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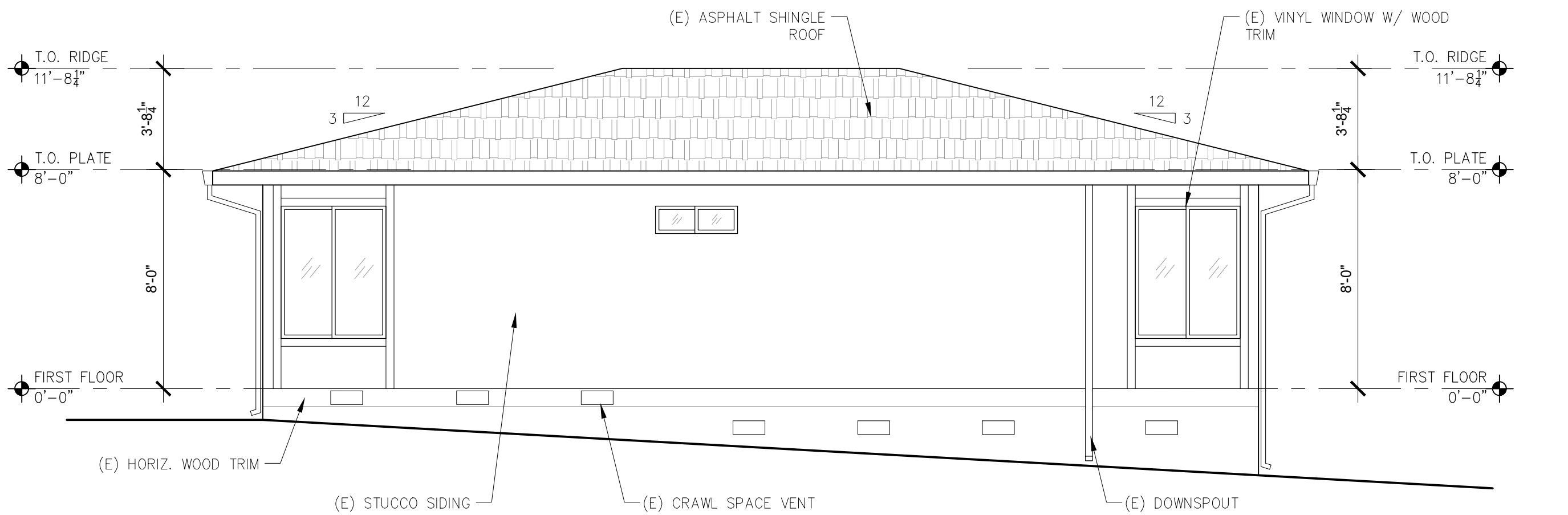
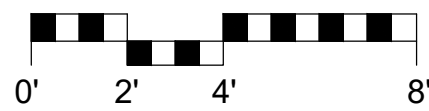
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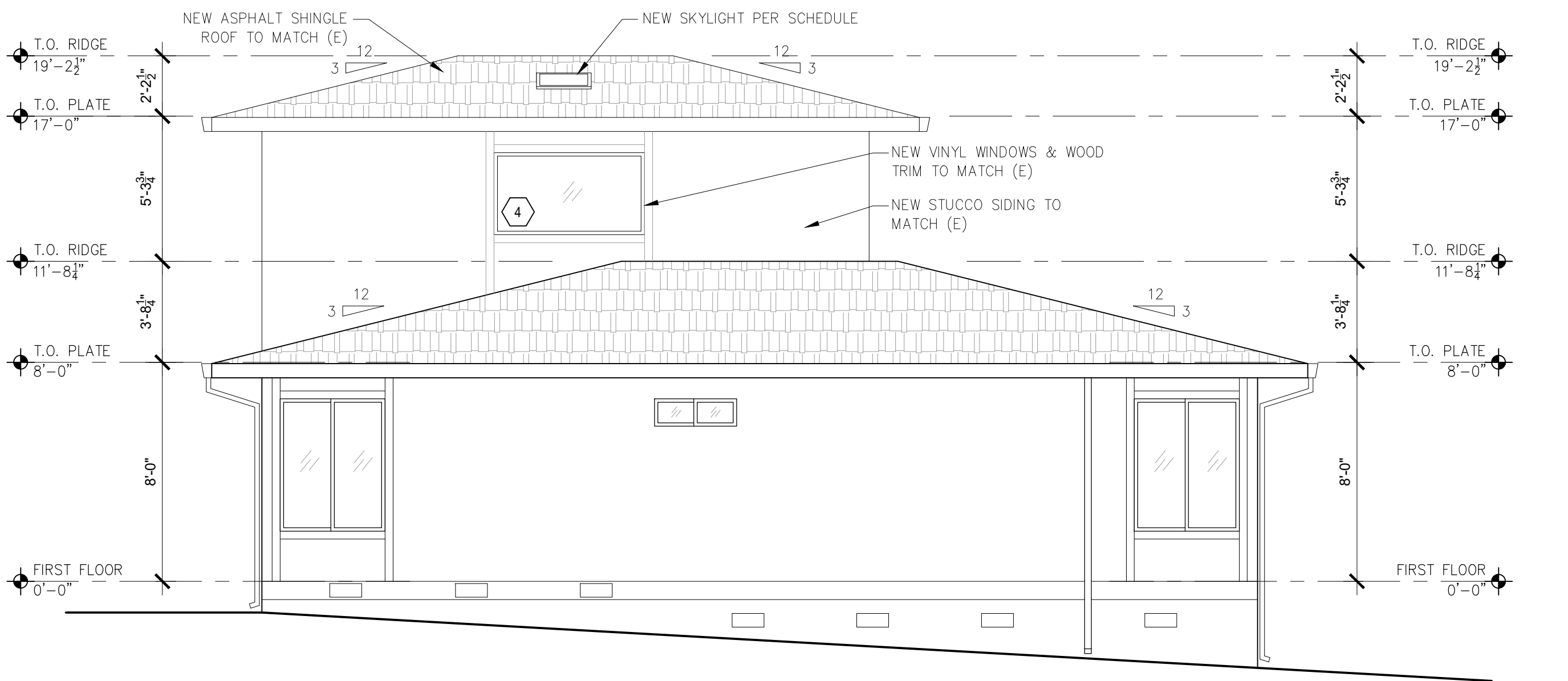
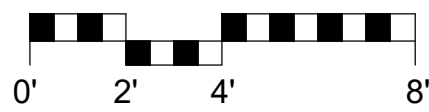
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4 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



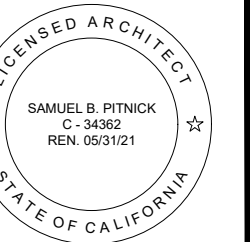
1 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



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BUILDING
ELEVATIONS

Scale: SEE DWG.

Drawn By: SBP

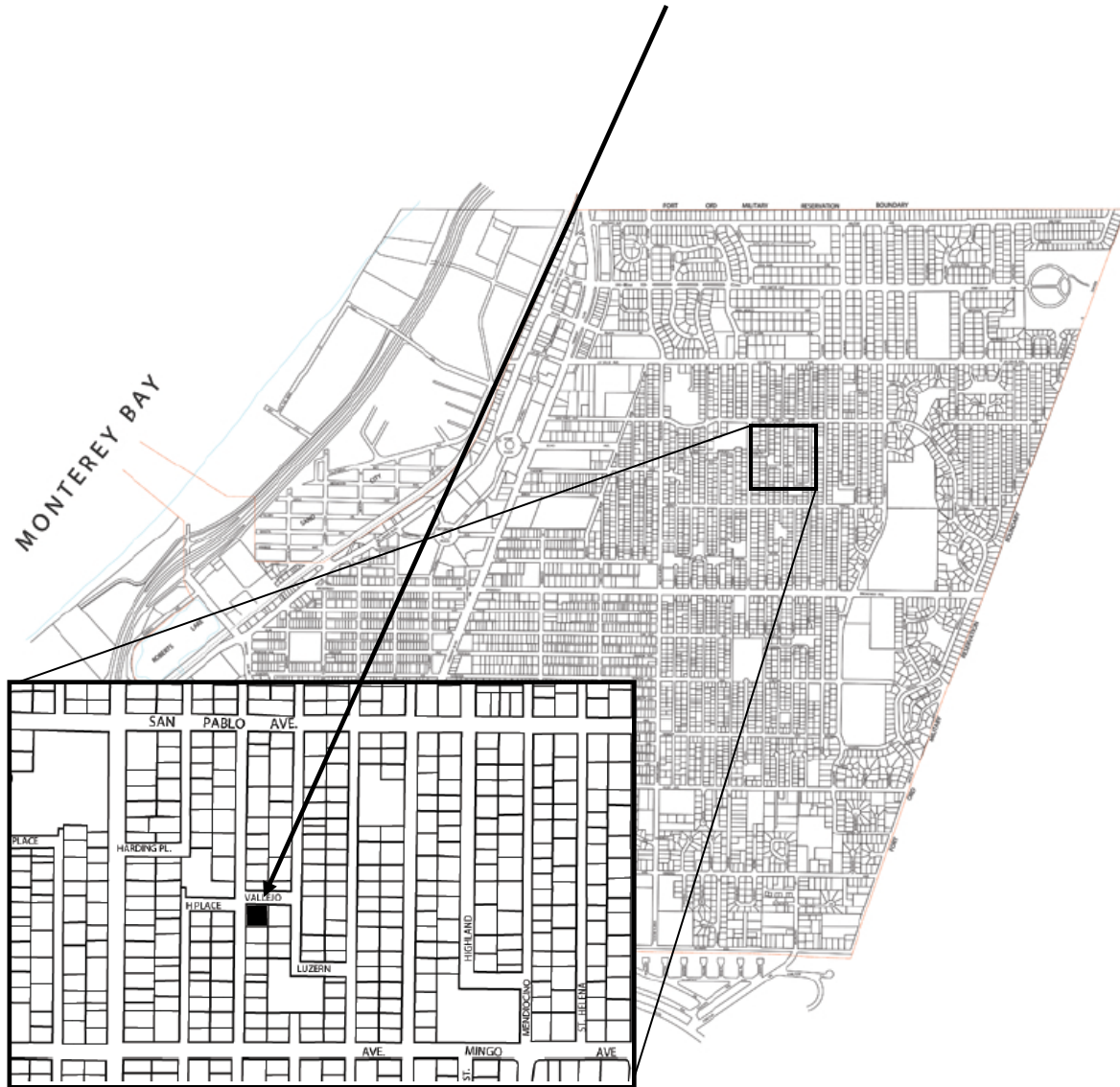
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05/01/2019

Location Map

Project Site: 1740 Darwin Street



Attachment 2 – Site Photos



View of front facade



View of dwelling looking north



View of dwelling looking south



View of dwelling looking southeast

Comment Letter from Adriana Zarazua

June 4, 2019

To Board of Architectural Review,

My name is Adriana Zarazua, owner of property 1744 Vallejo St in Seaside. I am writing you this letter to express my concerns on the proposed addition of a second story on property 1470 Darwin St. My property is located right above the proposed building site and unfortunately the proposed addition would block my current living room view of the ocean. I know that my view is probably the least of anyone's concern, but when deciding to buy a property there are many factors considered one of them being the view especially a beautiful sea view and I luckily got a hold of one a few years ago. When searching the limited inventory of properties in town, as soon as I saw my home I fell in love with it; the view being one of the strong points. The view also adds value to my home and, if the proposed project is approved my view will be completely blocked. I wish to continue to look out at the ocean on beautiful sunny days when I go home and relax while I watch the sunset. When I received the postcard in the mail of the proposed open comment time I decided I needed to voice my concerns and here I am. Below you will see pictures from my property and how it will directly impact me. The pictures do not do justice of the real beauty of my view, but I do strongly encourage you to see for yourself how I might be affected by a second floor. I urge you to please not approve the proposed project as is, and I hope the property owners are able to find a better location on their ground for an addition. If you have any questions feel free to reach me at 408-427-1912 or via email at adzarazua@csumb.edu







Thank you for your time

Adriana Zarazua

Comment Letter from Stephon Parson

Rick Medina - Re: Design Review 1740 Darwin Street

From: stephon parson <stephon.parson@yahoo.com>
To: Rick Medina <RMedina@ci.seaside.ca.us>
Date: 5/30/2019 5:21 PM
Subject: Re: Design Review 1740 Darwin Street

Rick,

Per our phone conversation, I would like to speak at the meeting held June 05, 2019. I plan to voice my concerns with the planned second story addition at 1740 Darwin. With the Addition of Darwin, I am concerned of losing my ocean view as well as losing property value. I will be accompanied by my real estate agent Jette Ferguson, who would also like to speak.

Sincerely,

Stephon Parson

408-802-9284

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.

CONTENTS

SITE PLANNING _____ **1**

MASS AND SCALE _____ **5**

ARCHITECTURAL FEATURES _____ **7**

I. SITE PLANNING

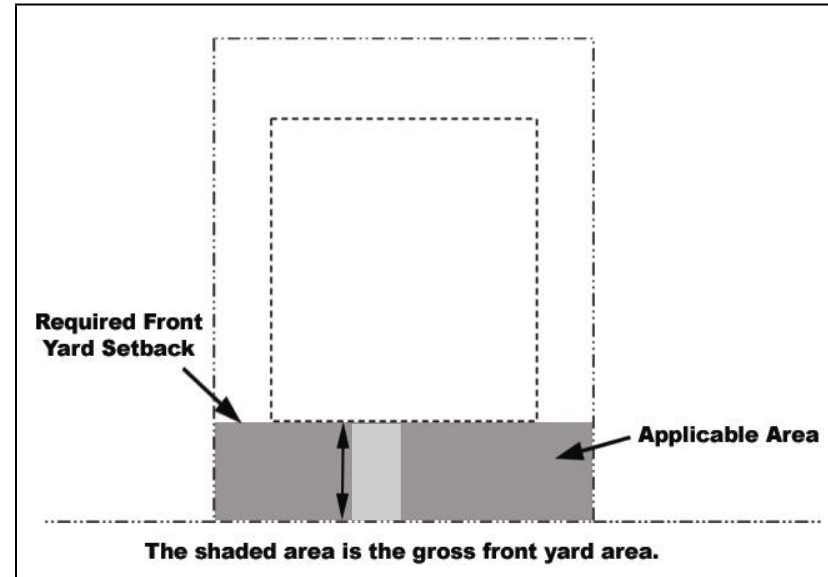
A. Front Yard Coverage, Landscape and Hardscape

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%.

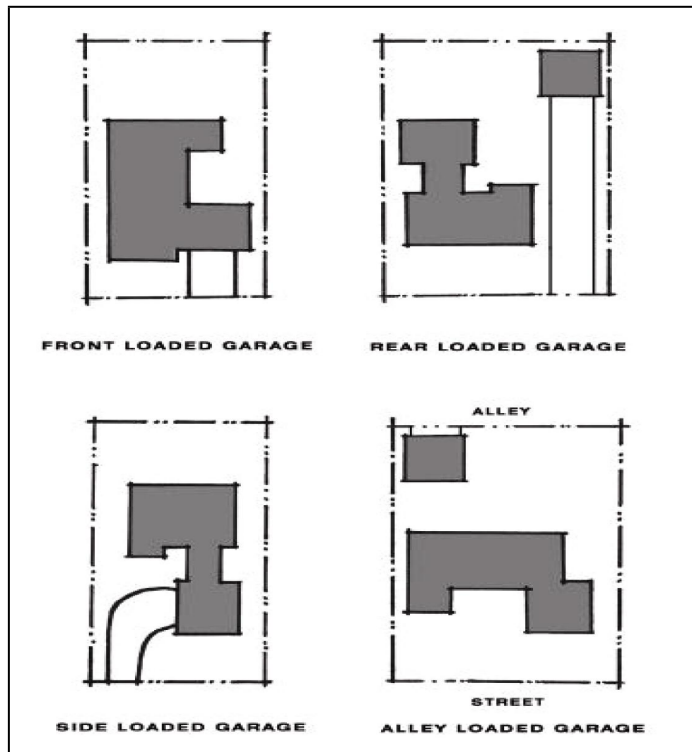
- ii. Front yard patios should not be located closer than 5 feet from the sidewalk, adjacent properties or the house.
- iii. Entry walkways should extend to the sidewalk, rather than the driveway.
- iv. Landscaping should be used to frame, soften and embellish a home.
- v. Gravel, lava rock, and similar 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.

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.

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



- 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”

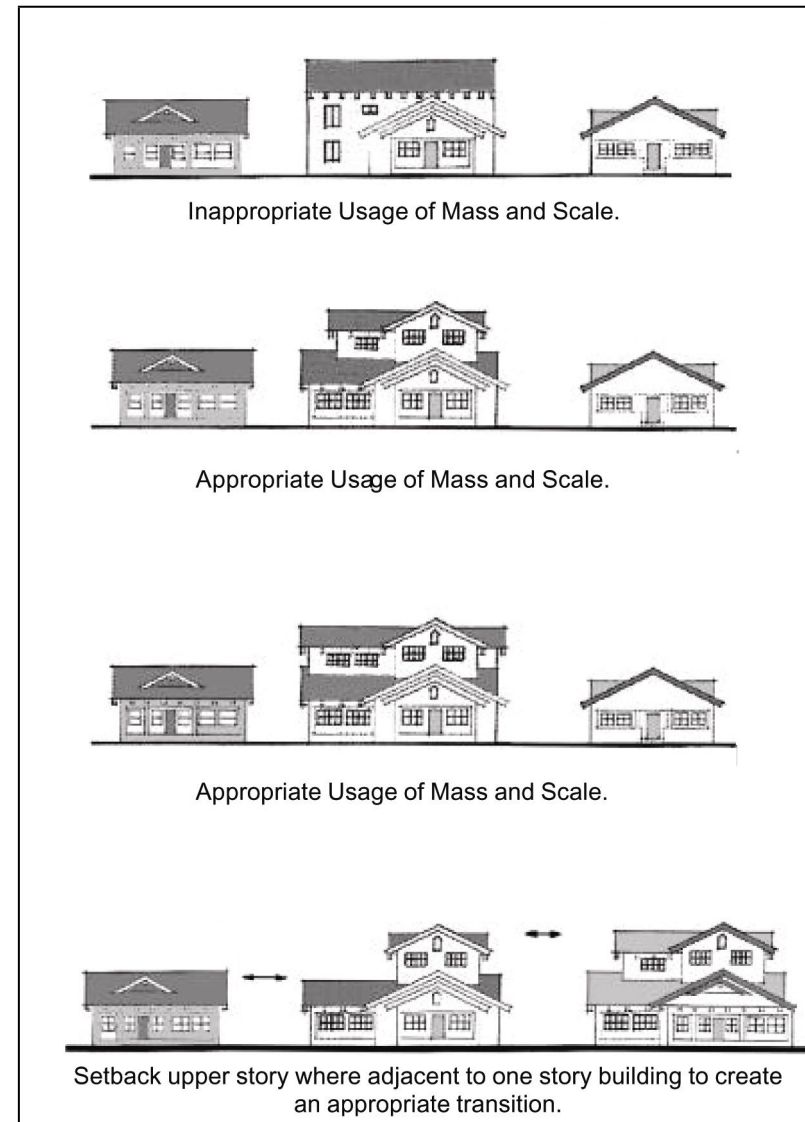
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback 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.



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

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.
- 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 acueata	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
Cerastostigmata 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 speciea	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 Curls
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

APPENDIX "A"

Carissa grandiflora	Natal Plum
Catha edulis	Khat
Ceanothus 'Frosty Blue'	
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

Accepted

*Single-Family Residential Design Guidelines
June 15, 2005
City of Seaside – Board of Architectural Review*

APPENDIX “A”

Prunus lyonii	Catalina Cherry
Psidium littorale	Lemon or Strawberry Guava
Rhamnus alaternus	Italian Buckthorn
Rhamnus californica	Coffeeberry

Large Shrubs (continued)

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 caledula	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
Helianthus 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 gradiflora	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

APPENDIX "A"

Crocsmia crocosmiiflora	Montbretia
Hemerocallis	Daylily
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	Mattress 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

APPENDIX “A”

Stipa gigantea	Giant Feather Grass
Stipa pulchra	Purple Needle Grass
Stipa tenuissima	Mexican Feather Grass



CITY OF SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Board of Architectural Review

BY: Gloria Stearns, Community Development Manager

DATE: August 7, 2019

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-07. CLAY AND LISA MATTHEWS, PROPERTY OWNERS, AND THOMAS RETTENWENDER, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A 478 SQUARE FOOT ROOF DECK ABOVE A NEW TWO CAR GARAGE ATTACHED TO A ONE STORY SINGLE FAMILY DWELLING LOCATED AT 1565 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-014). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. CONTINUED FROM THE JULY 10, 2019 BAR MEETING.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, BAR approval is required for a roof deck.

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

BACKGROUND

The applicant is requesting Design Review approval for the construction of a rooftop deck addition to an existing one-story single family dwelling on property located at 1565 Ord Grove Avenue. Location Map is provided as Attachment 2. Site photos are provided as Attachment 3.

This application was first reviewed at the June 19, 2019 BAR meeting. At that meeting, Board raised concerns about boxy appearance of the new garage that the rooftop deck would placed above. Based on the BAR concerns and not having the applicant present

to answer questions, the Board voted to continue the meeting to a special meeting on July 10, 2019. At the July 10th meeting, the BAR continued the meeting to have the applicant address the following items:

1. Relocate stairwell on front porch from east side to west side; and
2. Revise entry roof to have a consistent overhang; and
3. Provide consistent guard rail system for front porch and roof deck; and
4. Building colors.

The applicant has submitted amended plans provided as Exhibit A to Attachment 1.

Site Characteristics

The subject site consists of an 8,712 square-foot parcel located on the north side of Ord Grove Avenue between Cross Street to the west and Mariposa Street to the east. The property is developed with a 1,656 square-foot, one-story single family dwelling with an attached 293 square-foot, one-car garage built in 1950's. The parcel is relatively flat with a gradual north to south slope within the front yard. The adjoining parcels consist of one-story single family dwellings on the north, south and west and a two-story single family dwelling to the east. Aerial site photo is provided as Attachment 4.

STAFF ANALYSIS

The applicant is proposing convert an existing attached 290 square-foot one-car garage into a dining room and construct a new 480 square-foot two car garage with a roof deck above in front of the existing one-car garage. Access to the roof deck will be provided by an exterior stairway on the east side of the new garage. Access to the new garage would be provided from the existing drive approach which would be widened to accommodate the expanded two-car garage. The proposed remodel will also include modifying the roof at the front of the existing dwelling from a 2/12 to 4/12 and adding a 200 square-foot covered front porch. With the added square footage from the converted garage, the residence would have 1,984 square feet of living area.

The proposed rooftop deck is located on the east side of the house and has a proposed top rail height of 2 feet above the highest roofline (approximately 15 feet from the ground). The finished floor of the deck will be three feet below the top rail. Proposed additions would match the existing painted stucco exterior walls, asphalt shingle roof, painted galvanized gutter and downspouts, and painted wood roof overhangs. Project plans are provided as Exhibit A to Attachment 1. The City's Single Family Residential Design Guidelines are provided as Attachment 5.

The applicant has made the following revisions to the plans:

1. revised the entry roof to have a consistent overhang.

2. revised side stairs to porch
 3. added consistent guard rail style and system for front porch and roof deck.
- Identified materials.
4. colors of addition to match existing

The applicant considered shifting the garage up against the chimney wall but this would conflict with utility hook ups, conceal the chimney clean out on the garage and block a window to dining room. The applicant also advised City staff that a flat roof was considered over the existing dwelling but the property owners would prefer to minimize any disruption to the rear portion of the dwelling as they intend to reside in the dwelling during construction.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(1): Class 1 consists of additions to existing structures involving negligible or no expansion of use.

Evidence: The proposed roof deck would consist of an accessory use to the single family that would not have any impact on the environment or materially affect the use and/or mass of the dwelling.

FINDINGS

Finding 1.

The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, and Design Guidelines for the Single Family Residential General Plan Land Use designation and Zoning District designation.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Single Family Low Density Residential. Roof decks consist of an accessory use that would be allowed in a single family dwelling with design review approval. The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use and Urban Design Goals and Policies: The General Plan provides the following guidelines with respect to Streetscapes/Viewsheds and land use compatibility:

Goal UD-3: Provide and maintain a streetscape system that protects views and enhances the visual quality and continuity within the community.

Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important viewsheds.

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

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 overall design and scale of surrounding residential land uses. The placement of an exterior stairway on the north elevation of the two-car garage leading to the roof deck above garage will not detract from the character of the neighborhood in that stairway would be screened from public view on Ord Grove Avenue and would have a solid screen on the staircase facing the adjoining single family dwelling to the east. Furthermore, the modifications to raise the height of the existing roof line and the addition of the front covered porch on the main dwelling will serve to blend the mass and height of the new garage/roof deck into existing dwelling and minimize the appearance of an unbalanced pop-up appearance over one side of the dwelling.*

Zoning Ordinance Conformance

The proposed additions will comply with all standards of development associated with the RS-8 zoning district as follows:

Evidence: *The applicant has incorporated design features and architectural styles of the existing structure such as wood railing, plaster siding, panel garage door with transom windows to have a contextual relationship with the existing neighborhood. As a result of the grade for the garage located slightly above the street, the view of persons on the roof deck would be minimized from both the pedestrian viewpoint and vehicles. The project plans for the residence and roof deck have been designed to respect the existing residential patterns and scale in the neighborhood.*

Setbacks

Front – 15 feet required - 27 feet proposed

Side - 5 feet required - 5 feet on proposed on east side and 22 feet on west side will remain

Rear – 15 feet required – 83 feet proposed

Floor Area Ratio

45% allowed – 22.7% proposed

Lot Coverage

65% allowed – 45.3% proposed

Off-Street Parking

Two-covered Parking Spaces – Two-car garage proposed to eliminate non-conforming one-car garage.

Height

24 feet Maximum Allowed – The roof line on the dwelling will measure 17 feet with the roof deck measuring 13 feet to the parapet and 15 feet to the top rail.

Finding 2.

The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the neighboring residential properties.

Evidence: *The proposed roof deck has been designed to be screened from the public view and the adjoining properties. The height and scale of the roof deck is compatible with the existing building and adjacent buildings.*

Finding 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 site is an existing residence in the RS-8 zoning district. Access to the roof deck will be provided by an exterior stairway. Extension of public utilities is not required for the proposed project. The completion of the exterior stairway and roof deck will not alter the location of existing utilities or access to the roof deck from the ground level.*

ATTACHMENTS

1. Attachment 1- Conditions of Approval
 2. Attachment 1 - Exhibit A - Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photos
 5. Attachment 4 - Single Family Residential Design Guidelines
-

Conditions of Approval
File No. BAR-19-07
August 7, 2019

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “Matthews Residence 1565 Ord Grove Avenue” approved on August 7, 2019. The project plans are provided as Exhibit A.
2. 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.
3. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
4. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
5. 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.
6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

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.
8. 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.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. 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.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-19-07

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

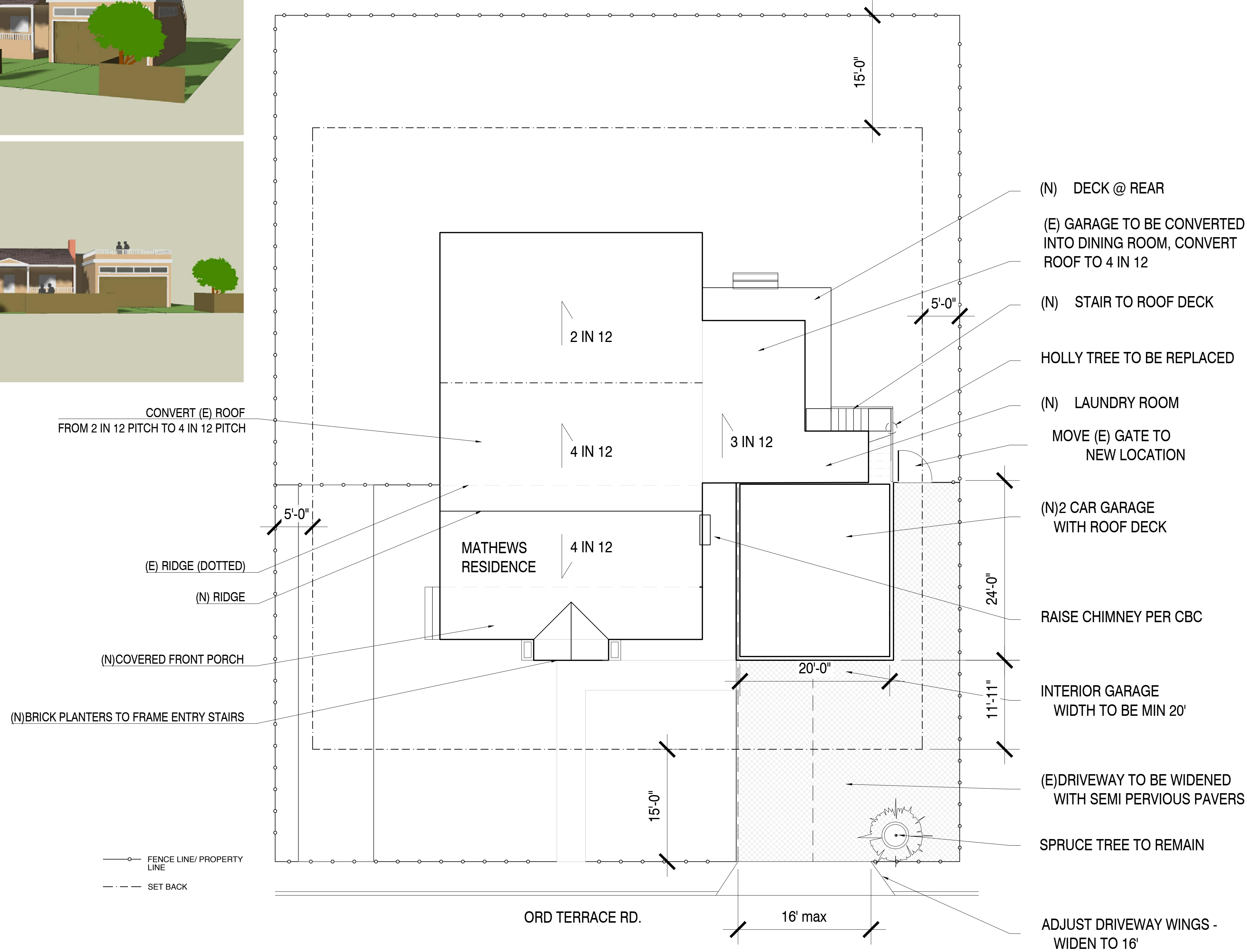
Property Owner's Signature

Date

Use of these plans and specifications shall be restricted to the original site for which they were prepared and no modification or alteration shall be made without the written consent of the architect. Visual evidence of the accuracy of these plans and specifications shall constitute prima facie evidence of the accuracy of these plans and specifications. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice.



PROPOSED FRONT
VIEW FROM CITY
SIDEWALK



PROJECT DATA

OWNER	CLAY & LISA MATHEWS 1565 ORD GROVE AVE. SEASIDE CA. 93955
ARCHITECT	THOMAS RETTENWENDER, ARCHITECT LIC # C31723 PO BOX 6451, CARMEL-BY-THE SEA, CA 93921 E-MAIL: THOMAS@ECOLOGICDESIGNLAB.COM PHONE: 831-920-8333

PROJECT ADDRESS 1565 ORD GROVE AVE. SEASIDE CA. 93955

LOT AREA	8712 S F
SITE COVERAGE	ALLOWED 65% = 5662 SF PROPOSED = 4549 SF
FLOOR AREA	EXISTING RESIDENCE 1656 EXISTING GARAGE 293 PROPOSED MAIN HOUSE 2034 PROPOSED GARAGE 480

SCOPE OF WORK

1. ADD 2 CAR GARAGE WITH ROOF DECK (539 SF)
2. CONVERT (E) 270SF GARAGE INTO DINING ROOM
3. ADD 55 SF LAUNDRY ROOM
3. REPLACE '2 IN 12' ROOF WITH 4 IN 12 ROOF
4. ADD 200 SF COVERED FRONT PORCH

DRAWING LIST

- A-0 COVER SHEET AND SITE PLAN
- A-1 EXISTING FLOOR PLAN & ELEVATIONS
- A-2 PROPOSED FLOORPLAN
- A-3 PROPOSED ELEVATIONS
- A-4 PROPOSED ELEVATIONS

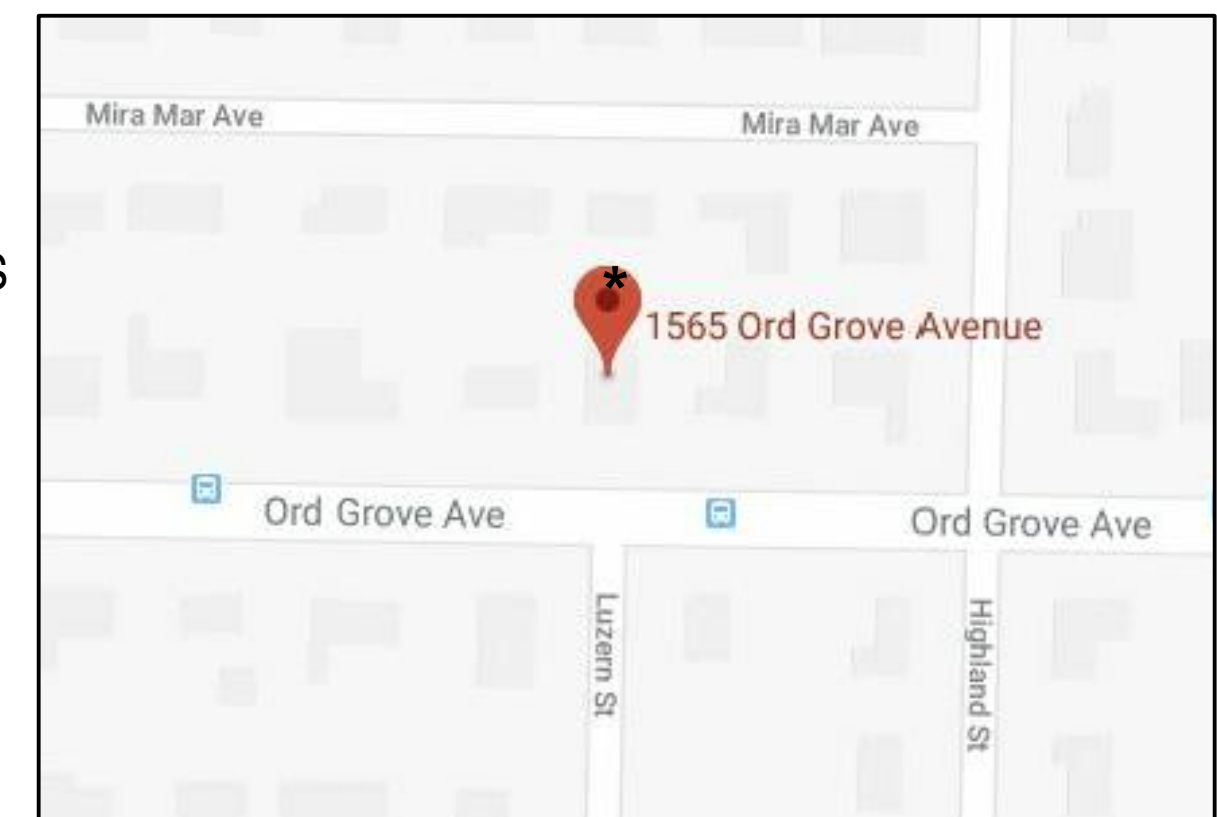
NOTES

THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES, OR STATE LAWS

A. GENERAL

1. APPLICABLE CODES. ALL PROJECTS SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC), 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA FIRE CODE (CFC), 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

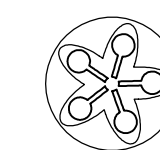
VICINITY MAP



DATE	JULY 25 2019	TITLE	COVER PAGE AND SITE PLAN
SCALE	NTS		
DRAWN BY	TR, LPG		
JOB NUMBER	# 1833		

MATHEWS RESIDENCE REMODEL

1565 ORD GROVE AVE. SEASIDE CA. 93955



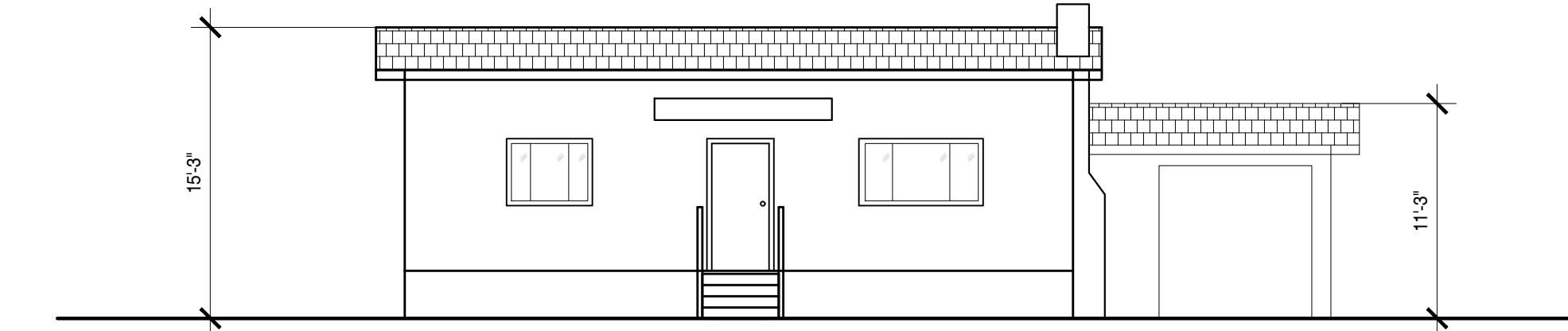
Ecologic Architects

Thomas Rettenwender, Architect
Post Office Box 6451 Carmel-by-the-Sea CA 93921 USA
(831) 920 8333
thomas@ecologicdesignlab.com

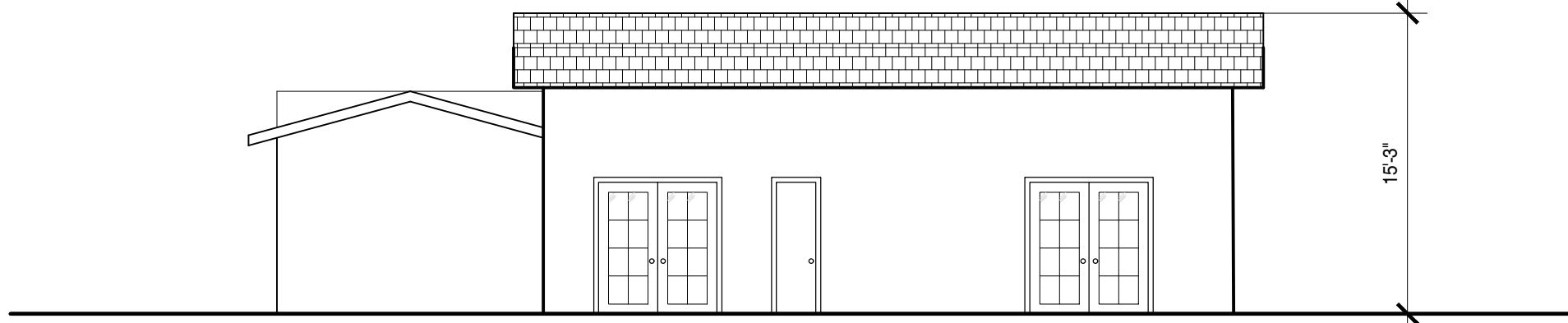
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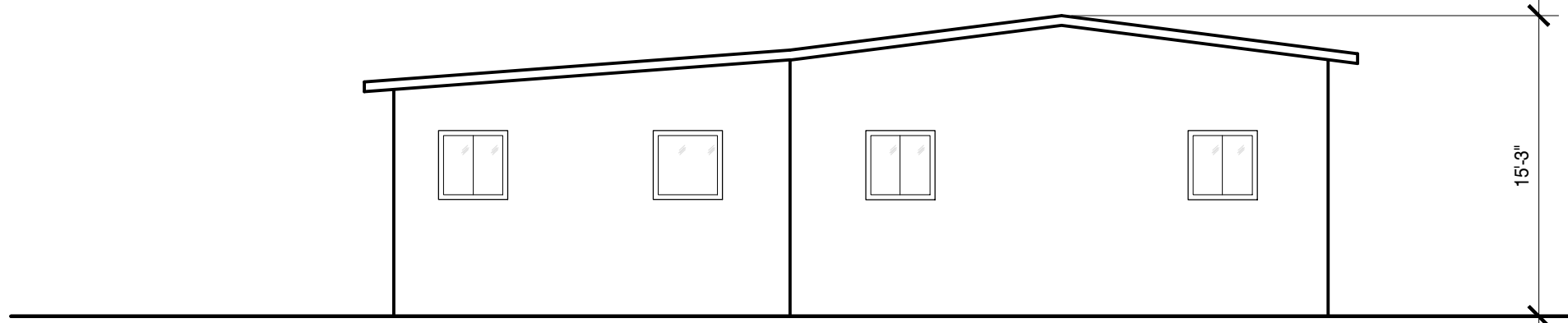
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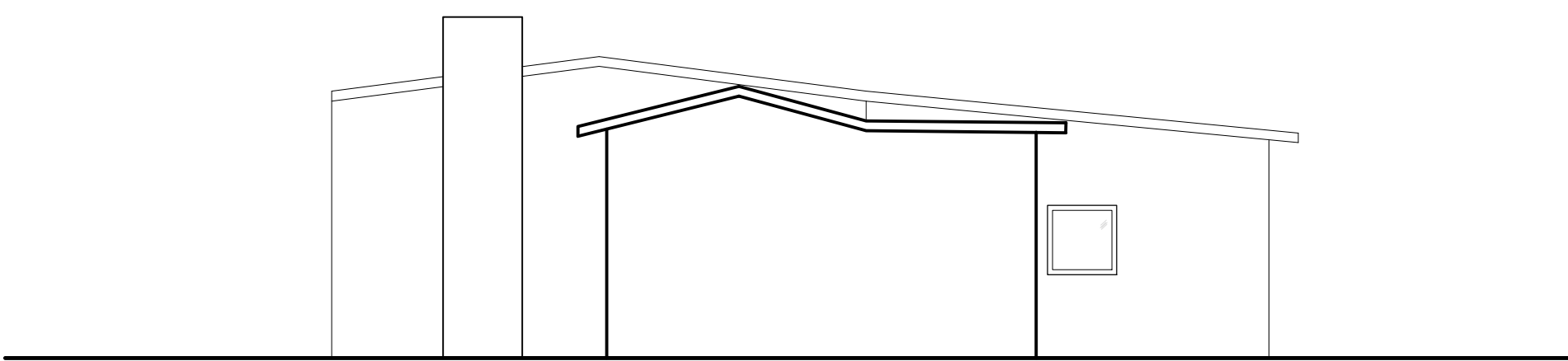
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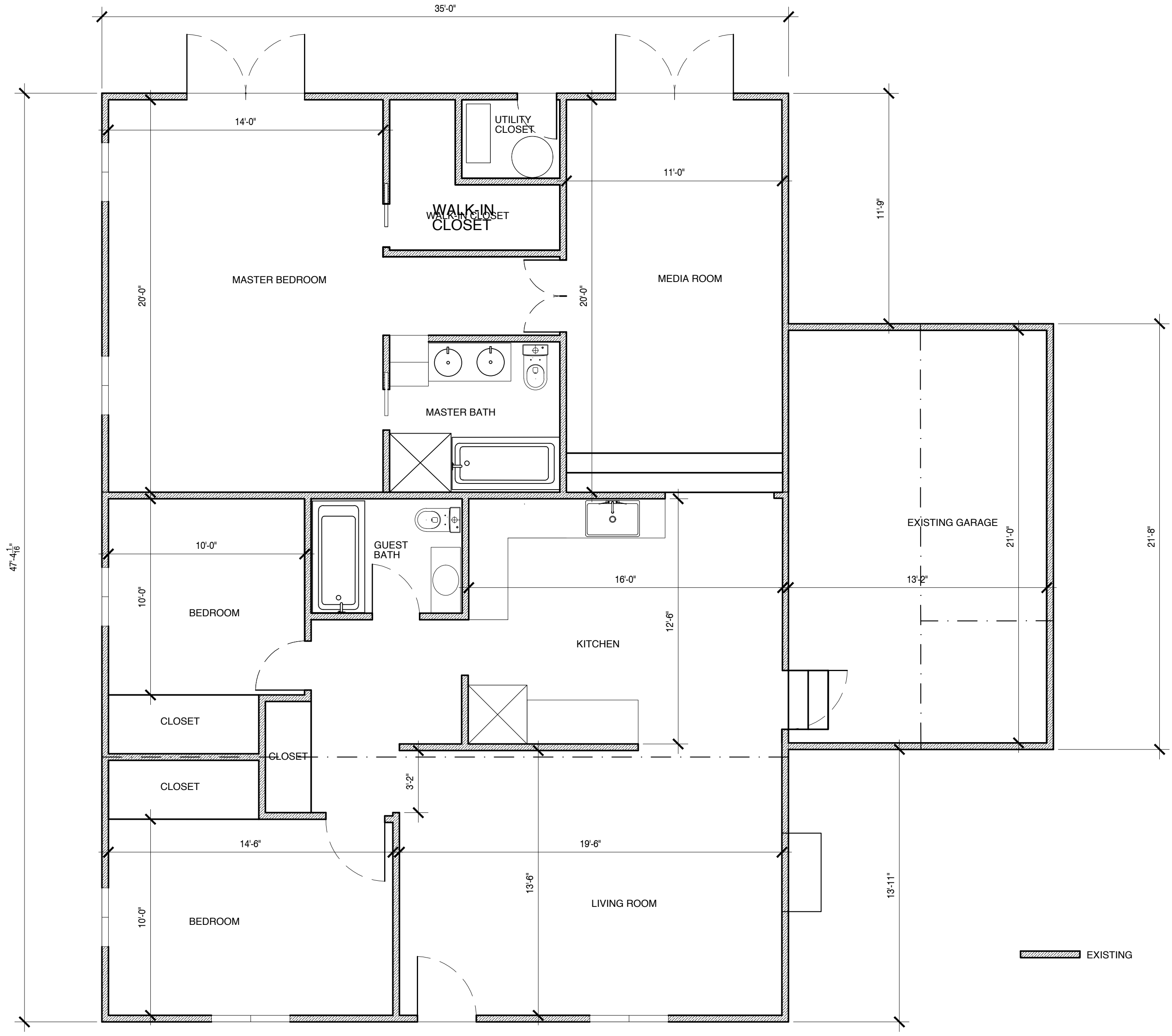
WEST



NORTH

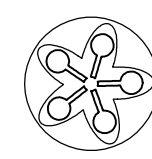


EAST



DATE	JULY 25 2019
SCALE	1/8" = 1'-0"
DRAWN BY	TR, LPG
JOB NUMBER	# 1833

TITLE	EXISTING FLOORPLAN AND ELEVATIONS
MATHEWS RESIDENCE REMODEL	
1565 ORD GROVE AVE. SEASIDE CA. 93955	



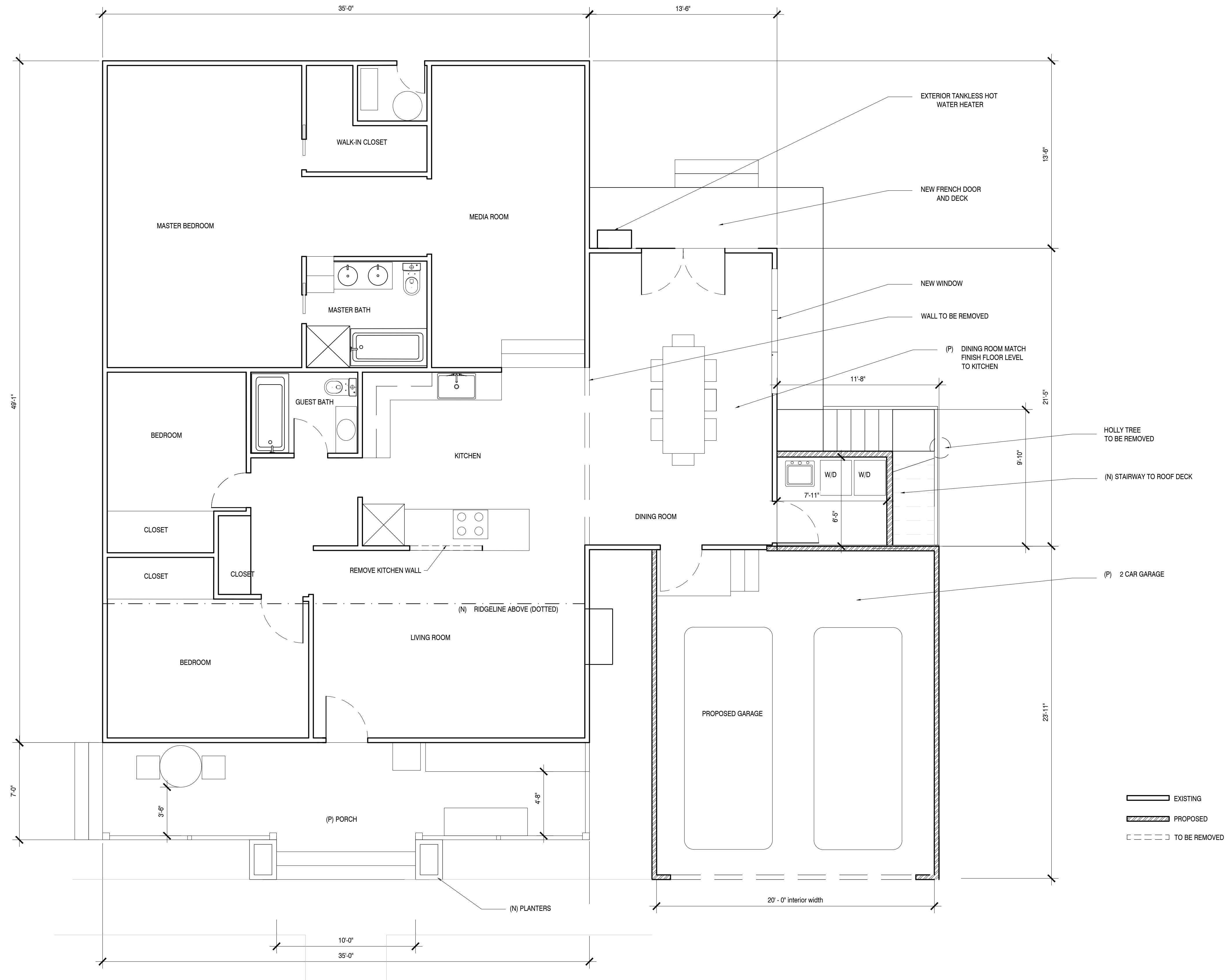
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SHEET

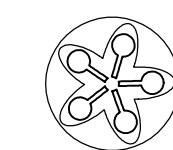
A-1

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DATE	JULY 25 2019
SCALE	1/4" = 1'-0"
DRAWN BY	TR, LPG
JOB NUMBER	# 1833

TITLE	PROPOSED FLOORPLAN
MATHEWS RESIDENCE REMODEL 1565 ORD GROVE AVE. SEASIDE CA. 93955	



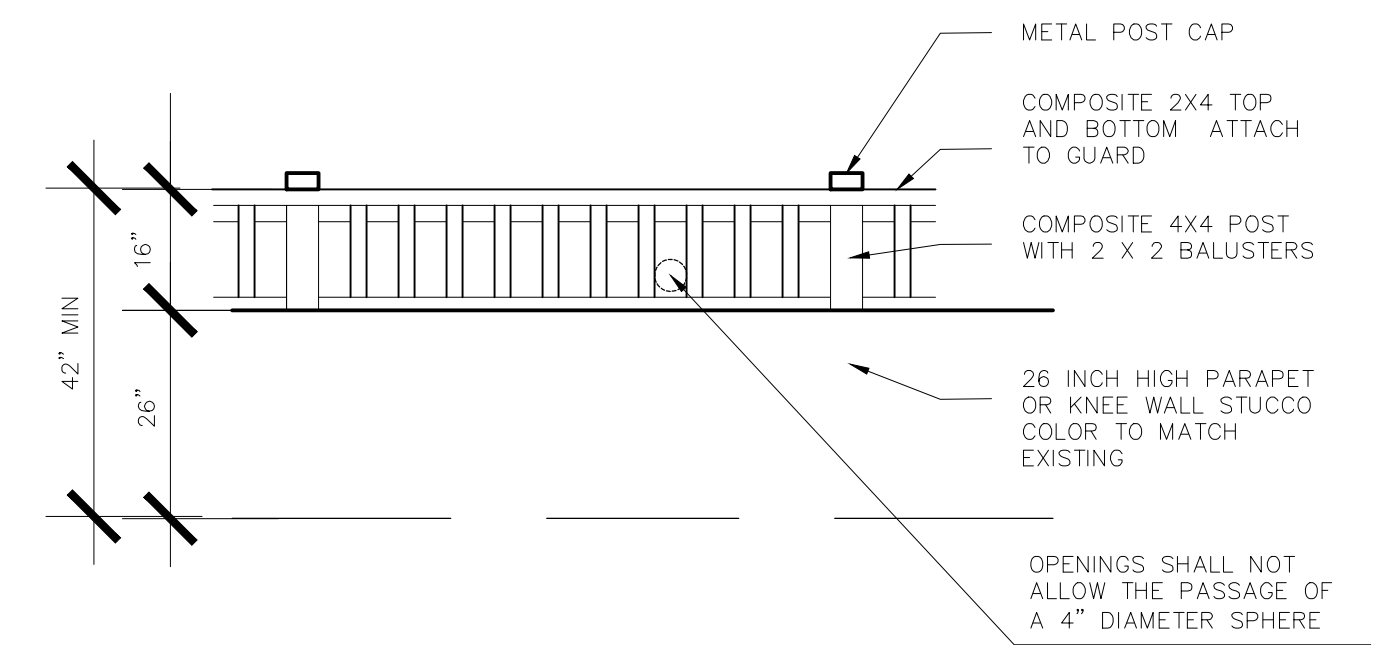
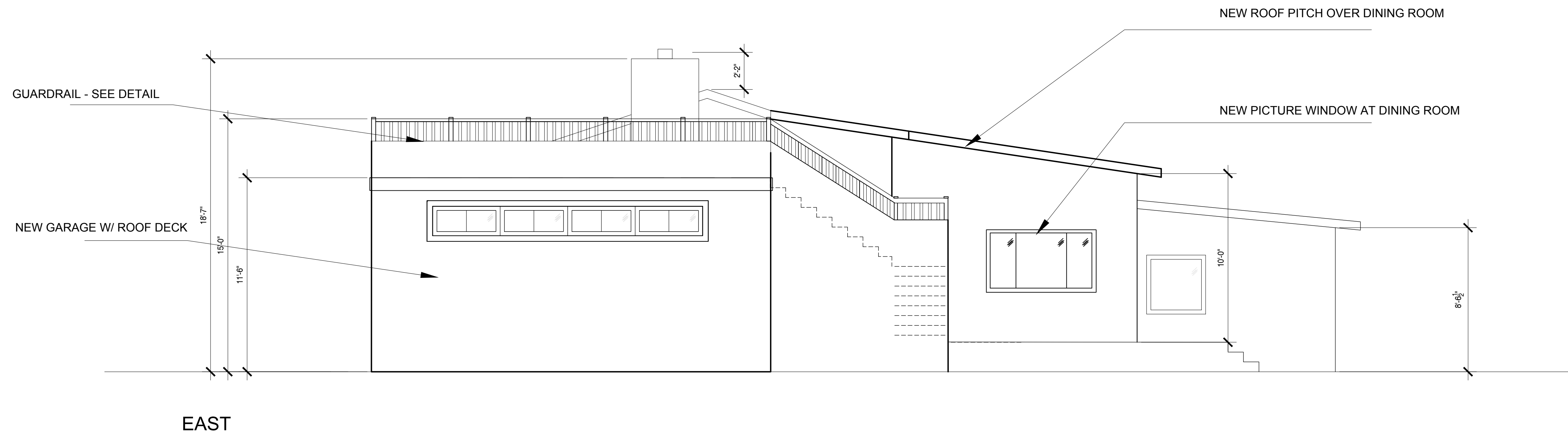
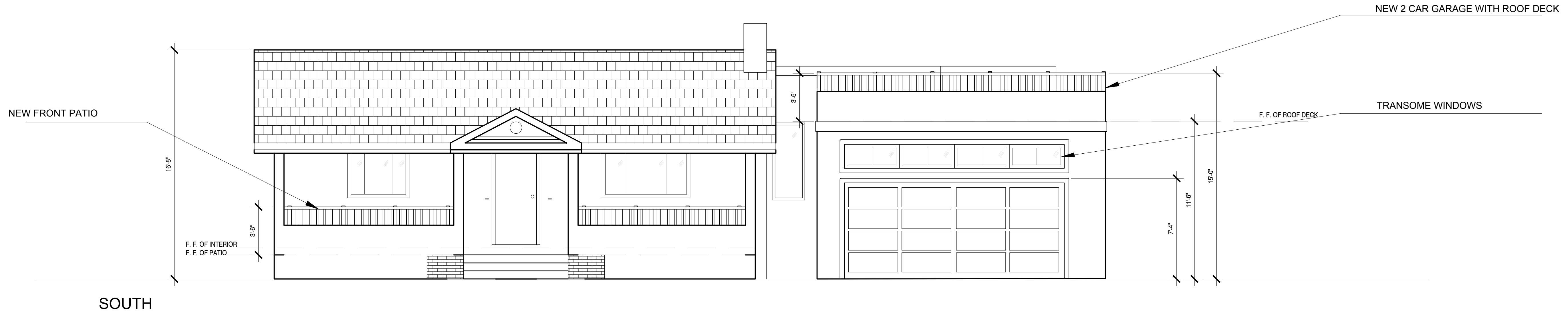
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SHEET

A-2

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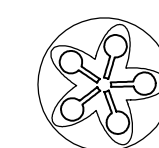


1 GUARDRAIL DETAILS
SCALE $\frac{1}{2}$ " = 1'-0"



DATE	JULY 25 2019
SCALE	1/4" = 1'-0"
DRAWN BY	TR. LPG
JOB NUMBER	# 1833

TITLE	PROPOSED ELEVATIONS
MATHEWS RESIDENCE REMODEL	
1565 ORD GROVE AVE. SEASIDE CA. 93955	



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SHEET

A-3

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NEW FRENCH DOORS TO
DINING ROOM

NEW GARAGE AND STAIR TO
ROOF DECK

15'-0"

11'-6"

16'-8"

NORTH

NEW ROOF PITCH

EXISTING ROOF PITCH (DOTTED)

GARAGE W/ ROOF DECK (BEYOND)

ENTRY ROOF

NEW FRONT PORCH

10'-6"

11'-6"

14'-11⁵/₈"

16'-8"

WEST

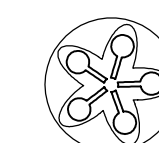


DATE	JULY 25 2019
SCALE	NTS
DRAWN BY	TR, LPG
JOB NUMBER	# 1833

TITLE
PROPOSED ELEVATIONS

MATHEWS RESIDENCE REMODEL

1565 ORD GROVE AVE. SEASIDE CA. 93955



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A-4

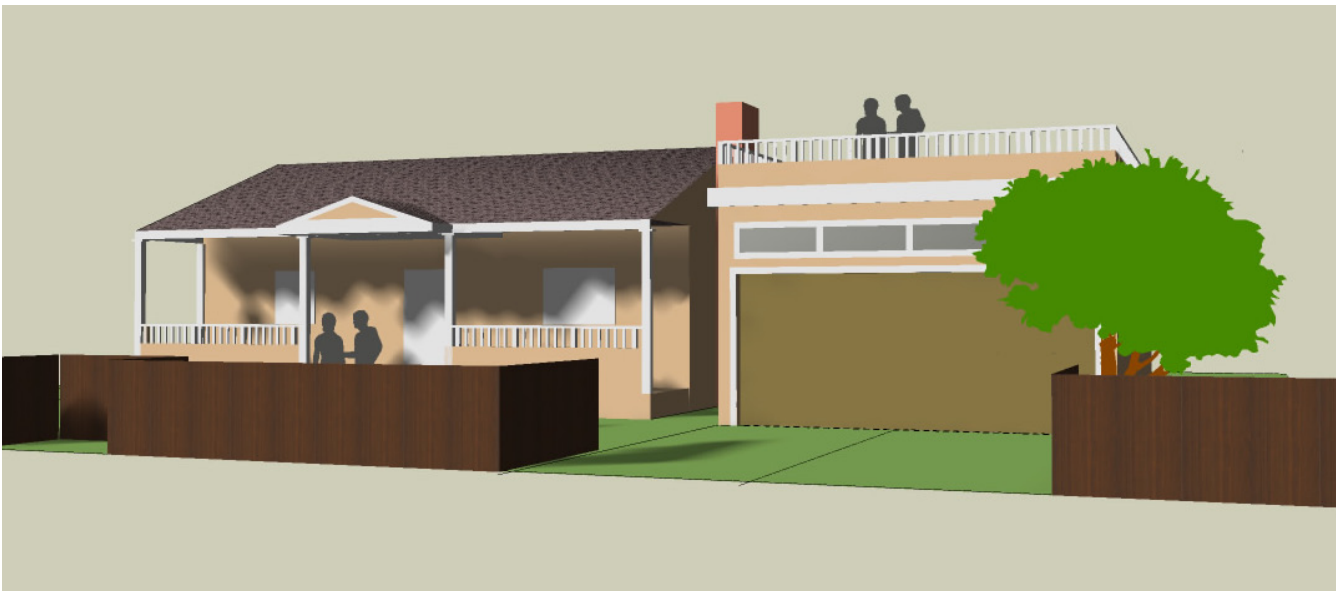
Color & Material Board

Mathews Residence Remodel - 1565 Ord Grove Ave Seaside

Sample Design Images

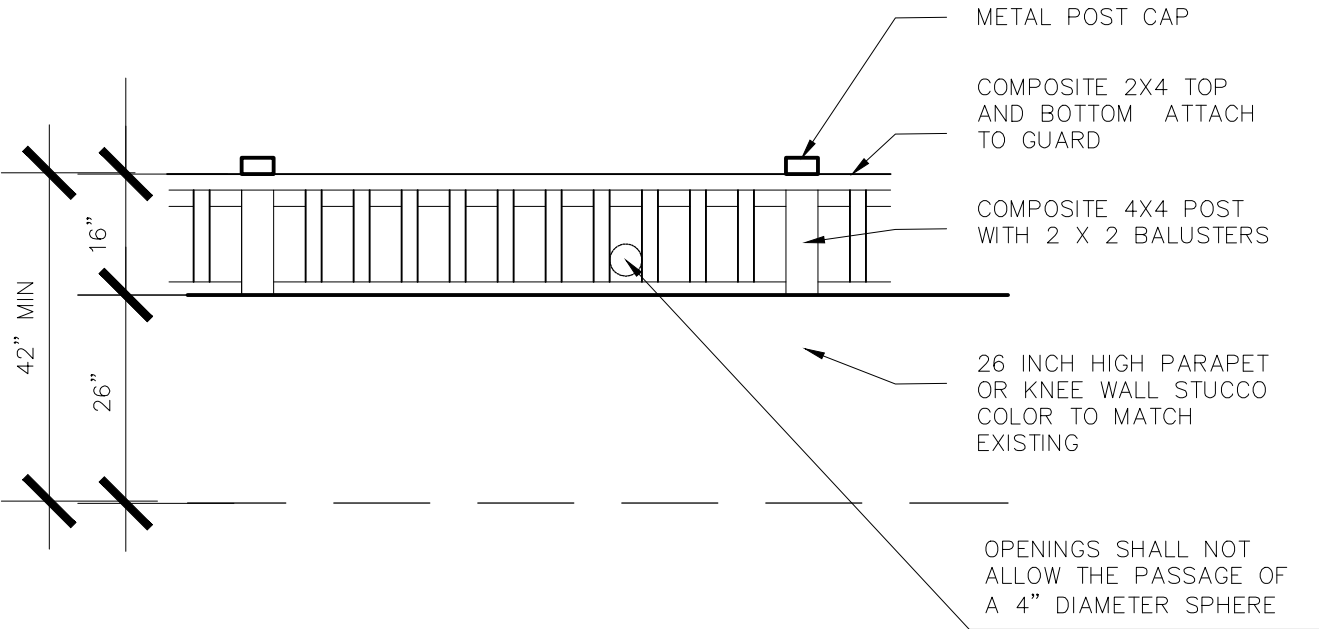


Existing Residence

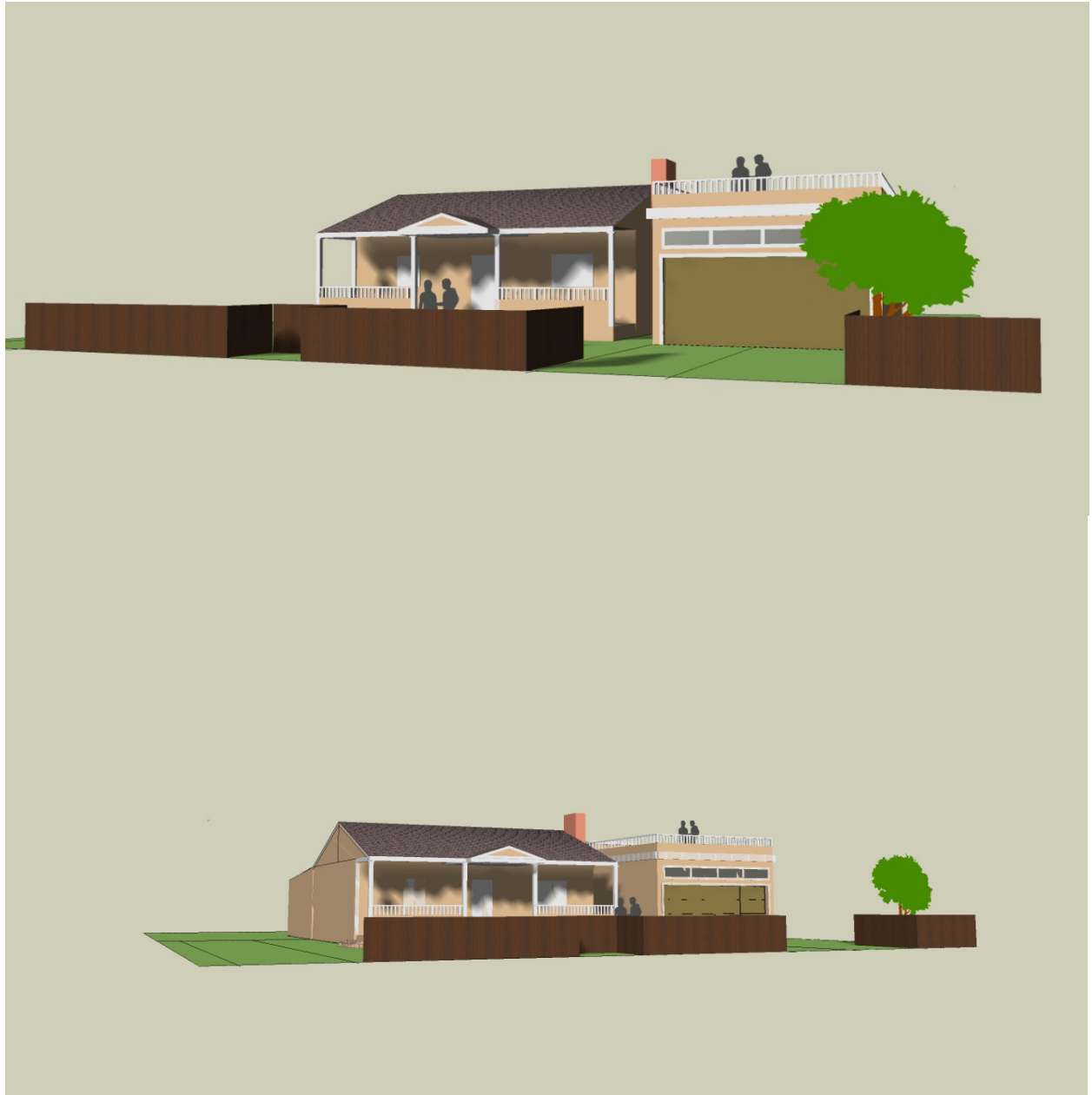


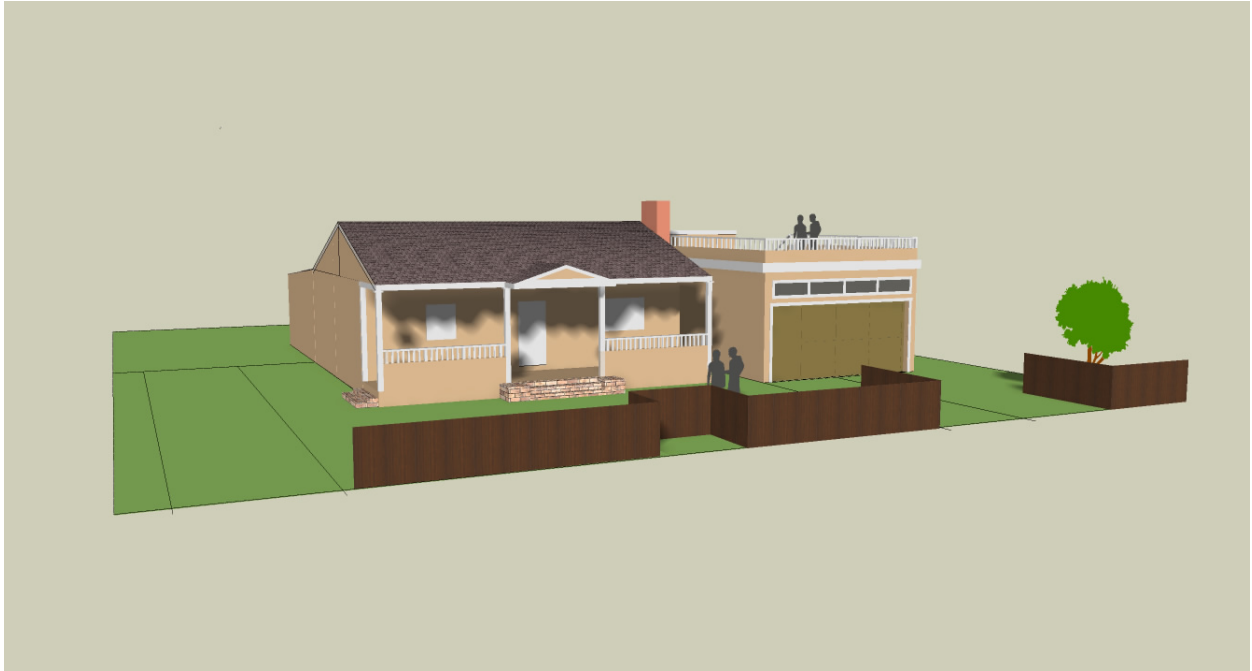
Proposed Residence

Colors and Materials to match existing
 Asphalt shingle roof
 Stucco siding
 Wood framed front patio



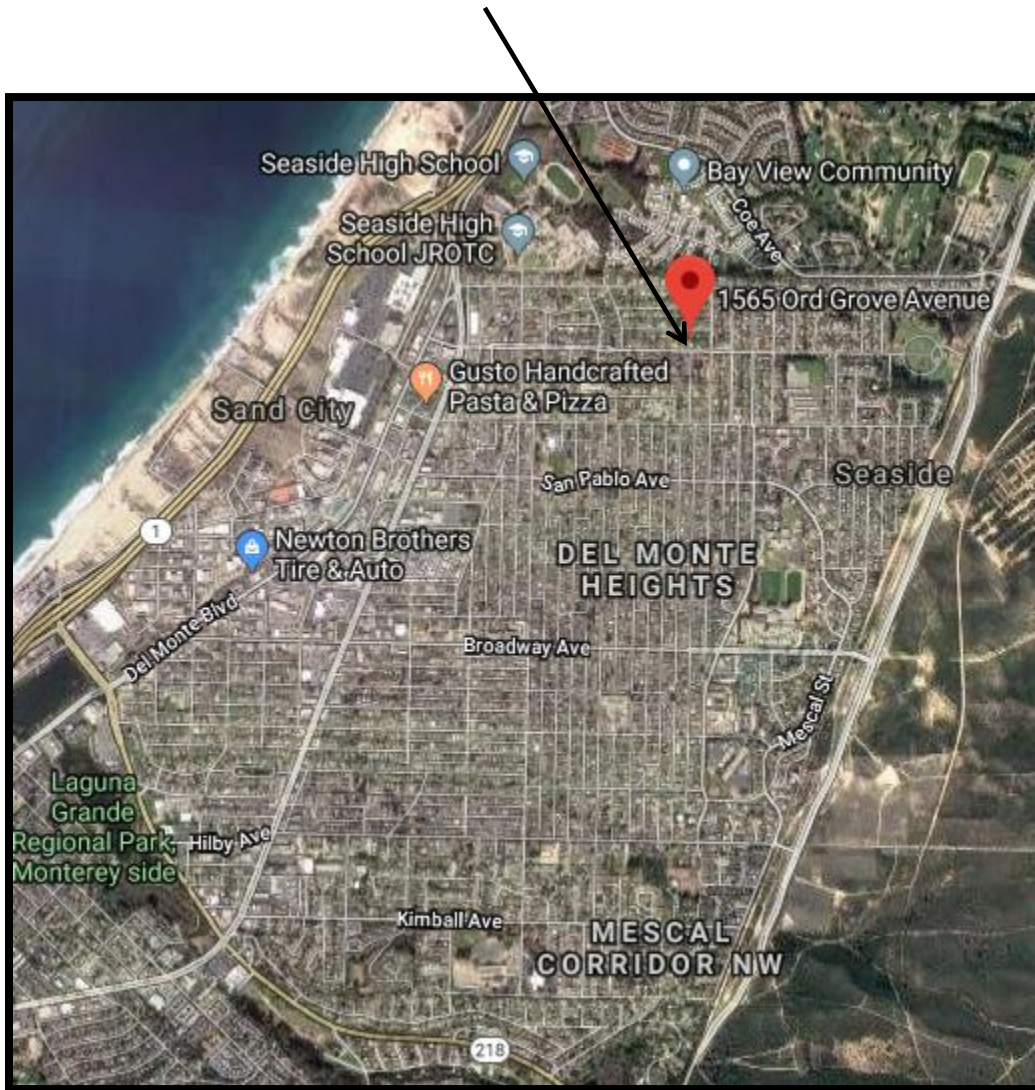
1 GUARDRAIL DETAILS
 SCALE 1/2" = 1'-0"





AttACHMENT 2 – Location Map

1565 Ord Grove Avenue



Attachment 3 – Site Photos

1565 Ord Grove Ave



Location of new garage





Location of new garage





Side yard view from subject property to residence on the east.

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.

CONTENTS

SITE PLANNING_____1

MASS AND SCALE_____5

ARCHITECTURAL FEATURES_____7

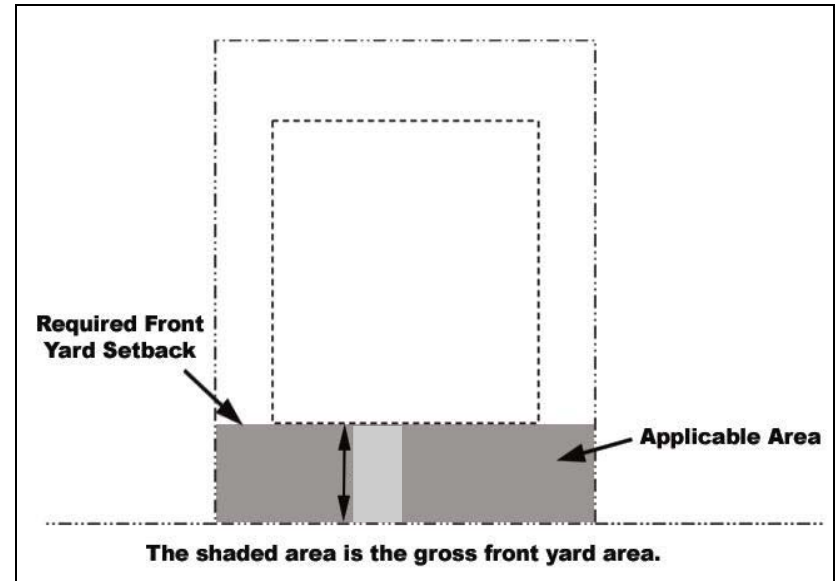
I. SITE PLANNING

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.



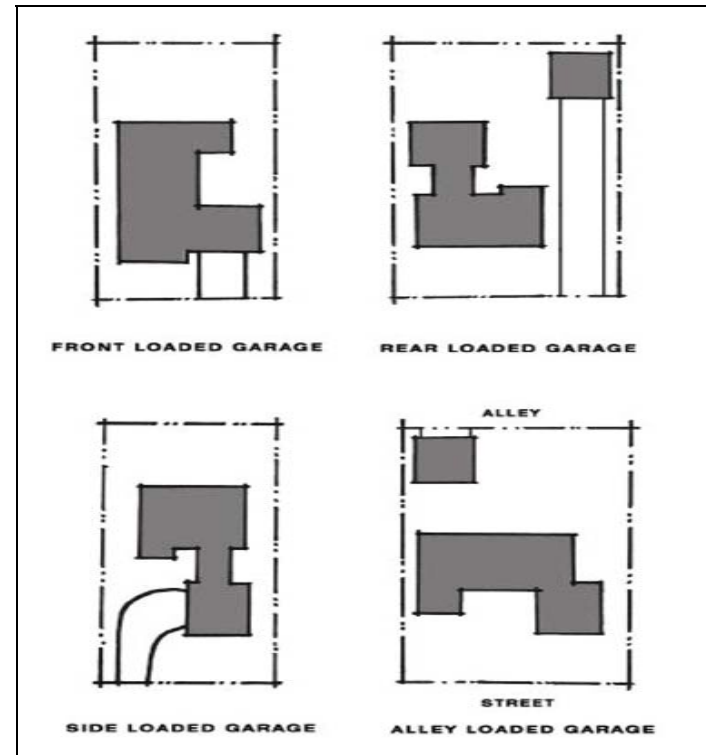
- i. Front yard lot coverage includes all paved surfaces: the driveway, parking areas, walkways, patios, and all other impervious surfaces. On lots narrower than 50 feet, the front yard lot coverage should not exceed 65% of the total front yard area. On wider lots, the front yard lot coverage should 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"

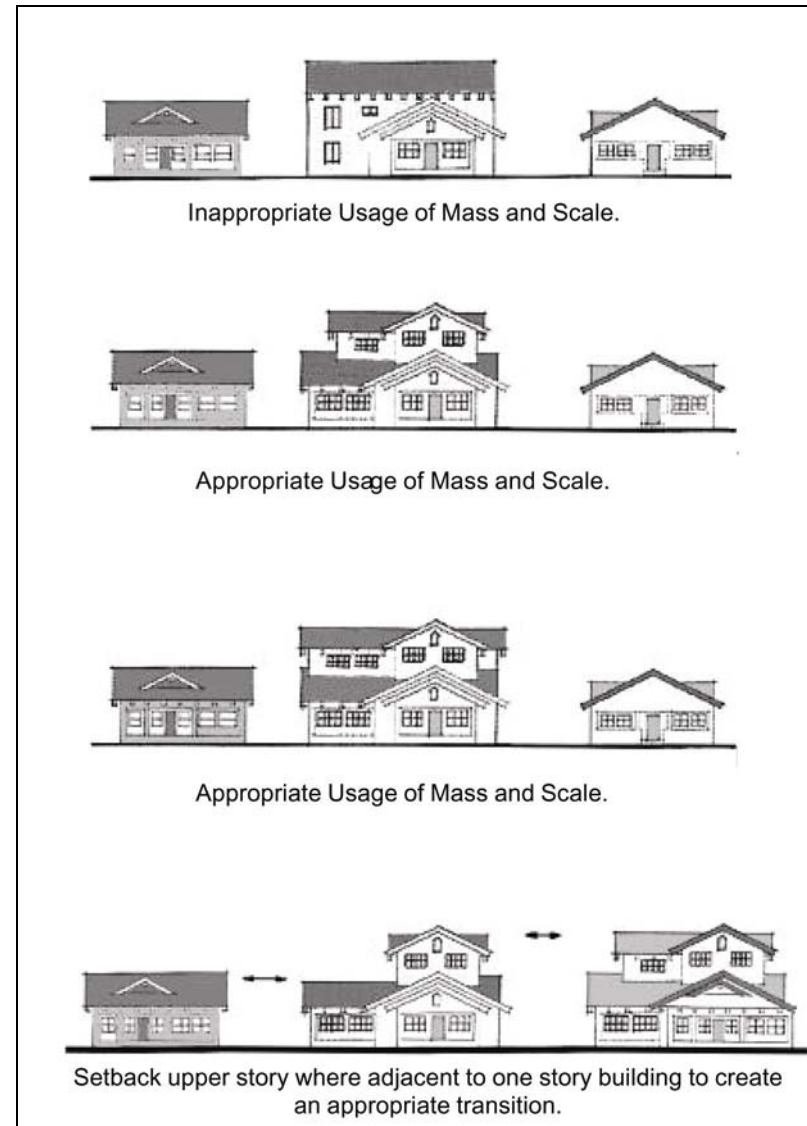
- iv. Side or rear walls that face a street or sidewalk should contain features that break up long continuous walls (greater than 50') and to soften their appearance through changes in height, setback and vegetation.
- iv. Gates should be provided in walls or fences located in the front yard setback 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 Curls
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